

Annual Plan / Mahere ā tau

2026
2027

/ Submissions Pack 2 /
/ 13–15 May 2026 /

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Name	Drury, 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
Please outline the reason for your position on proposed changes to user fees and charges:	
<p>What is the capacity of the new water and waste installation, in terms of the number of properties that can connect before it overloads?</p> <p>It is assumed that the current number of properties is only a small percentage of the system's total capacity. On this assumption, then the cost of the upgrade should be divided by the total capacity of the new infrastructure, and then that amount should be levied per property. If the current properties must cover a large slice of the upgrade this coming year, this will allow any future properties a cheaper connection.</p> <p>The area will expand, that is progress, but the properties in Luggate six months ago were okay with the services that they had. Why should they have to pay for progress ?</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:	
<p>Nice that some of the funds were used for the Luggate Community Hall; it would also be nice if some funds were allocated to the Luggate park and tennis courts. But up to the WUCC Board.</p>	

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?

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Other feedback

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

Respondent No: 6685978

Responded At: 2026-04-21 18:53:04 +1000

Name	Due, 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?	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: 6694619

Responded At: 2026-04-28 12:43:58 +1000

Name	Dunckley, Heather	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 express my opposition to the proposed rate increase of 22.5% for Hawea residents. This increase is on top of large compounding increases in the last few years and myself (retired) and many others who live in this community are struggling to pay them.</p> <p>I consider them to be unfair for the following reasons-</p> <ul style="list-style-type: none"> -We are paying for services for new developments (which many campaigned against) despite having paid for our own system in the past. If these developments hadn't gone ahead the costs would be much lower. -We are paying a much higher proportion compared to Wanaka residents and hugely more than Kingston residents. -We do not get our fair share of rates compared to Queenstown . <p>Please reconsider the rate increase as it will make Hawea unaffordable for its residents and force them to move elsewhere</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690087

Responded At: 2026-04-24 08:35:34 +1000

Name	East, 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
Please outline the reason for your position on proposed changes to user fees and charges:	
Targeting current rate payers instead of future for services. Inflated current 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: 6685882

Responded At: 2026-04-21 17:54:47 +1000

Name	Eden-mann,Oliver	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:	

I support the Wānaka–Upper Clutha Community Board’s priority projects as part of the Draft Annual Plan 2026/27. In particular, 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.

If you want it reworded, shortened, or adapted for a formal submission, email, or public comment, just say the word.

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?
Sustainable development, nature based solutions, more sustainable transport routes e.g bike paths

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: 6675857

Responded At: 2026-04-14 16:10:37 +1000

Name	Edwards,Gareth	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:	
Agree that user pay more for projects that the community agree is needed.	

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?	
We live in Hawea Flat on our own septic tank system. I object to paying increased rates to fund the sewage pipes running from Lake Hāwea to Wanaka.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	English, Sharon	Organisation (if any)	NA	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 continual rises of everyday living is crippling enough ..now we have to be objected to paying for poor government planning and allowing of projects going forward without proper for thought.
 I understand an increase is necessary but this is excessive to the point of forcing lower fixed workers and elderly out of this community.
 I am concerned that the mentality is if you can't keep up with the increases then you dont deserve to live here which is an elitist and patronizing attitude..combined with last years 18% increase this totals a 40% increase in 2 years. Totally unsustainable. We will be paying \$10,000 in rates in 5 years at this rate

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:

Unaffordable

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?

What is necessary needs to be done but excessive irresponsible spending is taking liberties.

Other feedback

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

Make increases fair and affordable so communities can continue living here.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Evans, Kate	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?

The proposed 29% rate increase for Luggate properties feels excessive and disproportionate, especially when compared to other areas within the QLDC. It raises a fair question around how rates are being calculated—why aren't they based solely on land value, and why aren't increases applied more consistently across the district?

It's difficult to understand how a smaller community like Luggate could justify such a significant percentage increase, particularly if the level of investment or services isn't comparable to larger or more central areas. The lack of uniformity in how these increases are applied creates a sense of imbalance.

There's also a broader impact to consider. Luggate has become a more accessible option for families priced out of central locations, and a steep rise like this risks placing additional financial pressure on those who have already made compromises to stay within the region. An increase of this scale could undermine the very affordability that drew people to the area in the first place.

Other feedback

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

The proposed 29% rate increase for Luggate properties feels excessive and disproportionate, especially when compared to other areas within the QLDC. It raises a fair question around how rates are being calculated—why aren't they based solely on land value, and why aren't increases applied more consistently across the district?

It's difficult to understand how a smaller community like Luggate could justify such a significant percentage increase, particularly if the level of investment or services isn't comparable to larger or more central areas. The lack of uniformity in how these increases are applied creates a sense of imbalance.

There's also a broader impact to consider. Luggate has become a more accessible option for families priced out of central locations, and a steep rise like this risks placing additional financial pressure on those who have already made compromises to stay within the region. An increase of this scale could undermine the very affordability that drew people to the area in the first place.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Fearn,Michaela	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:

Why hike the price up on a select few properties when the load could be balanced across the whole of Wanaka area, or better yet, don't leave things until too late when the infrastructure is struggling to keep up with the growth in the community. Maybe worth laying the foundations to support the community BEFORE building a bunch of new subdivisions and moving people to the area and asking those people to cough up for upgrades that should have been done prior.

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?

Wanaka is growing like crazy, some thought needs to go into the roading and infrastructure now to handle the future growth. Town is already a nightmare through busy periods where traffic builds up and makes it near impossible to get anywhere. Queenstown is a prime example of everything funnelling into town and coming to a standstill, Wanaka will end up the same eventually if there's something done to change the amount of traffic trying to use the one main route into town.

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: 6669922

Responded At: 2026-04-08 09:05:34 +1000

Name	Fernandez,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?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
Sharing among users makes the load easier	

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 believe most of the projects are based on the waterfront for tourists not really for locals...	

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?
Stormwater treatment prior to dumping in the lake

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: 6679390

Responded At: 2026-04-19 09:57:13 +1000

Name	Fernando,Nipun	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:	
20% increase in rates?. Do i even need a reason to disagree	

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?
Medical centre, Day care facility and a proper school please

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: 6690668

Responded At: 2026-04-24 13:29:55 +1000

Name	Fifield, Sharon	Organisation (if any)	Queenstown Business Chamber of Commerce	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/c640f5a2d81c19064943136040fc6c736e3be668/original/1777001387/a6349db0e1541782854c28d88b6a49b2_QLDC%202026%202027%20Annual%20Plan%20submission%20from%20QBCoC%2024%20April%2026%20FINAL.pdf?1777001387

Respondent No: 6686870

Responded At: 2026-04-22 12:43:53 +1000

Name	Fisher,Anthea	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?	No
Pre-prepared submission link:	

Name	FOLEY,Patricia	Organisation (if any)	Patricia Foley	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>The increase in rates for Luggate does not reflect the socio economic population of working class families. This increase is focused on affluent home owners who have no idea of the impact of their use of water to the wider community. Regarding sewage needs, many residents who have lived in Luggate for more than 40 years are not reliant on councils new sewage system. People have lived and survived in Luggate with septic tanks for many years, it is the new wealthier residents who have impacted on the increased costs, perhaps a metered system may be required. This would reduce the impact on families who are struggling to survive with current economic crisis and rise in petrol costs. Should places such as Luggate, Hawea Flat and Kingston become too expensive for working class people to live there will be a shortage of long term trade and blue collar workers in the area.</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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
<p>I do support most of these projects, however a bit concerned about the Helwick st project, will this allow for any flood banks in the future. Helwick street can flood and has flooded in the past up to Brownston st.</p> <p>There is a need for transport network in the Wanaka upperclutha area this should take priority due to risking petrol costs and cost of living. Priority over such things as the park in Tims Field and the pathway from Mt Aspiring to Wanaka water park.</p>	

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?
<p>Building regulations and implementing them safely, ensuring existing properties are safe. Currently there is a construction next door to me that does not comply with building regulations however council have allowed it to go ahead, in a dismissive way.</p> <p>Adequate sewerage systems designed for the central Otago environment by people who are experienced in the area and know the geography and type of soil, landscape so that theses systems are input successfully.</p> <p>Options for rate payers to keep their septic tanks should there be sewerage systems proposed, with a reimbursement from council for doing this.</p> <p>Future planning for water supply for the population at peak tourism times.</p> <p>Public transport and systems in place for the elderly population to travel to hospital appointments and health related visits.</p> <p>Hospital for birthing, general medicine, stroke and orthopedics with a team of Medical professionals that are able to ensure rate payers are safe to return home or rest home.</p> <p>Increased opportunities for families to send their children to pre-schools and schools in the area.</p> <p>Footpaths and a swimming pool in Luggate.</p>

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>Good that the rate payers have an option to send in an opinion.</p> <p>Meetings regarding the upcoming changes to rates pre arranged with locals particularly in the smaller communities such as Hawea Flat, Luggate, & kingston.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6676211

Responded At: 2026-04-14 20:31:40 +1000

Name	Foot, Matt	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?
I propose a \$15,000.00 tax on every house sale that goes to only paying down council debt.

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	Forrest,Michelle	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 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

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:	

Name	Frazer, Jude	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 totally against the proposed 22.3% rate increase for the residents in Hawea.

I understand that most of the rise is driven by the Upper Clutha Wastewater Conveyance Scheme (UCCS) currently BEING BUILT between Hawea and Wanaka and the benefits from which the residents will not see until some time in 2027. In other words we (the residents) are paying in advance for something that is not yet operational. And nowhere do we see how that calculated increase has been determined.

PLEASE EXPLAIN THIS OMISSION.

On the Council's own figures, 47% of the UCCS cost is attributable to growth. Under the Local Government Act that portion - around \$23M - should have been covered by the several developers in the area, NOT existing ratepayer. PLEASE EXPLAIN THIS OMISSION QLDC has known for some years of the projected growth outside of Wanaka yet appears to have made no attempt to set money aside to increase in services to areas such as Hawea that growth demands. In 2006 there were approximately 506 residents in Hawea and the projected growth figures put that at 5,500. Double figure rates are not part of the Long Term Plan yet the council has decided to charge both Hawea and Luggage a double figure rates increase. How can that be acceptable? I moved to Lake Hawea in November 2014 and in the last 5 years my rates have increased 95%. UNACCEPTABLE

The conditions for the Longview development have yet to be met. What is the QLDC doing about this situation?

The residents of Hawea are mainly working families, tradespeople (who cannot afford Wanaka housing prices yet contribute hugely to the establishment of many new subdivisions there) and retirees. Their houses have the lowest median property values in the district yet Hawea residents are expected to stump up and pay the huge increase in rates that QLDC has determined (by what means?) The so-called affordable housing area has been set up in the area of the second highest rates rise, Luggage being the highest at 29.3%. The level of service provided to the Hawea area is at best second rate. Although we have the highest daily water usage in New Zealand at 600 litres/per person/per day, a substantial portion of this is due to faulty pipes which are far too slowly being dealt with. There are many roads in the area which, because of growth, should be upgraded and sealed; Domain Road is a case in point. Pavements are seriously lacking, street lighting needs attention..... in comparison to Wanaka. A substantial share of the infrastructure cost should be borne by that incoming growth and NOT by the current ratepayers.

Kingston is an interesting comparison. They too are getting a new water and waste water scheme which should be operational at approximately the same time that Hawea's comes online. Yet, in the Council own Kingston Rates Facts Sheet (March 2026) Council says it would be "unfair to begin full cost recovery now" because the Kingston scheme is "not operational" Why has this condition not been applied to both Hawea and Luggage when their UCCS schemes are not yet operational?

In conclusion, I believe the QLDC has not provided enough justification for the HUGE rate increase that they propose for the Hawea area and should not be implemented.

I suggest the QLDC goes back to the table and completely reassess and rebalance the rating system.

And I suggest the QLDC is more transparent with their communications.

I repeat I AM TOTALLY OPPOSED TO THE 22.3% RATE INCREASE FOR THE RATEPAYERS IN HAWEA.

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Froggatt, Katherine	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:

Summary of submission

I am submitting in support of stronger protection and prioritisation of sport and recreation infrastructure, particularly indoor court capacity, within the Annual Plan 2026-2027 and as QLDC develops the Long Term Plan 2027-2037.

Specifically, I am asking Council to:

Confirm that the \$46m Queenstown Events Centre expansion (announced May 2025, tripling indoor courts from two to six NBA-sized courts, with doubled gym space) remains fully budgeted and on timeline within the \$205.8M 2026-27 capital programme, and has not been part of the \$8.8M reduction from the original LTP Year 3 figure.

Commit that any further reductions to the 2026-27 capital programme will not come from sport, recreation or community wellbeing infrastructure.

Include indoor court capacity needs in Wānaka and Upper Clutha explicitly within the Wānaka-Upper Clutha Community Board priority projects, including scoping and feasibility funding in 2026-27 so the project is shovel-ready for the LTP 2027-2037.

Ensure the updated sport and recreation participation KPI referenced in the draft Annual Plan captures access and capacity, not only participation volumes, because participation is currently constrained by the facilities available, not demand.

Frame and communicate investment in court infrastructure explicitly as public health and wellbeing infrastructure in the LTP 2027-2037 development process.

Why this matters: the public health case

As a health coach working with clients across the district on chronic disease prevention, mental wellbeing and healthy ageing, I see daily evidence that accessible year-round indoor sports facilities are not a "nice-to-have." They are core public health infrastructure. Every dollar under-invested in activity infrastructure today lands as a larger cost on our primary care system, mental health services, and schools tomorrow.

The evidence is overwhelming:

Sport NZ's own research shows New Zealanders who do at least 2.5 hours of recreational physical activity each week have 51% higher odds of reporting good mental wellbeing, rising to 65% at 4.5 hours per week. Team sport is associated with better mental health outcomes than individual exercise because of the added benefits of belonging, connection, and social support.

The Ministry of Health and Health NZ | Te Whatu Ora guidelines require children and young people to get at least 60 minutes of moderate-to-vigorous activity every day, and adults at least 150 minutes per week.

The World Health Organisation confirms regular physical activity prevents and manages cardiovascular disease, type 2 diabetes and several cancers, while reducing symptoms of depression and anxiety.

In Queenstown Lakes' climate, meeting these guidelines year-round is impossible without sufficient indoor facilities. Cold, wet, dark winters make outdoor courts unusable for months. Indoor capacity is therefore the primary determinant of whether our district can meet national physical activity guidelines at all.

Why this matters: the Queenstown Lakes reality

We are one of New Zealand's fastest-growing districts. QLDC's own sports and recreation leadership has publicly acknowledged that "some of our sports clubs don't want to attract new members because they just don't have the facilities to cope with them" (Lakes Weekly Bulletin, May 2025). Demand is already being rationed by facility shortage.

Our working-age and seasonal population faces documented pressures around mental health, isolation and housing stress. Team sport is one of the most cost-effective, evidence-based protective factors available, and it is being rationed by supply.

Our young people need safe, structured, year-round places to be active and connected. Basketball, netball, volleyball, futsal and badminton are all under-served by current capacity.

Equity. Private gyms, ski fields and club fees are out of reach for many families in this district. Publicly accessible indoor courts are one of the very few genuinely equitable ways for lower-income residents, tamariki and rangatahi, and new arrivals to be physically and socially active year-round.

On rates and affordability

I note that the proposed average rates increase of 11.7% represents significant work by Council to bring it down from an initial 19%. I accept that difficult trade-offs have been made.

However, I ask Council to consider that prevention infrastructure (indoor courts, sports fields, community recreation) delivers one of the highest return-on-investment profiles of any category of public spending, because it reduces downstream costs on health, mental health, youth and social services. Under-investing here is not a saving. It is a cost deferred to other systems, including the health system I work within every day.

Closing

Under-investing in indoor court capacity is not just a sports funding decision. It is a public health decision, a youth wellbeing decision, and a district equity decision. I urge Council to protect and advance sport and recreation infrastructure through the 2026-27 Annual Plan and to set strong foundations for further investment in the Long Term Plan 2027-2037.

Ngā mihi,

Katherine Froggatt

Supporting research and sources

QLDC Draft Annual Plan 2026-2027 consultation page

Lakes Weekly Bulletin, \$46m Events Centre expansion (5 May 2025)

QLDC, Queenstown Events Centre
 QLDC / CODC Regional Sport & Recreation Strategy (PDF)
 Sport NZ, Physical activity is tied to healthy mental wellbeing
 Sport NZ, Active NZ: Recreational Physical Activity and Mental Wellbeing (PDF)
 Sport NZ, Active Bodies, Active Minds
 Ministry of Health NZ, Eating and Activity Guidelines
 Te Whatu Ora, Physical Activity Guidelines for Children and Young People (PDF)
 WHO, Physical Activity Fact Sheet
 Sport participation, mental health and social outcomes (systematic review, PMC)
 Role of Physical Activity on Mental Health and Well-Being: A Review (PMC)
 Aotearoa NZ 2022 Report Card on Physical Activity for Children and Youth (PMC)
 Healthify, Physical activity and mental health (NZ)

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
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Pre-prepared submission link:	
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Respondent No: 6673766

Responded At: 2026-04-11 17:08:23 +1000

Name	Frommherz, Karl	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:	
Substantial increase to Hawea is detrimental to our community and unfair when compared to Alberttown.	

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: 6675560

Responded At: 2026-04-14 12:12:54 +1000

Name	Froud,Kain	Organisation (if any)	froud construction	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: 6694722

Responded At: 2026-04-28 13:33:05 +1000

Name	Fullerton,Sandy	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 oppose the proposed rates increase for Hawea for 2026/2027 for the following reasons:	
<ol style="list-style-type: none"> 1. I am deeply concerned about the methodology you are using to determine rates between Hawea and Wanaka – the population of Wanaka is much higher (and much richer) than that of Hawea. 2. You have allowed numerous large scale subdivisions to go ahead in Hawea, despite a complete absence of the necessary infrastructure. QLDC has collected millions of dollars from property developers in the form of development contributions. Where has this money been spent? 3. Hawea's population is comprised primarily of retirees / elderly and young working families on fixed incomes. Hawea is not a town of millionaires, and yet for many years now, Hawea ratepayers have – it would seem – been subsidising Wanaka and Queenstown; towns that are hardly short of money. How can you justify now increasing our rates by over 20%? 	
S A Lauder	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688794

Responded At: 2026-04-23 15:43:33 +1000

Name	g,anna	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 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/1ba2d3f2615c0454c31e7d0664faf0b5c85d1b58/original/1776922990/f3f67351cf93bde11f7175b02091bd70_rates%20increase%20opposition%20submission.docx?1776922990

Respondent No: 6668339

Responded At: 2026-04-06 13:47:54 +1000

Name	Gabbusch,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
Please outline the reason for your position on proposed changes to user fees and charges:	
These are nominal increases, people choose to use these facilities therefore they can pay more, rather than keep putting costs onto rate payers.	
Increase fees and charges and decrease rates.	

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:	
The economy is going into a recession. Like many people have had to cut back and put plans on hold. The council also need to reflect on the economic climate and put money into needs not wants.	

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	Galland, 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:	
<p>Significant increases year on year for Luggate, does not reflect the level of investment in our community. Luggate is the only remaining affordable areas in the Wanaka region and this significant increase will further push a key demographic group out of the region. I am a local mortgage broker and a number of my customers choose Luggate because of its affordability. The proposed rate increases will leave few options for a good chunk of the local population wanting to get their own stable housing and stay in the region.</p> <p>We are a young family and recently build in Lake McKay. We paid for our own septic pump, yet the proposed increased appears to be going towards funding this infrastructure for other new houses coming in.</p> <p>We also paid a large developer contribution to the council, as did a number of other houses and it is not clear what this is being utilised for?</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?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
<p>Yes but there needs to be clearer transparency on what part of the community these projects relate to and where existing funding from these communities (I.e. development contributions) are being utilised towards these projects</p>	

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: 6690449

Responded At: 2026-04-24 11:53:24 +1000

Name	Galvagno, Giada	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/a821e7c271a5598472d25903cf22ac001dd88ffd/original/1776995589/c7b55065129582c621707f77abecb5d3_inbound7652607521471516954.pdf?1776995589

Name	Gardner,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?

Dear Sir/Madam,

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 at the hearing.

As a long time resident and ratepayer in Lake Hawea, I am concerned about the proposed rate rise for our area.

As we are at John Creek, we will not be as affected as others in our area, but our concern remains for the community in which we live and are active, as retirees, volunteers, part time workers and community advocates.

The growth in our area has exploded. It is of concern that the infrastructure has not kept pace with the growth. Our roads are suffering and require frequent patching, road users are less safe with the volume of traffic, our waste water system has been non-compliant for years - the reason for the proposed higher rates to support the new Waste Water Scheme (UCCS) for the area.

It now seems unfair that the rate payers of Hawea and Luggate are having to pay such an increase in rates for work in progress/unfinished work. We have the lowest median property values in the district. Our community is made up of working families, people with small businesses, tradespeople and retirees. Hawea has been chosen, in large part, not only because of cheaper properties, but because of a green outlook, choosing sustainability and environmental principles. We have few luxury holiday homes. Attention and comparison has to be drawn to the deal given to Kingston, where it would be deemed "unfair to begin full cost recovery now", with the Kingston scheme not yet being functional.

My request is that the rates increase for Hawea and Luggate be brought into the district-average, as has been done with Kingston.

Kind regards

Christine Gardner

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690295

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

Name	Gardner, Murray	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?

Dear Sir/Madam,

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 at the hearing.

As a long time resident and ratepayer in Lake Hawea, I am concerned about the proposed rate rise for our area.

Living at John Creek, we will not be as affected as others in our area, but our concern remains for the community of Lake Hawea, many of whom have moved here because of the unaffordability of housing in Wanaka. I am increasingly aware of relative poverty in this area with people forced to access community food banks, community firewood supplies. In the current economic environment it will be very difficult for many local residents to afford the normal annual rate, let alone the proposed 22.3% increase.

I am aware that standards for the treatment of wastewater have continued to improve and this is to be commended, but it seems that the burden of paying for this and for the works associated with the pipeline from Hawea to Project Pure has fallen unfairly on the residents of Lake Hawea. The 50/50 split with Wanaka is grossly unfair when you consider the much smaller population in Lake Hawea when compared with that of Wanaka.

The growth in our area has exploded. It is of concern that the infrastructure has not kept pace with the growth. Our roads are suffering and require frequent patching, road users are less safe with the volume of traffic and our waste water system has been non-compliant for years.

We have the lowest median property values in the district. Our community is made up of working families, people with small businesses, tradespeople and retirees. Hawea has been chosen, in large part, not only because of cheaper properties, but because of a green outlook, choosing sustainability and environmental principles. We have few luxury holiday homes.

Attention and comparison has to be drawn to the deal given to Kingston, where it would be deemed "unfair to begin full cost recovery now", with the Kingston scheme not yet being functional.

I urge you to bring the rates increase for Hawea and Luggate into line with the district-average, as has been done with Kingston.

Kind regards

Murray Gardner

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6656611

Responded At: 2026-03-26 19:51:03 +1100

Name	Garland, Jessica	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:	
29.1% rates increase for luggate is too much for residents to cope with, why is it proposed to increase so much for luggate residents on top of user fees?	

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: 6674827

Responded At: 2026-04-13 12:46:37 +1000

Name	Gasson,Craig	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 council should charge non NZ residents more for the use of ratepayer funded facilities. Specifically the Swimming Pools	

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 the idea of integrating the lake connection to Helwick street with a new Jetty. Sports fields for a growing town must include more than just the fields themselves.	

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	Ghimire, Kshitiz	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:

Name	Gibson, Dave	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?

While I understand that there are a number of basic service issues such as water that require capital investment I would like to make a pitch for continuing with the planned expansion of the Events Centre. I imagine it's one of those things that's easy to push down the priority list but as part of the continuing population growth there is of course the need for expanded infrastructure in the areas of sports and recreation.

I'm writing this as a coach of the Wakatipu High School Senior Boys A basketball team. I've been coaching as a volunteer there for around six years helping to develop a program. My understanding is that basketball now has the highest player numbers at the school. While the school has good facilities from a Basketball point of view the event centre is sorely in need of an upgrade and expansion.. Three of the schools boys teams play in the local men's competition because of a general lack of strong schools competition in the Queenstown Lake District /Central Otago area.

On Tuesday nights the two courts for both the local men's and social mixed grades are full from 6 pm to well after 10 pm.

I'm anticipating demand will increase substantially with the school leavers who play and the increased general population.

There is also the possibility of a NBL team based in Queenstown but this would require higher level of facility before it would be approved.

Please continue with the intended expansion.

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: 6690642

Responded At: 2026-04-24 13:19:09 +1000

Name	Giddens,Brett	Organisation (if any)	J2B 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/aef07f8fcb08f7e439babde9f3d5b7652523c0f0/original/1777000742/0dda4cf5599c8d9ce093b4152e9c56dd_J2B%20Ltd%20-%20Submission%20on%20Annual%20Plan%20%28FINAL%29.pdf?1777000742

Respondent No: 6686594

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

Name	Gillespie, Grant	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/d577476e76ec3026e8ade1c61ff9bd09960babdc/original/1776815423/314c21a1b0d7e8d1a16bca2204955a54_Submission%20on%20Draft%20Annual%20Plan%202026.pdf?1776815423

Name	Gillet,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 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: Opposition to Proposed 22.3% Rates Increase for Lake Hāwea Residents

I was shocked and deeply concerned to learn of the proposed 22.3% rates increase for Lake Hāwea residents. This represents an increase of approximately \$1,000 per year, on top of last year's increase. In just over a year, our household rates will have increased by approximately \$1,800, which is an extraordinarily high increase for a family with two children to absorb.

While I accept that rates increase over time due to rising costs and necessary infrastructure investment, an increase of this magnitude is unacceptable. Such a sharp rise suggests that something has gone seriously wrong in QLDC's financial planning and cost allocation. No other essential bill, service, or tax imposes increases of this scale in such a short timeframe.

Failure of Cost Allocation and Growth Funding

A key concern is how the Upper Clutha Wastewater Programme has been funded. I question why this programme has not been adequately funded through:

Central government grants

Previous rates collected over many years

Contributions from developers, including those responsible for new housing developments such as Longview

Under the Local Government Act, the growth-related portion of infrastructure investment (estimated at approximately \$23 million) should be recovered from developers, not from existing ratepayers. Existing residents and families should not be expected to subsidise growth-related infrastructure that primarily enables new developments.

Inconsistent and Unfair Council Logic

I am also extremely concerned by QLDC's inconsistent application of cost recovery logic across the district.

Council has stated that Kingston does not face comparable rates increases because "it would be unfair to begin cost recovery while the Kingston scheme is not yet operational." However, the Upper Clutha wastewater scheme is also not yet operational, yet Lake Hāwea residents are being required to absorb substantial costs immediately.

This inconsistency undermines confidence in QLDC's fairness and decision-making. If it is deemed unfair to impose full cost recovery on Kingston residents prior to commissioning, then the same logic must be applied to Lake Hāwea.

Community Impact and Equity

Lake Hāwea has some of the lowest median property values in the district. Many residents, including my family, purchased here because it was one of the few areas still affordable. Hāwea is home to a large proportion of young families and retirees—communities least able to absorb sudden and excessive cost increases, particularly during the current cost of living crisis.

Despite these increases, Lake Hāwea has very limited social infrastructure:

Only a part-time library

No public transport options

Fewer community services compared to other parts of the district

Given this, Hāwea residents are being asked to pay significantly more while receiving significantly less. This is neither fair nor equitable.

Conclusion

The proposed rates increase places an unreasonable and disproportionate burden on existing Lake Hāwea residents. Growth-related infrastructure costs must be recovered from developers and appropriate funding mechanisms—not shifted onto families who have already made careful financial decisions to live within their means.

I strongly urge QLDC to:

Reconsider the scale and timing of the proposed rates increase

Apply consistent cost recovery principles across all communities

Ensure growth-related infrastructure is funded by growth contributors, not existing households
This proposal, as it stands, is unfair, inequitable, and financially unsustainable for the Lake Hāwea community.
**Received via Lets Talk inbox, submitted by QLDC.

Is a pre-prepared submission available?	No
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Pre-prepared submission link:	
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Respondent No: 6688924

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

Name	Goldthorpe, Colin	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% rate rise is proposed for Lake Hawea for 2026-27. This appears to be largely driven by the Upper Clutha Wastewater Conveyance Scheme (UCCS) which is required by the growth that has been forced on Lake Hawea by the demand for workers in Wanaka and the need for cheaper housing areas. It has also been driven by developers determined to gain personal profit. Why are the developers who mostly live elsewhere not paying the cost that their developments have forced on Lake Hawea ratepayers? Most of us expect some rise in rates but it is a patently unfair approach to increase the rates for Lake Hawea and Luggate at, or more than, twice the rate of increase of other communities in the area when the median value of the properties in Hawea and Luggate fall below that in Wanaka.

It is also short sighted not to recognise the close relationship that Wanaka has with Hawea and Luggate. This rate increase coming on top of the recent significant cost of living increases will unfairly penalise and may drive away some of the young families, working people and tradespersons that predominantly live in these two areas that financially and physically enable the ongoing growth of Wanaka.

Finally some of us are retired, living on modest or fixed incomes and spend some of our time volunteering for many projects around the Wanaka, Hawea and Luggate areas that improve the amenities and natural environment. In planning for retirement and choosing to live in Hawea we budgeted for some increase in all of our expenditure but not at this ridiculous level. Some will not be able to absorb such increases.

One could be forgiven in this instance for thinking that QLDC's planners are incompetent in not recognising that this situation was going to occur and in not developing a plan that made this more bearable.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6683747

Responded At: 2026-04-21 09:06:13 +1000

Name	Gomes,Germano	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:	
Could a rate payer discount be available? Bring your rates invoice and get XX% discount for a membership/concession in the name of the listed person.	

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?
Can we look into the mail delivery to Hanleys Farm/Jacks Point (and potentially the new subdivisions that way) issue? With all rates and other charges and the increased cost of living, it seems out of context to be charged an extra \$210 a year for a PO Box when we are so close Frankton.

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	Gomez,Josefina	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:

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: 6689295

Responded At: 2026-04-23 18:36:35 +1000

Name	Goodwin,Gina	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/8ee65d914c6059c919f6ff6ef0f729081aa4d753/original/1776933126/4c30149dd4510cd9e6638e1709d0b7e6_Submission%20on%20Proposed%20Rates%20Increase.pdf?1776933126

Name	Graham, Dough	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 me, being retired and on a fixed income, they are now reaching a point that is simply not sustainable.

While I understand that Council is facing genuine cost pressures, particularly around infrastructure and growth, the current approach is shifting too much of that burden onto existing 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.

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 me.

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: 6690685

Responded At: 2026-04-24 13:36:58 +1000

Name	Grant,Sue	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:	
Not improved anything to warrant increase.	

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:	
Only some of the suggestions are worthy.	

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 very real need to upgrade the necessity for new Albert Town Bridge

Other feedback

Do you have any other feedback on the draft Annual Plan?	
I see no reason to increase the rates as there isn't anything that warrants paying more rates when there are so many new subdivisions already a hit going ahead	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6679034

Responded At: 2026-04-18 11:33:47 +1000

Name	Green,Shane	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 cannot increase my income by 29% at whim and thus the rates increase is very unfair especially coming after a hefty increase last year.</p> <p>Looking at the forward plan I cannot see an end to these usurious increase either?</p> <p>What seems incredibly unfair is that friends in Wanaka will be paying rates of 2/3 ours and their property is probably 4 times the value!</p> <p>It appears that our bill will be \$6K+</p> <p>These rate increases are way above the CPI.</p> <p>We have a section of 800 sq metres and the council benefits to us amount to water and rubbish removal!</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:	
I have read the plan and personally there is no benefit to me but see how it can benefit others.	

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?	
Look at all avenues to reduce expenditure instead of increasing spend and borrowing more \$ including the 1/3 spend on wages.	

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	Green,Natasha	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 rates increases for the Lake Hāwea district, 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 grown 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 on us. The current pattern of rates increases is just not sustainable for locals. As a Lake Hāwea rate payer where does our rate payer money go within Lake Hāwea, there doesn't appear to have been much of our rates invested in our area for quite some time, yet other districts get heavily invested in, so maybe those other districts can do without so we can have a turn, without the increase, surely it's our time. 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: 6688064

Responded At: 2026-04-23 08:01:16 +1000

Name	Gwynne Jones,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?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2953bb07805526cc589e99552a4dfce01dd99f97/original/1776895251/f2106a7adde333d0cc77b1b6e74957d4_QLDC%20submission.docx?1776895251

Respondent No: 6688006

Responded At: 2026-04-23 06:55:55 +1000

Name	Hall, Graeme	Organisation (if any)	Otago Conservation Board	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/369461c559594fbf21e1f7237ab424391a3e70ad/original/1776891321/a3f577b68918f40ea84b4916b7954f5f_Otago%20Conservation%20Board%20submission%20re%20Skippers%20Bridge%20Repairs.pdf?1776891321

Name	Hall,Hill	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 the Annual Plan.

As a couple approaching retirement, we are becoming increasingly concerned about the direction rates are taking in the Queenstown Lakes District. The proposed rise will take the rates well beyond what we — and many others — can realistically absorb. They are now reaching a level that feels simply unsustainable.

Like many in our community, we are facing the full pressure of the current cost of living. We are planning for a future on a fixed income, while still managing food, insurance, fuel, and everyday expenses, others will have their mortgages in the mix too. Rates are not optional — they are a fixed and unavoidable cost. When they continue to rise at this pace, they place real strain peoples' ability to remain financially secure in the place they call home.

We recognise that the Council is under genuine pressure, particularly with infrastructure demands and growth. However, the current approach appears to be shifting too much of that burden onto existing ratepayers. The question is no longer whether increases can be justified — it is whether they are actually affordable. From where we stand, they are not.

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

Affordability must be treated as a hard limit. As we move into retirement, our income will not rise to meet increasing costs. There must be a clear ceiling on what ratepayers can reasonably sustain, regardless of future plans or ambitions.

Stronger control of operational spending. We need to see clear evidence that every possible efficiency has been identified and implemented before further costs are passed on. At present, that level of financial discipline is not evident to us.

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. Non-essential projects should be put on hold.

A fair balance between growth and existing residents. Growth is clearly driving much of the cost in this district. However, it does not seem reasonable that residents are carrying a disproportionate share of the infrastructure needed to support that growth. Many of the people who make up this community — tradespeople, health workers, builders, teachers, and others — are already under pressure, and rising rates risk making it untenable to stay.

Clearer communication of trade-offs. Consultation should clearly show not only what is proposed, but also what has been reduced, delayed, or removed in order to keep increases manageable. Without this, it feels as though the outcome has already been decided.

The current pattern of rates increases is not sustainable for many people and it risks forcing residents out of the district. We are not opposed to investment or progress, but it must be balanced with 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 costs before finalising this plan. Affordability must be treated as a real constraint — not simply acknowledged as an unfortunate side effect.

Ngā mihi

Jill Hall

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690710

Responded At: 2026-04-24 13:42:47 +1000

Name	Hall, 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?	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:	
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?

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/845c63afb47fd221cccf47c57630b3547785d8a2/original/1777002148/56e2a2bfa10fefdd158e047317166dc1_RatesSubmission_NHall.pdf?1777002148

Name	Hamilton, Daniel	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: Dan Hamilton

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

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

Priority should be on infrastructure and not nicety's.

This is what needs to change. We need to stop spending on the wants and only move forward with the needs until rates and spending is brought under control. It is out of hand and qldc needs to address 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?

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Other feedback

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

Actually listen to the locals who live here. The ones who build this region. Be realistic with what you're putting forward. Currently it is unrealistic, this must be seen.

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

Name	Hamilton, Daniel Jordahn	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
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Please outline the reason for your position on proposed changes to user fees and charges:

The scale and pace of recent rates increases in Lake Hāwea are no longer just concerning — they are becoming unsustainable. In just four years, residents have gone from manageable single-digit increases in 2023 to a relentless climb: 15.8% in 2024, 15.2% in 2025, and now a proposed 22.3% increase for 2026. This is not a one-off spike. This is a pattern — a sustained, compounding burden that is tightening around households year after year.

And it is not falling evenly.

For many in Hāwea — especially young families, tradespeople, service workers, and small business owners — this is no longer a budgeting challenge. It is a breaking point. These increases aren't numbers on a page; they are real sacrifices. They are putting groceries put back on shelves, heaters left off in winter, and constant stress about whether staying in this community is even viable anymore.

These are the very people who built this region. The ones pouring the concrete, wiring the homes, teaching the kids, running the cafés, keeping the place alive. And now, they are the ones being squeezed the hardest — not because they've failed, but because the system meant to support them is failing instead and that's you.

What makes this worse is the growing lack of trust.

People do not clearly understand where their money is going. They do not see transparency. They do not see restraint. Instead, they see spending on "nice-to-haves" while being told massive increases are unavoidable. Whether every perception is perfectly accurate or not, the outcome is the same: confidence is gone. And that matters — because trust, once lost, is not easily rebuilt.

You said you would restore that trust. Yet here we are again — facing another major increase, with the same unanswered questions and the same growing frustration.

This may not all be of your making, but it is now your responsibility.

Infrastructure pressures don't appear overnight. They build over years. Which raises a hard but necessary question: how did it get to this point? Where was the planning? Where was the staging? Where were the safeguards to prevent this exact situation? And where, importantly, have development contributions gone? Why has growth been allowed to continue without ensuring that developers fund the infrastructure required to support it? Instead, it feels like the cost has simply been passed on — handed directly to ratepayers with a shrug that says, "deal with it."

That is not acceptable.

What is needed now is not just another increase — it is a reset in approach and accountability: Real transparency around spending, priorities, and trade-offs — not summaries, but clarity people can actually understand. Independent external auditing of council spending — if trust is the goal, then openness must lead the way. You have nothing to hide, this a a new fight for you, so what are you scared of? People will appreciate you stepping up and saying, we're going to audit our books externally and share all the information. There needs to be A hard line between essential infrastructure and discretionary projects — and the immediate pausing of non-essential, high-cost initiatives until rates are brought under control. Disciplined, long-term planning that prevents these kinds of sudden, compounding increases. And most importantly, a genuine understanding of cumulative impact — because people don't experience rates year-by-year, they experience them as an ever-growing weight. Right now, that weight is becoming too much. People are being pushed into impossible choices — between paying rates or heating their homes, between staying in the community or walking away from it. That is not a theoretical risk. It is happening now. So when you look at these numbers, understand what they represent. They represent people — people who are tired, stretched, and have run out of room to absorb more. If this continues, the damage will not just be financial. It will be social. It will hollow out the very community that makes this place worth living in. Because a town cannot function without its people. And right now, those people feel like they are being treated as numbers on a spreadsheet rather than lives to be protected. This is the moment to act differently. Fix the transparency. Fix the spending. Fix the planning. And most of all, fix the trust — because without it, nothing else you do will matter. If you cannot see the human cost of what is happening, then something has gone deeply wrong. And if nothing changes, people will not forget 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?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

Only Priority should be for infrastructure. Nothing else at this stage until rates are under control. No new nicety 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	Hancock, Georgia	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: Georgia Hancock

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:

Name	Hanlin,Suzanne	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 long term home owner in the Hawea township, I do not support the apportioning of a 22.3% rate rise for Hawea and a 29.3% rate rise for Luggate. I ask council to provide a clear (transparent) breakdown of how costs were apportioned and to justify the differential treatment across the region in the current proposed annual plan rate rises.

I am one of the many older Hawea residents who are on a fixed income and have little flexibility to absorb continual large and insufficiently explained increases to living costs in an already unstable economic environment. Hawea and Luggate are small communities that have supported regional development for many years since the amalgamation with QLDC. The ongoing upgrading of infrastructure in the Hawea and Luggate areas is the responsibility of the QLDC. QLDC has been remiss in not fulfilling its responsibilities of infrastructure maintenance for these communities over a number of years.

Burdening a small population base of approximately 2,500 people with the funding requirements for infrastructure as a result of QLDC sanctioned current and projected housing development is onerous in extreme. The largest proportion of these costs should be borne by the developers who have benefited in these communities largely at the expense of the broader population. The majority of these developers do not live in these small communities.

The forward payment towards the Upper Clutha waste water convenience scheme (UCCS), (at a disproportionate 50% with Wanaka), in advance of a projected 2027 completion date, is not warranted given the dispensation that council has seen fit to provide for the community of Kingston. This is indeed a double standard.

With the projected move to a separate water entity for the region in 2027 and the rates cap dictated by government, I have real concerns that future needed infrastructure work including water management in the Hawea and Luggate areas will also be borne disproportionately by Hawea and Luggate rate payers. Not as a rate increase, per se, but in the separate metered water charges that are planned.

Therefore I voice my opposition to the proposed rate increase for the Hawea and Luggate regions and ask for a reconsideration of the projected rating levels across the region following a clear disclosure of the method and actual figures used for these determinations. This will allow our council representatives to make a more informed decision on our behalf.

Nga mihi,

Suzanne M Hanlin

**Received via Lets Talk email inbox. Submitted by QLDC.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6663995

Responded At: 2026-03-31 11:41:07 +1100

Name	harding,jennie	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:	
seems ok with increased cost of everything	

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:	
seems well thought out and good projects to be focusing on	

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?
Roading in the Hawea District namely Gladstone road and Domain road. These need to be readdressing the surfaces, width and structure of Gladstone road. This is heavily used road that can not withstand its current usage. It needs a full redesign to be fit for purpose. Domain road and the part of the Gladstone Road to Johns Creek also need sealing.

Other feedback

Do you have any other feedback on the draft Annual Plan?	
As per above. Roothing in and out of Hawea to Hawea Flat needs addressing with the growing demand on the road and the heavy use of trucking for subdivision in and out of the area.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690144

Responded At: 2026-04-24 09:06:36 +1000

Name	Harrison,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?	
Do not feel the council has gone far enough to highlight cost reductions. There are potential assets which can be sold. Cutbacks made such as not renewing council car parking. Potential role reductions. Rate payers are not an open cheque book.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Harrold, Brett	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 in strong objection to the continued rates increases proposed under this Annual Plan. In recent years, rates in the Queenstown Lakes District have risen beyond anything that could be deemed realistic or reasonable, and certainly are now proposed to be beyond the average income earning household. This is not sustainable, local council has a duty of care to consider the wider implications of imposing compulsory costs on local homeowners – the money has to come from somewhere and likely that ends up being food and optional extras like childrens sport participation etc. This current proposal is a conflict with any equitable approach and does nothing to represent QLDC as a future focused, human centred organisation, with any human forethought at all. Council has enabled significant development across the district, but the infrastructure required to support that growth has not been fully funded by it. Instead, those costs are increasingly being borne by existing residents, whilst developers continue to maximise profits at the expense of locals and the land and resources. This creates an imbalance where the benefits of development are realised, while the long-term costs are socialised. QLDCs own strategic framework speaks of wellbeing and community outcomes as two core facets. These have to take into consideration the impacts of such increases year upon year, and the knock on effects – and for what? I urge Council to:

- Treat increases as an equity issue. Can the lowest income houses afford this? If not, then don't do it.
- Ensure growth and developers contribute proportionately to the infrastructure the drive or demand through their construction(s)
- Take a human centred and wellbeing approach to core decisions – people and place

Long term sustainability of this region for families as well as respect for the land and nature must be at the core of decisions. I strongly encourage Council to reduce the proposed increase and adopt a more disciplined and equitable approach before finalising this plan.

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: 6661218

Responded At: 2026-03-27 22:04:51 +1100

Name	Hartley, 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?	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: 6665394

Responded At: 2026-04-01 13:17:10 +1100

Name	Hartley, Mike	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 would like to make a submission regarding the varying and wildly unfair rates changes in the QLDC area. I strongly oppose the way the rates increases are being allocated with the region, particularly with places like Luggate and Lake Hawea experiencing the highest rates increases by a huge margin.

I have a few questions:

Point 1: Why isn't there a flat rate increase in rates across the district?

Why are there so many different rates increases across different areas and sectors of the region. I can partly understand why there may be a difference between land uses such as commercial, accommodation and residential, but I cannot see any reason to have different areas of residential properties subject to wildly different rates increases. Surely if QLDC has a budget then QLDC works out how much to increase rates by and then apply it to achieve this goal, fairly.

Point 2: Why are the least affluent areas being targeted with the highest increases?

On the assumption that there is a valid reason for a varied rates increase why are you targeting places who can least afford it? People moved to these areas because they could not afford to live in the more expensive areas closer to the town centres of Wanaka and Queenstown. This means you have targeted elderly people and young families who are already struggling to make ends meet. The highest rates increases in the entire QLDC catchment are in Luggate and then Hawea and are being imposed on properties below the median property value. How does this make sense?

Point 3: How much did it cost how many people to calculate all the different percentages of rates increase?

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6688343

Responded At: 2026-04-23 11:33:43 +1000

Name	Heath,Ruth	Organisation (if any)	Te Atamira Whakatipu Community 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?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/026ead66298c8bd64cb2cb34ded612b62531621f/original/1776907985/3137621614b03018c0ef347d7df8770d_20260423%20Te%20Atamira%20Annual%20Plan%20submission.docx?1776907985

Respondent No: 6694604

Responded At: 2026-04-28 12:36:57 +1000

Name	Hendriks,Julie	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/6e8f8232b40e9a522eeb99765bf72c413e2c7c94/original/1777343806/af9c85760a1c544b9e59f4cea6c62a0f_Submission.docx?1777343806

Respondent No: 6685889

Responded At: 2026-04-21 18:00:39 +1000

Name	Henry,Louise	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:	

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: 6688663

Responded At: 2026-04-23 15:45:08 +1000

Name	Hewson,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>My thoughts and concerns are not just for myself but for my family members who also reside here in Hawea and all the other locals who will struggle to pay these extra costs which the proposed increase in the rates for the Hawea community will incur.</p> <p>Whilst I appreciate there are extra costs involved with the wastewater improvements, I believe these should not be lumbered in this way on ratepayers.</p> <p>In 2023 my family completed 2x subdivisions in Hawea and the wastewater contribution at the time was \$38,000k per section.</p> <p>If all the Longview sections contributed the same them there would be in excess of \$20 million and there's the Kareke rise, Tim's field and other subdivisions all which have contributed no doubt and I assume they paid the same per section.</p> <p>1 believe we should be paying the same increase as other suburbs in the area and not the anticipated rise the council in proposing.</p> <p>Therefor my submission is that the rates for Hawea be inline with the other areas surrounding Wanaka.</p> <p>Thankyou for this opportunity.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Hirst,Dexter	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?

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?

Better long-term planning. I appreciate there were commercial negotiators for the Lakeview deal, but ultimately, the individuals and team providing the numbers to the decision makers failed in their role. Short term gain is not a benefit for the community. I do not understand why Council does not use its leverage against developers, lease don't sell. If one developer walks away, another will arrive. Queenstown will continue to grow, whether or not it takes 5 or 10 years. The beauty will keep people coming.

Other feedback

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

Specifically for Kingston - there is a delay in a higher increase in rates. The reason for this is stated as "The new water supply is not yet being used by the wider community / existing township. Because residents are not yet receiving the full benefit of the new service, Council has decided it would be unfair to begin full cost recovery now". Council has acknowledged it is "unfair" to charge for a benefit that residents are not yet receiving. So why then are all Kingston residents rates going up when not all residents will receive the benefit of the new water and wastewater supplies? Individual residents will need to pay to connect, at which point rates should increase. If not, there shouldn't be an additional rate hike.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Hoggard, Jacob	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:

Submission on Proposed Rates Increase – Annual Plan 2026/27

From: Jacob Hoggard

Location: Luggate

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 have three young children, and 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.

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 families like mine, 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 acknowledged.

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

Name	HOLDOM,Jan	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:	
Because Wanaka-Upper Clutha area deserves to be a priority for a change.	

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 oppose the proposed 22.3% rates rise for Lake Hawea. I am a long term Hawea rate payer and have seen little benefit over the years. Queenstown development on every level has been prioritised with my rates for decades. Now that Hawea needs some overdue critical infrastructure like a sewer we are expected to pay 50% of the cost. The 22.3% in increase would bring my rates on par with a Queenstown resident who have the benefit of all the quality facilities they could want, that I have paid for. Where's the nice street development in Hawea? Cemetery road is like a weed and rubbish strewn corridor in an industrial area adjacent the future slum that is the Longview Special Housing Area. It's about time that Queenstown part of the ratepayer base stumped up for some long overdue quality infrastructure here.

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: 6678158

Responded At: 2026-04-17 07:22:10 +1000

Name	Hopper,Saskia	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>This is insane. Council is meant to be for the people yet there will be no people left with these rates counting to rise! Look at the wider picture, the war happening, cost of living crisis etc.</p> <p>New bike trails can wait, updating playground (while i love this) it can wait or be creative with loose parts.</p> <p>The sewage system in longview was not the community's fault- council and developers should have foreseen this and then look who is suffering? Utterly ridiculous.</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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
These can wait until our economy is stable.	

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: 6694291

Responded At: 2026-04-28 09:26:45 +1000

Name	Hoskin,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?	
I do not wish to speak in support of my submission at the hearing, however, I strongly oppose the proposed increase in rates. Many who make up this community are already living on a tight enough budget and this kind of increase is neither fair nor affordable. Increased costs should be passed on to developers and or subsidies from council / government Thank. Thank you for your kind consideration to this matter.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6675329

Responded At: 2026-04-14 06:22:13 +1000

Name	Howard,Alex	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?	
Once again you screw the working people of this community,	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690270

Responded At: 2026-04-24 10:12:58 +1000

Name	Howard,Ant	Organisation (if any)	Lake Wānaka Arts and Culture Charitable 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?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Please find a letter outlining the Lake Wānaka Arts and Culture Charitable Trust's submission to the Annual Plan.	

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/0829be03e0394ddbc0431818b3d126b69a3757d8/original/1776989505/de245c28e0ce3f23078ab376d4b0ab23_WACT%20submission%20to%20QLDC%20Annual%20plan%20-%20final.pdf?1776989505

Respondent No: 6690661

Responded At: 2026-04-24 13:25:45 +1000

Name	HURLEY,ROBERT WILLIAM & JULIA 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?

Other feedback

Do you have any other feedback on the draft Annual Plan?	
THE PROPOSED WATER RELATED RATES INCREASE OF 29% AT LUGGATE IS TOO BIG FOR ONE YEAR. IT NEEDS TO BE BROUGHT IN GRADUALLY AT SAY 3 LOTS OF 10% PER ANNUM.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Iredale,Claire	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?

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: 6689983

Responded At: 2026-04-24 07:07:00 +1000

Name	Jackson, Bruce	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>Just like to add my name to those opposed to the proposed rates increase to the Hawea and Luggate areas. This will add nearly \$1000 dollars per annum to our existing rates of \$4000 dollars. (To put that in context, that's \$100 a week) This is not a fair means of paying for the new wastewater scheme for those paying an existing mortgage or trying to live off a fixed retirement income.</p> <p>I think you need to go back to the drawing board and let us all know where these figures are coming from.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6689983

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

Name	Jackson, Bruce	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>Just like to add my name to those opposed to the proposed rates increase to the Hawea and Luggate areas. This will add nearly \$1000 dollars per annum to our existing rates of \$4000 dollars. (To put that in context, that's \$100 a week) This is not a fair means of paying for the new wastewater scheme for those paying an existing mortgage or trying to live off a fixed retirement income.</p> <p>I think you need to go back to the drawing board and let us all know where these figures are coming from.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6665407

Responded At: 2026-04-01 13:29:45 +1100

Name	Jackways, Abby	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 seek clarification and express concern regarding the recent proposed rates increases in Luggate, which appear to be significantly higher than those in surrounding areas.</p> <p>These increases feel disproportionate and are becoming increasingly difficult for families to manage. With the ongoing rise in the cost of living, many households are already under financial pressure, and further substantial rate increases are simply not sustainable. I would appreciate a clear explanation as to why Luggate has been subject to such a comparatively high increase. In particular:</p> <ul style="list-style-type: none"> • What factors have contributed to these rises in our area? • How are these increases being justified relative to other communities? • What consideration has been given to the financial impact on residents? <p>Additionally, I would like to know whether there are any measures being considered to ease the burden on ratepayers, such as phased increases, support options, or alternative approaches.</p> <p>I urge the Council to carefully consider the cumulative impact these costs are having on families and to ensure that any future decisions are both fair and equitable.</p> <p>Thank you for taking the time to consider this submission. I look forward to your response.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Jackways,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

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

I am writing as a Luggate resident to oppose the proposed 29% rates increase.

Having already absorbed a 17% increase last year, this feels like a significant jump in a very short space of time. Like many households, we are already managing rising living costs, and another increase of this size puts added pressure on everyday finances. It's becoming increasingly difficult to keep up.

I'm also concerned about how this increase is being applied. From where I stand, it doesn't feel like a fair or even distribution, and it's hard to understand why our community is facing such a substantial rise.

I understand that investment in our district is important, but increases need to be balanced and realistic for the people who live here.

Right now, this proposal feels out of step with what many of us can reasonably afford.

I would ask that you reconsider both the scale of the increase and how it is being shared across communities.

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	James,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? 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?

Submission on Proposed Rates Increase – Lake Hāwea

To: Queenstown Lakes District Council

I am writing to submit my opposition to the proposed rates increases affecting Lake Hāwea residents under the current Annual Plan. My concern is not simply the level of the increase, but the underlying rationale used to justify it — specifically, that existing residents are now being asked to fund infrastructure that has arisen as a direct consequence of recent and ongoing development.

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

The current approach effectively shifts the financial burden of growth onto existing ratepayers, many of whom purchased or built in Lake Hāwea under a very different set of expectations regarding infrastructure and costs. Retrospectively applying these costs creates a situation where long-standing residents are subsidising development outcomes they did not drive and may not directly benefit from. Furthermore, I note that in Kingston, Council has taken a different and more balanced approach to infrastructure funding. There, costs associated with new water infrastructure have been deferred on the basis that the service is not yet fully operational, the wider community is not yet receiving the full benefit, and the ratepayer base is not sufficiently developed to fairly absorb the costs. This demonstrates a clear recognition that it is inequitable to require existing residents to fund infrastructure ahead of growth or before benefits are realised.

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

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

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

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

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

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

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

Is a pre-prepared submission available? No

Pre-prepared submission link:

Respondent No: 6688666

Responded At: 2026-04-23 15:45:08 +1000

Name	Jannink,Remedios	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 want to express my OPPOSITION to the 22.3% rate increase for Hawea and it should be brought into district average rate.</p> <ul style="list-style-type: none"> - As mentioned, the bulk of the rate increase is due to wastewater system upgrades (Upper Clutha Wastewater Conveyance Scheme) driven by 47% growth in the area, why is it that existing ratepayers are the ones shouldering the cost instead of those who profited from the development? - As mentioned, these upgrades are essential to protect the environment, meet the consent requirement and ensure the community has reliable wastewater conveyance and disposal. Just wondering if QLDC or the government even reviewed the existing infrastructure and the effect on environment before approving all the consent applied by the developers. - Hawea has the lowest median property values in the district. Not everyone here is a millionaire—most are working families or retirees, not wealthy holiday homeowners. - When comparing Hawea and Wanaka, we're paying nearly the same rates, yet most of the developments and improvements seem to be happening in Wanaka. Looking at things like the Community Centre, playground, park, and street maintenance (with overgrown grass), it feels like Hawea has been overlooked. 	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Johnson, Mari	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,

I am writing to formally express my strong opposition to the proposed 22.3% residential rates increase for Lake Hāwea for the 2026-27 financial year.

While I understand the necessity of infrastructure development, the scale of this increase - which is nearly double the district average of 11.6% - is disproportionate and places an unreasonable financial burden on our community.

Reasons for opposition:

1. The primary driver for this increase is the Upper Clutha Wastewater Conveyance Scheme (UCCS). Under the Local Government Act, these costs should be recovered from developers via development contributions, not shifted onto existing ratepayers through interest on borrowings.

2. Inequity compared to other schemes - There is a clear lack of consistency in how costs are being recovered across the district. For example, Kingston is receiving a water and wastewater scheme significantly larger than the UCCS, yet their median rates rise is only 11.1%.

3. Socio-economic impact - Lake Hāwea and Luggate have the lowest median property values in the district. Unlike other areas with high proportions of wealthy holiday-home owners, Hāwea is home to many working families, tradespeople, and retirees on fixed incomes. A median increase of \$952 per year is significant to household budgets during a period of high living costs.

I ask that the Council:

Re-evaluate the funding model for the UCCS to ensure developers bear the appropriate share of the \$23 million growth cost.

Apply the same "operational readiness" logic used in Kingston to Lake Hāwea, deferring full cost recovery until the scheme is actually delivering service in 2027.

Bring the Lake Hāwea rates increase back into line with the district-average range.

I do not wish to speak at the hearings on 13-14 May 2026.

Thank you for your time in reading my submission.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690305

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

Name	Joll,Linda	Organisation (if any)	Cardrona Valley Ratepayers and Residents 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:	
Communities need support from Central Government to provide for future growth and infrastructure it cannot be expected to be from existing small communities of ratepayers.	

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:	
Development Plan, A new jetty proposal, deserve larger community consultation rather than decisions by the upper clutha community board. These are all community assets, and community consultation should include all communities. Our Cardrona community would like to see accessways for our village, safe accessways to connect our village to residential areas, and back to Wānaka, the focus of the board is centred on the CBD.	

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 refer to our Cardrona Community 2050 vision document for the dreams of our village, we would like to see clear value based proposals from council on the plans to provide our community with bus shelters,safe accessways between our village and residential areas.	

Other feedback

Do you have any other feedback on the draft Annual Plan?	
there is not enoudepth of information provided to thoroughly understand the full proposal of the annual plan, it is very vague for eg the 6% for parks and reserves management covers what? and where? to enable a useful response to this opportunity requires council to provide more indepth analysis.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Jones, Kath	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

I am a single parent, home owner living in Longview, Hāwea. I am writing to ask QLDC to reconsider how rates increases are applied for Hāwea.

I generally believe Council does a good job and I appreciate how clearly the information around this rates increase has been presented. However, I have the following concerns.

A 22.3% Rates Increase Conflicts with QLDC's Vision and Purpose:

QLDC's Vision Beyond 2050 describes a district with "a strong heart and whānau roots that run deep", where quality of life is enhanced, equity is championed, and community wellbeing is prioritised.

A rates increase of this magnitude directly undermines that vision for residents like me. As a single parent already just coping financially, a sharp increase in fixed housing costs has the potential to push me from just coping into hardship. Being pushed to the brink of having to leave the area, like so many failures already have done, is the opposite of growing roots that run deep.

Rates are not a discretionary expense and increases therefore disproportionately harm modest-income households like mine, directly contradicting Council's stated commitment to equity and wellbeing. QLDC's strategic framework makes it clear that growth should be thoughtfully managed, not pursued at the expense of residents' security and stability.

Longview Was Promised as Affordable Housing:

Longview was approved as a Special Housing Area, explicitly intended to increase housing supply and improve affordability under the Housing Accords and Special Housing Areas Act. While a limited number of genuinely affordable homes have been delivered through the Queenstown Lakes Community Housing Trust, the open-market reality tells a different story.

Sections alone routinely sell for \$389,000-\$499,000, before any build costs. Houses in Longview are commonly listed around \$1,000,000 or more. This is not affordable housing by any reasonable definition. Entering Longview has required taking on debt that is the absolute upper limit of what I can afford and I suspect I'm not the only one. Households like mine are extremely exposed to interest rate rises, insurance increases, not to mention fuel and food price increases, and now significant rates hikes.

To raise rates sharply in an area that was explicitly promoted as 'affordable' compounds an existing policy failure and places significant pressure on those at the bottom of the market.

Division Of a Community:

In Lake Hāwea there is a growing and painful division between long-term residents and those living in the newer developments like Longview, with misplaced blame often directed toward those newer residents for steep rates increases. I have been on the receiving end of this argument more than once.

Long-standing community members understandably feel anxious about rapid growth, rising costs, and the loss of the small, close-knit town they once knew. However, resentment toward Longview residents overlooks the reality that many moved there not as investors or high-income newcomers, but because it was promoted as one of the few remaining opportunities for local families to secure housing they could afford.

Framing Longview households as the cause of rising rates risks fracturing community relationships and distracts from the real issue: systemic council decisions around growth, infrastructure funding, and cost allocation. Allowing this narrative to persist undermines social cohesion, weakens community trust, and pits neighbours against one another when the pressure is coming from policy choices beyond residents' control.

Thank you for considering my submission.

Ngā mihi

Kath Jones

Is a pre-prepared submission available?

No

Respondent No: 6678103

Responded At: 2026-04-17 03:50:37 +1000

Name	Jongeneel,Gijsbertus	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:	
Price increase is too high, it's price gauging. People on a budget can not keep up with this. Increases similar to inflation are OK, but the proposed increase is proof of incapability to use taxes responsible. Als shows qldc not willing to cut waste in it's own organisation.	

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:	
Too much development money has gone elsewhere but not to Hawea for years.	

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 believe qldc should be split up in Q and W. The district is way too big whilst growing immensely in population.	

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	Kambe,Takenobu	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:

From: Takenobu Kambe

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
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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	Kearns,Brendan	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
Please outline the reason for your position on proposed changes to user fees and charges:	
<p>Excessive Rates Increase - Zoning Change</p> <p>I would like to submit this request to change the current Rural Residential zoning in specific areas of Luggate to a more enabling zoning (such as Rural Lifestyle or Settlement) that allows for smaller, more efficient section sizes (e.g., 1 acre/4000m² or less). This request is prompted by the proposed 29% rates increase for our community in the 2026/27 Draft Annual Plan. The current rural residential zoning forces large landholding costs on residents, which, when coupled with excessive rate hikes, threatens the financial viability of long-term residents, including young families and those on fixed incomes.</p> <p>2. The Need for Change: 29% Rates Hike & Affordability</p> <p>Unsustainable Costs: A ~29% increase in rates is not affordable for many Luggate residents.</p> <p>Inefficient Land Use: Large rural residential blocks are becoming financially unsustainable to maintain, with high rates and high living costs (petrol, food, mortgage) creating a "not affordable" living environment.</p> <p>Affordable Housing Solution: Enabling the subdivision of 1-acre blocks allows homeowners to sell portions of their land, creating smaller residential lots suitable for more affordable, high-demand housing while retaining a semi-rural feel.</p> <p>3. Alignment with Community Vision & Infrastructure</p> <p>Infrastructure Ready: The recent Luggate Park and McKay Station development have shown that smaller lots (down to 800m²) are compatible with the local environment and that servicing, such as the new treatment plant, can be extended.</p> <p>Previous Planning Recognition: The Luggate Community Plan has previously noted that to provide for future growth, the zoning of Rural Residential areas could be changed to enable smaller sections.</p> <p>Improved Connectivity: Further subdivision of these areas allows for better pedestrian, cycling, and road connectivity between existing residential areas, reducing reliance on the main highway.</p> <p>4. Requested Action</p> <p>I request that QLDC initiate a District Plan Change to rezoning land currently designated as Rural Residential in the Luggate Park development to a residential or settlement zoning that allows for:</p> <p>Subdivision of large, 1-acre-plus blocks into smaller lots (e.g. 800sqm to 2000sqm lots).</p> <p>An immediate reduction in the rates differential for residents who are locked into large, unsustainable landholdings, until the rezoning is finalized.</p> <p>5. Conclusion</p> <p>With a 29% rate rise, the current Rural Residential zoning is punitive to residents who desire to stay in Luggate but cannot afford the escalating costs. Allowing for subdivision of 1-acre blocks provides a proactive, sustainable, and fair solution for both the council (via increased rate base) and residents (via affordability).</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?
Change in the district plan to allow Sub Division of 1 acre blocks in Luggate Park.

Other feedback

Do you have any other feedback on the draft Annual Plan?
<p>As Above:</p> <p>Zoning Change</p> <p>I would like to submit this request to change the current Rural Residential zoning in specific areas of Luggate to a more enabling zoning (such as Rural Lifestyle or Settlement) that allows for smaller, more efficient section sizes (e.g., 1 acre/4000m² or less). This request is prompted by the proposed 29% rates increase for our community in the 2026/27 Draft Annual Plan. The current rural residential zoning forces large landholding costs on residents, which, when coupled with excessive rate hikes, threatens the financial viability of long-term residents, including young families and those on fixed incomes.</p> <p>2. The Need for Change: 29% Rates Hike & Affordability</p> <p>Unsustainable Costs: A ~29% increase in rates is not affordable for many Luggate residents.</p> <p>Inefficient Land Use: Large rural residential blocks are becoming financially unsustainable to maintain, with high rates and high living costs (petrol, food, mortgage) creating a "not affordable" living environment.</p>

Affordable Housing Solution: Enabling the subdivision of 1-acre blocks allows homeowners to sell portions of their land, creating smaller residential lots suitable for more affordable, high-demand housing while retaining a semi-rural feel.

3. Alignment with Community Vision & Infrastructure

Infrastructure Ready: The recent Luggate Park and Mckay Station development have shown that smaller lots (down to 800m²) are compatible with the local environment and that servicing, such as the new treatment plant, can be extended.

Previous Planning Recognition: The Luggate Community Plan has previously noted that to provide for future growth, the zoning of Rural Residential areas could be changed to enable smaller sections.

Improved Connectivity: Further subdivision of these areas allows for better pedestrian, cycling, and road connectivity between existing residential areas, reducing reliance on the main highway.

4. Requested Action

I request that QLDC initiate a District Plan Change to rezoning land currently designated as Rural Residential in the Luggate Park development to a residential or settlement zoning that allows for:

Subdivision of large, 1-acre-plus blocks into smaller lots (e.g. 800sqm to 2000sqm lots).

An immediate reduction in the rates differential for residents who are locked into large, unsustainable landholdings, until the rezoning is finalized.

5. Conclusion

With a 29% rate rise, the current Rural Residential zoning is punitive to residents who desire to stay in Luggate but cannot afford the escalating costs. Allowing for subdivision of 1-acre blocks provides a proactive, sustainable, and fair solution for both the council (via increased rate base) and residents (via affordability).

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

Respondent No: 6685949

Responded At: 2026-04-21 18:36:05 +1000

Name	Kelly, Jason	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?
More bike lanes, small electric buses that make a loop around Wānaka under a user pays model. Paid toilets like the McKenzie district.

Other feedback

Do you have any other feedback on the draft Annual Plan?	
Ban freedom camping, model it on places like France with their aires de camping location, provide clean safe areas that you pay to enter that have basic amenities like toilets and showers and kitchens, these are basic models that the QLDC can gain ideas from. Most of our problems have been solved overseas but kiwis tend to not look beyond there own shores.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6680618

Responded At: 2026-04-20 15:45:07 +1000

Name	Kenney, Jean	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 object to the high rates we are already paying in Wanaka for tourism and high end infrastructure. I further object to any increase in rates.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6694641

Responded At: 2026-04-28 12:54:20 +1000

Name	Kirk,Samantha	Organisation (if any)	Three Lakes Cultural Trust	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/8f6ecfbeb1113b0ca8ba80905a4952f0f639e51c/original/1777344846/31ca5ad0b2b3be3eda482b6c4c5b2581_TLCT%20Submission_QLDC%20Annual%20Plan%202026-2027.pdf?1777344846

Respondent No: 6694343

Responded At: 2026-04-28 09:56:32 +1000

Name	Kitto,Sharryn	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 think the proposed rate rise is a huge amount and is far to much, as a retiree I have worked in this area for all my life and was born and schooled in this area. As for the young family's in the area they will be forced out of their homes. The QLDC should have been more proactive in securing funds before the work was started.</p> <p>I live beside a playground in the area and the rubbish is never cleaned up with all the contracts employed it should not be to hard.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Knight, Mandy	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.

I would like to see more transparency as to where the developer contributions are allocated....

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: 6689124

Responded At: 2026-04-23 17:30:56 +1000

Name	Knight,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?	Neutral
Please outline the reason for your position on proposed changes to user fees and charges:	
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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 think we should be utilising these funds for shared pathways and sports fields.	

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?	
Key themes for our household are prioritising basic services and communities, including sport and recreation services and facilities. This space is important for thriving, healthy communities.	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d635a6ffdb0a3beec976f72aee82cad6d3b1e8d3/original/1776929432/678ad0e852f0c38a6067c3da5a9af25d_Submission%20on%20Draft%20Annual%20Plan%202026%E2%80%932027%20Knight.pdf?1776929432

Respondent No: 6690711

Responded At: 2026-04-24 13:42:56 +1000

Name	Knight,Jo	Organisation (if any)	Sport Central	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/66aee1a195fdd927f2b15bc0bb40746673d6480a/original/1777002126/64f7f22da066c67062d7ce82d2f47118_QLDC%20Annual%20Plan%20Submission%20202627_Sport%20Otago.pdf?1777002126

Respondent No: 6685639

Responded At: 2026-04-21 16:42:58 +1000

Name	Knopp,Georgia	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?	No
Pre-prepared submission link:	

Name	Krogh, Marian	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:	
<p>You comment that the smaller rural developments are having to get expensive water infrastructure installed. This is yet another reason why these satellite towns should not be allowed to grow, and if so the developers should be paying. If more higher density housing, close to town is prioritised then also the infrastructure will cost less, and be easier to build and maintain. I do feel like people who choose to live in Luggate, Kingston etc should have to pay for their new infrastructure requirements, but also a lot of people are choosing to live in places like Luggate because initially it seems more affordable. But then you live out of town and there's nowhere to work and shop etc so they end up having to drive into town every day which costs a lot (especially now). I'd say many of the people living in these smaller communities have the least resources to pay for these infrastructure upgrades</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?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
<p>Delaying these projects will result in extra costs later on and more community disconnect. Specifically I would like to support the lakefront and town centre re-development. I would love to be able to easily connect downtown with the lakefront, cross the road easily, bike easily, and have a beautiful scenic area that is car-free. Visitors would also like the same. It will mean less driving from both locals and visitors, increased business to the downtown area, healthier communities and environment. Item number 13 - public transport needs to continuously and persistently be advocated for by the community board. It's unacceptable that there's still no public transport in or connecting Wanaka.</p> <p>Secondly I would like to support the active transport corridors, especially Ballentyne road and the new roundabout. This is going to be way easier to do ASAP, rather than wait for development along Ballentyne rd and then trying to retrofit bike paths later on. I support and underpass at the roundabout so that you can easily and safely bike from Albert town to three parks.</p>	

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?
<p>Better urban planning. Urban sprawl is getting out of control and a lack of public transportation is making everything worse. Before any new developments are approved there needs to be a comprehensive plan to connect them with frequent public transport, active and shared pathways, and places to work, study and shop etc. This prioritises the community and the environment. Nobody wins when there is traffic and associated pollution everywhere. There will be no economic diversification if people are stuck in traffic because of poor urban planning and public transport.</p>

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>There needs to be more advocacy for a local visitors levy. I've recently been to Germany, Austria and Switzerland where this was very clearly implemented and resulted in great public transport services. It would also mean less rate hikes - which so many are opposed to.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Laing,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?

My concern is firstly the fairness of the methodology to calculate the 22.3% rise reportedly required to fund the wastewater pipeline and pump station servicing both Hawea and Wanaka. We have been told the fifty odd million required has been split 50/50 between the rate payers in Wanaka and Hawea, (twenty-five million each). Clearly the number of rate payers in Hawea is significantly less than the number in Wanaka resulting in a disproportionate burden on the Hawea rate payers because of the much lower number available to meet the twenty-five million being one half of the total cost.

I also have concerns relating to the fairness of the situation where current ratepayers for many years are now expected to meet the infrastructure costs of new development and extensive growth whereas this should in my view be funded by the persons undertaking the development for profit. Additionally, this increase is being levied before the scheme is even operational. There is also a further concern where there are numerous sections that are yet to obtain titles and are immune from any contribution to a scheme they will shortly take advantage of.

I am also confused as to the funding of the wastewater scheme. We have been told that when the affordable housing area was approved by the Labour administration it was also agreed that central government would contribute an amount of twenty-two million towards infrastructure for this development. There was apparently an unusual proviso that this would only be available on completion of the wastewater project. If this is the case, then my question is what happens to these funds when they are paid on completion of the scheme. It occurs to me that the increase in rates of 22.3% to fund the wastewater scheme is in effect a Hawea rate payers advance until the funds become available from the government on completion. In addition, if the rates do not decrease following the completion of the scheme, then another twenty odd million will be collected, how is the continuation of the 22.3% increase justified into the future.

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6686586

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

Name	Lamm, Jennifer	Organisation (if any)	Alcohol Healthwatch	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/8391c671bed9fdf60f84eea0e70a5e1dfe5343ab/original/1776815078/6be1fbc1c5b8bd2bf9edbc1ec4414de_Alcohol%20Healthwatch%20submission%20QL%20District%20Council%20Fees%20and%20Charges%20alcohol%20licensing%2024%20April%202026%20sent.pdf?1776815078

Respondent No: 6694762

Responded At: 2026-04-28 13:53:50 +1000

Name	Latham, Nancy	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?	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/f15cbcd5c7658987d9b944356f99f329e371a1a9/original/1777348410/1e9205c5178c25f720e8c11b745f2e43_Submission%20on%20the%20QLDC%20draft%20Annual%20Plan%20Nancy%20Latham.pdf?1777348410

Name	laureys,marlene	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: Marlene Laureys

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? 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	Laverty, Philippa	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 submit that the Draft Annual Plan as currently presented includes a rates rise which unfairly burdens the small communities of Luggate and Lake Hawea by being approximately twice that of the district average. (Sorry, would like to add macrons on Maori placenames but my computer is not yet set up for this).

I have lived in the Luggate and Lake Hawea areas for the past 24 years. In my experience (both personal and observational), these are communities of people who are raising families, mortgaged, and running or participating in businesses that are essential to the welfare and growth of the area but not necessarily well-renumerated. Those living here are generally unable to afford the costs of living in, for example, Wanaka or Queenstown, although often have to travel there for work and schooling, and in today's economic situation are struggling financially. Therefore, it seems unfair to place the burden of rates-financed development and growth on us, leaving the wealthier parts of the region with significantly lower rates increases. While it could be argued that we will benefit from the schemes being developed (specifically the Upper Clutha Wastewater Conveyance Scheme) these have been required as a result of population growth (which was actually opposed by us) and, as they are not yet operational, are of no current benefit to us.

I understand that the small town of Kingston had a similar issue and the conclusion reached by the Council was that it would be 'unfair' to begin cost recovery on something not yet operational, and as a result the cost recovery would be deferred. I would be grateful if something similar could be considered for Luggate and Lake Hawea, with a resulting rates rise in line with the district average.

I also submit that the Council, in their planning for the future, should review the contribution fees paid by developers and the timing of these contributions, so that the costs of infrastructure development and maintenance are more fairly distributed between current residents of the district, the developers who profit from growth, and future residents who are in the process of building homes in the area.

Regards

Pippa Laverty

*Received via Lets Talk inbox, submitted by QLDC.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690053

Responded At: 2026-04-24 08:06:24 +1000

Name	Lay Yee,Samantha	Organisation (if any)	Property Council New Zealand	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/26d3f675ae2b98192052a090c53389a9f0a07dc8/original/1776981950/82dc984670d2e9a71ec14c739aab56f7_QLDC%2026-27%20Annual%20Plan%20sub%20%28final%29.pdf?1776981950

Name	Ledgerwood,Jim	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:	
In general I'm in support of user pays. However. I also think restraint should be required in the amounts involved surely looking at the increase making sure it has to be Rather than simply applying what you think you need and adding it to the current fee , how about , seeing if you could live within the current fee.	

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:	
There is a real problem with this survey. Every time you look at the summary involved then try to go back to the submission, all the previous material is wiped and you have to start over again. Interesting that you say the council's is influenced by material gathered at the election. Councillors. MAY. have listened but council officials certainly do not. Much of what we the voters suggested , was completely ignore. Council keeps on conducting surveys that are ignored in favour of being twisted to give the results council wants Why ask us, or even conduct the survey ??	

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	Lester,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?

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. Introduction

We are ratepayers in Luggate and are submitting in response to the Draft Annual Plan 2026–2027.

We support investment in essential infrastructure and understand that growth needs to be funded. However, the scale, speed, and structure of the proposed rates increases raise significant concerns for us as a household.

Our submission focuses on three key areas:

- Affordability of consecutive rates increases
- Fairness and transparency of wastewater funding
- Whether smaller communities like Luggate are receiving a fair share of investment

2. Affordability – Consecutive Increases

The proposed increase for Luggate-connected properties of up to 29% follows an increase of approximately 17.8% the previous year. For our household, this represents a very sharp and cumulative rise in a short period. It is not a gradual adjustment but a substantial and ongoing increase in living costs.

As a family with young children, we are already managing the pressures of a high cost of living. Costs across essentials such as food, housing, and childcare continue to rise, and there is limited flexibility in our budget.

An increase of this scale adds meaningful financial pressure and is difficult to absorb without impacting other areas of family spending.

3. Wastewater Charges – Sudden Step Change

We understand that wastewater charges are the primary driver of this increase. However, the jump in costs in a single year is extremely difficult to reconcile from a household perspective.

This is a step change rather than a phased increase, and it places a disproportionate burden on a relatively small number of connected properties in Luggate.

4. Fairness of Cost Allocation

We are not opposed to funding infrastructure. However, we are concerned about how costs are being shared between existing residents and growth.

There appears to be limited transparency around:

- Development contributions collected from recent growth in Luggate
- Whether those funds are being used locally
- Whether growth is contributing an appropriate share of infrastructure costs

While Council has indicated that a significant portion of costs is attributed to growth, the scale of increases experienced by existing residents suggests this is not being reflected fairly in practice.

5. Lack of Transparency

At present, it is difficult for us as ratepayers to clearly understand:

- How much has been collected in development contributions from Luggate
- How those funds have been allocated
- How past infrastructure investments have been funded

Without this clarity, it is challenging to have confidence that costs are being distributed equitably.

6. Timing and Uncertainty (Water Services Reform)

Another concern is the timing of these increases, given the uncertainty surrounding upcoming water services reform. Significant increases are being implemented now, without clear information on how these costs will translate into the future system. This creates uncertainty for households already managing tight budgets.

7. Geographic Equity

There is a strong perception within Luggate and the wider Upper Clutha that smaller communities are not receiving a proportionate share of investment compared to Queenstown. Whether or not this is fully accurate, the lack of clear reporting on where funding is allocated contributes to this concern.

8. Key Concerns Summary

Overall, we are concerned about:

- The scale and speed of the proposed increase
- The concentration of costs on a small number of properties
- Lack of transparency around development contributions and funding
- Uncertainty associated with water services reform
- Perceived imbalance in geographic investment

9. Recommendations

We request that Council:

- Reassess affordability, particularly where increases significantly exceed the district average
- Phase wastewater-related increases to avoid large one-year cost shocks
- Provide clear and detailed reporting on development contributions and how they are allocated
- Clarify how past infrastructure investments have been funded
- Ensure growth contributes a fair and visible share of costs
- Provide transparency on how current charges will be treated under future water service delivery models
- Improve reporting on geographic distribution of investment
- Consider aligning major changes with the upcoming Revenue and Financing Policy review

10. Conclusion

We support investment in infrastructure and recognise its importance for the future of our community. However, the current proposal places a significant and immediate burden on existing Luggate residents, including families like ours, without sufficient transparency or clarity around fairness and long-term implications. Addressing these concerns is essential to maintaining trust and confidence in Council decision-making.

Thank you for considering our submission.

Sarah Lester and David Lundin

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

Name	Lester,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?

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?

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- Whether growth is contributing an appropriate share of infrastructure costs

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At present, it is difficult for us as ratepayers to clearly understand:

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- How those funds have been allocated
- How past infrastructure investments have been funded

Without this clarity, it is challenging to have confidence that costs are being distributed equitably.

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Another concern is the timing of these increases, given the uncertainty surrounding upcoming water services reform. Significant increases are being implemented now, without clear information on how these costs will translate into the future system. This creates uncertainty for households already managing tight budgets.

7. Geographic Equity

There is a strong perception within Luggate and the wider Upper Clutha that smaller communities are not receiving a proportionate share of investment compared to Queenstown. Whether or not this is fully accurate, the lack of clear reporting on where funding is allocated contributes to this concern.

8. Key Concerns Summary

Overall, we are concerned about:

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- Uncertainty associated with water services reform
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10. Conclusion

We support investment in infrastructure and recognise its importance for the future of our community. However, the current proposal places a significant and immediate burden on existing Luggate residents, including families like ours, without sufficient transparency or clarity around fairness and long-term implications. Addressing these concerns is essential to maintaining trust and confidence in Council decision-making.

Thank you for considering our submission.

Sarah Lester and David Lundin

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

Name	Lin, Eric	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:	
<p>I support modest, CPI-level increases to user fees where appropriate, as this follows a fair user-pays approach and helps reduce pressure on general rates.</p> <p>Where people choose to use specific facilities or services, it makes sense that a portion of the cost is reflected in those fees rather than being passed onto all ratepayers. In the current environment, this is a more balanced way to manage costs.</p> <p>That said, it is important that these increases remain reasonable. Many households are already under financial pressure, and even small increases can add up over time.</p> <p>Overall, I support these changes as long as they are kept at a sensible level and do not go beyond what is necessary.</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
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
<p>I do not support bringing forward funding or additional resourcing for these priority projects at this time.</p> <p>While I understand the intent behind progressing community projects, the current financial environment needs to come first. Many households are already under significant pressure from rising costs, and accelerating spending will likely translate into further rates increases.</p> <p>In my view, priority should be given to essential infrastructure and safety-related work only. Non-essential or discretionary projects should be deferred until there is greater financial capacity and affordability improves for ratepayers.</p> <p>At the moment, bringing projects forward risks adding to an already unsustainable cost burden for the local community.</p>	

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?
<p>Affordability needs to be treated as a core priority, not just one of many considerations.</p> <p>While the themes identified are important, there needs to be a clearer focus on what households can realistically afford over the next 10 years. Rates increases over recent years have already stretched many families, and this needs to be acknowledged as a real constraint when planning future spending.</p> <p>There should also be a stronger emphasis on disciplined cost control within Council. Before new projects or expansions are considered, there needs to be confidence that existing spending is efficient and that all non-essential costs have been reviewed.</p> <p>In addition, clearer trade-offs should be presented. It's important for the community to see not just what is being proposed, but what will be delayed, reduced, or removed to keep costs manageable.</p> <p>Finally, growth needs to be better balanced. The cost of supporting growth should not fall disproportionately on existing residents. Development contributions and other funding mechanisms should be used more effectively so that growth helps fund itself.</p> <p>Overall, the Long Term Plan needs to be grounded in financial reality — ensuring that essential services are maintained, but without continuing to increase costs beyond what the community can sustain.</p>

Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>Overall, my main concern with the draft Annual Plan is that affordability does not feel like the primary constraint guiding decisions. Lake Hāwea has experienced one of the largest increases, at around 22%, which is a significant and unexpected jump. Increases of this scale are difficult for households to absorb, particularly when they come on top of several years of rising costs.</p> <p>Rates increases over recent years have already put significant pressure on households, and this plan does not give enough confidence that this trend will be contained...</p>	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/18148d97ecc32876fd0a1beef681fd052dcf64d/original/1776889363/893dd188d5afe7f1f2d0563c9f1cad3_Eric_Lin_Submission.pdf?1776889363

Name	Lipinski, Carly	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'm writing to oppose the continued level of rates increases proposed under this Annual Plan. Over the past few years, rates in our district have continued to rise year after year, and for families like mine, it's getting to a point where it's no longer manageable. These increases don't sit in isolation, they're on top of everything else that has gone up, and it all adds up quickly.

Like many households, we're already juggling a lot. Mortgage costs, groceries, insurance, fuel, and the everyday expenses that come with raising a family. On top of that, childcare and daycare costs are significant and ongoing. For working families, these aren't optional expenses, they are essential, and they take a large portion of income before anything else is even considered. Rates are the same. They are a fixed cost, and when they keep increasing at this pace, something else has to give. For many families, there simply isn't any room left to absorb more.

I understand that Council is facing real cost pressures, especially with infrastructure and growth, but the way this is currently being managed is placing too much of the burden on existing ratepayers. The question is no longer whether the increases can be explained, it's whether people can actually afford them. Right now, many of us cannot.

There are a few areas where I believe Council needs to take a harder look:

Affordability needs to be a firm limit

At some point, there has to be a line. Households have limits, and rates increases need to reflect what people can realistically sustain, not what looks workable on paper.

Stronger control of spending

There needs to be clear evidence that every effort has been made to reduce costs internally before passing them on. From the outside, that level of discipline isn't coming through strongly.

Focus on essentials only

Right now, the priority should be core infrastructure and services. Projects that are nice to have need to wait. Not everything can happen at once.

Fairness for existing residents

Growth is clearly driving a lot of cost, but it doesn't feel fair that current residents are carrying so much of that load. The majority of people here are locals, families, tradies, teachers, everyday workers, and it's becoming harder and harder to stay.

Clearer trade-offs

If increases are being proposed, there should also be clear visibility of what has been cut back, delayed, or removed to make those increases as manageable as possible. That balance isn't obvious.

Closing

The current path of rates increases is not sustainable for families like ours and risks pushing long-term locals out of the community. I'm not against investment or improving our district, but it has to be balanced with what people can genuinely afford, especially for families already carrying significant costs like childcare and day-to-day living.

I strongly encourage Council to reduce the proposed increases, delay non-essential projects, and take a more disciplined approach to spending.

Affordability needs to be treated as a real limit, not something that keeps getting pushed aside.

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?

NA

Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

