

29 May 2026

[REDACTED]

C/- [REDACTED]

Sent via email to [REDACTED]

Request for Official Information LG26-0124 - Luggate Rates Increases, Wastewater Cost Allocation

Dear [REDACTED],

Thank you for your request for information held by the Queenstown Lakes District Council (QLDC). On 24 April 2026 you requested the following information under the Local Government Official Information and Meetings Act 1987 (LGOIMA):

- 1. Rates increases and distribution of impacts. Please provide:**
 - a. The current rates modelling, schedules, spreadsheets, or working papers used to produce the Luggate examples in Council's Draft Annual Plan and FAQ material, including the example showing a rates increase of 29.3% for a connected property.
 - b. The number of Luggate residential properties, for 2025/26 and 2026/27 if available, that are:
 - connected to wastewater
 - serviceable but not connected
 - not serviceable
 - c. Any schedule, table, or spreadsheet showing the distribution of proposed 2026/27 percentage rates increases across Luggate residential properties, including the number of properties within percentage bands.
 - d. Any document, report, spreadsheet, or briefing comparing proposed rates increases for Luggate with district averages and/or with other communities.
 - e. The document or calculation showing the basis for the commonly cited 17.8% increase applying to Luggate in the previous year.
- 2. Wastewater charges and cost drivers. Please provide:**
 - a. The schedule, calculation, or working paper showing how the wastewater charge for Luggate increased from approximately \$782 to approximately \$1,757.
 - b. A breakdown of the components of that increase, including where applicable:
 - debt servicing
 - operating costs
 - renewal costs
 - deferred recovery or prior-year adjustments
 - any other relevant cost component
 - c. Any briefing, options paper, or internal report that considered phasing the increase over more than one year, smoothing the increase, or spreading costs across a wider base.
 - d. Any assessment, memo, report, or presentation addressing the affordability impact of the wastewater charge increase on Luggate households.
- 3. Development contributions from Luggate growth. For the period from 1 July 2016 to the date of this request, please provide:**

- a. The total amount of development contributions assessed, invoiced, and received from developments within Luggate.
- b. A breakdown of development contributions assessed, invoiced, and received from:
 - Luggate Park
 - Luggate Heights
 - Lake McKay Station
 - Lake McKay Terraces

For each, please break the amounts down by contribution type, including:

- water supply
 - wastewater
 - roading
 - reserves/parks
 - community infrastructure
 - any other contribution category applied
- c. The current 2025/26 per-lot development contribution rates applicable to development in the Luggate contributing area, by contribution type.
 - d. Any policy, schedule, methodology, model, or calculation used to determine the development contribution rates applying to Luggate.
4. Use of development contributions and historical funding. For the period from 1 July 2016 to the date of this request, please provide:
- a. A schedule showing how development contributions collected from Luggate Park (stage2), Luggate Heights, Lake McKay Terraces and Lake McKay Subdivision have been applied, including for each expenditure:
 - project name
 - project location
 - total project cost
 - amount funded from those development contributions
 - amount funded from other sources
 - date of expenditure or allocation
 - b. Any document showing whether development contributions collected from Luggate developments are ring-fenced for Luggate or the Upper Clutha, or instead pooled across the district.
 - c. If those development contributions are not ring-fenced, the policy, methodology, or decision record showing how Council decides where those funds are allocated geographically.
 - d. A breakdown of funding sources for Luggate water and wastewater infrastructure projects since 1 July 2016, including for each project:
 - project name
 - total cost
 - amount funded from development contributions
 - amount funded from targeted rates
 - amount funded from district-wide rates
 - amount funded from debt
 - amount funded from any other source
 - e. For the Luggate water supply upgrades referred to publicly as approximately \$6.3 million, a project-level breakdown of the total cost and funding sources.
5. Specific infrastructure serving Luggate. Please provide:

- a. The design basis, business case, or other document explaining the sizing of the water pipeline from Church Road to Harris Place, including whether it was sized for:
 - existing Luggate demand
 - future growth within Luggate
 - growth outside Luggate
 - b. The purpose, intended service area, and design capacity of the reservoir near Wānaka Airport, including any document showing whether it serves:
 - Luggate
 - Wānaka / Upper Clutha
 - wider district growth and services such as Project Pure and Wānaka Airport
6. Local investment and geographic allocation of funding. Please provide:
 - a. Any report, schedule, or presentation from 1 July 2022 to date showing capital expenditure by geographic area across the district, including where available:
 - Queenstown
 - Wānaka / Upper Clutha
 - Luggate
 - b. Any report, memo, or presentation showing how Council tracks or reports the geographic allocation of rates-funded and development-contribution-funded capital expenditure.
 - c. Any document discussing whether development contributions generated by Luggate growth should be ring-fenced or prioritised for infrastructure in Luggate or the Upper Clutha.
7. Council decision-making and briefings. For the period from 1 January 2024 to the date of this request, please provide:
 - a. Council workshop papers, elected member briefings, slide decks, memos, or reports that discuss:
 - Luggate rates increases
 - Luggate wastewater charges
 - development contributions from Luggate growth
 - ring-fencing or local allocation of funding
 - b. Any minutes, notes, action points, or summaries from workshops or briefings where the scale of Luggate rate increases was discussed.
 - c. Any options analysis or advice presented to councillors on alternative approaches, including:
 - phasing increases
 - wider cost sharing
 - alternative treatment of growth costs
 - local ring-fencing of development contributions
8. Water services transition / Three Waters context. Please provide:
 - a. Any report, memo, presentation, or briefing addressing how Luggate water and wastewater assets, debt, revenue, and charges are expected to be treated under the transition to a new water services entity or council-controlled organisation.
 - b. Any document considering whether current increases to Luggate water or wastewater charges should be moderated, deferred, or otherwise treated differently because of the upcoming transition.
 - c. Any document addressing how current targeted charges or cost allocations for Luggate may translate into future pricing or charging under the new entity.

On 15 May 2026, QLDC emailed you with a partial release of information relating to items 1 and 2 of your request.

On 25 May 2026, QLDC emailed you with a partial release of information. For clarity, the response is summarised as follows:

Information released:

- **Items 3a, c-d, 4a-d, 5a-b, 6a-c, 7a-c, 8a-c**

Decision to release information as soon as reasonably practicable

- **Item 4d**

Information refused:

- **Item 3b**

QLDC RESPONSE

In response to your request, the QLDC Risk, Assurance and Finance was consulted.

Decision to release information

- 4. Use of development contributions and historical funding. For the period from 1 July 2016 to the date of this request, please provide:**
 - d. A breakdown of funding sources for Luggate water and wastewater infrastructure projects since 1 July 2016, including for each project:**
 - **project name**
 - **total cost**
 - **amount funded from development contributions**
 - **amount funded from targeted rates**
 - **amount funded from district-wide rates**
 - **amount funded from debt**
 - **amount funded from any other source**

The table below outlines the funding sources for Luggate water and wastewater infrastructure projects since 2016, including each project's total cost, associated funding contributions by source, actual annual spend, and the budgeted growth, renewal, and level of service percentages. All amounts are GST exclusive.

Capital Projects Financial Summary Report - All Years Actuals from 2016

As at Jun-26



15-May-2026 15:53:45

Program	Project Code	Project Description	Activity Description	Area	LID Actual	2025-26 Actual	2024-25 Actual	2023-24 Actual	2022-23 Actual	2021-22 Actual	2020-21 Actual	2019-20 Actual	2018-19 Actual	2017-18 Actual	2016-17 Actual	Growth %	Renewal %	Level of Service	LID Growth \$	LID Renewal	LID LoS \$'s
Water	007510	LoS Performance - Luggate (WS)	New Capital	Upper Clutha	0	0	0	0	0	0	0	0	0	0	0	44%	0%	56%	-	-	-
Water	007525	Luggate Retention Extension (WS)	New Capital	Upper Clutha	103,635	103,635	0	0	0	0	0	0	0	0	0	100%	0%	0%	103,635	-	-
Water	000010	Renewals - Luggate (WS)	Renewals	Upper Clutha	42,253	0	6,330	0	0	4,873	0	0	31,050	0	0	0%	100%	0%	-	42,253	-
Water	000021	Luggate Water Supply Land Legislation	New Capital	Upper Clutha	0	0	0	0	0	0	0	0	0	0	0	23%	0%	77%	-	-	-
Water	000463	Water Supply - D&M Renewals - Luggate	Renewals	Upper Clutha	24,838	0	0	0	0	0	0	0	0	0	24,838	0%	100%	0%	-	24,838	-
Water	000873	Renewal of Resource Consent - Luggate	Renewals	Upper Clutha	12,734	0	0	0	0	0	0	-285	13,000	0	0	33%	0%	67%	4,168	-	8,566
Water	000905	Luggate Scheme Upgrades (WS)	New Capital	Upper Clutha	3,044,355	51,119	6,133	230,000	262,347	471,259	479,286	531,405	953,427	0	0	58%	20%	22%	1,759,384	608,991	675,960
Water	001155	Demand Mgr - Luggate (WS)	New Capital	Upper Clutha	4,715	0	0	0	382	4,333	0	0	0	0	0	57%	0%	43%	2,706	-	2,008
Water	001200	Planning Inputs - Luggate (WS)	New Capital	Upper Clutha	1,731	602	709	420	0	0	0	0	0	0	0	46%	0%	55%	788	-	943
Water	001220	Telemetry - Luggate (WS)	New Capital	Upper Clutha	550	0	350	0	0	200	0	0	0	0	0	34%	0%	67%	164	-	366
Water	001253	Luggate Reservoir Capacity (WS)	New Capital	Upper Clutha	426,407	88	187,181	30,391	85,070	63,677	0	0	0	0	0	57%	0%	43%	244,331	-	182,076
Water	007452	Minor Improvements - Luggate (WS)	New Capital	Upper Clutha	0	0	0	0	0	0	0	0	0	0	0	50%	0%	50%	-	-	-
Water	007519	LoS Performance - Luggate (WS)	New Capital	Upper Clutha	0	0	0	0	0	0	0	0	0	0	0	46%	0%	54%	-	-	-
Capital Pr					6,827,729	156,680	216,201	388,937	367,739	542,263	519,780	1,341,763	3,273,664	0	29,217				2,784,864	768,404	3,274,462

Funded By Development Contributions 2,784,864
Funded by Targeted rates 768,404 3,274,462

Right to review the above decision

You have the right to request an investigation and review of this decision by the Ombudsman under section 27(3) of the LGOIMA. Further information is available at www.ombudsman.parliament.nz or by calling 0800 802 602.

If you wish to discuss this decision with QLDC, please contact Naell.Crosby-Roe@qldc.govt.nz (Director Democracy Services).

QLDC trusts that the above information satisfactorily answers your request.

Kind regards,



Democracy Services Team
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