

# Annual Plan / Mahere ā tau

2026  
2027

/ Submissions Pack 3 /  
/ 13–15 May 2026 /

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

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

No response

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

### Wānaka Community Board Priority Projects

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

No response

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

### Long Term Plan 2027-2037

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

### Other feedback

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

My submission is that the proposed rates increase for Lake Hawea residents is inconsistent with the strategic planning for the area and unfair in its timing.

First, the Longview subdivision has Special Housing status, intended to provide lower-cost housing to support young families and retirees. These residents make a valuable contribution to the community but often have limited financial resources and operate close to the edge of financial viability. Having been attracted to the area by the promise of affordability, they now face a significant financial burden imposed with little warning. This represents a harsh and abrupt shift in strategic direction, and I question how it aligns with QLDC's stated planning objectives.

Second, QLDC proposes to levy this charge for a service that has not yet been provided. This stands in contrast to the approach taken for Kingston residents and raises concerns about consistency and fairness.

Taken together, this draft plan undermines the image of a fair and reasonable council that QLDC seeks to portray.

I respectfully ask that you reconsider this aspect of the plan.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Long,Dean	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:

Name	Lott, Kerri	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

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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? 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: 6678116

Responded At: 2026-04-17 05:41:48 +1000

Name	Macdonald, Jacqueline	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:	
So many of us don't use particular facilities whereas others use them a lot.	

**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:	
Wanaka is growing quickly, any extra resources are appreciated to support the community	

**Long Term Plan 2027-2037**

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

**Other feedback**

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

Respondent No: 6685963

Responded At: 2026-04-21 18:45:11 +1000

Name	MacDonald,Alanna	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**

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

**Long Term Plan 2027-2037**

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**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	Macdonald, Jacqueline	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

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### Other feedback

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

Location: Hawea

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Closing Position

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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: 6688660

Responded At: 2026-04-23 14:45:35 +1000

Name	Macintosh, Donna	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?
There is an outdated QLDC zoning rule for no wood fires. This has not been updated to align with the ORC rule of allowing low emission wood fires in the same Shotover area. ORC approved a wood fire but QLDC did not. The QLDC rule does not recognise that modern technology now has low emission wood fires which are well below the emission threshold. This out of date rule is keeping Shotover families from having more efficient and lower emission heating in their homes. When will the QLDC rule be revised to match modern technology and align with ORC approvals?

**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	Mackay,Donald	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?

It is with surprise and disappointment that I read the information contained in the Draft Annual Plan 2026-2027 regarding the proposed increase in rate for the Hawea area.

This is for a number of reasons :

- 1 The QLDC are requiring the Hawea rate payers to bear the burden and recover the costs of the wastewater scheme when the cost, of establishing previous schemes such as QLDC Shotover scheme were spread across the whole district.
- 2 It appears to me that the QLDC Waste Water Scheme has been one full of fault and the cost of repairs and rebuild were also paid for by the the entire body of rate payers, not only those living in the Queenstown.
- 3 According to the Councils figures 47% of the Upper Clutha Waste Water Scheme is due to growth in the area. Why was the cost of increasing the waste water scheme not met by the developers ??, and not expecting the rate payers to bear the cost. This amounts to \$23 million is a sizeable amount to be recovered.
- 4 There seems to be different rules for different areas. The Upper Clutha Scheme is no where near completed as is the Kingston Scheme, our rates are to rise, however they have had a deferment, ?????
- 5 It is my understanding that in the past developers paid the fees to enable their developments to proceed. For reasons only known to the QLDC this seems to have changed and the rate payers now bear the brunt of these costs.

As I believed we are one rateable area, who are there to support one another, NOT a number of seperate individual bodies expected to bear the exorbitant costs of developments approved by others.

Please reconsider the Draft Annual Plan 2026-2027 and make it fair for all in the District, NOT 22-29% increase for some and 7-11% for others. As in the past the burden of infrastructure should be paid for by those in the District, not the few living in the area. Changes made in 2021 and 2024/2025 have not assisted those living in the QLDC and the Council should review the policy, changing back to broader based funding which allows for shared costs.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Malaponte,Christina	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 do not support the proposed increase in user fees and charges, particularly the significant 29.1% rise impacting Luggate residents. This level of increase is excessive and places an unfair burden on households already facing a high cost of living. Many residents are already stretched financially, and such a steep rise is difficult to justify without clear, transparent reasoning.

There is also a lack of clarity around how these additional funds will be allocated. It is important that any increase in rates directly benefits the communities contributing them. At present, it is not evident that Luggate will see a proportional return in terms of infrastructure, services, or local investment.

I strongly encourage a more balanced and transparent approach, including clearer communication on spending priorities and consideration of the financial pressures currently facing 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?

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

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

No response

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

### Wānaka Community Board Priority Projects

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

No response

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

### Long Term Plan 2027-2037

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

### Other feedback

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

To the Mayor and Councillors, Queenstown Lakes District Council,

I am a Luggate resident writing to formally oppose the proposed rates increases for Luggate in the 2026-27 Annual Plan, which see approximately 180 of our 320 households facing a 29.3 % increase. This level of increase is unaffordable and will have real consequences for families in our community.

My key concerns are:

Lack of transparency on developer contributions

Large subdivisions including Luggate Park and Lake McKay Station have been developed in Luggate over recent years. Under the Local Government Act 2002, developer contributions collected from these developments must be used to fund the growth component of infrastructure in the area they are collected from.

Before Luggate ratepayers are asked to fund a 29.3% increase, Council must provide a full public breakdown showing:

Total developer contributions collected from Luggate Park and Lake McKay Station to date, by contribution type.

Exactly which Luggate water and wastewater projects those DCs have been spent on, with dates and amounts.

If DCs have not been spent on Luggate infrastructure, charging existing residents for that same infrastructure would be unlawful. We should not be asked to pay increased rates until QLDC confirms compliance.

Oversized infrastructure and cost allocation – Church Road pipeline & airport reservoir

The second water supply pipeline being installed from Church Road to Harris Place, and the new reservoir site “up by Wānaka Airport”, appear significantly oversized for Luggate’s current needs. Council’s own material states the reservoir is for “future investment in the area” and “significantly increased storage capacity”.

It is unfair to load the cost of district/regional growth infrastructure onto Luggate alone. Infrastructure that benefits Wānaka Airport, future subdivisions, or the wider Upper Clutha should be funded district-wide, not via targeted rates on ~180 Luggate properties. We are being asked to pay for an expensive scheme to what Luggate currently needs and a reservoir to future proof the airport and more subdivisions.

Affordability and social impact

Rates for many Luggate families will be a cumulative increase of 51% in 2 years if this proposed increase comes into place. With food, fuel, and insurance costs also rising, this increase means young families in Luggate are being forced to choose between rates, bills and putting food on the table. People moved to Luggate because Wānaka was unaffordable. If this continues, Luggate will face the same problem – working families will be priced out and forced to leave the district. That is not a sustainable outcome for our community.

Governance costs and representation

Luggate and Hāwea are both part of the Wānaka-Upper Clutha ward, represented by 4 councillors. Given the size of Luggate and Hāwea, I question whether we require this level of representation. One councillor could reasonably cover both Luggate and Hāwea. Reducing the Upper Clutha ward from 4 to 3 councillors would save approximately \$55,000-\$66,000 per year in remuneration and associated costs. While I understand governance is a small part of total spend, every saving matters when residents are facing 29% increases. I ask that Council consider this as part of the next Representation Review, and in the interim, ensure councillor effort is focused on advocating for fair cost allocation for small communities.

Fair share principle

Paying our “fair share” should mean paying for infrastructure that services Luggate. It should not mean Luggate subsidising growth infrastructure for Wānaka Airport or future district-wide development. Three Waters costs that are regional in nature must be spread regionally. Targeted rates should reflect actual service to the property.

Requested actions:

- Defer any Luggate rates increases above the district average until QLDC publicly releases a full accounting of Luggate developer contributions collected and spent since 2010.
- Release the engineering/business case for the Church Road pipeline diameter and airport reservoir, including cost allocation between Luggate users and district/regional growth.
- Review the targeted vs district-wide funding split for the Luggate water upgrades, with a view to reducing the burden on 180 households.
- Commit to reviewing Upper Clutha councillor numbers at the 2027 Representation Review, with community consultation on reducing to 3 councillors.

Luggate supports safe drinking water and compliant infrastructure. We do not support being charged for oversized, regional assets without transparency on developer funding and fair cost sharing.

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

Respondent No: 6686105

Responded At: 2026-04-21 19:53:51 +1000

Name	Manson,Olly	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: 6685933

Responded At: 2026-04-21 18:29:47 +1000

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

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

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**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: 6689975

Responded At: 2026-04-24 07:00:21 +1000

Name	Marshall, Melvinne	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 22.3% rise in rates for Lake Hāwea residents, and request it to be brought into the district-average range. A 22.3% rise in our rates would put more pressure on the already strenuous financial situation for our young family.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6689978

Responded At: 2026-04-24 07:04:23 +1000

Name	Marshall, 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 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 22.3% rise in rates for Lake Hāwea residents, and request it to be brought into the district-average range. A 22.3% rise in our rates would put more pressure on our already strenuous financial situation for our young family.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6689978

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

Name	Marshall, 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 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 22.3% rise in rates for Lake Hāwea residents, and request it to be brought into the district-average range. A 22.3% rise in our rates would put more pressure on our already strenuous financial situation for our young family.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Martinez,Pablo	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: Pablo Martinez

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:

Respondent No: 6678441

Responded At: 2026-04-17 13:09:27 +1000

Name	Masters, Hayden	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:	
This is ridiculous.. the fees need to be passed on to tourists not to local rate payers, the rate hikes should never be that extreme. Hawea barely gets use of rate money as is so more of our rates need to go towards Hawea infrastructure itself as is..	

**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?	
Improve reading in the local areas and think ahead. Add multi lanes when improving roads to allow for the growth. I.e through 3 parks should have been 2 lanes each direction minimum.. force developers to improve the area not just get best price	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

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

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

No

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

We love this area and love our local facilities. If I use a facility, I do not mind paying for it.

However, The rates increase trajectory is a big worry for me. Having grown up and started a family here in Lake Hawea, we would love to stay in the area and contribute to the community. However if these costs continue to increase at a +20% rate. We will have to sell and move to a more affordable area in NZ.

For context, my wife and I are in our first home with our two young boys. I build houses for our community and make what I see as an average salary while my wife is home looking after our boys. Forking out an extra \$1000+ for our rates is daunting. I can't imagine what it must be like for those working hard in below average wages trying to get there foot in the property ladder.

Please reconsider the proposed changes to be more affordable for rate payers

### 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?

We love this area and love our local facilities. If I use a facility, I do not mind paying for it.

However, The rates increase trajectory is a big worry for me. Having grown up and started a family here in Lake Hawea, we would love to stay in the area and contribute to the community. However if these costs continue to increase at a +20% rate. We will have to sell and move to a more affordable area in NZ.

For context, my wife and I are in our first home with our two young boys. I build houses for our community and make what I see as an average salary while my wife is home looking after our boys. Forking out an extra \$1000+ for our rates is daunting. I can't imagine what it must be like for those working hard in below average wages trying to get there foot in the property ladder.

Please reconsider the proposed changes to be more affordable for rate payers

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6678131

Responded At: 2026-04-17 06:19:39 +1000

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

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

**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?
Hawea input into previous ltp has been ignores. Many older locals have stopped attending ltp workshops, stating they are a waste of time, simply an exercise so council can tick the 'community consultation' box

**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	Matshall,Hannah	Organisation (if any)	Do you wish to speak at a hearing?	No
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### User Fees and Charges

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

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

From:

Location: Hawea

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

Over the past several years, rates in the Queenstown Lakes District have risen well beyond what most households can realistically absorb. These increases have compounded year after year, and for many families, including mine, they are now reaching a point that is simply not sustainable.

Like many in our community, we are dealing with the full weight of the current cost of living — mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional; they are a fixed cost. When they continue to rise at this pace, it places real and ongoing pressure on our ability to manage as a household.

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

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

1. Affordability must be treated as a hard limit.

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

2. Stronger control of operational spending.

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

3. Prioritisation of essential infrastructure only.

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

4. Fair balance between growth and existing residents.

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

5. Clearer communication of trade-offs.

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



Closing Position

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

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

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

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

### Wānaka Community Board Priority Projects

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board? No response

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

### Long Term Plan 2027-2037

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

### Other feedback

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

Is a pre-prepared submission available? No

Pre-prepared submission link:

Respondent No: 6686577

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

Name	McArthur, Marsha	Organisation (if any)	NES Central Ltd	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:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2d783cf5631f0c0a33af846dec348a4fe60117c7/original/1776814826/13065b8fb9b33b4b24e7a4b0acee94cd_QLDC%20TMP%20and%20CAR%20Fees%20Structure%20Opposition%20Submission%2020260421.pdf?1776814826">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2d783cf5631f0c0a33af846dec348a4fe60117c7/original/1776814826/13065b8fb9b33b4b24e7a4b0acee94cd_QLDC%20TMP%20and%20CAR%20Fees%20Structure%20Opposition%20Submission%2020260421.pdf?1776814826</a>

Name	McAuley,Sandra	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. Position on Proposal

I strongly oppose the proposed 22% rates increase for Lake Hawea as outlined in the Draft Annual Plan.

#### 2. Reasons for My Position

I have been a ratepayer in Lake Hāwea for over 40 years and am deeply concerned about the scale of this proposed increase, particularly as it follows a significant rise in rates last year. The justification for such a substantial increase remains unclear. It appears that the financial burden for an incomplete or ongoing project is being placed disproportionately on the relatively small communities of Lake Hāwea and Luggate. Many residents have consistently raised concerns about the pace of residential development in these areas, which has proceeded without adequate forward planning for infrastructure, and without sufficient consideration of long-term social and environmental impacts.

#### 3. Impact on Me and My Community

As someone living on a fixed income (New Zealand Superannuation), I will struggle to absorb this additional cost.

At the same time, there has been little improvement in essential services and infrastructure. There is no access to public transport, and footpaths and roads are in a deteriorating condition. Ongoing development has also resulted in constant dust and disruption from heavy machinery, further affecting quality of life.

#### 4. Concerns About Council Priorities

It is difficult to reconcile this proposed rates increase with other areas of Council spending. Planned expenditure on new council buildings in Queenstown, along with ongoing costs related to leaky building issues, raises concerns about financial priorities and overall fiscal management.

Greater emphasis should be placed on maintaining and improving core infrastructure and services for existing communities before committing to significant new capital projects.

#### 5. Suggested Changes

I urge Council to:

Reconsider the scale of the proposed rates increase

Provide clearer justification and transparency around the need for this increase

Ensure a more equitable distribution of costs across the wider district

Prioritise essential infrastructure and services for existing communities

Improve long-term planning to better align development with infrastructure capacity

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6694614

Responded At: 2026-04-28 12:41:48 +1000

Name	McCall,Carmen	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 advising the QLDC that I am opposed to the intended luggate rates increase.          The calculated, proposed percentage of increase in inaccurate and looking at all the current, available information smacks of double dipping and lack of transparency.          I am single, work two jobs to pay my mortgage and kept on top of my living costs.          Apart from being unfair, this increase will put me in extreme financial difficulty.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690708

Responded At: 2026-04-24 13:44:00 +1000

Name	McCarroll, 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?	
I oppose the 22.3% rise as it is unfair and ask for it to be brought into the district-average range, as Kingston's has been.	
Kind regards Ross McCarroll **Received via Lets Talk inbox, submitted by QLDC.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690717

Responded At: 2026-04-24 13:44:56 +1000

Name	McCarroll, Delwyn	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 22.3% rise as it is unfair and ask for it to be brought into the district-average range, as Kingston's has been.	
Kind regards Delwyn McCarroll **Received via Lets Talk inbox, submitted by QLDC.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

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

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

No response

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

### Wānaka Community Board Priority Projects

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

No response

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

### Long Term Plan 2027-2037

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

### Other feedback

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

As a home owner in Lake Hawea the last 11 years, recently retired, and facing substantial increases in the cost of living of everything in the last five years, I believe a 23% increase in rates is unacceptable given the current circumstances. To use a water analogy, its like trying sucking too much water out of an almost dry well. As with when you are looking for a water source, you go for a substantial body of water for your primary supply source, not smaller ponds.

Hawea and Luggate are communities with lower cost properties that service the Wanaka area by providing housing for working families that provide tradesmen and services etc. for the area, as Wanaka is unaffordable for many of these people as well as retirees. I feel that our lower cost housing in these communities will become unaffordable as well, resulting in working families departing the district and leaving a shortage of skilled workers. I would suggest a greater portion of the cost be born by Wanaka residents, rather than a 50/50 split—perhaps combined property values of the three communities could be used apportion the percentage of how much each community pays?

I do realise it's a worldwide problem in developed countries funding infrastructure in general, particularly when there is rapid growth in both communities and project costs and growth being difficult to forecast.

Long term rate payers should not be paying for growth and tourism development.

When looking for money—go where the money is, property developers, land speculators, empty houses with a multi million dollar price tag, not smaller affordable communities with limited services.

4.QLDC managing Hawea and Luggate is a bit like comparing oranges and apples,, QLDC is the orange orchardist trying to grow apples the same way he grows oranges in Queenstown, it doesn't quite work as the interests of the local people aren't necessarily represented and is a difficult management template.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6688764

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

Name	McDonald,Eoin	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:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8bbd560dd2d99f2f3c13b457452e8dd431f38afb/original/1776922498/94ef383bd93bd79170389dd58a659a1c_Annual%20Plan%20Submission.docx?1776922498">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8bbd560dd2d99f2f3c13b457452e8dd431f38afb/original/1776922498/94ef383bd93bd79170389dd58a659a1c_Annual%20Plan%20Submission.docx?1776922498</a>

Respondent No: 6690676

Responded At: 2026-04-24 13:33:32 +1000

Name	McDougall, 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:	
The hourly rates for Council's technical team is well above market rates. Considering the timeframes we experience for reviews are obscene, I believe there should be some measurable changes before fees can be justified to 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:	

**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: 6690678

Responded At: 2026-04-24 13:33:48 +1000

Name	McDougall, 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?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
The hourly rates charged for council staff involved in consent processing, such as planners and land development engineers, exceed typical market rates. If the council intends to justify these higher charges, it should demonstrate that its staff can deliver a level of efficiency and experience that reflects what is available (at lower rates) in the private sector.	

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

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

No response

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

### Wānaka Community Board Priority Projects

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

No response

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

### Long Term Plan 2027-2037

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

I would like you to consider ensuring all areas have footpaths/cycle lanes. I live at 299B Peninsula Road Kelvin Heights. Where I live there is no footpath/ cycle lanes to or from our property. To get down to the Peninsula Trail, or to get to nearest bus stop, we have to negotiate very dangerous and narrow verges with cars passing at speed (currently 70 km, which we would like changed also). The nearest bus stop to our property has no footpath leading to it, or leading from it. I have taken up biking and am now using my bike to get to events such as wellness activities at the Events Centre. I have to bike along the road, which can be treacherous at times. Once I am at the end of the road I can connect to other bike trails which can then connect me to all major service areas in Frankton up to Five Mile and so on. I would, like the provision of footpaths/ cycle lanes for Peninsula Road to be included in your long term planning.

### 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: 6688728

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

Name	McKie, Katrina	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>We are totally opposed to the proposed rates increase for the Lake Hawea area.                  We have been ratepayers in the area since 1995 and are appalled at the proposed rates increase for our area.                  As a retired couple relying on New Zealand Superannuation as our only income we find the prospect of not being able to afford to live in the area we have loved a frightening prospect.                  We are not opposed to a modest increase in rates but think the proposed 22% is not affordable for many residents and will cause us personally much hardship.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

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

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

Yes

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

### Wānaka Community Board Priority Projects

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

Yes

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

### Long Term Plan 2027-2037

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

### Other feedback

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

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.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690331

Responded At: 2026-04-24 10:51:51 +1000

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

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
Do not want rates increases, would rather pay abit more for the areas that we use	

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

Let us know if there's anything else you think we need to consider when developing the LTP 2027-2037?
We agree on this, Wanaka is rapidly growing, parking, ridding should be oriority

**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	McMahon, Jane	Organisation (if any)		Do you wish to speak at a hearing?	No
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### User Fees and Charges

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

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

I am a resident in the Luggate community and was shocked to hear that there was to be a rate rise of 29.3% for many.

1. Communication: QLDC's explanations re the 29.3% proposed increase for water and waste rates were difficult to understand. Many questions asked prior to the meeting with the Mayor have still not been answered. The council lumps together water and waste. What if you use council water but have a septic tank for sewerage?
2. Timeframe: The time given to make submissions is too short given that we still don't have many of the answers and there is still ambiguity.
3. Rate of Increases: The scale and speed of rate increases for the Luggate community is unaffordable for many and from what we can see, the highest in the country. This rate increase follows a 17.7% increase last year.
4. Developer Contributions: The council have allowed the development of land in the area, and the developers paid large sums to the council - presumably to contribute towards infrastructure. Where have these contributions gone?
5. Equity: Water isn't a "nice to have". Its essential for life. I don't believe that the council should load the expenditure of such a large project on the small number of houses in Luggate. Do we have any assurances that future large charges won't be imposed when water supply is split off into another entity. This risks becoming another expensive bureaucracy that will do nothing to favour rate payers.

### 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: 6679220

Responded At: 2026-04-18 19:57:47 +1000

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

Do you support the proposed changes to user fees and charges?	No
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?
Prioritise basic services before new projects

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
Prioritise basic services before new projects	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6686620

Responded At: 2026-04-22 10:05:21 +1000

Name	McMillan, Don	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?	
<p>Luggate Rate Increases: When buying our property in Luggate, we paid, through the developer, our share of Development Contributions. This enabled us to connect to the water and sewage systems. These systems seemed to work perfectly well. I understand that the water may have been required to be upgraded to meet central government requirements and allow for future development. However, as it was working perfectly well, it appears the only reason we needed the sewage upgrade was to allow for future development. I fail to see why a small section of ratepayers should be required to fund this. At no stage were we consulted as to whether we supported an upgrade that appears to be unnecessary or whether we were prepared to pay for it. Someone in Council must have recognised the obvious substantial cost of this upgrade, and its effect on ratepayers. This was not brought to our attention before work began as perhaps it should have been.</p> <p>As this cost is being lumped into annual rates, and not be treated as a standalone surcharge, it would seem that the compounding effect of this has not been taken into consideration. This being the case it seems that a small section of ratepayers will have to keep paying more and more each year for something that appears unnecessary and largely unwanted.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

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

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

Yes

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

User pays is a fair way to fund the activities etc used by all people, rate payers or not. Rate payers shouldn't be subsidising everyone else.

### 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 dont know enough about this at this point

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

Over the past several years, rates in the Queenstown Lakes District have risen well beyond what most households can realistically absorb. These increases have compounded year after year, and for many families, including mine, they are now reaching a point that is simply not sustainable.

Like many in our community, we are dealing with the full weight of the current cost of living — mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional; they are a fixed cost. When they continue to rise at this pace, it places real and ongoing pressure on our ability to manage as a household.

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

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

1. Affordability must be treated as a hard limit.

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

2. Stronger control of operational spending.

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

3. Prioritisation of essential infrastructure only.

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

4. Fair balance between growth and existing residents.

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

5. Clearer communication of trade-offs.

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



Closing Position

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

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

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

### Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6694485

Responded At: 2026-04-28 11:32:51 +1000

Name	Meale,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?	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:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/07deb020b0cd66997713e00c047240414685b92c/original/1777339953/fac94e8ceb558e27eb2df5e592ffae8_Submission%20on%20QLDC%20Draft%20Annual%20Plan%202026csm%28f%29.docx?1777339953">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/07deb020b0cd66997713e00c047240414685b92c/original/1777339953/fac94e8ceb558e27eb2df5e592ffae8_Submission%20on%20QLDC%20Draft%20Annual%20Plan%202026csm%28f%29.docx?1777339953</a>

Respondent No: 6686233

Responded At: 2026-04-21 21:10:20 +1000

Name	Meredith,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?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
Mostly worth it	

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
They have very great ideas that need funding but for some reason all the money and resources goes to Queenstown instead of being divided up	

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

Respondent No: 6687549

Responded At: 2026-04-22 19:26:29 +1000

Name	Mewhinney, Judith	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:	
Don't believe these are necessary	

**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 are better priorities that should be looked at	

**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 increase in Hawea rates is appalling. QLDC is going to drive out locals who have been here for 20+ years and turn it into another Queenstown. We cannot afford this increase. We are pensioners. Why are the developers not paying more to cover the cost of their housing. Your priorities are not in line with what the community can afford or are interested in. We dont need more people out here, it's why we moved here.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Meyer,Andre	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?

Yes

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

still seem reasonable

### Wānaka Community Board Priority Projects

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

No

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

As a resident of Hāwea, I'm concerned that the current proposal places significant focus on Wānaka, with only limited benefit for Hāwea—primarily a children's playground.

For many years, Hāwea residents have paid comparable rates while receiving fewer services and infrastructure. Given that context, it would be fair to see more meaningful investment directed toward Hāwea, particularly in areas that address long-standing gaps.

The shared cost of the wastewater upgrade, split 50/50, adds further pressure. For many in Hāwea, this feels disproportionate and contributes to a growing sense that the community is being overlooked.

I also note that there were expectations of stronger advocacy for Hāwea at the council level. Recent decisions have made it harder for residents to feel confident that those concerns are being fully represented when the Mayor supported the proposed rates in small communities.

If this funding is intended to benefit the wider district, then there should be clear consideration for communities like Hāwea that have historically had fewer resources. Targeted investment here would not only address existing inequities but also recognise the significant effort local residents already put into building and supporting community facilities.

### 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 shift the focus from making Queenstown a showcase to delivering fair and equitable outcomes for all communities across the district. The current imbalance between Queenstown, Wānaka, and Hāwea needs to be addressed.

Residents want to feel heard and represented, not dismissed or told that one part of the district "knows best." The priority should be on core responsibilities—providing reliable infrastructure and essential services that support the people who live here year-round.

This includes setting and maintaining a clear minimum standard across all communities for water, wastewater, stormwater drainage, footpaths, and public spaces. At present, the difference in service levels between Queenstown and Hāwea is significant and difficult to justify.

There is also concern that ratepayer funds are being directed toward initiatives that do not meaningfully improve residents' quality of life. Investment should first ensure that all communities have safe, functional, and consistent infrastructure before funding additional projects.

Hāwea residents, like others across the district, contribute through their rates and should be able to expect a fair and equitable level of service in return. Addressing these disparities would go a long way toward rebuilding trust and ensuring the district develops in a balanced and sustainable way.

### 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/7e87948e7f4b26204cb411d6ebb5b60f608505c9/original/1776940819/808bfbe05d4529a0ca13e9ed972ea1ec\\_Submission%20on%20Proposed%20Rates%20Increases%20%E2%80%93%20H%C4%81wea%20%281%29.pdf?1776940819](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7e87948e7f4b26204cb411d6ebb5b60f608505c9/original/1776940819/808bfbe05d4529a0ca13e9ed972ea1ec_Submission%20on%20Proposed%20Rates%20Increases%20%E2%80%93%20H%C4%81wea%20%281%29.pdf?1776940819)

Respondent No: 6688740

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

Name	Miles, Brent	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>We have owned our property for a little over 20 years and whilst we are very satisfied generally with the services provided by QLDC and the Otago regional councils we have seen significant increases in both rates charges over that period of time .</p> <p>The increase proposed for 26/27 is extra ordinally high which we understand relates to the significant infrastructure requirements to service our rapidly expanding town, primarily for affordable housing in Timsfield and Longview subdivisions .</p> <p>Such cost should have been in part catered for by the developer together with a subsidy by the central government which we understand is available but not until the works are completed .</p> <p>It seems therefore that the existing ratepayers particularly those of longer residential standing are being required to fund the infrastructure thorough rates .</p> <p>We are prepared to contribute a fair share for the benefits of improved infrastructure but the increase to be applied is in our view exorbitant and will only compound when the rates for following years are established.</p> <p>Could not the increase in rates be established more in line with the district average and a levy be set to pay for the infrastructure until the central government funds are available .</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688733

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

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

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

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

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
Please do not "save up" these increases in our rates. A smaller increase most years would be preferable. Ours is a holiday house, and even though that makes no difference to the amount we pay, it's pretty tough when we are here for only around 6 times each year. I also believe that Lake Hāwea should not be subjected to the same increases as Queenstown as we do not draw such large services as those who live there.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

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

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

Yes

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

### Wānaka Community Board Priority Projects

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

Neutral

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

### Long Term Plan 2027-2037

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

### Other feedback

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

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

Over the past several years, rates in the Queenstown Lakes District have risen well beyond what most households can realistically absorb. These increases have compounded year after year, and for many families, including mine, they are now reaching a point that is simply not sustainable.

Like many in our community, we are dealing with the full weight of the current cost of living — mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional; they are a fixed cost. When they continue to rise at this pace, it places real and ongoing pressure on our ability to manage as a household.

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

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

1. Affordability must be treated as a hard limit.

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

2. Stronger control of operational spending.

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

3. Prioritisation of essential infrastructure only.

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

4. Fair balance between growth and existing residents.

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

5. Clearer communication of trade-offs.

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



#### Closing Position

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

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

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

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Name	Miller, Joe	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?

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

Over the past several years, rates in the Queenstown Lakes District have risen well beyond what most households can realistically absorb. These increases have compounded year after year, and for many families, including mine, they are now reaching a point that is simply not sustainable.

Like many in our community, we are dealing with the full weight of the current cost of living — mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional; they are a fixed cost. When they continue to rise at this pace, it places real and ongoing pressure on our ability to manage as a household.

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

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

1. Affordability must be treated as a hard limit.

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

2. Stronger control of operational spending.

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

3. Prioritisation of essential infrastructure only.

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

4. Fair balance between growth and existing residents.

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

5. Clearer communication of trade-offs.

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



Closing Position

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

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

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

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

### Other feedback

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

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6688903

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

Name	Mollan, Danny	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:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/18e0385bc289a18c0aa11b7e6fd5053c5e7d3d98/original/1776924895/57b106b8020e81ce48b245d92f350ff5_Submission-v8-3.docx?1776924895">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/18e0385bc289a18c0aa11b7e6fd5053c5e7d3d98/original/1776924895/57b106b8020e81ce48b245d92f350ff5_Submission-v8-3.docx?1776924895</a>

Respondent No: 6665396

Responded At: 2026-04-01 13:20:16 +1100

Name	Molnar,Dee	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?	
Could the Kawarau Falls Scenic Playground on Remarkables Cres. Frankton be put forward for consideration for playground equipment upgrades, please?	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Molyneaux, Lesley	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?

Queenstown District Council:

I am writing to express my concern regarding the proposed 22% rates increase for our area for the 2026/2027 year. In summary, I urge the Council to reconsider the scale and timing of the proposed rates increase. A more measured and equitable approach is needed—one that reflects the financial realities of the Lake Hāwea community; aligns costs with delivered benefits and ensures that growth is funded fairly.

Lake Hāwea comprises predominantly working families, many with young children facing considerable cost-of-living challenges. The recent fuel crisis exacerbates these pressures; due to its location outside of major urban areas and the absence of public transport, residents face higher weekly commuting expenses. A substantial portion of the population is employed in the hospitality, tourism, and trade sectors—industries critical to the broader district but not typically associated with high wages. Consequently, these households are particularly susceptible to sharp rises in fixed costs such as rates. Rate's pressure may result in young adults and families choosing to leave the area and that would put more pressure on those that stay. Additionally, Lake Hāwea has a significant number of older residents, myself being one of them, many on fixed incomes, for whom increases of this nature are especially burdensome and may result in genuine financial hardship.

According to Council documentation, this project is not scheduled for completion and operation until 2027. It is therefore unreasonable to require ratepayers to fund this infrastructure prior to its delivery. Like paying for a car that you don't have access to. Corresponding rate increases should be deferred until the project is completed and tangible benefits can be realised by the community.

In conclusion, we respectfully urge the Council to reconsider both the scale and timing of the proposed rates increase. A more balanced and equitable approach is required—one that reflects the financial realities facing the Lake Hāwea community, links costs with delivered benefits, and ensures that the funding of growth is distributed fairly.

Thank you for your time.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6689988

Responded At: 2026-04-24 07:09:16 +1000

Name	Molyneux, 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 oppose the increased rate for infrastructure improvement because I don't believe payment should be required before the service has been completed and made available to rate payers.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6689988

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

Name	Molyneux, 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 oppose the increased rate for infrastructure improvement because I don't believe payment should be required before the service has been completed and made available to rate payers.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6685922

Responded At: 2026-04-21 18:21:44 +1000

Name	Moore,Robert	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	Morgan, Corina	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 29.3% rates increase for Luggate and the 22.3% rates increase for Hawea and ask the rise to be brought into the districts average of 9.9% to 13%.

Luggate and Hawae has the lowest median value properties, I myself am a single mum raising two teenage boys, my neighbours are all families and or pensioners. The massive proposed \$1342 extra a year is absolutely unfair and unacceptable.

From what I understand nearly half 47% of the cost is attributable to growth, why are existing rate payers paying for it?? Surely that's developers??

The way they are managing Kingstons scheme seems alot lot fairer.

As you can most probably tell I have never made a submission before, have lived in luggate for 19 years !! I'm in absolute shock that it's even been allowed to come to print 29.3 % increase, I'm sure their must of been a typo!!!

Take me back to my first house in Reid Avenue, cheap as chips with a septic tank.

Please please reconsider the massive hike, as makes me want to sell up and move off grid

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6688694

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

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

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

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

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
<p>I'm a single parent of two boys          I just received a 2% pay increase this week.          Cost of living is through the roof it's totally unfair to increase rates of this magnitude.          People live in Hawea and Wanaka because they can't afford Wanaka          With food and fuel costs how are people supposed to survive          How can it be right to raise rates 23% and 29%.          Thanks for allowing me to raise my concerns.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6688055

Responded At: 2026-04-23 07:52:02 +1000

Name	Moser,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:	
Please see attached	

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	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:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/0fd4e766aa07e962b3b4c701038375fc9ba95779/original/1776894672/651a6ad2ef936900c14c6a1da37a2628_inbound1489843751529390364.docx?1776894672">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/0fd4e766aa07e962b3b4c701038375fc9ba95779/original/1776894672/651a6ad2ef936900c14c6a1da37a2628_inbound1489843751529390364.docx?1776894672</a>

Respondent No: 6690630

Responded At: 2026-04-24 13:11:20 +1000

Name	Moser, Jill	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:	
as below	

**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:	
As below	

**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?
As below

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
As below	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/bb65bac5e56f2d7fe7ce1c0aba67771c9feb0aca/original/1777000165/a95d687420153fea3b87d4a39d0f515b_qldc_draft-annual-plan_section-1-4_2025-2026-v16_final-adopted-3.pdf?1777000165">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/bb65bac5e56f2d7fe7ce1c0aba67771c9feb0aca/original/1777000165/a95d687420153fea3b87d4a39d0f515b_qldc_draft-annual-plan_section-1-4_2025-2026-v16_final-adopted-3.pdf?1777000165</a>

Respondent No: 6690560

Responded At: 2026-04-24 12:42:55 +1000

Name	Moss, Jennifer	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:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/dfad2482b2706bfda9ef160b8983803203f106f0/original/1776998525/ee82287d6c1706f146544e940669eeef_submission%20to%20QLDC.docx?1776998525">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/dfad2482b2706bfda9ef160b8983803203f106f0/original/1776998525/ee82287d6c1706f146544e940669eeef_submission%20to%20QLDC.docx?1776998525</a>

Respondent No: 6655079

Responded At: 2026-03-25 15:59:27 +1100

Name	Mueller,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?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
User fees should be increased even more. Do not subsidise all the luxurious things at the expense of core business (e.g. 3-waters)	

**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?
Focus on top priorities: 1. 3-waters (volumetric charges, wastewater must be sorted), 2. Safety - keep the district safe, including environmental safety, 3. Stop underwriting/subsidising growth, by allowing growth in outlying areas and then retrofitting services (water, sewer, transport).

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
Need to reduce costs, lower rates, increase 3rd party funding/contributions to reduce costs to rate payers. Our small rating base cannot subsidise international visitors, the service providers that cater to visitors. they must pay their way and then some.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6656549

Responded At: 2026-03-26 19:21:30 +1100

Name	Muir, Madeleine	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:	
As a Luggate resident I do not believe our rates should be set at 29% 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?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

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

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
The rates rise of up to 29% is not acceptable. This will cripple most households. I am a resident that has not benefitted from sewage mains, roading improvements and with very little attention from our local government I am horrified to see this fee being lumped on us. This expense should be passed on to new developments in the area, not the residents. Expansion is expensive, pass in these costs to the developers/new residents.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6689201

Responded At: 2026-04-23 18:02:54 +1000

Name	Munn,Elizabeth	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:

If the Queenstown lakes area supermarkets or big retailers decided that their prices were suddenly going up by 11 to 29% next month, with the highest rises in the lowest income areas:-

There would be a media storm, the commerce commission would step in, people would take their business elsewhere they would fail because their business plan is broken. The reasons for this would be transparent.

Why does the QLDC (which is essentially a business selling us services) think it can be so rapacious just because we can't easily take our business elsewhere or avoid our rates. Clearly your business plan is broken and it is not transparent to me why Hawea's rates are going up so much. This area of the QLDC has exceptionally poor value from the QLDC (no Community centre, no footpaths, part time library etc and unwanted housing development foisted on us). Pensioners and working families will really struggle with rates increase which seems grossly unfair., especially when our position seems to be similar to that of Kingston, where rises are much less steep. Better explanations changes to reduce the rate rises would be appreciated.

### 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: 6683503

Responded At: 2026-04-21 06:55:25 +1000

Name	Musfelt,Charlene	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?	
After last years Rates increase, I believe this is a very bad idea for all . Why was Money not put aside over the years for needs, such as this. and expect the tax payer, whom are already struggling to big buck up. I believe there has been alot of wasteful spending and who shall we say is accountable for this act? To many bosses and not enough Chiefs, I Vote No	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6654568

Responded At: 2026-03-25 10:48:06 +1100

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

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

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

**Other feedback**

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

Name	Nimmo, Ross	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?

Objection Ground: I am writing to formally object to the proposed 11.6% rates increase for the 2026–2027 financial year for Lake Hāwea.

Reasons for Objection:

Financial Impact:

My total annual rates have increased from \$3,747.20 in 2021 to \$5,715.99 for the current 2025–2026 year. With the proposed 11.6% increase, my rates will rise to approximately \$6,380 per year, equating to roughly \$123 per week.

This represents an increase of over 70% in just a few years, far exceeding inflation and income growth, and is not sustainable.

Inflation Comparison:

Current inflation in New Zealand is approximately 2.5%–3%. The proposed 11.6% increase is therefore around 3–4 times the rate of inflation, and cumulative increases in my rates since 2021 far exceed inflation over the same period.

This highlights a clear lack of proportionality.

Development Contributions Already Paid:

When I built my property and later added a small unit, I was required to pay development contributions totaling approximately \$5,775.31.

These contributions included charges toward water, wastewater, transportation, community facilities, and reserves, and were required to obtain final sign-off, & code of compliance.

Given this, it is unreasonable to now face further rates increases to fund the same infrastructure, particularly where costs are driven by new developments.

Infrastructure and Growth Funding:

The Council has cited wastewater upgrades as a key reason for increasing rates. However, Lake Hāwea properties such as mine have been connected since 2019, and the system functioned adequately prior to new subdivisions such as Longview.

Infrastructure required for growth should not be retrospectively funded by existing ratepayers.

Local Infrastructure Deficit:

Lake Hāwea continues to face major infrastructure challenges despite rising rates:

Two single-lane bridges creating bottlenecks

The Red Bridge requiring ongoing repair and replacement

Limited parks, playgrounds, and community facilities

Existing services under pressure from rapid growth

There is a clear disconnect between rates paid and local investment.

Fairness and Allocation of Funds:

There is a strong perception that rates collected from Lake Hāwea are disproportionately spent elsewhere, particularly in Queenstown, with insufficient reinvestment locally.

Affordability:

I live in a small unit on the property and rent out the main house long-term, yet remain responsible for the full rates burden. As a single-income household, this increase is not affordable.

Proposed Outcome / Request:

I request that Council limits any increase to 3–5%, in line with inflation.

I request that all infrastructure required to support new developments is developer-funded and incorporated as part of the subdivision consent process, rather than being passed on to existing ratepayers through ongoing rate increases.

I request greater transparency on how rates collected from Lake Hāwea are allocated and spent locally.

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

Name	Nimmo, Ross	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?

Objection Ground:

I am writing to formally object to the proposed 22.3% rates increase for the 2026–2027 financial year for Lake Hāwea.

Reasons for Objection:

Financial Impact:

My total annual rates have increased from \$3,747.20 in 2021 to \$5,715.99 for the current 2025–2026 year. With the proposed 22.3% increase, my rates will rise to approximately \$6,990 per year, equating to roughly \$134 per week.

This represents an increase of over 85% in just a few years, far exceeding inflation and income growth, and is not sustainable.

Inflation Comparison:

Current inflation in New Zealand is approximately 2.5%–3%. The proposed 22.3% increase is therefore around 7–9 times the rate of inflation, and cumulative increases in my rates since 2021 far exceed inflation over the same period.

This highlights a clear lack of proportionality.

Development Contributions Already Paid:

When I built my property and later added a small unit, I was required to pay development contributions totaling approximately \$5,775.31.

These contributions included charges toward water, wastewater, transportation, community facilities, and reserves, and were required to obtain final sign-off, code compliance, and insurance.

Given this, it is unreasonable to now face further rates increases to fund the same infrastructure, particularly where costs are driven by new developments.

Infrastructure and Growth Funding:

The Council has cited wastewater upgrades as a key reason for increasing rates. However, Lake Hāwea properties such as mine have been connected since 2019, and the system functioned adequately prior to new subdivisions such as Longview.

Infrastructure required for growth should not be retrospectively funded by existing ratepayers.

Local Infrastructure Deficit:

Lake Hāwea continues to face major infrastructure challenges despite rising rates:

Two single-lane bridges creating bottlenecks

The Red Bridge requiring ongoing repair and replacement

Limited parks, playgrounds, and community facilities

Existing services under pressure from rapid growth

There is a clear disconnect between rates paid and local investment.

Fairness and Allocation of Funds:

There is a strong perception that rates collected from Lake Hāwea are disproportionately spent elsewhere, particularly in Queenstown, with insufficient reinvestment locally.

Affordability:

I live in a small unit on the property and rent out the main house long-term, yet remain responsible for the full rates burden. As a single-income household, this increase is not affordable.

Proposed Outcome / Request:

I request that Council limits any increase to 3–5%, in line with inflation.

I request that all infrastructure required to support new developments is developer-funded and incorporated as part of the subdivision consent process, rather than being passed on to existing ratepayers through ongoing rate increases.

I request greater transparency on how rates collected from Lake Hāwea are allocated and spent locally.

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

Name	Nimmo, Ross	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?

Objection Ground:

I am writing to formally object to the proposed 22.3% rates increase for the 2026–2027 financial year for Lake Hāwea.

Reasons for Objection:

Financial Impact:

My total annual rates have increased from \$3,747.20 in 2021 to \$5,715.99 for the current 2025–2026 year. With the proposed 22.3% increase, my rates will rise to approximately \$6,990 per year, equating to roughly \$134 per week.

This represents an increase of over 85% in just a few years, far exceeding inflation and income growth, and is not sustainable.

Inflation Comparison:

Current inflation in New Zealand is approximately 2.5%–3%. The proposed 22.3% increase is therefore around 7–9 times the rate of inflation, and cumulative increases in my rates since 2021 far exceed inflation over the same period.

This highlights a clear lack of proportionality.

Development Contributions Already Paid:

When I built my property and later added a small unit, I was required to pay development contributions totaling approximately \$5,775.31.

These contributions included charges toward water, wastewater, transportation, community facilities, and reserves, and were required to obtain final sign-off, code compliance, and insurance.

Given this, it is unreasonable to now face further rates increases to fund the same infrastructure, particularly where costs are driven by new developments.

Infrastructure and Growth Funding:

The Council has cited wastewater upgrades as a key reason for increasing rates. However, Lake Hāwea properties such as mine have been connected since 2019, and the system functioned adequately prior to new subdivisions such as Longview.

Infrastructure required for growth should not be retrospectively funded by existing ratepayers.

Local Infrastructure Deficit:

Lake Hāwea continues to face major infrastructure challenges despite rising rates:

Two single-lane bridges creating bottlenecks

The Red Bridge requiring ongoing repair and replacement

Limited parks, playgrounds, and community facilities

Existing services under pressure from rapid growth

There is a clear disconnect between rates paid and local investment.

Fairness and Allocation of Funds:

There is a strong perception that rates collected from Lake Hāwea are disproportionately spent elsewhere, particularly in Queenstown, with insufficient reinvestment locally.

Affordability:

I live in a small unit on the property and rent out the main house long-term, yet remain responsible for the full rates burden. As a single-income household, this increase is not affordable.

Proposed Outcome / Request:

I request that Council limits any increase to 3–5%, in line with inflation.

I request that all infrastructure required to support new developments is developer-funded and incorporated as part of the subdivision consent process, rather than being passed on to existing ratepayers through ongoing rate increases.

I request greater transparency on how rates collected from Lake Hāwea are allocated and spent locally.

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

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

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

No response

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

### Wānaka Community Board Priority Projects

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

No response

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

### Long Term Plan 2027-2037

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

### Other feedback

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

Lake Hawea/Hawea Flat median residential rates rise for 2026-27 is proposed at 22.3% or about \$952 extra per annum on a median home (Luggate \$1,342) is even Higher. Every other community in the district sits between 9.9 and 13.0%. We are the only two communities outside this band.

Most of this rise is said to be to fund the Upper Clutha Wastewater Conveyance Scheme (UCCS). On QLDC's own figures, 47% of the UCCS cost is attributable to growth. Under the Local Government Act, that portion (around \$23M) should have been recovered from developers, not existing ratepayers. If a ratepayer is 'behind' with their payments they face (I believe) a 10% interest charge added to their account with a further 10% after 3 months. What steps have been taken by QLDC to recover such debt from developers, past, present and from future developments.

The current rate of inflation in March 2026 for New Zealand is 3.1%, this proposed rate increase is over 7 times the current rate of inflation. Lake Hawea has one of the lowest median property values in the district. Working families, tradespeople and retirees struggle constantly to pay the seemingly ever higher annual rate rises imposed on the village. I have been a resident of Hawea at this address for 20 years and cannot recall many single digit rate increases in all that time. It appears that QLDC is unable/unwilling to rein in its spending.

Kingston is getting a new water and wastewater scheme roughly 75% larger in capital terms than UCCS. Their rates rise for 2026-27 is 11.1%, half of Hawea. The Council's own Kingston Rates Fact Sheet (March 2026), Council says it would be "unfair to begin full cost recovery now" because the Kingston scheme "is not yet operational". Council has deferred \$130,000 of cost recovery on that basis. It seems that an element of bias against Hawea could be construed arising from the above actions by QLDC, by the recent overruling against a proposed "Liquor Store" to which Hawea residents very strongly opposed, a "sinkhole" on Nichol street which has been "repaired" twice, has sunk again and which has now deteriorated to being a danger to vehicles particularly motorcycles etc.

Why are Lake Hawea/Hawea Flat/Luggate being singled out for a rate rise of this magnitude when Kingston residents are not.

QLDC should immediately cut the proposed rate rise in half until the UCCS is completed and operational. An independent "body" should also look at QLDC to determine areas of their operations where savings could be made.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6688912

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

Name	Noble,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 on 13-14 May 2026.	
As a retired person living on the state pension this proposed rate increase is extremely anxious and upsetting to me. From where are we expected to find this extra expense. The inflation rate in New Zealand for March 2026 was 3.1%. You have set an increase 7 times that at 22.3%.	
Hawea has one of the lowest median property values in the district and is populated mainly by tradies, families, many on the minimum wage and retirees.	
Tradies, Landlords etc can/will pass on or increase fees, rents etc to recoup such extra expense. Pensioners can not.	
This leaves people like myself, families on minimum wage/low incomes bearing the brunt of all increases.	
This is extremely unfair.	
I feel very strongly that QLDC needs to reconsider the effect this will have on us all and look at different ways to fund this.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Norrie, Michael	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? 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?

My feedback is primarily regarding the rates increase for the Luggate community. Last year, we saw a 19% increase, and this year the proposed increase is 29%, which totals a ~54% increase over the last two years. This is absurd. My water worked fine two years ago; what value is my extra \$3,000-\$4,000 providing that I didn't have then? In the FAQ, a key theme seems to be supporting growth, and the budgeting relies heavily on development contributions. Can we increase the "development contributions slice" by increasing the amount of subdividable land in Luggate? We have approximately 40 one-acre sections that are currently zoned Rural Residential, despite being surrounded by residential sections; as such, they aren't subdividable. There are also dozens of ~2,000 sqm sites with the same problem. If we rezone all of Luggate to be Residential, it would make those sites available to be subdivided, increasing the number of properties that can contribute via development contributions. This could significantly mitigate the rates increase for existing residents. Given the huge investment in water and wastewater surely there is now capacity for extra homes - if not then why are we spending so much money?

Is a pre-prepared submission available? No

Pre-prepared submission link:

Respondent No: 6686980

Responded At: 2026-04-22 15:45:09 +1000

Name	Norris,Ollie	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>Hi I would like to make a submission against the rates increase this year as I feel it's getting completely out of hand year on year. We are in the hardest economic time and most people are struggling to put food on the table so let alone find more money to give the council is just unacceptable.</p> <p>Why can't we have a minimal increase like what they have done up north. People will loose their houses over this I am almost certain. In the time where we struggle we need local councils to help out the community.</p> <p>I am against any increase to rates this year especially the proposed amounts.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Norrish, 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? No

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

From:

Location: Hāwea Flat

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	Novotny,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:

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.

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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.

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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.

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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.

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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: 6686588

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

Name	O` Connor,Amy	Organisation (if any)		Do you wish to speak at a hearing?	No
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**User Fees and Charges**

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
I support 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.	

**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: 6686962

Responded At: 2026-04-22 13:44:39 +1000

Name	O`Donnell,Sarah	Organisation (if any)	Destination Queenstown & Lake Wānaka Tourism	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?

RE: Destination Queenstown and Lake Wānaka Tourism submission to QLDC Annual Plan

Please accept the accompanying document as Destination Queenstown and Lake Wānaka Tourism's submission to Queenstown Lakes District Council's Annual Plan. Destination Queenstown and Lake Wānaka Tourism are sharing the RTO's FY26-27 Business Plan to seek continued funding, through the targeted tourism promotion levy on commercial, accommodation and mixed-use rates, for DQ and LWT's role of destination marketing and management activity.

DQ and LWT have followed a robust process of engagement and consultation with our members and community during the development of the business plan.

The regional tourism organisation's (RTOs) FY26-27 business plan was endorsed by its Strategic Review Board at a meeting held on 21 April 2026.

At the SRB meeting two resolutions were successfully passed:

(i) That the SRB Members approve the Business Plan FY26-27 presented by the DQ and LWT Boards and Management

(ii) That the SRB Members approve the financial resources to be sought from the Queenstown Lakes District Council

Based on support from both the DQ and LWT membership we make this submission to QLDC to uplift our funding for the 2026-27 financial year.

If more information is required please contact CEO Mat Woods on [mat@queenstownnz.co.nz](mailto:mat@queenstownnz.co.nz) or 027 530 6265.

Is a pre-prepared submission available?

Yes

Pre-prepared submission link:

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e72e1fddaedca5473d4a9b6b8c54df008eda4526/original/1776829461/11a9795c5c87993d01ce12a09df09e5a\\_Final%20FY26-27%20Business%20Plan.pdf?1776829461](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e72e1fddaedca5473d4a9b6b8c54df008eda4526/original/1776829461/11a9795c5c87993d01ce12a09df09e5a_Final%20FY26-27%20Business%20Plan.pdf?1776829461)

Respondent No: 6678519

Responded At: 2026-04-17 14:32:00 +1000

Name	Oakes, Karen	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>The Qldc is extracting more money from rate payers in Hawea, without properly improving infrastructure. Qldc are greatly increasing population density, but charging existing residents for the 'privilege' of the new residents sewage to be trucked out &amp; traffic to sit in. Expanding population density without expanding the already under serviced infrastructure is irresponsible and these costs should not be passed onto existing residents who struggle to pay the already outrageous rates. Extremely unfair when I see this to be the qldcs responsibility.</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:	

**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	O'Callaghan, 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?	No
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Please outline the reason for your position on proposed changes to user fees and charges:

I am writing to formally oppose the ongoing trajectory of rates increases proposed in this Annual Plan, particularly given the growing impact on communities such as Lake Hāwea.

Rates across the Queenstown Lakes District have risen significantly in recent years and are now placing sustained and, for many households, unsustainable financial pressure on residents. These increases are no longer marginal adjustments — they are materially affecting household affordability.

In communities like Lake Hāwea, this pressure is especially evident. Many long-term locals who contribute significantly to the community are increasingly being priced out by rising rates alongside mortgage, insurance, and living costs. As a non-discretionary expense, rates directly impact whether people can afford to remain living in the district.

While I recognise Council faces real challenges around growth and infrastructure, the current approach places too much of the burden on existing ratepayers. The key issue is not whether investment is needed, but whether it is affordable — and at present, it is not.

I believe a more balanced and equitable approach is required:

Affordability must be a hard constraint. Rates increases must reflect what households can realistically sustain, not simply what funding requirements dictate.

Tourism must contribute more directly. Visitors place significant demand on local infrastructure, yet costs are largely borne by residents. Stronger mechanisms such as visitor levies should be prioritised so users contribute fairly to the system they rely on.

Fairer contribution across all who use local infrastructure. Cost recovery should better reflect actual usage and benefit, not rely disproportionately on property owners alone.

Infrastructure must be developer-funded where capacity is exceeded. Subdivision and land development must be fully assessed at the planning stage. Where existing systems cannot support growth — such as in the case of Longview — required infrastructure upgrades must be funded, planned, and delivered by developers, not shifted onto existing ratepayers.

Stronger prioritisation of essential services. Non-essential or discretionary projects should be deferred until affordability improves.

Greater transparency and discipline in Council spending. A full review of discretionary expenditure should be undertaken to identify savings before further increases are imposed.

Fairer allocation of growth costs. Existing residents, including those in Lake Hāwea, should not be expected to carry a disproportionate share of infrastructure costs driven by new development and population growth.

Clearer communication of trade-offs. Consultation documents must clearly show what has been deferred or reduced, not just what is being proposed.

In its current form, the scale of rates increases is not sustainable for many residents and risks undermining the long-term stability of communities like Lake Hāwea.

I support necessary investment, but it must be delivered within genuine affordability limits. I strongly urge Council to reduce the proposed increase, defer non-essential expenditure, review spending rigorously, and adopt a more equitable funding model before finalising this plan.

Affordability must be treated as a binding constraint, not an afterthought.

### Wānaka Community Board Priority Projects

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Yes — but with conditions.

I support Council allocating funding or resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board where those projects are genuinely essential, evidence-based, and clearly aligned with community need and affordability constraints. However, I would not support bringing forward funding in a blanket way or accelerating projects without clear prioritisation, robust cost-benefit assessment, and transparency around trade-offs. Given the current pressure on rates, any early funding decisions should be carefully weighed against overall affordability and the impact on existing ratepayers.

In principle, local prioritisation through the Community Board is positive, but it must still sit within a disciplined, district-wide framework that ensures:

- \* essential infrastructure is prioritised over discretionary projects
- \* costs are not simply accelerated onto ratepayers sooner than necessary
- \* funding decisions remain transparent and justified
- \* affordability remains a binding constraint, not a flexible one

### Long Term Plan 2027-2037

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

Council must prioritise affordability in the LTP 2027–2037, ensuring rates increases remain within what households can realistically sustain. Essential infrastructure should be prioritised over discretionary spending, with stronger discipline and transparency around Council expenditure.

Growth must pay for growth, with subdivision and development required to fully fund the infrastructure they create demand for, rather than shifting costs onto existing ratepayers. Tourism should also contribute more directly to local infrastructure costs.

Without these changes, continued rates increases risk undermining the long-term sustainability of communities like Lake Hāwea.

**Other feedback**

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

Yes. I do not support the level of rates increases proposed in the draft Annual Plan. The current trajectory is not affordable for many households and risks pushing long-term residents out of the district.

There is a clear need for stronger financial discipline, with a sharper focus on essential infrastructure and the deferral of non-critical projects. Council must demonstrate greater effort to reduce costs and improve efficiency before increasing the burden on ratepayers. Growth must pay for growth. Developers should be fully responsible for funding the infrastructure required to support new developments, and tourism should contribute more directly to the infrastructure it relies on.

Without a more balanced and affordability-focused approach, the Plan risks undermining the long-term sustainability of communities such as Lake Hāwea.

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

Name	O'Callaghan,Stu	Organisation (if any)		Do you wish to speak at a hearing?	No
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### User Fees and Charges

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

I am writing to formally oppose the ongoing trajectory of rates increases proposed in this Annual Plan, particularly given the growing impact on communities such as Lake Hāwea.

Rates across the Queenstown Lakes District have risen significantly in recent years and are now placing sustained and, for many households, unsustainable financial pressure on residents. These increases are no longer marginal adjustments — they are materially affecting household affordability.

In communities like Lake Hāwea, this pressure is especially evident. Many long-term locals who contribute significantly to the community are increasingly being priced out by rising rates alongside mortgage, insurance, and living costs. As a non-discretionary expense, rates directly impact whether people can afford to remain living in the district.

While I recognise Council faces real challenges around growth and infrastructure, the current approach places too much of the burden on existing ratepayers. The key issue is not whether investment is needed, but whether it is affordable — and at present, it is not.

I believe a more balanced and equitable approach is required:

Affordability must be a hard constraint. Rates increases must reflect what households can realistically sustain, not simply what funding requirements dictate.

Tourism must contribute more directly. Visitors place significant demand on local infrastructure, yet costs are largely borne by residents. Stronger mechanisms such as visitor levies should be prioritised so users contribute fairly to the system they rely on.

Fairer contribution across all who use local infrastructure. Cost recovery should better reflect actual usage and benefit, not rely disproportionately on property owners alone.

Infrastructure must be developer-funded where capacity is exceeded. Subdivision and land development must be fully assessed at the planning stage. Where existing systems cannot support growth — such as in the case of Longview — required infrastructure upgrades must be funded, planned, and delivered by developers, not shifted onto existing ratepayers.

Stronger prioritisation of essential services. Non-essential or discretionary projects should be deferred until affordability improves.

Greater transparency and discipline in Council spending. A full review of discretionary expenditure should be undertaken to identify savings before further increases are imposed.

Fairer allocation of growth costs. Existing residents, including those in Lake Hāwea, should not be expected to carry a disproportionate share of infrastructure costs driven by new development and population growth.

Clearer communication of trade-offs. Consultation documents must clearly show what has been deferred or reduced, not just what is being proposed.

In its current form, the scale of rates increases is not sustainable for many residents and risks undermining the long-term stability of communities like Lake Hāwea.

I support necessary investment, but it must be delivered within genuine affordability limits. I strongly urge Council to reduce the proposed increase, defer non-essential expenditure, review spending rigorously, and adopt a more equitable funding model before finalising this plan.

Affordability must be treated as a binding constraint, not an afterthought.

### Wānaka Community Board Priority Projects

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
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Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:

Yes — but with conditions.

I support Council allocating funding or resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board where those projects are genuinely essential, evidence-based, and clearly aligned with community need and affordability constraints. However, I would not support bringing forward funding in a blanket way or accelerating projects without clear prioritisation, robust cost-benefit assessment, and transparency around trade-offs. Given the current pressure on rates, any early funding decisions should be carefully weighed against overall affordability and the impact on existing ratepayers.

In principle, local prioritisation through the Community Board is positive, but it must still sit within a disciplined, district-wide framework that ensures:

- \* essential infrastructure is prioritised over discretionary projects
- \* costs are not simply accelerated onto ratepayers sooner than necessary
- \* funding decisions remain transparent and justified
- \* affordability remains a binding constraint, not a flexible one

### Long Term Plan 2027-2037

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

Council must prioritise affordability in the LTP 2027–2037, ensuring rates increases remain within what households can realistically sustain. Essential infrastructure should be prioritised over discretionary spending, with stronger discipline and transparency around Council expenditure.

Growth must pay for growth, with subdivision and development required to fully fund the infrastructure they create demand for, rather than shifting costs onto existing ratepayers. Tourism should also contribute more directly to local infrastructure costs.

Without these changes, continued rates increases risk undermining the long-term sustainability of communities like Lake Hāwea.

### Other feedback

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

Yes. I do not support the level of rates increases proposed in the draft Annual Plan. The current trajectory is not affordable for many households and risks pushing long-term residents out of the district.

There is a clear need for stronger financial discipline, with a sharper focus on essential infrastructure and the deferral of non-critical projects. Council must demonstrate greater effort to reduce costs and improve efficiency before increasing the burden on ratepayers. Growth must pay for growth. Developers should be fully responsible for funding the infrastructure required to support new developments, and tourism should contribute more directly to the infrastructure it relies on.

Without a more balanced and affordability-focused approach, the Plan risks undermining the long-term sustainability of communities such as Lake Hāwea.

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6690944

Responded At: 2026-04-24 15:57:04 +1000

Name	O'Connor, Ray	Organisation (if any)	N/A	Do you wish to speak at a hearing?	No
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**User Fees and Charges**

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	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: 6694568

Responded At: 2026-04-28 12:18:06 +1000

Name	O'Donnell,Sarah	Organisation (if any)	Wakatipu Pony Club	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?	
Please find attached a submission to the annual plan from Wakatipu Pony Club. If you have any questions please do not hesitate to contact me. Kind regards, Sarah O'Donnell President Wakatipu Pony Club [REDACTED]	
Is a pre-prepared submission available?	Yes
Pre-prepared submission link:	<a href="https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/ff5cc87d9a8b72d733f0f4b4a38dff7f10ab1e3f/original/1777342673/e061272f3b4decf9f6e6d4397a6b28aa_WPC%20Submission%20on%20QLDC%20Annual%20Plan%202026%20%28%29.docx?1777342673">https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/ff5cc87d9a8b72d733f0f4b4a38dff7f10ab1e3f/original/1777342673/e061272f3b4decf9f6e6d4397a6b28aa_WPC%20Submission%20on%20QLDC%20Annual%20Plan%202026%20%28%29.docx?1777342673</a>

Respondent No: 6694607

Responded At: 2026-04-28 12:39:12 +1000

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

Wānaka Community Board Priority Projects	
Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

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

Other feedback	
Do you have any other feedback on the draft Annual Plan?	
<p>I'm concerned at the rates differential proposed for Hawea 22% increase being double the suggested average rate of 11% for the whole of QLDC area. The increase in rates some years back to cover Queenstown leaky buildings was spread over the whole of QLDC. The same principle should apply to all infrastructure upgrades. Hawea is being penalised for the lack of infrastructure improvements and investments over many decades. The Council has allowed development to take place without investment in appropriate infrastructure for many years. Now the chickens have come home to roost. The proposed 22% increase is unaffordable for many families in Hawea. Housing for all should be affordable. The current rates increase proposed in the long term plan would have serious consequences for many people in this community. The current councillors need to have a good understanding and rethink on this rates increase issue.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Osborne, David	Organisation (if any)	Northlake Investments Limited	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?

We have for some time been lobbying Council to get the remaining unsealed section (210m) of Outlet Road in Wanaka sealed due to the dust nuisance the unsealed section causes in dry weather.

We have commissioned a report from Pattle Delamore Partners to look at Outlet Road and the health risk to adjoining residents from the dust nuisance. The report concludes: The dust concentrations for residents of the development and those in the care centre are likely to result in exceedances greater than 10 days during summer without treatment. This would result in a red health risk. The exceedances of the NES:AQ are likely to result in detrimental health impacts for the residents, particularly as the residents of Northbrook Wanaka are the most vulnerable demographic to the effects of particulate pollution.

Northlake Investments Limited has previously offered to seal the unsealed section and offset this against its development contribution credits assigned to the adjoining Northlake Development. Disappointingly, that offer has been rejected to date by Council officers. As an independent expert has identified a health risk to the residents at the Northbrook Wanaka retirement complex, the issue needs to be given significant priority.

We fail to understand why the issue hasn't been addressed or how the rest of Outlet Road can be sealed, including the section down to the Clutha where there are only a couple of dwellings set well off the road and yet the piece directly adjacent a retirement complex remains unsealed.

Unsurprisingly the residents of Northbrook have already identified the dust nuisance as a real issue for them, we have told them we are lobbying to address the issue, but we are not the road controlling authority, so their best course of action is to contact QLDC direct. The health effects on these residents from use of the local road are likely non-compliant with the National Environmental Standards for Air Quality. This is not an issue of reverse sensitivity, given all development existing has been considered by QLDC and approved for consent already.

In the interests of public safety, we request that urgent action be taken to address this long-standing issue.

### 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: 6678416

Responded At: 2026-04-17 12:48:13 +1000

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

Do you support the proposed changes to user fees and charges?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
User pays is the fairest allocation of costs	

### Wānaka Community Board Priority Projects

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	
Wanaka is usually overlooked in favour of Queenstown therefore prioritising funding to Wanaka is supported	

### 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 am a home owner and resident in Hawea. QLDC cannot expect residents to continue to absorb ongoing rates rises, especially the proposed approximate \$1000 annual increase. The proposed rates increase would result in my QLDC rates costing over \$100 per week. This is unacceptable and unaffordable for many. Existing Hawea residents should not be required to fund growth. Development Contributions should be charged at a level sufficient to provide the required infrastructure for new development. No Wanaka/Hawea Councillors support the proposed rates increases.

### Other feedback

Do you have any other feedback on the draft Annual Plan?	
I support a visitor levy to fund infrastructure to deal with tourist demand within the District. This should not fall on local rate payers.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6685883

Responded At: 2026-04-21 17:57:21 +1000

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

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

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

**Other feedback**

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

Name	PAGE,TREVOR	Organisation (if any)	Southern Safety Services Ltd	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:

Southern Safety Services Ltd - Industry Feedback on Proposed QLDC TMP & CAR Fee Increases

On behalf of Southern Safety Services Ltd, I am writing to provide feedback on the Queenstown Lakes District Council's proposed Traffic Management Plan (TMP) and Corridor Access Request (CAR) fee structure for the 2026/27 year.

While we acknowledge QLDC's need to recover the costs associated with administering these services, we have a number of concerns regarding the scale, structure, and application of the proposed fee increases. We respectfully request further clarification and engagement before the fees are finalised.

#### 1. Proposed Fee Increases

We are concerned about the overall magnitude of the proposed TMP and CAR fees. Charges for non-excavation corridor access and TMP-related activities appear to be significantly higher than those applied by other Road Controlling Authorities across New Zealand. In particular, the new fees do not appear to reflect the full range of work types undertaken in this region, nor do they adequately distinguish between minor and major works. Based on our experience operating locally for over 25 years and our familiarity with fee structures in other regions, the proposed fees appear out of step with national norms.

#### 2. Transparency and Fee Methodology

To date, we have received no clear explanation of how the proposed fee structure has been calculated or justified. While the principle of cost recovery is understood, it is important that fees remain proportionate to the services provided.

Clarification is also sought regarding the \$288 fee for a revision of an approved TMP. Clear guidance on what constitutes a revision—such as whether minor administrative changes would incur this charge—would be appreciated.

#### 3. Application of Fees Across Queenstown and Wānaka

Clarification is sought regarding the application of separate TMP processing fees for Queenstown and Wānaka when a single TMP is submitted for the same activity. This practice appears uncommon nationally and may result in duplicated charging if not reflective of additional processing effort.

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

The proposed fee for non-excavation CARs raises concerns, particularly for low-risk, low-impact activities. Greater distinction between risk levels would improve fairness and proportionality.

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

Further detail regarding how this fee has been calculated—including service scope, inspection frequency, and staff input—would assist industry in assessing its appropriateness.

#### 6. Potential Impact on Compliance and Safety

Further fee increases risk discouraging compliance, particularly in the context of rising operating costs. Reduced compliance may undermine network safety and reverse the positive culture change achieved through collaboration between industry and Council.

#### 7. Alignment with the Local Government Act

It is important that fees remain aligned with the actual cost of providing services, as required under the Local Government Act. Further clarification would be welcomed.

#### Summary

If the proposed TMP and CAR fee schedule increases proceed in their current form, we believe they will disproportionately disadvantage smaller contractors, potentially leading to reduced compliance and an overall decline in the safety of the roading network.

We appreciate the opportunity to provide feedback and welcome further engagement to ensure the final fee structure is fair, transparent, and supportive of safe and compliant activity across the district.

### 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: 6676346

Responded At: 2026-04-15 05:57:02 +1000

Name	Parker,Pamela	Organisation (if any)	Private	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:	
By increasing the user-pays component of services you provide choice to the community as to what they spend their money on rather than forcing people to cover the subsidy in their 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:	
Given the current financial situation of many people in the area, all non-essential items should be deferred. Vanity projects across the district (including the QEC squash courts) should be shelved until the district has a handle on rates.	

**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 need to fund only the most essential items for the immediate future. That is 3 waters, roading and waste.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

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

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

Yes

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

### Wānaka Community Board Priority Projects

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

Neutral

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

### Long Term Plan 2027-2037

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

From: Genny Parker

Location: Hawea

I am writing to formally oppose the continued trajectory of rates increases proposed under this Annual Plan. I am in my 70's now and have only just retired working

as a Support Worker in our community for the last 3 years albeit on minimum wage. But now I am incredible concerned on how I will carry on with a fixed income. Im also afraid for the families coping with mortgages and all the other costs of living.

I have copied and pasted below a submission put up on our Lake Hawea Community Page from a more knowledgeable person but wanted to express my own thoughts simply as copy & pastes can be looked on with some derision unfortunately.

Over the past several years, rates in the Queenstown Lakes District have risen well beyond what most households can realistically absorb. These increases have compounded year after year, and for many families, including mine, they are now reaching a point that is simply not sustainable.

Like many in our community, we are dealing with the full weight of the current cost of living — mortgages, food, insurance, fuel, and day-to-day expenses. Rates are not optional; they are a fixed cost. When they continue to rise at this pace, it places real and ongoing pressure on our ability to manage as a household.

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

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

1. Affordability must be treated as a hard limit.

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

2. Stronger control of operational spending.

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

3. Prioritisation of essential infrastructure only.

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

4. Fair balance between growth and existing residents.

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

5. Clearer communication of trade-offs.

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



Closing Position

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

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

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

### Other feedback

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

Respondent No: 6690390

Responded At: 2026-04-24 11:21:11 +1000

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

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

### Wānaka Community Board Priority Projects

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	No response
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

### Long Term Plan 2027-2037

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

### Other feedback

Do you have any other feedback on the draft Annual Plan?	
<p>I strongly believe that the voices of the community should be heard and taken seriously. Unfortunately this has not been my experience to date.</p> <p>There are many reasons why the proposed Rates increases are being objected to and others will speak to those. Who can afford to bear this cost?</p> <p>How to do more than pay lip service to fact that there is great wealth disparity within our region - the gap grows. The proposed ask for more rates is going to hurt some - stretch other community damage control measures further.</p> <p>The developers, for example, push past our town plan boundaries, carve up the landscape, without the infrastructure to cope with the numbers, and leave us to deal with the consequences. QLDC allows this.</p> <p>The costs are unreasonably loaded on the rate payers.</p> <p>**Received via Lets Talk inbox, submitted by QLDC.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6690370

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

Name	Paterson, Cara	Organisation (if any)	Creative New Zealand	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 Let's Talk email and submitted by QLDC.**

Is a pre-prepared submission available? Yes

Pre-prepared submission link: [https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/4ff2acd8a91a00bc8e63ee58657571334a19111d/original/1776993091/be8f3644c21747e35d4363769ec1ac51\\_2026%20Creative%20New%20Zealand%20Annual%20Plan%20Submission%20Queenstown%20Lakes%20District%20Council%202026%202027.pdf?1776993091](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/4ff2acd8a91a00bc8e63ee58657571334a19111d/original/1776993091/be8f3644c21747e35d4363769ec1ac51_2026%20Creative%20New%20Zealand%20Annual%20Plan%20Submission%20Queenstown%20Lakes%20District%20Council%202026%202027.pdf?1776993091)

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

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

No

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

### Wānaka Community Board Priority Projects

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

No

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

### Long Term Plan 2027-2037

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

### Other feedback

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

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.

Regards

Nicholas Peltzer

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

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

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

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

The proposed increase of rates in Luggate by over 29% is frankly preposterous and I cannot believe that any council in this economic climate would believe that this is reasonable. I understand that development is required in Luggate due to increase in residential builds requiring further infrastructure and in this case water supply but I am uncertain as to why this falls on the rate payer. The developer who has profited from increasing the numbers of dwellings in the area should also be responsible for ensuring that the infrastructure can support the number of new homes that they have made massive profits off. House prices are dropping due to world events and interest rates are rising and the council want to hike our rates over a quarter more of what we currently pay? This is incredibly unreasonable particularly when the vast majority of our current rates goes to supporting queenstown infrastructure and projects. I thoroughly oppose this change and would also appreciate a full breakdown of where the projects are that my rates are currently funding, preferably on a map so that my point is clear. If little investment has been completed in Luggate since the last plan I should know where my money has been spent and why when there is finally some new infrastructure going into my community I have to foot the bill.

### 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:

Unlike the qldc council they are part of this community and therefore have an understanding of what we need.

### 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: 6680489

Responded At: 2026-04-20 14:10:14 +1000

Name	Perkins, Graeme & Yvonne	Organisation (if any)		Do you wish to speak at a hearing?	No
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**User Fees and Charges**

Do you support the proposed changes to user fees and charges?	No
Please outline the reason for your position on proposed changes to user fees and charges:	
We feel that is extremely unfair that a small community like Luggate is shouldering such a huge share of the infrastructure costs. We are not a wealthy town. It seems we are paying for misdirected development costs from the past, and for future proofing for a larger town. This is too hard on our Luggate families - house values have risen through no fault of our own and don't reflect the ability of residents to meet such a staggering rate increase. We personally are concerned for both young families and our older people living here. Please adopt a more caring approach to this issue rather than simply one of facts and figures.	

**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	Perriam, Elle	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?

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: 6690276

Responded At: 2026-04-24 10:16:43 +1000

Name	Peterson,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>Hello,          Please accept this as my formal submission on the Draft Annual Plan 2026-2027.          My submitter details are:  </p> <p>I do not wish to speak in support of my submission at the hearing on 13-14 May 2026.          I oppose the proposed 29.3% rates increase for Luggate. Every other community in the district has an increase between 9.9 and 13%, except for Luggate and Hawea. Most of the rise has been attributed to the Upper Clutha Wastewater Conveyance Scheme. The growth portion of this should have been funded through developer contributions, not financed by debt.          If you compare it to Kingston, they also have a new water and wastewater scheme but only a rates rise of 11.1%. Luggate has the lowest median house prices in the district with a population of working families, retirees and tradespeople who cannot afford to bear the burden of this cost, unlike other parts of the district which is populated by many wealthy holiday home owners. Why is the cost not absorbed evenly throughout the district?          Thank you,          Abby Peterson          **submitted via email, entered by Let's Talk team</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Piggot, 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?

No

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

I accept the rates need to be increased to cover increasing costs. The rates rise for Luggate is too high. I feel we are paying for more of the infrastructure than we should be.

- 1) 29% is more than families and some retired folks can afford in the current climate. People being forced to leave will impact the community.
- 2) Private residents should not have to front up to support new developments or the airport. It is not clear what proportion of the water and sewage upgrades is being paid by the present community and what is being paid for by the airport or the developers. It is not clear what the developer contributions have been, whether they are covering the total cost of the infrastructure for the new developments OR whether their contributions are being spent in Luggate or shared throughout QLDC
- 3) Current rate payers should not be paying for the extra infrastructure required for projected increases in the population, for example the size of the pipes and the ultraviolet filters.

I applaud the council for listening and acting on our original concerns about the water in Luggate, several years ago, but we had no idea that we would be paying so much personally to fund this. This is about equity. Have we not supported many of the mistakes of the Queenstown community? So why is this burden just falling on us?

### 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:

This was covered in my submission above. We are funding our own infrastructure, a must have. Why should Luggate residents be asked to fund what are mostly nice-to-haves in Wanaka?

### 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: 6686796

Responded At: 2026-04-22 11:53:12 +1000

Name	Polson,Olle	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:	
<p>Passing on fees via tourism seems like a more logical step. Much of the proposed strains on existing infrastructure is caused by international tourism. Charge those that are responsible for the increases my concern is you will keep driving costs up for locals which ultimately makes it less and less affordable for locals to live. It's a complex issue and I appreciate that but more needs to be put on to tourism rather than locals picking up the burden consistently.</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>I am in particular in support of improved active shared paths proposal this is a meaningful addition to the local infrastructure that fits with the wider plans of the district for central Otago to be a destination for activity and adventure both for tourism and locals this seems like an easy way to achieve both</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?
As mentioned above, passing some of the cost on to tourists other countries do it's not a new concept

**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: 6684498

Responded At: 2026-04-21 14:37:22 +1000

Name	Pool, Marija	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:	

Respondent No: 6685959

Responded At: 2026-04-21 18:42:55 +1000

Name	Preston,Alexia	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:	
Bring forward priority 3, shared paths and active transport. This is critical for our community, above all else.	

**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: 6690382

Responded At: 2026-04-24 11:17:45 +1000

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

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Neutral
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

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

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
I believe that an increase of 22% is quite unacceptable. The need for much of the new infrastructure is due to new subdivisions. I believe that the developers of these should bear a greater part of the cost and that council should consider this when granting initial consent.	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Respondent No: 6678169

Responded At: 2026-04-17 07:50:39 +1000

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

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

**Wānaka Community Board Priority Projects**

Do you support the proposal for Council to bring forward funding or allocate resourcing to priority projects recommended by the Wānaka-Upper Clutha Community Board?	Yes
Please outline the reason for your position on Wānaka-Upper Clutha Community Board priority projects:	

**Long Term Plan 2027-2037**

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

**Other feedback**

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

Respondent No: 6690723

Responded At: 2026-04-24 13:48:02 +1000

Name	Pugsley, Dan	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:

Firstly... your off you head!!!  
 The over paid, under educated clown or group of clowns aka circus who came up with this concept should knock on the door of every person, family, and worker who is lucky enough to have made enough money to scrap, borrow and lend their way into a property in the southern lakes and then look them in the eye and tell them..... hey I know money's tight right now with the fuel hikes, the inflation, and international unrest buuut there the thing!!!! I know since the last 5 year property value has doubled therefore councils RV has done the same and also you as the land owner got hit with an 11% rate rise last year but because council underestimated th3 fact that people moving into Longview were human and also needed to go poo poo and then they thought..... I know let's just let the struggling people fit the bill for our own idiocracy.  
 About right??

**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: 6688684

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

Name	Pullar, Megan	Organisation (if any)		Do you wish to speak at a hearing?	No
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User Fees and Charges	
Do you support the proposed changes to user fees and charges?	No 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 believe the current proposed level of rates increase in Hāwea is unfair and unaffordable. 22% annual increase on top of large increases across recent years during a cost of living crisis is unaffordable. Longview was set up as a "affordable housing zone" and now is proposed to have levels of annual rates comparable to areas such as Lake Hayes and Wanaka, albeit with lower median property values. How is this affordable?</p> <p>Believe a large amount of development levies were collected as part of new development to contribute to the funding of water infrastructure, on top of this there is a significant increase in population in the lake Hawea area. The development levies and increased population (and hence rates collected) should funds a large chunk of this infrastructure cost. Additionally the infrastructure cost is a long term asset, so whilst I agree this necessary the cost of this should be spread across a long term horizon.</p> <p>This system is not even operational yet and yet we are being told we will be paying hefty fees towards this. I oppose this level of rates increase for the Hāwea area.</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	

Name	Quayle, 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 response

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

### Wānaka Community Board Priority Projects

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

No response

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

### Long Term Plan 2027-2037

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

### Other feedback

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

From: Karl Quayle

Location: Lake 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.

Sent from a concerned rate payer

Is a pre-prepared submission available?

No

Pre-prepared submission link:

Respondent No: 6688065

Responded At: 2026-04-23 08:01:18 +1000

Name	RADLEY,Michael	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?	Yes
Please outline the reason for your position on proposed changes to user fees and charges:	
x	

**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>Funding projects need to be balanced with Rates.</p> <p>Its ridiculous to bring forward UV treatment for Luggate that was scheduled in 2028. No Cryptosporidium in Luggate. It has added a huge increase in our rates. The size of the Pipes far exceed Luggates requirements. It maybe 20 years before that capacity is reached.</p> <p>To prove you have read this, take two minutes to acknowledge this submission. [REDACTED]</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?	
There has been no consultation on expenditure for Luggate's Water supply vs allocation to 300 houses. We are paying for infrastructure that has capacity for 1500-3000 houses. None of this has been explained and breaches the Local Government Act.	

**Other feedback**

Do you have any other feedback on the draft Annual Plan?	
<p>We had a public meeting attended by the Mayor, the deputy, councillors Nicky Gladding and Nicola King and they were unable to answer questions on Development Contributions spent, the over capacity of the pipes, allocation of costs for Luggates 300 houses vs airport vs Corbridge estate. Proposed subdivisions, Industrial development.</p> <p>At the meeting on 2nd April, they agreed to answer by email any questions we sent to them. On the 17 th April the Mayor stated in the Wanaka Sun, that Luggate Ratepayers would be paying a "fair share". In order to make this statement he must know how the costs are attributed. Yet he refuses to tell us publicaly. AS of 23 april there is no reply. This is a breach of the LGA</p>	
Is a pre-prepared submission available?	No
Pre-prepared submission link:	