

2026 2027

/ Consultation Document /
/ He Tuhika Whakawhiti Kōrero /
/ Draft Annual Plan 2026-2027 /
/ Mahere Ā-Tau 2026-2027 /



/ Submissions close
on 23 April 2026 /

LET'S TALK
KŌRERO MAI



Welcome from John

He mihi kā John

This draft annual plan sets out what Council plans to spend in the coming year and how we will collect the money to pay for it.

All councillors know how important it is to get the balance right between the ever-increasing need for more community services and facilities and the need to reduce our impact on household budgets.

As a property owner you will pay rates directly and as a renter, you pay for them through your rent, so it is important that we hear feedback and suggestions in relation to this draft from as many people as possible.

This plan is the last in a 3-year cycle – one that forecasted a rates rise of 11.6% for the coming year. It represents year 3 of the Long Term Plan 2024-2034. To date, staff, with direction from councillors have worked to reduce it to that figure from something that started around 19%.

Some of us would like to reduce that still further and your feedback will influence the decisions that Councillors will subsequently make.

Whilst costs seem to ever increase, there has been some softening in the construction sector which has seen significant savings to Council on major projects like the Project Pure wastewater pipeline being constructed in the Upper Clutha.

In writing the introduction to this draft Annual Plan I am also very conscious that it is likely to be the last that covers the scope of Council activities that this one does.

From next year, all expenditure and income around water supply, wastewater and stormwater management will be removed from our annual and long-term plans as our new Council Controlled Water Services Organisation is established as a stand-alone entity. Government may also change what we may or may not fund in the future and cap any annual increases in rates.

The draft budget includes \$11.7 million for a broad range of community grants and events, including \$7 million in funding for Regional Tourism Operators. I know how important these are to our communities.

The draft also includes proposed increases for those who pay to use a particular service – e.g. pool entry, parking, building permits etc so do take the time to look at those.

On behalf of the organisation and the other elected members, thank you for taking the time to review this draft and we look forward to your feedback.



**John Glover
Queenstown Lakes
District Mayor**

What's in this booklet?

Go to letstalk.qldc.govt.nz/ap26-27 to read the full draft Annual Plan or to make a submission.

We're now in Year 3 of our 2024-2034 Long-term Plan (LTP), which was adopted in October 2024 after a lot of community input. The LTP sets our direction, budget and work for the next decade.

The Draft Annual Plan reviews our budgets against what was set out in the LTP and makes adjustments based on what we propose to do in the 2026-2027 financial year.

This document provides a summary of what's planned, along with:

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Looking for funding?

For more info on these, and other funding opportunities head to qldc.govt.nz/community-funding

We provide or administer lots of funding opportunities to help support local initiatives and events to promote community wellbeing and sustainability.

Applications to the following funds will be open 1-30 April:



COMMUNITY FUND:

Supports not-for-profits, charities and community groups to enhance local wellbeing outcomes.



EVENTS FUND:

Helps deliver sustainable, vibrant, and inclusive events that benefit our community.



HERITAGE INCENTIVE GRANT:

Supports anyone looking to preserve or enhance listed heritage assets (natural and built) in the district.



WASTE MINIMISATION COMMUNITY FUND:

Supports initiatives that promote sustainable use of resources and waste reduction.

Challenges in Queenstown Lakes District | Kā taero o te rohe o kā roto o Tāhuna

We're grappling with some big challenges.

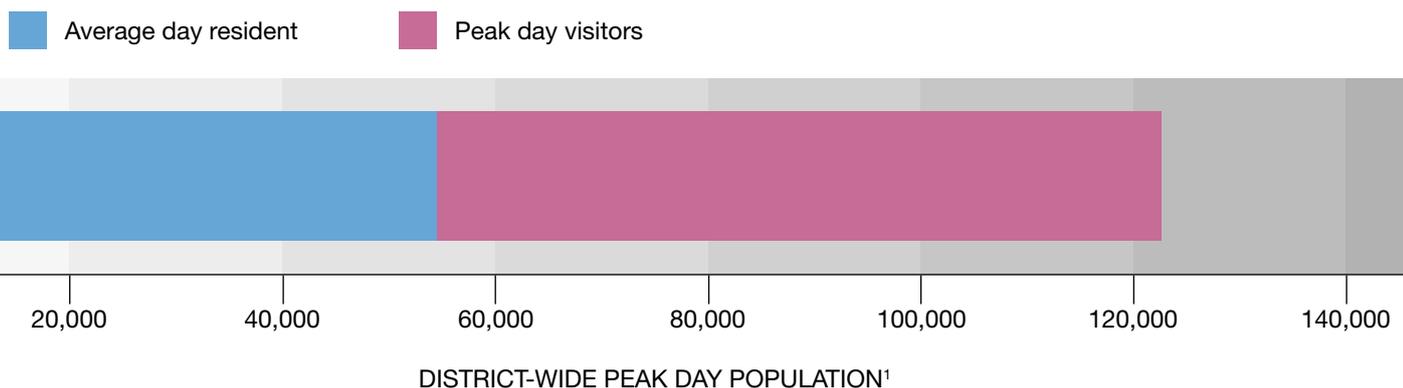
A combination of reforms, growth and financial constraints continue to put pressure on our budgets and ability to deliver to the communities' expectations. This means there's a lot of uncertainty, and difficult conversations need to be had when planning council budgets, especially as we look ahead to the Long Term Plan 2027-2037.

Councils across the motu are facing these challenges, however it is heightened in the Queenstown Lakes District due to ongoing high growth pressures.

Rapid and sustained population growth

The Queenstown Lakes District is one of the fastest growing areas in Aotearoa New Zealand, with resident and visitor growth that has consistently exceeded predictions. Growth has had benefits and has caused some challenges.

On a peak day, the district's population more than doubles to approx. 122,000 people. This places significant demand on transport, infrastructure, waste, water and community services.



Financial context

The ongoing challenging economic environment has meant inflation, high interest and insurance rates, electricity and government compliance costs are not only shaping budgets across the local government sector but also worldwide. The desirability of the district as a destination to live and work has continued to put pressure on building costs and drive demand for infrastructure investment.

Our key priority, as outlined in the LTP is that we get the basics right first. This means making sure we deliver on essentials before investing in areas that are considered more discretionary, aspirational or where timing is more flexible. Funding constraints mean we can't always do this on our own, we often need to partner with others to obtain funding beyond what we can raise through rates, borrowing or other existing forms of revenue and sometimes this means we need to adjust our priorities.

Council is proposing an average rates increase of 11.6% for 2026-2027, after allowing for growth of 3.5% in rateable properties. This is consistent with the forecast rates increase for year 3 of the LTP 2024-2034 and considerable work has to be done to reduce this down from over 19%. You can find more detail on page 20.

¹ <https://www.qldc.govt.nz/community/population-and-demand/>

Major reform

QLDC has made submissions on these proposals, and many others, on behalf of the district. Read more at qldc.govt.nz/submissions

Central Government's reform programme is wide-ranging and has direct implications for what and how councils deliver for their communities. Some, such as water services and resource management reform are further along the process, while others are only in the early stages. Here's a snapshot of the reform underway:

LOCAL WATER DONE WELL² is the Government's new framework for managing drinking water, wastewater, and stormwater. It has now been legislated through the Local Government (Water Services) Act 2025, which establishes how water services are governed, funded, and regulated. In response, QLDC is in the process of establishing a Water Services Council Controlled Organisation to deliver its water services. There will be significant cost associated with establishing the new entity. The WSCCO is expected to take over the deliver of these services from 1 July 2027. Stay up-to-date at [1 qldc.govt.nz/our-water-done-well](https://qldc.govt.nz/our-water-done-well).

RESOURCE MANAGEMENT REFORMS³ propose the biggest overhaul of planning and environmental legislation since the Resource Management Act 1991 was introduced. The new Planning Bill and Natural Environment Bill will shape how Council plans for development and growth, and cares for our natural environment and special landscapes. Changes proposed include reducing the number of consents needed by narrowing the types of things that can be regulated and creating more consistency between council plans across the country. This may result in efficiencies and cost savings in the future, but the immediate impact and cost to implement the reform is unknown, potentially putting further pressure on budgets.

THE SYSTEMS IMPROVEMENT BILL⁴ seeks to refocus the purpose of local government by removing the 'four wellbeings' and defining what services are considered core business. It also introduces requirements for benchmarking and reporting across councils, removes some minor regulatory obligations and introduces a standardised code of conduct and standing orders for Council meetings.

SIMPLIFYING LOCAL GOVERNMENT⁵ proposes a preferred model of replacing regional Councillors with a new governing body made up of district council mayors and a requirement to develop a plan that sets out how councils can work together to deliver services more efficiently and effectively across the region.

This is in the very early stages and changes are unlikely to come into effect soon, but they will potentially change what councils are responsible for in the future.

The government is also **PROPOSING TO CAP ANNUAL RATES INCREASES** at within a band that defines both the minimum and maximum increase. While the details have yet to be confirmed, Council will need to consider how future rates capping impacts its long-term planning process. This means there'll be some tough choices coming on what services Council should increase, maintain or decrease as we develop the Long Term Plan 2027-2037.

The government expects to enact legislation during 2026 and the requirements to cap rates are expected to be in place by 1 July 2029.

² <https://www.dia.govt.nz/Water-Services-Policy-legislation-and-process>

³ <https://www.dia.govt.nz/simplifying-local-government>

⁴ <https://environment.govt.nz/what-government-is-doing/areas-of-work/rma/rmreform/>

⁵ <https://www.legislation.govt.nz/bill/government/2025/0180/latest/whole.html>

⁶ <https://www.beehive.govt.nz/release/getting-rates-under-control-ratepayers>

Climate Change Adaptation

Councils are under increasing pressure to build resilience and future proof for a changing climate. Over recent years, extreme weather events have become increasingly common across Aotearoa New Zealand, at times causing significant damage to infrastructure and property, and resulting in high recovery costs. QLDC is working hard to further understand local risks so we can better prepare for them. Part of this work involves embedding climate risk, resilience and adaptation into infrastructure strategic planning. To stay up-to-date on our work in this space, head to [📍 climateaction.qldc.govt.nz](https://climateaction.qldc.govt.nz)

Fast Track applications

Our district has the highest number of projects being considered by central government's Fast-track Approvals Act. Council acts as an 'affected party', with no decision-making role in the approval processes. However staff continue to be involved in pre-application consultation if requested and provide technical comments on applications. To stay up-to-date on local projects on the Fast Track Approvals list, head to [📍 www.fasttrack.govt.nz/projects](https://www.fasttrack.govt.nz/projects)



It's been a big year

Here's a snapshot of our progress to deliver year 2 of the LTP 2024-2034:

Otago Central Lakes Regional Deal



Progressed negotiations for an Otago Central Lakes Regional Deal.

Progressed a Future Review for Wānaka Airport.



Adopted Te Tapuae Southern Corridor Structure Plan.



Settled on stage 1 of Lakeview in December 2025, allowing construction to start.



Opened the upgraded Stanley Street Carpark, delivering a further 131 parking spaces in the Queenstown Town Centre.

PROJECT TOHU

Planted over 80,000 native trees and progressed construction of a trail network at Project Tohu, the former Coronet Forest site.



Adopted the [Climate and Biodiversity Plan 2025-2028](#) and the [Waste Management and Minimisation Plan 2025-2031](#).



Progressed procurement for a new materials recovery facility to process the district's recycling.



Commenced establishment of a Water Services Council Controlled Organisation to deliver the district's water services from 1 July 2027.



Commenced further investment in the Whakatipu Wastewater Network, including upgrades at [Robins Road](#) and below the [Frankton Track](#).



Commenced a major wastewater network upgrade for Upper Clutha, connecting Hāwea with the Project Pure Wastewater Treatment Plant.



Stage 3 upgrades at Shotover Wastewater Treatment Plant complete with further work to confirm a long-term solution for disposal well underway.



Opened a new community playground at McPhee Park in Hāwea Flat and progressed plans with the community for new playgrounds in Shotover Country and Glenorchy.



Completed installation of protozoa barriers for water supplies across the district, ensuring public water supplies are safe and compliant with the Drinking Water Quality Assurance Rules.

Read more about our progress from page 9 of the detailed Annual Plan document and at qldc.govt.nz/council-projects

What's changed?

| He aha kua rerekē?

A summary of key changes to what was proposed for year 3 of the LTP.

Changes to the capital investment programme for 2026-2027

Go to page 13 of the detailed Annual Plan for more info about changes to the capital expenditure programme for 2026-2027.

The capital investment programme contained within the Annual Plan 2026-2027 is \$205.8M. This is a reduction of \$8.8M from the year 3 budget in the LTP 2024-2034 (\$214.6M). Of this, 54% or \$110.3M of the budget is allocated to investment in Three Waters across the district. This is the last year we will be including Three Waters in the QLDC budget.

Summary of changes

WASTEWATER

Overall decrease of \$27.6M for wastewater projects.

- > Reductions of \$15.6M for Upper Clutha Wastewater Conveyance, \$10.0M for Southwest Wānaka Conveyance Scheme, \$6.1M for CBD to Frankton Wastewater Conveyance, \$4.1M for North Wānaka Conveyance Scheme Stage 2 and \$4.0M for Project Shotover Disposal Field (due to timing of works and favourable contractor pricing).
- > Reduction of \$3.6M for Project Shotover Stage 3 (as project has been completed under budget).
- > Increases of \$9.0M for Project Pure Inlet Works, \$4.1m for Kingston New Wastewater Scheme, \$2.6M for Shotover Pond Decommissioning and \$2.0M for Gordon Road Pump Station Upgrade (due to timing of delivery of works).

WATER SUPPLY

Overall increase of \$7.5M.

- > Increases of \$7.7M brought forward for Quail Rise Reservoir, \$2.6M for Hāwea Levels of Service Improvements and \$2.0M for Western Wānaka Intake Upgrades.
- > Reductions of \$2.3M to Hāwea Scheme Upgrades, \$2.0M for Beacon Point Supply Upgrades and \$1.9M for Levels of Service Improvements Wānaka (due to timing of delivery required for works).

STORMWATER

Overall decrease of \$0.5M.

- > Reductions of \$4.4M deferred for the Remarkables Park Outlet and \$1.1M for Stone Street Upgrades.
- > Increases of \$4.5M for Rockabilly Gully Erosion Protection and \$0.4M for Kingston New Water Supply Scheme (due to timing of delivery of works).

COMMUNITY FACILITIES

Overall increase of \$3.0M.

- > Increase predominantly due to \$2.6M brought forward for Ballantyne Road Site Remediation Works (to complete earlier than planned).

WASTE MANAGEMENT

Overall increase of \$2.2M.

- > Increase of \$1.7M for Organic Waste Management (deferred from the prior year).
- > Increase of \$5.8M for New Waste Facilities in Wānaka.
- > Reduction of \$5.5M for New Waste Facilities.

PROPERTY

Overall increase of \$2.0M.

- > Increase of \$2.5M brought forward for Wānaka Airport Upgrades relating to Civil Aviation Authority compliance.
- > Reduction of \$0.5M to Lakeview Building Renewals (to complete earlier than planned).

TRANSPORT

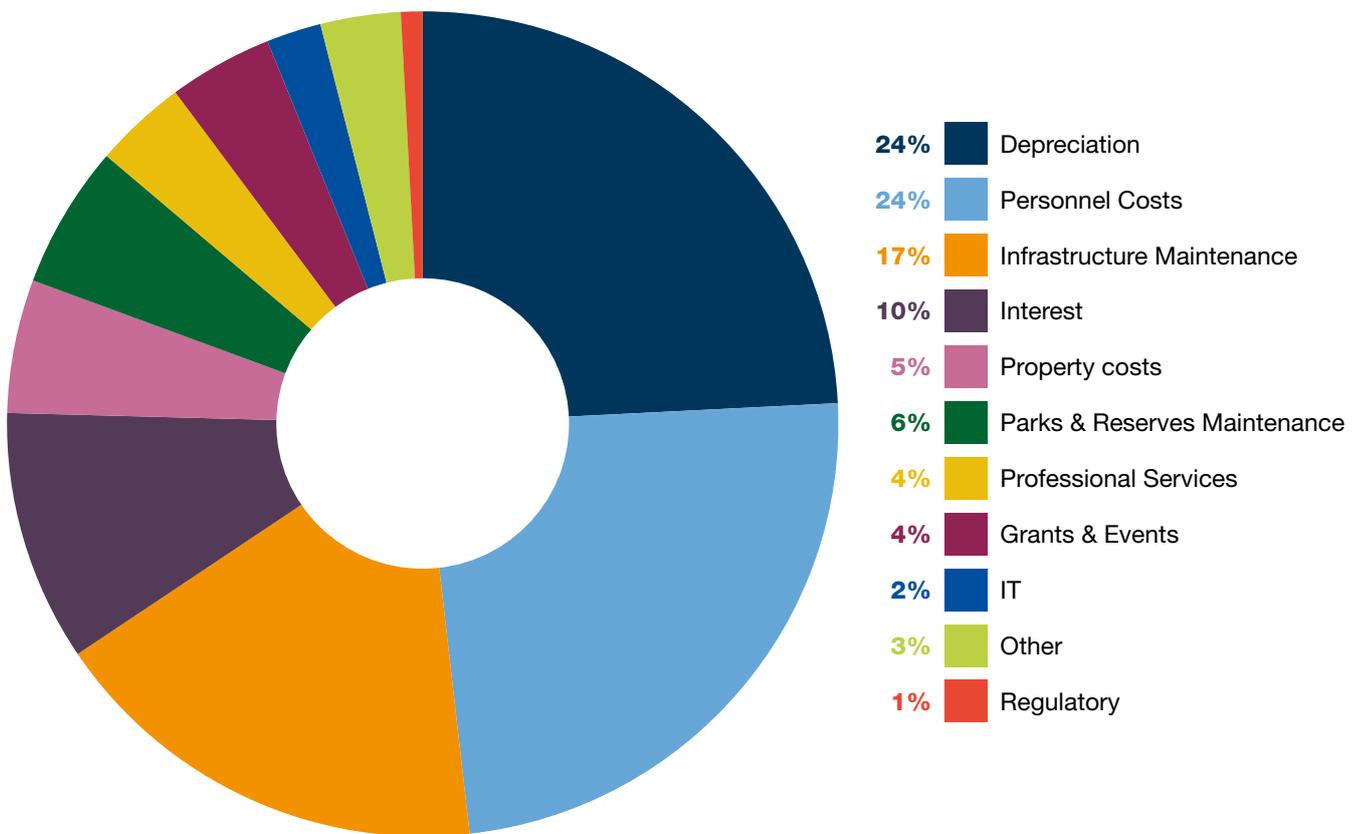
Overall increase of \$4.1M to align with NZTA subsidised works approved following adoption of the LTP.

Operating expenditure

Operating expenditure for 2026-2027 is forecast to be \$291M.

While considering budgets for 2026-2027, there has been several operational savings made. This includes limiting new staff roles to those considered business critical and reducing the professional services budget. It also factors in additional revenue achieved through filling previously vacant positions, enabling greater efficiencies and improved service delivery.

The chart below shows a breakdown of operating expenditure.



More information on operating expenditure can be found in the financial statements of the Draft Annual Plan, from page 29.

Key performance indicator update: measuring participation in sport and recreation

While reviewing the Key Performance Indicators (KPIs) included in the LTP, we identified a better way of measuring participation in sport and recreation.

Previously we have measured our performance against participation levels per 1,000 residents. However, because our population is rapidly growing, and our current ability to expand our available sport and recreation infrastructure is limited, we think it makes more sense to measure total number of visits, with a target of 5% growth per annum. We're already responding to demand by making it attractive to visit during off-peak times and creatively using the spaces we have for a range of programmes and offerings.

THE SPECIFIC KPI CHANGE IS SHOWN BELOW:

	Adopted Long Term Plan 2024-34 (Year 3)			Change in Annual Plan 2026-27	
	Level of Service	KPI	Target	KPI	Target
Modified measure and target	Our Council provides community facilities that are clean, safe and enjoyable places to visit	Total number of Sport & Recreation participation visits per 1000 residents	>34,000 visits	Total number of Sport & Recreation participation visits	>1,420,052

All of our KPIs will be reviewed as part of the LTP 2027-2037.

Did you know we publish a monthly, quarterly and annual report highlighting our progress delivering the stuff we said we'd do, and measuring our success against all set KPIs? And when things are not going quite to plan, these reports talk about why.

The reports are available for everyone to read at qldc.govt.nz/monthly-reports

Changes to Development Contributions

Development Contribution fees do not offset rates. They are one-off fees paid by people developing their land to help cover the capital costs for new infrastructure needed as the district grows.

QLDC's Development Contributions Policy guides how these fees are set. It is generally reviewed, consulted on and adopted every three years as part of the Long Term Plan (LTP) process.

We'll be reviewing and consulting on the Development Contribution Policy as part of the LTP 2027-2037.

The Local Government Act 2002 allows Council to update the policy annually (ahead of the LTP process) to account for annual inflation, in line with the Producers Price Index (PPI) outputs for construction. The annual change between December 2023 and December 2025 was 3.8%. This has been used as a proxy for two years inflation as it is the latest data available at the time this work was prepared.

The government's 'granny flat consent exemption' came into effect this year, meaning homeowners can build small standalone dwellings without full building consent, if specific conditions are met.

Ahead of the full policy review, the Local Government Act provides transitional arrangements allowing councils to charge development contributions for granny flats to support additional demand on local infrastructure.

Head to letstalk.qldc.govt.nz/ap26-27 to view changes to Development Contributions.

Ratepayer assistance scheme

The proposed Ratepayer Assistance Scheme (RAS) is aimed at easing cost-of-living pressures. Jointly led by Local Government New Zealand and the Local Government Funding Agency, the scheme would allow homeowners to defer or pay for rates, development contributions, and property improvements (like solar panels or electrification) via long-term, low interest loans.

Use of the RAS for solar installation is a key part of the Otago Central Lakes Regional Deal proposal, and is consistent with our Climate and Biodiversity Action Plan. Council is in the process of completing due diligence on its participation in the scheme and considering a potential level of investment.

Councils across the motu have an opportunity to invest in the scheme and there is currently work underway to consider our level of financial participation. We expect to consult the community on this in due course. In the meantime, more information about the scheme can be read at www.lgnz.co.nz/policy-advocacy/ratepayer-assistance-scheme

Let's Talk

Korero Mai

While we welcome comment on any aspect of this draft Annual Plan, there are some key topics we are asking for your feedback on.

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TOPIC 2: WĀNAKA-UPPER CLUTHA COMMUNITY BOARD PRIORITY PROJECTS	16
TOPIC 3: OUR PROGRESS TO DEVELOP THE LONG TERM PLAN 2027-2037	17

TOPIC 1: Proposed changes to user fees and charges

Council provides a range of user pays services throughout the district.

These fees and charges allow Council to pass on some 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 determines the target for the proportion of private benefit to be recovered by fees and charges for each activity.

This policy will be reviewed as a key part of developing the Long Term Plan 2027-2037.

What fee changes are proposed and why?

Income for the 2026-2027 financial year has been reviewed and minor adjustments proposed for the following activities:

					
Environmental Health	Sports and Recreation	Parks and Reserves	Aquatics	Libraries	Transfer stations
					
Parking	Jetties and Moorings	Wānaka Airport landing fees	Planning and Development	Alcohol Licencing	

The proposed adjustments are calculated based on increasing costs to deliver services, growth projections and demand, multi-year leases and contracts and benchmarking against other local authorities. When considering adjustments, Council also reviews the consumer price index produced (CPI) by Statistics New Zealand which is a measure of inflation for New Zealand households.

The proposed fee increases will result in a total of **\$1.4M** in revenue for the 2026-2027 year.

There is an option to not increase user fees. However, this would mean Council is not compliant with its Revenue and Financing Policy, and the cost to deliver the service would need to be recovered by rates, as opposed to those who directly benefit.

Head to letstalk.qldc.govt.nz/ap26-27 for a full schedule of proposed fee changes.

If user fees are not increased, rates will need to increase by a further 0.8%, to meet the cost of providing these services.

Do you support increases to user fees and charges to help offset rates? Let us know at letstalk.qldc.govt.nz/ap26-27

TOPIC 2: Wānaka-Upper Clutha Community Board priority projects

The Wānaka-Upper Clutha Community Board (WUCCB) advocates for its community, ensuring local voices are heard and represented in Council decision-making. After listening to the community during the 2025 election, WUCCB members identified some priority projects to progress over the term. These reflect community need and aspiration and align with the district's wider strategic objectives.

Note that most of these initiatives request funds or staff time for planning, feasibility and/or concept development for long-term capital projects. Allocating resource to planning now enables potential building of these major capex projects in the future. The 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, which is also in an early development stage.

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.

The table below summarises the priority projects. More information on each project can be read at letstalk.qldc.govt.nz/ltp27



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.

TOPIC 3: Our progress to develop the Long Term Plan 2027-2037

We're already working on the development of the Council's Long-Term Plan 2027-2037, and as part of that we've been having some early conversations about what matters most to the community to help us prioritise the right things when making tough decisions about spending.

Through this process we asked some key questions, including what areas people thought the key priorities are and where Council should be investing. We also asked what people think Council should be spending less money on and asked for insights about what some of the challenges and opportunities are for the district.

We've had lots of helpful feedback and so far, it's highlighted the following themes:

FOCUS ON THE BASICS	ECONOMIC DIVERSIFICATION AND EFFICIENCY	FUNDING REFORM	PRIORITISE COMMUNITIES AND THE ENVIRONMENT
Keep prioritising basic services (especially water and roads) and their maintenance.	Focus on diversifying the local economy and improving Council operational efficiency.	Advocate and use funding tools where tourists and developers contribute more to the costs of growth & infrastructure	Fund local initiatives focused on arts, culture, the creative sector, and the environment.

The detailed feedback was presented to Councillors in mid-February and it's being used to help them develop the Long Term Plan 2027-2037. It's also available online at letstalk.qldc.govt.nz/ltp27

Formal consultation is expected to take place in early 2027.



The numbers you need to know

| Ka tātauraka

Council is proposing an average rates increase of

11.6%

FOR 2026-2027, after allowing for growth of 3.5% in ratable properties in the district. The total rates revenue target is \$202.8M. This is consistent with the forecast rates increase for year 3 of the LTP 2024-2034. More on this below.

The capital investment programme for 2026-2027 is valued at

\$205.8M

This is a reduction of \$8.8M from the budget forecast for year 3 of the LTP 2024-2034.



If approved, proposed changes to user fees and charges will bring in an additional

\$1.4M

OF REVENUE FOR 2026-2027, helping to offset the rates increase.

As highlighted in the 2024-2034 LTP net debt for 2026-2027 was \$776.6M and has now

INCREASED TO

\$801.3M



As highlighted in the 2024-2034 LTP, depreciation funding will increase progressively over the ten year period for funding renewal programmes. **FOR 2026-2027, IT WILL COST**

\$56.0M

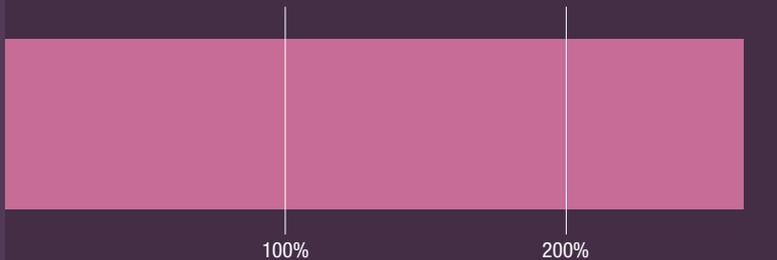
to fund depreciation of three waters and roading assets.

Council's net debt to revenue ratio is

263% FOR 2026-2027

(compared to year three of the LTP 2024-2034 ratio, which was 252%).

This is within Council's limit of 280%.



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.

Council remains committed to investigating **ALTERNATIVE FUNDING TOOLS** to reduce pressure on rates and debt.

THE NUMBERS IN MORE DETAIL: Section 3 of the draft Annual Plan for detailed financial information, including financial statements, statement of accounting policies, disclosure and funding impact statements and more on rates and charges for 2026-2027.

Rates impact

| Kawekawe rēti



Council has reviewed the total funding requirements for the year—including operating and capital expenditure, debt servicing, and reserve contributions. Following this review, Council has set a rates revenue target of \$202.8m.

The proposed average rates increase for 2026-2027 is 11.6%, after allowing for 3.5% growth. This increase is in line with the forecast rates increase for Year 3 of the LTP.

It wasn't easy to get to this point, with significant work required to reduce this figure from 19% and ensure it remained aligned with our original projection. We achieved this through:

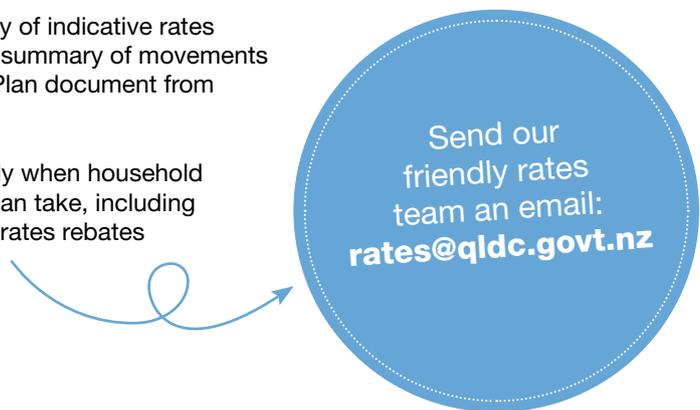
Carefully considering every project planned for 2026-2027.	Extending the payback period of the loan required to cover weather tightness claims, reducing the repayment from \$8M to \$5M in 2026-2027.	Using income from the transport improvement fund which is made up of paid parking and infringements. This further reduces the budget by \$3.1M for 2026-2027.	Finding operational savings, such as limiting new staff roles for 2026-2027 and reducing the professional services budget.
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Remember, 11.6% is an average figure. The actual increase for your property may be different depending on where you live, the type of property you own and which services you access.

In particular, we'd like to highlight higher increases for those living in the small communities of Hāwea and Cardrona, due to required investment in essential water and wastewater infrastructure. Currently the cost to construct and service small community water schemes are generally funded by the communities they serve. Work is underway to consider further options which might spread the cost to improve the affordability of funding these schemes.

Check out the tables on the next page for a summary of indicative rates movements based on median values. You will find a summary of movements based on high and lower values in the draft Annual Plan document from page 24.

We know that rates rises can be unsettling, especially when household budgets are tight. There are practical steps people can take, including talking to us early about whether you are eligible for rates rebates or a payment plan.



Summary of indicative total rate movements 26/27 (median values)				
Property Type	Capital Value	Location	Proposed rates increase %	Proposed rates increase \$
Residential	\$1,460,000	Queenstown	12.6%	\$612
Commercial	\$2,765,000	Queenstown	11.9%	\$1,199
Accommodation	\$600,000	Queenstown	14.2%	\$607
M/U Accommodation	\$1,900,000	Queenstown	13.4%	\$902
Vacant	\$990,000	Queenstown	14.3%	\$482
M/U Commercial	\$1,780,000	Queenstown	14.2%	\$769
Primary Industry	\$2,485,000	Queenstown	10.4%	\$347
Country Dwelling	\$4,300,000	Queenstown	11.3%	\$640
Residential	\$1,610,000	Wānaka	12.9%	\$683
Commercial	\$1,970,000	Wānaka	9.9%	\$713
Accommodation	\$720,000	Wānaka	10.0%	\$519
M/U Accommodation	\$1,765,000	Wānaka	12.6%	\$847
Vacant	\$900,000	Wānaka	10.3%	\$367
M/U Commercial	\$1,900,000	Wānaka	12.7%	\$792
Primary Industry	\$3,730,000	Wānaka	10.8%	\$457
Country Dwelling	\$2,860,000	Wānaka	10.4%	\$493
Residential	\$1,850,000	Arrowtown	13.0%	\$709
Commercial	\$1,590,000	Arrowtown	11.9%	\$848
Accommodation	\$1,400,000	Arrowtown	12.4%	\$906
M/U Accommodation	\$2,400,000	Arrowtown	13.2%	\$1,003
Vacant	\$2,000,000	Arrowtown	13.1%	\$584
M/U Commercial	\$1,890,000	Arrowtown	12.7%	\$712
Primary Industry	\$3,460,000	Arrowtown	9.7%	\$514
Country Dwelling	\$5,795,000	Arrowtown	12.7%	\$925
Residential	\$870,000	Glenorchy	12.8%	\$495
Residential	\$1,500,000	Lake Hayes	8.0%	\$409
Residential	\$1,120,000	Hāwea	22.3%	\$952
Residential	\$975,000	Luggate	9.9%	\$398
Residential	\$810,000	Kingston	11.0%	\$294
Residential	\$1,420,000	Arthurs Point	12.6%	\$633
Country Dwelling	\$1,570,000	Cardrona	20.0%	\$871

We want to hear from you | Whakapā mai

While we've outlined some key topics we need your feedback on, you are welcome to comment on any aspect of this draft Annual Plan.

How to make a submission



THE ONLINE FORM

The online form is the quickest and easiest way to make a submission – go to letstalk.qldc.govt.nz



SCAN AND EMAIL

Scan and email your completed form to letstalk@qldc.govt.nz



FREEPOST

Freepost your completed form to **Queenstown Lakes District Council, Freepost 191078, Private Bag 50072, Queenstown 9348.** No stamp required.

Some tips on the submission process

WHAT CAN I PROVIDE FEEDBACK ON?

The Draft Annual Plan is about our future as a district and we welcome your feedback on any aspect of this plan. You do not need to answer every question on the form, but please make sure you let us know if you wish to speak in support of your submission at the hearing. While you're welcome to share your views on general levels of service, remember there are faster ways to report problems requiring more immediate action, such as requesting a new bin lid or reporting a barking dog. If you're experiencing any problems like these: Give us a call 24/7 on 03 441 0499 or report it using the Snap Send Solve on your phone or online at www.qldc.govt.nz

WHO SEES MY SUBMISSION?

All submissions are public information because in local government we have an obligation around decision making to be as transparent as possible. Your name, any organisation you represent and your submission will be published online, however we won't publish any personal contact or address information.

IF I MAKE A SUBMISSION, DO I HAVE TO APPEAR AT A HEARING?

The short answer is no - all submissions are considered equal. All submitters are given the opportunity to make their submission in person if they want to (note that submissions in person are given a maximum of five minutes). If you want to make your submission personally to the Council, let us know with your submission. We'll get back to you with a time and other hearing details.

HOW WILL I KNOW MY SUBMISSION HAS BEEN CONSIDERED?

All submissions will be considered. At the end of the process, we will summarise the significant decisions made by Council and let you know the outcomes.

WANT MORE INFORMATION ABOUT THE DRAFT ANNUAL PLAN?

You will find us at some community events during the consultation period and we welcome you to come and talk with us. You can find details of these at letstalk.qldc.govt.nz. You can access the full draft Annual Plan 2026-2027 document on letstalk.qldc.govt.nz. Alternatively drop into one of our Queenstown or Wānaka offices, or any of our libraries across the district.

Other consultation coming up

We've got lots on the radar this year – keep your eyes peeled for opportunities to contribute to the following projects:

PROJECT	TIMING / DATES
Wānaka Structure Plan	From February – ongoing
Frankton Structure Plan (Stakeholder)	March–June
Speed Limit Changes	23 March – 3 May
Parking Management Plans	11 May – 21 June
Dog Control Bylaw	Mid 2026
Civic Admin Building Location	August (TBC)
Quality of Life Survey	September / October
Frankton Structure Plan (Public)	October
Shotover River Bylaw	TBC

Submission form | Puka tāpaetaka

Please think about making your submission
online at  letstalk.qldc.govt.nz

Please think about making your submission online at letstalk.qldc.govt.nz



All submissions will be made public (excluding contact and address details).

Name:

Organisation (if any):

Contact email address or postal address:

Location:

<input type="checkbox"/> Arrowtown	<input type="checkbox"/> Albert Town	<input type="checkbox"/> Arthurs Point	<input type="checkbox"/> Cardrona
<input type="checkbox"/> Central Queenstown	<input type="checkbox"/> Fernhill/Sunshine Bay	<input type="checkbox"/> Frankton	<input type="checkbox"/> Gibbston
<input type="checkbox"/> Glenorchy	<input type="checkbox"/> Hāwea	<input type="checkbox"/> Jacks Point/Hanleys Farm	
<input type="checkbox"/> Kingston	<input type="checkbox"/> Luggate	<input type="checkbox"/> Lake Hayes/Shotover Country	
<input type="checkbox"/> Makarora	<input type="checkbox"/> Wānaka	<input type="checkbox"/> Other: please specify <input type="text"/>	

Do you wish to speak in support of your submission at a hearing? Yes No

If yes, please provide a contact number:

You will be allocated 5 minutes to speak to your submission. Please let us know if you would prefer a morning or afternoon timeslot: Morning Afternoon

Would you prefer to attend the hearing in person, or online via Zoom? In person Online via zoom

Please let us know your feedback on the following topics:

TOPIC 1: PROPOSED CHANGES TO USER FEES AND CHARGES

See details on page 15

Do you support the increases proposed for user fees and charges?

Yes

No

Neutral

Please outline the reason for your answer:

TOPIC 2: WĀNAKA-UPPER CLUTHA COMMUNITY BOARD PRIORITY PROJECTS

See details on page 16

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?

Yes

No

Neutral

Please outline the reason for your answer:

TOPIC 3: OUR PROGRESS TO DEVELOP THE LONG TERM PLAN 2027-2037

See details on page 17

Early engagement identified key themes to focus on including: prioritising basic services, economic diversification, funding reform and prioritising communities and the environment. Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Please write it here:

OTHER FEEDBACK

Do you have any other feedback on the draft Annual Plan?

Please write it here: