

Annual Plan / Mahere ā tau

2026
2027

/ Submissions Pack 4 /
/ 13–15 May 2026 /

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Name	Rainsford,Scott	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
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Please outline the reason for your position on proposed changes to user fees and charges:


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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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?	No
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

90% of these projects should not be a priority in the current economic climate. If a new sports field is truly required then the various clubs can pitch in and raise the funds required or apply for funding outside of rate payers - ie the Wanaka skate park? We have perfectly functioning town entertainment building that is not in use most of the time - rate payers should not need to fund another large art centre to sit idly equally as often. Timsfield?? I bought in the original Timsfield stage one, back then the original plan was for a park to be built by the developer if I remember the selling proposal correctly? Why now - 17 years later and several (6?) profit making extra stages are rate payers paying for this?

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

No where on here did I see a mention of, at minimum consideration/discussion of feasibility of a two way bridge at Albertown/Hawea Hwy?? Priorities?

Other feedback

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

Please consider this time we are in as an emergency. We live in a world effectively at war - while not directly we are literally being affected financially and considerably. This will not go away easily any time soon. Treat priorities wisely and remember that while there is some extraordinary wealth visiting our region on a casual basis, a vast majority of residents are not so fortunate and will be driven out, if not already. You will be left like many others with a beautiful town that no one is left to run the services of.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690570

Responded At: 2026-04-24 12:49:09 +1000

Name	Raynes,Chris	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
I oppose the 22.3% planned increase on Lake Hawea rates as well as the even higher increase planned for Luggate. Please see attached document.	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1b0f15c703ff54a7d949839d56f48c2e25f20142/original/1776998854/95d1273c687ea50328d83ed05fb3a2fa_2026%20rates%20submission%20QLDC%20-%20Chris%20Raynes.pdf?1776998854

Name	Reymann,Ulla	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

As a resident of Lake Hāwea I would like to express my opposition to the proposed rates rise of 22.3%. Hāwea is one of the less wealthy parts of the district with a high proportion of young families, trades people and retirees. The recent massive growth of our township hugely compounded by the SHA Longview necessitates the enormous investment in water infrastructure which is the main driver for the rates rise.

Several problems arise from this:

Nearly half the cost of the project falls onto Hāwea rate payers, the rest paid by Wānaka despite Hāwea population being only about 15% of Wānaka's.

The Hāwea water infrastructure is designed for an estimated population of up to 5500 houses (future development taken into account), but there will not be any development contribution paid until these proposed dwellings gain title.

This leaves us - the current residents - to pay the bill for future development!

The construction of the new waste water scheme is not going to be finished until well into 2027, which means we are supposed to pay rates for a non-functioning enterprise.

Comparing this situation with Kingston, another part of the district in need of expensive upgrades, the QLDC proposed to delay rates rises as the infrastructure will not yet be operational.

Why them and not us?!

Why aren't the developers made to pay the bill for the infrastructure structure needs of their developments?

How can consent be given to "affordable housing" and subsequently impose impossibly high rates on these?

For years now the council has pushed housing development especially to service the ever growing tourist industry.

Why is there no bed tax (like everywhere else in the developed world)?

Why do we as rate payers pay extra for the "privilege" of living in a tourist hotspot rather than reaping some rewards from it?

Why are our rates used to subsidise freedom camping infrastructure when we can't even afford a decent sewerage system without bankrupting the rate payers?

So many questions - but there can only be one answer: the rates rise for Hāwea needs to be reviewed and brought down to an acceptable level.

I expect our elected representatives to urgently revise the current rates proposal.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Riley, Lisa	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I am writing as a Lake Hāwea ratepayer to strongly oppose the proposed rates increase for our community in the Draft Annual Plan 2026–2027.

What really bothers me about this consultation is the way the reality for Hāwea is being softened by district-wide averages. Council keeps talking about an average increase across the district, but the indicative increase for a median Lake Hāwea residential property is 22.3%. That is not a small difference. That is an enormous difference. It is the difference between something being hard and something being plainly unaffordable for a growing number of households. Council's own material also makes clear that Lake Hāwea is among the areas seeing a significant increase because of higher wastewater charges.

District averages do not pay anyone's bills. Real households do. Real families do. And for many of us, costs have already been rising on every front for years now — mortgages, rent, food, insurance, fuel, power, everything. Rates are not optional. They are one more unavoidable fixed cost, and there is a point where local people simply cannot keep being treated as the financial shock absorbers for every problem that lands on Council's desk.

I want to be clear: I am not arguing against necessary infrastructure. I understand that wastewater and other core services matter. I understand that growth and compliance pressures are real. But affordability has to mean something. It cannot just be politely acknowledged and then brushed aside. If Council knows an increase of this scale is brutal for the people who actually live here, then affordability should act as a real limit on what is being proposed. Not just a sad footnote.

One of the most frustrating parts of this is timing. The Upper Clutha Wastewater Conveyance Scheme is still under construction, and Council's own public information says it is expected to be completed in early 2027. Yet Lake Hāwea residents are being asked to swallow a very steep increase now, before that scheme is even operational. That feels backwards.

That is why the Kingston comparison matters. Council's own Kingston rates fact sheet says it would be unfair to begin full cost recovery there because the scheme is not yet operational. Kingston's indicative increase is around half of Hāwea's. So naturally people in Hāwea are asking: why does that fairness principle apply there, but not here? If there is a clear reason, then Council needs to explain it properly and openly.

I do understand there may be technical funding differences in the background. Council's own development contributions material appears to show Kingston's water infrastructure is being treated differently from the Upper Clutha Conveyance Scheme. Fine. But if that is the explanation, then say that plainly. Don't leave residents trying to reverse-engineer the logic while staring at a 22.3% increase. From the outside, it simply looks like one community is being protected from premature cost recovery while another is being hit with it.

More broadly, Council is still not being nearly clear enough about what people are actually being asked to pay for. How much of this is backlog and compliance catch-up? How much is ordinary renewals? How much is growth-related infrastructure? Those are not the same thing. They should not be casually blended together and then handed to existing ratepayers as one giant bill. Residents deserve to be shown, in plain English, how that burden is being allocated and why.

I do acknowledge that Council has identified some steps it says it has taken to moderate rates increases across the district, including rephasing capital expenditure, increasing some fees and charges, using transport-related revenue, and adjusting debt repayment timing. But the consultation material still does not give residents a clear, quantified explanation of what alternatives were considered specifically for Hāwea, what each option would save, what was rejected and why, and why a 22.3% increase remains the outcome for this community. That lack of transparency is a big part of the problem.

Just as importantly, this points to a deeper operating problem inside Council. Residents are repeatedly being asked to absorb very large increases, but we are not being shown nearly enough evidence that Council's own operating practices, prioritisation, sequencing, and cost discipline are changing in step with the seriousness of the situation. If affordability is genuinely a constraint,

then the community should be able to see what has been cut, delayed, re-scoped, or done differently before a 22.3% increase is put in front of Lake Hāwea households.

This consultation is also bumping up against a much bigger truth: rates are still being used as the main lever because this district does not yet have the diversified funding tools it should have. In a place shaped so heavily by tourism and growth, that is a major structural problem. I acknowledge that Council has been advocating for a local visitor levy and other central-government funding tools. The problem is that this work has not yet translated into relief for communities like Hāwea, while residents are still being asked to absorb very large rates increases in the meantime.

For me, this is ultimately about fairness. It is about whether existing residents are being asked to carry too much, too soon, with too little transparency and too few alternatives having been secured first. Right now, that is exactly how it feels.

So my request to Council is simple.

Please reduce or phase the proposed Hāwea increase while the wastewater scheme is still unfinished.

Please provide a clear and honest breakdown of what portion of this cost is backlog/compliance catch-up, what portion is renewals, and what portion is growth-related.

Please explain openly why Kingston has been given the benefit of a fairness-based deferral approach while Hāwea has not.

Please show residents, in a much more transparent and quantified way, what alternatives have actually been considered to reduce pressure on Hāwea ratepayers, and why those alternatives were rejected or deemed insufficient.

And please keep fighting — loudly and publicly — for the funding tools this district should have had access to long ago, because it is not acceptable for local ratepayers to keep carrying this alone.

I am not against progress. I am not against infrastructure. I am against a pattern where Council keeps asking ordinary residents to absorb more and more, while affordability is treated as something to be acknowledged rather than respected.

This proposal goes too far. Council needs to do better.

**Received via Lets Talk inbox, submitted by QLDC.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Roberts, Paula	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

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.

I, like many in our community, am 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.

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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.

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.

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.

Closing Position

The current pattern of rates increases is not sustainable for myself, 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 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.

Kind Regards

Paula

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Robinson, Hilary	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

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

1.. 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.

- 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.

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:

- 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.

4. 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.

5. THREE WATERS TRANSITION

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.

6. 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.

7. 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.

8. 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.

9.. 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

10. 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

11. 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.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6662063

Responded At: 2026-03-29 09:50:04 +1100

Name	Robson, Luke	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
Cost of everything is going up, can't afford rates rise of ~20% in Luggate	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Agree with priority projects getting approval faster	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?	
Public transport has to be easier/faster than conventional private car use. Bus lanes need to be implemented	

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Roelofs, Lily	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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? No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Submission on Proposed Rates Increase 2026 2027

Location Lake Hāwea Longview subdivision

I am writing to oppose the proposed rates increase under the 2026 2027 Annual Plan.

I am a relatively new homeowner in the Longview subdivision in Lake Hāwea. Like many others, I chose to build here because it was positioned as a more affordable way to get into the market and build a future in this region. That is becoming increasingly difficult to reconcile with the level of rates being proposed.

Longview was approved as a Special Housing Area to increase housing supply and improve affordability in the district. However, the outcome for many buyers is now moving in the opposite direction. Rapid and ongoing rates increases are undermining the very goal that developments like this were intended to achieve.

While the average rates increase across the district is 11.7 percent, Lake Hāwea residents are being asked to absorb significantly higher increases. For a median property in Hāwea, rates are proposed to increase from around 4,259 dollars to 5,209 dollars in a single year. That is a substantial jump, especially on top of last year's increase, and it feels out of step with the idea of this area being an affordable place to live.

I understand that there has been significant investment in wastewater and water infrastructure, and that these upgrades are necessary. However, it is clear that these costs are largely being driven by borrowing decisions, project timing, and the way growth has been managed. Nearly half of the wastewater costs are attributed to growth, yet the burden is falling heavily on current and new ratepayers.

Developments like Longview were actively encouraged to support housing supply. It does not seem fair that the people who have bought into these areas are now being asked to carry a disproportionate share of the infrastructure costs required to support that growth. This level of investment should have been more fully anticipated and planned for before large scale subdivisions were consented.

There is also concern around timing. Even where project costs have been reduced, the benefits are not expected to flow through to ratepayers for several years. This means residents are being asked to absorb the financial impact now, without any near term relief. More broadly, the trajectory of rates in this district is becoming unsustainable. When increases of this scale are compounded year after year, they create real pressure on people who are simply trying to establish themselves. For me, and many others in a similar position, this raises genuine concerns about whether we can afford to stay in Lake Hāwea long term and build a life here.

I am not opposed to contributing to infrastructure or growth. However, the current approach does not feel balanced or fair.

Affordability needs to be treated as a real constraint, not something that is acknowledged but ultimately overridden.

I strongly encourage Council to reconsider the scale of the proposed increase, ensure the costs of growth are shared more fairly, and take a more measured and sustainable approach to future rates increases.

Is a pre-prepared submission available? No

Pre-prepared submission link:

Respondent No: 6688961

Responded At: 2026-04-23 18:45:07 +1000

Name	Rose,Suzanne	Organisation (if any)	Whakatipu Wilding Control Group	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d6ef50f69af40791d4f696619707ba3ed8fef9b3/original/1776925909/0548676ec0ace1202f1d4c3c1ce0feab_WCG%20submission%20to%20QLDC%20Annual%20Plan%202627.pdf?1776925909

Respondent No: 6688419

Responded At: 2026-04-23 12:08:17 +1000

Name	Rutherford,Susan	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8cb4b277b82cad592e8850984821c8065ee5f8f/original/1776910067/b289e74710fb28e26b2aea35de7c6f32_Submission%20Draft%20Annual%20Plan%202026-27.pdf?1776910067

Respondent No: 6678648

Responded At: 2026-04-17 17:05:42 +1000

Name	Ryan, Maggie	Organisation (if any)	N/A	Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?
More rubbish bins, in accessible, high use areas.

Other feedback

Do you have any other feedback on the draft Annual Plan?	
More rubbish bins, in accessible, high use areas.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Ryde, Eric and Jane	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Please accept this as my formal submission to the draft annual plan 2026-2027.

Eric and Jane Ryde

I do not wish to speak to my submission at the hearing 13/14 May 2026.

Core issues;

The council does not appear to have any documentable accounting information to back up the draft rates increase for the Luggate community that we live in.

The lack of transparency from the Council in respect of how the rates increase was calculated and allocated to areas and individual residences.

The lack of communication in respect of the breakdown of costs from the waste water and new water supply being sent to the ratepayers who attended the recent Luggate meeting with the Mayor and Councillors.

The short time frames around the release of the draft plan and submissions closing date.

Key issue;

The council did not appear to have any specific accountable numbers as to the costs of these projects or how they are allocated. This has meant there has been a lot of conjecture from the ratepayers about these costs and how they directly impacted the rates increase. So now we can only assume that the council have simply plucked a figure from the air as the basis for the proposed rise in Rates.

In respect the new water supply for Luggate it appears that Luggate Village rate payers are carrying the entire cost for this, despite the fact that the Wanaka Airport and the Project Pure treatment plant have also been included in this scheme. Is this because QLDC, who owns the Airport Company, is trying to mitigate the charges they should be allocated?

The Waste Water Scheme payment, which we have been told was deferred from last year, has the missing portion of this payment from last year been added into this years increase?

Secondly, the council talks about the Project Pure Waste Water Scheme being contributory to the 2026/2027 increase but all of the documentation we have recently received shows it allocated against the years 2018 to 2024, why is this now a contributing factor?

The proposed increase, we were advised by the Mayor and Councillors (that were at the recent meeting at the Luggate Village Hall) is against the targeted section of the rates breakdown and not costed into the general rated items. Does that mean therefore the proposed rate increase for the WasteWater and for the potable water must be considerably higher than the proposed 29% increase we have been advised is coming. How does the council justify this increase?

In Conclusion:

We would request that the Queenstown Lakes District Council review all the elements of the proposed rates increase for the Luggate community so the costs are apportioned in a fair and equitable manner across the both the Luggate Village residents and all users of these schemes.

Luggate ratepayers should not have to carry the financial load for infrastructure that is used across the entire Wanaka region.

Regards

Eric and Jane Ryde

Is a pre-prepared submission available?

No

Name	Ryder, Jackie & Greg	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

My main concern is with the proposed 22.3% rates increase for residents of Lake Hāwea township. This is disproportionately high to what our community receives in Lake Hāwea. At best the main street in our town has a rudimentary footpath on one side of the road, often with a ditch acting as a gutter.

Most of the rise is attributed to the UCCS which will not be operational within the 2026/27 period, therefore of no benefit to the residents, making cost recovery unfair. I note council says it would be "unfair" to recover the cost from Kingston residents due to their waste water scheme not yet operational. The same rule should apply to the rates calculation for Hāwea residents.

The need to have the UCCS built, has been driven by council approval for several new subdivisions in the Hāwea township. These should never have been approved without future planning and finance to provide the infrastructure needed to serve the increased population. As it stands today existing residents are left to pay the deficit resulting from irresponsible planning and a lack of long term vision. A higher percentage of the cost should have been recovered from the developers, not existing rate payers. I understand around 80% of the cost increase is interest on borrowings to fund the scheme. This has been debt funded rather than developer funded. I also understand council will receive 23 million dollars from the government after completion of the UCCS, will we get a rates refund? Unlikely.

The fact there is a rates cap of 2-4% for the next period begs the question, is the proposed 22.3% increase just a chance for the council to grab the money while it can? Lake Hāwea has one of the lowest median property values in the region and I propose you reconsider the rates rise for Lake Hāwea residents and bring it into line with the average increase of 11% proposed for the rest of the QLDC region.

Thank you for your time and consideration.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6687349

Responded At: 2026-04-22 17:38:49 +1000

Name	Samson,Greg	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
To much of a large jump in price increase. Unaffordable, especially at this time.	
Do we get reimbursed for our previous 'haweia' rates that have gone towards projects in queenstown etc?	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Yes, it seems like the area is playing catchup to all the new development happening in the area. But in my mind the developers should be contributing a substantial amount toward these necessary projects that the land/property they are selling for decent prophet will rely on. Also, Shouldn't the rates get cheeper, the higher the volume of people moving here and paying it??	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?	
Yes happy with the above. Prioritise the environment	

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Sarginson, Rebecca	Organisation (if any)		Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

To whom it may concern,

I am writing to formally express my concern regarding the proposed 22.3% rate's increase for the Lake Hawea community, and the significant impact this will have on my family and many others in our area.

I was fortunate to be born into the Lake Hāwea community in 1978. I attended primary school in Hāwea Flat and later Mount Aspiring College. Like many young people, I left the area for work in my late teens, but returned home within a few years because this is where I belong.

Through hard work, I built my own home here and continue to raise my family. Lake Hawea has provided stability and security for my two daughters, and it is deeply concerning to now feel that this security is under threat.

Over the past 10 years, I have also worked hard to co-found Food for Love Wanaka and support the Upper Clutha community through times of real need. This has included supporting families facing cancer, dementia, grief, childhood illness, injury, and new parenthood. Through this work, I have helped organise and provide over 10,000 meals in the past year to people in our community facing tough times and I see my fair share of how people in the Lake Hawea area are living day to day and it's a really tough to know what that looks like on a personal level unless to see it through your own eyes.

This experience has been mind blowing. It has shown me just how many people in our area are quietly struggling—especially in a region where access to major hospital care, treatment, and urgent maternity services requires a 3.5-hour journey. The level of need in this community is real, and it is significant.

That is why this proposed rate's increase is so deeply concerning.

We are being asked to absorb a substantial increase, yet many basic infrastructure needs remain unaddressed. These include street lighting, footpaths, road edging, and ongoing issues such as leaks causing flooding in streets. There are also outdated paper roads and tracks that have not been properly integrated with newer subdivisions.

At the same time, we are facing the cost of a major wastewater infrastructure project connecting to Wānaka—yet this system will not be operational until late 2027. It is difficult to understand why our community is being asked to pay now for infrastructure we cannot yet access.

There must be a fairer balance between supporting growth and protecting existing residents. Growth is clearly a major driver of costs in this district, but it is unreasonable for long-standing ratepayers to carry a disproportionate share of the financial burden required to support that growth.

The majority of ratepayers in our community are everyday working people—tradespeople, builders, teachers, and families—who are already under pressure from the rising cost of living.

As a single-income household raising children, I am struggling to find room in my budget for such a significant increase. My wages are not increasing, and I simply do not know where this extra money will come from.

This is not just a financial issue—it is an emotional and deeply personal one.

I am now questioning whether I can afford to stay in Hāwea, in my home, in the community I have given so much to. I find myself asking impossible questions:

What do I give up to afford this increase?

Do I sacrifice the small amount of health insurance I have?

Do I risk going without house insurance?

Do I cut back on essentials?

Would I need to seek help from a food bank just to feed my family?

How do I explain to my children that we may have to sell our home—not because of poor choices, but because of rising costs outside of our control?

The fear is real. I feel scared, overwhelmed, and let down. It feels as though the voices of families like mine are not being fully heard when decisions of this magnitude are made.

I am deeply concerned that I may lose my home due to growth that is not paying for itself, and a system that places too much burden on existing residents.

I urge the Council to reconsider the scale and timing of this rate's increase, and to ensure that the cost of growth is more fairly and sustainably distributed.

Please do not overlook the real human impact behind these numbers. Families like mine are doing everything we can to stay afloat—and this increase risks pushing us beyond that point.

Thank you for considering my submission.

Yours sincerely,
 Rebecca Sarginson

****Received via Lets Talk inbox, submitted by QLDC**

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688820

Responded At: 2026-04-23 18:45:07 +1000

Name	Sasse,Ron	Organisation (if any)		Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>We would like to make a submission on the proposed 22.3% rates increase for Hāwea We would like to know how the rates increase for Hawea was calculated Our estimate is that there are currently 12,000 households in Wanaka but only 1,500 in Hawea. Therefore a fairer split of the Waste Water Project costs between the two would be 85% Wanaka and 15% Hawea. Assuming the Waste Water Project is costed at \$50 Million payable over 20 years Hawea share per year would be \$375,000. This cost would be a fixed charge of \$70 per titled sections (5,500) in Hawea. We appreciate our figures are based on estimates as actual figures are not available to us. Could you please supply us with a copy of your actual calculation. We believe that current ratepayers should not be paying for future growth</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690289

Responded At: 2026-04-24 12:45:09 +1000

Name	Sasse,Christine	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Greetings,

Please accept this as my formal submission on the Draft Annual Plan 2026-2027.

I do not wish to speak in support of my submission.

I am retired and on a pension, living at Lake Hawea.

I believe that the proposal to raise Lake Hawea Rates for 2026-2027 year by 22.3% should not happen.

In the last 5 years my rates have already increased by 95%.

With respect to the Waste Water for the Wanaka & Hawea area.

I don't believe that the current rate payers should be burdened with paying for future growth.

Also, the proposed 50/50 split between Wanaka (5,000+) to Hawea (1,200) households, is a completely unfair burden on Hawea residents.

Finally, the QLDC needs to be mindful of the harm caused by inflicting large rate rises on their ratepayers, particularly those on fixed and low income.

Sincerely

C A Sasse

** submitted via email, entered by Let's Talk team

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690021

Responded At: 2026-04-24 07:37:26 +1000

Name	Saunders, Christopher	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	
For a more considered response, can you please provide details by relevant activity, the level of revenue generated in the 2025/2026 financial year	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Please provide details of the impact on funding for the years 2027 to 20237 by the proposal to bring forward to earlier years some of the funding. Ideally there should be a schedule showing the level of funding for each of the 10 years and proposed expenditure. I would expect to see a schedule with a low level of funding available for the later years, say 2036 and 20237 if the proposals as documented are approved.	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/a1c6c3a1cfd7de16d4bcb7dce074bb6e85a71599/original/1776980226/2abe237c66fb1f2818db9dba360de516_QLDC%20Submission%2024%20April%202026.docx?1776980226

Name	saupin,anthony	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
<p>I do not agree the continued trajectory of rates increases proposed under this Annual Plan.</p> <p>Over the past several years, rates in the QLDC have risen well beyond what most households can realistically absorb. These increases have compounded year after year, and for many families, they are now reaching a point that is simply not sustainable.</p> <p>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.</p> <p>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.</p> <p>There are several areas where I believe Council needs to reassess its approach:</p> <ol style="list-style-type: none"> 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. 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. 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. <p>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.</p> <p>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.</p> <p>Affordability needs to be treated as a real constraint — not just something that is unavoidable.</p>	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Sawers, Melissa	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
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Please outline the reason for your position on proposed changes to user fees and charges:


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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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?	Neutral
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688722

Responded At: 2026-04-23 15:45:09 +1000

Name	Schmidt,Lorna	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I'm emailing my arguments for why I conclude that QLDC proposed rate increases are insane.</p> <p>1. Each year QLDC works out what it thinks it needs for a total budget and uses alot of person power to calculate that out & charge rates. This thinking is in fact backwards. QLDC needs to use less person power and calculate what Ratepayers can afford to pay. I am on Super only and can't afford any increase, but I will accept to pay the increase equivalent to QLDC's own Inflation Adjustments calculated on their Development Contribution pages. Stated as 3.77% over 2 years, that makes it that I will pay a 1.885% increase in my rates bill.</p> <p>2. QLDC has been collecting rates from all its areas & pooling them to plan infrastructure builds as per the 10 year plan as long as the Council has existed. Different areas benefit from this process each year & I as a Luggate person pay into that each year. Waiting patiently for our turn to get infrastructure, pay rates for it, pay Wanaka storm water levy, have absolutely no infrastructure, as an example. Now we have potable & wastewater upgrades. Slightly ahead of scheduled, but fixes long ongoing need & sensibly, scaled for future development here. So the Development Contributions from New Settlers development & Developers, they actually will pay their part & we, current Luggate residents, have actually already paid our part for this infrastructure. Paid as "time payment" in "the pot".</p> <p>I hear that QLDC has worked out Luggate Rates including an additional payment for this new water infrastructure. That is "double dipping" and unacceptable. There has been no discussion around changing the way infrastructure is charged. QLDC may have convinced itself that's OK to shift the goal posts, behind closed doors. But Ratepayers have never been privy to these discussions. I'm not going to pay twice.</p> <p>3. QLDC has failed for many years to balance it's books. This is a dire situation. QLDC has used to run itself, an ethos akin to the developmental level of a teenager. Lots of ideas, little wisdom, resulting in bad choices & big bills that they expect/hope Mum&Dad will retrieve them from disaster. Ratepayers are physically & economically unable to pay. Remembering that QLDC is intended to operate as a Trust, not a Charity or a failing business.</p> <p>4. 1.855% is my first and last offer for rates increase to QLDC to cover my next year's rates bill.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Schmidt,Lisa	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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? No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I am Opposed to the goal of 29% Rates increase for Luggate because of the unaffordability and strain it will have on my family. This will make it very hard to afford school uniforms and other important costs that will effect my family's life. Each year we get an increase in rates and now QLDC is wanting a 29% increase. This will equate to over \$2000 a year that we will have to stretch to find the money from somewhere.

We are already struggling to pay our rates as it stands now.

I am also opposed to the Wastewater charging.

Our family does not require wastewater infrastructure, as we are self contained with our well maintained septic tank.

We are not prepared to pay for a wastewater system for new properties that the developer of these new areas should be responsible and billed for.

We do not wish to be connected to a new wastewater system, as we can manage our wastewater with our septic tank for many many years into the future.

Regards,
Lisa Schmidt.

**Received via Lets Talk inbox, submitted by QLDC.

Is a pre-prepared submission available? No

Pre-prepared submission link:

Respondent No: 6694522

Responded At: 2026-04-28 11:56:58 +1000

Name	Schmidt, Daegal	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

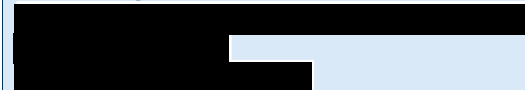
Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>To whom this will concern,</p> <p>Please accept this as my formal submission on the Draft Annual Plan for 2026 - 2027.</p> <p>My Submitter details are: Name: Daegal Schmidt </p> <p>I am opposed to the Targeted 29% rates increase for Luggate. Apparently there will be an average Rates increase of 11% across the whole QLDC. Statistically this means that some areas will be experiencing significantly less than the still very high 11% increase. I expect this increase is to cover the growing Potable and Wastewater demands as more and more subdivisions pop up around Luggate and other areas. Surely these upgraded infrastructure costs should be put squarely on the shoulders of the developers, we never asked to have huge numbers of houses pop up all over the surrounding farmlands.</p> <p>Our property enjoys having its own self-contained septic system which is healthy and works very well. I prefer keeping all the water I can on the property. I do not wish to connect to any external wastewater system and therefore expect to not have to pay for such a system.</p> <p>This is the largest rates hike I have ever heard of. Plenty of other major upgrades have taken place around the QLDC, (not just Luggate) and our Rates have been increasing to cover these costs. This Targeted increase seems like 'Double dipping' making us pay for other areas And charging us extra specifically for our infrastructure upgrades on top.</p> <p>I'm not impressed as we already struggle to pay council rates as they currently stand.</p> <p>Kind Regards Daegal</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6694320

Responded At: 2026-04-28 09:43:30 +1000

Name	Schmidt, Genevieve	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>What is all this nonsense about? Why do you perceive this massive rates rise to be a good idea? If this increase goes ahead, my parents won't be able to afford any new school uniform items for me, as we are only just staying on top of important bills, this rise will cause our family to slip below that line. Many are struggling, and may be forced to make the decision to sell their only house to stay afloat. Aren't you trying to stop the homeless crisis? This is NOT helping. I want to be able to complete my education, I don't want to have to work full-time just to help my family stay afloat during this crisis! Please help us by doing the small task of halting this plan where it is, or even lowering it so we can actually live, not just survive.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Schurink,Carl	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
Inline with increased costs	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Cut spending, stop coming up with so many new projects. Why was the developers these new or expanding subdivisions not encouraged as part of there consent to put in a fully funded recreation areas. Then council maintained Open your books to what's being spent on projects - traffic light cost on Ballantyne Rd and Ardmore Street near Caltex Also why can some of our bicycle lanes in rural areas not be crusher dust with matting underneath?. Like they've done the North side of Lake Tekapo.	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?
Crusher dust cycle lane standard width linking Luggate to Wanaka. this should be started now due to its minimal cost. Start it in sections where Project Pureject / Hawea line has been laid . It's the perfect time to do it now before the weeds grow. If it gets good patronage then upgrade it. Build it in stages as money dictates.

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Why the unexplained exorbitant rate rise for Luggate Why had this come with note to future proofing our water and sewer , surely the developers need to be paying for the upgrades 100%. With out the development there would only be a need to maintain and meet health standards not grow the system for future connections. Open up on developer contributions , not as a percentage in a pie graph but in real dollar figures. Tell us exactly where it's being split and spent. This proposed rate rise had not been effectively broken down and explained. Where did this exorbitant figure come from.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Scott,Aaron	Organisation (if any)	Elite Safety Limited	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No

Please outline the reason for your position on proposed changes to user fees and charges:

Submission: TMP and Corridor Access Request (CAR) Fees

We formally raise serious concerns regarding the proposed Traffic Management Plan (TMP) and Corridor Access Request (CAR) fee structure published by QLDC. We do not support the proposed fees in their current form.

We are concerned that the proposed fees may not meet the Local Government Act requirement that charges be reasonable and aligned with actual cost recovery, rather than revenue generation.

As an organisation working directly with industry, we previously raised concerns when significant fee increases (in some cases exceeding 800%) were introduced without consultation. At that time, we were advised that engagement with industry stakeholders would occur for the 2026/2027 review. To date, no meaningful consultation has occurred prior to the release of these proposed fees. Our position on the proposed fees and charges is outlined below:

1. Scale of Fee Increases

We oppose the scale of the proposed TMP and CAR fees. The charges for non-excavation corridor access and TMP-related activities are significantly higher than those charged by other Road Controlling Authorities (RCAs) across New Zealand.

Based on our knowledge of the sector, most RCAs charge a fraction of what is being proposed by QLDC. Even when compared to higher-cost authorities such as Wellington, QLDC's proposed fees remain substantially higher (by approximately \$1,500 in comparable cases).

This indicates that the proposed fees are not consistent with industry norms and raises concerns about whether they are reasonable.

2. Lack of Justification and Transparency

We do not support the proposed fees due to a lack of transparency around how they have been calculated.

There has been no clear breakdown provided to demonstrate how the fees reflect actual service delivery costs. During previous discussions, it was indicated that fee increases were required to fund additional internal resourcing (FTEs), and there was no clear explanation of how the fees were calculated.

Cost recovery must be evidence-based and directly linked to the service provided. Without this, the fees risk being perceived as revenue generation rather than legitimate cost recovery.

3. Double Charging Across Queenstown and Wānaka

We oppose the application of separate TMP processing fees for Queenstown and Wānaka where a single TMP is submitted for one activity.

This appears to duplicate charges for a single scope of work and does not reflect a proportional increase in review time or effort. This approach is not reasonable and places an unnecessary financial burden on operators.

4. Non-Excavation Corridor Access Requests (\$2,660 fee)

We strongly oppose the application of a \$2,660 fee for non-excavation Corridor Access Requests.

Low-risk, low-impact activities (such as surveying) are being charged at a level that does not reflect the complexity or effort required to review and approve these activities. This lack of differentiation between low-risk and high-risk activities is not proportionate.

There is no evidence provided to justify this fee, including:

The actual cost components being recovered

The level of service delivered

The number of audits or inspections undertaken for these activities

Without this information, it is difficult to see how this fee can be considered reasonable.

5. Incremental Excavation CAR Fees (Based on Trench Length)

We do not support the incremental fee structure for excavation CARs based on trench length.

There is no clear justification for why costs should increase proportionately with trench length, or what additional work is being undertaken by QLDC to support this increase.

We would expect any increase in fees to be directly linked to measurable increases in staff time or service delivery. No such evidence has been provided.

We also note that contractors are responsible for defects for a two-year warranty period, which further reduces the need for ongoing council cost recovery in this area.

6. Global Excavation CAR Fee (\$3,960)

We oppose the \$3,960 fee for global excavation CARs.

There is no transparency around how this fee has been calculated or what level of service it represents. There is also no evidence provided regarding inspection frequency or resource input from council staff to justify this level of charge.

7. Risk to Compliance and Safety Outcomes

We are particularly concerned about the impact these fees will have on compliance and safety outcomes.

We are already seeing reluctance from clients to submit TMPs due to cost. Excessive fees are likely to discourage compliance, resulting in works being undertaken without notification or approval. This creates increased risk across the network and undermines the purpose of the TMP system.

8. Alignment with the Local Government Act

During previous discussions, it was indicated that fee increases were linked to the need to increase internal resourcing.

We do not consider this to be consistent with the Local Government Act requirement that fees reflect the cost of providing the service. Increases of up to 800% raise serious concerns as to whether the requirement for fees to be reasonable has been met.

Requested Outcomes

We request that QLDC:

- Provide a detailed breakdown of how all proposed TMP and CAR fees have been calculated
- Demonstrate that fees are based on actual cost recovery, not revenue generation
- Remove duplication of charges across locations (Queenstown and Wānaka)
- Introduce a tiered, risk-based fee structure that reflects activity complexity
- Provide evidence of inspection and audit activity used to justify fees
- Undertake meaningful consultation with industry stakeholders before finalising any changes

Summary

In summary, we do not support the proposed TMP and CAR fees in their current form. The scale of the increases, lack of transparency, and absence of consultation raise significant concerns regarding fairness, proportionality, and compliance with legislative requirements.

Wānaka Community Board Priority Projects

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
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available?	No
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Pre-prepared submission link:

Name	Scott, Eva	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? Neutral

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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? Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

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 many households can realistically absorb. These increases have compounded year after year, and for many families and retirees, like myself, we are now reaching a point that is simply not sustainable.

Inflation pressure is real with increased food prices, other goods and services. On top of this, the fuel price shock is unlikely to wind down and will drive inflation up even more. High inflation erodes real incomes.

Many businesses/firms don't have much wriggle room to absorb financial pressure. Households, most probably, have even less capacity to cope with constant increases.

Rates are not optional; they are a fixed cost. When they continue to rise at this pace, it places real and ongoing financial pressure.

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 in the current financial climate.

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 the cost of the infrastructure required to support that growth. 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.



Closing Position

The current pattern of rates increases is not sustainable for general households,

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

I strongly call for a sincere reduction of the proposed 23% increase in rates. Defer non-essential spending, and take a more disciplined approach to costs before finalising this plan. Take a moment to think about the purpose of local government: to promote economic well-being of communities. A priority would be to ensure financial stability and sustainability, leading to a sense of fairness.

In a time of uncertainty and financial stress, caused by external impacts, global and local, it is time to look at solutions to ease the overload of rates. Now is the time to look at giving ease instead of financial pressure.

Is a pre-prepared submission available? No

Pre-prepared submission link:

Respondent No: 6690644

Responded At: 2026-04-24 13:21:16 +1000

Name	Scott, Nicholas	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

**Received via Lets Talk inbox, submitted by QLDC.

Is a pre-prepared submission available?

Yes

Pre-prepared submission link:

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/a71b383ed3845bd4095e48c644b3bbd9988605b2/original/1777000869/a3fa32a70ce394fdb62631fb56c772be_QLDC%20Rates%20Submission%202026-27.docx?1777000869

Respondent No: 6690773

Responded At: 2026-04-24 14:14:35 +1000

Name	Scott,Julie	Organisation (if any)	Queenstown Lakes Community Housing Trust	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
**Received via Lets Talk inbox and submitted by QLDC.	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/5fb236742f59da5eb73088cb96e2495d991ad236/original/1777004059/07c390aff8dd00adec1a9df2940258c4_QLCHT%20Submission%20on%20QLDCs%20Annual%20Plan%202026-2027_%20Apr26.pdf?1777004059

Respondent No: 6687114

Responded At: 2026-04-22 15:25:46 +1000

Name	Scrivener, John	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
QLDC have taken money from the development of Hawea without the necessary infrastructure in place now have realised an upgrade is required..how dumb are these planners??	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Sedon,Jo	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I am writing to formally oppose the continued trajectory of rates increases proposed under this Annual Plan, in particular Lake Hawea's increase.

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 tradies, 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.

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

A bed tax MUST be introduced to lighten the financial pressure on locals.

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Sedon, Mark	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I am writing to formally oppose the continued trajectory of rates increases proposed under this Annual Plan, in particular Lake Hawea's increase.

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:

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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 tradies, 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.

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

A bed tax MUST be introduced to lighten the financial pressure on locals.

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6685795

Responded At: 2026-04-21 17:03:32 +1000

Name	Shaw, Samuel	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	
I don't mind either option to pay for trail build and maintenance.	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690335

Responded At: 2026-04-24 10:58:11 +1000

Name	Simon, Melanie	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I am writing as I oppose the 22.3% rates increase proposed for 2026-2027. This amount is well above the proposed rates increase for every other community in the district. The community is made up of people who are not affluent holiday home owners, and who not able to afford to live in more affluent areas, such as Wanaka, and who consist of tradespeople, retirees and hard working families who provide services in the region and who are not in a position to financially cover such an excessive increase in rates. The Hawea area is being expanded by developers, who will be making large profits and should be paying for the cost of infrastructure development, in particular the wastewater project. Any rates increase should be brought into line with line with the district-average range.</p> <p>**Received via Let's Talk email. Submitted by QLDC</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Sinclair,Rae-ann	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Some of these priorities are important. In these hard economic times not all this list can be addressed. Clean water and sewage etc are essential. Other factors will require partnerships between public and private funding models.

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Developers have made enormous amounts of money- they need to be taxed on their profits.

Ratepayers CANNOT continue to fund amenities needed for tourists. Bed tax charges that can be used in the area. Instigating this tax in our area must be agreed to by central government to fund the cost of being such a popular and increasingly visited area. One of the few areas in New Zealand that generates wealth in tourism take, yet the rate payers unfairly shoulder costs. Bed tax could fund local expenses - sewage, water, cycle ways, sporting facilities, worker accommodation on council land, museums and art facilities (used by locals and tourists) etc Lobbying central government MUST happen.

Small communities (Hāwea Luggate etc) has seen massive growth against community wishes, developers stepping away once they have made their money, no investment in infrastructure by council and now huge rate hikes that are unfair and unjust. The community is being punished for developments they didn't want in the first place.

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Sinclair Irwin, Isabella	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

User pays is a fair system and should reflect the inflationary rises as well as covering improvements to facilities.

Wānaka Community Board Priority Projects

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

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Yes but only after rigorous analysis of value, significance and urgency of each project. Maybe sports fields are urgent and significant in terms of how many people (especially young people) use them compared with beautification projects seen as 'nice to have' especially in these uncertain economic times. Are 3 playgrounds necessary for Hawea? What are the expected ratios of playgrounds to children they cater for?

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

A much greater link between approvals for housing developments and basic services. This link and dependence has been so lacking that in Hawea, for example, a new development (Long View) was approved on land never intended to be used until ALL available sections within the town boundary as determined by the community several years ago had been utilised. Didn't happen.

Community's wishes totally ignored! And now we have Poo trucks taking out the waste water several loads a day. Disgusting and shameful Council. It's as bad as the 'night carts' during the first half of the 1900s. Your lack of synchronised planning deserves national prominence. 'Night carts operating in QLDC' headline and now you will say our rates rise is to cover your inefficiency. Sorry the WHOLE district should be wearing this monumental 'balls-up!'

Other feedback

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

For years my rates have contributed to the running and developments in the whole QLDC. That should be the way. The rates increases proposed for Hawea are way out of kilter with this approach. Your council agreed to 'affordable housing' in this area and now you hit them with an inequitable and horrendous rate increase. Council budgeting has pretty much ignored this area. Please don't try to bleed us dry when families are struggling to make ends meet, paying increased fuel charges and there is no alternative form of transport to get to work and there are only single lane bridges to get out of this valley. Spread it evenly please.

I'll be interested in how much the draft changes from this consultation. I've owned property in Hawea since 1968 and so far very little/no notice has been taken of the communities wishes. BUT ILL BE THE FIRST TO PRAISE YOUR APPROACH AND CONSULTATION IF THERE ARE TANGIBLE CHANGES AS A RESULT OF THIS PROCESS. Thank you.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6686023

Responded At: 2026-04-21 19:15:18 +1000

Name	Skelton,David	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
Rates increase is too high developers need to pay more	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Smith,Andrew	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
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Please outline the reason for your position on proposed changes to user fees and charges:


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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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?	No
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6691290

Responded At: 2026-04-24 19:27:56 +1000

Name	Smith, Mark	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges	
Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	
I support differential charges for locals (who also pay for services in their rates) versus visitors, who should pay the appropriate costs for the services that they use	

Wānaka Community Board Priority Projects	
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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037	
Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?	
I support the development of a visitor levy to help fund the services that are used by both locals and visitors, but currently are funded only by locals through rates and fees.	

Other feedback	
Do you have any other feedback on the draft Annual Plan?	
I would like to see an end to the urban sprawl and traffic congestion that is spoiling our region. It is essential that we have public transport and active transport routes that work for locals to get from their homes to work, school and places of recreation. For this to work effectiently, we need to increase density along existing transport corridors, not just increase urban sprawl, with no plan to provide the services and transport for all the new, detached, single-family dwellings.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690345

Responded At: 2026-04-24 11:01:06 +1000

Name	Smith,Gemma	Organisation (if any)	Kincardine Angus Ltd	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges? Yes

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Nothing else - economic diversification and prioritising communities and environment top of our list - ensuring the recognition of equestrian activities in our community and prioritising consultation, recognition of needs and access in all recreational planning and development.

Other feedback

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

Is a pre-prepared submission available? Yes

Pre-prepared submission link: https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c675a5a57d384593c6a57ad6d79b659a744f0fa6/original/1776992441/61734978f4afb9058a840c5c6102dc33_Submission%20-%20Annual%20Plan%20QLDC%202026%20-%202027.docx?1776992441

Name	Smith,Rushlee	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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? No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Submission:

- QLDC cannot provide any clarity around calculation of costs that have lead to the proposed 22.3% rates increase and exactly what that figure relates to.
- There is an inconsistent and unfair treatment of Hāwea ratepayers who are being asked to pay rates for infrastructure that has not yet been delivered and potentially won't be delivered in this rating year/s. This is in stark contrast to the decision made for Kingston ratepayers where it was clearly stated that they should not be charged additional rates for infrastructure that was not yet operational.
- Hāwea rates increases should be inline with the district average range - as Kingston's have been.
- We see absolutely no value to the rates we currently pay. We have no street lights, no footpaths, public water leaks, uneven roading, 2 road speed signs. Our rates are not being directed into providing the basic infrastructure that we already pay for.
- Hāwea is a lower socio-economic area with the lowest median property values in the district. There is simply not the money available to meet these proposed outrageous rates demands. This puts families and children at risk and is ill-considered.

Is a pre-prepared submission available? No

Pre-prepared submission link:

Name	Snelling, Lani	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No

Please outline the reason for your position on proposed changes to user fees and charges:

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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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?

Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6689278

Responded At: 2026-04-23 18:29:20 +1000

Name	Sokolowski,Ryan	Organisation (if any)	Glenorchy Community Association	Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690595

Responded At: 2026-04-24 12:58:45 +1000

Name	Spackman,Angela	Organisation (if any)	Lakes Sports Trust	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?
Please see our pre-prepared submission attached.

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Please see our pre-prepared submission attached.	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2c77060e22582ab79066e901bbe922af93bb110f/original/1776999438/50554e0f9633ecd123979f7ed6b4f7fd_LakesSportsTrustSubmissionApril26.pdf?1776999438

Name	Spence, Jack	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

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 tradies, 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.



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 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.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Spence, Joanna	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

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

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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.

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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 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.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690376

Responded At: 2026-04-24 11:15:56 +1000

Name	Spence, Richard	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I wish to STRONGLY OPPOSE this proposed rate increase.</p> <p>Our rates increased last year by 19.79%, add this years proposed 22.3% that is a 42.09% increase in 2 years. What planet are you people living on if you believe ratepayers on fixed incomes can afford these increases?</p> <p>Why is the Upper Clutha scheme not being treated the same as the Kingston scheme. Our scheme is not yet operational, we should not be being charged for it.</p> <p>Existing ratepayers should not be paying for greedy developers pushing through schemes that the council knew full well there was not the capacity in the infrastructure to be able to handle. The council have known for years the Hawea wastewater scheme was non-compliant.</p> <p>**Received via Lets Talk inbox, submitted by QLDC.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Spence, Joanna	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

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 tradies, 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.



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 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.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690732

Responded At: 2026-04-24 13:53:14 +1000

Name	Starkey,Sheryl	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I am writing to object to the proposed rate rise in Lake Hāwea. I am a ratepayer of around 20 years and find this proposal objectionable. My objections are The increase is partly to fund upcoming wastewater infrastructure. This is not connected and only being constructed. We should not be funding this until it is operational to ratepayers. The size of the increase is HUGE on top of previous rate rises. If this number emerged after the numbers were crunched I would have thought commonsense would prevail and some adjustments would have been made to budgeted items. The residents of Hawea are retired, (some on single pensions), families with young children, trades people and the inhabitants of SHA homes. None of the above have a spare \$1000 approx or the means to generate. Heating and food budgets being trimmed could well prove costly to the Health budget. This increase needs to be readjusted to a reasonable sum. Why were Kingston residents treated differently? I think Hawea should be treated to the same process delaying payment. Hawea has a very small footprint of services .. the community centre upgrade was funded within the community. No millions given here for a new facility. The playground was fundraised by some committed parents. The library facility is open part time hours. The footpaths desperately need an upgrade in the area around facilities such as shops, hotel , library, community centre etc. people are being encouraged to walk, bike but this is difficult for pram, walker, mobility scooter, family residents given the uneven surface. I see many preschoolers learning the bike skills fall when they misjudge the uneven surfaces. I urge you to go back to the budget and trim to keep any increase at a reasonable level. My suggestion would be 15% or under. Thank you for the opportunity to express my concerns Sheryl Starkey.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Steenson, Bruce	Organisation (if any)	None	Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Neutral

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

I support the proposed funding for Timsfield Park, water quality initiatives, and progress on the parking strategy. However, given the cost pressures currently facing the community, I would welcome consideration of deferring some other projects as a way to help maintain rates at their current levels. I would also welcome the inclusion of an overall ranking or prioritisation of capital projects across the district to help ensure the programme remains focused on what is most important and affordable.

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I note that operating expenditure across the district continues to increase and appears to have nearly doubled since the 2020 Annual Plan. In this context, I believe there is scope to place greater focus on managing and reducing operating costs, including reviewing staffing levels where appropriate. I would also be interested to see how QLDC's operating expenditure benchmarks against comparable councils in New Zealand and internationally. Given the current cost pressures, a strong focus on efficient delivery is essential, and benchmarking provides a valuable opportunity to identify improvements and learn from best practice elsewhere.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Stenhouse,Ann	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

My submission relates to the proposed rates increase in Luggate

I oppose this part of the plan change

My reasons for opposing this part of the plan change are

When I purchased my home in 2015 water and waste water were already connected

Due to increased development and other concerns council decided that wastewater needed to be directed to project pure, despite the fact that we already had an existing waste system. The developer of Luggate village had offered to add the new stages of development to the existing waste water treatment plant and continue maintaining this system. The council decided instead to connect Luggate wastewater to project pure.

Continuing development in the Luggate area has meant that the existing water capacity was not adequate to service the area so a new bore was required to service Luggate.

These changes have incurred a financial outlay which should have been offset by the developer contributions, instead existing ratepayers in Luggate are being charged for this.

The proposed increase of 29% to the annual rates for Luggate is financially straining on an already very tight budget for someone who is on a very limited income.

The decision i seek from council is to reduce the rates increase for the coming financial year below 10% because we had such a significant rates increase last year. This would bring Luggate in line with the rest of the QLDC district.

Nga mihi

Ann Stenhouse

**Received via Lets Talk inbox, submitted by QLDC.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Stephens,Sarah	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

It makes sense to charge the people who use the services.

Wānaka Community Board Priority Projects

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?

No

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

While I appreciate Wanaka-Upper Clutha need things as well it's frustrating to read of new sports fields and work on the, already beautiful, lakefront when Queenstown children can barely make their swimming lessons with the lack of parking and infrastructure with our one event centre and swimming pool for the entire district.

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Stop spending money trying to update already functioning and glorious locations (Jardine Park) when our district so desperately needs new infrastructure. Ever tried taking your three children to after school swimming lessons and waiting with the hundred or so other families for one of the FOUR family change rooms or rammed into the women's bathroom with swimming families and campervanners?

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6678311

Responded At: 2026-04-17 11:01:47 +1000

Name	Steven, Bria	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6686621

Responded At: 2026-04-22 12:45:10 +1000

Name	Stewart, Vivien	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7283a4d77555f7a90cde9fb2f0397f09d81145a7/original/1776816369/5ed597ed74dee5fe4f0044d75c66210a_Submission%20for%20Annual%20Plan%202026-27%20consultation.docx?1776816369

Respondent No: 6694471

Responded At: 2026-04-28 11:24:25 +1000

Name	Stewart, Denham	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>To whom it may concern,</p> <p>I am a local resident and ratepayer and oppose the proposed 29% rates increase for Luggate outlined in the Draft QLDC Plan.</p> <p>A rates increase of this scale is excessive and unaffordable for many residents, particularly given the current cost-of-living pressures faced by households, retirees, and families on fixed or moderate incomes.</p> <p>There is a clear lack of transparency around how rates collected from Luggate have been spent to date. Residents are unable to see a clear connection between the rates paid and tangible improvements to local infrastructure or services. Without this information, it is difficult to justify such a significant increase.</p> <p>Luggate has experienced recent growth, yet there is limited clarity on developer contributions collected and how those funds have been allocated. Growth-related infrastructure costs should be met through developer contributions, not disproportionately shifted onto existing ratepayers.</p> <p>The proposed increase also raises concerns about fairness and equity, particularly for a small rural community that receives fewer services than larger urban centres within the district.</p> <p>I urge Council to reconsider the scale of the proposed increase and to provide clear, Luggate-specific reporting on:</p> <ul style="list-style-type: none"> Rates collected and how they have been spent Developer contributions paid and how they have been used <p>Rates must be fair, transparent, and proportionate to local benefit. Until this information is provided, the proposed increase should not proceed.</p> <p>Yours sincerely, Denham Stewart Sent from my iPhone</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Stoner,Steven	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No

Please outline the reason for your position on proposed changes to user fees and charges:

- 1: The proposed new Rates in Luggate are far from clear . The proposed Pan element Does not take into consideration that the occupancy of any dwelling. These figures are available from statistics NZ.
- 2: It is still unclear where the developers contributions have been spent . This would have a large impact on the final sum would be.
- 3: We had an up grade to our sewer system Two years ago we are still unclear as to why a further up grade was required as from the meeting with the Mayor this is still unexplained
- 4: We have not had an explanation as to how much of this installation is relevant to The luggate village IE the 184 house holds being held accountable . It Would appear that all this new infrastructure is to support up and coming developments. The pumps and pipes installed have the ability to supply 4000 homes we are only 184 ?
- 5: The spending of this amount of money is supposed to be gazetted before spending giving the public a chance to make informed choices rather than a demand after the fact. Maybe this is a decision best mad by the ombudsman.

Wānaka Community Board Priority Projects

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?

No

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

I think all major spending in the present climate should be put to the public at large to make informed choices. The willy nilly spending of rate payers money must be stopped . IE two council staff working on a public holiday blowing leaves from a path in autumn is a classic example off a waste of rate payers money (time and a half plus a day in lue when if do the next day would not incur these penalty's) The decision makers are not to be trusted not to advance their wants above the fiscal needs of the community .

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6694386

Responded At: 2026-04-28 10:21:02 +1000

Name	Stuart, Jodie	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I am writing to oppose the proposed 22.3% rates increase for Lake Hāwea.

An increase of this scale is well above normal levels and is not sustainable for every day individuals and families living in Lake Hāwea. It risks causing real financial strain as well as potentially displacement for some of our long-term residents.

A rates increase of this magnitude is not simply another cost increase. It risks pushing working families and pensioners beyond what they can reasonably afford. In practical terms, it is becoming increasingly difficult for people such as teachers and essential workers to live in the communities they serve.

In addition to the scale of the increase, I also strongly disagree with the rationale behind it. It appears to be driven in part by the need to fund infrastructure that is not yet in place. This raises serious concerns about fairness, particularly when that growth-related infrastructure should be primarily funded by developers who are creating the demand for it, rather than being passed on to existing ratepayers. This inconsistency is further highlighted when compared to places such as Kingston, where development-related costs are not being passed through in the same way to existing communities.

I know of families who have been here their whole lives who are already incredibly stretched. If they are forced to leave due to affordability, not only is it unfair the impact will be felt across the entire community including schools, services, and local resilience. I urge you to reconsider both the scale of this increase and its broader social impact.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6678541

Responded At: 2026-04-17 15:03:14 +1000

Name	Suggate, Helen	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
See attached	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
See attached	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?
See attached

Other feedback

Do you have any other feedback on the draft Annual Plan?	
See attached	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7a8b5e91e0985b1ebf4eb57d12e6e1de192ebdb8/original/1776402157/9aa0c9993dc484f4de1a456017958ea4_Rates%20increases%20proposed%20under%20this%20Annual%20Plan2.doc?1776402157

Name	Summerville,Zoe	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
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Please outline the reason for your position on proposed changes to user fees and charges:


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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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?	Neutral
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6685555

Responded At: 2026-04-21 16:36:54 +1000

Name	Sutherland, Megan	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690690

Responded At: 2026-04-24 15:45:07 +1000

Name	Sutherland, James	Organisation (if any)	Heritage New Zealand Pouhere Taonga	Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/f3ffb4160410549ec512895b16251cb56617caf3/original/1777001862/08d10476595926a5848e338b6da20d25_15042026%20HNZPT%20Submission%20QLDC%20Annual%20Plan%2026-27_FINAL.pdf?1777001862

Name	Tan, Boon Kiang	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
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Please outline the reason for your position on proposed changes to user fees and charges:

I oppose the proposed 22.3% rates increase for Lake Hāwea because it unfairly shifts the cost of long-standing infrastructure and planning failures onto residents. The Hāwea wastewater system has been under an abatement notice for nitrogen non-compliance, showing the system was already failing environmental standards before the current upgrade programme was proposed. This reflects delayed investment and inadequate long-term planning, not any change in resident behaviour. At the same time, QLDC continued to approve subdivision growth during years when the wastewater system was already under pressure, adding demand to infrastructure that was known to be constrained. Development contributions in Hāwea are among the highest in the district, and these costs are embedded in the price of land and new builds, meaning new investment in the community has already contributed significantly to growth-related infrastructure. Councillors have publicly questioned whether these contributions are being properly ring-fenced and whether growth is genuinely paying for growth. The system was already non-compliant, growth was enabled despite constraints, development contributions have not covered the true cost of growth-driven upgrades, and now residents are being asked to absorb a 22.3% increase, double the district average. A rise of this scale, not signalled in the Long Term Plan, creates an unreasonable financial shock and undermines confidence in the fairness of the rating system. I ask QLDC to reduce the increase for Hāwea to be in line with district average, provide transparent cost allocation, and avoid placing a disproportionate burden on the community.

Wānaka Community Board Priority Projects

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?	No
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

I do not support progressing any of the proposed priority projects in the current Annual Plan. Residents are already facing significant cost-of-living pressures, higher interest rates, and rising essential expenses, and this is not the right time to add further financial burden. While I support the long-term intent of these projects, the priorities and timing are not appropriate in the present economic environment. These costs should only be incurred when the community can reasonably afford them, not during a period of financial strain. Council should focus on essential infrastructure, compliance obligations, and core services, and defer all non-urgent or lower-priority projects until economic conditions improve. Doing so would reduce pressure on ratepayers and demonstrate responsible financial management.

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6689986

Responded At: 2026-04-24 07:07:40 +1000

Name	Tapper,Humphrey	Organisation (if any)	Recreation Milford Limited	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8615ff4164e91abd0ec17e5d3b1180261d3e685f/original/1776978417/df91307be38693266be966e1f5d51512_Submission%20on%20QLDC%20Draft%20Annual%20Plan%202026.pdf?1776978417

Respondent No: 6689986

Responded At: 2026-04-24 09:45:13 +1000

Name	Tapper,Humphrey	Organisation (if any)	Recreation Milford Limited	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8615ff4164e91abd0ec17e5d3b1180261d3e685f/original/1776978417/df91307be38693266be966e1f5d51512_Submission%20on%20QLDC%20Draft%20Annual%20Plan%202026.pdf?1776978417

Respondent No: 6687081

Responded At: 2026-04-22 15:45:10 +1000

Name	Tattersfield,Trevor	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>Appreciate if you would acknowledge receipt , and ensure gets to Mayor and Councillors. Further to below I re-submit my previous submission - as the cost of living crisis is today even more relevant . Your proposed rates increases are simply not acceptable - and following your election promises, should be capped at the CPI. You need to take hard decisions and make drastic cuts in expenditure. My previous submission still stands. 8 February 2026: FEEDBACK In this day of cost of living crisis, and rate capping, the following are clearly in the 'nice to have basket' only.</p> <ol style="list-style-type: none"> Council should defer/cancel the entire Bio-diversity programme - including all staff and overheads. Most ratepayers don't know what it means, nor what are the measurable outcomes. It will not be missed. Probably save \$Ms Council should defer any further expenditure on walking or cycling projects. In this region walking and cycling are largely recreational, and have had no impact on traffic reduction, or pollution. 	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Taylor,Donelle	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges	
Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects	
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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037
Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback	
Do you have any other feedback on the draft Annual Plan?	
<p>As a resident and ratepayer in [REDACTED]. I am submitting my opposition to the 29.1 % rates increase for Luggate under the draft annual plan 2026-2027.</p> <p>The reasons for my opposition are as follows :</p> <ul style="list-style-type: none"> - the 29 % increase is not affordable for young families such as my own or persons on fixed incomes given the current rising costs of food, mortgages and petrol. Its is inherently tone deaf in the current economic climate. - Luggate residents are bearing the brunt of infrastructure costs (water upgrades) which may benefit future development rather than current residents. Such a disproportionate burden is unfair and unacceptable. - There has been inadequate information on how these rates compare to other urban areas and exact justification for the Luggate specific spike (the additional information provided after the mayor visited the community have done nothing to justify the rates increase). <p>To sum up- the proposed increase falls outside what is a reasonable or justified increase.</p> <p>The appropriate course of action for the a council now is to look for alternative funding options as the current proposal to lump this debt burden on 189 rates payers in Luggate is unacceptable.</p> <p>I suggest the Council look for further operational savings or extend the loan pay back periods similar to how they reduced the district wide increase forecast from 19 % to 11.7%.</p> <p>You need to cap the Luggate increase to the district average of 11.7. %</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Telfer,Rebekah	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No

Please outline the reason for your position on proposed changes to user fees and charges:


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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6689929

Responded At: 2026-04-24 06:12:31 +1000

Name	tetzlaff,david	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
rates hike	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6686551

Responded At: 2026-04-22 09:16:57 +1000

Name	Thomas,Lizzie	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Neutral

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I think that the proposed rates increases for Hawea, Luggate and Cardrona are untenable. As a person who currently rents in the area, with a view to buying here, 22.3% rates increase is concerning. For most folk that will be approx an extra \$1000 a year in rates. How do people on fixed incomes eg; pensioner's cope with that? Not everyone in the region is rich.

Hawea is lacking in infrastructure, footpaths, functional sewerage systems etc; Essentially it appears that the council is making small communities subsidise development. Those developers should be paying for it (or should have been contributing to it) not existing homes.

There also seems to have been a disproportionate allocation of funding over the years, with much of the focus going into developing the Queenstown, despite Wanaka and Hawea's growth outstripping that over the Crown Range. Where we have to walk in ditches, central Queenstown has been getting pounamu embedded in their footpaths. Brand new arts centres and sporting facilities have gone to Queenstown, yet we are the poor cousin receiving very little in comparison to our contributions.

It's about time that the smaller communities over this side got some support and love, rather than having rates gleaned to support predominantly based Queenstown projects. Don't punish small communities for the poor choices made by Mayors, CEOs and Councillors in the past. If the rates need to be increased, the balance should be shared across the board to make it fair and equitable.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Thompson, Brittany	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
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Please outline the reason for your position on proposed changes to user fees and charges:

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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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?	No response
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Thompson, Jamie	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I am writing as a father who is deeply concerned about the direction of the proposed rates increases under this Annual Plan, and what they mean for families like mine trying to make a life in this district.

Over the past few years, we've done everything we can to stay on top of rising costs. Like many households, we budget carefully, make trade-offs, and do our best to provide stability for our kids. But the continued increases in rates are starting to push beyond what we can realistically manage.

Every month, we're juggling mortgage payments, groceries, insurance, fuel, and the everyday costs that come with raising a family. Rates are one of the few expenses we can't adjust or plan around—they just keep rising. At a certain point, it stops being about tightening the belt and starts becoming a question of whether we can keep up at all.

I understand that Council is facing real pressures, especially with infrastructure and growth. But from where I stand, it feels like more and more of that burden is being placed on families who are already stretched. The issue isn't whether these increases can be justified on paper—it's whether they are actually affordable in real life. For us, and many others, they are becoming increasingly difficult to absorb.

As someone trying to support a family and build a future here, I ask that Council consider the following:

1. Keep increases within what families can genuinely afford.

There needs to be a clear recognition that households have limits. When costs go beyond that, it puts real pressure on families trying to stay afloat.

2. Show strong care and discipline with spending.

Families are having to be more careful than ever with their budgets. It's important that the same level of care is clearly applied to how public money is being managed.

3. Focus on the essentials and pace everything else.

Right now, the priority should be maintaining critical services and infrastructure. Other projects, while worthwhile, can be timed more carefully.

4. Make sure long-term residents aren't carrying too much of the load.

Growth is important, but it shouldn't come at the expense of the people who already live and work here, raising families and supporting the community.

5. Be upfront about the choices being made.

Clear communication about what's been reduced, delayed, or reconsidered would go a long way in helping families understand how affordability is being factored in.

As a father, my priority is simple: to provide a stable home and a future for my family. Right now, the pace of rates increases is making that harder every year.

We want to be part of this community long-term. We want to contribute, to raise our kids here, and to feel secure in doing so. But that depends on costs staying within reach.

I ask Council to take a step back, reduce the proposed increases, and ensure that affordability is treated as a real and meaningful constraint. Because for families like mine, this isn't just about numbers—it's about whether we can continue to call this place home.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690022

Responded At: 2026-04-24 07:38:05 +1000

Name	Thompson, Judy	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges	
Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects	
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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
See written submission	

Long Term Plan 2027-2037	
Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?	
Development contributions must cover full cost of infrastructure.	

Other feedback	
Do you have any other feedback on the draft Annual Plan?	
See attached submission	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1fd332e00832a19e51fe5bd0ae8fafa17e68bede/original/1776980176/ad098424d438b7e417030917d7ad22f8_Submission%20Draft%20Annual%20Plan%202026-2027.docx?1776980176

Respondent No: 6690572

Responded At: 2026-04-24 12:49:23 +1000

Name	Thompson, Judy	Organisation (if any)	Luggate Community Association	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
We do not feel able to support any proposals in the current environment. Our community is unable to sustain any further increases at this time.	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?	
Are Development Contributions meeting actual costs?	

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d25eb446616f33a546ec2bda4451aeea2ecd6b66/original/1776998933/bad931aaab33498f405e33b8b275e5ec_LCA%20Submission%20on%20Annual%20Plan%202026-2027.docx?1776998933

Name	Thompson, Jazmin	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? No

Please outline the reason for your position on proposed changes to user fees and charges:

From: Jazmin

Location: Hawea

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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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? Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available? No

Pre-prepared submission link:

Respondent No: 6683520

Responded At: 2026-04-21 09:45:22 +1000

Name	Thomson, Melissa	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I am writing this email today to show my concern about the rates increase I live in [redacted] with my husband and three sons. The cost of living has become so high and buying food and fuel is getting ridiculous. The wages and salaries are not increasing. The interest rates have increased. Mortgages are really stretching for some people. The rates increased not that long ago. The last thing we need is another rates increase!</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Thomson,N	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Location: Hawea

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:

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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.

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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.

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.



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 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. Our wages do not increase to even touch the rising cost of living, let alone these exorbitant rate increases year on year!

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6688719

Responded At: 2026-04-23 15:45:09 +1000

Name	Thorne, Heather	Organisation (if any)	Albert Town Community Association	Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/4df65e948b313eb6e75568146824d82cc4f76971/original/1776921598/0fcd4cdd58733b130269011b154266f6_Submission%20on%20Draft%20Annual%20Plan%202026.docx?1776921598

Respondent No: 6686422

Responded At: 2026-04-22 05:41:22 +1000

Name	Toogood,Joanne	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688462

Responded At: 2026-04-23 12:30:34 +1000

Name	Topp,Carlyn	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d15f67a3bc3d37bc08fdf415452b984403e2d7a2/original/1776911375/a3aa7edf547660b2ac4383bfd4be83e0_QLDC%20Submission%20for%20Annual%20Plan%202026-2027.docx?1776911375

Respondent No: 6678356

Responded At: 2026-04-17 11:42:45 +1000

Name	Trott,Laura	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I'm writing to oppose the continued scale of rates increases proposed in this Annual Plan. Over the past few years, rates in the Queenstown Lakes District have risen far faster than many households can reasonably keep up with. Each year the increases stack on top of the last, and for families like my own the cumulative impact is now becoming extremely difficult to absorb and makes living in the area unsustainable.</p> <p>Like many people in this district, we're already dealing with the reality of rising costs across the board. Mortgage payments, food, insurance, fuel, and everyday household expenses have all climbed significantly. Rates are not something we can opt out of, they're a fixed cost, and when they continue increasing at the current pace, it puts real pressure on the ability of ordinary households to stay financially afloat, to feed their children, to get by day to day.</p> <p>I appreciate that the Council is facing genuine challenges, particularly around infrastructure and managing growth. However, from a resident's perspective, it increasingly feels as though existing ratepayers are being asked to carry too much of that burden, and little responsibility is being taken by the council as council management wages increase to an astronomical level.</p> <p>At some point, the conversation has to move beyond whether increases can be justified in theory and ask a more practical question: can residents actually afford them? For many households in this district, including my own, the answer is no.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Tsuyuki, Katie	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges	
Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects	
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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037
Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback	
Do you have any other feedback on the draft Annual Plan?	
<p>I am writing to share my concerns regarding the proposed rates increases under this Annual Plan, and to encourage Council to take a more cautious and balanced approach.</p> <p>Over recent years, rates in our district have risen at a pace that is becoming increasingly difficult for many households to keep up with. For families like mine, these increases are no longer just noticeable—they are starting to feel unsustainable when combined with the wider cost of living pressures we are all facing.</p> <p>Like many in our community, we are managing rising mortgage costs, higher food prices, insurance, fuel, and everyday expenses. Rates are a fixed cost we cannot adjust, and continued increases at this level place real strain on household budgets. There is a growing sense that we are nearing the limit of what people can reasonably absorb.</p> <p>I fully appreciate that Council is dealing with genuine challenges, particularly around infrastructure and growth. However, the current approach risks placing too much of that burden on existing ratepayers. The question is no longer just whether increases can be justified, but whether they are affordable in practice. For many, they are not.</p> <p>With that in mind, I encourage Council to consider the following:</p> <ol style="list-style-type: none"> 1. Treat affordability as a firm boundary. Acknowledging pressure is important, but it should also guide decision-making. Setting a clear and realistic limit on increases would demonstrate that affordability is being taken seriously. 2. Strengthen confidence in cost control. Ratepayers need to see clear evidence that every effort has been made to manage and reduce operational spending before additional costs are passed on. 3. Focus on essential infrastructure. In the current environment, prioritising critical services over non-essential projects would help ease pressure while still maintaining what matters most. Some initiatives can reasonably be deferred. 4. Ensure a fair balance between growth and existing residents. While growth brings opportunity, it also brings cost. It is important that existing residents—local workers, families, and long-term community members—are not carrying a disproportionate share of that burden. 5. Be transparent about trade-offs. Clear communication about what has been scaled back, delayed, or removed to keep increases manageable would help build trust and show that difficult choices are being made. <p>Our community values progress and investment, but it needs to be grounded in what people can realistically afford. If rates continue to rise at the current pace, there is a real risk of pushing long-term residents out of the district—something that would fundamentally change the character of our community.</p> <p>I encourage Council to take this opportunity to show leadership by moderating the proposed increases, focusing on essentials, and demonstrating strong financial discipline.</p> <p>Affordability is not just a challenge to acknowledge—it is a limit that must shape the path forward.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6689501

Responded At: 2026-04-23 19:54:49 +1000

Name	Tucker,Carla	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges	
Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects	
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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037
Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback	
Do you have any other feedback on the draft Annual Plan?	
<p>I do not support the proposed rates increase for the smaller communities that is well above the average. I don't see how the Hawea rates rise can be so much when it was not predicted in the long term plan or when the project is coming in under budget. I don't see how the wastewater project being built is not funded properly by the new sections and the central government funding. I also don't believe we should be paying for a service that is not operational yet. How can we be expected to pay for a system that we are not even connected to or get to benefit from. I also don't understand why there is a need to increase the rates that much to cover water assets when the whole system is being moved to a CCO and will be recalculated and removed from rates in the short term and can be resolved if there are any discrepancies at that point.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6660842

Responded At: 2026-03-27 15:33:29 +1100

Name	Turner,Olivia	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
The proposed variation in rates increase for the Luggate area is well above what is affordable for the average homeowner. We are still navigating high fixed interest rates and with the cost of living at an all time high I'm seriously wondering how is this possible. It is so discouraging and makes us not want to live here. Where is the transparency and where is the consideration from the paper pushing decision makers on council? How about salary decrease to contribute and to compensate for the lack of professionalism in executing such an impactful increase. Community morale is down because of this. What will council be doing to help?	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690327

Responded At: 2026-04-24 10:50:38 +1000

Name	Turnham,Claire	Organisation (if any)	OWL Foundation	Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d83f882761520caff31e62004cf966208cadca0b/original/1776991796/691ebd0e1295a6a5eccefe5f8c73049c_QLDC_Submission_2026_27%2024%20April%202026%20.pdf?1776991796

Name	Vallillee, Evelyn	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

I am writing to formally oppose the continued trajectory of rates increases proposed under this Annual Plan for Lake Hāwea. 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 and I don't see any relief coming soon.

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 multiple quotes from local and regional companies pitching for the jobs should be disclosed. Hiring companies and contractors outside of our community does not make our economy stronger but rather weaker.

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.

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.

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 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.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Van der Heyden, Jack	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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? No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Location: Hawea

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 tradies, 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.

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 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.

Is a pre-prepared submission available? No

Pre-prepared submission link:

Name	Vasquez Torres, Claudia	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Location : Hawea

To whom may concern,

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.

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. 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.

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.

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 strongly encourage Council to reduce the proposed increase, defer non-essential spending, and take a more disciplined approach to costs before making a decision.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Veal,Yolanda	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

From: Yolanda

Location: Hawea

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 tradies, 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.



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 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.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6656736

Responded At: 2026-03-26 21:15:07 +1100

Name	Vlietstra,Paul	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
We are retired and moved to Luggate so we could afford to stay in Otago (lived here all our lives). Our pension is not rising so we won't be able to cope with a huge increase in rates etc, especially with the cost of food petrol and electricity which continues to rise.	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
We enjoy Luggate how it is now.	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Wagner, Lisa	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

When I first heard of the intended 22.3% rates increase for Hawea residents, I was shocked and horrified. There are no other scenarios where such a drastic increase is imposed in other bills, services or taxes, this is around \$1000 per year on top of the increase last year, this means our rates have increased by \$1800 in over a year. This is an absurdly high increase for a family of 2 children to absorb. I do expect to see rates increase due to rising costs and improving infrastructure, however this amount cannot be accepted in my opinion. This amount means something has gone severely wrong with QLDC financial planning and spending. How has the wastewater programme not been funded by grants, previous rates bills and the developer who is building the new houses in Longview?

Furthermore, I have discovered that Kingston does not have such a high rates proposal because 'it would be unfair to begin cost recovery now because the Kingston scheme is not yet operational' these are from QLDC's own words - Upper Clutha Wastewater scheme is also not yet operational so why is this not also being applied to Hawea? I would expect fair logic to be applied within the same council.

Hawea has some of the lowest median property values in the district, we purchased our section in 2017 because it was more affordable, there are many young families and retirees in Hawea, this is a community who cannot withstand large increases at a time when we are in a cost of living crisis in New Zealand.

Lake Hawea also has very limited social infrastructure, we have a part-time library only, and no transport options. Our rates increase and total rates should be far lower than other areas in the QLDC district.

You should be able to obtain the cost of required new infrastructure from the new developments and from developers themselves, and from government schemes. Existing residents and families should not bear the brunt of these costs, this is incredibly unfair. Under the local government Act the growth portion (around \$23M) should have been recovered from developers, NOT existing rate payers.

I usually don't have time to prepare submissions, I am a working Mum of 2, but this issue has really angered me with all of the points above being unfair and unaccounted for.

I do expect a response and as a community I know we are wanting answers, logic and fair treatment.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Wall, Marie	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

From:

Location: Hawea

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 tradies, 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.



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 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.

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6678113

Responded At: 2026-04-17 05:31:00 +1000

Name	Walsh, Lucy	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
We can't afford it	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688753

Responded At: 2026-04-23 15:45:09 +1000

Name	Walthew,Cherilyn	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7cb80f84cd9d0b7ff426943171e7c1a7c92ed827/original/1776922425/5fc7c416ad58fc93723c044df75521e7_20260423%20-%20Draft%20Annual%20Plan%20Submission%20-%20Cherilyn%20Walthew.pdf?1776922425

Respondent No: 6689936

Responded At: 2026-04-24 06:22:48 +1000

Name	Ward,Judy	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
Financial strain on people.has got to unsustainable levels.	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Council needs to focus solely on essential services for a couple of years while we see what the impact of the world fuel crisis does to inflation and rate payers ability to contribute.	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6661334

Responded At: 2026-03-28 09:23:48 +1100

Name	Watkins,Natalia	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Whilst I am supportive of the Community Board's priorities, in the current cost environment, the timing of all discretionary projects in the region should be reviewed. Whilst the community would be disappointed by delays, I think if the impact on their rates was explained, there would be support, or understanding.	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
The proposed rate increases for Hawea (and other small communities, such as Luggate) are tone deaf. These communities are supposed to be supporting families to be able to live and work in the region. It's as though there is no awareness of the cost of living challenges - this plan punishes those areas that are needed to provide affordable housing. @John Glover - this is not why you were voted in. Please review the details of the proposal and think again.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Watson, Philip	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

1. Campaign commitments vs current proposal

At the most recent local body election, several councilors campaigned on ensuring that rates increases would remain affordable for residents. The proposed increase is, in my view, not consistent with that commitment. For many households, particularly those on fixed or moderate incomes, the scale of the increase places real pressure on cost of living. I ask Council to clearly explain how this proposal aligns with their conscience and prior commitments to affordability.

2. Growth-driven infrastructure costs and fairness to incumbent residents

A significant portion of the proposed expenditure appears to be driven by infrastructure required to support future population growth and ongoing development. This raises a fundamental issue of fairness for existing residents.

The current and planned growth of the district is not something that incumbent residents have actively requested, and many current ratepayers may not directly benefit from the scale of development being enabled. Despite this, existing residents appear to be carrying a disproportionate share of the cost of infrastructure required for future population growth.

This raises several important questions:

Why are existing ratepayers bearing such a large share of the cost for infrastructure that primarily enables future development?

Why are the costs not more fully recovered from those directly benefiting, including developers, new subdivisions, and incoming residents through development contributions and targeted growth funding?

What mechanisms are in place to ensure that growth pays for growth?

At the same time, many existing residents are not seeing proportional improvements in core services. This disconnect between increased cost and perceived benefit needs to be addressed.

3. Lack of transparent financial justification, growth funding, and economies of scale

There appears to be insufficient publicly accessible detail showing how the proposed rates increase has been calculated, particularly in relation to growth-related expenditure.

I request Council clearly disclose:

The total cost of proposed infrastructure and services driving the increase

The proportion funded by development contributions and direct payments from developers

The proportion funded by central government subsidies, grants, or co-funding arrangements and timing of this, as well as how this affects future rates increases or rebates

The remaining proportion required from existing ratepayers through rates increases

In addition, I question why the principle of economies of scale is not evident in the proposed increase. As the district grows and the rating base expands, one would reasonably expect costs to be spread more widely, reducing pressure on existing households.

Instead, the proposed increase suggests that growth is increasing, rather than reducing, the burden on incumbent ratepayers.

Council should therefore clearly explain:

Why population growth is not reducing per-household cost pressures

What assumptions have been used regarding economies of scale

Whether growth is expected to reduce or further increase rates over time

4. Equity concerns – Lake Hāwea compared to wider benchmarks

The proposed distribution of rates raises significant equity concerns, particularly for Lake Hāwea.

Based on the proposed figures:

Lake Hāwea ratepayers are facing an increase of 22.3%

This is materially higher than the overall QLDC average increase (as presented in the Annual Plan)

This indicates that Lake Hāwea residents are being asked to absorb a disproportionately high increase relative to local benchmarks.

In addition:

Lower-value properties appear to be paying a higher effective proportion relative to property value

Comparable areas such as Kingston do not appear to face increases of a similar magnitude

This raises important questions:

What methodology is being used to allocate increases across communities?

Why are lower-value areas experiencing higher proportional increases?

Why are similar communities treated differently?

A transparent and clearly justified explanation of this allocation model is essential.

Conclusion

I urge Council to reconsider the scale and structure of the proposed rates increase, with particular focus on:

Ensuring affordability for existing residents

Ensuring that growth-related costs are borne by those who directly benefit

Providing full transparency of funding sources and financial decision-making

Demonstrating why expected economies of scale are not being achieved

Applying a fair and consistent methodology across communities

Thank you for the opportunity to provide my submission.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Watson,Catherine	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

A 22.3% rates increase for Lake Hāwea is not just a difficult adjustment—it is an inequitable outcome that risks undermining confidence in how QLDC allocates the costs of growth. Residents are being asked to absorb a significantly higher increase than most of the district, despite having had limited influence over the development decisions and infrastructure planning that have led to this situation, and not being provided with sufficient transparency around costing to assess its fairness, or lack of.

1. Growth and Infrastructure Planning (Longview Development)

The Longview subdivision was progressed under the Special Housing Area framework and supported by QLDC despite well-documented concerns from the Hāwea Community Association regarding the adequacy and timing of supporting infrastructure, particularly water and wastewater services.

The Draft Annual Plan acknowledges the district is experiencing rapid growth that has “consistently exceeded predictions” and is placing significant pressure on infrastructure and services (p.5). In addition, major investment is now required to upgrade wastewater infrastructure in the Upper Clutha, including connecting Hāwea to the Project Pure treatment plant (p.8).

This reinforces that growth has outpaced infrastructure delivery, and current residents are now being asked to fund the consequences of those earlier planning decisions despite having limited influence over them.

2. Equity of Rates Relative to Services Provided

Historically, Lake Hāwea rates have been lower than other parts of the district, reflecting both lower capital values and a lower level of service provision.

The proposed increase would bring Hāwea rates closer to those of higher-service areas without a corresponding increase in services or amenity. This creates an inequitable situation where residents are effectively paying more while continuing to receive fewer services.

3. Timing of Costs vs Delivery of Benefits

Residents are being asked to contribute significantly toward infrastructure that is not yet fully operational or accessible. While it is accepted that infrastructure funding can precede delivery, the scale and immediacy of this increase raises concerns about fairness and affordability. The timing seems especially concerning given access to expected Government contributions in the next year.

4. Funding of Growth-Related Infrastructure

The Draft Annual Plan notes that development contributions are intended to help fund new infrastructure required as the district grows (p.13). It also acknowledges that councils often need to partner with others to obtain funding beyond what can be raised through rates (p.5).

However, it remains unclear:

What proportion of infrastructure costs is being funded through development contributions versus rates, and

Whether all available external funding sources have been fully utilised

Greater transparency is needed to demonstrate that existing residents are not bearing a disproportionate share of growth-related costs.

5. Cost Allocation Between Communities

The proposed cost-sharing approach between Hāwea and Wānaka requires further explanation. While significant investment is being made in Upper Clutha wastewater infrastructure (p.10), the Draft Annual Plan does not clearly explain how costs are allocated between communities or how this reflects relative benefit and ability to pay.

Given Wānaka's larger population and rating base, a more detailed justification of any equal or proportional cost split is necessary.

6. Consistency Across the District (Including Kingston)

The Draft Annual Plan identifies that small communities including Hāwea, Kingston and Cardrona are facing higher rates increases due to investment in water and wastewater infrastructure (p.21).

However, the indicative rates table shows a significant disparity in impact:

Lake Hāwea: 22.3% increase

Kingston: 11.1% increase (p.22)

This demonstrates that while both communities face similar infrastructure challenges, the financial impact on Hāwea residents is substantially higher. This raises legitimate concerns about consistency and fairness in how infrastructure costs are being allocated. Clear criteria should be provided to explain why Lake Hāwea residents are subject to a materially higher and more immediate financial burden.

7. Transparency and Justification

The Draft Annual Plan outlines significant capital investment, including \$205.8M in 2026–2027 with over half allocated to three waters infrastructure (p.10). However, there is limited accessible detail explaining:

The breakdown of costs specific to Hāwea-related infrastructure

How those costs are distributed across communities

What alternative funding or staging options were considered

Without this information, it is difficult for residents to assess whether the proposed approach is fair and proportionate.

Conclusion

The proposed rates increase places a disproportionate burden on Lake Hāwea residents, particularly given:

The acknowledged infrastructure pressures resulting from rapid growth

The lower level of service provision

The significantly higher increase compared to similar communities

The delay in actual provision of services to affected residents

I respectfully request that QLDC:

Reassess the scale and timing of the proposed increase

Provide greater transparency around costings and funding sources

Ensure that growth-related infrastructure costs are allocated fairly and proportionately

Clearly justify any differences in treatment between communities

Thank you for the opportunity to provide feedback.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Watson,Catherine	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

A 22.3% rates increase for Lake Hāwea is not just a difficult adjustment—it is an inequitable outcome that risks undermining confidence in how QLDC allocates the costs of growth. Residents are being asked to absorb a significantly higher increase than most of the district, despite having had limited influence over the development decisions and infrastructure planning that have led to this situation, and not being provided with sufficient transparency around costing to assess its fairness, or lack of.

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This reinforces that growth has outpaced infrastructure delivery, and current residents are now being asked to fund the consequences of those earlier planning decisions despite having limited influence over them.

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Historically, Lake Hāwea rates have been lower than other parts of the district, reflecting both lower capital values and a lower level of service provision.

The proposed increase would bring Hāwea rates closer to those of higher-service areas without a corresponding increase in services or amenity. This creates an inequitable situation where residents are effectively paying more while continuing to receive fewer services.

3. Timing of Costs vs Delivery of Benefits

Residents are being asked to contribute significantly toward infrastructure that is not yet fully operational or accessible. While it is accepted that infrastructure funding can precede delivery, the scale and immediacy of this increase raises concerns about fairness and affordability. The timing seems especially concerning given access to expected Government contributions in the next year.

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However, it remains unclear:

What proportion of infrastructure costs is being funded through development contributions versus rates, and

Whether all available external funding sources have been fully utilised

Greater transparency is needed to demonstrate that existing residents are not bearing a disproportionate share of growth-related costs.

5. Cost Allocation Between Communities

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Given Wānaka's larger population and rating base, a more detailed justification of any equal or proportional cost split is necessary.

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The lower level of service provision

The significantly higher increase compared to similar communities

The delay in actual provision of services to affected residents

I respectfully request that QLDC:

Reassess the scale and timing of the proposed increase

Provide greater transparency around costings and funding sources

Ensure that growth-related infrastructure costs are allocated fairly and proportionately

Clearly justify any differences in treatment between communities

Thank you for the opportunity to provide feedback.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6691260

Responded At: 2026-04-24 18:43:15 +1000

Name	Webber,Sean	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
A 29% rise is ridiculous. Instead of major rate hike, maybe juts be a little smarter with the money.	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Weir, Michael	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Location: Hawea

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 tradies, 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.



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 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.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6685837

Responded At: 2026-04-21 17:22:11 +1000

Name	Welch, Tim	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
I support investment in active transport, including expanding shared paths, completing missing links in the walking and cycling network. These projects are important for improving safety, reducing traffic congestion, and supporting a more connected and accessible community.	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Westphal,TG	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

Strong believer in "user/beneficiary pays" approach.

Wānaka Community Board Priority Projects

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?

No

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

A clearer case needs to be made for why these initiatives are deemed absolutely necessary and beneficial to ALL residents; for example, upgrades to lakefront and downtown areas disproportionately benefit owners of commercial properties there (via increased values) vs the community as a whole.

If a case can be made for how many residents will actually utilise and thus benefit from each project, and rank those projects accordingly, appropriate prioritisations can be made, including deferring or cancelling some that, in reality, are only enjoyed by/benefiting a few. In a time of financial hardship for many residents, tough choices just have to be made vs simply continuing to increase rates at an eye-watering rate.

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

The following would help ratepayers understand QLDC investments and expenses better, and lead to a fairer and more equitable allocation of the burdens associated with growth in our region:

- 1) Development contributions need to be "development funding": A "contribution" terminology is misplaced; the actual full costs associated with a new development need to be assessed and on-charged to the developer in full.
- 2) A bottom-up approach of reviewing every existing and proposed service, investment, or expense needs to happen, which would also address the national government's suggestion that local fiscal management is questionable. A bottom-up approach will divide the essential from the nice-to-haves very quickly, and if not every small lobby group gets their wishes for investment met, so be it. I have no doubt that if this approach is taken and the results communicated to ratepayers simply, and in as few words as possible, there will be broader public agreement with the annual budgets going forward. No expense or proposed investment should be treated as a "given".
- 3) Related to the previous point, a simple table showing every current or proposed project, its cost, its main beneficiaries and what they contribute over and above others, and lastly, the reason for its supposed urgency vs feasibility of deferment or cancellation, should be created and shared with ratepayers. It will enable much easier decision-making to separate the essentials from the desirables, and get public buy-in.

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Wetherall,Emberly	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

I fully support all proposals for shared path and active transport projects. I feel it's critical to establish this infrastructure to enhance safe alternative transport options and contribute to our zero carbon goal.

I also fully support progressing and funding public transport in the Upper Clutha. The flow on effects of establishing reliable public transport are huge and include: assisting the community with the rising cost of living, reducing traffic congestion = improving quality of living, reducing wear and tear on our roads = decreasing \$ for repair, reducing noise pollution = helping to meet our deafening dawn chorus goal, improves community connection by proving opportunity for people to connect and catch up, and contributing to overall behaviour change to create a more regenerative living culture.

Our natural environment underpins our health and wellbeing, and we are currently failing on water quality (sewage discharge into our fresh water should never be an option), noise pollution from (vehicle, boat and aviation), lack of climate resilient development, and lack of food resilience and security. As part of our climate action and biodiversity plan I would like council to map the biophysical limits of our environment and create limits that assure that the health of our environment is included in decision making and long term planning. For instance rain gardens should be apart of every development, roof top rainwater capture encouraged, greywater recycling so people don't have to use fresh drinking water to irrigate their lawn etc.

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

*I absolutely agree that the QT gondola project is a white elephant, which will end up costing rate payers and not solve congestion issues. I would like to see investment in something (like a monorail) that can move a lot of people quickly, can be scaled to reach communities further away like Jack's Point, and that is effective in creating behaviour change and improving quality of living.

*In improving equity and quality of living within the district I would like to see (in addition to a bed tax), higher rates or an additional tax on second (or more) home ownership as we've seen successful in other part of the world. This could be similar to the proposal NY just rolled out taxing second homes worth more than \$5mill. See article here <https://www.governor.ny.gov/news/governor-hochul-announces-pied-terre-tax-proposal-luxury-second-homes-valued-5-million-or-more>.

I also want to bring attention to the resilience of our district. History shows when civilisations lose their primary energy source (fossil fuels) they turn to wood. We are putting all our eggs in the electricity basket and we're lucky that we have hydro electricity generation, which on the renewables scale is very stable and reliable, BUT it still depends on the weather, which is getting more extreme and unpredictable, and as we experienced in 2024 with 1 meter left above min levels for power generation (which sparked a very heated debate about lowering lake levels) we still have vulnerabilities in the system and having some diversity and/or at least a reliable back up throughout the district would be a sensible plan. Throughout history wood has been that back up, and from a home resilience stand point if you have a wood burner all your essential needs are met. You can heat your home, cook, heat water for shower or a cuppa or purifying water. I'm currently witnessing the systematic removal of probably the most resilient tree species (pine) in the district because we've labelled it a weed. Pine wood is good for building homes, furniture, firewood. It has been holding our topsoil in place, providing us and livestock with shade and shelter from increasingly intensifying winds, it's fungal associations provide an incredible wild food source through winter months, and it thrives in our harsh environment. I cannot help but wonder if a decade from now when we have chopped the last tree down if we will look back and realise how foolish this was and how increasingly vulnerable it made us. If there were ever a time to scale agroforestry on farm land, scale food trees, timber and fiber on council and subdivision land (along with natives) now would be it. Thinking, planning and acting on generational time scales. With that said I would like to suggest that council rethinks the removal of pines to assure the resilience of our communities in the decades to come. If we have an AF8 and the Hawea dam goes we'll be happy that a proportion of the community can still meet it's needs with wood and that we still have a local wood supply on hand. It's about smart management not clear felling!

With the cost of living effecting every home I would also like to propose more funding for establishing food forests on council land including more fruit, nut, herbs etc. throughout our parks and reserves where people have easy access to highly nutritious kai. Currently the new Eely point reserve plan doesn't include a single edible tree species!!!! This is a simple thing that improves community food resilience while also reconnecting people to land and place, making them more likely to want to protect and improve it. This contributes to climate resilience, the enhanced dawn chorus, community health and wellbeing, lessens the cost of living crisis with opportunities to collect free kai and so much more.

Other feedback

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

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6686824

Responded At: 2026-04-22 12:21:52 +1000

Name	Wheeler, Raymond	Organisation (if any)	Retired	Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Need to have is priority Nice to have back of queue	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688717

Responded At: 2026-04-23 15:45:08 +1000

Name	Whitaker, Jenny	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I am writing to oppose the large rate increases for residents in Lake Hāwea . It is too much, especially when it's hard to see what we're actually getting for it . There's very little visible investment back into the area.</p> <p>What's also worrying is the amount of development happening, and the sense that existing residents are the ones effectively paying for the infrastructure that supports that growth. Roads, services, and upgrades are needed and this cost should be carried by the developers.</p> <p>On top of that, the proposed rise simply isn't affordable for many house holds. I strongly ask that you reconsider the scale of this rates increase.</p> <p>Right now, this increase just feels hard to justify.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Wieben,Sanne	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Subject: Submission on QLDC Draft Annual Plan 2026/27 – Inequitable Rates for Luggate
To Queenstown Lakes District Council

Tēnā koutou,

Re: Submission on Draft Annual Plan 2026/27

I am a Luggate resident and oppose the proposed rate increases of 29.3% for Luggate. I do not wish to speak at a hearing.

Concerns:

Unfair burden on working families

Luggate faces a 29.3% median rates rise, an increase of \$1342.00 per year for our household. Hāwea faces 22.3%. Lake Hāwea and Luggate have the lowest median property values in the district. Working families, tradespeople and retirees bear the burden — not wealthy holiday-home owners.

Inconsistent treatment vs Kingston

Kingston's new water/wastewater scheme is ~75% larger in capital cost than the UCCS, yet its rates rise is 11.1% — a third of Luggate's.

Council's Kingston Rates Fact Sheet, March 2026, says it would be "unfair to begin full cost recovery now" as the scheme is "not yet operational". \$130,000 was deferred.

The UCCS is also not operational. Council's September 2025 note confirms completion in early 2027. Yet Hāwea and Luggate are charged in full now.

Affordability and social impact

Rates for many Luggate families, rate will be a cumulative increase of 51% in 2 years if this proposed increase comes into place.

As a young family with 2 young kids how does this council think we can pay an extra \$ 1342 annual ?

With the cost of living, mortgage petrol cost and food prices rising how can we afford to live in Luggate ?

We moved here from Queenstown because Luggate was affordable and it's a great place to raise our 2 young boys. This council is making it unaffordable for working families, we have friends who will move away to Southland as they cannot afford to live in Luggate. That is not a sustainable outcome for our community.

Growth costs and debt shifted to ratepayers

On Council's own figures, 47% of UCCS cost is for growth. Under the Local Government Act, that ~\$23M should be recovered from developers, not existing ratepayers. About 80% of this year's wastewater cost increase is interest on borrowings.

Luggate wastewater capacity is being sized for future development including Lake Mackay Station and Wānaka Airport expansion.

Existing Luggate households should not fund infrastructure for private or commercial growth yet to occur.

If deferral is fair for Kingston, it must be fair for us.

This approach targets Upper Clutha working families and contradicts Council's "opportunities for all" outcome.

I request that Council:

1. Reassess affordability, particularly where increases significantly exceed district averages
2. Provide full transparency on development contributions, including total amounts collected, methodology, and allocation
3. Clarify historical funding, including how past infrastructure investments have been funded and recovered
4. Fund growth costs via developers per the LGA, not current ratepayers.
5. Ensure fair allocation between growth and existing residents so that growth contributes an appropriate share.

Ngā mihi,

Sanne Wieben

Luggate

(member of the Luggate community Association) ** submitted via email, entered by Let's Talk team	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Williams,Amy	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? No

Please outline the reason for your position on proposed changes to user fees and charges:

I am writing to formally oppose the ongoing trajectory of rates increases proposed in this Annual Plan, particularly given the growing impact on communities such as Lake Hāwea.

Rates across the Queenstown Lakes District have risen significantly in recent years and are now placing sustained and, for many households, unsustainable financial pressure on residents. These increases are no longer marginal adjustments — they are materially affecting household affordability.

In communities like Lake Hāwea, this pressure is especially evident. Many long-term locals who contribute significantly to the community are increasingly being priced out by rising rates alongside mortgage, insurance, and living costs. As a non-discretionary expense, rates directly impact whether people can afford to remain living in the district.

While I recognise Council faces real challenges around growth and infrastructure, the current approach places too much of the burden on existing ratepayers. The key issue is not whether investment is needed, but whether it is affordable — and at present, it is not.

I believe a more balanced and equitable approach is required:

Affordability must be a hard constraint. Rates increases must reflect what households can realistically sustain, not simply what funding requirements dictate.

Tourism must contribute more directly. Visitors place significant demand on local infrastructure, yet costs are largely borne by residents. Stronger mechanisms such as visitor levies should be prioritised so users contribute fairly to the system they rely on.

Fairer contribution across all who use local infrastructure. Cost recovery should better reflect actual usage and benefit, not rely disproportionately on property owners alone.

Infrastructure must be developer-funded where capacity is exceeded. Subdivision and land development must be fully assessed at the planning stage. Where existing systems cannot support growth — such as in the case of Longview — required infrastructure upgrades must be funded, planned, and delivered by developers, not shifted onto existing ratepayers.

Stronger prioritisation of essential services. Non-essential or discretionary projects should be deferred until affordability improves.

Greater transparency and discipline in Council spending. A full review of discretionary expenditure should be undertaken to identify savings before further increases are imposed.

Fairer allocation of growth costs. Existing residents, including those in Lake Hāwea, should not be expected to carry a disproportionate share of infrastructure costs driven by new development and population growth.

Clearer communication of trade-offs. Consultation documents must clearly show what has been deferred or reduced, not just what is being proposed.

In its current form, the scale of rates increases is not sustainable for many residents and risks undermining the long-term stability of communities like Lake Hāwea.

I support necessary investment, but it must be delivered within genuine affordability limits. I strongly urge Council to reduce the proposed increase, defer non-essential expenditure, review spending rigorously, and adopt a more equitable funding model before finalising this plan.

Affordability must be treated as a binding constraint, not an afterthought.

Wānaka Community Board Priority Projects

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

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Yes — but with conditions.

I support Council allocating funding or resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board where those projects are genuinely essential, evidence-based, and clearly aligned with community need and affordability constraints. However, I would not support bringing forward funding in a blanket way or accelerating projects without clear prioritisation, robust cost-benefit assessment, and transparency around trade-offs. Given the current pressure on rates, any early funding decisions should be carefully weighed against overall affordability and the impact on existing ratepayers.

In principle, local prioritisation through the Community Board is positive, but it must still sit within a disciplined, district-wide framework that ensures:

- * essential infrastructure is prioritised over discretionary projects
- * costs are not simply accelerated onto ratepayers sooner than necessary
- * funding decisions remain transparent and justified
- * affordability remains a binding constraint, not a flexible one

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Council must prioritise affordability in the LTP 2027–2037, ensuring rates increases remain within what households can realistically sustain. Essential infrastructure should be prioritised over discretionary spending, with stronger discipline and transparency around Council expenditure.

Growth must pay for growth, with subdivision and development required to fully fund the infrastructure they create demand for, rather than shifting costs onto existing ratepayers. Tourism should also contribute more directly to local infrastructure costs.

Without these changes, continued rates increases risk undermining the long-term sustainability of communities like Lake Hāwea.

Other feedback

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

Yes. I do not support the level of rates increases proposed in the draft Annual Plan. The current trajectory is not affordable for many households and risks pushing long-term residents out of the district.

There is a clear need for stronger financial discipline, with a sharper focus on essential infrastructure and the deferral of non-critical projects. Council must demonstrate greater effort to reduce costs and improve efficiency before increasing the burden on ratepayers. Growth must pay for growth. Developers should be fully responsible for funding the infrastructure required to support new developments, and tourism should contribute more directly to the infrastructure it relies on.

Without a more balanced and affordability-focused approach, the Plan risks undermining the long-term sustainability of communities such as Lake Hāwea.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Williams,Kawhata	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
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Please outline the reason for your position on proposed changes to user fees and charges:

I am writing to formally oppose the ongoing trajectory of rates increases proposed in this Annual Plan, particularly given the growing impact on communities such as Lake Hāwea.

Rates across the Queenstown Lakes District have risen significantly in recent years and are now placing sustained and, for many households, unsustainable financial pressure on residents. These increases are no longer marginal adjustments — they are materially affecting household affordability.

In communities like Lake Hāwea, this pressure is especially evident. Many long-term locals who contribute significantly to the community are increasingly being priced out by rising rates alongside mortgage, insurance, and living costs. As a non-discretionary expense, rates directly impact whether people can afford to remain living in the district.

While I recognise Council faces real challenges around growth and infrastructure, the current approach places too much of the burden on existing ratepayers. The key issue is not whether investment is needed, but whether it is affordable — and at present, it is not.

I believe a more balanced and equitable approach is required:

Affordability must be a hard constraint. Rates increases must reflect what households can realistically sustain, not simply what funding requirements dictate.

Tourism must contribute more directly. Visitors place significant demand on local infrastructure, yet costs are largely borne by residents. Stronger mechanisms such as visitor levies should be prioritised so users contribute fairly to the system they rely on.

Fairer contribution across all who use local infrastructure. Cost recovery should better reflect actual usage and benefit, not rely disproportionately on property owners alone.

Infrastructure must be developer-funded where capacity is exceeded. Subdivision and land development must be fully assessed at the planning stage. Where existing systems cannot support growth — such as in the case of Longview — required infrastructure upgrades must be funded, planned, and delivered by developers, not shifted onto existing ratepayers.

Stronger prioritisation of essential services. Non-essential or discretionary projects should be deferred until affordability improves.

Greater transparency and discipline in Council spending. A full review of discretionary expenditure should be undertaken to identify savings before further increases are imposed.

Fairer allocation of growth costs. Existing residents, including those in Lake Hāwea, should not be expected to carry a disproportionate share of infrastructure costs driven by new development and population growth.

Clearer communication of trade-offs. Consultation documents must clearly show what has been deferred or reduced, not just what is being proposed.

In its current form, the scale of rates increases is not sustainable for many residents and risks undermining the long-term stability of communities like Lake Hāwea.

I support necessary investment, but it must be delivered within genuine affordability limits. I strongly urge Council to reduce the proposed increase, defer non-essential expenditure, review spending rigorously, and adopt a more equitable funding model before finalising this plan.

Affordability must be treated as a binding constraint, not an afterthought.

Wānaka Community Board Priority Projects

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
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Yes — but with conditions.

I support Council allocating funding or resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board where those projects are genuinely essential, evidence-based, and clearly aligned with community need and affordability constraints. However, I would not support bringing forward funding in a blanket way or accelerating projects without clear prioritisation, robust cost-benefit assessment, and transparency around trade-offs. Given the current pressure on rates, any early funding decisions should be carefully weighed against overall affordability and the impact on existing ratepayers.

In principle, local prioritisation through the Community Board is positive, but it must still sit within a disciplined, district-wide framework that ensures:

- * essential infrastructure is prioritised over discretionary projects
- * costs are not simply accelerated onto ratepayers sooner than necessary
- * funding decisions remain transparent and justified
- * affordability remains a binding constraint, not a flexible one

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Council must prioritise affordability in the LTP 2027–2037, ensuring rates increases remain within what households can realistically sustain. Essential infrastructure should be prioritised over discretionary spending, with stronger discipline and transparency around Council expenditure.

Growth must pay for growth, with subdivision and development required to fully fund the infrastructure they create demand for, rather than shifting costs onto existing ratepayers. Tourism should also contribute more directly to local infrastructure costs.

Without these changes, continued rates increases risk undermining the long-term sustainability of communities like Lake Hāwea.

Other feedback

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

Yes. I do not support the level of rates increases proposed in the draft Annual Plan. The current trajectory is not affordable for many households and risks pushing long-term residents out of the district.

There is a clear need for stronger financial discipline, with a sharper focus on essential infrastructure and the deferral of non-critical projects. Council must demonstrate greater effort to reduce costs and improve efficiency before increasing the burden on ratepayers.

Growth must pay for growth. Developers should be fully responsible for funding the infrastructure required to support new developments, and tourism should contribute more directly to the infrastructure it relies on.

Without a more balanced and affordability-focused approach, the Plan risks undermining the long-term sustainability of communities such as Lake Hāwea.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Williamson, Liz	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Rates increases

Location: Hawea

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 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

While I understand that Council is facing genuine cost pressures, particularly around infrastructure and growth. It seems for Hawea that we are being asked to pay for infrastructure to support expansion that its community neither asked for nor is sustainable. Fast tracking by government has led to a Developers extravaganza in our region leaving existing ratepayers holding the bill.

However the issue is beyond whether increases can be justified — now whether they are actually affordable in reality. As proposed, they are not. As a long term Hawea property owner we have not seen an increase in council services to match the huge increase in rates. I expect we will be paying for the Wanaka-Hawea road to be widened next as the developers disappear off into the sunset. 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 tradies, 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.



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

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.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690343

Responded At: 2026-04-24 11:01:23 +1000

Name	Winton, Patricia	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I strongly oppose the proposal for a 22.3% increase in our rates. We have been rate payers here since 1981 and paid for connection to water and sewerage sometime later now you are expecting us retirees and many others on fixed incomes to add to our already exorbitant rate bill to complete infrastructure that should have been in place before developments such as Longview were allowed to take place. I ask that any rate rise be brought into the district average range as Kingston's has been. I Remain Patricia Winton **Received via Lets Talk email. Submitted by QLDC.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Wither, Deirdre	Organisation (if any)		Do you wish to speak at a hearing?	Yes
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

My submission relates to the proposed rates increase in Luggate (I would like to note that Hawea is facing a similar financial burden but as a ratepayer from Luggate I feel better informed to speak to the Luggate scenario)

I oppose this part of the plan change

My reasons for opposing this part of the plan change are

When I purchased my property in the Luggate village subdivision in 2011 water and waste water services were provided and functional. Luggate and Hawea at the time were the affordable options to buy and build for those who had to work and save to buy their own home.

After some years council decided that wastewater needed to be redirected to project pure, despite the fact that Luggate village already had an existing waste system. The developer who took the Luggate village subdivision over from Jim Boulton had offered to add the new stages of development to the existing village waste water treatment plant and continue maintaining this system. The council decided instead to connect Luggate wastewater to project pure. This decision ensured that the new Lake McKay subdivision had wastewater treatment - (they were not part of Luggate village) and also provided for future developments in the area and the new hall. It also gave an opportunity for a few of the older homes in Luggate to move from the septic tank system.

Continuing development in the Luggate area has also meant that the existing water capacity was not adequate to service the expanded number of households, new proposed developments such as Corbridge estate and the airport. This necessitated a new bore to provide a sufficient supply to the existing residents as well as provide for future development.

This change in service level and infrastructure incurred a considerable cost which should have been covered by the developer contributions, instead existing ratepayers in Luggate are being charged for this.

Existing ratepayers should not be subsidising growth-driven infrastructure, The principle that growth should pay for growth is well established. The council's own Development Contributions Policy under the Local Government Act 2002 exists precisely for this purpose — to ensure that developers who create additional demand on local infrastructure contribute to the extra cost they impose on the community.

I would like the council to answer a direct question: what proportion of the wastewater and water supply upgrade costs for the Luggate area are being recovered through developer contributions, and what proportion is being loaded onto existing ratepayers through rates? If this infrastructure is, in the Deputy Mayor's own words, "largely to accommodate growth," then growth should be largely paying for it — not existing residents through rates increases nearly three times the district average. Could a transparent breakdown please be provided of how the costs of Luggate's wastewater and water supply upgrades are being apportioned between developer contributions and existing ratepayer rates — and explain why existing ratepayers are bearing such a disproportionate share of growth-driven infrastructure costs

The proposed increase of 29% to the annual rates for Luggate for this year after a last year's 20 % increase is untenable for those on a limited budget. This year the pension was increased by \$840 per annum. This is to cover the increase in cost of living - it doesn't cover the proposed increase in rates let alone the increased cost of petrol, firewood, electricity and groceries.

The decision I seek from council is to reduce the proposed rates increase to 11% for the coming financial year and bring it inline with the majority of residential properties in the rest of the QLDC district. Across the district, the average rates increase is 11.7%. . Approximately 180 of Luggate's 320 households face increases of 29% — more than double the district average. This is not a small variation; it is a fundamentally different burden being placed on a small community. Councillor Nicola King told the Luggate Community Association that our small community would "bear the brunt" of the rates rise due to water upgrades, Project Pure, and future development. A community of 320 households should not be bearing the brunt of infrastructure costs that the council itself says are largely driven by growth across the wider Upper Clutha area.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Wither, David	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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? No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Kia ora,

Please accepted this as my formal submission on the Draft Annual Plan 2026-2027

My submitter details are:

Name: David Wither

Submission on QLDC Draft Annual Plan 2026-2027

My submission relates to the proposed rates increase for Luggate properties. I oppose this part of the plan.

My reasons for opposing this part of the plan

My mother is a ratepayer in Luggate Village. She purchased her property in 2011 when the subdivision had functional water and wastewater services. I am submitting separately because I want to support my mother and the other residents of Luggate who are being asked to shoulder costs that should not be theirs to bear.

The core problem is cost allocation, not cost

Council acknowledges that the infrastructure driving Luggate's above-average rates increases — the connection to Project Pure, water supply upgrades — is growth-driven. Deputy Mayor Quentin Smith has described the Upper Clutha wastewater investment as "largely to accommodate growth." Councillor King told the Luggate Community Association the town would "bear the brunt" of costs linked to water upgrades, Project Pure, and future development.

The Development Contributions Policy under the LGA 2002 exists to ensure that parties who create additional demand on infrastructure contribute to the cost they impose. If this infrastructure is largely for growth, the cost should be largely recovered through developer contributions — not loaded onto existing ratepayers at nearly three times the district average increase.

I would like council to disclose what proportion of these upgrade costs is being recovered through developer contributions versus general rates, and to justify that apportionment against the principle that growth pays for growth.

The distributional impact is untenable

Approximately 180 of 320 Luggate households face a 29% increase, following last year's ~20% rise. The district average is 11.7%. This concentrates the cost of regionally beneficial infrastructure onto one of the district's smallest and least affluent communities. Many Luggate residents, including my mother, bought there precisely because it was the affordable option. Compounding increases of this magnitude undermine that.

The decision I seek from council

Reduce the proposed Luggate rates increase to approximately 11%, consistent with the district-wide residential average.

Provide a transparent accounting of how Luggate wastewater and water supply upgrade costs are split between developer contributions and existing ratepayer rates.

Ngā mihi nui

David Wither

Is a pre-prepared submission available? No

Pre-prepared submission link:

Name	Wolfin, Rosemary	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges? Neutral

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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? Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

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

As a young, working family based in Hāwea, with a child attending Hāwea Flat School, we are already feeling the cumulative impact of rising costs across every part of daily life. Over recent years, rates in the Queenstown Lakes District have increased well beyond what households like ours can reasonably keep up with. These increases haven't been one-off — they've compounded year after year, and they are now reaching a level that feels unsustainable.

Like many others in our community, we are managing mortgages, food, insurance, fuel, and childcare alongside the general cost of living. Rates are a fixed cost — we don't have the option to reduce or defer them. When they continue to rise at this pace, it creates ongoing pressure on our ability to stay and thrive in the area.

We understand that Council is facing real challenges, particularly around infrastructure and growth. However, the current approach appears to be placing too much of that burden on existing ratepayers. The question is no longer whether increases can be justified in theory, but whether they are genuinely affordable in practice. From where we stand, they are not.

There are several areas where we believe Council needs to reconsider its approach:

1. Affordability must be treated as a firm limit.

Acknowledging that increases are difficult is not enough. There needs to be a clear boundary around what households can realistically sustain, regardless of future plans.

2. Stronger control of operational spending.

There needs to be greater confidence that all efficiencies have been explored and implemented before additional costs are passed on to ratepayers.

3. Clear prioritisation of essential infrastructure.

In the current climate, it is critical to focus on what is necessary. Not all projects can or should proceed at once, and non-essential initiatives should be deferred.

4. A fairer balance between growth and existing residents.

Growth is driving much of the cost in this district, but the burden should not fall disproportionately on those already living and working here. The reality is that local families — including tradespeople, teachers, and others who form the backbone of this community — are being priced out.

5. More transparent communication around trade-offs.

Consultation should clearly outline what has been reduced, delayed, or removed in order to manage costs. Without this, it can feel as though outcomes are predetermined.



Closing Position

The current path of rates increases is not sustainable for families like ours and risks pushing long-term residents out of the district.

We are not opposed to investment or progress. However, it must be balanced against what people can realistically afford.

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

Affordability needs to be treated as a genuine constraint — not simply an unavoidable outcome

Is a pre-prepared submission available? No

Pre-prepared submission link:

Name	Woodward,Bree	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges	
Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
<p>I strongly oppose the proposed 29% rates increase for our community.</p> <p>Following last year’s 17% rise, this level of continued increase is simply not affordable for many households. Cost of living pressures are already significant, and increases of this scale place unnecessary strain on families who are doing their best to keep up. In addition, the distribution of the proposed increase does not appear fair or proportionate. It is unclear why communities like Luggate are facing such substantial rises, and there seems to be an imbalance in how the burden is being shared. And how all our rates are being shared across our district.</p> <p>I urge the council to reconsider the scale of this increase and review how rates are allocated, with a focus on affordability and fairness for all residents.</p>	

Wānaka Community Board Priority Projects	
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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037
Let us know if there’s anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback	
Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Woolford,Nicola	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No

Please outline the reason for your position on proposed changes to user fees and charges:

I believe we are being primed for a 22% rate rise. How on earth can households afford this when the cost of living is rising rapidly around us. I believe it has something to do with the 2percent rates cap that will be rolled out in 2027.. Just getting ahead? Yes I know Council does ALOT. I know! and thank you! but this increase will be a tipping point for many who.. A) only have one house.. and live in it// B) rent a house from someone who owns two or three or more houses and will pass on the rates to their tenants and make the cost of living higher again.. and 3) create a mini crisis of employment for the lower paid but essential services that keep the town running. I believe a review of staff salaries, additional spending and additional tourist charges should be put into action. I am all for good wages and tourism but .. wheres the happy medium? Do you just pass all of this on to households, many who are already struggling, especially families who are trying to just cover costs with inflated housing in areas like Lake Hāwea and Luggate... Please consider this a letter of non support for this excessive rate rise. Thank you.

Wānaka Community Board Priority Projects

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?

Neutral

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Yes please. Managing Tourists both in freedom vans and luxury accommodation.. some kind of charge for Freedom camping..AND Respectful and reasonable rates hikes that are aligned with country wide norms.

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Wrench,Hannah	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No

Please outline the reason for your position on proposed changes to user fees and charges:

From: Hannah Wrench

Location: Hawea

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 tradies, 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.



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 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.

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Yarrell, Peter	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

No response

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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?

No response

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

Introduction . Be assured I am cognisant of the complexities of establishing and maintaining a fair and balanced intake stream of funding that covers costs necessary for the functioning and well being of the citizens your Council oversees.

What I question and discuss in this document asks the question;

“Is this the time to review the rating system so that it speaks fairly and equitably to those who shudder annually at the thought of clicking on their Rates Demands to ascertain if they are signalling to the owner “you will have to sell” it is all getting too unaffordable to live here... or don't sell and try to stay another year if we possibly can in this treasured location.

‘ How long can we afford to live in this gorgeous place we have invested in years ago, and grown to love, amongst neighbours, friends and family.

An example. But representative of many rate payers on fixed incomes.

My wife and I decided to retire here in Queenstown in 2016. We were 75 and 73 respectively. We looked at the costs of home build and land purchase and rates. Then we did our sums and felt that if the Council rates if adjusted up in line with our Govt super we could live with that. We purchased in Threepwood where Body Corporate rates are added on top of your Council rates, as the body Corp looks after some assets that otherwise QLDC would. (so this is reflected in a slight reduction in our Council rates) totally that is now approaching \$13000 a year.

In total the payment of our rates takes 35% of our Govt Super.

So we naturally ask ...

What has happened to cause this?

1. The cost of services increasing.

2. The rating system the Council uses to tie the provision of its services to the current market value of everyone's property.

In this area, as you know, Hungry wealthy overseas buyers with unlimited funds, spending up large, are in effect piggy backing everyones rating demands with them . This asks us ratepayers to pay ever increasing amounts to you annually on unrealised capital gains that we have made but without selling have hurdles we are asked to jump for all the wrong reasons. ..

So lets briefly and broadly analyse this..

Key to this of course is the govt valuation of our property. In 2019 when our house was built the valuation was about \$2,700,000. Today it is almost \$5,000,000, The actual cost to us in 2019, that of house and land was \$2,200,000.

Rates both local and Otago Regional Council as you are well aware, are rated by Govt valuation of each property. I struggle to see the fairness or the connection of services provided by Council to peg rates or arrive in this beautiful paradise to their unrealised capital value, placed by your valuers attributed to each individual property.

Yes Rates by valuations is a convenient and relatively simple management tool for Councils. In normal times and normal NZ towns and cities it works okay. But Queenstown/Wanaka is no normal area.. No doubt the people on Council setting the rates each year consider that if a home owner has an expensive property by valuation they can afford to pay rates based on this.

True for owners that have incomes that abound a pace each year. But totally unacceptable for homeowners that live day to day on fixed incomes.

The solution? Can I suggest... A select committee with representation from the Wakatipu/ Wanaka area be constituted to address this rating anomaly. And they are given end goal to overhaul it.

A logical “go forward” group for urgent discussion.

I am unsure of the increase in your rating catchment numbers between 2019 (when we built) and today.

Please reply to me with the total increase in numbers of rating properties and businesses in the past 12 months and the potential amount in dollars that the Council will charge 2026/2027 for all the new rating properties ring fences in this 12 month window.

I completely understand that infra structure costs balloon with population growth. Offsetting this is tens of millions of dollars in rates collected and like us .mn il more but so does the rating catchment base.

Residents could be forgiven for believing that with this large rates catchment net growing weekly that rates could go up slightly only. They could also go down a little as more rate payers are spread the burden.

Those who develop new subdivisions should be levied realistically to fund the higher infra structure costs their developments trigger. Property developers already pay a Council contribution fee on each section sold. This is naturally passed onto the purchaser. This fee must be thought through very carefully with all the anticipated costs funded adequately.. Eg extra water supply, schooling, roading, sewerage, disposal , parks etc. Therefore it is perfectly fair for every new home or land owner to shoulder this projected expense costs based on this in the council contribution levy .

Therefore these rates should be pegged to actual costs, not to a future rising valuation.

Certainly if an existing infra structure facility needs replacement or upgrading then the council rates for existing owners is inevitable and acceptable, to keep the Council balance sheets funded. That is a given but has nothing to do with the valuation of each individual property.

But if council expenditure reflects up grades and replacement of infrastructure assets because of demands of population growth the people who create this need should be the payers NOT the property owners that paid their share when they purchased years ealier.

The council contribution for subdividers and property developers should be reviewed and charged accordingly on all new developments and not become a burden to existing property owners.

Serious thought should be around the Council table on rating fairness and thoughtful and well researched fair Councillors have the courage and political will to make changes that place rate burdens carried forward and be apportioned with consideration for valued residents at all levels.

It is a devastating thought to property owners that rating policy has become for them an on going financial affordability nightmare. It is indiscriminate in its application and is administered with little regard for the ability of affordability.

I say again rates become a tax on unrealised capital gain rather than a general tax to cover actual costs on an even playing field of cost sharing.

Thank you for allowing me to make this submission. I wait for your response with actual projected figures on Rates revenue diff between last year and this. and the number or extra rate payers year on year that shoulder the costs.

Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Yates,Luke	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?

Yes

Please outline the reason for your position on proposed changes to user fees and charges:

Wānaka Community Board Priority Projects

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

Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

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

The proposed Rates increases for Luggate seem entirely disproportionate to the scale of the services required for the community. The majority of residents moved here because it is relatively affordable compared to the rest of the region and to expect a family to sustain a 29% increase in the current financial climate is insane. Overall, I support development and understand that it must be paid for, but an increase on this scale just can't be right. I have a few thoughts outlined below.

1. I don't understand how an increase of 29% can be justified. Surely the scale of the wastewater upgrade is vastly too big for 185 households if a cost of this magnitude is required to cover it. The planning and communication around Rates rises seems to be a total mess as well.
2. Why are developers not paying more of the infrastructure bill? They are planning the subdivisions that require massive upgrades in systems and stand to make profits from the developments. Surely the burden should fall mainly on them.
3. How does this region not have a tourism levy? The stress on systems is massively increased by tourism and second-home owners, but locals are left to cover the infrastructure costs. Soon there will be no service workers left to cater for the people visiting the region because they can't afford to live here.
4. Council need to make it easier to pay, and to defer payments when the cost of living continue to climb. Late penalties and credit card fees make the problem worse. Help people to pay when they can - very few people want to be late.
5. Households not connected to the wastewater system should not be expected to contribute to the costs for it unless they choose to connect. Increasing their rates would be charging them twice. Either for the cost to connect, or the costs for running a septic system - plus a rates increase.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6678559

Responded At: 2026-04-17 15:23:12 +1000

Name	Yeremuk, Iosif	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6685910

Responded At: 2026-04-21 18:16:48 +1000

Name	Young, Ross	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
They seem reasonable	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Active transport is essential	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6694378

Responded At: 2026-04-28 10:16:54 +1000

Name	Youngman, Ben	Organisation (if any)	Wai Wanaka	Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	No response
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Please see attached our submission, outlining our position and recommendations to council. We welcome the opportunity to discuss this with you further and look forward to working with QLDC in the successful achievement of the outlined objectives and outcomes.	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/ddb6dcfb3a26673b8db3683e0da2363cffdbce03/original/1777335403/a4dc5e51f5551802fd426e8e9307350c_WAI%20Wa%CC%84naka%20Submission_240426.docx?1777335403

Respondent No: 6690361

Responded At: 2026-04-24 11:07:06 +1000

Name	Zadrozny,Vicki	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges

Do you support the proposed changes to user fees and charges?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	

Wānaka Community Board Priority Projects

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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Long Term Plan 2027-2037

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/05d7b614ab2dd3e19d6f0d5a97692d6a7ff9b344/original/1776992812/48af31ea056f86ab723f5a300ffeb38f_Rates%20form.pdf?1776992812