

Full submissions pack by surname, E – H

Notes

- Highlighted names indicated a preference to speak at a hearings session
- URLs in the submissions pack do not work

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Respondent No: 149

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 09:22:04 am

Last Seen: Jul 29, 2024 09:22:04 am

IP Address: n/a

Q1. Name	Sarah Eagle
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	"I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. I also urge Council to prioritise the extension of the Wanaka Recreation Centre Indoor Courts. The expansion is essential to meet the present and future needs of our expanding town. By bringing forward these improvements, the council can ensure equitable access to indoor sports facilities for all residents and support the thriving sports community in Wanaka. My sport is Netball."
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 232

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 18:51:27 pm

Last Seen: Jul 28, 2024 18:51:27 pm

IP Address: n/a

Q1. Name	Haagon East
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Albert Town
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. I also urge Council to prioritise the extension of the Wanaka Recreation Centre Indoor Courts. The expansion is essential to meet the present and future needs of our expanding town. By bringing forward these improvements, the council can ensure equitable access to indoor sports facilities for all residents and support the thriving sports community in Wanaka. My sport is Netball.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 31

Login: Anonymous

Email: n/a

Responded At: Jun 29, 2024 17:48:55 pm

Last Seen: Jun 29, 2024 17:48:55 pm

IP Address: n/a

Q1. Name	Peter Eastwood
Q2. Organisation (if any)	Wanaka Associated Football Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I am a user of a user of QLDC facilities in Wānaka and a QLDC ratepayer. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with an immediate implementation. Wanaka's sports clubs have far superior participation in the region, and the investment into Wanaka sports fields is urgently needed. Decisions need to be made based on the number of participants in sport and not the ratepayer base.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 38

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 18:48:09 pm

Last Seen: Jul 22, 2024 18:48:09 pm

IP Address: n/a

Q1. Name	Angie
Q2. Organisation (if any)	Homeschool
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Wooden floors for the wanaka rec centre for the health of the kids and to encourage more teams and court use. Concrete floors are terrible.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 214

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 17:51:44 pm

Last Seen: Jul 28, 2024 17:51:44 pm

IP Address: n/a

Q1. Name	Olivia Egerton
Q2. Organisation (if any)	Te Atamira
Q3. Contact email address	[REDACTED]
Q4. Location	Frankton
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/606b18a5a9399807ce6a3ad31913afc76779a3fb/original/1722153021/1ab61bf5e2c90aa2e44c6efef60abfe4_2024_07_28_Te_Atamira_LTP_submission.pdf?1722153021
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Queenstown Lakes District Council

Via letstalk@qldc.govt.nz

Sunday 28 July 2024

Tēnā koutou katoa,

Introduction

I am writing to the Annual Plan in my role as Director for Te Atamira Whakatipu Community Trust, CC59284. Our interest in the long term is that arts and culture are well positioned to make their full contribution to both civic life and to economic development in our district.

Submission to the Long Term Plan 2024 - 2034

1. **We would like to thank the Queenstown Lakes District Council** and staff for their support and for the work they have done (in concert with the community) over the course of 18 months. Out of this collaboration came the creativity, culture and heritage strategy, which gives us a clear road map going forward. *Te Muka Toi, Te Muka Tākata* was unanimously endorsed on Thursday 27 June 2024.
2. To celebrate our second birthday, we ran a campaign '**Te Atamira is...**' and learned from the responses from the community has told us that we are the beating heart of our District. Other feedback about Te Atamira included - '...it is a happy place; a place you belong; a place of sharing; learning and evolving; a place that brings people together, a place of creativity, a place to be present, a place that provides opportunities for deeper understanding, and enables connection with a diverse range of people...'
3. We would like to commend and acknowledge the inclusion, for the first-time, social infrastructure – community facilities like Te Atamira are essential as they enable a platform for connection and provide space for a variety of pursuits. **One of the primary objectives of Te Atamira Whakatipu Community Trust is infrastructure, as outlined in our deed '...to provide facilities, and to support the creation and development of additional arts and culture infrastructure within the Queenstown Lakes District Council territorial boundaries (Lakes District) ...'** As QLDC examines its Strategic Investment Priorities, and considers directly investing in infrastructure and services and investing through partnership with others, we would like to offer our support to the QLDC strategic, community and commercial teams to ensure we work together and build on learnings and data that we are collecting at Te Atamira to ensure we are future-proofing and designing for enhanced economic and cultural opportunities for our communities. The learnings can also support and inform projects across the District like the Wānaka Performing Arts and Cultural Centre which will also be a catalyst for economic growth and community enrichment.
4. We would like to request that the current provision to support Te Atamira's annual lease be continued, **and that provision be made beyond the current agreement for the lease** for the following reasons:
 - Since its opening, Te Atamira has seen annual visitation numbers exceeding 80,000 people.
 - We currently have more than 38 organisations and individuals who use the facility for weekly bookings
 - Having affordable space for arts and culture has enabled groups to grow their memberships (for example: Wakatipu Potters Group and Queenstown Arts Society) have been able to try out new programmes, collaborations and initiatives



like community kai nights, the Saturday Arts Social, and help individuals develop career opportunities.

- Te Atamira is also able attract high-quality national and international arts to our region which provides the community with access, inspiration and connection to opportunities, and has drawn people to visit from outside the Whakatipu.
5. Te Atamira's fit for purpose space and its curatorial programme **enables the following QLDC community outcomes – thriving people, opportunities for all, and breathtaking creativity**. We continue to deliver against the well-being outcomes framework in the areas of PEOPLE, PLACE and COMMUNITY. Our curatorial programme kaupapa of 2022-2024 has been *Place and Space*, celebrating and exploring who we are and understanding the place we live from geographies, history, social contexts. In 2024-2026 the theme that guides our programming will be *Patterns* - the structures, systems and cycles that manifest and are important in art, design, nature, and everyday life.
 6. To maintain affordable rates for our purpose-built space, we are consolidating and exploring new revenue opportunities, including memberships, launching our retail shop online, ticketing services, and community fundraising. While these efforts are vital, they have their limitations—for example, our rental hours are finite, and there are many worthy causes in the community. Te Atamira greatly appreciates the recent support offer from the Community Fund. However, we must acknowledge that this support falls short of our sustainability needs. We value the ongoing conversation about how we can increase the investment from QLDC, given the clear returns on investment (ROIs) we provide to the community.

In summary, we want to express our appreciation for the work the QLDC has done in partnership with us to provide our community with high quality arts and culture infrastructure. The demand for what we offer has far exceeded our initial expectations, and we look forward to working with you to enable our community 'to thrive' as the QLD grows in the coming years.

Yours sincerely,

Olivia Egerton
Director


teatamira.nz



Respondent No: 238

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 19:06:38 pm

Last Seen: Jul 16, 2024 19:06:38 pm

IP Address: n/a

Q1. Name	Hannah Einam
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Hāwea
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Jul 26, 2024 07:42:40 am

Last Seen: Jul 26, 2024 07:42:40 am

IP Address: n/a

Q1. Name	Greg Elfer
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Roding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	I live in Central CBD and don't really see how I will benefit from the changes. moreover I'm not sure many people really benefit (maybe Fernhill/Glenorchy residents and tourists)
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

It depends on how its managed. It seemed that Lakeview was sold to an Australian firm for a pittance with no benefit to ratepayers. I would not support that kind of bad deal again. A developer building (truly) affordable housing and capping their profits from the venture at 20% i would support, with any balance going to council

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Rockfall risk. The identified natural hazard areas of brewery creek and horn creek have had an action plan in place for 2 years and still nothing has been done. We are now beyond the deadline that council itself set which is really disappointing. Wildfire. I would like to know if there has been a wildfire risk assessment to houses alongside the Ben Lomond forest boundary. The councils plan seems to be wholly passive (closing the reserve etc) which does little to protect people/houses if there is a fire.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 19

Login: Anonymous

Email: n/a

Responded At: Jun 29, 2024 13:55:33 pm

Last Seen: Jun 29, 2024 13:55:33 pm

IP Address: n/a

Q1. Name	Claire Ellis
Q2. Organisation (if any)	Wanaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a parent of three boys who use and love the QLDC facilities in Wānaka. I strongly support the Ballantyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 242

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 20:27:39 pm

Last Seen: Jul 16, 2024 20:27:39 pm

IP Address: n/a

Q1. Name	Sarah Elsom
Q2. Organisation (if any)	Upper Clutha Netball
Q3. Contact email address	[REDACTED]
Q4. Location	Albert Town
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	"I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball"
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 228

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 18:41:33 pm

Last Seen: Jul 28, 2024 18:41:33 pm

IP Address: n/a

Q1. Name	Suria Erasmus
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Closeburn
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I oppose
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	We don't need more commercial development

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

I would love to see more public transport in the area. It's insane that there is no way to live in this district without a car. You are extremely cut off from anything. We need more funding for things like bike lanes and easier ways to reduce our carbon footprint instead of having to drive a car for everything. This could be funded by putting a small tax on visitors as well as a massive tax on carbon heavy fuel burning private jets. I would also love to see less urban sprawl. I live in a particularly ecologically diverse area with lots of native wildlife. Including our only local yellow crowned kakariki flock. To see proposals for huge commercial visitor development proposed makes me blood boil. How much of our forests do we have to lose before this ends. This alongside with so many homes for locals here being insanely overpriced, unmonitored and unsafe to live in. I would also love to see immediate addition of green waste collection by council. Not only would this encourage people to not throw green waste into trash where it ends up making more carbon emissions, but would reduce the food supply to invasive predators in our neighbourhoods drawn by household composts. We need a huge community support as well for our local wildlife and trapping initiatives whose important work can save so many of our threatened natives. Otago has the highest reptile biodiversity of anywhere in NZ! This is important to protect! I have lived in cities where this has been made possible and I believe it could certainly be achieved in this amazing place.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Jul 08, 2024 17:53:28 pm

Last Seen: Jul 08, 2024 17:53:28 pm

IP Address: n/a

Q1. Name	Laura Evans
Q2. Organisation (if any)	Wanaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of/caregiver of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 68

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 21:51:58 pm

Last Seen: Jul 25, 2024 21:51:58 pm

IP Address: n/a

Q1. Name	Laura Evans
Q2. Organisation (if any)	WAFc
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user and caregiver of a user of the Wānaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft Long Term Plan. My sport or recreation is football/futsal (caregiver of) and netball (user).
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Jul 08, 2024 17:21:31 pm

Last Seen: Jul 08, 2024 17:21:31 pm

IP Address: n/a

Q1. Name	Scott Evans
Q2. Organisation (if any)	Wanaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of and caregiver, of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 67

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 21:48:59 pm

Last Seen: Jul 25, 2024 21:48:59 pm

IP Address: n/a

Q1. Name	Scott Evans
Q2. Organisation (if any)	WAFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user or caregiver of a user of the Wānaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft Long Term Plan. My sport or recreation is football/futsal.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 232

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 17:23:31 pm

Last Seen: Jul 16, 2024 17:23:31 pm

IP Address: n/a

Q1. Name	Sarah Fahy
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a Parent of several users of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is netball.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 20

Login: Anonymous

Email: n/a

Responded At: Jul 26, 2024 10:17:52 am

Last Seen: Jul 26, 2024 10:17:52 am

IP Address: n/a

Q1. Name	Grace Fairhall
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka

Q13. Please tell us more about your response regarding Topic 2

I am a user of the Wanaka Recreation Centre x3 nights per week and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. This would reduce the risk of injury and harm to people using these facilities and also take off some of the burden to health care providers who are already under stress. I also urge Council to prioritize the extension of the Wanaka Recreation Centre Indoor Courts. The expansion is essential to meet the present and future needs of our expanding town. Currently the two courts does not met the need of our expanding community nor has it met the need for a number of years. By bringing forward these improvements, the council can ensure equitable access to indoor sports facilities for all residents and support the thriving sports community in Wanaka. This also promotes community connection, engagement in activity and exercise which promotes wellbeing and improvement in mental health, in turn benefits the community and takes off burden from an already exhausted mental health system in our region.

Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan
not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 175
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 29, 2024 12:06:51 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- | | |
|--|---------------|
| Q1. Name | Danny Fairley |
| Q2. Organisation (if any) | not answered |
| Q3. Contact email address | [REDACTED] |
| Q4. Location | Queenstown |
| Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing? | No |
| Q6. If you selected yes, please provide a contact phone number | not answered |
| Q7. If you have a pre-prepared submission, you can upload it below | not answered |
| Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025) | not answered |
| Q9. Please tell us more about your response regarding Topic 1A | not answered |
| Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026) | not answered |
| Q11. Please tell us more about your response regarding Topic 1B | not answered |
| Q12. Topic 2: Bringing forward investment in community and sporting facilities | not answered |
| Q13. Please tell us more about your response regarding Topic 2 | not answered |
| Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? | not answered |
| Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options | not answered |

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Tēnā koutou katoa, Re: Submission in Support of Funding for the Wanaka Performance Arts and Cultural Centre My name is and I am writing in my capacity as . I am writing to express my strong support for the Wanaka Arts and Culture Charitable Trust's proposal for the Wanaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to consider allocating funding to this transformative project in the 2024-2034 Long Term Plan. Project Summary: Wanaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings. The proposed Wanaka Performance Arts and Cultural Centre will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events. The Centre will feature: A 500-seat theatre with best-in-class acoustics, retractable seating, and high-quality backstage facilities. A 120-seat rehearsal theatre (Black Box) with similar characteristics. A visual art gallery, including a digital display space showcasing Kāi Tahu history. An industrial kitchen and café. A large foyer with a ticket office and a recognition wall for key patrons and benefactors. An outdoor performance space. Economic and Social Benefits: This Centre will be an invaluable asset, driving both economic and social benefits: Economic Impact: Attract national and international performers, visual artists, and audiences. Increase regional visitors through an expanded calendar of events. Enhance the region's tourism brand by adding a prestigious arts venue. Social Impact: Foster community connectedness by engaging thousands of people annually. Provide Kāi Tahu with a platform to share and express its cultural narratives. Strengthen the local creative community, inspire youth, and create educational pathways into creative occupations. To build a national and regional community asset, we request that QLDC considers: 1. Allocation of \$20 million in funding for the initial phases of the project in 2027. 2. Allocation an additional Capital Contribution of \$20m in 2028 3. Provide an operational subsidy of \$500,000 per annum from 2030 to 2035. 4. Engage in a collaborative partnership with the Wanaka Arts and Culture Charitable Trust to secure the remaining funds through public and private contributions. 5. Support the project's planning and development phases by facilitating necessary permits and approvals. Conclusion: The Wanaka Performance Arts and Cultural Centre is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development. I urge QLDC to invest in our region's future by supporting this vital project. Thank you for considering this submission, please feel free to contact me with any questions.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 165

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 11:27:03 am

Last Seen: Jul 29, 2024 11:27:03 am

IP Address: n/a

Q1. Name	Danny Fairley
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Hāwea
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Tēnā koutou katoa, Re: Submission in Support of Funding for the Wanaka Performance Arts and Cultural Centre My name is and I am writing in my capacity as . I am writing to express my strong support for the Wanaka Arts and Culture Charitable Trust's proposal for the Wanaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to consider allocating funding to this transformative project in the 2024-2034 Long Term Plan. Project Summary: Wanaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings. The proposed Wanaka Performance Arts and Cultural Centre will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events. The Centre will feature: A 500-seat theatre with best-in-class acoustics, retractable seating, and high-quality backstage facilities. A 120-seat rehearsal theatre (Black Box) with similar characteristics. A visual art gallery, including a digital display space showcasing Kāi Tahu history. An industrial kitchen and café. A large foyer with a ticket office and a recognition wall for key patrons and benefactors. An outdoor performance space. Economic and Social Benefits: This Centre will be an invaluable asset, driving both economic and social benefits: Economic Impact: Attract national and international performers, visual artists, and audiences. Increase regional visitors through an expanded calendar of events. Enhance the region's tourism brand by adding a prestigious arts venue. Social Impact: Foster community connectedness by engaging thousands of people annually. Provide Kāi Tahu with a platform to share and express its cultural narratives. Strengthen the local creative community, inspire youth, and create educational pathways into creative occupations. To build a national and regional community asset, we request that QLDC considers: 1. Allocation of \$20 million in funding for the initial phases of the project in 2027. 2. Allocation an additional Capital Contribution of \$20m in 2028 3. Provide an operational subsidy of \$500,000 per annum from 2030 to 2035. 4. Engage in a collaborative partnership with the Wanaka Arts and Culture Charitable Trust to secure the remaining funds through public and private contributions. 5. Support the project's planning and development phases by facilitating necessary permits and approvals. Conclusion: The Wanaka Performance Arts and Cultural Centre is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development. I urge QLDC to invest in our region's future by supporting this vital project. Thank you for considering this submission, please feel free to contact me with any questions.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 167

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 13:03:23 pm

Last Seen: Jul 28, 2024 13:03:23 pm

IP Address: n/a

Q1. Name	P M Farrier
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Arrowtown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1308346ca432e08463ac8ff77ec747c386f7c70d/original/1722135592/b68818f0d53d1fc8ff8f051977c95378_2024_Long_Term_Plan_PMF.pdf?1722135592
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neither
Q9. Please tell us more about your response regarding Topic 1A	Refer to comments attached
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neither
Q11. Please tell us more about your response regarding Topic 1B	Refer to comments attached
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neither
Q13. Please tell us more about your response regarding Topic 2	Refer to comments attached
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	Refer to attached

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

It should fully comply with the requirements of the Local Government Act and address ratepayer expectations. Not a Council wish list

Q17. I understand that all submissions will be treated as public information. I understand

Submission on the QLDC 2024 Long Term Plan

I would like to initially say that I do not believe that the consultation of the QLDC proposed long term plan meets the requirements of the Local Government Act. Ratepayers are being asked **specific** questions on decisions required by QLDC on the long term plan. The questions asked require specific choices to be made.

Some of the proposed expenditure is to “fix” decisions that the QLDC have made without ratepayer input. This is not good enough.

A substantial quantity of information is presented about the proposed long term plan, but very little of it is can be related to specific community infrastructure and in particular Arrowtown. Several different documents need to be digested before the information can be understood and then it is not easy. This is not user friendly to individual ratepayers.

In order to try to understand proposed projects it is necessary to drill down on the QLDC Capex graphic chart. On doing this the intended work associated with each Capex is not fully described.

The document is padded with management jargon, dreams and symbolism. Planning is not about glossy pamphlets and graphic dashboards that add little information.

In my opinion this is far from satisfactory and is a waste of ratepayer money paying for its preparation. As an Arrowtown ratepayer, I want to know, that the current infrastructure and services are going to be maintained at a level that are fit for purpose using the rates that I pay. I cannot determine this from the plan.

For example, I do not wish to pay for a larger sewer line from Arrowtown to convey the sewerage to the Shotover Sewage Treatment Plant. We payed for the existing line by lump sum. If a larger sewer is required this should be met by development contributions from the new housing that is developed.

I understand based on previous plans that my rates are already contributing to increased drinking water storage, which has not yet been installed. However, the Dashboard Capex graphic shows additional funding will be required over the next 10 years. In my opinion this is double dipping. No explanation is provided as to what has happened to the previous funds raised by the collection of increased rates. If rates are not being used for the original stated purpose ratepayers need to be advised.

I am concerned about the accountability of the QLDC in regard to decision making. Recent projects have cost much more than budgeted and have taken much too long to complete. The Council used ratepayer funds to purchase a property on Ladies Mile

based on full knowledge, we are told, that it was a leaky building. Ratepayer money has been spent to demolish the building. Ratepayers were not consulted on this.

Recently I read that the Council used a search warrant to assist to determine whether the Skyline development had contributed to the land and debris slips in central Queenstown. I would have expected that land use consents and building consents would have been issued for the work being done by Skyline. Why wasn't the Council staff aware of the work being done without having to resort to a search warrant.

I am of the opinion that the QLDC need to seriously consider how they are going to operate in the future to ensure ratepayer funds are not wasted. I suggest that all jobs are thought through (planned), and risks evaluated before commitments are made. Work should be done correctly and only done once. I am aware of one infrastructure repair that was tackled four times.

I also believe that the QLDC should not be involved in collecting rates to support tourism or promotional business bodies. These groups need to stand on their own and manage their own incomes. This is not the job of local bodies under the Local Government Act.

I also am of the opinion that the QLDC needs to start upgrading the basic infrastructure in all of Arrowtown not just in Buckingham Street and surrounds. We need improved street lighting, improved user friendly footpaths (they are not there for the looks) suitable for disabled people. Roads that cater for both cars and bikes so adults on bikes don't have to use the footpaths. There also need to be signage on roads where these are shared with pedestrians.

My comments on the specific questions are:

TOPIC 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)

I support a targeted rate on the Queenstown Town Centre as per the map. The road is of no benefit to people living in Arrowtown. I do not agree that Arrowtown residents should pay for the roading in Queenstown. Nearly all shops in Queenstown are top end and tourist related.

TOPIC 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)

It is apparent to me that the consultation on roading in Central Queenstown is an after thought on which there has been no consultation since it was treated as a shovel ready

project. Based on reporting the management of the project has been very inefficient and it has taken about 1000 days to complete less than one kilometre of road.

I support a targeted rate on the Queenstown Town Centre as per the map. The road is of no benefit to people living in Arrowtown. I do not agree that Arrowtown residents should pay for the road to nowhere.

TOPIC 2: Bringing forward investment in community and sporting facilities

I have no issue with bringing forward investment in community sporting facilities provided the costs are controlled and the project managed by competent staff. I would also add that it should be **proven the facilities are required** and that the development does not mean that existing community and sporting facilities are taken over for other purposes.

I do not see an urgent need to change the heating of swimming pools from gas to electricity. This is greenwashing unless the present heat exchangers are at the end of their lives.

Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?

I fully support development contribution and contribution from tourism. The QLDC should not fund the development of town centres from residential rates. Many of the **town centres are now set-up largely for the use of tourists** rather than local residents. In Arrowtown there was **no consultation with local residents** before the street through the town was closed as a trial and bike racks and planter boxes set-up.

I suggest that the **Council focuses on local ratepayer basic requirements** as prescribed by the Local Government Act. It seems to me that the Council is "**spinning an image**" of itself rather than providing essential infrastructure and services and addressing existing environmental issues.

There Three Waters

The long term plan discusses the three water as an unknown issue and budget increases are proposed. This despite the fact that the QLDC **is already responsible** for the three waters through drinking water, storm water and wastewater services. These are the three waters so in my opinion very little will change if a responsible approach has been taken in the past.

The **management of three waters is not something new** as implied by discussion in the plan. It should not be difficult to tweak the current management of the three waters to

meet new expectations. Three waters should not be used as a reason to seek rates increases from ratepayers. This is another form of double dipping.

In specific regard to the three waters it is extremely important that the QLDC does all it can to **protect natural water bodies**. The greater the pollution of these the more sophisticated the requirements for potable water treatment.

Leaky Buildings

The long term plan says: ***This LTP assumes that no further settlement will be required and therefore no provision has been included for future payouts.does not make any provision for legal claims.*** There is no explanation as to why this should be the case. Ratepayers are entitled to an explanation on the reason why no further claims are expected. The QLDC needs to explain to ratepayers about the steps that have been taken to ensure that there are no additional claims on ratepayers. **What are the controls that are in place and who is responsible?** A glib statement does not provide any assurance that there will be no future claims.

Waste Minimisation

I support waste minimisation provided that it is practical and there is cost recovery to ratepayers when recycled wastes are collected and sold.

In regards to the collection of food and green waste I would like to believe that the products produced from this scheme will be sold and that the ratepayers are entitled to funds derived from the from the compost, etc.. It is not sufficient to say that the service will cost the ratepayers \$1.6M without showing what costs will be recovered from the scheme. There is no accountability demonstrated by this statement.

In regard to the proposed waste recovery facility I would like to think that the Council is optimising the system to recover an increased diversity of wastes and that there is a greater payback to ratepayers for these. If this is not the case why expand the facility. The proposal should be **explained to ratepayers and all costs and income shown.**

Regenerative Tourism

I do not believe that the Council has a role in tourism, **“regenerative”** is a spin word as is much of the wording in the Regenerative Tourism Plan. For example, in regards to tourist flying into Queenstown is the QLDC going to charge ratepayers to purchase carbon credits to off-set the carbon usage? I would hope that the Council did not contribute any

ratepayer funds to the development of this “spin” plan. **It is green washing in its worst form.**

There are a number of other issues raised in the plan that need specific comment.

I do not believe that ratepayers should be contributing greater rates to enable the Council to **“look” green and appear to be addressing climate change.** Particularly if this prevents ratepayers from addressing their own environmental issues. Changing from hydrocarbon fuelled vehicles to battery was an unnecessary cost to ratepayers. If the QLDC had ensured the new road bypass through Queenstown was constructed on time, met quality standards and was on budget this would have been better for the environment than the Council staff driving around in EV’s.

The Dashboard shows that the Council will spend rates on several properties in Arrowtown during the 10 year period. Some of these are historic cottages, one is a property in Nairn Street which I understand was gifted to an organisation to assist disabled people. The plan implies that the Council is still involved with this property. It would have been good if the Council had provided an explanation of the intended Capex expenditure on all properties for which there are Capex’s to ratepayers.

One of the key strategic investment priorities is stated as :

GET THE BASICS RIGHT FIRST

- | **Protect human and environmental health**
- | **Maintain levels of service**
- | **Undertake essential renewals**
- | **Ensuring we’re ready for the future**

In regards to Arrowtown I would like to comment on this priority. Air pollution and particularly small particles in the atmosphere have a significant effect on both the respiratory and cardiovascular systems, causing earlier death. The Otago Regional Council monitor the atmosphere against the NZ Air Quality Standard for PM10 particles in air this has been exceeded on 22 days year to date when only one exceedance is permitted. I would have expected, **based on the priority statement above**, that the QLDC would acknowledge in the long term plan that they would work with the ORC to help address this serious environmental health concern. It is not mentioned in the long term plan.

In regard to **level of service** I would like to address the Bedford Street avenue of trees. I have been told in the past that the arborists will look at the health of the trees and trim the canopy every three years. It has now been at least four years since these trees have

been maintained, while those in Buckingham Street have been worked on. I raise this since on one occasion two trees blew down and damaged other trees in close proximity to our home, branches have also fallen off. In addition the level of service in cleaning up leaves from these trees in autumn has fallen from a frequency of three to four times a season to once in the last two years. This year it only occurred by a direct email to the Council, despite the fact the Council advertising that leaves should be cleaned up to protect storm water. Additionally, leaves kill the grass on the verges and these become greasy and muddy.

M Farrier

Arrowtown.



Respondent No: 107

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 17:30:20 pm

Last Seen: Jul 27, 2024 17:30:20 pm

IP Address: n/a

Q1. Name	Paula
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neither
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Wanaka art centre

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 36

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 18:31:40 pm

Last Seen: Jul 22, 2024 18:31:40 pm

IP Address: n/a

- Q1. **Name** Jennifer ferguson
-
- Q2. **Organisation (if any)** Nil
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Roothing Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Roothing Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
The court surface at the Wanaka recreational centre is not adequate for the sports played there. This can create injuries, lower sporting participation and stop competitive franchise teams training or playing in our town due to this increased risk. This lowers our towns exposure to competitive high level sport and educational opportunities. This is unfair when other towns have safer court surfaces and better opportunities in our region. This has been known for a long time, been placed in the media and no intervention has been actioned to mitigate these risks to our community.
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

Our growing town needs more investment in sports and community facilities. This needs to be recognized, planned and front footed at any possible opportunity.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Jul 26, 2024 07:31:58 am

Last Seen: Jul 26, 2024 07:31:58 am

IP Address: n/a

Q1. Name	Brian Field
Q2. Organisation (if any)	B D Field Family Trust
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	<p>I wish to lodge a submission on the inclusion of our property, [REDACTED], within the Queenstown Centre targeted rate area. It is our opinion that we do not benefit from the transport upgrades more than other residents of the district. The upgrades are designed make transportation in and out of Queenstown easier and more efficient. We do not rely on the network as much as people living in Frankton and Lake Hayes who are required to travel into Queenstown to work. Instead, we can access everything we need on foot. We support the moves to reduce vehicle congestion in town, but, we do not think that these works provide us with more benefits than the wider community. We, therefore, prefer Option 2 - that the rates be shared equally, across the wider rating base.</p>
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	See above
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 141

Login: Anonymous

Email: n/a

Responded At: Jul 14, 2024 07:34:12 am

Last Seen: Jul 14, 2024 07:34:12 am

IP Address: n/a

- Q1. **Name** Russel Fielding
-
- Q2. **Organisation (if any)** Wanaka AFC
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
I am a user and caregiver of a QLDC facility in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Queenstown-Lakes District Chamber of Commerce & Industry
Level 3, Bradley Building, 19 Rees St
Queenstown

26 July 2024

Queenstown Lakes District Council (QLDC),

**Queenstown-Lakes District Chamber of Commerce & Industry –
Submission – QLDC Long Term Plan, 2024 - 2034**

The Queenstown Business Chamber works on behalf of a membership of over 620 local businesses. For over 30 years, the Queenstown Business Chamber has served local businesses, providing support and advocacy, a range of training and events and networking opportunities. These activities foster a thriving business environment within the district. We are also part of the New Zealand Chamber of Commerce network.

Our advocacy is informed through discussions with local businesses across a wide range of sectors and sizes, with a view to advise on policy that will enhance the role of local government as an enabler for our economy and our business community rather than an enforcer of regulation that can hinder productivity and sustainable economic growth. Queenstown Business Chamber welcome the opportunity to provide feedback to the 2024 – 2034 Draft Long Term Plan.

General comments

- While it is understood that QLDC faces inflationary costs, alongside increased expectations on service delivery within this Long-Term Plan, it should be noted that businesses are also impacted with the same cost pressures. Locally, businesses have had to tightly scrutinise their operational costs within the current economic climate.
- Agree that affordability is top of mind for us all as we look ahead to the next ten years. Getting the basics right is indeed a priority but that should not be limited to external service provision and the capital investment programme, but also internally within council. Few targets, or strategies in the document properly inform ratepayers about the level as to how efficiencies in operational expenditure are being achieved to lessen the burden on ratepayers.

- The LTP refers to inevitable growth and consultation presentations have pointed to future predictions of a district population of 124,000 and 70,000 daily visitors to the Queenstown CBD by 2053. It is important that QLDC prepare for transportation beyond roading and generally businesses would like to see more focus in future thinking spatial planning around alternative transport modes such as utilisation of Lake Wakatipu, gondolas and cableways that truly set us up for the future, position us as world-class and build our global reputation.
- Queenstown businesses pay a significant portion of the rates, and ongoing double-digit rate increases are not sustainable in building a thriving business community that will attract future investment and business attraction.

Specific comments in relation to consultation questions;

On both options proposed we support **Option 2** – as it equates to fairer and equal distribution of costs.

Topic 1A – Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)

- We support **Option 2** - applying costs to the existing Whakatipu roading rates.
- Queenstown is what draws many visitors to our district, acts as the Whakatipu’s shopfront and therefore the beautification of our CBD is of benefit to all those in the wider Whakatipu.
- Looking to the future, growth will be felt right across the district and catering for that growth should be shared.
- Adding a targeted rate adds complexity and layers costs on those that have already paid significantly in terms of disruption to business during the street upgrades.
- Also, further to our previous submission on the Parking Strategy, we emphasise the need for urgent replacement parking that was removed in the street upgrades to be provided (e.g on the Ballarat / Stanley St site) to enable easy access to the CBD for visitors and staff.

Topic 1B – Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)

- We support **Option 2** – applying costs to the existing Whakatipu Ward roading rates.
- Notwithstanding the significant cost over-runs for this project, the benefit to any ratepayer (residential & commercial) is questionable in its current stage of development.
- In addition, CBD residential and commercial ratepayers have already endured significant costs in disruption and loss of access to their business/premises.
- It is unclear in the consultation how the arterials are going to improve public transport, and by when.
- In addition, Stage 2 & 3 of the Arterials are deferred to Years 8-10 in the Long-Term Plan so it is some time before any benefit is realised.
- The arterial, in its completion, will stand to benefit residents that wish to ‘bypass’ the CBD.

It is clear in this Long-Term Plan that the burden on ratepayers is unsustainable in managing the infrastructure required to cater for visitors and our growing population. Also – retrospectively ‘picking up the tab’ for cost over runs is unacceptable and therefore should not be left to one specific area of the district to shoulder.

We stress that alternative funding streams need to be realised to lessen the burden on ratepayers. Given Queenstown's unique situation with its low ratepayer base and the increasing pressure from high visitor numbers, it is essential our district secures alternative funding streams to ease the financial burden on residents. Exploring diverse revenue sources, such as securing targeted tourism levies (including realising a greater share of benefit from the International Visitor Levy (IVL)), pursuing a city/regional deal, and fostering public-private partnerships, can help distribute the financial load more equitably. By implementing these strategies, the costs associated with maintaining the town's appeal and functionality are shared more broadly, rather than solely relying on its local ratepayers.

The Queenstown Business Chamber has a strong and proven track record advocating for our district. We offer our support in any negotiations around proposed city/regional deals. We believe

collaboration is important with key agencies & organisations across the district to ensure any deal meets the needs and expectations of our economy.

Yours sincerely,



Sharon Fifield
Chief Executive



Angela Spackman
Chair



Respondent No: 288

Login: Anonymous

Email: n/a

Responded At: Jul 18, 2024 10:00:50 am

Last Seen: Jul 18, 2024 10:00:50 am

IP Address: n/a

Q1. Name	Nick Fifield
Q2. Organisation (if any)	Arrowtown Village Association
Q3. Contact email address	[REDACTED]
Q4. Location	Arrowtown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	
As the residents Association for Arrowtown, it is deemed not within our remit to comment of targeted rates for other communities.	
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	
As the residents Association for Arrowtown, it is deemed not within our remit to comment of targeted rates for other communities.	
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	
In particular, the AVA supports utilising the land purchased at Ladies Mile to be converted into community and sporting facilities. Facilities at Alpine Aqua Land are already under pressure for community sports events and a facility on the Arrowtown-Kawarau side of the Shotover Bridge should bring great value to the wider ward.	
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

Development pressure in the district is a regular topic. The urgency to build homes and accomodate growth has already resulted in poor solutions which favour developers at the expense of building community. Short term fixed and blanket legislation proposals will have a detrimental long term impact on the districts desirability as a place to live and visit. It is important that corporate developers, often based overseas, pay upfront development contributions and contribute meaningfully to the wider infrastructure needs the developments create.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 206
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 09:11:16 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Sharon Fifield
- Q2. **Organisation (if any)** Queenstown Business Chamber of Commerce
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/de8ea644305e2ef6c08d4cc3a30789c2d7ddcab/1722294667/9bc23c53bcc4efb87f137cde70ed623a_QLDC_LTP_submission_from_QBCoC_July_2024_FINAL.pdf?1722294667
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Queenstown-Lakes District Chamber of Commerce & Industry
Level 3, Bradley Building, 19 Rees St
Queenstown

26 July 2024

Queenstown Lakes District Council (QLDC),

**Queenstown-Lakes District Chamber of Commerce & Industry –
Submission – QLDC Long Term Plan, 2024 - 2034**

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General comments

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- Agree that affordability is top of mind for us all as we look ahead to the next ten years. Getting the basics right is indeed a priority but that should not be limited to external service provision and the capital investment programme, but also internally within council. Few targets, or strategies in the document properly inform ratepayers about the level as to how efficiencies in operational expenditure are being achieved to lessen the burden on ratepayers.

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- Queenstown businesses pay a significant portion of the rates, and ongoing double-digit rate increases are not sustainable in building a thriving business community that will attract future investment and business attraction.

Specific comments in relation to consultation questions;

On both options proposed we support **Option 2** – as it equates to fairer and equal distribution of costs.

Topic 1A – Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)

- We support **Option 2** - applying costs to the existing Whakatipu roading rates.
- Queenstown is what draws many visitors to our district, acts as the Whakatipu’s shopfront and therefore the beautification of our CBD is of benefit to all those in the wider Whakatipu.
- Looking to the future, growth will be felt right across the district and catering for that growth should be shared.
- Adding a targeted rate adds complexity and layers costs on those that have already paid significantly in terms of disruption to business during the street upgrades.
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- It is unclear in the consultation how the arterials are going to improve public transport, and by when.
- In addition, Stage 2 & 3 of the Arterials are deferred to Years 8-10 in the Long-Term Plan so it is some time before any benefit is realised.
- The arterial, in its completion, will stand to benefit residents that wish to ‘bypass’ the CBD.

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collaboration is important with key agencies & organisations across the district to ensure any deal meets the needs and expectations of our economy.

Yours sincerely,



Sharon Fifield
Chief Executive



Angela Spackman
Chair



Respondent No: 195

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 16:24:45 pm

Last Seen: Jul 28, 2024 16:24:45 pm

IP Address: n/a

Q1. Name	Dana Findlay
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Jacks Point / Hanley's Farm
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	<p>Alongside a targeted rate I would like to see measures to address parking issues that currently prevent/dissuade locals in particular spending time in the CBD including the provision of more free parking, local parking rates, and lower hourly parking fees on QLDC pay & display parking areas. Whilst a targeted rate may be difficult, removing parking issues would help to offset this and encourage and facilitate more people spending time in the CBD. Regardless of which option progresses, QLDC must take greater responsibility for the management of arterial projects and apply increased rigour to ensure that projects do not have budget blow-outs seen to date.</p>
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	<p>Alongside a targeted rate I would like to see measures to address parking issues that currently prevent/dissuade locals in particular spending time in the CBD including the provision of more free parking, local parking rates, and lower hourly parking fees on QLDC pay & display parking areas. Whilst a targeted rate may be difficult, removing parking issues would help to offset this and encourage and facilitate more people spending time in the CBD. Regardless of which option progresses, QLDC must take greater responsibility for the management of arterial projects and apply increased rigour to ensure that projects do not have budget blow-outs seen to date.</p>
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date

Q13. Please tell us more about your response regarding Topic 2

As sad as is it, if QLDC is serious about a 'back to basics' focus at present, unfortunately this is a nice to have not a must have investment at present.

Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Active travel - I disagree with removing investment in active travel in years 1 and 2. Given roading network pressures and ongoing challenges with the ability for public transport to adequately service a geographically-spread population, ongoing investment in the region's active travel network is critical. The southern corridor (which is a priority area in the spatial plan) requires urgent investment in a safe, direct biking/walking route to Frankton given the extensive growth to date and more underway and the dangerous state of SH6. QLDC has approved growth yet failed on providing safe active travel options for residents.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 27

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 09:28:14 am

Last Seen: Jul 25, 2024 09:28:14 am

IP Address: n/a

Q1. Name	Lyn. Finn
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Jul 24, 2024 07:10:39 am

Last Seen: Jul 24, 2024 07:10:39 am

IP Address: n/a

Q1. Name	Jo Finnigan
Q2. Organisation (if any)	Hotel St Moritz
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/686508168f814e2186a9cae13f86025e22043e07/original/1721769013/b113325fd9bedbf6f1dddad50cceedf9_St_Moritz_Management_Limited_Targeted_Rate_Submission.pdf?1721769013
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



HOTEL ST MORITZ

MGALLERY QUEENSTOWN

15 July 2024

Queenstown Lakes District Council (QLDC)

QLDC Draft Targeted Rates Wider CBD – TOPIC 1

1. St Moritz Management Limited, trading as Hotel St Moritz is a 142 bedroomed hotel and restaurant located at 10-18 Brunswick Street in Queenstown. It has just celebrated its 26th year of operation, serving as a premium accommodation provider and employer of approximately 90 staff.
2. St Moritz Management Limited (SMM) represents more than 100 title holders within the hotel property, who will contribute just over \$250,000 toward annual Council rates this year.
3. SMM welcome the opportunity to provide feedback to the Draft Targeted Rate on Queenstown Town Centre properties (TOPIC 1), being Street Upgrades (2024 – 2025) and Arterials (2025-2026). We support the overall goal to provide enhanced transport options to the Queenstown Town Centre, and achieve better traffic flow through by way of the completion of the arterial network.
4. SMM do not support the targeted rate proposals TOPICS 1A (Option 1) or 1B (Option 1) however. And believe that whilst this rates proposal would of course be welcomed by those believing they don't come to the CBD, it is nothing but divisive in penalising those of us located here. We disagree that only CBD properties will benefit from these works, and strongly argue that it is vital for this area to thrive and remain the "front window" of Queenstown. It is the very place where so many experience Queenstown for the first time, and makes it so desirable to visit again and to settle.
5. SMM are unaware of any targeted rate on Frankton businesses for improvements and roading development from which they would benefit. We would expect the same for our CBD.
6. SMM would support Options 2 for each Topic 1A and Topic 1B being an unweighted distribution of a roading rate across the Whakatipu Ward.

Yours sincerely

Jo Finnigan
General Manager





Respondent No: 150

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 09:34:56 am

Last Seen: Jul 29, 2024 09:34:56 am

IP Address: n/a

- Q1. **Name** Alan Fisher
-
- Q2. **Organisation (if any)** Rising Group Trustee
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 151

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 09:38:51 am

Last Seen: Jul 29, 2024 09:38:51 am

IP Address: n/a

- Q1. **Name** Alan Fisher
-
- Q2. **Organisation (if any)** PHC Queenstown Limited
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 156

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 10:59:12 am

Last Seen: Jul 29, 2024 10:59:12 am

IP Address: n/a

- Q1. **Name** Brian and Christine Fitzpatrick
-
- Q2. **Organisation (if any)** not answered
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/acbe474a6eeab88ec80dcbc580779e5cd779f212/original/1722214732/1f0d5f9bd2afee9e4e9055eeb252aaf0_Targeted_rating_proposal.pdf?1722214732
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

We are strongly opposed to the proposal to include the two residential blocks between Hobart St, Brisbane Street and Park Street (“the Brisbane St blocks”)* within *the wider CBD zone* for the purposes of applying targeted rates to fund the town centre upgrades and the bypass road (topics 1a and 1B).

*Note: the District Plan applies a Visitor Accommodation overlay to the group of lots fronting Frankton Road, which means that, from a development perspective, they are more similar to High Density Residential land. For this reason, those lots are not part of the land identified as the “Brisbane St blocks” and are not covered by this submission.

The town centre upgrades and the Bypass project were *shovel ready projects*. They were not undertaken to benefit the properties in the Brisbane St blocks so those properties should not be rated to pay for them at a higher rate than other residential areas.

- The town centre upgrade project related only to the tourist, shopping, dining and entertainment precinct in Beach St, Rees St and Brecon St. It was undertaken for the benefit of tourists and the town centre businesses that rely on tourism. It was justified by council on the basis that those parts of the town centre were looking a bit dated and tired and because central government money was available to part fund the work.
- The work on Man St and Thompson St was undertaken exclusively for the benefit of the Lakeview land.
- The bypass project is intended to benefit those driving into the downtown area or those seeking to by-pass it. It will principally assist the town centre and the Lake View development.

The targeted rating proposal in the Long Term Plan does not comply with the Local Government Act. The properties in the Brisbane St blocks are predominantly stand-alone, owner-occupied dwellings and they did not “**contribute to the need to undertake the activities**” for which the targeted rate is proposed. **Neither are they an “identifiable part of the community” which would benefit from these projects more than the community as a whole.** These are the relevant tests in section 101(3)(a) of the LGA that are required to be considered by Council. Council is also required by section 103(3) to show how it has complied with these requirements. Council does not appear to have applied these tests. If it has done so, it has not applied them correctly.

The properties in the Brisbane St blocks are zoned Medium Density Residential (MDU). They are not zoned High Density Residential (HDR), Queenstown Town Centre Zone (QTC), Business Mixed Use Zone (BMU) or Lake View, like properties in the rest of the targeted area.

Commercial Activities (<100m²) are *Permitted* in the QTC, HDR and BMU Zones but they require a resource consent in the Brisbane St blocks (MDU). Likewise, Visitor Accommodation is a *Controlled Activity* (the easiest level of resource consent) in the QTC, HDR, BMU and at Lakeview but it is *Non-Complying* (the hardest level of resource consent) in the Brisbane St blocks. When looking at the development potential of land, these are significant differences.

Furthermore, it is not simply the District Plan zoning that differentiates the Brisbane St blocks from the other land covered by the proposal. The difference is apparent from a drive or walk around this area or from an aerial photograph. There are 48 lots and 55 dwellings in the Brisbane St blocks. Of these 75% (41 dwellings) are stand-alone houses, 12 are town houses and there is one pair of duplex units. There is one community services building (Happiness House) but there are no commercial premises or visitor accommodation premises. The average land area per dwelling (including town houses) is 664m², which means that these properties are much lower density than most residential areas in Queenstown - let alone the Queenstown Town Centre.

History does not support the view that these properties are ripe for more intensive development. Over the last 20 years, only 7 sections within the Brisbane St blocks have been redeveloped. Of these, 6 have had new single, stand-alone dwellings constructed on them and in the other case a cottage was removed and replaced with two small cottages. Two large sites had their houses removed 19 and 21 years ago and have sat empty since. One is used for informal parking and the other has applied to be used for parking.

Five sites (12, 18, 20 & 24 Park St and 9 Brisbane St) were bought up and held for a while in single ownership. A resource consent to combine these lots and develop 15 residential units was obtained, but the development did not proceed and the land was put back on the market. A buyer could not be found to purchase the five lots together and, in the end, the lots were sold separately. The existing stand-alone houses on them are now each being tidied up and lived in by the new purchasers.

It is apparent that there is little or no appetite to more intensively develop this part of town. There is a very strong sense that it will remain as predominantly free-standing, owner-occupied homes.

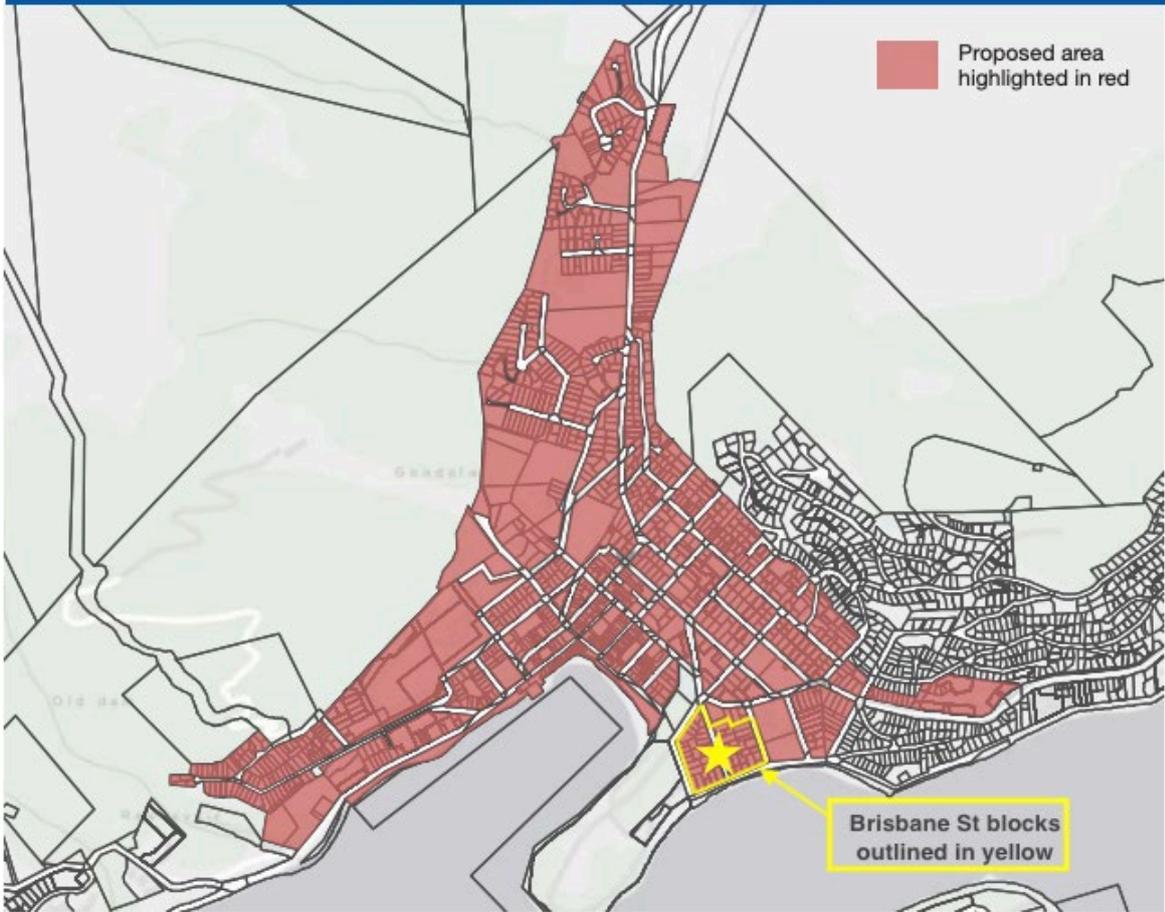
QLDC's other policies aim to encourage more people to live in town or close to the town centre. Council should not be using rates as a disincentive or in a way that is contrary to its strategic policies.

Note, our opposition is not to the principle of applying a targeted rate to the town centre but the proposal put forward by council has missed the target. It has included properties that did not "contribute to the need to undertake the activities" for which the targeted rate is proposed. Neither are the properties in the Brisbane St blocks an *"identifiable part of the community"* which would benefit from these projects more than *the community as a whole.* There are no visitor accommodation premises and no tourist or other businesses in the Brisbane St blocks.

We do wish to speak in support of this submission

Brian and Christine Fitzpatrick

PROPOSED AREA FOR TARGETED CBD RATE





Respondent No: 158

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 11:05:51 am

Last Seen: Jul 29, 2024 11:05:51 am

IP Address: n/a

Q1. Name	Brian Fitzpatrick
Q2. Organisation (if any)	Remarkables Park Limited
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/4e4f23df74b5bfab599413be1e1dc6a6c46431b6/original/1722215137/0a6ee4edabaa8f9b88a6316e908fb003_Remarkables_Park_Submission_on_the_QLDC_Long_Term_Plan_2024.pdf?1722215137
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

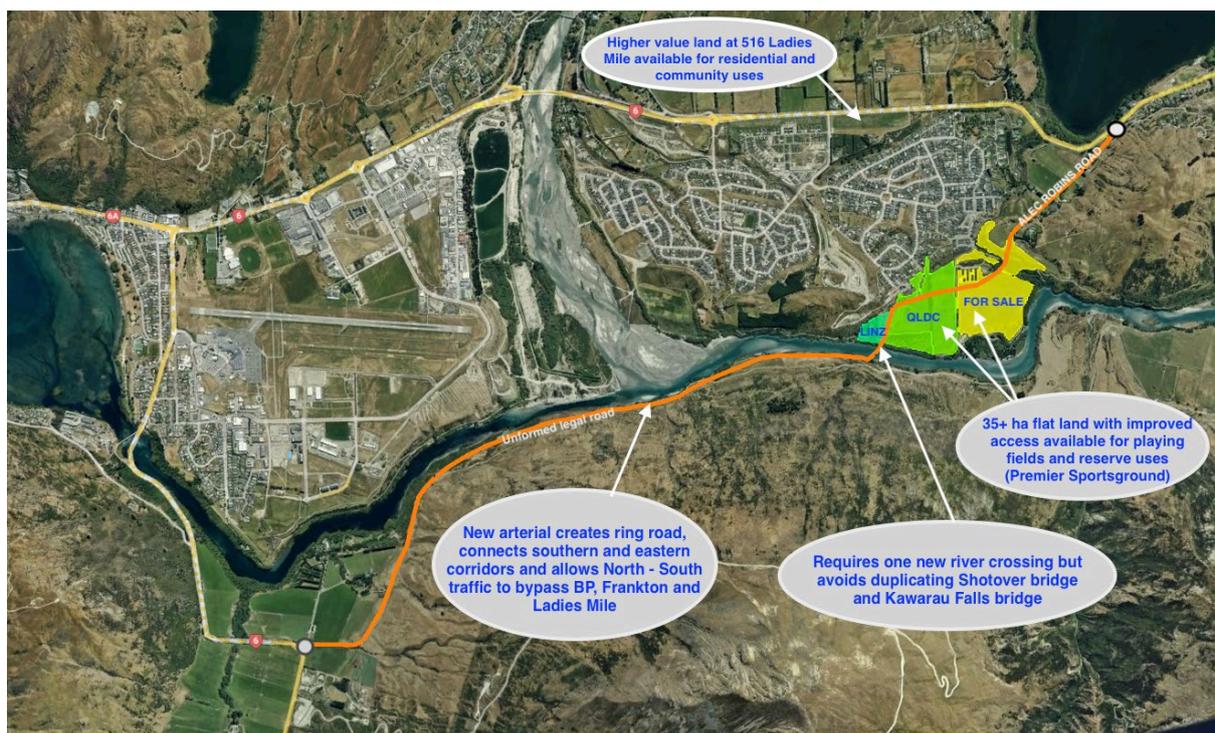
Q17. I understand that all submissions will be treated as public information. I understand

This submission is made by Remarkables Park Limited (RPL)

1. Strategic Land Acquisition: Sports and Recreation / Arterial Road Network (Relevant to Topic 2)

RPL has noticed that there is a current opportunity to purchase an area of land at the end of Alec Robins Road that could be of strategic value to Council on several fronts. The land would have long-term value to the community, in terms of providing the opportunity for a superior arterial road network, and more immediate benefits because of its ability to enable better and more economic reserve provision for the district. A Mountain Scene article dated 25 July indicated the vendor's expectation of a price within the \$3m - \$4m range. But there may be an opportunity to acquire the land without a cash outlay.

One of the major transport conundrums for traffic engineers looking at future demand on the Whakatipu roading network is how to cater for the growth in traffic on the two bridges: the Kawarau Falls bridge and the Shotover bridge. RPL's suggestion is that there is a new arterial connection that would create a ring road and spread the traffic demand in a way that avoids the need to duplicate both bridges.



1.1 Transport

The creation of a ring road, as shown in the image above, would:

- Better connect the two main residential areas in the Whakatipu – the southern corridor and the eastern corridor;
- Provide a bypass for north-south traffic that would avoid both the Kawarau Falls bridge and the Shotover bridge and allow that traffic to completely avoid Frankton, the SH6A intersection at the BP corner and the expanding residential area at Ladies Mile;

- Utilise an existing unformed legal road along the true right (south) bank of the Kawarau River; and
- Require a new road bridge across the Kawarau below Lake Hayes Estate but avoid the need for a second bridge crossing of the Shotover River.
- Enable a parallel bike lane along the south bank of the Kawarau River that would provide the active travel link from Lake Hayes Estate to Remarkables Park (Route A8) while needing only one trail bridge crossing of the river, instead of two.
- As a major new arterial, the bridge and road construction should be eligible for NZTA funding.

1.2 Reserves and Recreation

- Adding the 16 ha Hayes Creek site (“the site”) to QLDC’s existing reserves and other land holdings at Wigeon Place and Hayes Creek Road would create a flat area of over 40ha available for sports fields, community facilities and other reserve and recreational uses. (Note: the combined area of 40 hectares would be larger than QLDC’s land holdings at the Queenstown Events Centre – including the golf course). There is more than enough room to accommodate playing fields, passive recreation and even a 9-hole golf course if that was desired.
- The setting, with 1.37km of river frontage (onto a river with recreational values that are recognised and protected by a national Order in Council), with Hayes Creek running along its northern edge and with unbroken views across the river to the Remarkables, would be hard to match. It is a far superior setting for sports and recreation than being immediately adjacent to a State Highway.
- The suggested arterial road would provide new direct road access to this reserve area so would allay concerns about “outside” traffic travelling through the Lake Hayes Estate residential area to access it.
- The site is already directly linked to the Queenstown Trails Trust trails network.
- There is evidence that part of the Hayes Creek site has flooded in the past and this does mean that the land would not be suitable for habitable buildings. This does not, however, mean that it could not be developed for reserve and recreational uses. Even limited recontouring of the site could direct high-level river flows across the SE corner of the land but elevate 75% of the site above flood level. If greater protection was required, the land level could be raised higher using clean fill. While development continues in the Whakatipu, there is no shortage of clean fill. Indeed, local developers would pay to be able to place clean fill in this location and the money earned could be used to pay for the recontouring and re-grassing of the land.
- Sports fields at the Hayes Creek site would be less central to proposed residential developments on the north side of Ladies Mile. However, Council’s own Parks and Open Spaces Strategy confirms that it is Local Parks and Community Parks that should be “*easily accessible for the immediate community, within easy walking distance to residents in the area*”. Sportsground Parks and Premier Sportsground Parks can be further away. A smaller, central Community Park could still be established at 516 Ladies Mile without the need to use so much of the valuable land to accommodate playing fields.
- Likewise, a portion of the 516 Ladies Mile site could be used for a community building, as proposed, and it could be associated with a Community Park. Buildings associated with sporting activity could be located at the Hayes Creek site, particularly nearer Wigeon Place where the existing QLDC land is more elevated and connections to services are already available.

- Development could be staged, with the sports fields being developed to match the time frame set out in the draft LTP; the connection from Alec Robins Road being constructed later; and the rest of the arterial road being constructed on a longer timeframe.
- Since 2021, Council has been taking development contributions from all residential developments in the Whakatipu to fund a Premier Sportsground Park but has not identified a site for such a park. It is submitted that, in terms of its size, value, location and other attributes (including the proposed new road access) the Hayes Creek site would be an excellent Premier Sportsground Park.
- The proposed new access would add significant value to Council's existing land at Wigeon Place – much of which is currently only used for grazing. From a community benefit perspective, the land is wasted at present and could be put to much better use as a well-accessed, developed reserve.

1.3 Acquisition options

- Council's existing land at 516 Ladies Mile has a far higher market value than the flat land at Hayes Creek. It is more central to the overall Ladies Mile development and is much better suited to more intensive residential and urban development. The Hayes Creek land is owned by a very experienced property developer who could be approached to see if he is amenable to an exchange of the Hayes Creek land for a portion of the Council-owned land at 516 Ladies Mile. As part of such an exchange, Council may even be able to negotiate some control or influence over the type or style of development and its timing.
- With the balance land left over, Council could meet any needs for community buildings, parking and/or a Local Park and still have sufficient land to reconsider a previous offer from the Ministry of Education to acquire land for a future secondary school (Note: the existing Whakatipu High School site at Remarkables Park is 7 ha). Alternatively, Council could opt to sell the balance land to other developers and use part of the proceeds to develop a Premier Sportsground Park at the Hayes Creek site. Either option would be cash positive for Council.
- The elevated land at the end of Alec Robins Road (which has an approved building platform) is of sufficient size that the portion not occupied for the extension of the road would still be available for later re-sale as a rural residential site.

2. Development Contributions

The draft LTP notes that Council is considering pursuing an option to require higher up-front contributions from developers.

One of the largest issues facing the Queenstown Lakes District is housing affordability. Increasing development contributions would have the worst impact on affordability of housing at the lower end of the market. The costs of land development are always passed on to the purchasers of the land (and to subsequent purchasers). Because land development takes place over a long period (usually several years), a developer has to hold their costs for a long time and, as a consequence, costs are passed on with a premium to cover holding costs. Increasing up-front development contributions would directly increase the cost of entry-level residential sections, houses and apartments and will make housing in this district less affordable.

Earlier this year Council's commissioners on the Inclusionary Housing Plan Change heard evidence from a number of economists on exactly this effect.

Increasing the cost of development has the effect of discouraging subdivision. This reduces supply and again adversely affects affordability. On the other hand, by encouraging subdivision, council benefits from a much increased rates take that commences as soon as titles can be issued.

Furthermore, when new up-front costs are applied to development, they not only increase the cost of new housing. The market for existing dwellings rapidly adjusts so that a similar increase is added by vendors of existing dwellings too. Housing across the district becomes less affordable.

Commercial land is also adversely affected by higher development contributions. Commercial developers calculate rentals that will cover all of their capital costs – including development contributions. This pushes up rentals and means that tenant businesses push for higher revenues, to the disadvantage of their retail customers.

One of the most effective ways to address housing affordability would be to remove development contributions on residential developments. Cutting the cost of a new entry-level section or house by \$30,000 could well be the difference between it being affordable or not. A developer would still be required to fully service their developments (roads, three waters and all services) and Council could recover the cost of the incremental increase in load on its wider infrastructure through targeted rates. Council has the ability to target rates to a new residential subdivision or even to a new apartment complex. Owners of dwellings in the new developments would pay higher rates than those in equivalent existing developments but these would be more manageable quarterly costs and at least they would have managed to overcome the barrier to entry.

RPL is strongly opposed to increasing development contributions or having more contributions paid up-front. RPL submits that the Council should abandon any notions of increasing development contributions. It should instead undertake a thorough analysis of how removing development contributions on residential development could lower the entry cost for housing and how a refined targeted rating system would benefit the purchasers of entry level houses in terms of removing a significant barrier to entry.

3. Project Shotover Disposal Field

The LTP shows \$77million being spent to resolve problems with the existing disposal field on the Shotover Delta. (Note this amount is separate from the \$34.5m allocated to Project Shotover Stage 3 and \$22m allocated to “Project Shotover Future Works”).

It is apparent that the system of using the river gravels adjacent to the Shotover river to dispose of the treated effluent water is not working. It is understandable that initial consideration is being given to “fixing” the existing disposal field, but the attempts to rest parts of the field, or even excavate and rebuild beds with new material, have not proved successful. We would like council’s advisors to start thinking about more imaginative schemes – including options such as disposal to land, that may cost less money and may be better for the environment, in particular for the long-term health of the Shotover and Kawarau Rivers. The proposal to spend a massive sum, like \$77m, on an option with limited benefits, and with the potential for long-term environmental damage, brings into focus the need to consider alternatives.

The Frankton Masterplan shows the Council owned land at the Shotover Delta being developed for a golf course and for wetlands. With careful thought, so as to avoid ponds and plant species that could attract birds to an area near the airport, these areas could be developed to receive spray irrigation and still provide for recreational uses and ecological benefits. The landscaped banks of the QAC land below the end of the runway may also be able to be spray irrigated.

We note that part of the QLDC land at the Shotover Delta is currently being used as a clean-fill disposal area. Perhaps the royalties that Council should be earning from this activity could be used to fund a landscape concept plan and the recontouring and reshaping work needed to develop the land for recreational use (golf course) and form the wetland area. RPL repeats its offer to provide free topsoil for such a development.

Thinking further afield, if the volumes to be disposed of were greater than required for irrigation of land at the delta, the treated water could be pumped across the river and used as sprayed irrigation on farmland on the south side of the Kawarau River. For example, it could be used to irrigate the QEII Trust land south of Boyd Road where covenants permanently restrict the land from being used for urban development. A bridge to carry a wastewater pipe across the Kawarau River and the associated pipework and irrigation could be constructed for a mere fraction of the \$77m proposed to be invested in rehabilitating the existing disposal beds. What's more, the bridge could be designed to be used as an active travel / trail bridge that would address some transport concerns and benefit the community and its visitors. In this regard it is noted that Council has previously identified an active travel bridge across the Kawarau River as a priority (as part of the A7 and A8 routes, both of which were due to be completed by 2024) and yet there is no longer any mention of such a bridge in the draft 2024-34 Long Term Plan.

There could also be other possible uses for such a utilities bridge. One of the favoured options for dealing with future waste from development in the southern corridor was to pump it to the Project Shotover treatment facility (as currently happens with waste from Hanleys Farm). The pumping line from Hanleys Farm does not have capacity to handle the future growth in the southern corridor. A new wastewater rising main and a new bridge crossing would be required. A single bridge could be designed to carry both a rising main from the southern corridor and a pipe carrying treated wastewater to be used for irrigation as well as functioning as an active travel bridge forming part of the QTT trails network. A single trench could accommodate both pipelines. Furthermore, it is understood that both of the local lines companies would like to run high voltage power cables across the Kawarau River in this vicinity to add security to their networks in the southern corridor. Those companies (ESL and Aurora) are likely to be willing to contribute to the construction of a bridge that would provide them with such capacity. They may even want to share the cost of a trench in which to lay their cables.

RPL's request to Councillors is to please get actively involved in some high level discussions about alternative options for the disposal of treated wastewater from Project Shotover.

4. Active Travel

RPL is disappointed to note that Active Travel – especially in the Wakatipu Basin – is not being given any real priority in the LTP. This is of real concern when it is considered that, through other community planning processes, both the council and the community have strongly supported the development of active travel routes. Indeed, a lot of recent urban development has proceeded on the basis that this connecting infrastructure would be developed, and fewer car trips and car parking spaces would be required.

We note that some on-going expenditure on small works is proposed but no capital is allocated to any of the major projects and only two (Fernhill and Robins Road/Gorge Road) are identified by name. As noted above, in a different context, the Way To Go Wakatipu Active Travel Network was endorsed by Council and the community and provided for the construction of two important active

travel routes by 2024: the A7 route from Jacks Point to the Frankton Track and the A8 route from Lake Hayes Estate to Frankton.

If we want high school students from the southern and eastern corridors to cycle to school and we want their parents to cycle to work, it is essential that Council provides the pathways. It is not sufficient to approve active travel plans and leave them on the shelf. Cycling on open highways is not safe. The withdrawal of some NZTA funding may be a reason to reassess the construction dates but it is not a reason to abandon these projects. The southern and eastern corridors are where the Queenstown resident population is choosing to live and, as a community, we must address alternatives to car access to those parts of our urban development. We can't simply ignore the issue for 10 years.

In the first submission above we noted that, if a new arterial road was constructed along the south bank of the Kawarau River to connect SH6 at Boyd Road with SH6 at Alec Robins Road, a parallel bike lane or trail path could be constructed as part of it. This would be an alternative way to achieve most of the A8 active travel connection between Lake Hayes Estate and Remarkables Park. It would only require one new trail bridge crossing of the Kawarau River – not two – to complete it.

Thank you for the opportunity to make this submission. RPL wishes to speak in support of it.

Remarkables Park Limited

26 July 2024



Respondent No: 104

Login: Anonymous

Email: n/a

Responded At: Jul 11, 2024 19:01:45 pm

Last Seen: Jul 11, 2024 19:01:45 pm

IP Address: n/a

Q1. Name	Sarah Fletcher
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Ladies Mile / Lake Hayes / Shotover
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Much needed investment on a site fast becoming a dangerous eye sore.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 05:08:44 am

Last Seen: Jul 22, 2024 05:08:44 am

IP Address: n/a

Q1. Name	Upper Clutha Rugby Football Club
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Wanaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a sponsor,supporter,parent of the Upper Clutha Rugby Football Club and support the creation of more open space, lighting and a third rugby field no later than 2026/27 as per the draft LTP. My sport is RUGBY"
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 25

Login: Anonymous

Email: n/a

Responded At: Jun 29, 2024 15:28:16 pm

Last Seen: Jun 29, 2024 15:28:16 pm

IP Address: n/a

Q1. Name	Ben Foster
Q2. Organisation (if any)	Wanaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 38

Login: Anonymous

Email: n/a

Responded At: Jul 26, 2024 13:43:23 pm

Last Seen: Jul 26, 2024 13:43:23 pm

IP Address: n/a

Q1. Name	Katie Foxley
Q2. Organisation (if any)	Wanaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Luggate
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I am a user of/caregiver of a user of QLDC facilities in Wānaka. I strongly support the Ballantyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26. I am a user and caregiver of a user of the Wānaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft Long Term Plan. My sport or recreation is pickleball and badminton.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 274
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 31, 2024 05:35:19 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- | | |
|--|--------------------------------|
| Q1. Name | Frankton Community Association |
| Q2. Organisation (if any) | Frankton Community Association |
| Q3. Contact email address | [REDACTED] |
| Q4. Location | Frankton |
| Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing? | No |
| Q6. If you selected yes, please provide a contact phone number | not answered |
| Q7. If you have a pre-prepared submission, you can upload it below | not answered |
| Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025) | not answered |
| Q9. Please tell us more about your response regarding Topic 1A | not answered |
| Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026) | not answered |
| Q11. Please tell us more about your response regarding Topic 1B | not answered |
| Q12. Topic 2: Bringing forward investment in community and sporting facilities | not answered |
| Q13. Please tell us more about your response regarding Topic 2 | not answered |
| Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? | not answered |
| Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options | not answered |

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

The Frankton Community Association would like to see some funding provided through the Long Term Plan to complete some of the changes specified in the Frankton Masterplan 2019. The Frankton Masterplan lays out a very clear pathway to ensure connected cycle and pedestrian access to allow the community to safely travel through Frankton. We propose that the QLDC / ratepayer owned Rooding Reserve on Lucas Place (currently overtaken by the rental car companies) be replaced with a 3 metre wide active travel route to enable both visitors and residents safe passage through this heavily congested area. This will better enable residents, visitors and students to travel safely along this very busy street. This, along with an upgrade to the crossing at the top of Lucas Place/Kawarau Road (SH6) would contribute significantly to the network, as it will connect in with the NZUP works. Signage in this area to ensure visitors know how to travel by foot or bus is also needed. Questions for Council: • Why is there no funding allocated to realise active travel infrastructure specified in the Frankton Town Centre Masterplan? • Why are we still waiting for basic infrastructure such as signage between airport and the bus hub, and footpaths?

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 128

Login: Anonymous

Email: n/a

Responded At: Jul 13, 2024 11:45:20 am

Last Seen: Jul 13, 2024 11:45:20 am

IP Address: n/a

Q1. Name	Michelle Freeman
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neither
Q9. Please tell us more about your response regarding Topic 1A	
<p>This was a post Covid shovel ready funded project. Absolute waste, mismanagement and cost overruns are in no way the responsibility of the rate payer. In no way should they be considered the responsibility of or limited only to the ratepayers of the CBD This idea is nonsensical.</p>	
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neither
Q11. Please tell us more about your response regarding Topic 1B	
<p>This is completely unacceptable to make a small portion of the community pay for the council's mismanagement in this regard!</p>	
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	
<p>not answered</p>	
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

Must introduce bed tax Our small base of rate payers cannot fund the needs of this tourist Mecca

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 143

Login: Anonymous

Email: n/a

Responded At: Jul 17, 2024 20:19:06 pm

Last Seen: Jul 17, 2024 20:19:06 pm

IP Address: n/a

Q1. Name	Josh
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neither
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neither
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 113

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 18:00:18 pm

Last Seen: Jul 27, 2024 18:00:18 pm

IP Address: n/a

Q1. Name	Nicole Fulljames
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I oppose
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Wanaka needs an art space

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Jun 29, 2024 12:24:54 pm

Last Seen: Jun 29, 2024 12:24:54 pm

IP Address: n/a

Q1. Name	Patrick Gallagher
Q2. Organisation (if any)	Wānaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of/caregiver of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 163

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 11:24:38 am

Last Seen: Jul 29, 2024 11:24:38 am

IP Address: n/a

Q1. Name	Sarah Gallagher
Q2. Organisation (if any)	Heritage New Zealand Pouhere Taonga (HNZPT)
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Dunedin
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/5ac1cd54f79d81bba0cff89cdc1eaa2d21b5804a/original/1722216269/d513dbcf032a9c5f308fc281184da5a_HNZPT_submission_-_QLDC_draft_Long_Term_Plan_2024-2034.pdf?1722216269
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



26 July 2024

Queenstown Lakes District Council
Private Bag 5007
Queenstown 9348

Via email: letstalk@qldc.govt.nz

Tēnā koe,

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON THE QUEENSTOWN LAKES DISTRICT COUNCIL 2024-2034 DRAFT LONG-TERM PLAN HE MAHERE PAE TAWHITI

To: Queenstown Lakes District Council

Name of submitter: Heritage New Zealand Pouhere Taonga (HNZPT)

1. Thank you for the opportunity to lodge a submission on the Queenstown Lakes District Council 2024-2034 Long-term Plan.

Roles and Responsibilities of Heritage New Zealand Pouhere Taonga

2. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historic heritage and cultural values. This includes cultural heritage, sites of significance to Māori and archaeological sites.

The specific parts of the application that this submission relates to are:

3. Providing for the identification, protection, preservation and conservation of historic heritage within Queenstown Lakes District which allows for the continued use and appreciation of that heritage.
4. Projects that may affect places or areas entered on the New Zealand Heritage List/Rārangi Kōrero (the List) and ongoing consultation with HNZPT regarding these projects.
5. Queenstown Lakes District Council's obligations under the HNZPTA regarding archaeological authorities.
6. Recognition of the adverse effects of climate change on historic heritage.
7. Provision of Council incentives to facilitate the retention and seismic strengthening of heritage buildings and structures in Queenstown Lakes District.

Supported Provisions

8. HNZPT supports the addition of community outcomes and policies in the Queenstown Lakes District Council 2024-2034 Long-term Plan that will contribute to the identification, protection, preservation and conservation of historic heritage within Queenstown Lakes. In particular, working toward “An enabling built environment: Spaces, connections, and infrastructure empower people to live well now, and in the future” in order to meet the cultural wellbeing community outcome of “Belonging & Identity: People of all backgrounds feel a sense of belonging. People are able to practice and share culture and traditions” is supported (page 166, Strategic Framework, Wellbeing Outcomes, Draft Long Term Plan).
9. “Living Te Ao Māori | Whakatinana I tea o Māori” is listed as a ‘community outcome’ under the Long-Term Plan (page 166, Strategic Framework). HNZPT acknowledges the adoption of a policy for the remission and postponement of rates on Māori freehold land (p337-338, Draft Long Term Plan).
10. HNZPT notes that the Council acknowledges that “Housing is one of the biggest challenges our community faces. The root causes of housing unaffordability in the district are complex and centre on supply, choice, availability, and quality” (page 25, Consultation Document). HNZPT supports the development of further housing in appropriate areas, and we strongly advocate for robust provisions to be established to ensure that this will not be at the expense of historic heritage. The construction of a greater number and taller buildings close to a heritage structure could result in adverse effects to heritage values. In addition to effects on character, this includes issues associated with construction, such as vibration, and potential long-term conservation and liveability problems associated with loss of sunlight, overshadowing and damp. The accelerated provision of housing and the extension of permitted activities is likely to result in an increase in the number of archaeological authorities that are required. HNZPT recommends sufficient triggers under the District Plan to ensure owners and developers are fully aware of the archaeological authority process and factor it into project planning.

Proposed Initiatives

11. HNZPT recognises that the Long-Term Plan is a high-level document to provide direction for development initiatives and funding within Queenstown Lakes District. Works which relate to historic places, structures or areas should be assessed for potential impact on archaeology to ensure an archaeological authority is obtained if necessary. A number of projects have been referenced in the consultation document and HNZPT welcomes further consultation on each of these initiatives as details develop, including:
 - Mt Iron (page 11, Consultation Document)
 - Glenorchy Playground (page 25, Consultation Document)
 - Hāwea Playground (page 25, Consultation Document)
 - Makarora community building renewals (page 25, Consultation Document)

- Kingston Community Building and St John (page 25, Consultation Document)
- Cardrona Hall and Church (page 25, Consultation Document)

Archaeological Authorities

12. HNZPT notes that there are projects proposed in the Long-Term Plan consultation document which may require archaeological authorities pursuant to the HNZPTA. Under the HNZPTA an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.
13. Archaeological sites are legally protected under sections 42(1) and 42(2) of the HNZPTA. An archaeological authority is required for any works that may modify or destroy an archaeological site, including demolition of a building constructed prior to 1900. It is an offence to undertake activities that may modify or destroy an archaeological site unless authorised by an archaeological authority issued under the HNZPTA.
14. The core infrastructure investment outlined in the Infrastructure Strategy include works involving ground disturbance that could affect archaeological sites, such as roading, bridge and three waters infrastructure maintenance, repairs and development. These projects may therefore require archaeological authorities to be obtained from HNZPT prior to works being undertaken.
15. Legislative obligations regarding archaeology should be taken into consideration for all the projects proposed. HNZPT recommends that Council undertake best efforts to avoid identified archaeological sites in close proximity to the proposed projects in the first instance. This would minimise costs and delays. If avoidance is not possible, the associated costs and timeframes need to be factored into project budgeting and planning.

Climate Change

16. The Council's long-term planning should include measures to avoid or reduce climate change impacts on historic heritage wherever possible and encourage the maintenance and adaptive reuse of heritage buildings.
17. HNZPT advocates for the adaptive reuse of historic buildings for their heritage values and as part of wider climate mitigation strategies to keep embodied carbon in building materials from entering landfill. HNZPT notes Queenstown Lakes District Council's intention to "Support and enable the development of construction and demolition material recovery where practicable" (page 20, Waste Minimisation and Management Plan 2018).

Parks and Reserves

18. HNZPT notes that in Parks and Reserves the "delivery of strategic capital projects, for example the Wānaka Lakefront Development Plan, sports field upgrades, trail network development and the district's wildfire programme" (page 29-30, consultation document) would likely require

earthworks. The Queenstown Lakes District is known for its long history of Māori occupation and Pākehā goldmining. This history is reflected in the significant landscape of archaeology in the district, and it is expected that the proposed upgrades to the different types of infrastructure is planned with regard to any impacts to archaeology.

19. HNZPT notes that the potential loss of historic heritage, including cultural heritage and archaeology has not been included in the strategic issues and challenges related to the Parks and Reserves. HNZPT recommends that this issue is identified in the Management Plan so that it can be appropriately addressed.
20. HNZPT recommends that Council also prioritise the implementation of interpretation alongside wayfinding and would welcome consultation on the development of interpretation in Parks and Reserves.

Heritage Incentives

21. Queenstown Lakes District has a range of heritage buildings, from churches to agricultural buildings and rural homesteads. Some heritage buildings are of unreinforced masonry construction and will be subject to legislative requirements for earthquake strengthening. As the Council is aware, financing maintenance and seismic strengthening of these buildings, particularly in smaller rural centres, can be challenging for owners.
22. HNZPT understands that the current funding for repairs and maintenance, repainting and seismic strengthening of heritage buildings is being retained and consideration is being given for extending this funding to heritage structures outside of the Town Centre, which is supported.
23. HNZPT notes QLDC's objective "To preserve and promote natural resources and heritage, to encourage the protection of land for natural, historic or cultural purposes" and the provision of some rates relief for "Ratepayers with rating units which have some feature of cultural, natural or historic heritage which is voluntarily protected may qualify for remission of rates under this part of the policy" (page 335, Draft Long Term Plan). HNZPT encourages this policy to include all entries on the List.
24. HNZPT supports the establishment of further heritage incentives available for both private owners of historic places and charitable trusts. There are a range of incentives Council could utilise to promote the protection and conservation of historic heritage, including the provision of specialist advice to heritage building owners.

Heritage New Zealand Pouhere Taonga recommends:

25. Further to the priorities and proposed initiatives outlined in the Queenstown Lakes District Council Long Term Plan 2024-2034 consultation document, HNZPT recommends the following to protect and enhance the historic heritage of Queenstown Lakes District:

- Council retains the Council provisions and projects supported by HNZPT except where amendment is sought, as outlined in this submission.
- Consultation is undertaken between the Council and HNZPT for infrastructure development and projects that may affect places or areas entered on the New Zealand Heritage List/Rārangi Kōrero.
- Council is aware that archaeological authorities may be required for certain projects outlined in the Long-Term Plan so that any costs and time associated with this are anticipated and included in project budgets. Archaeological Authorities are sought from HNZPT for any works that may modify or destroy an archaeological site as is required under the Heritage New Zealand Pouhere Taonga Act 2014.
- Council recognises the adverse effects of climate change on historic heritage and implements measures to prevent further degradation wherever possible.
- Council considers establishing further non-regulatory heritage incentives to facilitate the retention and seismic strengthening of heritage buildings in Queenstown Lakes District.

Heritage New Zealand Pouhere Taonga does not wish to be heard in support of our submission.

26. We are happy to answer any questions regarding our submission, and are available to discuss these matters directly with Queenstown Lakes District Council staff.

Ngā mihi,



Christine Whybrew
Director, Southern Region

Address for Service:

James Sutherland
Planner

[Redacted address information]

Email: [Redacted email address]



Respondent No: 15
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 24, 2024 07:54:12 am
Last Seen: Jul 23, 2024 21:20:11 pm
IP Address: [REDACTED]

- Q1. **Name** Murray and Christine Gardner
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

As keen supporters of the Arts in Wānaka, we are strongly in favour of the proposed Centre. We have very few venues in our town that can house major productions like an orchestra, ballet or theatre. Wānaka and the region are well served with groups supporting Arts and Culture, with the Concert Society, 2 U3A groups whose members total nearly 500, Arts on Tour, etc. With the current growth in the Upper Clutha area, we need to provide for the present and future generations in this important area. The Arts are regarded as being crucial to well being. We have been following these proposed developments for some time and strongly support this new Centre.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 105

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 17:20:55 pm

Last Seen: Jul 27, 2024 17:20:55 pm

IP Address: n/a

Q1. Name	Anton Garnyk
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Snow Farm, Cardrona
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	I'm living outside Queenstown
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	I'm living outside Queenstown
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	It seems the Waiorau Recreation Reserve requires immediate QLDC funding to be included in the LTP. Would like to ask the QLDC to include in the Plan for the provision of a public toilet facility, water supply and safety shelter for 2025, and ongoing annual support for maintenance of the toilets, water supply, car parking and trails. Funding for the construction of a larger public day shelter and classroom facility in 2026/27 would be fantastic having included in the plan.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 09:02:12 am

Last Seen: Jul 22, 2024 09:02:12 am

IP Address: n/a

Q1. Name	Fiona Garrett
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I am a Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My child's sport is Netball, this year she has endured shin splints and the Physio indicated she is personally attending to 6 other girls this year while her colleagues have all noted a considerable increase of patients in the same age group with shin splints in contrast to earlier years. The floors need fixing to being sprung, to encourage kids to play and remain in sport, not to endure pain and financial costs of injuries that can be avoided.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I oppose

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

They floors should have been correctly installed when the building was constructed.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 30

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 14:45:15 pm

Last Seen: Jul 22, 2024 14:45:15 pm

IP Address: n/a

Q1. Name	Sarah Garrett
Q2. Organisation (if any)	Summerset Management Group Limited
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Wellington
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/86e3d8b4f00d2ad22e478c6e6a4f493ad9c6a04f/original/1721618533/c7464c61190285738db80d844f477069_Summerset_submission_on_QLDC_Draft_LTP_2024_%28Final_Signed___Compiled%29.pdf?1721618533
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	N/A
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	N/A
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neutral
Q13. Please tell us more about your response regarding Topic 2	N/A
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

N/A

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

N/A

Q17. I understand that all submissions will be treated as public information. I understand

26 July 2024

To: Queenstown Lakes District Council
By email

Submission on the Queenstown Lakes District Council's Draft Long Term Plan 2024-2034 (Draft LTP) on behalf of Summerset Group Holdings Limited

1. Summerset is New Zealand's second largest developer and operator of retirement villages, which makes it one of New Zealand's largest home-builders. Summerset has 38 villages completed or in development across New Zealand and provides a range of living options for more than 8,000 residents.
2. New Zealand is facing a housing crisis, including a retirement living and aged care crisis. The Queenstown Lakes District Council's Draft LTP and consultation document notes the district is growing faster than expected, and demand projections indicate this will continue at levels well above any other urban centre in New Zealand. It is vital that the regulatory environment recognises and provides for the development that is required to meet this growing demand, and funding for associated infrastructure, but does so on a fair, equitable and proportionate basis that reflects, for comprehensive care retirement villages like Summerset's:
 - 2.1. the reduced occupancy per unit when compared to a typical household unit - Summerset's average occupancy for its independent units is 1.3 residents per unit and for its care units is 1 resident per unit; and
 - 2.2. the typically low pattern of demand on community infrastructure, amenities and facilities when compared against the demand assumptions for a typical household unit - residents entering Summerset's villages average 81 years, have specialist physical and social needs, and access Summerset's extensive range of on-site amenities.
3. Summerset notes that the Draft LTP (at page 355) states the Council uses land use differential to enable all development and subdivision categories to be considered in terms of a common unit of demand, which is the dwelling equivalent (DE). However, the Draft LTP does not specify a DE rate for aged care rooms, only 1- and 2-bedroom retirement units.
4. Summerset submits that the Council must provide more certainty by defining categories of activities that are considered as having a lesser impact than an average DE (such as retirement village units and aged care rooms) and provide a specific DE calculation for that category of activity as a starting point. It should not be left for each applicant to rely on the Council to apply an appropriate pro-rata rate, as that approach produces administrative

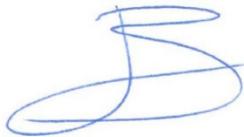
inefficiencies, ambiguity/subjectivity from the officer assessing and allows for inconsistent calculations and approaches across and between activities within the same category. In the case of retirement villages and in particular comprehensive care retirement villages, the number of bedrooms in a house/unit is not the best indicator of actual use or demand.

5. To fairly account for the lower demand profile, both a population per unit discount (to account for the lower occupancy) and a demand factor discount (to account for the older demographic and on-site amenities) should be applied to set specific contribution calculations for comprehensive care retirement villages. This should distinguish retirement units, and aged care rooms, and provide separate rates for each. In setting calculations, the Council needs to clearly demonstrate the causal connection between any infrastructure required as a result of the increase in demand (if any) directly attributable to retirement village development.
6. For example, in determining community infrastructure impact, the Draft LTP assumes 0.65 DE per 2 or more-bedroom house, and 0.43 DE per 1 bedroom house. In reality, average occupancy within Summerset's villages is 1.3 and 1 residents per unit for independent and care units respectively, with typically very low demand on the community infrastructure being funded.
7. Similarly, for transport impact, the Draft LTP assumes 0.29 DE per 2 or more-bedroom house, and 0.19 DE per 1 bedroom house. Retirement units generate around 20% of the trips of a standard dwelling and aged care rooms generate around 10% of the trips of a standard dwelling. These figures are based on information published in an independent review commissioned by the Tauranga City Council in July 2023 into infrastructure demand by retirement village residents, the report of which is set out in Appendix 1. They include allowance for staff and visitor transport.
8. Taking into account both population per unit/room, and demand factors, Summerset suggests the rates in the table below. These are based on the equivalent rates in the most recent Tauranga City Council Development Contributions Policy, which were established following the independent review into infrastructure demand by retirement village residents. The review found that on average residents have a demonstrably lower demand for transport, reserves and community facilities, due to villages providing many on-site facilities/amenities and, for aged care residents, a higher need for 24/7 medical care and reduced mobility. We encourage the Council to review the contents of the report set out in Appendix 1 and seek an independent review of its own, which we would be happy to contribute to.

Development type	Activity	Units of demand
Retirement unit	Transport	0.2 DE per unit
	Community infrastructure	0.1 DE per unit
	Parks and Open Spaces	0.1 DE per unit
	Water supply	0.5 DE per unit
Aged care room	Transport	0.1 DE per room
	Community infrastructure	0.05 DE per room
	Parks and Open Spaces	0.05 DE per room
	Water supply	0.4 DE per room

We would like to thank you for the opportunity to submit and are happy to appear in support of our submission.

Yours faithfully,



Oliver Boyd

GM Acquisitions and Development NZ
Summerset Group Holdings Limited



Final Report: 12 July 2023

Assessment of Tauranga City Council's Approach to DCs for Retirement Villages

Prepared for:
Tauranga City Council

Authorship

This document was written by Fraser Colegrave and Danielle Chaumeil.

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1. Executive Summary

Tauranga City Council (TCC), like all high-growth Councils, uses development contributions (DCs) to help recover the cost of growth-related infrastructure directly from property developers. During recent consultation on its 2022/23 DC policy, TCC received submissions from stakeholders in the retirement village (RV) sector, who felt that the policy did not go far enough to reflect the allegedly lower-than-average needs of RV residents. Accordingly, TCC commissioned us to review their current approach to charging DCs for RVs and to recommend any potential refinements arising. This document presents our review.

Our review begins by summarising the way and extent to which other Councils in high growth areas accommodate RV developments within their DC policies. In short, while many Councils separately classify RV units and set corresponding conversion ratios for them, there is very little publicly available information supporting them. Further, while very few Councils separately classify aged care units in their DC policies, those that do typically set very low conversion ratios to reflect the highly immobile nature of occupants.

Next, we assessed publicly available information about RV infrastructure demands from resource consent documentation submitted for new or expanded villages. This exercise strongly indicated that RV and aged care units both have similar three water demands to small household units, as currently contemplated by TCC's DC policy, but that their demand for transport, reserves, and community facilities infrastructure are significantly lower than the policy currently provides for. This is due not just to the older age of RV residents and their relatively limited activity/mobility, but also the often-extensive provision of onsite social and recreational facilities to meet residents needs without having to travel offsite.

Finally, we reviewed a range of other information sources to complete the picture, including recent sports and recreation participation surveys, the NZTA household travel survey, and trip generation data collated by the Institute of Traffic Engineers (ITE). These data confirm that older people do indeed travel far less often than younger people, and that they participate much less frequently in sport and recreation.

Accordingly, we recommend that the conversion ratios for citywide DCs be revised to match the table below, with further work required to determine whether such changes are needed or merited for local DCs (given the unique/differing way in which they are applied).

Table 1: Proposed Conversion Ratios for Citywide DCs

Asset Types	RV units	Aged Care units
Water	0.50	0.40
Wastewater	0.50	0.40
Stormwater	0.50	0.40
Transport	0.20	0.10
Reserves	0.10	0.05
Community facilities	0.10	0.05

2. Introduction

2.1. Context and Purpose of Report

Tauranga City Council (TCC), like all high-growth Councils, uses development contributions (DCs) to help recover the cost of growth-related water, wastewater, stormwater, parks, reserves, transport, and community facilities infrastructure directly from property developers. This ensures that the costs of meeting growth are met by those who cause the need for, and benefit from, the underlying capital works.

During recent consultation on TCC's 2022/23 DC policy, the Council received three submissions from stakeholders in the retirement village (RV) sector. They argued that the DC policy does not go far enough to reflect the lower-than-average needs of retirement village residents. Specifically, they note that RV units not only have lower average household sizes, as already reflected in the policy, but that the infrastructure demands of RV residents are also lower per capita due to their older average age, relative inactivity/immobility, and the provision of onsite facilities and activities in lieu of Council-provided ones.

Accordingly, to ensure that the DC policy adequately accounts for the differing infrastructure demands of RVs, TCC commissioned us to review their current approach and recommend any potential refinements. This document presents our review.

2.2. Key Policy Considerations

Altering DC policies is a lengthy and time-consuming process, which must be done either during triennial LTP reviews, or via a special consultative procedure under the Local Government Act 2002 (LGA). Consequently, TCC have requested that evidence supporting any proposed policy refinements be sufficiently compelling and also put in context of the following key considerations:

- DCs are effectively a zero-sum game, so any DC reductions for RVs will need to be offset by higher DCs for other developments (otherwise DC costs will not be fully recovered).
- The policy already enables RV units to be charged 0.5 HEUs for citywide DCs.
- Local infrastructure in greenfield areas must be planned and delivered well ahead of development occurring, so there is limited – if any – scope to adjust the type or quantum of infrastructure capacity provided to reflect the allegedly lower requirements of RVs.
- Local DCs in new greenfield areas are charged on a per hectare basis, with those in existing urban areas effectively fixed at a capped rate per hectare. This may affect the merits of, or need for, changes to local DCs.
- RV infrastructure demands include not only residents but also staff and visitors. To that end, TCC currently does not charge DCs for the non-residential elements of villages.

2.3. Retirement Villages vs Lifestyle Villages

This review considers only the infrastructure demands of comprehensive care retirement villages (RVs), which are defined in para 21 of Summerset’s submission as:

“providing a full range of living and care options from independent living through to assisted living, rest home, hospital and memory care (dementia). The residential care component makes up a relatively high percentage of the overall unit mix.”

This contrasts with the other type of village – lifestyle villages – that also fall under the same umbrella but have different characteristics and hence infrastructure demands to RVs.

For example, according to the Summerset submission, “the average age of a resident on entry to its villages is 81 years, with most living at home for as long as possible, and only moving there usually due to a specific need (such as deteriorating health or mobility challenges, or for companionship – many of Summerset’s residents are widows). By contrast, lifestyle villages cater for a younger, more active early retiree, with a higher proportion of couples. The average age of a resident moving into a lifestyle village is more mid-to-late 60s.”

We acknowledge these important differences between comprehensive care retirement villages and lifestyle villages. Further, because lifestyle villages attract a demographic whose ages and activity levels – and therefore infrastructure demands – are not overtly atypical, we do not consider them any further here and instead consider the case for potentially refining the DC policy to reflect the unique circumstances of only RVs.

2.4. Scope and Focus of Our Review

While our review covers all DC infrastructure types, we focus on the potential case for change in relation to DC-funded parks, reserves, transport, and community facilities infrastructure. These are the activities where the current approach, of charging 0.5 HEUs per retirement village unit, may not adequately reflect the unique nature of retirement villages, including their differing demographics, and the – often significant – provision of onsite facilities and amenities that may reduce the demand for DC-funded ones.

2.5. Steps in the Analysis & Report Structure

Following are the key steps in our analysis and the sections in which they are presented:

- Reviews the approach taken by other Councils to charging DCs for RVs (**section 3**).
- Examines the estimated infrastructure demands of recent RV developments according to publicly available resource consent documentation (**section 4**)
- Explores a range of other information sources to better understand the likely infrastructure demands of RVs (**section 5**)

- Considers possible implications for TCC's DC policy (**section 6**).
- Provides an overall summary and recommendations (**section 7**)

3. Review of Other DC Policies

3.1. Purpose

This section considers the approach taken by other Councils in their DC policies to charging DCs for RVs to gain a better understanding of current practice.

3.2. Approach

We reviewed the DC policies of the various Councils classified as being Tier 1 or Tier 2 under the NPSUD to identify whether, or how, they treat RVs differently from other developments. Reviewing these specific Councils' policies reflects the fact that they are high growth areas, whose DC policies will have also been subject to constant scrutiny - and thus refinement – by an engaged and well-resourced development community. Accordingly, these policies are likely to contain the most robust and reliable information for the matter at hand.

3.3. Findings

Several DC policies separately classify retirement village and/or aged care units from other types of residential development, but few provide any useful detail explaining how village-specific conversion ratios are derived. Nonetheless, to begin, Table 2 shows the conversion ratios currently set by Tier 1 and Tier 2 Councils for RV units, while Table 3 covers aged care units.

Table 2: Conversion Ratios for **Retirement Village Units** in Tier 1 and 2 DC Policies

Councils	Community Infrastructure	Reserves	Stormwater	Transport	Wastewater	Water supply
Auckland ¹	0.10	0.10	0.10	0.30	n/a	n/a
Christchurch	0.10	0.10	-	0.50	0.50	0.50
Hutt	-	-	0.50	0.30	0.50	0.50
Kāpiti Coast	0.60	0.60	0.60	0.60	0.60	0.60
Palmerston North	0.44	0.44	0.44	0.44	0.44	0.44
Porirua	0.50	0.50	0.50	0.50	0.50	0.50
Queenstown Lakes	0.54	0.34	-	0.24	0.48	0.50
Rotorua	0.50	0.50	0.50	0.50	0.50	0.50
Selwyn	-	-	-	-	0.50	-
Tasman	-	-	-	0.30	-	-
Waipa	0.50	0.50	0.50	0.50	0.50	0.50
Western Bay of Plenty	0.50	0.50	0.50	0.50	0.50	0.50
Median	0.47	0.39	0.47	0.47	0.50	0.50
Average	0.32	0.30	0.30	0.39	0.46	0.41

¹ Auckland Council does not set DCs for water or wastewater because Watercare – an Auckland Council CCO – sets infrastructure growth charges to recover growth-related water and wastewater infrastructure costs instead.

Table 3: Conversion Ratios for **Aged Care Units** in Tier 1 and 2 DC Policies

Councils	Community Infrastructure	Reserves	Stormwater	Transport	Wastewater	Water supply
Auckland ²	0.10	-	-	0.20	n/a	n/a
Christchurch	-	-	-	0.10	0.40	0.40
Hutt	-	-	0.50	0.30	0.50	0.50
Porirua	0.40	0.40	0.40	0.40	0.40	0.40
Median	0.05	-	0.20	0.25	0.40	0.40
Average	0.13	0.10	0.23	0.25	0.43	0.43

According to Table 2, 12 Tier 1 or 2 Councils separately classify RV units in their DC policy with a range of corresponding conversion ratios set for them. Generally, the conversion ratios set for RV units are about 0.5 or lower, but with some Councils setting higher ones. For example, Kapiti Coast sets a ratio of 0.6 based on average household sizes of 2.5 for all dwellings but only 1.5 for RV units. Across infrastructure types, the lowest conversion ratios are typically set for community infrastructure, reserves, transport, and stormwater. This makes sense as RV units are likely to generate relatively minor demand for these activities – except for stormwater – due to:

- the older age and relative immobility of village residents, coupled with
- the often-significant onsite provision of activities and facilities for the benefit of residents.

Fewer Councils separately identify/classify aged care units, with only four singling them out in their current DC policies. However, where aged care units are separately classified, they tend to attract very low conversion ratios, especially for community infrastructure, reserves, transport, and stormwater. Again, this makes sense, as residents of aged care units are generally highly immobile and unlikely to leave the village often, if at all.

² Auckland Council does not set DCs for water or wastewater because Watercare – an Auckland Council CCO – sets infrastructure growth charges to recover growth-related water and wastewater infrastructure costs instead.

4. Review of Resource Consent Documentation

4.1. Introduction

To obtain more direct evidence of the likely infrastructure demands of typical RVs units (and aged care rooms), we reviewed numerous resource consent applications to scan for any information on modelled or expected infrastructure demands, either per unit, or for the development overall. This section presents our findings.

4.2. Review Approach

Resource consent applications lodged in New Zealand must include an Assessment of Environmental Effects (AEE) that consider the proposal's likely environmental impacts across various dimensions. While the focus and content of each AEE may differ based on the specific development proposed, most include an assessment of infrastructure impacts so that the Council(s) involved can determine whether sufficient capacity exists to service them. As a result, good information on the likely infrastructure demands of RVs may be embedded in the AEEs lodged for them. Accordingly, this section describes the infrastructure demand information that we managed to extract from AEE's filed recently in New Zealand for new RVs, or expansions to existing ones.

4.3. Key Findings

The discussion below summarises salient information found in recent AEE's for eight new or expanded RVs across New Zealand. Where possible, we have converted the estimated infrastructure demands into a per unit or per room equivalent for ease of comparison with the conversion ratios set by TCC and other Councils as per the previous section of this report.

Water and Wastewater

The AEEs show that the water and wastewater demand of a typical RV resident are akin to those of residents living in a "typical" dwelling. Hence, differences arise mainly due to the smaller average household sizes of RV units, which we understand the policy already (largely) accounts for.

That said, we note that some proposed development's expected village water and wastewater usage to be lower than average on a per resident basis, but that this was offset by demand from visitors and staff. Consequently, the overall average for the village (per resident) more or less matches the local equivalents for a typical household/dwelling.

Stormwater

Just like water and wastewater, RV stormwater demands are also unlikely to differ significantly from the average on a per unit or per resident basis as they are driven purely by the quantum and nature of impervious surface area (ISA). Consequently, the stormwater demands of new or expanded villages in Tauranga should probably be assessed just by considering their impacts on ISA.

Transport

Fortunately, many of the AEEs that we found for new or expanded RVs included detailed traffic assessments, which presumably formed part of Integrated Traffic Assessments (ITAs). Amongst other things, these traffic assessments provided direct estimates of the number of daily and AM/PM peak trips for either:

- The overall development (i.e. including both RV and aged care units), or
- RV and aged care units separately.

Where the data were provided in aggregate for the overall development, we have assumed that the RV units generate double the traffic of the aged care units. This allowed us to split the traffic data out into RV units and aged care units to produce the table below, which shows the estimated traffic demands of seven recently consented/developed villages. As far as we understand, these include traffic generated by residents, plus staff and visitors.

Table 4: Estimated Traffic Demand from AEEs for New/Expanded RVs (Vehicle Trips per Unit per Day)

Village Name	RV Units			Aged Care Units/Beds		
	Daily Avg	AM Peak	PM Peak	Daily Avg	AM Peak	PM Peak
Ryman Kohimarama	3.07	0.17	0.20	1.54	0.08	0.10
Ryman Malvina Major	2.50	n/a	n/a	1.25	n/a	n/a
Summerset Waikanae	3.47	0.35	0.40	1.74	0.18	0.20
Waiiti Glenvar	2.97	0.17	0.07	1.48	0.08	0.04
Summerset Prebbleton	3.03	0.11	0.26	0.37	0.06	0.13
Oceania Melrose	3.50	n/a	n/a	1.75	n/a	n/a
Metlifecare Pakuranga	2.40	n/a	n/a	1.20	n/a	n/a
Median	3.03	0.17	0.23	1.48	0.08	0.12

According to Table 4, the average RV unit generates about three vehicle trips per day, with aged care units closer to 1.5 trips per unit per day. Given that TCC’s DC policy assumes that an average new dwelling generates approximately 10 trips per day, these data strongly suggest that RV and aged care units generate significantly less traffic than average and hence that policy refinements may be appropriate.

4.4. Reserves and Community Facilities

The three submissions made by the RV stakeholders strongly argue that villages create very limited demand for Council-funded reserves and community facilities because:

- Residents are in their final life stages, and hence often have limited mobility and/or propensity to “leave the village” for recreational pursuits, and
- The villages also provide (often-extensive) recreational facilities and amenities for residents to enjoy onsite without the need to travel elsewhere.

While the AEEs don’t appear to speak specifically to these points, it is useful to note that the transport figures quoted above support the claim that residents seldom travel offsite. In addition, we confirm that the various villages we reviewed for this exercise do indeed provide extensive

onsite amenities that avoid the need for residents to travel offsite for recreational and social purposes. This is illustrated in the table below, which shows the range of amenities proposed for each new/expanded village in our sample.

Table 5: Planned Onsite Community Facilities at Proposed New/Expanded Villages

Village Name	Onsite Community Infrastructure
Ryman Kohimarama	Amenities include a bowling green, swimming pool, spa, gym, theatre, games room, library, and pool and darts room.
Ryman Malvina Major	Bowls, pétanque course, swimming pool, gym, bar, village lounge, library, café, hair salon
Summerset Waikanae	Amenities include a bowling green, café, restaurant, swimming pool, library, recreation centre, and cinema.
Summerset Prebbleton	Recreation and entertainment activities, a café, communal sitting areas; gymnasium, swimming pool, lounges, library, theatre/chapel, hair salon
Metlifecare Pakuranga	Activity and events spaces, lounges, gym, and pool
Ryman Karori	Indoor pool, spa, theatre, crafts room, gym, activities room, bowling green, library, pool and darts room, residents' workshop

In our view, the provision of these onsite facilities coupled with the generally lower mobility of residents – and hence their much lower travel demands -means that RV and aged care units are highly likely to place significantly lower demands on DC-funded reserves and community facilities than a typical household/dwelling.

5. Review of Other Information Sources

5.1. Introduction

Our final research task was to identify and review other information sources that may help us better understand the likely infrastructure demands of new or expanded RVs in Tauranga.

5.2. Participation in Sports (16-Year Trends)

In 2016, Sport New Zealand published a report on trends in sports participation over the past 16 years.³ It found that weekly participation in sport and active recreation by people aged 65+ fell slightly from 68% in 1998 to 65.8% in 2014. When walking is excluded, the fall was more pronounced, with weekly participation in sport and active recreation for those aged 65+ dropping from 33.3% in 1998 to 27.5% in 2014.

Sport club membership is also on the decline, with the number of people aged 65+ that belong to one dropping from just under 50% in 1998 to just over 33% in 2014.⁴

Overall, fewer people are participating in sport and recreation over time, including older people.

5.3. Participation in Sports (2019 Snapshot)

In addition to the trends report noted above, Sport New Zealand has also published other (more recent) data on sport and active recreation participation, which provides a more up-to-date view into the likely infrastructure demands of older people.⁵ While this report contains many interesting insights into the relatively sedentary lifestyle of older people living in New Zealand, the table below appears to provide the most detailed information that is relevant here. It shows the proportion of people of each age, gender, or ethnicity that have participated in each sport or activity during the 2019 calendar year. It shows, for example, that 39% of all respondents ran or jogged during the year, compared to only 2% of those aged 75+.

Overall, these data confirm that people aged 75+ are far less active than younger people. While data for people aged 80+ are unavailable, it seems safe to conclude – based on a simple extrapolation of these data – that their participation rates would be lower than those 75+. Finally, given that the recreational activities most commonly done by older people do not utilise Council-funded infrastructure (such as netball or tennis courts), it follows that they generate very low demands for DC-funded reserves and community facilities.

³ *Sport and Active Recreation in New Zealand. The 16-Year Adult Participation Trends 1998 to 2014*

⁴ On the flip side, gym membership rates increased slightly over the period for most (if not all) age groups.

⁵ *Sport New Zealand. 2020. Active NZ 2019 Participation Report. Wellington*

Figure 1: Participation Rates by Age, Gender, and Ethnicity in 2019 (All respondents aged 18 or older)

Table 8: Proportion of those who have participated in each sport or activity in the 12 months prior among adults in 2019

% Participated 12 months	TOTAL	Age						Gender		Ethnicity			
		18-24	25-34	35-49	50-64	65-74	75+	Male	Female	European	Māori	Pacific	Asian
Walking	85%	88%▲	89%▲	89%▲	83%	79%▼	66%▼	80%▼	89%▲	86%▲	84%	84%	82%▼
Gardening	46%	25%▼	43%▼	50%▲	52%▲	53%▲	48%	42%▼	51%▲	50%▲	43%▼	36%▼	29%▼
Running / jogging	39%	71%▲	61%▲	49%▲	24%▼	6%▼	2%▼	40%▲	38%▼	38%▼	40%	48%▲	46%▲
Individual workout using equipment	38%	61%▲	50%▲	41%▲	31%▼	19%▼	13%▼	38%	38%	38%	43%▲	50%▲	38%
Swimming	34%	44%▲	42%▲	41%▲	29%▼	20%▼	11%▼	32%▼	36%▲	36%▲	35%	30%	27%▼
Playing games (eg. with kids)	32%	34%▲	44%▲	47%▲	20%▼	16%▼	6%▼	28%▼	35%▲	33%▲	36%▲	38%▲	25%▼
Day tramp	24%	34%▲	32%▲	28%▲	22%▼	11%▼	7%▼	24%	24%	27%▲	21%▼	12%▼	17%▼
Group fitness class (eg. aerobics, crossfit)	19%	29%▲	31%▲	22%▲	11%▼	8%▼	10%▼	11%▼	27%▲	20%▲	22%▲	24%▲	15%▼
Yoga	17%	23%▲	28%▲	21%▲	13%▼	6%▼	2%▼	9%▼	25%▲	18%▲	16%	14%	16%
Marine fishing	13%	12%	15%▲	15%▲	15%▲	9%▼	5%▼	19%▲	8%▼	15%▲	16%▲	9%▼	6%▼
Canoeing / kayaking	11%	16%▲	14%▲	14%▲	10%	4%▼	1%▼	12%▲	11%	13%▲	10%▼	7%▼	6%▼
Golf	11%	12%▲	12%▲	10%	10%▼	11%	7%▼	17%▲	5%▼	11%▲	10%	8%	7%▼
Road cycling	10%	9%	10%	12%▲	11%	9%▼	4%▼	11%▲	9%▼	11%▲	8%▼	7%	6%▼
Dance / dancing (eg. ballet, hip hop and so on)	10%	20%▲	14%▲	9%	7%▼	6%▼	4%▼	5%▼	15%▲	9%▼	12%▲	17%▲	13%▲
Surfing / body boarding	10%	14%▲	11%▲	14%▲	8%▼	3%▼	0%▼	11%▲	8%▼	11%▲	10%	8%	4%▼
Tennis	8%	13%▲	10%▲	10%▲	7%▼	3%▼	2%▼	9%▲	7%▼	9%▲	6%▼	6%	7%
Table tennis	8%	18%▲	9%	9%▲	6%▼	2%▼	2%▼	10%▲	6%▼	8%▼	7%	7%	13%▲
Overnight tramp	8%	12%▲	10%▲	9%▲	8%	3%▼	1%▼	9%▲	7%▼	9%▲	7%	3%▼	4%▼

▲▼ Significantly higher/lower than the total
Results are from 2019
Base: All respondents aged 18 and over

5.4. NZTA Household Travel Survey

The New Zealand Household Travel Survey measures New Zealander’s travel patterns by asking everyone in randomly selected households to record their travel over 2 days.⁶ The results offer valuable insights into how, when and why New Zealanders travel, including variations in travel propensity by respondent age. The following excerpts illustrate how the travel patterns of older people compare to the rest of the population.

⁶ The survey has run in a range of forms since 1989, mainly focusing on a 2 day travel diary. In 2015, the methodology was changed to collect 7 days of travel information. However, in July 2018 we changed this back to 2 days to make it easier for participants and get better data quality.

Figure 2: Time Spent Travelling per Person per Week by Age (2018 - 2021)

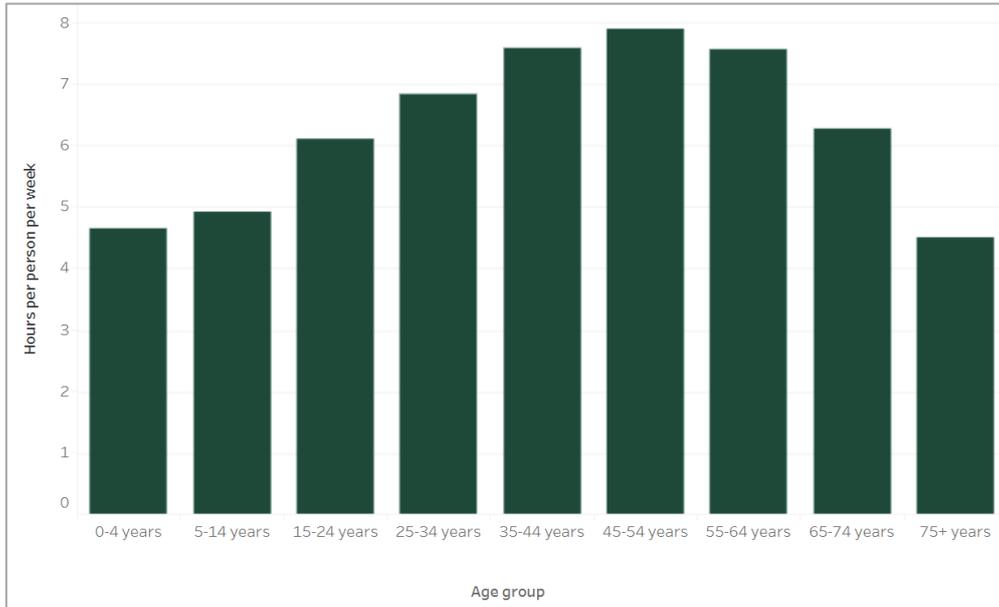
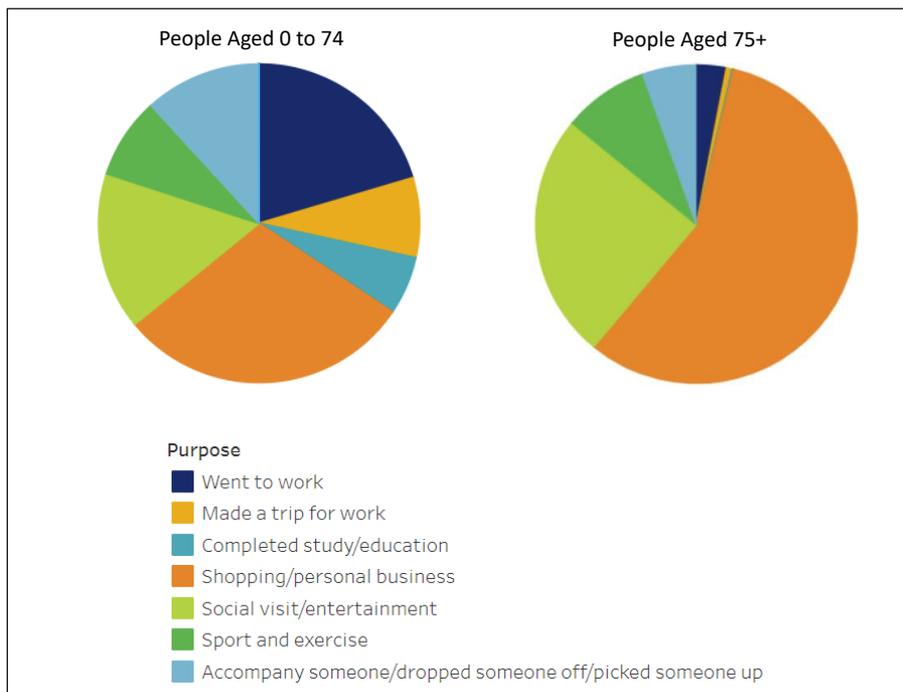


Figure 2 shows that people aged 75+ travel significantly fewer hours per week than younger people. In fact, the average for people of all ages is 6.6 hours per week compared to only 4.6 for those aged 75+.

Not only do older people travel less, but they also travel for different reasons. This is illustrated in the chart below, which compares the purpose of travel between people aged up to 75, and those aged 75 or older. Note that most travel by people aged 75+ is for discretionary reasons (i.e. non-work and non-school) which enables it to be undertaken off-peak and thus minimise contributions to congestion during the busiest times.

Figure 3: Purpose of Travel by Age Group



While not shown in the charts above, this survey also shows that people aged 75 or over are more likely to have mobility issues that limit their willingness and ability to travel, including difficulties driving, walking, and taking public transport. Thus, overall, older people appear to place lower demands on the transport network than younger people.

5.5. Trip Generation Data

Trip generation data, which are used to estimate the traffic and parking demand associated with new developments, adds further context to the relative travel demands of people living in RV or aged care units. For example, the table below (from the 10th edition of the ITE Trip Generation Manual) shows that RV and aged units generate much lower PM peak travel demands than those living in a standard/detached dwelling.

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)				
(Trip Generation Manual, 10th Edition)				
Code	Description	Unit of Measure	Trips Per Unit	Setting/Location
				General Urban/ Suburban
PORT AND TERMINAL				
30	Intermodal Truck Terminal	1,000 SF GFA	1.72	
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43	
INDUSTRIAL				
110	General Light Industrial	1,000 SF GFA	0.63	
130	Industrial Park	1,000 SF GFA	0.40	
140	Manufacturing	1,000 SF GFA	0.67	
150	Warehousing	1,000 SF GFA	0.19	
151	Mini-Warehouse	1,000 SF GFA	0.17	
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10	
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37	
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64	
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12	
160	Data Center	1,000 SF GFA	0.09	
170	Utilities	1,000 SF GFA	2.27	
180	Specialty Trade Contractor	1,000 SF GFA	1.97	
RESIDENTIAL				
210	Single-Family Detached Housing	Dwelling Units	0.99	
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56	
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44 0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36 0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36	
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21	
240	Mobile Home Park	Dwelling Units	0.46	
251	Senior Adult Housing - Detached	Dwelling Units	0.30	
252	Senior Adult Housing - Attached	Dwelling Units	0.26	
253	Congregate Care Facility	Dwelling Units	0.18	
254	Assisted Living	1,000 SF GFA	0.48	
255	Continuing Care Retirement Community	Units	0.16	
260	Recreation Homes	Dwelling Units	0.28	
265	Timeshare	Dwelling Units	0.63	
270	Residential Planned Unit Development	Dwelling Units	0.69	
LODGING				
310	Hotel	Rooms	0.60	
311	All Suites Hotel	Rooms	→	0.36 0.17
312	Business Hotel	Rooms	0.32	
320	Motel	Rooms	0.38	
330	Resort Hotel	Rooms	0.41	
RECREATIONAL				
411	Public Park	Acres	0.11	
416	Campground / Recreation Vehicle Park	Acres	0.98	
420	Marina	Berths	0.21	
430	Golf Course	Acres	0.28	
431	Miniature Golf Course	Holes	0.33	

New Zealand research paints a similar picture, with the oft-cited NZTA Research Report 453 – which presents data on trip and parking generation by land use type – shows that RV units generate average and peak daily travel demands that are about 75% lower than a standard dwelling.

6. Implications for the DC Policy

This section considers potential implications of our findings for TCC’s DC policy.

6.1. Citywide DCs

TCC currently charges each development a citywide DC towards infrastructure that services all new residents and businesses regardless of where they work or live. The schedule below shows the current charge per standard residential dwelling excluding GST.

Table 6: Citywide DCs per Standard Dwelling ex GST

Asset Types	\$/HEU ex GST	Shares
Water	\$15,131	52%
Wastewater	\$8,331	29%
Stormwater	\$0	0%
Transport	\$274	1%
Reserves	\$522	2%
Community facilities	\$4,933	17%
Total	\$29,191	100%

Table 6 shows that more than 80% of citywide DC relate to the provision of bulk water and wastewater infrastructure, with a further 17% relating to community facilities. Transport and reserves account for the remaining 3%, with no citywide stormwater DCs applying.

In our view, and based on the information summarised and presented herein, we believe that there are compelling reasons to set conversion ratios as per the table below for the purpose of calculating citywide DCs on new or expanded RV developments.

Table 7: Proposed Conversion Ratios for Citywide DCs

Asset Types	RV units	Aged Care units
Water	0.50	0.40
Wastewater	0.50	0.40
Stormwater	0.50	0.40
Transport	0.20	0.10
Reserves	0.10	0.05
Community facilities	0.10	0.05

These proposed conversion ratios acknowledge that typical RV and aged care units generate approximately the same infrastructure demands as a small residential unit for the three waters activities, but that their demands for the other asset types are significantly lower due to:

- The older average age of residents;
- Their relatively limited mobility/activity levels;
- Their limited offsite travel; and
- The onsite provision of social and recreational amenities in lieu of Council-funded ones.

However, at the same time, new retirement village and aged care units do receive “non-use” benefits from new Council infrastructure by improving the amenity of the neighbourhoods in which they reside. In addition, new village and aged care units create network demands from employees and visitors that must be included. The likely overall impacts of these various factors on network demand are reflected in our proposed conversion ratios above.

6.2. Local DCs

In addition to citywide DCs, TCC also charges local DCs to recover the costs of infrastructure that are installed to service growth in discrete parts of the city, including new growth areas.

While we recommend that the proposed new conversion ratios shown in the table overleaf also apply to local DCs, we acknowledge that this is more complicated due to the different way that local DCs are charged. Specifically, while citywide DCs are charged on a per HEU basis, local DCs are charged per lot or per hectare. Accordingly, further work is required by the Council to consider whether or how the changes proposed above for citywide DCs are best given effect to for local DCs, if at all.

7. Summary and Recommendations

This report has considered whether or how TCC's DC policy should be refined to reflect the seemingly different infrastructure demands of retirement village and aged care units. Our review of various data sources suggests that, consistent with submissions received, such units do indeed materially lower demands for certain infrastructure types, namely transport, reserves, and community facilities. While we are clear that these differences should be reflected in changes to the application of citywide DCs, further work is required to understand the need for and/or merits of corresponding local DCs due to the differing way in which they are calculated and charged.



Respondent No: 309

Login: Anonymous

Email: n/a

Responded At: Jul 19, 2024 11:56:06 am

Last Seen: Jul 19, 2024 11:56:06 am

IP Address: n/a

Q1. Name	Alan Garrick
Q2. Organisation (if any)	Tricorp Holdings Ltd, t/a Night n Day queenstown, arrowtown and kawarau
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	<p>It seems something got started here, managed incompetently, and now there is no potential funds to finish. Central Queenstown is being disadvantaged by continual, so called, upgrades which remove accessibility and remove parking for both staff and more importantly visitors.</p>
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neutral
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 141

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 05:15:29 am

Last Seen: Jul 29, 2024 05:15:29 am

IP Address: n/a

Q1. Name	Amber Gemmell
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 47

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 12:44:18 pm

Last Seen: Jul 25, 2024 12:44:18 pm

IP Address: n/a

Q1. Name	Lisa Gemmell
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a coach and also a caregiver of regular users of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sports are netball and basketball.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 133

Login: Anonymous

Email: n/a

Responded At: Jul 13, 2024 15:18:49 pm

Last Seen: Jul 13, 2024 15:18:49 pm

IP Address: n/a

Q1. Name	Gavin George
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 26
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 22, 2024 14:17:00 pm
Last Seen: Jul 22, 2024 01:59:51 am
IP Address: [REDACTED]

- Q1. **Name** Bill and Gigi Georgiou
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** **Other (please specify)**
Unknown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Thank you for your email below and the opportunity of making comments As you will be aware, the property market has been under strain for several years now and the income generating ability of properties has been stagnant At the same time, general cost increases have been high, same as interest rates. We consider that in such an environment, contemplating a capital program that will necessitate rate increases of 15% is at best unreasonable, if not irresponsible. On what basis please would you expect property owners to come up with the funds necessary to fund this increase. We totally appreciate the laudable nature of the projects the Council has in mind. But if the property owners will be unable to fund them or will be forced to do it by sacrificing their own needs, we consider that a prioritization of projects that will keep rate increases in line with general inflation is both desirable and essential Trust that the Council will see economic reality

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 194

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 11:18:45 am

Last Seen: Jul 16, 2024 11:18:45 am

IP Address: n/a

Q1. Name	Tracey Gibson
Q2. Organisation (if any)	Netball Upper Clutha
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	Not aware of the proposal
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	Not aware of the issue
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I am a user and organiser of sport at the Wanaka Recreation Centre. It has been our wish since inception that a wooden sprung floor is installed in this facility. We have had numerous injuries and joint strains from this floor. This is not fit for purpose and is extremely important for the future of all sport utilising this facility. If we wish to attract higher profile sporting events to this town, we can only do this if the floor is upgraded. No one is prepared to let their elite athletes train nor play on this floor. Please please, for the good of our community and keeping people in sport - do this upgrade urgently!!!!!!</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

I worry that the community of Wanaka are struggling in these economic times.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 135

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 07:06:54 am

Last Seen: Jul 28, 2024 07:06:54 am

IP Address: n/a

Q1. Name	Murray Gifford
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	As a Wanaka resident go with council preferred option
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	As a Wanaka resident go with council preferred option
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	QLDC proposed rates increases are excessive, dont support extra rating
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	I live in an older area in Wanaka which has the oldest services, minimal roading, swales only poorly maintained, minimal street lighting, no kerbs, no footpath yet all new residents with fully serviced subdivisions appear to get all this seemly with a general subsidy.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

I currently use an E Bike to do much of my local travel (we all need to get out of our cars to have some effect to slow climate change) so investment in off main road bike/pedestrian trails is high on my priority list. QLDC efforts to build schools to pool trails in Wanaka is most appreciated and greatly facilitates bike use. Well done keep building them. A trail down Beacon Point road would be a next priority as these serves a significant population base. QLDC have zoned Bremner Bay for subdivision and intensified housing, but the infrastructure serving the area has seen little development in 25 years, minimal footpaths, street lighting, open swales, no kerbs etc.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 20
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 23, 2024 11:50:32 am
Last Seen: Jul 23, 2024 21:20:11 pm
IP Address: [REDACTED]

- Q1. **Name** Murray Gifford
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

I note that the QLDC is proposing rates increases well above expected inflation levels for the next 6 years in a row, 15.6%, 12.9% 10.3% 9.1 % 11.9% 5.8* You may be able to pass on cost increases at this level but you have to remember we have no choice in how much we pay and our income will be severely limited as a pension dependent resident. The pension increased only 4.7% this year and it can be expected to reduce to 3% or less next year and so on. Your rates bill will double in the next 6 years to close to \$8000pa in our situation and this will represent close to 30% of a single person annual income for one single expense. You are on track to making living in this district unaffordable. You seriously need to re consider the level of increases proposed.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 217

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 14:06:21 pm

Last Seen: Jul 16, 2024 14:06:21 pm

IP Address: n/a

Q1. Name	Eva Gilbertson
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	I dont know anything about the matter
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	I dont know anything about the matter
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	"I am a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball"
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 137

Login: Anonymous

Email: n/a

Responded At: Jul 17, 2024 17:29:52 pm

Last Seen: Jul 17, 2024 17:29:52 pm

IP Address: n/a

- Q1. **Name** Jack Gilchrist
-
- Q2. **Organisation (if any)** not answered
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
I feel Wanaka has been overlooked with sports facilities for many years when we as rate payers have to pay for Queenstowns upgrades so feel it's only fair we get upgrades to our rec centre as the floors were never installed correctly to how it should have been. They tried to save money but by doing so have created a lot of injuries.
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 358

Login: Anonymous

Email: n/a

Responded At: Jul 21, 2024 20:05:39 pm

Last Seen: Jul 21, 2024 20:05:39 pm

IP Address: n/a

Q1. Name	Chris Gilfedder
Q2. Organisation (if any)	Upper Clutha Rugby Football Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a coach of the Upper Clutha Rugby Football Club and support the creation of more open space, lighting and a third rugby field no later than 2026/27 as per the draft LTP. My sport is RUGBY"
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 346

Login: Anonymous

Email: n/a

Responded At: Jul 21, 2024 18:48:57 pm

Last Seen: Jul 21, 2024 18:48:57 pm

IP Address: n/a

Q1. Name	Karen Gilfedder
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Community Sports and Rec facilities in Wanaka are massively inadequate. Wanaka football club needs more pitches now, netball upper Clutha need mire indoor courts with sprung wooden floor, upper Clutha rugby need more pitches at the club grounds and toilet and bbq facilities on pembroke park (mcdougal end). Wanaka basketball club need more courts with sprung wooden floor, we need a leisure pool - as current pool in too small for our wanaka community.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 121

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 20:00:05 pm

Last Seen: Jul 27, 2024 20:00:05 pm

IP Address: n/a

Q1. Name	Christopher Gillies
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Albert Town
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 214
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 11:07:55 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Cath Gilmour
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3c1848ea694d6c092341d8a5e2aa73fdab51728a/original/1722301669/974a60dc854a4502031b4135d646632a_LTP_2024%E2%80%9334_submission__Cath_Gilmour.docx?1722301669
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

2024 – 34 LTP submission, Cath Gilmour

Kia ora koutou,

thank you for this opportunity to make a submission and the work councillors and staff have all put in to preparing the LTP. Your work is much appreciated, as will be your openness to change in response to public consultation and the different perspectives, new ideas and information that this will no doubt bring from many sectors and individuals in our great community.

I acknowledge the difficulties you are facing in terms of tight funding, uncertainties due to central government policy changes on Three Waters, looming debt ceiling with several large but still unknown liabilities such as Three Waters and leaky buildings, high inflation on roading opex and the cost of living crisis meaning many ratepayers will find the proposed rates increase difficult. So you aren't in an easy position.

The concentration of both budgeting and Capex efforts in detail in the first 3 to 5 years would look to give some hope that rates increases the last five years fall to more reasonable percentages. This is likely illusory, as the "discretionary" projects put off in the face of the current cost of living crisis become more desirable/necessary and expensive.

Being so close to Council's debt ceiling might make this approach necessary. But it also requires some serious thinking in the background as to what legacy projects should be shelved so that ongoing effort and expense doesn't keep leaching out of council's budget for projects that should not be going ahead.

It will come as no surprise to you that I suggest Project Manawa as currently shaped and stages two and three of the arterial road come under this category. Council says it is prioritising investment in protecting human and environmental health: maintaining levels of service: undertaking essential renewals: ensuring we ready for the future. Project Manawa and stage II and three of the arterial do not fit any of these categories.

I have already written to you on these two issues, so will just put in a summary version before addressing other issues.

Project Manawa

I have already extensively written about the false consultation and mandate claims made about this project. I am happy to resend you this evidence. It is upsetting that some of the same claims are being repeated in the consultation document. Repetition does not make them true.

And under Project Connect, it is again claimed that in February 2016 council "confirmed its preference" for a central Queenstown location for a new council office. This resolution also specified that it must be on council owned land, which the current CBD proposal is not.

The “preference” was based on the expectation that a building was to be built in time to exit office leases by 2018. But remember that the 2016 Colliers report on which the town centre plan was based actually identified Frankton as the best place for a council office, saying that which side of the settlement would be best would be known in five or so years.

We now know this and so I’d like to thank the hearing panel for calling for an investigation of alternative Frankton Flats sites and trust that this will be an objective, open-minded and evidence-based investigation.

I have written extensively – in submissions to you and the hearing panel and in media – about Frankton Flats now being the obvious location of any future council office building, and am happy to elaborate should that be needed.

I look forward seeing this project developed in a community inclusive way, without a predetermined outcome in mind. This will not only save money, but also a lot of angst. The same goes for the proposed freeholding of the CBD reserve – this should be based on community input, perhaps through a Shaping Our Future run forum to ascertain what the community both wants and can afford in future on the site. A 600 person office is unlikely to be in the mix...

The arterial stages two and three

The cost benefit analysis of the arterial make clear this project should have stayed on the shelf where it had been over recent decades. If there was ever any hope of NZTA in central government funding, it has certainly disappeared.

Especially with the 2017 Rationale report recognising that there had been considerable change since the 2014 indicative business case for Inner Links, meaning it was now seen as a “positive interventions that improve livability and visitor experience, while reducing car dominance in the town centre), not as a bypass route.

The budget blowout on stage I – pulled off the shelf just because of Covid funding – has already cost our community and especially our businesses hugely. And will continue to do so, as per your topic one for consultation, for many years to come if stages two and three go ahead.

To what and whose benefit? Have any of the team advocating for this project clearly explained the benefits versus the costs? Has anyone updated the costs, especially considering the blowout of stage I? Spending hundreds of millions of dollars to bypass town to reach the only slow or no growth parts of Whakatipu? If Lakeview is part of the reason, do you have full visibility of this? And there is no inclusion for replacement of Queenstown Memorial Centre within this project, despite then Mayor Jim Boulton saying it was a precondition of the arterial going ahead.

Please put this project back on the shelf and free up the funding and work hours planned for land purchase and further planning. There are many better uses for both resources.

Significance and Engagement Policy

I wholeheartedly support We Love Wakatipu Inc/Protect Queenstown's submission with regard to changes needed to safeguard QLDC's supermajority shareholding from dilution by QAC's constitutional ability to force council to agree to the creation and sale of shares if you are unable to provide equity when demanded. I will take the points made as already read.

I'm also concerned about the group/whole-of-asset approach, which would seem to provide opportunities to pick off individual parts of an asset group and sell/transfer them without the formal consultation process that would otherwise be required through the LTP in accordance with section 93E of the LGA.

For instance, would it allow the sale of some QAC shares without the formal section 83 consultation process?

Or the sale of a reserve absolutely central to its community because, overall, there are still reserves available?

Would it allow the sale of one library – for instance, the Queenstown library – as long as you hold on to the rest or a small satellite library is set up nearby?

Referring to this latter example, the specific risk is that the draft LTP has removed the Gorge Road office building from the list of strategic assets. So any glib suggestion that it would be protected by its position on top of Queenstown library is a mirage.

For these reasons, I ask that you:

- Specify that QLDC's entire 75.01% shareholding of QAC be listed as a strategic asset, to ensure retention of council's rights as a supermajority shareholder as per the QAC constitution.
- Return the Queenstown Airport landholding to this strategic asset list. Auckland Council does this with strategic assets held by its CCTOs that are necessary to maintain required services. QAC and council keep telling us that it is essential to retain the ZQN runway for our emergency runway in the case of AF8. So surely this land is in fact a strategic asset. If you are being advised that you cannot do so, I suggest you ask for an independent legal opinion that advises that this is the case.
- Ensure that the Gorge Road office building is added back to the strategic assets list. Unless you have been given a good reason that it is no longer considered a strategic asset? Easing the path of stage two and three of the arterial through removing one SCP requirement doesn't count. That would mean no consultation at all required on one of the suggested routes, thanks to the previous council having pushed the full arterial project through the Covid fast track process. Congratulations, though, on keeping Queenstown Memorial Centre on the strategic asset list.
- And please add any other specific holdings that should be protected individually rather than potentially plucked off as part of a group holding. As a starting point, please refer to the list on page 25 of the 2021 LTP. I'm sure individual Councillors will know your communities well enough to identify individual assets you would not want

your communities to lose.

CCTO section

I find the CCTO section in the LTP from page 131 re-QAC confusing, vague and designed to reduce both councillor and public understanding of Council's central legally mandated role in ensuring the airport's operations meet council's strategic objectives.

I support in full the We Love Whakatipu Inc/Protect Queenstown's submission on this subject, and need not repeat the arguments presented.

In addition, it is interesting to see that in the final paragraph of page 133, the LTP takes a tilt at wide-body jet services. I don't remember any consultation from either QAC or QLDC that asked the community whether we wanted long-haul capable, wide-body jet services, so I'm unsure where exactly QAC got its long-term forecasts from?

I think the QAC's plan to not plan for the introduction of wide-body jets to Queenstown has much more to do with its physical incapacity to do so. And in Wānaka, because they know it would cause a riot. Inclusion of this paragraph has far more to do with a "subtle" campaign against Christchurch Airport's currently shelved Tarras proposal.

This is not the role of QLDC's LTP. It should be removed.

It is disturbing that this LTP makes no mention of what might happen after 2032 in terms of the noise boundaries. It's not as if opposition to the expansion, and the many downstream negative ramifications, is going to magically disappear in January 2033.

As you know, QAC CEO Glen Sowry has publicly stated that the airport's Master Plan (which council approved) enables growth for decades to come. Which inherently means beyond the noise boundaries. And beyond this community's forbearance.

Speaking with DQ CEO Mat Woods recently, he said tourism businesses were already hearing that the over tourism barrier had been breached in Queenstown. QAC is adding 33% more PAX in the next eight years. And then, judging by your LTP narrative, there are no planned barriers to opening the gate after that.

There should at least be a direction set about noise boundaries beyond 2032 and a commitment to ensure community input to this is heard and responded to.

I ask that paragraphs reflecting the above be included in the final plan.

In particular:

- removal of the words "(as of 2022 objective)" from objective H on page 132.
- Acknowledging you are unlikely to do that, commitment to raising the issue as a specific point of submission during the 2027 LTP consultation process.
- Stronger reflection of Council's role, responsibilities and powers as specified under the LGA in this CCTO section. Specifically, sections 59, 60, 64, 64A, 64B, 65, and schedule eight parts one, two, three and seven. (Copied below for ease of reference.)

Further matters:

- I support your commitment to advocating alternative funding streams to reduce the burden on rates. We need some version of a visitor levy. And a share of GST from tourists spend.
- I agree with the targeted rate on Queenstown town centre properties, though I totally understand their pushback against this considering the pain they have suffered in terms of traffic congestion et cetera on top of Covid. But they are the main recipients of the supposed benefits of both sets of work. This targeted rate will also help focus business and council minds on what is necessary and cost efficient in terms of projects going forward. This focus should help clarify that neither a downtown council office nor stages two and three of the arterial route are justified. Funds currently put aside for land purchase for stages two and three of the arterial could instead go towards the overblown stage I budget.
- Please claw back control and visibility of the Lakeview project. Currently, it is a sadly wasted opportunity to capitalise on QLDC owned land to help resolve our severe affordable housing problems. Central to town and community-owned, the former Man St campground would be a perfect site for good quality worker accommodation as part of the development mix. Instead, council handed over full control to Aussie developers, with the council CEO having full sign off rights and no councillor governance. Zip transparency, zip accountability, zip guaranteed affordable worker accommodation and carparking cut to a minimum. We haven't so far earned a cent and from the media we learn that around 70% of apartment sales are to Sydneysiders, not for residents. Please do what you can to turn this project around so the community rather than outside developers are the primary beneficiaries.
- This and your experience with The Alliance re-the arterial have hopefully bolstered your resolve to ensure councillor governance is strengthened.
- I support bringing forward the investments in community and sporting facilities.
- Please advocate for NZTA and any other funding possible for both the SH6 public transport lanes and the Jack's Point/Hanley Farm off road cycle/walk route. I am a passionate cyclist, but I am terrified by the traffic on the road back towards Frankton. The Kelvin Peninsula track is a beautiful recreational track, but is not adequate (in terms of commuting speed/safety/width et cetera) as a commuter track. With the number and demographics of the population at that way, this is such a necessary track for the much-needed modal shift. Similarly, to make the modal shift to public transport, we need to ensure buses have priority.

I'm sure you will be sorry to hear that I've run out of time to continue this submission :-).

Again, thank you for your work and efforts on making this Long Term Plan the best it can be in terms of greatest public and environmental good gained most cost effectively.

Ngā mihi nui,
Cath Gilmour



Respondent No: 213
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 11:06:21 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Cath Gilmour
- Q2. **Organisation (if any)** We Love Whakatipu Inc/Protect Queenstown.
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d235a44690055c242d2530f663da9bccf187f155/original/1722301563/dd40651d2747c696c82809abb7ca2894_Protect_Queenstown_draft_LTP_2024_%E2%80%93_34_submission.docx?1722301563
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Draft Long Term Plan 2024 –34

Submission from We Love Whakatipu Inc/Protect Queenstown

Kia ora koutou,

thank you for the opportunity to make a submission on this draft LTP and all the work that you and council staff have already put into the process. Very much appreciated.

I make this submission on behalf of We Love Whakatipu Inc, set up as a result of community opposition to Queenstown Airport Corporation's 2018 proposal to expand air noise boundaries and the consequent downstream ramifications.

I will concentrate on two parts of the draft LTP – The Significance and Engagement Policy and the CCTO section.

Significance and Engagement Policy

There have been some good changes to this policy, thank you.

But by removing Queenstown Airport from the strategic asset list and replacing it with “equity shares” in Queenstown Airport Corporation, the draft LTP puts council's vital supermajority shareholding at serious risk.

QLDC's 75.01% supermajority gives it the right to make binding shareholder resolutions, at any time, unilaterally, about any shareholder matter. Dilution of this by just 0.02% would cost council its effective ‘sole owner’ power under QAC's constitution.

And with that, a lot of potential protection for our community's long-term wellbeing against QAC's growth agenda and the downstream effects of over-tourism.

Council hasn't used this power to date. But the potential to do so if needed must be retained and protected.

Because the risk is real. If another pandemic struck and QAC's \$250 million expansion plan left them overextended, the cash-strapped company could demand equity input from council.

If council is too debt-laden to do so, QAC's constitution then allows them to force council to agree to further shares being created and sold to minority shareholder Auckland International Airport or a third party.

So council can lose its supermajority without actually selling or transferring any shares. And not even gain any income from the sale of shares to deal with council's own debt issues.

If you rely on the current wording in the draft LTP and its Significance & Engagement Policy, this could happen without public knowledge, consultation or informed consideration of other options.

As happened in 2010, when QAC created a new 24.99% of shares in itself and secretly sold them to AIA. The mayor, deputy mayor, CEO and CFO had been forewarned, but had to sign nondisclosure documents.

Other Councillors were called to an urgent workshop and told just one hour before the sale was publicly announced that council no longer owned 100% of its council-controlled trading organisation. Those who weren't able to make that workshop found out through the media the following day. So there is precedent to justify caution, and reason to apply strong guardrails.

This risk of share dilution and its ramifications are not mentioned in the 399-page draft LTP, its consultation document or any other related document. In fact, to understand the implications of this apparently simple wording change requires cross-referencing some four documents and considerable historic background knowledge.

It was disturbing to hear that none of this was highlighted for you and therefore the issues were not discussed during initial LTP deliberations.

We Love Whakatipu Inc requests two actions to address this risk:

- List "QLDC's 75.01% QAC shareholding" as the significant strategic asset, not just "equity shares". This specificity would then mean that any dilution of Council's 75% supermajority shareholding would have to be first formally consulted on by Council with our community. And other options considered.
- Return Queenstown Airport to this strategic asset list. We've been given no reason why it can't be. Auckland Council lists CCTO-held assets critical to delivering services as strategic. Why can't QLDC? ZQN is a large, valuable land parcel and provides our emergency runway for an AF8 earthquake. Surely that's a strategic asset worth protecting?

CCTO

it very much looks as if this section was written by QAC, not by Council as a guidance document for both councillors and community to understand QAC's role as a council-controlled trading organisation and QLDC's governance role and powers to achieve this.

Under the LGA, schedule 10, section 7, the LTP should provide the primary guidance to QAC as a CCTO in terms of:

- *QLDC's significant policies and objectives in relationship to ownership and control of the organisation,*
- *the nature and scope of the activities to be provided by QAC as a CCTO, and*

- *the key performance targets and other measures by which QAC’s performance is to be judged.*

While it mentions, with links, some related council policies, it fails to achieve the above.

Instead, on page 133, policies, objectives, nature and scope are presented under “QAC disclosure,” in QAC’s words. And the key performance targets are vague, and largely neither specific nor measurable. Which leaves council unable to measure their effectiveness in achieving your governance objectives.

In this section, QAC describes its purpose and objectives as “to create long-term value and benefits for its shareholders, business partners and the communities of the Queenstown Lakes district, measured against social, environmental, economic and cultural well-being.”

In fact, under the LGA, the principal objectives of council -controlled organisations are:

59 Principal objective of council-controlled organisation

(a)

achieve the objectives of its shareholders, both commercial and non-commercial, as specified in the statement of intent; and

(b)

be a good employer; and

(c)

exhibit a sense of social and environmental responsibility by having regard to the interests of the community in which it operates and by endeavouring to accommodate or encourage these when able to do so; and

(d)

if the council-controlled organisation is a council-controlled trading organisation, conduct its affairs in accordance with sound business practice.

Nowhere in this CCTO section are these principal objectives of QAC as a CCTO mentioned. They should be.

The LTP provides the only opportunity for formal community consultation on council’s governance re-objectives and policies, and nature and scope of activities for QAC.

But without a clear outline in the section of what QLDC’s governance role, responsibility and powers are, the community’s input to any such consultation is hamstrung by lack of context and information.

And councillors aren’t informed of the considerable powers you have to represent the community’s interests in your governance role. For instance, your ability to require QAC to modify its statement of intent by resolution if the SOI doesn’t adequately reflect your governance direction – with which QAC must comply. (Schedule eight, section 6)

I also query whether, as ought to occur under section 65, QLDC regularly undertakes performance monitoring of QAC to evaluate its contribution to achieving QLDC’s

objectives and the overall aims and outcomes of QLDC? Or is this left to QAC, which could hardly be considered an independent assessor?

Some of the narrative in this CCTO section is strongly suggestive that councillors aren't fully involved in the process of identifying the QLDC objectives that QAC is to achieve.

For instance, on page 132, the 2023 SOE prepared by Council is quoted as saying QAC should have "an express ambition of ensuring the community is both proud of Queenstown Airport and its unique ZQN identifier..."

Really? Being proud of the ZQN moniker is one of the strategic objectives councillors set for this council -controlled trading organisation?

And objective F; "the QAC SOI should continue to reflect how the QAC will address the social, environmental, economic and cultural well-being of the communities of the Queenstown Lakes district within the context of continuing to deliver a profitable and sustainable business enterprise."

You will note that the principal objective section quoted above does not refer to profit, but "sound business practice".

The primary purpose of QLDC under the LGA is enabling democracy on behalf of its communities and promoting their four wellbeings in the present and for the future.

This is the strength and focus that should be provided under QLDC's policies and objectives in the CCTO section of the LTP.

Because this then should be the foundation of Council's statement of expectations and QAC's resultant statement of intent for the next three years. And provide guidance to the annual SOE exercise.

As said, the LTP is the primary opportunity for the community to both be informed by and give feedback to Council with regards to QAC operating as a council -controlled trading organisation.

It is also through inclusion in the LTP that we can be reasonably assured that any significant changes – such as to the commitment to operate within the noise boundaries till 2032 – would be formally consulted by Council with our community before any changes were made.

Operating through the SOE and SOI gives no such surety.

Considering the above, in your role as our community representatives and guarantors of democracy, this is also the opportunity to get formal feedback from the community on the air noise boundary expansion issue.

But this is not posed as an issue inviting feedback, instead just stating that QAC must continue to offer certainty they will stay within the ANB until 2032.

As you know, QAC CEO Glen Sowry has publicly stated that the airport's Master Plan (which council approved) enables growth for decades to come. Which inherently means beyond the noise boundaries. And beyond this community's forbearance.

Perhaps those of you who plan to stay on for another term could put it in your diaries as an issue to raise during the next draft LTP process.

Because it would be far better for council to run this consultation through the formal council channels rather than leaving it in the hands of QAC, who have an obvious interest in the outcome and have no legal strictures or guidelines as to how to run the consultation. No hearing, no summary of options, no formal report back...

In brief, the changes we would like to see are:

- removal of the words "(as of 2022 objective)" from objective H on page 132.
- Acknowledging you are unlikely to do that, commitment to raising this as a formal point of submission during the 2027 LTP consultation process.
- Stronger reflection of Council's role, responsibilities and powers under the LGA in this CCTO section. Specifically, sections 59, 60, 64, 64A, 64B, 65, and schedule eight parts one, two, three and seven. (Copied below for ease of reference.)

Again, I thank you for your time both in preparing the LTP, reading and thinking about all the submissions, and your proactive responses to them in ensuring more informed and full governance of QAC by QLDC for the long-term benefits of our community.

Ngā mihi nui

Cath Gilmour, We Love Whakatipu Inc/Protect Queenstown chair

Addenda - relevant parts of the LGA to please include as a link in the CCTO section, and provide in full to councillors and the beginning of each council term.

59 Principal objective of council-controlled organisation

(1)

The principal objective of a council-controlled organisation is to—

(a)

achieve the objectives of its shareholders, both commercial and non-commercial, as specified in the statement of intent; and

(b)

be a good employer; and

(c)

exhibit a sense of social and environmental responsibility by having regard to the interests of the community in which it operates and by endeavouring to accommodate or encourage these when able to do so; and

(d)

if the council-controlled organisation is a council-controlled trading organisation, conduct its affairs in accordance with sound business practice.

60 Decisions relating to operation of council-controlled organisations

All decisions relating to the operation of a council-controlled organisation must be made by, or under the authority of, the board of the organisation in accordance with—

- (a) its statement of intent; and
- (b) its constitution

64 Statements of intent for council-controlled organisations

(1)

Every council-controlled organisation must prepare and adopt a statement of intent in accordance with [Part 1](#) of Schedule 8.

(2)

The purpose of a statement of intent is to—

- (a) state publicly the activities and intentions of the council-controlled organisation for the year and the objectives to which those activities will contribute; and
- (b) provide an opportunity for shareholders to influence the direction of the organisation; and
- (c) provide a basis for the accountability of the directors to their shareholders for the performance of the organisation.

(3)

The statement of intent—

- (a) must not be inconsistent with the constitution of the council-controlled organisation; and
- (b) may include and apply to 2 or more related council-controlled organisations.

(4)

Every statement of intent of a council-controlled organisation must comply with [Part 2](#) of Schedule 8.

(5)

Every statement of intent of a council-controlled trading organisation must comply with [Part 3](#) of Schedule 8.

(6)

Every statement of intent of a council-controlled organisation that is not a council-controlled trading organisation must comply with [Part 4](#) of Schedule 8.

(7)

All information that is included in a statement of intent under this section must be prepared in accordance with generally accepted accounting practice if that information is of a form or nature for which generally accepted accounting practice has developed standards.

(8)

Despite this section, an organisation that becomes a council-controlled organisation not more than 6 months before the end of a financial year is not required to prepare a statement of intent for that financial year.

(9)

Each shareholding local authority must publish the adopted statement of intent on an Internet site maintained by or on behalf of the local authority within 1 month of adopting it, and must maintain the statement on that site for a period of no less than 7 years.

(10)

A failure by a council-controlled organisation to comply with any requirement of this section, or with any statement in the organisation's statement of intent, does not affect the validity or enforceability of any deed, agreement, right, or obligation entered into, obtained, or incurred by that organisation.

Section 64: replaced, on 22 October 2019, by [section 23](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

64A Shareholders may require additional plans

(1)

The shareholders of a council-controlled organisation may require the organisation to prepare and deliver additional plans, including—

(a)

an asset management plan:

(b)

a long-term plan:

(c)

1 or more thematic plans (for example, a climate change mitigation plan).

(2)

A requirement to provide a plan must be notified to the council-controlled organisation in writing and must specify—

(a)

the date by which the plan must be delivered to the shareholders; and

(b)

the matters to be addressed in the plan; and

(c)

the time period that the plan is to cover.

(3)

A requirement to provide a plan may also specify a date or dates by which, or intervals at which, the organisation must report on its progress against the plan.

(4)

The board of a council-controlled organisation must deliver plans, and reports against those plans, in accordance with the terms of the requirement.

64 b

Statement of expectations

(1)

The shareholders in a council-controlled organisation may prepare a statement of expectations that—

(a)

specifies how the organisation is to conduct its relationships with—

(i)

shareholding local authorities; and

(ii) the communities of those local authorities, including any specified stakeholders within those communities; and

(iii) iwi, hapū, and other Māori organisations; and

(b) requires the organisation to act consistently with—

(i) the statutory obligations of the shareholding local authorities; and

(ii) the shareholders' obligations pursuant to agreements with third parties (including with iwi, hapū, or other Māori organisations).

(2) A statement of expectations may include other shareholder expectations, such as expectations in relation to community engagement and collaboration with shareholders and others in the delivery of services.

(3) A statement of expectations must be published on an Internet site maintained by or on behalf of each local authority that is a shareholder of the organisation.

65

65 Performance monitoring

(1)

A local authority that is a shareholder in a council organisation must regularly undertake performance monitoring of that organisation to evaluate its contribution to the achievement of—

(a) the local authority's objectives for the organisation; and

(b) (if applicable) the desired results, as set out in the organisation's statement of intent; and

(c) the overall aims and outcomes of the local authority.

(2)

A local authority must, as soon as practicable after a statement of intent of a council-controlled organisation is delivered to it,—

(a) agree to the statement of intent; or

(b) if it does not agree, take all practicable steps under [clause 6](#) of Schedule 8 to require the statement of intent to be modified.

Schedule eight, statements of intent for council -controlled organisations

Part 1 Adoption of statement of intent

Schedule 8 Part 1 heading: inserted, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

1Draft statement of intent

(1)

The board of a council-controlled organisation must deliver a draft statement of intent—

(a)

to its shareholders; and

(b)

in the case of an organisation that is indirectly controlled by 1 or more local authorities (for example, a subsidiary of a holding company owned by a local authority), to each local authority that indirectly controls the organisation.

(2)

The draft statement of intent must be delivered on or before 1 March in the year preceding the financial year to which the draft statement of intent relates.

Schedule 8 clause 1: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

2Consideration of shareholder comments

The board must consider any comments on the draft statement of intent that are made by the shareholders, and by local authorities with indirect control, or by any of them, on or before 1 May in the year preceding the year to which the draft statement relates.

Schedule 8 clause 2: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

3Final statement of intent

The board must deliver the completed statement of intent to the shareholders before the commencement of the financial year to which it relates.

Schedule 8 clause 3: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

4Shareholding local authority may extend deadlines by up to 1 month

The shareholders of a council-controlled organisation may, by written notice, extend a deadline specified in [clause 1\(2\)](#), [2](#), or [3](#) for a period or periods not exceeding in total 1 calendar month.

Schedule 8 clause 4: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

4A2023/2024 statement of intent

[Repealed]

Schedule 8 clause 4A: repealed, on the close of 30 September 2023, by clause 4A(3).

5Modifications of statements of intent

The board may, by written notice, modify a statement of intent at any time if the board has first—

(a)

given written notice to the shareholders of the proposed modification; and

(b)

considered any comments made on the proposed modification by the shareholders or by any of them within—

(i)

1 month after the date on which the notice under paragraph (a) was given; or

(ii)

any shorter period that the shareholders may agree.

Schedule 8 clause 5: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

6 Modifications of statements of intent by resolution of shareholders

(1)

The shareholders of a council-controlled organisation may, by resolution, require the board to modify the statement of intent in the manner specified in the resolution.

(2)

Every modification that is required by a resolution under subclause (1) must be—

(a)

consistent with the objectives of the constitution; and

(b)

lawful.

(3)

Before making a resolution under subclause (1), the shareholders must consult the board as to the proposed content of the resolution.

(4)

As soon as practicable after receiving a resolution that complies with subclause (2), the board must—

(a)

prepare and adopt a modified statement of intent that incorporates the modifications in the resolution; and

(b)

deliver the modified statement of intent to each shareholder within 1 month of the date of its adoption; and

(c)

make the modified statement of intent publicly available within 1 month of the date of its adoption.

(5)

Subclause (1) applies despite any other provision of this Act or of the constitution of the council-controlled organisation.

Schedule 8 clause 6: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

Part 2 Content of statements of intent: all council-controlled organisations

Schedule 8 Part 2 heading: inserted, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

7 Content of statement of intent

(1)

The statement of intent for a council-controlled organisation must include the information described in subclause (2)—

(a)

for the group comprising the council-controlled organisation and its subsidiaries (if any); and

(b)

in respect of the financial year to which it relates and each of the immediately following 2 financial years.

(2)

The information required by subclause (1) is—

(a)

the objectives of the group; and

(b)

a statement of the board's approach to the governance of the group; and

(c)

the nature and scope of the activities to be undertaken by the group; and

(d)

the non-financial performance targets and other measures by which the performance of the group may be judged in relation to its objectives; and

(e)

any additional information that is required to be included in the statement of intent.

Schedule 8 clause 7: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

8Additional content of statement of intent

(1)

This clause applies to a council-controlled organisation that provides services, other than under a contract or similar arrangement, in relation to the following groups of activities:

(a)

water supply:

(b)

sewerage and the treatment and disposal of sewage:

(c)

stormwater drainage:

(d)

flood protection and control works:

(e)

the provision of roads and footpaths.

(2)

The council-controlled organisation's statement of intent must state the matters in subclause (3) in relation to each group of activities described in subclause (1).

(3)

The matters required by subclause (2) are—

(a)

any performance measures specified in a rule made under [section 261B](#) in relation to a group of activities described in subclause (1); and

(b)

the performance target or targets of the council-controlled organisation for each performance measure.

Schedule 8 clause 8: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

Part 3Additional content of statements of intent of council-controlled trading organisations

Schedule 8 Part 3 heading: inserted, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

9 Additional content of statement of intent of council-controlled trading organisations

The statement of intent for a council-controlled trading organisation must include, as well as the information required by [Part 2](#) of this schedule, the following information:

- (a) the major accounting policies of the organisation or group; and
- (b) the ratio of consolidated shareholders' funds to total assets, and the definitions of those terms; and
- (c) an estimate of the amount or proportion of accumulated profits and capital reserves that is intended to be distributed to the shareholders; and
- (d) the board's estimate of the commercial value of the shareholders' investment in the group and the manner in which, and the times at which, that value is to be reassessed.

Schedule 8 clause 9: replaced, on 22 October 2019, by [section 35](#) of the Local Government Act 2002 Amendment Act 2019 (2019 No 54).

Schedule 10, section 7

Council-controlled organisations

A long-term plan must, in relation to each council-controlled organisation in which the local authority is a shareholder,—

- (a) name the council-controlled organisation and any subsidiary of the council-controlled organisation; and
- (b) identify—
 - (i) the local authority's significant policies and objectives in relation to ownership and control of the organisation; and
 - (ii) the nature and scope of the activities to be provided by the council-controlled organisation; and
 - (iii) the key performance targets and other measures by which performance is to be judged.

Submission ends



Respondent No: 157

Login: Anonymous

Email: n/a

Responded At: Jul 15, 2024 14:16:16 pm

Last Seen: Jul 15, 2024 14:16:16 pm

IP Address: n/a

Q1. Name	Glenn
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	"I am a Parent/Husband of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. Their sport is Netball"
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 115

Login: Anonymous

Email: n/a

Responded At: Jul 12, 2024 11:00:31 am

Last Seen: Jul 12, 2024 11:00:31 am

IP Address: n/a

Q1. Name	Olivia Gloag
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Ladies Mile / Lake Hayes / Shotover
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	<p>With the upgrades being made in the Queenstown CBD, I think it is fair to increase in that area alone. Myself and a large percentage of locals, I would presume, do not use have use for that area. All of the essential shopping and services are in Frankton/ 5 Mile.</p>
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	<p>Due to shared use of roads, I think it's fair to share the cost.</p>
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I support this but would also love a dog park to be a priority.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

I support alternative funding options and revenue for council. A tourist tax would be a great option, as we are a tourist town, putting the pressure off the rate payers.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

We desperately need an enclosed dog park.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 158

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 10:45:38 am

Last Seen: Jul 28, 2024 10:45:38 am

IP Address: n/a

Q1. Name	John Glover
Q2. Organisation (if any)	Shaping our Future Inc
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) District wide
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7181917ca05b6974641fca180c13b515fa20cd4c/original/1722127515/0701e66c7066067843163b3e9ee26b34_submission_on_draft_long_term_plan_2024.pdf?1722127515
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



“Let’s grow well”

A submission by Shaping our Future on the draft QLDC long term plan 2024

Introduction

Over the years, SoF have undertaken wide ranging community engagement. The impacts of growth were the biggest issues raised by the Glenorchy, Hawea, Arrowtown, Lake Hayes Estate and Kingston communities.

Infrastructure provision - be it water, wastewater, community facilities or transport was equally prominent in all those forums and was the biggest issue at Luggate. Pollution was the biggest issue in the Whakatipu Water forum, and effective management of wastewater one of the key recommendations. The need for the tourism industry and visitors to pay their fair share was a key issue in our work on Tourism Carrying Capacity.

SoF has heard from communities the message that they are happy to embrace growth in order to benefit from the opportunities that growth brings. We have also heard though, the community frustration that stems from decisions to delay infrastructure provision due to funding constraints and priorities.

Noting that continued growth is the most likely outcome identified by the LTP, we have reviewed the document to see if the plan addresses the issues raised by the community and, where appropriate, we have suggested actions that may bring positive benefits.

This draft long-term plan highlights a situation where there is a continuing shortfall in recouping the cost of growth. Consequently, on behalf of our community, we are concerned that the plans to deliver basic infrastructure will be able to be delivered in a timely manner or paid for on an equitable basis.

There is a growing gap between the cost to council of growth and the amount it is recovering from those who are responsible for those costs, potentially leaving an ever-increasing debt burden for future generations. Therefore, it would seem timely to reimagine how Councils funding tools are used.

The draft plan has a number of areas that are quite difficult to drill into. There are some simple things that could be done that we consider would address this and as a result improve transparency, understanding, help build community trust in the plan, enable greater participation and more informed submissions.

We submit, as described in more detail below, that there should be review of Councils’ development contribution policies, that new financial strategies around operational expenditure be added and that future long-term plans enable the reader to more easily understand the “what and why” behind capex significant projects and increasing levels of service.

23 July 2024



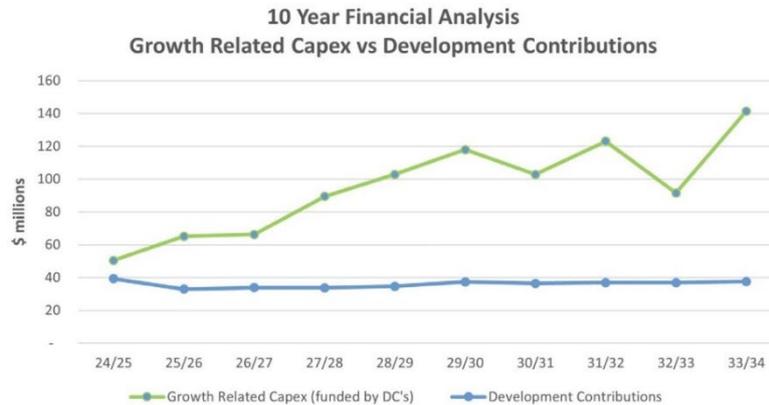
1. Capital expenditure due to growth – DCs don't seem to be achieving their purpose.

Council's Revenue and Financing policy indicates that "Council intends to fund the portion of capital expenditure that is attributable to growth from development contributions" (p153).

However, the plan indicates DCs are only funding 42% of the expenditure they are intended to fund.

The graph from p148 of the plan shows the gap which amounts to about half a billion dollars over the life of the plan.

The graph below shows growth related capital expenditure and forecast development contribution income:



So, it seems that this system is not achieving the intended outcome. Initial analysis raised a number of questions, including

- DCs for water use and wastewater treatment are collected assuming 3 people per dwelling (p360) in a district where 5-6 bed residences are probably the norm. Does this mean we are not collecting contributions that cover the cost of what is actually provided?
- 2 people in visitor accommodation are only assumed to use a third of the water that the household of 3 would use. Is this assumption correct or might it result in financial shortfalls?
- QLDC assumes only 2/3rds of water used requires treatment as wastewater. The standard assumption is 9/10ths. Might this result in a shortfall towards the cost of providing the wastewater infrastructure?
- Developers of visitor accommodation appear to make no contribution towards local parks, premier sportsgrounds or reserve improvements. Is that fair, equitable, and sustainable?

Obviously, these are only a few points, but a more in-depth review could identify many more that could be addressed to deliver better financial outcomes for council.

We submit that it would be timely and beneficial to undertake a review of Councils development contributions policies in order to understand how the policies can be improved or adapted to support achieving the aim of the Revenue & Financing Policy.

2. Management of operational expenditure.

The financial strategy identifies costs outside of the control of council as the reason for opex growth, and the plan shows debt and "other sources of income" (p158) being used to fund the gap between operating income and expenditure.

The community needs to be able to trust and have confidence that council is controlling the costs that it can control. Council has many cost centres that it can control the cost of but presents very limited information on those.

We submit that council develop an operating expenditure policy that includes operational expenditure to operating revenue ratios, publicly reported cost centre operational expenditure, and a presumption that non-rates income is used to reduce debt, not to support a gap in income vs expenditure.

3. Capital expenditure significant projects

The information in the draft plan is not sufficient to enable the community to easily make informed submissions on the capital projects spending proposed (p143-146).

For example, how can a reader form a conclusion around if the \$3.5m proposed on capital expenditure projects in 24/25 for Finance and Support Services is to be supported or not? Or the \$13.5m planned to be spent by Community Services and Facilities? Or Wanaka Airport Upgrades, Jetty Refurbs or the Coronet Forest revegetation, all of which total tens of millions?

We appreciate that the draft plans can't become too cumbersome but suggest using clickable embedded links or drop downs to enable readers of the plan to find more detail relating to the line item budget figures in the tables.

We submit that to enable informed community submissions around proposed capital expenditure, for each significant capex project, there should be a readily available, brief summary of the scope of the project and justification for the timing of the planned expenditure. There should also be a list describing the projects that fall within the proposed "balance of projects".

4. QLDC Financial Strategy (p137-158) - Increasing levels of service

Shaping our Future often hear community frustration, best summarised as "we wish Council would do the things we keep asking them to do, rather than the things we've never mentioned" (Kingson, Hāwea & Luggate community visioning reports)

We think a good suggestion to address this would be for the long-term plan to identify, both in departmental opex and capex budgets, more details of the reason why levels of service are proposed or required to be increased, what that involves and how they will be paid for.

Similarly, the explanations are P149 are short and only provide a brief outline of only 80% of spending proposed to increase levels of service. Given this involves around \$1 billion of expenditure, we feel it would be helpful is more detail was presented - and as mentioned above, could be accessible, layered information within an e-plan.

Readers of the plan should have sufficient information to enable them to have confidence that this expenditure is resulting in improvements and to be able to see what is driving them and how they align with community priorities. This will provide greater transparency leading to greater trust.

We submit that more information should be provided in the plan around expenditure proposed to increase levels of service, along with the measures that will be used to demonstrate the impact of the expenditure.



Respondent No: 285

Login: Glenorchy Community
Association

Email: [REDACTED]
[REDACTED]

Responded At: Jul 18, 2024 07:10:40 am

Last Seen: Jul 17, 2024 20:37:15 pm

IP Address: 206.83.103.74

- Q1. **Name** John Glover
- Q2. **Organisation (if any)** Glenorchy Community Association
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Glenorchy
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

We support the allocation and timing of funds for a replacement playground at Glenorchy. We request that funds are allocated in the coming year to undertake a study to identify what action would be best taken in response to the encroaching Rees River delta to ensure access to the GY wharf is maintained. We raised this as a pre consultation item as part of our annual plan submission last year. We request operational expenditure is used to commence the process of transferring to QLDC an area of DOC administered stewardship land covering a small area of the lake around the GY marina mouth and GY wharf. There are a number of reasons why this is important to do and we will forward these to staff. We request that work to protect the abutments of the Rees River bridge is undertaken in the near future and that gravel removed from under the bridge is used to raise the short section of the Greenstone Road, just to the south of Turner Creek, that is impacted when the Dart River is in flood. Similar work on other sections of this road has proved very successful in maintaining access and reducing the impacts of high flow. Noting the planned expenditure for Head of the Lake Adaptation, we request that \$40,000 of this be allocated to purchase an EPOD containerised civil defence hub in year 1 that can be sited in an appropriate public location in GY. These units are being rolled out across Marae in the south island and although Ngai Tahu Tourism may purchase one for their jet boat base in GY, it will be so that they can manage and care for their customers. We feel this unit would be the most appropriate and easy to use self contained plug and play investment that could be made for our local CDEM response. We submit that Council take more action to reduce carbon emissions arising from land that it controls. Fees and charges for licenced activities that incentivise low emission activities should be considered.

Q17. I understand that all submissions will be treated as public information. I understand

Request to attach additional information to submission below:

From: Glenorchy Community Association <gycommunityassn@gmail.com>
Sent: Friday, July 26, 2024 5:41 PM
To: Let's Talk <letstalk@qldc.govt.nz>
Cc: John Glover <yetjglover@gmail.com>
Subject: Additional submission points LTP : Glenorchy Community Association

Good afternoon, we have already made a submission but need to add a couple of other points that relate to issues we have just become aware of. We'd be grateful if you could add these to our other submission.

1. We recently became aware of the fact that the jetty on Pigeon Island has been removed by Council. There has been no consultation with the wider community about this. The lack of a jetty will make it very difficult to safely disembark passengers from the majority of vessels and certainly those who have to any degree, impaired mobility. In conditions when the lake is low, it can also be impossible for vessels to reach the shoreline. We request that funds are allocated in year 1 of this plan to provide a replacement facility. There are a number of ways in which a floating pontoon type of jetty can be anchored back to the shore, thus avoiding the need for costly consents associated with the bed of the lake.

2. We are concerned about the changed methodology in the significance and engagement policy whereby council now proposes a group approach to strategic assets such as landholdings and halls etc in place of the previous practice where assets were individually listed by ward. Not only has this material change in policy not been highlighted in the LTP consultation (when it clearly should have been) but it could result in the disposal of assets that are extremely significant for a local community without consultation on the basis that the overall 'group' is not significantly impacted.

We submit that there should be a separate stand alone review of the S&E policy to allow proper consultation to take place. If Councillors are not minded to do this, we request that all Council owned landholdings, buildings, roads, structures (eg GY Wharf) and water infrastructure at the head of the lake are specifically listed as being strategic assets.

We further submit that wharves in general need to be classed as strategic assets for resilience purposes.

Thank you, John Glover
Chair



Respondent No: 154

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 10:22:30 am

Last Seen: Jul 29, 2024 10:22:30 am

IP Address: n/a

Q1. Name	Anita Golden
Q2. Organisation (if any)	Lake Hayes and Shotover Country Community Association
Q3. Contact email address	[REDACTED]
Q4. Location	Ladies Mile / Lake Hayes / Shotover
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	<p>There are concerns that Lake Hayes Estate and Shotover Country already have a disproportionate rates increase so supporting Option 2 would mean an even higher increase for our community – potentially another 4.5% on top of the proposed 17.85% if Option 2 was carried for both 1A and 1B.</p>
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	<p>Comment: There are concerns that Lake Hayes Estate and Shotover Country already have a disproportionate rates increase so supporting Option 2 would mean an even higher increase for our community – potentially another 4.5% on top of the proposed 17.85% if Option 2 was carried for both 1A and 1B. Comment: Comment: As we are commenting as the Community Association we have only commented on Topic 2 which is specific to our community and a topic that we have extensive community feedback on.</p>
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka

Q13. Please tell us more about your response regarding Topic 2

The LHESCCA supports the funding for sports fields and community building at 516 Ladies Mile to be expedited. The need for this has been well documented in feedback over many years from the community. We would question if the old Luggate Hall is fit for purpose and future proofed for not only a community of over 5500 residents but also for local / visiting sports team or other users from the wider district. In addition it should be noted that the provision of any facilities in this location supports the sider district especially if used for visiting sports teams from the Central Lakes as it has easy access off the state highway, avoids traffic through a residential area and reduces congestion over the Shotover Bridge / BP roundabout. It is also noted that total funding to 2026/27 is over \$800,000 less than in the existing budget? There does not appear to be any provision for the future and ensuring fit for purpose facilities are provided for what is the largest residential population in the Wakatipu basin generating rates income for the district.

Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Rates Increase: Lake Hayes Estate and Shotover Country appears to have a very disproportionate rates increase of 17.85% (excluding any additional costs for CBD improvements). With the exception of Arrowtown Commercial this is the highest in the entire district with little explanation. The area has received minimal investment from QLDC over the past years and has relatively up to date infrastructure for what is now a primarily completed development. If the CBD improvements are spread across this district this could potentially push the increase to over 20%. We ask that this increase is urgently reviewed for our residents who already face high costs of living. Playground Expenditure: As mentioned above the LHESCCA area has a population of over 5,550 (QLDC figures for 2023), there are over 600 children at the primary school and the area supports three daycares. It is a popular for young families. There is only one playground at Lake Hayes Estate that is suitable for children (the school is suited to 5+ and only available out of school hours). We note provision for Hawea and Glenorchy playgrounds in year three but there is no provision for one in Shotover Country which has a higher population of families and already has land zoned for a playground (Merton Park). The LHESCCA has worked to develop plans and have them costed for the playground (through a supplier that QLDC has used before) which would come in at approx. \$595k + GST but have been told there is no funding available to support the project. We also note the expenditure in Luggate of over \$550k for a new playground in the recent past. We ask that this is reviewed and funding made available to support the Shotover Playground project.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 164

Login: A

Email: [REDACTED]

Responded At: Jul 28, 2024 12:43:08 pm

Last Seen: Jul 28, 2024 00:03:38 am

IP Address: 202.189.174.178

- Q1. **Name** Anita Golden
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Ladies Mile / Lake Hayes / Shotover
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q11. **Please tell us more about your response regarding Topic 1B**
The project will be most beneficial for the CBD area. As someone who rarely visits the CBD due to parking the arterial provides no incentive or benefit.
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
I support community facilities and sports fields being established at 516 Ladies Mile, as someone who travels for kids sports it would be great advantage to the wider district to have these facilities available adjacent to the main road and avoids / reduces the congestion of the Shotover Bridge / BP roundabout for visiting teams and can spread the congestion at the events centre / five mile on sports practise days. It is also the natural central point of Lake Hayes Estate and Shotover Country for community facilities and within walking / biking distance for many. Locating the facilities by the main road also allows for wider district use without putting additional traffic through the residential areas. As a long term resident in Lake Hayes Estate I would question the suitability of the old Luggate Hall for a population of over 5000, especially with development planned for the northern side of Ladies Mile. It would be good to see a commitment to planning for a fit for purpose facility that could be multi-use ie sports teams, community use, community groups.

Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

The rates increase for Lake Hayes is the highest residential property increase in the district for an area that has received very little investment and has very little investment planned. While I understand the need for rates income, increased living costs, mortgage rate increases etc have already made it difficult to own a home in the area (or rent with increased rental rates). This seems very out of proportion and to add what will equate to over \$1000 per year for most households without including the CBD improvements needs to be reviewed.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 64

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 19:47:48 pm

Last Seen: Jul 25, 2024 19:47:48 pm

IP Address: n/a

Q1. Name	Gabriela Gomez Fell
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Marlborough
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	We ask the QLDC for the provision of a public toilet facility and safety shelter for 2025, and a water supply, and ongoing annual support for maintenance of the toilets, water supply, car parking and trails. Funding for the construction of a public day shelter and classroom facility in 2026/27 should also be included in the plan.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Supplying basic services such as toilets at snowfarm is urgently needed and it needs to be part of QLDC LTP.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 37

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 18:34:05 pm

Last Seen: Jul 22, 2024 18:34:05 pm

IP Address: n/a

Q1. Name	Darley Gomez Londono
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Ladies Mile / Lake Hayes / Shotover
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 142

Login: Anonymous

Email: n/a

Responded At: Jul 14, 2024 10:55:06 am

Last Seen: Jul 14, 2024 10:55:06 am

IP Address: n/a

Q1. Name	gilbert gordon
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

To: Glyn Lewers, Mayor and Councillors, Queenstown Lakes District Council.

[Copy to:](#) [REDACTED] Queenstown Trails Trust

LTP Submission 26 July 2024 Gorge Road cyclist safety.

I refer to this as “**my near death experience**”. I have had a few such experiences in my life but this one was different as I was not able to take any evasive action to save myself and it was extremely threatening.

The experience has highlighted to me the inherent dangers for cyclists using Gorge Road in central Queenstown.

Council has responsibility for the safety of cyclists on Gorge Road in addition to normal road safety. There are two new cycle trails Arrowtown to Arthurs Point (still under construction but nearing completion) and the recently completed Arthurs Point to Queenstown Trail.

These two new trails are important connections through the Whakatipu Basin, enabling cyclists and pedestrians to undertake new circuits. It also provides a commuter route. We have seen the visitor interest grow hugely with previous cycle trail connections in the Whakatipu Basin and elsewhere.

Guided and self-guided groups now depart every morning from central Queenstown with their rented bikes and route maps, to be dropped off at Arrowtown to make their own way home.

How soon will these grow in numbers and route choice be the new Arrowtown to Queenstown trail?

Council has funded and organised the construction of the trails and in my opinion it is incumbent upon Council to ensure that all users are able to safely navigate the new routes. Council has paid attention to cyclist safety on the main road sections of these new routes by either avoiding existing roads altogether e.g. Malaghan Road or separating vehicles from cyclists and

pedestrians either within the existing road corridor or locating the new trails away from busy main roads. In comparison cyclist safety and protection is almost absent on George Road.

The particular section that I question is Gorge Road from where the wetlands trail joins Gorge Road to Boundary Street. This is a busy road with school traffic, commuter traffic, tourism generated traffic, buses, commercial traffic including vans and trucks.

Cyclists have no protection and minimal space. Pedestrians are protected with footpaths on both sides raised above the road level and with crossings. **(It is illegal for cyclists to ride on footpaths – NZTA)**. Priority is given to parking along both sides of Gorge Road forcing cyclists to ride close to parked cars and the real danger of car doors opening into their travel space. There are no designated cycle lanes on this part of Gorge Road.

Given the inherent risks to cyclists on Gorge Road is it responsible to not plan to spend anything on Gorge Road until 2032 or later?

From the draft LTP - Gorge Road/Robins Road Active travel – 2024/2032 \$0, 2032/2033 \$202,000 and 2033/34 \$185,500.

Cycle lane(s) on Gorge Road have been designed but no funding has been allocated for at least 8 years. The new Arthurs Point to Queenstown cycle lane was constructed by QLDC, funded by NZTA.

My Near Death Experience, Gorge Road, Queenstown on 07 June 2024.

At approximately 3.30pm. I was returning home towards Arthurs Point. I rode along Robins Road to Gorge Road, following behind two small cars to the Gorge Road intersection. I rounded the corner to the left close to the kerb when I realised that I was being overtaken by a large truck. I kept my focus on riding close to the kerb as the very large truck passed by me. The truck was not speeding but it was far too close to me. I could not swerve away towards the kerb as I knew I could not jump up onto the footpath, instead I would fall back towards the truck (there were no driveway let-downs). I was transfixed on keeping a reasonable speed for stability and keeping as close as practical to the kerb, there was a very real danger of the truck clipping my outside handle bar and flipping me off my bike and under the truck wheels. I kept watching the space between my handle bar and the side of the truck, the clearance was minimal, about three times my hand width. This was engraved on my mind. My hand width with gloves is 9.5cm, so about 30cm clearance to the truck. Where was the 1.5m minimum clearance to cyclists required by NZTA on all roads?

NZTA instruction to truck drivers – “Allow at least 1.5 metres between you and the cyclist. Wait for a clear space before passing a cyclist on a narrow road. At intersections, apply the same rules to cyclists that you would to any other vehicle on the road”.

The truck slowly passed, I was so looking forward to the tail, but there was no end, the truck was towing a large trailer that was marginally wider than the truck and on the trailer was a very large construction machine. The clearance was reduced further! Trailers often have fixings or other items that extend

over the deck width. I braced for possible impact on my back, I could not look back without losing control so I just kept as close as possible to the kerb with head down.

Finally the truck and trailer passed and I was in the clear. I noticed on the far side of the truck and trailer a clear width of 2.60m (as later measured) with white painted diagonal stripes, indicating no stopping and therefore available for emergency use, this was in clear view of the truck driver to their right, the truck could have safely moved away from me, but chose not to. The driver could not have failed to see me on the left rear view mirror, nor see the white cross hatching. I have a flashing rear light on my bike and I was wearing high vis.

I did not get the truck plate number (registration) but I have a clear memory of the distinctive colour of the truck, trailer and construction machine on the trailer and the white lettering on the truck.

I lodged a police report by phone, it is on their “threatened” file, but I have not heard from police’ probably because I could not provide the registration number.

Since the near accident I have checked on cyclist safety signs, etc that are present on this stretch of Gorge Road.

There are no “Share the Road signs”

There are no “Allow 1.5m clearance to cyclists” signs.

The speed limit is 40km/hr. Helpful but likely to be increased by proposed government legislation.

While pedestrians are well served with safety features, there is no safe corridor for cyclists on Gorge Road.

Once the Arrowtown to Queenstown trail is fully open the number of cyclists will increase rapidly.

Vehicle/cyclist incidents will inevitably increase.

In my opinion this leaves QLDC in a weak position should there be any fatal or other serious cyclist accident on Gorge Road.

Has Council engaged a traffic engineer to forecast changes in the annual number of deaths and injuries resulting from collisions? This is often undertaken in NZ by using existing reported deaths and injuries, and modelling forecast increases/changes in traffic and cyclists numbers to establish future numbers. Wellington City Council has published such forecasting for parts of their city as have Auckland Transport.

Submitted By:

Ken Gousmett

Arthurs Point

Queenstown



Respondent No: 171

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 13:58:32 pm

Last Seen: Jul 28, 2024 13:58:32 pm

IP Address: n/a

Q1. Name	Ken Gousmett
Q2. Organisation (if any)	Resident of Arthurs Point
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/ac46ddd3dca21918bfb954aaf1450d7a4ddbeed9/original/1722138940/f147364be955c8f015f6a1590ed9ffa9_Gorge_Road_Cyclist_Safety_and_Near_Death_-_QLDC_June_2024.pdf?1722138940
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

To: Glyn Lewers, Mayor and Councillors, Queenstown Lakes District Council.

[Copy to:](#) [REDACTED] Queenstown Trails Trust

LTP Submission 26 July 2024 Gorge Road cyclist safety.

I refer to this as “**my near death experience**”. I have had a few such experiences in my life but this one was different as I was not able to take any evasive action to save myself and it was extremely threatening.

The experience has highlighted to me the inherent dangers for cyclists using Gorge Road in central Queenstown.

Council has responsibility for the safety of cyclists on Gorge Road in addition to normal road safety. There are two new cycle trails Arrowtown to Arthurs Point (still under construction but nearing completion) and the recently completed Arthurs Point to Queenstown Trail.

These two new trails are important connections through the Whakatipu Basin, enabling cyclists and pedestrians to undertake new circuits. It also provides a commuter route. We have seen the visitor interest grow hugely with previous cycle trail connections in the Whakatipu Basin and elsewhere.

Guided and self-guided groups now depart every morning from central Queenstown with their rented bikes and route maps, to be dropped off at Arrowtown to make their own way home.

How soon will these grow in numbers and route choice be the new Arrowtown to Queenstown trail?

Council has funded and organised the construction of the trails and in my opinion it is incumbent upon Council to ensure that all users are able to safely navigate the new routes. Council has paid attention to cyclist safety on the main road sections of these new routes by either avoiding existing roads altogether e.g. Malaghan Road or separating vehicles from cyclists and

pedestrians either within the existing road corridor or locating the new trails away from busy main roads. In comparison cyclist safety and protection is almost absent on George Road.

The particular section that I question is Gorge Road from where the wetlands trail joins Gorge Road to Boundary Street. This is a busy road with school traffic, commuter traffic, tourism generated traffic, buses, commercial traffic including vans and trucks.

Cyclists have no protection and minimal space. Pedestrians are protected with footpaths on both sides raised above the road level and with crossings. **(It is illegal for cyclists to ride on footpaths – NZTA)**. Priority is given to parking along both sides of Gorge Road forcing cyclists to ride close to parked cars and the real danger of car doors opening into their travel space. There are no designated cycle lanes on this part of Gorge Road.

Given the inherent risks to cyclists on Gorge Road is it responsible to not plan to spend anything on Gorge Road until 2032 or later?

From the draft LTP - Gorge Road/Robins Road Active travel – 2024/2032 \$0, 2032/2033 \$202,000 and 2033/34 \$185,500.

Cycle lane(s) on Gorge Road have been designed but no funding has been allocated for at least 8 years. The new Arthurs Point to Queenstown cycle lane was constructed by QLDC, funded by NZTA.

My Near Death Experience, Gorge Road, Queenstown on 07 June 2024.

At approximately 3.30pm. I was returning home towards Arthurs Point. I rode along Robins Road to Gorge Road, following behind two small cars to the Gorge Road intersection. I rounded the corner to the left close to the kerb when I realised that I was being overtaken by a large truck. I kept my focus on riding close to the kerb as the very large truck passed by me. The truck was not speeding but it was far too close to me. I could not swerve away towards the kerb as I knew I could not jump up onto the footpath, instead I would fall back towards the truck (there were no driveway let-downs). I was transfixed on keeping a reasonable speed for stability and keeping as close as practical to the kerb, there was a very real danger of the truck clipping my outside handle bar and flipping me off my bike and under the truck wheels. I kept watching the space between my handle bar and the side of the truck, the clearance was minimal, about three times my hand width. This was engraved on my mind. My hand width with gloves is 9.5cm, so about 30cm clearance to the truck. Where was the 1.5m minimum clearance to cyclists required by NZTA on all roads?

NZTA instruction to truck drivers – “Allow at least 1.5 metres between you and the cyclist. Wait for a clear space before passing a cyclist on a narrow road. At intersections, apply the same rules to cyclists that you would to any other vehicle on the road”.

The truck slowly passed, I was so looking forward to the tail, but there was no end, the truck was towing a large trailer that was marginally wider than the truck and on the trailer was a very large construction machine. The clearance was reduced further! Trailers often have fixings or other items that extend

over the deck width. I braced for possible impact on my back, I could not look back without losing control so I just kept as close as possible to the kerb with head down.

Finally the truck and trailer passed and I was in the clear. I noticed on the far side of the truck and trailer a clear width of 2.60m (as later measured) with white painted diagonal stripes, indicating no stopping and therefore available for emergency use, this was in clear view of the truck driver to their right, the truck could have safely moved away from me, but chose not to. The driver could not have failed to see me on the left rear view mirror, nor see the white cross hatching. I have a flashing rear light on my bike and I was wearing high vis.

I did not get the truck plate number (registration) but I have a clear memory of the distinctive colour of the truck, trailer and construction machine on the trailer and the white lettering on the truck.

I lodged a police report by phone, it is on their “threatened” file, but I have not heard from police’ probably because I could not provide the registration number.

Since the near accident I have checked on cyclist safety signs, etc that are present on this stretch of Gorge Road.

There are no “Share the Road signs”

There are no “Allow 1.5m clearance to cyclists” signs.

The speed limit is 40km/hr. Helpful but likely to be increased by proposed government legislation.

While pedestrians are well served with safety features, there is no safe corridor for cyclists on Gorge Road.

Once the Arrowtown to Queenstown trail is fully open the number of cyclists will increase rapidly.

Vehicle/cyclist incidents will inevitably increase.

In my opinion this leaves QLDC in a weak position should there be any fatal or other serious cyclist accident on Gorge Road.

Has Council engaged a traffic engineer to forecast changes in the annual number of deaths and injuries resulting from collisions? This is often undertaken in NZ by using existing reported deaths and injuries, and modelling forecast increases/changes in traffic and cyclists numbers to establish future numbers. Wellington City Council has published such forecasting for parts of their city as have Auckland Transport.

Submitted By:

Ken Gousmett

Arthurs Point

Queenstown



Respondent No: 134

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 06:57:27 am

Last Seen: Jul 28, 2024 06:57:27 am

IP Address: n/a

Q1. Name	Lynette Graham
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>Wanaka desperately needs funding for an Art Centre. We are an ever growing town that is severely lacking in facilities to nurture and support the creative art sector. There are so many creative people here in this town that have skills to share and a willingness to learn but we do not have a suitable facility to accomodate the growing needs of this region. It would be gross misconduct if funding for this was not included in the 10 year plan!</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Jul 09, 2024 15:24:48 pm

Last Seen: Jul 09, 2024 15:24:48 pm

IP Address: n/a

Q1. Name	Matthew Graham
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Hāwea
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neither
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neither
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

The Snow Farm urgently needs QLDC support in the LTP. As NZ's only Nordic ski area, it hosts over 30 schools annually and generates 18,000 visitor days per year. With the Base Building complete, we're financially stretched and resorting to porta-loos. This is unsustainable. We request the provision of a public toilet facility and safety shelter for 2025, along with ongoing support for maintenance of the toilets, water supply, car parking, and trails. Additionally, funding for a public day shelter and classroom facility in 2026/27 should be included. The Snow Farm area has a massive positive impact on a huge range of different peoples mental and physical health. This area is such an asset to the district.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 197

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 11:43:46 am

Last Seen: Jul 16, 2024 11:43:46 am

IP Address: n/a

Q1. Name	Sarah Graham
Q2. Organisation (if any)	Mount Aspiring College Netball Club
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Cromwell
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	"I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball"
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 32

Login: Anonymous

Email: n/a

Responded At: Jul 23, 2024 18:57:31 pm

Last Seen: Jul 23, 2024 18:57:31 pm

IP Address: n/a

Q1. Name	Alistair Grant
Q2. Organisation (if any)	Upper Clutha Rugby Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a Life Member of the Upper Clutha Rugby Football Club and support the need for more green space. This should include a 3rd Rugby field at the Showgrounds and extra lighting towers for training and night games. These improvements are needed by 2026/27 due to the increasing population and therefore playing numbers right throughout the Rugby Club.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 233

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 17:44:50 pm

Last Seen: Jul 16, 2024 17:44:50 pm

IP Address: n/a

- Q1. **Name** Harriet Grant
-
- Q2. **Organisation (if any)** not answered
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 129

Login: Anonymous

Email: n/a

Responded At: Jul 13, 2024 12:54:39 pm

Last Seen: Jul 13, 2024 12:54:39 pm

IP Address: n/a

- Q1. **Name** Liz Grant
-
- Q2. **Organisation (if any)** not answered
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
- We live right on the outskirts of the targeted CBD area. Unless foot traffic access between lower Queenstown Hill and the CBD down Beetham and Ballarat streets is reinstated we are going to be worse off then before the upgrade started. Please ensure walking access up and down Ballarat St is reinstated.
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
- As per reason above. Currently we are/will be worse off with this upgrade. There is no benefit to us. To get to town we walk and Ballarat street was our easiest access. Please reinstate this access for foot traffic.
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
- Q13. **Please tell us more about your response regarding Topic 2**
- not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 234

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 17:46:11 pm

Last Seen: Jul 16, 2024 17:46:11 pm

IP Address: n/a

Q1. Name	Rod Grant
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 242
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 12:47:17 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Ian Grayburn, Bronwyn Cameron
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

QLDC Long Term Plan request for feedback My wife and I have a property on [REDACTED]. Under p16 of the Consultation document our property falls in the "Proposed area for targeted CBD rate". The proposed targeted CBD rate is according to the Consultation document "to introduce a targeted CBD rate to ensure that those who would benefit most from this significant investment contributed in a fair and equitable way". The properties on Panorama Terrace that are included in the Proposed Area are not part of the CBD or Town Centre and hence should not be considered in the targeted rate. There are some properties that are leased out in Panorama Terrace as is the case in most of Queenstown but there are many permanent residents in the area. I note that the Proposed Area does not include properties to the south of Frankton Road to the east of Suburb Street despite there being existing accommodation businesses and this area being closer to the CBD. I also note that the properties on the north side of Frankton Road that are accessed from Suburb Street do not receive a benefit from the Arterial Road. The changes to Frankton Road under the Arterial Road at the intersection of Suburb St. do not improve access from Frankton Road to properties on the northern part of Suburb Street. There are to be no traffic lights at this intersection, also there will be no roundabout to enable safe crossing of Frankton Road. Residents will be required to negotiate crossing the busy Frankton Road. In fact, there is currently a restriction when heading west on Frankton Road on vehicles turning right into Suburb Street. This change appears to be recognition of the risk associated with the intersection. This change, if permanent, reduces the access to the northern part of Suburb St and hence there is a disbenefit to local residents. It appears now that it is unlikely that the Arterial Road will be funded and completed in the foreseeable future hence it is not equitable to include the funding for future costs until they are approved. Based on the above we believe that it is not fair and equitable to include Panorama Terrace properties in the Proposed Area for the Targeted CBD rate.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 51

Login: Anonymous

Email: n/a

Responded At: Jun 30, 2024 18:11:49 pm

Last Seen: Jun 30, 2024 18:11:49 pm

IP Address: n/a

Q1. Name	Barry Grehan
Q2. Organisation (if any)	Wānaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a thrice-weekly user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 161

Login: Anonymous

Email: n/a

Responded At: Jul 15, 2024 19:57:25 pm

Last Seen: Jul 15, 2024 19:57:25 pm

IP Address: n/a

Q1. Name	Liam Grey
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Hāwea
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a User of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Basketball.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Jul 26, 2024 09:19:41 am

Last Seen: Jul 26, 2024 09:19:41 am

IP Address: n/a

Q1. Name	Stephanie Guest
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Albert Town
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neutral
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

The Wanaka Arts Centre shouldn't be neglected!

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Jul 23, 2024 10:59:55 am

Last Seen: Jul 23, 2024 10:59:55 am

IP Address: n/a

- Q1. **Name** Stephen (Steve) Bruce Gurney
-
- Q2. **Organisation (if any)** not answered
-
- Q3. **Contact email address** [REDACTED]
-
- Q4. **Location** Frankton
-
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
-
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
-
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
-
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
-
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
-
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
-
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
-
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
-
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
-
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support
-
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

The Snow Farm needs the QLDC to urgently help out with toilets at this popular recreation facility. The Snow Farm has thousands of visitors in a year, has over 30 schools visit the facility in a year. As a charity, the Snow Farm has through much hard work, raised funds to build the new base building but has run out of money to build toilets and the water supply for such. They're using a bunch of port-a-loos, which is clearly an unsustainable and unsuitable long-term solution, not to mention the health risks. Please could the QLDC provide ASAP, a toilet block, a shelter and a water supply for washing hands and drinking water. They also need on-going support for maintenance of these facilities and the trails. This all needs to be included in the QLDC long-term plan please.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Jul 23, 2024 10:49:53 am

Last Seen: Jul 23, 2024 10:49:53 am

IP Address: n/a

Q1. Name	Stephen (steve) Bruce Gurney
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Frankton
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	I support user-pays
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	User pays is best
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Investment in sport and health for health of the community
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 226

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 15:48:45 pm

Last Seen: Jul 16, 2024 15:48:45 pm

IP Address: n/a

Q1. Name	Brooke Gwilliam Browne
Q2. Organisation (if any)	Aspiring Basketball Academy
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 225

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 15:48:11 pm

Last Seen: Jul 16, 2024 15:48:11 pm

IP Address: n/a

Q1. Name	Deacon Gwilliam Browne
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I use the rec centre almost every day, basketball players often complain about the HORRIBLE traction and how easy it is to injure yourself on these floors, I've had 3 sprained ankles in the span of a year due to a result of these floors, please whoever may read these advocate for wooden floors in the Wānaka rec centre earlier than 2026/27 as per the draft LTP
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 184
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 29, 2024 12:26:09 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Osmond Hadden
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
The wider CBD ratepayers up Queenstown Hill have reduced pedestrian access to the CBD. Now there is no working access via Malaghan St, Ballarat St and Beetham St. Yet walking to be encouraged.
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
Also tourists now have reduced walking access from the CBD to Queenstown Hill.
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 13
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 25, 2024 08:25:03 am
Last Seen: Jul 24, 2024 21:09:35 pm
IP Address: [REDACTED]

Q1. Name	Chris Hadfeild
Q2. Organisation (if any)	Wānaka Upper Clutha Community Board
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/b7ac1bbf3c14a3372aba0e01e045ebdc5c3739f4/original/1721859894/7d27c8dfb631a660973968c5a7ce5377_Wa%CC%84naka_Upper_Clutha_Community_Board_submission_on_QLDC_Long_Term_Plan_2024.pdf?1721859894
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission on QLDC Long Term Plan 2024 – 2034

The WUCCB wish to make the following proposals for the future of the Upper Clutha region and ask Council to give serious consideration to including these in the LTP.

In summary these are:

- 1. Construction of a regional performance arts centre in Wānaka**
- 2. Expedite commencement and completion of Ballantyne Rd sports fields**
- 3. Undertake Wānaka Airport Master planning in Y1**
- 4. Community empowerment of Wānaka Asset Sales Reserve Fund (Scurr Heights)**
- 5. Complete pathway on Stage 4 of the Lakefront Development**
- 6. Fully fund roundabout on Golf Course Rd / Ballantyne Rd intersection**

We believe these proposals are integral to both the immediate and long term benefit of the community.

1. Funding for the Wānaka Arts and Culture Charitable Trust

We express our strong support for the construction of a performance and arts space that will provide much needed cultural, educational and recreational artistic offerings in the Upper Clutha area. The centre will be the focus of arts and culture for the entire Central Otago region, providing entertainment for the whole area. The building will provide performance space both indoor and outdoor as well as have rehearsal areas, visual art galley, cafe, large foyer and ticket office and will be built to provide the best of the above to last for the next 50 to 60 years.

We believe it will have positive economic and social impact and be a strong focal point for local, national and international attractions.

Funding requested is \$20 million in the initial phase and an additional \$20 million for further construction. The balance of \$30 million will be raised by WACT and, at completion, a fully functional performing arts centre will be handed over to QLDC giving the Council a major strategic asset at a significant discount. Once Council funding is confirmed fundraising will commence immediately with several millions already pledged.

There are a number of advocates for this project including Helen Clarke, Sir Ian Taylor, Sir Sam Neill, Justine Cormack and Rima Te Wiata.

2. Ballantyne Road Sports Fields

We submit that the development of the Ballantyne Road Sports fields be brought forward to start no later than the development of either the Ladies Mile works and/or the QEC upgrades.

We submit that the Ballantyne Road site reclamation works be carried out in year 1 of the 10 year plan.

We submit that the allocation of community funding as currently proposed in the 10 year plan disadvantages the Upper Clutha Community through the proposed distribution of funding between wards over the lifetime of the plan.

Timing of Ballantyne Road Sports facilities

We note that the proposed development of these grounds has been moved from being the first development in the 21-31 ten year plan before the QEC improvements, to being the 3rd priority after both the QEC works and the new Ladies Mile site in the 24-34 ten year plan.

We acknowledge that all of these developments are urgently needed to meet community demand but suggest that these should all be commenced at the same time with perhaps the largest project being the QEC works being spread over a longer period. There is the clear appearance of inequity with \$43m plus being invested in the QEC centre before the Ballantyne Road site is even rehabilitated for future use.

Bringing forward the development of the Ballantyne Road site whilst rescheduling part of the QEC redevelopment works would ensure that all three communities get some benefit at the same time.

We express strong support for the submission of Barbara Beable on behalf of the youth of Wānaka in respect of the timing of the proposed development of the Ballantyne Road Sports Hub.

Remediation of the Ballantyne Road Site

We believe that irrespective of any changes to the proposed timing of the three sports projects above that the rehabilitation works for the Ballantyne Road site must be completed as a matter of urgency and preferably in year 1. This space is unusable in its current state. Rehabilitating it would allow for potential other uses such as informal recreation, potential park and ride site for events in town etc, until it can be developed for sport.

It would also allow for the site to be developed quickly should any alternative funding opportunities arise. Leaving the site rehabilitation until year six of the plan effectively removes any opportunity to use that site until then.

Timing of community funding in 10 year plan

The allocation of community funding to the Upper Clutha Ward is heavily weighted towards the last half of the 10 year plan with most funding in years 8, 9 and 10, (Table 1) whilst the Wakatipu Community funding is spread is more evenly spread with substantial allocations in years 3, 4 and 5. (Table 2)

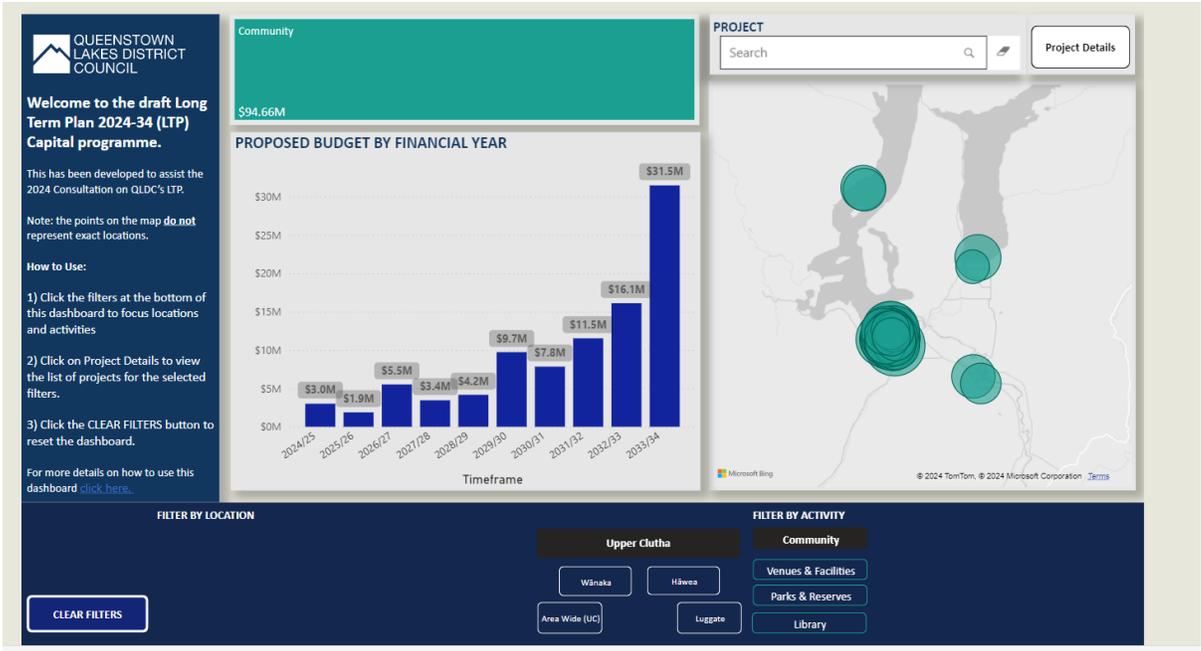


Table 1 Community funding for Upper Clutha Ward

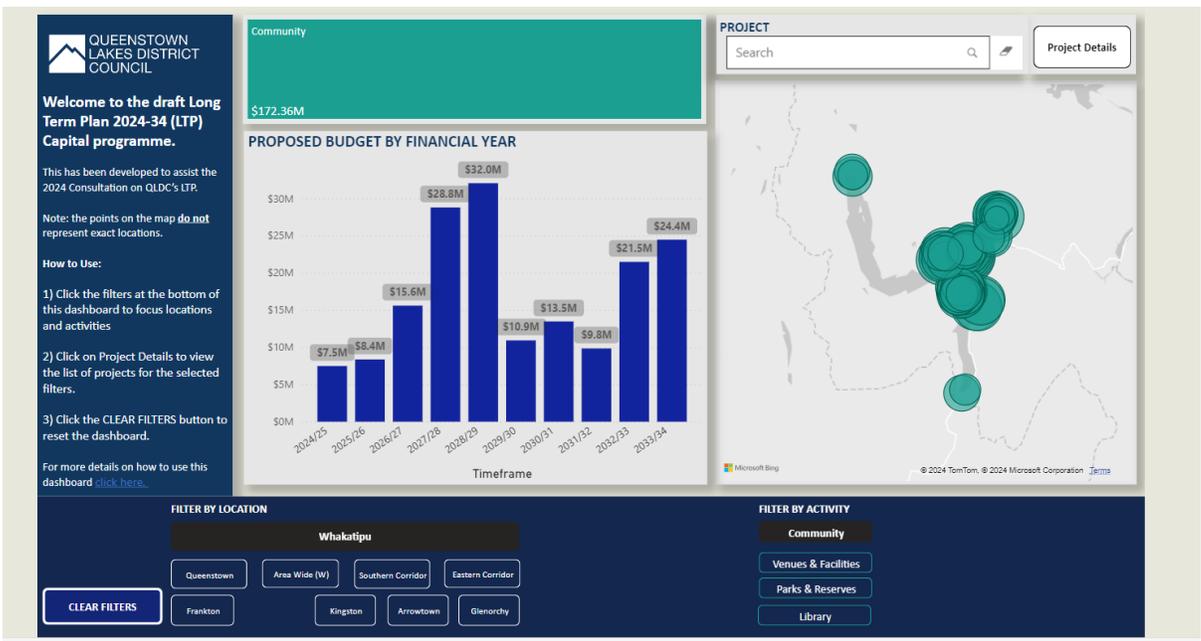


Table 2 Community funding for Wakatipu Ward

This clearly disadvantages the Upper Clutha Community in the short to medium term and adds to the public perception that the Upper Clutha is not getting its fair share of resources in a timely fashion.

This is compounded by the reality that any funding included in the 10 year plan in years four to ten is frequently subject to substantial change. This has been seen specifically in relation to the postponement of the Ballantyne Road Sports hub and site rehabilitation between the 2021/2031 and the current proposed 2024/2034 ten year plans.

We believe that community funding needs to be equably split between wards on a shorter timescale than the 10 year plan. We would suggest that it should be over a 3 year time scale to align with the revisit schedule of the long term plan.

We believe this current imbalance further increases the importance of bringing forward both the rehabilitation of the Ballantyne Road site and its development.

3. Wānaka Airport Master Planning

We support the \$106,000 allocated in Y1 of the LTP to undertake consultation on a master plan for Wānaka Airport. We ask that internal resources are prioritised and that the plan is completed within 12 months of the LTP being formally approved.

4. Wānaka Asset Sales Reserve Fund (Scurr Heights)

As you are all aware, the Community Board is advocating for greater empowerment over the Wānaka Asset Sales Reserve (aka Scurr Heights Fund).

While the Fund's purpose will stay the same we would like its spending/investment to be delegated to the Board and allow greater partnership with local community groups for delivery. We see this as from community, for community, by community, with community.

We understand that the Reserve Fund has not been specifically set aside from general QLDC finances and that any investment of the Reserve Fund will have to be borrowed. Given the Community Board anticipates championing at least one community infrastructure project in Y1 of the LTP we request that QLDC bears this in mind when forecasting its debt headroom

5. Lakefront Development Pathway

The WUCCB, recently received the Heart of Wānaka document and agreed to use the information to assist in the future spatial planning and vision for the CBD and continuation of the Lakefront Development Plan. With this in mind, and given the shortage of funding available, we advocate for the completion of the pathway through Stage 4 as essentially it is the missing link in the lakefront's active travel route.

Obviously we will want to see the completion of the full plan as budget allows and to look at what other parts of the HOW options can be moved on in a more timely basis.

6. Roundabout at Golf Course/Ballantyne Road

The Board request provision be made for the full funding of the Golf Course Road/Ballantyne Road roundabout in the first year of the ten year plan should NZTA low cost/low risk co-funding be declined.

The Golf Course/Riverbank is a high priority intersection in Wānaka that provides key access from town to the 3 Parks retail area. Construction of the roundabout will also expedite completion of the full Schools to Pool active travel pathway.

The proposed ten year plan currently includes partial funding under the minor improvements low cost/ low risk budget allocation. The balance of funding is subject to a co funding request to NZTA.

Given the importance of this intersection upgrade, the Board believes that provision for full funding if required is vital to get this long delayed project delivered in the coming year.



Respondent No: 227

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 15:50:07 pm

Last Seen: Jul 16, 2024 15:50:07 pm

IP Address: n/a

Q1. Name	Amanda Haig
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Hāwea
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a User of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 130

Login: Anonymous

Email: n/a

Responded At: Jul 17, 2024 11:51:15 am

Last Seen: Jul 17, 2024 11:51:15 am

IP Address: n/a

Q1. Name	Andrew Haigh
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	
	The use and who benefit as the most should always pay.
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	
	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	
	Simply you must prioritise, don't fund this.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	
	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Don't waste money by printing amend sending the document out in the future, I have signed up to receive electronic communications, and here you are wasting taxpayers money again.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 224

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 18:40:12 pm

Last Seen: Jul 28, 2024 18:40:12 pm

IP Address: n/a

Q1. Name	NORIE HAINES
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that Facility, no later than 2026/27 as per the draft LTP. My family sports are Pickleball, Table tennis, some indoor football training. I did hurt my knee... and slipped. I also saw lots people got insured there as well.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 47

Login: Anonymous

Email: n/a

Responded At: Jun 30, 2024 14:30:44 pm

Last Seen: Jun 30, 2024 14:30:44 pm

IP Address: n/a

Q1. Name	Heidi Hall
Q2. Organisation (if any)	WAFC
Q3. Contact email address	[REDACTED]
Q4. Location	Albert Town
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a parent of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26. Plus the Rec Centre pool needs to be 50m long.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 241
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 12:45:57 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Michael Hall
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/bd70b7b3f84c38a8777ffbcc47efd845880654d3/original/1722307536/32de7806ad19b2d0e45d76a2006b3518_28072024_Submission_-_Targeted_Rates_Long_Term_Plan_2024.pdf?1722307536
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Roding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Roding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission to

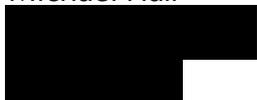
Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024- 2025) proposed targeted rates in QLDC Long Term Plan

Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)

To: QLDC by e-mail letstalk@qldc.govt.nz

Submitter name:

Michael Hall



Submitter e-mail:



Subject matter of submission:

This submission relates to the proposal to implement targeted rates for CBD upgrades. And we live in Brisbane Street which has been captured by the targeted rates.

Reasons for my submission:

Statement of proposal and rationale for increase

The council has determined that properties within the wider Queenstown CBD would benefit the most from the investment therefore the preferred option is to create a new Queenstown CBD Transport Improvement Rate.

Stated reasons given for the increase include the following:

1. The upgrades involved significant investment to improve underground services and create more space for people to wander and relax. Cultural design elements have been woven and integrated into the upgrades, sharing local stories of the area's traditional values and rich history.
2. Stage 1 of the new road is expected to be open by Christmas 2024. The project has involved significant upgrades to underground services, creating more capacity and resilience in the three waters network for current and future residents and visitors.

Once complete, a new section of road will link Melbourne and Henry Streets, enabling the removal of traffic from Stanley Street to better support public transport and access to the town centre.

3. The original proposals in 2018 and 2021 included rates recovery for the Town Centre Arterial Road Stage 1. The targeted rates proposed above do not factor this cost in as the project will not be completed until December 2024. The rating approach will need to be confirmed for the 2025-2026 year.
4. The cost for this project has increased significantly from the original estimates

The reasons do not justify the increase, and do not justify capturing Brisbane Street in a targeted rates area

1. The proposed increase does not reflect user pay charges or actual cost recovery by the Council.
2. We live in Brisbane Street which is part of the targeted rates area. We moved to Queenstown 10 years ago, purchased a house in Brisbane Street and have brought up our five children here. We cannot afford the continual rates increases, and targeting us for this upgrade that we don't not want is unfair. We are being targeted to pay for improvements that benefit all of Queenstown and visitors, and it is unjust that we pay for those without having a choice.
3. The upgrades to underground services to provide more capacity and resilience have been paid for through development contribution levies. To target the residents for continual development is unfair. Any shortfall should be paid by those that want to carry out future development.
4. The upgrades benefit all of Queenstown, but more significantly tourists and users of these areas which are not restricted to the targeted residential streets. As residents of Brisbane Street, we do not benefit any more than other residents of Queenstown. And certainly not in proportion to covering such a high percentage.
5. For upgrades to provide for future tourism numbers, the costs should be covered by the tourists that benefit. There should be a levy on them. It is not for me as a resident to be paying for tourists who choose to come to Queenstown.
6. It is manifestly unfair to target select parts of the QN residents when the town centre benefits everyone.
7. The additional costs of providing cultural design elements are a waste of money and should not be a cost to residents.
8. There is no benefit to us over and above other residents in the targeted Brisbane Street to have a new link between Melbourne and Henry Streets, enabling the removal of traffic from Stanley Street to better support public transport and access into the town centre.
9. Whilst the original proposals in 2018 and 2021 included rates recovery for the Town Centre Arterial Road Stage 1, it does not mean this was fair.
10. It is not my responsibility as a Brisbane Street ratepayer to cover cost increases from the original estimates. It is clear the project has been poorly cost managed.

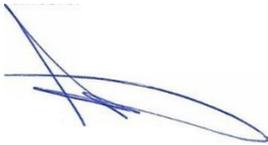
11. The Council's claim that as local rate payers we benefit more from the work lacks credibility and provides no evidence. There has been no analysis in our street of what we use locally.

I seek the following outcome:

- For Topic 1A, apply the cost to the existing Whakatipu Ward Roding Rate.
- For Topic 1B, apply the cost to the existing Whakatipu Ward Roding Rate.

I do not wish to appear and speak in support of my submission at the hearing.

Regards



Mike Hall



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Jul 24, 2024 07:13:33 am

Last Seen: Jul 24, 2024 07:13:33 am

IP Address: n/a

Q1. Name	Trevor Hall
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Roding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	<p>I would like further consideration be given to the proposed Targeted Rate Contribution to properties who are deemed to benefit from the new bypass road. There needs to be some consideration given to rate payers and businesses that have had over 3 years significant revenue impact and additional costs due to this construction project. In my case alone with one purpose built AirBNB, the revenue impact has been in the 10's of thousands. We are now being asked to contribute more than other residents due to the positive impact of the new road. I think it is somewhat indelicate for council to now ask for further compensation from these properties, when the negative impact has been so large, on so many businesses. We need thanking not further punishment. The financial burden should be shared equally with all ratepayers as all residents benefit from better access to Queenstown, as Queenstown is the tourism hub for all of the region.</p>
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Roding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered

Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan
not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 8
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 24, 2024 07:28:04 am
Last Seen: Jul 23, 2024 21:20:11 pm
IP Address: [REDACTED]

Q1. Name	Heather Halliday
Q2. Organisation (if any)	Wairau Nordic Ski Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	I live in Upper Clutha.
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Portaloos at the Snow farm are not the answer for ordinary year round facility for the public. (As well as being a health risk, a expense or properly maintained, surely a long term solution can be found)
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 255
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 13:52:51 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Sue Harcombe
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
- Topic 1A. I support the second option of applying the costs of Street Upgrades 2024/2025 to the existing Whakatipu Rooding Rates. My support of this option stems from the fact that the whole district benefits from upgrades to the rooding structure. It could be argued that residents from the wider basin benefit even more than those that live centrally as they pass through town, or head into town.
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
- Topic 1B. I support the second option of applying the costs of Arterials from 2025 to 2026 to the existing Whakatipu Rooding Rates. My reasons are much the same as for 1A.
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
- I support bringing forward the funding to invest in community and sports facilities, as promoting an active population is good for the mental and physical health of all. I also support the Council's intent to pursue upfront development contributions.
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 232
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 12:18:16 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Oliver Harcus
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Re: Submission in Support of Funding for the Wanaka Performance Arts and Cultural Centre My name is Oliver Harcus and I am writing in my capacity as and event manager and hospitality business owner. I also work with creatives to support the development of events, and am the chairman of OUt&about Wanaka. I am writing to express my strong support for the Wanaka Arts and Culture Charitable Trust's proposal for the Wanaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to consider allocating funding to this transformative project in the 2024-2034 Long Term Plan. This project to create and sustain a cultural arts centre is integral to the work done by our local creatives, QLDC and THree Lakes Cultural Trust on the Queenstown Lakes District Creativity and Culture Strategy. This has been adopted and is not referenced in the LTP. The LTP strategy is in opposition of this. I will also comment on the amount of funds spent on sports fields in Frankton, this is an unfair amount to be spending on one part of the district, we ask for equity across the LTP.

Project Summary: Wanaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings. The proposed Wanaka Performance Arts and Cultural Centre will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events. The Centre will feature: A 500-seat theatre with best-in-class acoustics, retractable seating, and high-quality backstage facilities. A 120-seat rehearsal theatre (Black Box) with similar characteristics. A visual art gallery, including a digital display space showcasing Kāi Tahu history. An industrial kitchen and café. A large foyer with a ticket office and a recognition wall for key patrons and benefactors. An outdoor performance space.

Economic and Social Benefits: This Centre will be an invaluable asset, driving both economic and social benefits: Economic Impact: Attract national and international performers, visual artists, and audiences. Increase regional visitors through an expanded calendar of events. Enhance the region's tourism brand by adding a prestigious arts venue. Social Impact: Foster community connectedness by engaging thousands of people annually. Provide Kāi Tahu with a platform to share and express its cultural narratives. Strengthen the local creative community, inspire youth, and create educational pathways into creative occupations. To build a national and regional community asset, we request that QLDC considers:

1. Allocation of \$20 million in funding for the initial phases of the project in 2027.
2. Allocation an additional Capital Contribution of \$20m in 2028
3. Provide an operational subsidy of \$500,000 per annum from 2030 to 2035.
4. Engage in a collaborative partnership with the Wanaka Arts and Culture Charitable Trust to secure the remaining funds through public and private contributions.
5. Support the project's planning and development phases by facilitating necessary permits and approvals.

Conclusion: The Wanaka Performance Arts and Cultural Centre is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development. I urge QLDC to invest in our region's future by supporting this vital project. Thank you for considering this submission, please feel free to contact me with any questions.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 114

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 18:06:20 pm

Last Seen: Jul 27, 2024 18:06:20 pm

IP Address: n/a

Q1. Name	Oliver harcus
Q2. Organisation (if any)	Wānaka pride
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Wanaka arts centre. Equity in council spending.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 246

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 19:53:46 pm

Last Seen: Jul 28, 2024 19:53:46 pm

IP Address: n/a

Q1. Name	Anna Harding-Shaw
Q2. Organisation (if any)	Whakatipu Wildlife Trust
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/33b48465ab23f4098d66583e1369311ec2535c36/original/1722160319/104a160a8a3ea9acca7a533019bf9d28_QLDC_LTP_2024_submission_-_cat_management_bylaw.docx.pdf?1722160319
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



26th of July 2024

To: Queenstown District Council Council

Cat Management Bylaw Proposal

Submission on the Queenstown Lakes District Council Draft 2024-2034 Long Term Plan

From: Whakatipu Wildlife Trust
Anna Harding-Shaw - Executive Officer





Thank you for the opportunity to make a submission on the Queenstown Lakes District Council Draft 2024-2034 Long Term Plan.

Our submission speaks to our proposal to introduce a Cat Management bylaw as part of the 2024-2034 Long Term Plan, as it relates to the QLDC Climate and Biodiversity Plan.

This submission is informed by work already done on this issue by;

New Zealand National Cat Management Strategy Group
New Zealand Vet Association
Veterinarians for Animal Welfare Aotearoa (VAWA)
Companion Animals NZ
SPCA
Forest and Bird
Predator Free NZ Trust
Cat Management and Control Sub-Committee to the Gore District Council
Southern Lakes Sanctuary
Wanaka Backyard Trapping

Introduction

The Whakatipu Wildlife Trust supports responsible cat ownership, ensuring good lives for companion cats owned by responsible guardians. We acknowledge the importance of the human-pet bond for the mental, physical and social wellbeing of people and animals.

However we also need to acknowledge that cats and particularly stray and feral cat overpopulation have a significant negative impact on biodiversity through predation of our vulnerable native wildlife.

We believe a focus on responsible cat ownership with compulsory desexing and microchipping to be the key elements of a QLDC Cat Management bylaw. This includes the one-off registration of the microchip on the national New Zealand Companion Animal Register (NZCAR).

We advocate that every cat should be in a lap. Companion cats can be kept safe and happy at home, AND our native biodiversity can be protected. Local requirements around responsible cat ownership would improve the welfare of companion cats and also native wildlife.



Context around the cat problem

New Zealand has one of the highest rates of cat ownership in the world, with over 1.2 million companion cats. According to NZCAR, only around half are microchipped. There is no data on the numbers of feral cats, but they are estimated to number in the millions.

Feral cats are widespread across New Zealand. They can be found in a range of ecosystems from sea level to the alpine zone. According to Southern Lakes Sanctuary, feral cats are found throughout the Whakatipu region; in farmland, braided rivers, native forest, national parks, and in the subalpine and alpine environments.

Lack of regulation of companion cat ownership contributes to the growth of the stray and feral cat population, which has a devastating effect on the environment. The management of companion cats will allow New Zealand to better control feral cats while also protecting the welfare of pet cats.

Cats were introduced by humans to New Zealand and are an apex predator. This means nothing controls their population apart from humans. Even well fed cats hunt, with research consistently showing that owned cats only bring home 25% of the animals they kill, so owners are often unaware of the true impact of their cat on wildlife.

Cats also carry diseases and are the primary host of toxoplasmosis which has a serious impact on primary production, causing early termination of pregnancies in sheep. Toxoplasmosis is also dangerous to women if infected during pregnancy and can result in miscarriage, stillbirth, or neonatal death. Toxoplasmosis is also causing a number of deaths in the critically endangered Māui and Hector's dolphin populations.

An important part of the conversation around cat management is having consistent, clearly defined terms for the different types of cats to reduce potential confusion. Different approaches are needed to manage different categories of cats.

The following categories are generally recognised:

1. Companion (owned) cats.
2. Stray cats - unowned or semi-owned cat
 - a. varying sociability, interactions with, and dependence on humans.
 - b. may or may not be managed as individuals or in groups.
3. Feral cats – unowned, unsocialised, and have no relationship with or dependence on humans.



Cats can and do move between categories, which means all categories of cats need to be part of a cat management plan.

Biodiversity impact of cats

The native wildlife in New Zealand evolved without land based mammalian predators, and have no defences against cat predation. There are several examples of cat predation affecting our native birds, insects, lizards and bats.

The extinction of New Zealand's only known flightless songbird, the Stephens Island wren, by a population of feral cats is well known. Other more recent examples include a single domestic cat decimating the breeding attempts of native banded dotterels breeding on a beach in Wellington harbour for two seasons in a row. Also recently, a dog walker near Alexandra discovered a pile of 28 dead endemic skinks and geckos, likely regurgitated by a cat. Feral cats also affect kea, with a population of kea in Nelson Lakes reduced by 80% from cat predation.

In the Whakatipu, monitoring and trapping of feral cats has shown there to be a significant feral cat population. Trapping along a 2km stretch at Mount Creighton Station resulted in the capture of 37 feral cats over 20 nights. Similarly, trapping in the Rees Valley yielded 100 feral cats. With takahe being released in the area, the feral cat population must be controlled.

The Predator Free 2050 vision currently involves the removal of rats, possums and mustelids (stoats, ferrets and weasels) from New Zealand to enable our native biodiversity to thrive. This is the Whakatipu Wildlife Trust's vision also. However feral cat predation on wildlife is undermining community efforts to restore native biodiversity.

Predator Free 2050 is undertaking a review this year, and are looking to add feral cats to the list of pests. With this in mind, and the development of new predator traps that utilise technology that recognises microchips, it is important that action is taken locally to require microchipping to better protect companion cats.

Cat Management bylaw - recommendations and benefits

A QLDC Cat Management bylaw should include requirements around desexing and microchipping, and an education campaign about keeping cats safe and happy at home. It should also include education for the public around the management of the different categories of cats.



Education should focus on how to increase cat welfare and reduce nuisance behaviour, the risk of disease transmission and the negative impacts of cats on native biodiversity.

Desexing - overpopulation harms cat welfare

- A female cat can start reproducing from the age of 5 months, and can have as many as 3 litters of up to 6 kittens every year.
- Compulsory desexing will help reduce the number of unwanted cats and kittens.
- Cats which aren't desexed are more likely to roam and be a victim of road traffic injuries.
- Cats which aren't desexed are also more likely to fight with other cats. This can lead to injuries and infections including Feline Aids (FIV).
- Overpopulation of stray cats in the Whakatipu is leading to increased incidence of severe contagious diseases in stray cats, which is also starting to affect the owned cat population.
- Local cat rescue organisations are overloaded with the numbers of stray cats and kittens.

Microchipping - including one-off microchip registration on the national database

- Microchipping allows vets, animal shelters and councils to contact the owner of a found cat. This increases the chance of reuniting a lost or injured cat with its owner. It's also important if there's a civil defence emergency.
- New technology predator traps are being designed that recognise and deactivate when a microchipped animal interacts with it. Microchipping also ensures domestic cats are safe in the event of any cat control occurring near populated areas.
- Similarly, microchipping is the only way to effectively differentiate between owned companion cats and feral cats, including in live trapping scenarios. Microchips can be scanned in the field to ascertain the status of a live captured cat.

Education around keeping cats at home - cats are safe and happy when kept at home.

Cat roaming can lead to;

- Cat fights, wounds, abscesses.
- Road traffic accidents, including injury and death.
- Other trauma including shooting, falling out of trees, dog attacks.
- Getting lost and getting stuck in unknown locations such as in garages and sheds.
- Access to toxins and poisons.
- Dog attacks.



- Contagious diseases.
- Higher risk of parasites like fleas/worms/ticks.

Cat guardians can protect cats and wildlife by;

- Using anti-predation collars or attaching a bell to a quick release collar.
- Keeping cats indoors at night, including at dusk and dawn.
- Monitoring outside time.
- Having a safe enclosed area for your indoor cat, such as a “catio”.
- Not feeding birds in your backyard if you have a cat.

Education around the management of different categories of cats

Companion (owned) cats;

- Responsible cat ownership requirements to be regulated through Cat Management bylaw.

Stray cats - unowned or semi-owned cat, including cat colonies;

- Reducing the prevalence of trap/neuter/release (TNR) programmes in favour of trapping, desexing and rehoming stray cats.
- If TNR continues, then regulation and controls should be implemented around TNR programmes and colony care, including veterinarian input.
- No TNR programmes in sensitive biodiversity areas.
- Removal of stray cat colonies already present in sensitive biodiversity areas.
- No TNR programmes on council owned reserves.

Feral cats – unowned, unsocialised, and have no relationship with or dependence on humans.

- Sensitive biodiversity areas should be identified for effective cat management.
- Implementation of comprehensive and humane removal of feral cats from within those areas is required.
- Feral cats should be permanently removed and excluded from future re-inhabitation.
- Feral cats should be controlled on council owned reserves.



Support

There is overwhelming support for legislation around responsible cat ownership from both cat centric and biodiversity focused organisations and agencies.

Support for compulsory microchipping (registration) and desexing is strong. In a recent survey of a statistical sample of Kiwis showed 75% of New Zealanders think owned cats should be desexed, 66% agree with compulsory microchipping and 61% agree with limiting the numbers per household. There is also strong support from the New Zealand Vets Association, SPCA, Companion Animals NZ, Regional Councils, DOC and MPI.

The SPCA further supports legislation that enables local councils to pass bylaws to manage cats to protect biodiversity, including the registration of cats on a government database.

The National Cat Management Strategy Group (members include SPCA, the New Zealand Veterinary Association, the Morgan Foundation, Local Government New Zealand, Companion Animals New Zealand, and observer members MPI and DOC) has extensively reviewed cat management in New Zealand. They recommend comprehensive national cat management legislation that requires companion cats to be desexed, microchipped and their microchip registered, and kept at home.

However a National Cat Management Act has not yet been enacted. In the absence of national legislation, several local councils have enacted cat management bylaws.

Bylaws currently in place;

Whangārei District Council: requires all cats to be desexed and microchipped by six months of age and registration to the NZCAR

Ruapehu District Council: their Animals bylaw requires all cats more than six months old to be microchipped and desexed and registered to the NZCAR

Whanganui District Council: Animals will have to be desexed and, before they are 4 months old, microchipped and registered to the NZCAR. Cats kept for breeding purposes are exempt

Manawatū District Council: The Manawatū District Council's Animal Bylaw 2019 came into effect on October 10, 2019 states that every person who keeps cats must ensure cats over six months are de-sexed (unless kept for breeding purposes and are registered with a nationally recognised cat breeders' body).



Palmerston North City Council: Cats over six months of age need to be microchipped and registered with the New Zealand Companion Animals Register, or other Council approved microchip registry. Cats over six months are required to be desexed (unless kept for breeding purposes and are registered with a nationally recognised cat breeders' body including New Zealand Cat Fancy Ltd. and Catz Inc.).

Hutt City Council: As of 28 March 2024, the Control of Animals Bylaw now includes a section on the Keeping of Cats, which requires owners of cats over 12 weeks of age to ensure the cat is microchipped and registered on the New Zealand Companion Animal Register (NZCAR); and desexed (unless kept for breeding purposes and registered with a nationally recognised cat breeders' body)

Wellington City Council: All domestic cats over the age of 12 weeks must be microchipped and the cat's microchip registered with New Zealand Companion Animal Register. Owners must ensure the microchip information is kept up to date. All domestic cats over six months must be desexed, unless they are kept for breeding purposes and the owner is a current registered breeder with a recognised New Zealand registering body.

Selwyn District Council: All domestic cats over the age of four months in Selwyn district must be microchipped and registered with the approved microchip registry New Zealand Companion Animals Register (NZCAR).

Other Councils actively considering bylaws relating to microchipping and desexing, as at May 2024, are:

Nelson City Council
Tasman District Council
Buller District Council

Conclusion

The Whakatipu Wildlife Trust has already begun the conversation around a Cat Management bylaw in the Whakatipu with both local stakeholders and the QLDC.

In 2023 together with QT Cats and local veterinarians, we looked at the recently adopted Gore District Council Cat Management Policy.



We recommended that QLDC be informed by the approach taken by Gore District Council and begin the process by forming a working group to look at our cat populations and how to manage them, including public consultation.

The actions recommended focused on responsible cat ownership education and supporting the local cat rescue organisations to trap, desex and rehome stray cats.

This submission expands on the conversation begun last year. The Whakatipu Wildlife Trust supports and advocates for requirements around responsible cat ownership, including that compulsory desexing and microchipping should be key elements of a QLDC Cat Management bylaw. This includes the one-off national registration of the microchip.

We agree that there should be an exemption to desexing for registered breeders, or if a registered veterinarian certifies that undergoing the procedure will place the cat at unnecessary risk.

We support placing reasonable limits on the number of cats per household and placing limits and management controls around establishing and maintaining stray cat colonies and TNR programmes. We also support the control of stray and feral cats on council owned reserves.

With the likely inclusion of feral cats on the pest list of Predator Free 2050 and the development of microchip sensing predator traps, it is imperative that a QLDC Cat Management bylaw is developed and implemented as soon as possible to protect the welfare of owned companion cats, and to protect our native biodiversity.

We appreciate the opportunity to make this submission regarding introducing a Cat Management bylaw. This submission directly contributes to QLDC's strategic outcomes and priorities in the Draft Long Term Plan (LTP) 2024-2034 as set out below;
Community Outcome - Deafening dawn chorus | Waraki
Wellbeing Outcome - PLACE - A healthy natural environment
Strategic Investment Priority - Protect human and environmental health
This submission also relates directly to the QLDC Climate and Biodiversity Action Plan 2022-2025.



References

<https://www.companionanimals.nz/articles/local-cat-bylaws-what-is-required-and-where-for-our-feline-companions>

<https://www.forestandbird.org.nz/resources/time-act-cats>

<https://lets.talk.goredc.govt.nz/cat-management-working-party>

<https://nzva.org.nz/home/news/national-cat-legislation/>

Petition of Erica Rowlands: Mandate the registration and desexing of pet cats and kittens

<https://selectcommittees.parliament.nz/v/6/a6a98bdc-5cb1-420f-0845-08db92e63a06>

<https://predatorfreenz.org/research/catastrophe-part-one/>

<https://www.rnz.co.nz/news/national/521412/100-feral-cats-caught-in-queenstown-lakes-rees-valley-group-steps-up-trapping-efforts>

<https://www.rnz.co.nz/programmes/the-detail/story/2018830005/we-need-to-talk-about-feral-cats>

<https://www.spcan.org.nz/advocacy/position-statements/article/national-cat-legislation>

<https://www.vawa.co.nz/post/every-cat-in-a-lap>

Kind regards,

Anna Harding-Shaw
Executive Officer
Whakatipu Wildlife Trust

E: [REDACTED]

W: www.whakatipuwildlifetrust.org.nz

P: [REDACTED]



Respondent No: 118

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 19:06:45 pm

Last Seen: Jul 27, 2024 19:06:45 pm

IP Address: n/a

Q1. Name	David Harding-Shaw
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Arrowtown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

I am in support of the proposed LTP, particularly as it relates to construction and maintenance of tracks on the Coronet Forest site (Section 2, page 30 of the draft plan). I have been part of a steering group that has come up with a draft plan to create an amazing community asset offering a range of recreational activities including tracks for horse riding, walking and mountain biking along with walking access for parasailing. This proposed use of the space pairs well with QLDCs proposed objectives of: - Zero carbon communities by limiting the distances people travel for recreation - Adding to wellbeing outcomes for our community by providing recreational opportunities, and to get outdoors - To improve the health and wellbeing of our communities by investing in infrastructure and services - Hosting events and activities to bring visitors to the district I appreciate there are cost constraints on Council at the moment, but these tracks are intended to be community funded, and community maintained based on a memorandum of understanding between a number of local clubs. This minimises cost to council, whilst still delivering an amazing community asset.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 248
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 13:27:47 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Briar Hardy-Hesson
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

My name is Briar and I am writing in my capacity as an artist. I am writing to express my strong support for the Wanaka Arts and Culture Charitable Trust's proposal for the Wanaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to consider allocating funding to this transformative project in the 2024-2034 Long Term Plan. Project Summary: Wanaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings. The proposed Wanaka Performance Arts and Cultural Centre will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events. The Centre will feature: A 500-seat theatre with best-in-class acoustics, retractable seating, and high-quality backstage facilities. A 120-seat rehearsal theatre (Black Box) with similar characteristics. A visual art gallery, including a digital display space showcasing Kāi Tahu history. An industrial kitchen and café. A large foyer with a ticket office and a recognition wall for key patrons and benefactors. An outdoor performance space. Economic and Social Benefits: This Centre will be an invaluable asset, driving both economic and social benefits: Economic Impact: Attract national and international performers, visual artists, and audiences. Increase regional visitors through an expanded calendar of events. Enhance the region's tourism brand by adding a prestigious arts venue. Social Impact: Foster community connectedness by engaging thousands of people annually. Provide Kāi Tahu with a platform to share and express its cultural narratives. Strengthen the local creative community, inspire youth, and create educational pathways into creative occupations. To build a national and regional community asset, we request that QLDC considers: 1. Allocation of \$20 million in funding for the initial phases of the project in 2027. 2. Allocation an additional Capital Contribution of \$20m in 2028 3. Provide an operational subsidy of \$500,000 per annum from 2030 to 2035. 4. Engage in a collaborative partnership with the Wanaka Arts and Culture Charitable Trust to secure the remaining funds through public and private contributions. 5. Support the project's planning and development phases by facilitating necessary permits and approvals. Conclusion: The Wanaka Performance Arts and Cultural Centre is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development. I urge QLDC to invest in our region's future by supporting this vital project. Thank you for considering this submission, please feel free to contact me with any questions. Warm regards,

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 132

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 06:30:36 am

Last Seen: Jul 28, 2024 06:30:36 am

IP Address: n/a

Q1. Name	Neil Harraway, Denise Ng
Q2. Organisation (if any)	Golden Highway working group
Q3. Contact email address	[REDACTED]
Q4. Location	Gibbston
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2ba22d17fdec8e4bcb581ac2150afeb96750e83/original/1722112172/ee3541a72062dccc675feeb400731656_QLDC_LTP_2024_Golden_Highway.docx?1722112172
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neutral
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Queenstown-Lakes District Council

Long Term Plan Submission 2024

Golden Highway

A project to develop resources for visitors and locals to explore the rich places and stories of gold in Otago.

It is intended to strengthen the area's appeal to tourists and locals, to educate on its gold history and to strengthen the links between Dunedin, Central Otago and Queenstown. State Highway 8 is "the lucky road" or "the golden road" and all the other roads in QLDC area and in Central Otago are potential "gold trails".

Submitted by:

Denise Ng, who lives in Gibbston. Her father James Ng was the pre-eminent historian of Chinese miners and other settlers in Otago. Denise is chair of the Lawrence Chinese Camp Charitable Trust, a trustee of the DIA Chinese Poll Tax Heritage Trust, and has advised in a number of Otago heritage projects. She sat on the QLDC Welcoming Communities advisory group. By profession an image consultant and educator, Denise wants to bring New Zealand's pioneer history to Kiwis and the world through accessible gold trails.

Neil Harraway who owns a Gibbston property and lives in Dunedin. Wildlife documentary maker and executive for NHNZ, then owner of Monarch Wildlife Cruises. He is on the board of Dunedin Host, sat on the steering group for Dunedin's Destination Management Plan, and founded Wild Dunedin – NZ's Festival of Nature. He is a keen advocate for tourism and conservation in the magical south of Aotearoa.

Submission

This is a preliminary submission, as the Golden Highway concept is still in its early stages. We are talking with Otago Goldfields Heritage Trust about a partnership and have talked to numerous well-connected people. Our next step is to form a working party to develop the project.

We ask the QLDC to note the concept and support its investigation and development. We ask that QLDC be open to further submissions on possible partnerships in future, as part of annual plans or subsequent Long Term Plans. We ask for no money at this stage.

We feel this project fits well into QLDC's strategic framework, under the umbrella of economic diversification and within the aims of the Destination Management Plan.

We feel it offers another step on "new pathways to a thriving future" and it serves the tangata whenua values of Otakou by offering people a way to "walk backwards into the future – ka mua ka muri."

The history of the gold-rush in Otago is dramatic and it's artifacts are part of the appeal of "golden Central." Less known are the compelling stories of strong individuals in Central and

Dunedin who drove Otago and New Zealand on from the goldrush to a stronger future, and how the gold-rush fuelled Dunedin's rise and its contributions to New Zealand's development.

This project will be multi-faceted. It will canvas and develop resources - from tour itineraries on apps, to information on-line, to new tour offerings and hopefully to dedicated visitor attractions. We can even see novel attractions in Queenstown and Dunedin dedicated to the glory days of gold – you might say new pots of gold at both ends of a southern rainbow.

Below is a description of the project as it stands.

THE GOLDEN HIGHWAY – OTAGO, NZ

Brief Concept 2024

Denise Ng and Neil Harraway

The Golden Highway project aims to spark the development of new attractions which will grow the appeal of New Zealand's golden south.

Golden Highway will create an umbrella resource for visitors and for promotion locally, nationally and internationally.

The Golden Highway offers Gold Trails - travel itineraries and information for tourists and locals touring South Island gold fields created in the gold rush era of the mid-1800s.

The trails follow SH8 from Dunedin and branch out on all highways and byways to tourist centres and small towns, visiting goldfields, goldmines, museums and other attractions along the way.

The trails are followed via an app or on a physical map and booklet – all giving key information on the places visited. An emphasis will be telling stories of the dramatic individuals of the gold-fields, which were a melting pot with fascinating dynamics, especially between Maori, Scots and English, Jewish and Chinese settlers.

BUILDING ON A GOLDEN FOUNDATION

Golden Highway will link with and extend the rich resources already available:

The Otago Goldfields Heritage Trust has great information, maps and signage etc for gold-mining heritage sites, plus their famous Cavalcade and the national gold-panning championship.

Otago Goldfields Park run by DoC already covers 20 sites around Otago, with preservation work and interpretation in well-known sites like Naseby, Blue Lake, St

Bathans, Lawrence Chinese Camp, Gabriels Gully, Goldfields Mining Centre, Central Otago museums and gold-mining sites.

DoC and OGHT work together and have established a great foundation that Gold Trails can build upon.

WHO WOULD USE THE GOLDEN HIGHWAY?

- Local families and their visitors
- National tourists
- International tourists: At first Chinese tourists from China, North Asia and South-east Asia following the Chinese trails.
- International tourists: From each of the different miner groups' heritage
- Regional school children studying local history
- National school children researching early settler history (NZ Chinese mining story)
- History and archaeology students
- Descendants of NZ miners

HOW ARE THE TRAILS FOLLOWED?

1. Golden Highway app
2. Golden Highway map and booklet

The app and map direct users to local gold sites along a pre-determined route for their chosen trail, providing place-relevant goldmining stories along the way, and highlighting places of interest (goldfields, goldmining sites, museums, attractions)

The trails can be followed physically by car, bus, bike and/or foot, or viewed digitally from anywhere in the world.

Golden Highway road signage, cycle-way signage and site signage will assist physical way-finding.

- Trail routes travel along highways, local roads, DoC tracks, cycle trails (and private property with permission?)
- Options for 1 day, 2 day, 3 day, 1 week tours?
- Bus touring option?

THE GOLDEN HIGHWAY APP

- The Golden Highway app is downloaded for a fee.

- Possibly, each different trail is downloaded separately for a fee, for example:
 - Golden Highway: Chinese Trails. Translation into Chinese?
 - Golden Highway: Irish Trails - etc

Obviously, the tour routes will be similar/ the same as some other nationalities but each nationality-specific trail offers targeted information.

- Text and audio?

INITIAL DEVELOPMENT

- Focus on Chinese Trails first because:
 - With a newly formed Ministry of Ethnic Communities promoting the narrative of diversity, inclusion and equity in New Zealand, there is likely to be interest and support for a NZ Chinese history project from community, local councils and central government, and therefore a higher chance of getting funding for the project.
 - Schools have recently added NZ Chinese stories into the School Histories Curriculum so there will be immediate interest in and a market for the resources we provide
 - The next stages will widen to include all minor groups including Maori, British, Australians, North Americans, Europeans etc.

COLLABORATION WITH GOLD SITE OPERATORS

- The Golden Highway function is to bring visitors to a place and encourage them to stay longer.
- Golden Highway will investigate and encourage development of new attractions and tours all through QLDC, Central Otago and Dunedin, (which is under-developed for gold mining history).
- The Golden Highway provides branded physical way-finding signage.
- Golden Highway provides marketing brochures and Golden Highway collateral materials e.g. selling maps, booklets, souvenirs etc.
- Each participating site operator does their own on-site information and is responsible for its updating and presentation, and is responsible for its own site maintenance, up-keep and funding.
- Golden Highway works with OGHT & DoC to provide information panels etc for some undeveloped sites

- Benefits to Site Operators
 1. Increased visitor numbers
 2. Potentially, increased revenue
 3. Marketing of their site
 4. Visibility, which aids with funding
 5. The site's story told to a wider audience



Respondent No: 267
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 31, 2024 05:20:50 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- | | |
|--|-----------------------------|
| Q1. Name | Kathryn Harris |
| Q2. Organisation (if any) | not answered |
| Q3. Contact email address | [REDACTED] |
| Q4. Location | Jacks Point / Hanley's Farm |
| Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing? | No |
| Q6. If you selected yes, please provide a contact phone number | not answered |
| Q7. If you have a pre-prepared submission, you can upload it below | not answered |
| Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025) | not answered |
| Q9. Please tell us more about your response regarding Topic 1A | not answered |
| Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026) | not answered |
| Q11. Please tell us more about your response regarding Topic 1B | not answered |
| Q12. Topic 2: Bringing forward investment in community and sporting facilities | not answered |
| Q13. Please tell us more about your response regarding Topic 2 | not answered |
| Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? | not answered |
| Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options | not answered |

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

I am writing in response to the councils Long Term Plan. I truly believe that the most important thing the Queenstown community needs is safe, reliable public transport and cycle ways. Living in Hanley's Farm, an area of huge recent growth, the community here risk their life daily to turn out onto the state highway. The estate is growing to be an amazing place to live, however, every morning residents are dicing with death turning onto a 100kmph state highway. It seems utterly ridiculous that there is a fabulous roundabout located maybe 1km along the highway for the new development area, however no one is likely to live there for a good year or so yet, meanwhile current residents are suffering daily, as proven by the number of recent serious accidents along that stretch. In light of funding cuts to major highway upgrades, it becomes even more important to encourage people to use public transport. The buses are great, and I always choose to use the bus if and when I have to go into Queenstown CBD (due to the unnecessary stress of traffic and parking), and \$2 for this is ideal. A more frequent service to the wider network of Kelvin Heights, Hanley's, Arrowtown and Lake Hayes would enhance this service and allow for more users to ditch their cars for the daily commute. However, I'd love to ride my bike. The current network is very patchy and does not lead to a pleasant or safe experience. For a town that is so amazing on their bikes, why is this not utilised further and maximised as a method of daily commuting??? The Lightfoot Initiative have suggested some great ideas going forward, and I believe the QLDC should heed this advice and start caring for the community and the environment, instead of huge road upgrades that in the long term don't actually improve anything. (The phase 1 road which simply moves the same traffic jam, and the Frankton roundabout which will still have congestion along Frankton road no matter what you do at the roundabout!!) Please see The Lightfoot Initiative submission for more ideas on this. As one tiny member of the ever-growing Queenstown community, this is an initiative that really cares for the community and should be listened to and acted upon. I really hope this council listens to the community or I will know even more true local people who will give up and move out of the district.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 41

Login: Anonymous

Email: n/a

Responded At: Jul 24, 2024 20:19:02 pm

Last Seen: Jul 24, 2024 20:19:02 pm

IP Address: n/a

Q1. Name	Tom Harris
Q2. Organisation (if any)	Wanaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 31

Login: Anonymous

Email: n/a

Responded At: Jul 23, 2024 18:37:45 pm

Last Seen: Jul 23, 2024 18:37:45 pm

IP Address: n/a

Q1. Name	Amy Hartnell
Q2. Organisation (if any)	Upper Clutha Rugby Football Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a supporter of the Upper Clutha Rugby Football Club and support the creation of more open space, lighting and a third rugby field no later than 2026/27 as per the draft LTP. My sport is RUGBY.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 198
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 07:19:55 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Leonora Hastings
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/0ada35e10625f24ec3c9ab945d225405d57af523/original/1722287984/8c03ecad5d3d778b755c4733b391ac13_scan_%28004%29_Part2.pdf?1722287984
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

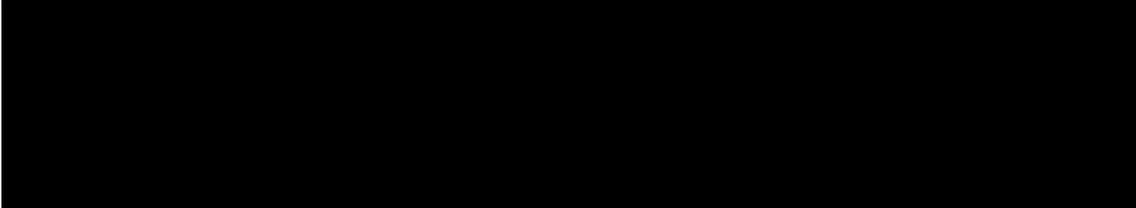
not answered

Q17. I understand that all submissions will be treated as public information. I understand

QLDC Wanaka
26 JUL 2024

**Submission in Support of Funding for the proposed
Wānaka Performing Arts and Cultural Facility**

Name LEONORA FONATAN HASTINGS



Date 26th JULY 2024

Queenstown Lakes District Council

47 Ardmore Street Wānaka 9305, or
10 Gorge Road Queenstown 9300,

Tēnā koutou katoa,

Re: Submission in Support of Funding for the Wānaka Performing Arts and Cultural Facility

I am a member of the Wanaka Concert Society and am writing to express my strong support for the Lake Wānaka Arts and Cultural Charitable Trust's proposal for the Wānaka Performing Arts and Cultural Facility and to urge the Queenstown Lakes District Council to re-consider allocating funding to this transformative project in the 2024-2034 Long Term Plan.

Wānaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings.

The proposed Wānaka Performing Arts and Cultural Facility will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events.

The proposed Wānaka Performing Arts and Cultural Facility is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development.

I urge QLDC to invest in our region's future by supporting this vital project.

Thank you for considering this submission.

Signed: LF Hastings



Respondent No: 216
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 11:19:07 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Jane Hawkey
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

It is my firm opinion and desire that emphasis and funding be put on the implementation of a Wanaka Arts and Culture centre - ideally purpose built or alternatively an existing building in central Wanaka to be repurposed.....as a long term local (30years) I haven't seen sufficient support for Wanaka's arts community and the current Arts centre is dreary cold and unappealing!...Wanaka is full of talented and creative artists plus the wider community is invested in visual and performing arts and this requires council support and encouragement to flourish. As a lover of art and performance, a painter and ceramist I would like to see a centre created for community arts education, performance facilities and a ceramics studio as a minimum Please listen to your community and feedback and help create an Arts centre we can enjoy and be proud to share

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 169

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 11:31:59 am

Last Seen: Jul 29, 2024 11:31:59 am

IP Address: n/a

Q1. Name	Rex Hawthorne
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Frankton
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	Not fair to CBD.
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	Same as above
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Shift road so Memorial Hall can remain where it is! After all in is a MEMORIAL to our service people!

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 200
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 08:22:22 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** John and Helen Hayes
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7a64fd6a5f290bc239733cc8d8cbe25d63de44b6/original/1722291732/c11dd3e165ed00ef164b94e5a56849c1_TARGETED_RATES_2024.docx?1722291732
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission of John and Helen Hayes on the 2024/2034 Long Term Plan LTP

Since 1951 generations of our family have owned [REDACTED], essentially a residential bungalow and its curtilage. The property has never been used for any commercial activity in a purely residential neighborhood.

During the past 10 years QLDC has disturbed the enjoyment of our property by coming up with unwelcome efforts to disturb the residential nature of the neighborhood. At no point have we had any contact with elected or employed QLDC officials to discuss or explain the rational underpinning the logic or thinking behind their efforts.

The present LPT suggestions has tipped the balance. We now feel forced to the point where we have no option but to engage as recommended by the undesirable Trump to “Fight, Fight, Fight”; not an outcome we want or have sought. But ongoing QLDC harassment is forcing us into this corner.

We support and adopt the submissions of Brian Fitzpatrick, Jarn Bulling, Mike Hall, Jay and Jewell Cassells, Sue Ross, Neil Senauer, John and Sue Knowles and all other submissions opposed to the implementation of this proposal.

We record that advice of the LTP was received on 18 July. Given its scope and implications this is represents inadequate notice for a sensible response and genuine consultation. The lack of timely notice may be added to other grounds for seeking the removal of elected members who could be replaced by a Commissioner.

The proposals (1A and 1B) for Targeted Rates require comment,

1. We had understood that the works were part of Shovel Ready projects for which QLDC/ratepayer cost contribution had been made (without reference to

ratepayers). The QLDC justification for recouping significant cost overruns stemming from poor or sloppy management is that those who benefit from the works should contribute to the cost of them. We have to date enjoyed no benefit and cannot see any benefit accruing to our property. To the contrary for three years we have have been subjected to significant delays in accessing central Queenstown and the airport. It has been galling to see groups of HIVIZ clad employees chatting or wandering about drinking coffee. Productivity has been absent and QLDC management has had no visibility whatever. This work contracted by QLDC represents a cost to us and provides no benefit at all. QLDC have however constructed a cash cow in terms of changed parking spaces and the introduction of parking meters which will provide the council with an additional income stream.

2. There appears to be no distinction between benefit from/payment for works in 1A and 1B . This raises a question about the legal integrity of this proposed rate proposal and the prospect that no appropriate or legally valid consideration including of alternatives underpins the preparation of the LTP generally. We are not lawyers but there appear to be grounds for an audit or Judicial review. No distinction appears to be made between commercial rate payers and residential rate payers
3. Recent advice that the growth model is further delayed. What constraints has this and other delays and infrastructure and other cost overruns put on the preparation of an LTP which has integrity?
4. The proposal is inequitable. For Brisbane street residents higher proportional Capital Values require them to pay premium rates for this location. Targeted rates would be double counting unless by

targeting these rates simply concern commercial uses in the Medium Density Residential zone in the Town Centre

5. It is unfair that, residents, (who, as noted, get no benefit from the works,) should be required to contribute to works the cost of which has notoriously blown out due to the incompetent procurement and management of the respective projects. What sanctions have been applied to the responsible QLDC employees?

6. We particularly agree with comments in Jay Cassells' submission *'At least since the Town Centre Master Plan there has been attempts by QLDC to include the Park St Brisbane St area in the CBD. Given the respective history and uses /character of the areas this is wholly inappropriate. It is not clear why this "creep" is sustained by QLDC other than to increase its revenue base in this inequitable way. The effect of it and associated planning is to strip the community of much of its residential character. The area which is largely maintained by it residents is very attractive to tourists and an important part of the Queenstown experience.*

7. We also support the following submission of Brian Fitzpatrick

*The targeted rating proposal in the Long Term Plan does not comply with the Local Government Act. The properties in the Brisbane St blocks are predominantly stand-alone, owner-occupied dwellings and they did not **"contribute to the need to undertake the activities"** for which the targeted rate is proposed. **Neither are they an "identifiable part of the community" which would benefit from these projects more than the community as a whole.** These are the relevant tests in section 101(3)(a) of the LGA that are required to be considered by Council. Council is also required by section 103(3) to show how it has complied with these requirements. Council does not appear to have applied these tests. If it has done so, it has not applied them correctly.*

The properties in the Brisbane St blocks are zoned Medium Density Residential (MDU). They are not zoned High Density Residential (HDR), Queenstown Town Centre Zone (QTC), Business Mixed Use Zone (BMU) or Lake View, like properties in the rest of the targeted area.

Commercial Activities (<100m²) are Permitted in the QTC, HDR and BMU Zones but they require a resource consent in the Brisbane St blocks (MDU). Likewise, Visitor Accommodation is a Controlled Activity (the easiest level of resource consent) in the QTC, HDR, BMU and at Lakeview but it is Non-Complying (the hardest level of resource consent) in the Brisbane St blocks. When looking at the development potential of land, these are significant differences.

Furthermore, it is not simply the District Plan zoning that differentiates the Brisbane St blocks from the other land covered by the proposal. The difference is apparent from a drive or walk around this area or from an aerial photograph. There are 48 lots and 55 dwellings in the Brisbane St blocks. Of these 75% (41 dwellings) are stand-alone houses, 12 are town houses and there is one pair of duplex units. There is one community services building (Happiness House) but there are no commercial premises or visitor accommodation premises. The average land area per dwelling (including town houses) is 664m², which means that these properties are much lower density than most residential areas in Queenstown - let alone the Queenstown Town Centre.

8. Finally, without being sure where the truth lies, recent media reports which suggest that the CEO is threatening elected Council members with legal action for engaging in lawful democratic communication are deeply disturbing. There is no place for bullying of this sort in New Zealand democracy. We expect the Mayor and elected Councilors will immediately investigate the alleged actions and take immediate action to sanction the CEO. Requiring his resignation might well be a suitable sanction.

John and Helen Hayes



immediately address these matters if these reports are true.

We reserve the right to submit further as time allows and wish to be heard at any hearings. Thank you for your consideration.

d \ \

John and Helen Hayes



Respondent No: 143

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 06:44:48 am

Last Seen: Jul 29, 2024 06:44:48 am

IP Address: n/a

Q1. Name	Ket Hazledine
Q2. Organisation (if any)	The Nordic Snow Farm
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>The Snow Farm is an incredible and valuable area , not only for our community, but New Zealand. School children and visitors come through out the season for an affordable experience. They therefore need a toilet block and a classroom facility. Also for the many tourists, locals , staff who are up on the mountain. Please could they have some council funding for this final stage on this wonderful project that they and the community have helped all through the summer months to get the lodge etc up and running for the winter.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 277
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 31, 2024 05:38:55 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- | | |
|--|------------------|
| Q1. Name | Kirsty hazledine |
| Q2. Organisation (if any) | not answered |
| Q3. Contact email address | [REDACTED] |
| Q4. Location | Wānaka |
| Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing? | No |
| Q6. If you selected yes, please provide a contact phone number | not answered |
| Q7. If you have a pre-prepared submission, you can upload it below | not answered |
| Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025) | not answered |
| Q9. Please tell us more about your response regarding Topic 1A | not answered |
| Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026) | not answered |
| Q11. Please tell us more about your response regarding Topic 1B | not answered |
| Q12. Topic 2: Bringing forward investment in community and sporting facilities | not answered |
| Q13. Please tell us more about your response regarding Topic 2 | not answered |
| Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? | not answered |
| Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options | not answered |

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Tēnā koutou katoa, Re: Submission in Support of Funding for the Wānaka Performance Arts and Cultural Centre My name is Kirsty Hazledine and I am writing in my capacity as a Trustee of The Wānaka Performing Arts and Culture Centre Trust. I am also a trustee of The Southern Lakes Arts Festival Trust which delivers the Festival of Colour and Aspiring Conversations. I am writing to express my strong support for the Wānaka Arts and Culture Charitable Trust's proposal for the Wānaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to consider allocating funding to this transformative project in the 2024-2034 Long Term Plan. I know my fellow trustees have outlined the project in their submissions so I will not repeat this. I wish to add my point of view as someone who has been involved in Arts administration and delivery of an Arts programme, for much of my working life: as an Exhibitions Officer at The Govett Brewster Gallery in New Plymouth and as the Arts Director in a leading secondary school position in the Wellington region. From both of these positions, I know that the Arts does not fund itself. For any Arts project to be viable, it needs to be supported by commerce and philanthropy. Our feasibility study clearly outlined the proposed income generating plan. And we are committed to generating considerable funds through philanthropy. The benefits of our proposed centre are many: • a strong, vibrant and inclusive Arts facility strengthens any community, encouraging community engagement, affecting well-being and widening horizons. • a first class programme in a first class facility will attract visitors to the region. One important aspect of the tourism strategy for the region is to encourage visitors to stay longer, thus helping off-set the carbon miles required to get there. Visitors need a variety of things to do if this is going to happen. Our proposed centre will provide this. • The creative industries have been proven to be a top earner recently in New Zealand and markedly in our area. The centre will not only attract spending, it will provide employment pathways for our rangitahi and for the considerable number of those in Wānaka already involved in both the creative and technical aspects of the Arts industry. • The centre will provide Kāi Tahu with a space to share and express its cultural narratives - something which is missing currently. Our feasibility study has been fiscally responsible in stipulating the need to support the Arts programme through events, conferences and venue hire, in particular in the early stages. Anyone involved in the Arts understands that this is a necessity. I urge the QLDC to invest in the future of the region and to help us make our Lakes District an Arts Destination. Ngā mihi Kirsty Hazledine

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 246
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 13:24:54 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- | | |
|--|--------------|
| Q1. Name | Ruth Heath |
| Q2. Organisation (if any) | not answered |
| Q3. Contact email address | [REDACTED] |
| Q4. Location | Wānaka |
| Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing? | No |
| Q6. If you selected yes, please provide a contact phone number | not answered |
| Q7. If you have a pre-prepared submission, you can upload it below | not answered |
| Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025) | not answered |
| Q9. Please tell us more about your response regarding Topic 1A | not answered |
| Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026) | not answered |
| Q11. Please tell us more about your response regarding Topic 1B | not answered |
| Q12. Topic 2: Bringing forward investment in community and sporting facilities | not answered |
| Q13. Please tell us more about your response regarding Topic 2 | not answered |
| Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? | not answered |
| Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options | not answered |

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Re: Support for Funding the Wānaka Performance Arts and Cultural Centre My name is Ruth Heath, and I am writing in my capacity as General Manager for the Wānaka Festival of Colour. I am writing to express my strong support for the Wānaka Arts and Culture Charitable Trust's proposal for the Wānaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to allocate funding for this transformative project in the 2024-2034 Long Term Plan.

Project Summary: Wānaka is poised for significant growth, with the population expected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings. The proposed Wānaka Performance Arts and Cultural Centre will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events. The Centre will feature:

- A 500-seat theatre with best-in-class acoustics, retractable seating, and high-quality backstage facilities.
- A 120-seat rehearsal theatre (Black Box) with similar characteristics.
- A visual art gallery, including a digital display space showcasing Kāi Tahu history.
- An industrial kitchen and café.
- A large foyer with a ticket office and a recognition wall for key patrons and benefactors.
- An outdoor performance space.

Economic and Social Benefits: This Centre will be an invaluable asset, driving both economic and social benefits. It will also mean that as a Festival, and as we face challenging fundraising climates, we can generate more revenue with greater capacity, contributing to the sustainability of an integral community event. Every Festival we have been bringing our own temporary venue due to the lack of venue capacity.

Economic Impact:

- Attract national and international performers, visual artists, and audiences.
- Increase regional visitors through an expanded calendar of events.
- Enhance the region's tourism brand by adding a prestigious arts venue.

Social Impact:

- Foster community connectedness by engaging thousands of people annually.
- Provide Kāi Tahu with a platform to share and express its cultural narratives.
- Strengthen the local creative community, inspire youth, and create educational pathways into creative occupations.

To build a national and regional community asset, we request that QLDC considers:

1. Allocating \$20 million in funding for the initial phases of the project in 2027.
2. Allocating an additional capital contribution of \$20 million in 2028.
3. Providing an operational subsidy of \$500,000 per annum from 2030 to 2035.
4. Engaging in a collaborative partnership with the Wānaka Arts and Culture Charitable Trust to secure the remaining funds through public and private contributions.
5. Supporting the project's planning and development phases by facilitating necessary permits and approvals.

Conclusion: The proposed Arts and Cultural Centre is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development. I urge QLDC to invest in our region's future by supporting this vital project. Thank you for considering this submission. Please feel free to contact me with any questions.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 59

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 17:44:12 pm

Last Seen: Jul 25, 2024 17:44:12 pm

IP Address: n/a

Q1. Name	John Heaton
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Hāwea
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	It seems Wanaka is well behind in its sporting facilities. Don't give Wanaka folk yet another reason to think QLDC doesn't care. And put some money aside for the Wanaka pool to be made 50 metres. That was not a wise decision from the start.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

I don't understand why development contributions are not upfront anyway. The alternative is that Council is acting as a banker to the developers. How is it that Longview went ahead in the knowledge that the sewage infrastructure was inadequate. for example. Further to Hawea, how come we have water restrictions in Summer. Surely this is due to development making a bigger drain on the current facilities. So that funding to solve the infrastructure problems should have been available years ago and the fixes done then.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

This is a big amount of work. And I simply cannot trawl through it all. But some thoughts: Communication: Needs to be improved. Examples: If there is any development happening involving roads, in addition to general awareness in the community, specifically involve commercial road users: Taxi companies, bus companies, freight companies, couriers, etc. I guess you would need to find some money in the plan to train staff to always be looking at projects from the outside. And to provide the resources. Website. Could be my age, but I find it hard to find things. From a safety perspective, where do you go to find the current road conditions? Crown Range is on Facebook. ???? That makes little sense. EG: a new notice is posted. and then something else that pushes it down the list and then something else and so on. So before you find what you need to know, you need to trawl. Just want the info. Facebook is the wrong place. Note that you are not just serving locals here. Out of town folk too. So put some money aside to address this. Public Transport: Based on this plan, it does not look like Wanaka will get any in the next 10 years. While I appreciate that the bulk of the funding needs to come from ORC, QLDC needs to put in some effort to get it moving. No funding here for that. And you need to consult (Communicate). "If we put a bus service in your suburb, where should the route go? How frequent should it be?" Rates: Not sure I can afford them, but as a community we will go backwards unless we pay for what we need. Councillors need the guts to make the hard decisions. That means the rates will need to rise. EG: 3Waters. In general the country has underspent because Councillors didn't think beyond their 3 year term. We don't have Wellington's underspend problem, but we could. Project planning: Some things just don't seem to be planned. Do you use a planning tool? Why do jobs take so long? Is Aubrey Road finished even yet? How many years has what was supposed to be a few months taken? Little things are important too: I guess the responsibility for the school bus stops lies with Council. Our local stop has a sign about speed past stopped buses. It is now so faded, it might as well not be there. The plan needs to be structured so not only the big stuff gets done, but the little stuff too. And done well. Hawea Water and Wastewater. There is a bunch of capital works values in the plan, but I couldn't see what the work was to do. This is what is said: Scheme upgrades across our Arthurs Point, Arrowtown, Hāwea, Luggate, Queenstown and Wānaka schemes to respond to growing demand and improve network resilience. This is too wishy washy. What are you actually going to do? When will the Summertime restrictions be a thing of the past?

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 121

Login: Anonymous

Email: n/a

Responded At: Jul 13, 2024 09:48:33 am

Last Seen: Jul 13, 2024 09:48:33 am

IP Address: n/a

Q1. Name	Gerrit Heezen
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Frankton
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/12ef82935bb456452fc9b2c560dfb9804957c644/original/1720827959/03aade6753bb5ca7b0cbb318162dda1b_qldc_submission.docx?1720827959
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neither
Q9. Please tell us more about your response regarding Topic 1A	cancel the plan, don't spend money that you don't have
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neither
Q11. Please tell us more about your response regarding Topic 1B	cancel the plan, don't spend money that you don't have
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neither
Q13. Please tell us more about your response regarding Topic 2	cancel the plan, don't spend money that you don't have
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	cancel the plan, don't spend money that you don't have

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

cancel the plan, don't spend money that you don't have

Q17. I understand that all submissions will be treated as public information. I understand

To QLDC

Submission on your 10 year plan.

I received your LTP book in the mail several days ago.

Lots of fancy words and plans on how to develop Queenstown.

But then shock horror, on page 27 I see your financial summary.

With net Debt in 2025 to be 642.9 mln going up in 10 years to be 1,219mln.

That amount of debt is way worse than even most countries as a % of revenue with in 2025 already being 263%.

My submission to this would be to completely stop all plans and programs until your debt is under control.

And with under control I mean you need to get this down well below 100% of revenue.

If I would rule the roost at QLDC there would be zero debt, I would stop everything until all debt was paid.

Unfortunately at QLDC they seem very wasteful with money they don't have.

Efficiency seem not to exist at QLDC. For example; a few days ago our street was gritted so it's safer to drive in icy conditions. Two days later (while it's still frosty) the sweeping truck comes to sweep it all away again, making the road in an ice rink . Then overnight a grit truck dispersed new grit again? Complete waste of money. If that's how QLDC works then no wonder there is massive debt.

So I say stop all you plans immediately and get your house in order financially.

Regards

Gerrit Heezen

[REDACTED]

[REDACTED]

[REDACTED]



Respondent No: 68

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 05:26:33 am

Last Seen: Jul 27, 2024 05:26:33 am

IP Address: n/a

Q1. Name	Rachel Henderson
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>"I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. I also urge Council to prioritise the extension of the Wanaka Recreation Centre Indoor Courts. The expansion is essential to meet the present and future needs of our expanding town. By bringing forward these improvements, the council can ensure equitable access to indoor sports facilities for all residents and support the thriving sports community in Wanaka. My sport is Netball"</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 23

Login: Anonymous

Email: n/a

Responded At: Jun 29, 2024 14:51:54 pm

Last Seen: Jun 29, 2024 14:51:54 pm

IP Address: n/a

Q1. Name	Gwen Hendry
Q2. Organisation (if any)	Wanaka afc
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 09:29:40 am

Last Seen: Jul 22, 2024 09:29:40 am

IP Address: n/a

Q1. Name	Chloe Henry Martin
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Jacks Point / Hanley's Farm
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

It is disappointing to see a lack of funding being allocated to the southern corridor until the end of the LTP which means that it will not happen. As is mentioned at many points the rate of increase in population in this area will be massive over the next 5 years the community facilities will not be sufficient and general thought needs to be placed in this area rather than just kicking the can down the road.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 131

Login: Anonymous

Email: n/a

Responded At: Jul 13, 2024 15:13:37 pm

Last Seen: Jul 13, 2024 15:13:37 pm

IP Address: n/a

Q1. Name	Steve Hewland
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Glenorchy
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	This project benefits Queenstown Inc ie everyone
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	This project benefits Queenstown Inc ie everyone
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	Insufficient information available to make an informed decision

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 34

Login: Anonymous

Email: n/a

Responded At: Jul 24, 2024 15:50:33 pm

Last Seen: Jul 24, 2024 15:50:33 pm

IP Address: n/a

Q1. Name	Suze Higgins
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	I purchased property in town to avoid using and adding to the congestion on the roads. Question- why is Fernhill not included? They are likely to use the arterial roads the most.
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	Everyone in the district will benefit equally.
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 202
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 08:30:58 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** John Hillhorst
- Q2. **Organisation (if any)** FlightPlan2050 Incorporated
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** **Other (please specify)**
unknown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/6b574c662977e54ec00224b5dc54c6b65185ad9e/original/1722292252/2a7a0135729b8a51b7a510da93bc7118_FlightPlan2050_Inc__Long_Term_Plan_submission__2024.pdf?1722292252
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission to the draft Long Term Plan 2024

FlightPlan2050 Incorporated
David Jerram and John Hilhorst
Co-chairs
July 2024

Thank you for the opportunity to submit to the draft of the Long-Term Plan.

FlightPlan2050 is an incorporated society advocating for the Central Lakes future airport infrastructure to ensure it best promotes the region's future environmental, social, cultural and economic well-being.

We commend the significant improvement in the section covering Council Controlled Trading Organisation over the 2021 version.

However, we have several concerns we ask you to address.

We submit that the draft Long-Term Plan be amended to:

Remove the “QAC disclosures” section in the CCTO chapter and instead list the objectives and the nature and scope of activities (and any other elements) in the form of Council directives for QAC.

Remove from part H the words “for the next 10 years (as of 2022 objective)”, leaving: “The QAC must continue to offer certainty that airport operations will remain within the Queenstown Airport air noise boundaries.”

Remove from the council's LTP the QAC statement regarding wide-bodied jet aircraft.

Office of the Auditor General advisory

A local authority's primary place to state and clearly define its Council-Controlled Organisations' purpose is in its Long-Term Plan (LTP). This is a principal takeout from the Office of the Auditor General's (OAG) comprehensive report “Governance and Accountability of Council-controlled Organisations”, September 2015¹.

¹ <https://oag.parliament.nz/2015/cco-governance>

According to the Auditor General’s advice, our Council must guide the Queenstown Airport Corporation (QAC) in this LTP. This should include the company’s purpose, the nature and scope of its activities, its governance, the non-financial performance targets, and other matters the council, its controlling shareholder, expects of the company.

Therefore, this CCTO chapter in the LTP is crucial, as it provides five essential functions:

1. The LTP process ensures that councillors develop a collectively agreed-upon view of QAC’s role, objectives, and the nature and scope of its activities.
2. The LTP-mandated consultation process ensures the community has the opportunity for robust input into the direction of QAC, its objectives, the nature and scope of its activities, and its non-financial targets.
3. The LTP provides the singular statutory repository where the Council records the purpose, nature and scope of activities of its CCTO, how it is to be governed, the non-financial objectives and performance targets it expects of the CCTO, and any additional expectations or guidance for the CCTO.
4. This repository provides unambiguous guidance to ensure the QAC Board's development of its operational Statement of Intent is in accordance with the Council’s expectations.
5. The three-year LTP cycle ensures that the Council and community have a regular opportunity to review and adapt their guidance and expectations of QAC.

So, we are pleased to see the draft LTP again includes a chapter specifically on its Council-controlled Trading Organisation (CCTO). That’s only happened once before.

However, we think the current draft chapter needs significant review. In this submission, we first address the broad structure. We then identify specific concerns we would like addressed.

LTP to instruct QAC

The CCTO chapter of the LTP is essential because it gives the QAC Board direction. It is where the council agrees and confirms its direction to the QAC Board. This agreement follows and is informed by the regular, formal public consultation of the three-yearly LTP process.

In their statutory role within the LGA2002, CCTOs are vehicles used by Council’s to deliver on Council responsibilities, services, and objectives. Therefore, it’s the Council that must give QAC its direction and parameters.

In the LGA 2002, these directions and parameters are identified as the CCTO objectives and the nature and scope of their activities, the company’s governance, and any non-financial performance targets. The Act explicitly requires the Council to control these through its Section 65(2)b and Schedule 8, s7(2).

However, in this draft LTP, the company’s purpose and objectives, as well as its nature and scope of activities, are inappropriately listed in a section titled “QAC disclosure.”

A “QAC disclosure” is at QAC's whim and control. It is not a direction from the Council to the company. That QAC's objectives and the nature and scope of its activities appear as a QAC disclosure removes QAC from Council accountability for them.

It also removes councillors' responsibility for determining and agreeing on QAC's objectives and the nature and scope of its activities.

It also removes QAC's objectives and the nature and scope of its activities from public consultation and input.

It also removes the Council's accountability to its community regarding QAC's direction, objectives, and the nature and scope of its activities.

In this draft LTP, QAC prescribes its own objectives and the nature and scope of its activities.

That's the cart leading the horse. Or is it the tail wagging the dog? Either way, it's wrong.

The tail wagging the dog

It's the council's job to direct the QAC Board on the company's objectives and the nature and scope of its activities, not the other way around.

The distinction is essential and materially impacts council and community control of QAC.

By way of example, will consider the situation for the Whakatipu's general aviation (GA) operators.

The draft LTP lists the commercial and private general aviation (GA) operations at Queenstown Airport in the section titled “QAC disclosure”. This placement makes GA operations QAC's prerogative. If QAC wants to remove its support for GA at the airport sometime in the future, the draft LTP leaves that choice with QAC.

In such a case, the council and community would have no say. It would be simply an operational decision by QAC. This happened with Whakatipu Aero Club in 2015 when QAC chose not to renew its lease, effectively shutting the club out of Queenstown Airport.

In contrast, if the Council had identified in the LTP that operational support for GA at Queenstown Airport amongst the nature and scope of activities it expects of QAC, then the Council and community would have a say if QAC wanted to drop GA. As a change to the Council's LTP, such withdrawal of operational support for GA would require *Council-led* mandatory consultation. QAC could only withdraw GA operations from Queenstown Airport with the Council's prior approval and after the Council changed QAC's scope of activities in its LTP.

This is not to say that we could never remove GA operations from Queenstown Airport. However, it takes the decision power and process from QAC and places it with the council. It also ensures a mandatory, formal consultation process to give the community a say in the key services Queenstown Airport offers.

That this draft LTP excludes the council and community from any QAC decision to shut down GA operations is contrary to the Council's obligations under the LGA2002.

Under Section 97 of the LGA2002, any “decision to alter significantly the intended level of service provision for any significant activity undertaken by *or on behalf of* the local authority, including a

decision to commence or cease any such activity” can only be taken if provided for in the long-term Plan.

In our view, GA operating from Queenstown Airport is a significant activity within the meaning of Section 97. Removing GA from Queenstown Airport should trigger Section 97, but that’s not provided for in this draft LTP.

Under this draft LTP, there is no trigger to initiate formal consultation regarding the closing of GA operations or framework for how the Council could meet its obligations under Section 97.

This same problem that could face the Whakatipu’s GA operators applies equally to all the objectives and the nature and scope of activities that this draft LTP has listed under the heading “QAC disclosures”.

Therefore, the two-page section titled “QAC disclosure” represents a structural failure in the CCTO chapter of the LTP that must be corrected.

Structural issue

Two pages – half of the CCTO chapter – are devoted to QAC’s disclosures which have no power or legitimate purpose in the LTP.

As explained above, this “QAC disclosure” information undermines the Council’s directive control of QAC and strips communities of their right to be consulted. It also obfuscates the council’s statutory responsibilities under Section 97 of the LGA2002.

We ask that you remove the “QAC disclosures” section in the CCTO chapter and instead list the objectives and the nature and scope of activities (and any other elements) in the form of Council directives for QAC.

Air noise boundaries

Few issues have unified or galvanised our communities as much as the designated air noise boundaries around Queenstown Airport, with overwhelming opposition from all sectors to their proposed expansion in 2018.

Many at the time, including QAC CEO Colin Keel, argued that the consultation should be led by the Council, not QAC. They were right, but the then-long-term plan had no section on its CCTO and so provided no framework or guidance, leaving only the RMA.

In 2022, in response to the massive opposition and perhaps to rebuild social licence, QAC committed in its Statement of Intent “not to seek an extension of the air noise boundaries at Queenstown Airport for the 10-year period to 2032.”

Some see this as a hollow promise. First, the effects of COVID-19, new quieter and larger aircraft, and operational adaptations such as slot management mean passenger growth is unrestrained over the decade without ANB expansion. Second, ambiguity in the wording means QAC can still seek ANB expansion to have it actively in place by 2032 so that they are ready to go at that time.

QAC has refused to clarify the wording of its statement or to commit to annually renewing the 10-year window. Therefore, it is reasonable to interpret its statement as a date from which QAC might expect to have expanded ANBs *in place*. As such, the statement offers no relief or confidence to those concerned about the growth in aircraft noise.

In part H of the Council's statement of expectations written into the draft LTP (p 132), the Council requires certainty "that airport operations will remain within the Queenstown Airport air noise boundaries for the next 10 years (as of the 2022 objective)". Again, this shows the Council following QAC's lead rather than directing QAC.

It is entirely within the Council's prerogative to direct QAC to remain within its ANBs indefinitely. Such direction fits squarely within the Council's authority to prescribe the nature and scope of QAC's activities.

Few community aspirations could the Council be more assured of.

We ask that you remove from part H the words "for the next 10 years (as of 2022 objective)", leaving:

h. The QAC must continue to offer certainty that airport operations will remain within the Queenstown Airport air noise boundaries.

This modification does not prevent the expansion of ANBs in the future. However, it achieves three crucial effects:

1. Making community consultation on the question of ANB expansion mandatory,
2. Transferring the responsibility for such consultation from QAC to the Council, and
3. Placing the initial enabling process and decision with the Council, not within the RMA.

That's how it should be.

Trojan horse

Under the title “Aviation Capacity,” QAC states that “it will not plan to introduce wide-body jets at Queenstown”.

As this is in the “QAC disclosure” section, it is not exposed to public consultation and is not formally part of QLDC policy. However, its inclusion in the LTP brings it under the Council’s cloak, casting a false spell of legitimacy.

It would be physically impossible to make Queenstown Airport capable of accommodating wide-bodied jets. To achieve the necessary longer runway, an extension well into the lake in Frankton Arm or across the Shotover River would be required. The geography, logistics, and likely opposition from the community and airlines to such an operation in Frankton make the idea fanciful.

Similar geographic limitations limit wide-bodied potential at Wānaka Airport.

In our view, the statement is disingenuous and self-serving. QAC began these statements directly following the announcement of Christchurch Airport’s Tarras proposal. They have been a significant part of QAC’s self-serving public opposition and attack on that proposal, given that QAC could never operate wide-body jets whereas the proposed Central Otago Airport could. In this way, QAC pushed into and amplified existing community concerns of over-tourism.

This, even though Christchurch Airport’s demand projections for the region align directly with QAC’s, they are no greater. And even though QAC has itself promoted a dual airport strategy with which it planned much the same investment into Wānaka Airport as what has been proposed for Tarras.

The statement also claims there is no community appetite for the Southern Lakes region to provide long-haul capable, wide-body jet services when neither QAC nor Council has consulted these communities on this issue.

By its inclusion in the draft LTP, this notion gains an appearance of legitimacy, a pseudo-fact.

We ask that you remove this QAC statement, which has neither substance nor merit, from the council’s LTP.

Thank you for considering our submission.

Sincerely

David Jerram and John Hilhorst

Co-chairs

FlightPlan2050 Incorporated



Respondent No: 193
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 29, 2024 13:51:48 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Rosie Hill
- Q2. **Organisation (if any)** Trojan Holdings Limited
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/54c936e46f810e6cf20ecf2125272bc7983ae811/original/1722225101/c35b9929c5385da1571a63dc38df3cf8_46594-Trojan_Submissions_on_QLDC_Long_Term_Plan_%28FINAL%29.pdf?1722225101
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission on the Queenstown Lakes District Council Long Term Plan

Name of Submitter: Rosie Hill on behalf of Trojan Holdings Limited (the **Submitter**)

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

1. The Submitter wishes to be heard in person before the Council in support of this submission.

Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)

2. **The Submitter does not** support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers.

3. Reasons:

(a) There has been fundamentally inadequate consultation on the issue of increased targeted rates (or a higher rating for the Wakatipu Ward) to fund the arterials upgrade. In particular, the issues stem from:

(i) Councillors' own criticism of the Alliance project management and overspending on the arterials project, yet no mention of this issue in relation to simply passing the entire costs and overspend on to ratepayers.

(ii) Lack of clear analysis in terms of how the proposed percentage figures for targeted rates have been promulgated, and in particular how it is supposed that CBD properties identified actually receive a benefit from the bypass (which circumvents those properties). Nor have the serious adverse effects on those businesses over the years of construction and disruption been taken into account.

(iii) Lack of integration of the arterials project with any spatial planning exercise – for example, by providing any planning into the need for parking planning the town centre relating to the new arterials route and the properties impacted by the same, or where future growth and 'development uplift' is

identified in terms of the benefit from the arterials. For example, very little future development capacity (other than theoretical brownfield uplift) is identified in the areas of Fernhill, Sunshine Bay at the 'tail end' of the bypass.

- (iv) There should be a greater ability to interrogate the actual spending, and overspending, of the arterials project, rather than an assumption that this can and will reasonably be passed on through rates in some form.
- (b) These issues / lack of consideration into the overspend, and effective and clear consultation on broad options make it impossible for ratepayers to meaningfully engage with, understand, and provide submissions on the future rating impacts.
- (c) The two options presented in the LTP consultation documents do not adequately cover the choices that Council needs to consider. Council should also be consulting on, and describing the implications of, a targeted transportation development contribution charged to landowners whose properties adjoin the Bypass arterial route (at the time their properties are developed) or a targeted rate to owners of properties directly fronting / having the benefit of the arterial route. Further mapping could be provided to examine which properties would be subject to this approach and a finer-grained analysis of where the benefit lies (taking into account other factors, such as increased need for onsite parking etc).
- (d) There is no rationale for the wider CBD area map in terms of how those CBD properties gain a 65% relative advantage from the bypass, when the arterial is a way to circumvent those properties.

Topic - Funding options

- 4. **The Submitter does not** support the Council's intent to pursue alternative funding options, such as an upfront development contribution.
- 5. Reasons:
 - (a) Development contributions are traditionally a response to the cost of any new infrastructure that a Council may need to construct in order to accommodate growth. However, an 'upfront' collection of a contribution in cash from the developer at the outset of consenting or development would have perverse outcomes. Development plans often change throughout the development process. Therefore, an accurate calculation of development contributions may not be available until closer to the development gaining title and/or occupation.
 - (b) It is extremely unclear what is being consulted on by Council in terms of an 'upfront' development contribution, and whether, for example that means a charge applied at the point of lodging consent, acceptance of consent processing, consent issuing, or some other undefined timeframe. Any charge should be linked to the point at which demand on services and infrastructure is actually increased / created.

- (c) There is not enough clarity or information in respect of this consultation point for submitters / public to meaningfully engage in or provide feedback on. Nor is there any cost benefit analysis on this option in terms of downstream effects in the market.
- (d) This form of consultation is inadequate in that it effectively incites a particular direction or targeted response from the general public, rather than examining the costs and benefits downstream. It effectively puts the targets on developers and is completely devoid of broader implications such as the impact of the inclusionary housing contributions, which might also be approved and added to DCs (subject to appeals).

Topic - Submissions on the draft Development Contributions Policy

6. Reserve Land and Premiere sportsground contributions

- (a) The Submitter is concerned as to the premiere sportsground contribution, in that if there is no identified purchase for a new premier ground within the 10 years of LTP, this should be taken off Wakatipu Ward DCs. If the ground is not purchased within the lifetime of the LTP then developers paying those DCs should rightly be able to seek a refund for the contribution made to this.
- (b) Council proposes to significantly increase charges for Reserve land contributions. Reserve land contributions cannot justifiably be increased to the level they have been without demonstrating this is due to an equivalent market increase in reserve land real estate, or with planned purchases for new reserve land. The charge should be based upon a fair share contribution towards what is actually paid (in the last ten years) and what is forecasted to be paid over the life of the LTP. The Submitter seeks further information in terms of how the Reserve contribution amounts per m² have been arrived at.
- (c) Related to the point below on development agreements, the Submitter seeks more flexibility built into the policy in terms of lifestyle development and development which provides for 'reserve like' amenities internally. High quality developments often provide for open space / green areas / esplanade strips (with public easements) which are paid for, maintained, and created by, the developer – and which the public enjoys recreational and amenity benefits of in perpetuity. Any additional reserve contributions required should factor in these amenities.

7. Stormwater contribution

- (a) The draft DC policy seeks to charge DCs based on stormwater contributing areas, rather than projected / modelled demand on stormwater infrastructure, which factors in on-site stormwater systems. Where there is onsite stormwater management / attenuation built into the development (which is a usual requirement under the Code of Practice), this should be able to be used to 'offset' a standard stormwater contribution.

- (b) On-site solutions be factored into a calculation of projected actual usage / demand on infrastructure for stormwater.

8. Land use differentials

- (a) The draft DC policy proposes a change so that, if a development falls into more than one land use category (e.g. commercial, residential, other) the council could levy the highest development contribution to reflect the peak day or maximum demand created.
- (b) There is no written justification for this change. The Submitter requests that this is amended, so that an actual calculation for any split contribution is according to the proportion of the actual land use categories consented and built. There is no justification to charge the highest combined rate when a landowner is not consented for those activities. This is also contrary to the point of the DC policy, which is to pay for the demand increase on infrastructure, because applying the highest contribution does not account for actual demand.
- (c) The Submitter has 'run the numbers' on the proposed draft policy vs the current policy to understand potential on the ground implications with projects in the pipeline. In the case of one specific residential development proposal, the new policy would have the implication of around 50% increase in development contributions, which comes to a tipping point of re-considering whether that development is viable. In turn, this exacerbates risk on increasing unaffordability of housing developments.
- (d) There is a complete lack of analysis in terms of these DC increases *vis a vis* potential additional increases also attributed to the inclusionary housing policy. Together, the two additional levies will be significant and likely have adverse economic impacts on the housing market which are not included as part of the consultation.

9. Developer agreements

- (a) The draft DC policy currently refers to the possibility of developer agreements where those are outside of mapped contributing areas. There needs to be more flexibility in this wording, recognising that there are a range of developments which might be 'bespoke' or provide for various forms of demand on infrastructure and various forms of public amenity / benefit to be factored in. The Submitter seeks broader wording recognising that developer agreements may be appropriate for a number of reasons beyond just being outside of contributing area maps.
- (b) Previous DC policies for QLDC provided an open-ended ability for the Council to enter into a Developer Agreement. This is appropriate, as flexibility needs to be maintained for the varied circumstances that might arise.
- (c) The Submitter is concerned that the changes proposed to the DC Policy will make it too difficult for deserving projects to have a fair reduction in DCs. That is not

only unfair and unreasonable, but also risks such costs being passed on to purchasers – all contributing to unaffordability in Queenstown.

- (d) The Submitter requests that discretionary wording is removed from the DC policy as this is highly uncertain for developers. Leaving it open ended for the Council to interpret and apply discretion in the application of the policy makes it very difficult to plan for, market, and deliver, a cost effective product.

Background to Submission

- 10. Trojan Holdings Limited is a family-owned business based in Queenstown with substantial investments in the Tourism, Transport and Property sectors across the Southland Island including Otago.
- 11. The Submitter either directly, or through various subsidiaries, owns and or occupies significant land holdings in the Queenstown Lakes District, pays significant rates annually to the Queenstown Lakes District Council and pays Development Contributions (**DCs**) in respect of developments that it undertakes within the District. To that end the Submitter is directly affected by the entirety of the draft Long -Term Plan (**LTP**).
- 12. The Submitter wishes to ensure that any DC Policy is fair and appropriate, such that developers:
 - (a) have appropriate certainty for planning, even when projects span a change in DC Policy; and
 - (b) pay their fair share – but not significantly more than what fairly relates to the demand generated for and/or benefits received by a development from the works to which the DCs relate.
- 13. For all these reasons, The Submitter respectfully requests that the concerns it has recorded above are appropriately addressed in an updated draft DC Policy for adoption by the Council. It would be happy to work with officials on the drafting, should the Council’s elected representatives agree with the submission and direct officers to do so.

Dated: 27th July 2025



.....
Signature of counsel for the Submitter



Respondent No: 194
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 29, 2024 13:53:20 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Rosie Hill
- Q2. **Organisation (if any)** Winton Land Limited
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/700b3002bd385575f4906c0b12af30d473e319f9/original/1722225192/22296f711eaaa2487871e45245184b85_47221-Winton_Submission_on_QLDC_Long_term_plan_%28FINAL%29.pdf?1722225192
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission of the Queenstown Lakes District Council Long Term Plan and draft Development Contribution Policy

Name of Submitter: Rosie Hill on behalf of Winton Land Limited (the **Submitter**)

[Redacted]

Address: [Redacted]

[Redacted]

Email: [Redacted]

[Redacted]

Phone: [Redacted]

The Submitter wishes to be heard in person before the Council in support of this submission.

Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)

1. **The Submitter does not** support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
2. Reasons:
 - (a) The two options presented in the LTP consultation documents do not adequately cover the choices that Council needs to consider. Council should also be consulting on, and describing the implications of, a targeted transportation development contribution charged to landowners whose properties adjoin the Bypass arterial route, at the time their properties are developed or a targeted rate to owners of properties directly fronting / having the benefit of the arterial route.
 - (b) There is no rationale for the wider CBD area map in terms of how those CBD properties gain a 65% relative advantage from the bypass, when the arterial is a way to circumvent those properties.

Funding options

3. **The Submitter does not** support the Council's intent to pursue alternative funding options, such as an upfront development contribution.
4. Reasons:
 - (a) Development contributions are traditionally a response to the cost of any new infrastructure that a Council may need to construct in order to accommodate

growth. However, an 'upfront' collection of a contribution in cash from the developer at the outset of consenting or development would have perverse outcomes. Details of a development may often change or become refined through the development process, and so an accurate DC calculation may not actually be known until closer to the titling/ occupation date anyway.

- (b) It is extremely unclear what is being consulted on by Council in terms of an 'upfront' development contribution, and whether, for example that means a charge applied at the point of lodging consent, acceptance of consent processing, consent issuing, or some other undefined timeframe. Any charge should be linked to the point at which demand on services and infrastructure is actually increased / created.
- (c) There is not enough clarity or information in respect of this consultation point for submitters / public to meaningfully engage in or provide feedback on. Nor is there any cost benefit analysis on this option in terms of down stream effects in the market.

Submissions on the draft Development Contributions Policy

5. Reserve Land and Premiere sportsground contributions

- (a) The Submitter is concerned as to the premiere sportsground contribution, in that if there is no identified purchase for a new premier ground within the 10 years of LTP, this should be taken off Wakatipu Ward DCs. If the ground is not purchased within the lifetime of the LTP then developers paying those DCs should rightly be able to seek a refund for the contribution made to this.
- (b) Council proposes to significantly increase charges for for Reserve land contributions. Reserve land contributions cannot justifiably be increased to the level they have without demonstrating this is due to an equivalent market increase in reserve land real estate, or with planned purchases for new reserve land. The charge should be based upon a fair share contribution towards what is actually paid (in last ten years) and what is forecasted to be paid over the life of the LTP. The Submitter seeks further information in terms of how the Reserve contribution amounts per m² have been arrived at.
- (c) Related to the point below on development agreements, the Submitter seeks more flexibility built into the policy in terms of lifestyle development and development which provides for 'reserve like' amenities internally. High quality developments often provide for open space / green areas / esplanade strips (with public easements over) which are paid for, maintained, and created by, the developer – and which the public enjoys recreational and amenity benefits of in perpetuity. Any additional reserve contributions required should factor in these amenities.

6. Stormwater contribution

- (a) The draft DC policy seeks to charge DCs based on stormwater contributing areas, rather than projected / modelled demand on stormwater infrastructure, which factors in on-site stormwater systems. Where there is onsite stormwater management / attenuation built into the development (which is a usual requirement under the Code of Practice), this should be able to be used to 'offset' a standard stormwater contribution.
- (b) Water quality contributions are also often already paid as part of a resource consent process in the Lake Hayes catchment, which should be 'offset against' or otherwise factored into, any overall DC and / or stormwater contribution components of a DC.

7. Land use differentials

- (a) The draft DC policy proposes a change so that, if a development falls into more than one land use category (e.g. commercial, residential, other) council could levy the highest development contribution to reflect the peak day or maximum demand created.
- (b) There is no written justification for this change. The Submitter requests that this is amended, so that an actual calculation for any split contribution is according to the proportion of the actual land use categories consented and built.. There is no justification to charge the highest combined rate when a landowner is not consented for those activities. This is also contrary to the point of the DC policy, which is to pay for the demand increase on infrastructure, because applying the highest contribution does not account for actual demand.

8. Developer agreements

- (a) The draft DC policy currently refers to the possibility of developer agreements where those are outside of mapped contributing areas. There needs to be more flexibility in this wording, recognising that there are a range of developments which might be 'bespoke' or provide for various forms of demand on infrastructure and various forms of public amenity / benefit to be factored in. The Submitter seeks broader wording recognising that developer agreements may be appropriate for a number of reasons beyond just being outside of contributing area maps.
- (b) Previous DC policies for QLDC provided an open-ended ability for the Council to enter into a Developer Agreement. This is appropriate, as flexibility needs to be maintained for the varied circumstances that might arise.
- (c) The Submitter is concerned that the changes proposed to the DC Policy will make it too difficult for deserving projects to have a fair reduction in DCs. That is not only unfair and unreasonable, but also risks such costs being passed on to purchasers – all contributing to unaffordability in Queenstown.

- (d) The Submitter requests that discretionary wording is removed from the DC policy as this is highly uncertain for developers. Leaving it open ended for the Council to interpret and apply discretion in the application of the policy makes it very difficult to plan for, market, and deliver, a cost effective product.

Background to Submission

- 9. Winton is a residential land developer that specialises in developing integrated and fully master-planned neighbourhoods, and is a significant contributor to development in New Zealand, particularly in the Queenstown Lakes District. Winton has a portfolio of approximately 6,500 residential lots, dwellings, apartment units, retirement village units and commercial lots across both New Zealand and Australia, including several developments in the Queenstown Lakes District. Winton's current projects in the Queenstown Lakes District include Northbrook Arrowtown, Ayrburn and various developments at Northlake in Wanaka such as The Preserve, Northbrook Wanaka, and Northlake Apartments.
- 10. The Submitter either directly, or through various subsidiaries, owns and or occupies significant land holdings in the Queenstown Lakes District, pays significant rates annually to the Queenstown Lakes District Council and pays Development Contributions (**DCs**) in respect of developments that it undertakes within the District. To that end the Submitter is directly affected by the entirety of the draft Long -Term Plan (**LTP**).
- 11. The Submitter wishes to ensure that any DC Policy is fair and appropriate, such that developers:
 - (a) have appropriate certainty for planning, even when projects span a change in DC Policy; and
 - (b) pay their fair share – but not significantly more than what fairly relates to the demand generated for and/or benefits received by a development from the works to which the DCs relate.
- 12. For all these reasons, The Submitter respectfully requests that the concerns it has recorded above are appropriately addressed in an updated draft DC Policy for adoption by the Council. It would be happy to work with officials on the drafting, should the Council's elected representatives agree with the submission and direct officers to do so.

Dated: 27th July 2025



.....
Signature of counsel for the Submitter



Respondent No: 36

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 10:02:31 am

Last Seen: Jul 25, 2024 10:02:31 am

IP Address: n/a

Q1. Name	Erin Hillis
Q2. Organisation (if any)	Wanaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Albert Town
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of/caregiver of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 65

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 19:52:05 pm

Last Seen: Jul 25, 2024 19:52:05 pm

IP Address: n/a

- Q1. **Name** Joel Hirsh
-
- Q2. **Organisation (if any)** Wanaka AFC
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
I am a user of/caregiver of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26.
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 22

Login: Anonymous

Email: n/a

Responded At: Jul 23, 2024 12:00:05 pm

Last Seen: Jul 23, 2024 12:00:05 pm

IP Address: n/a

Q1. Name	Daniel Hirst
Q2. Organisation (if any)	Upper clutha rugby club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Copy and paste this info to add to question 12. "I am a player,coach,supporter of the Upper Clutha Rugby Football Club and support the creation of more open space, lighting and a third rugby field no later than 2026/27 as per the draft LTP. My sport is RUGBY"
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 44

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 12:19:45 pm

Last Seen: Jul 25, 2024 12:19:45 pm

IP Address: n/a

Q1. Name	Glenys Hoffmann
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Arrowtown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	CBD changes should be funded via landlords and council plus govt due to tourist town
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q11. Please tell us more about your response regarding Topic 1B	Used by all and benefits wider area
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Benefits all
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	The burden of QT dev cannot be supported by rate payers

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 293

Login: Anonymous

Email: n/a

Responded At: Jul 18, 2024 17:56:56 pm

Last Seen: Jul 18, 2024 17:56:56 pm

IP Address: n/a

Q1. Name	John Hogg
Q2. Organisation (if any)	Sunrise Bay Owners Committee
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neutral
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

The Waiorau Recreation Reserve (the Reserve) is in need of immediate QLDC support in the LTP. The Reserve is administered by Pisa Alpine Charitable Trust (PACT) and is NZ's only Nordic ski area. The Reserve hosts over 30 schools annually, and generates 18,000 visitor days per year. Due to a change in the requirements of Southern Hemisphere Proving Ground (SHPG) PACT no longer has access to the toilets in there lodge. Due to this change by SHPG PACT has had to build a new Base Building PACT is now financially (over) extended and is having to use porta-loos as a "last resort". The continuation of this "porta-loo town" Is not sustainable. We ask the QLDC for the Provision of a public toilet facility and safety shelter for 2025, and water supply, and ongoing annual support for maintenance of the toilets, water supply, car parking and trails. Funding for the construction of a public day shelter and classroom facility in 2026/27 should also be included in the plan.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 303

Login: Anonymous

Email: n/a

Responded At: Jul 19, 2024 09:07:54 am

Last Seen: Jul 19, 2024 09:07:54 am

IP Address: n/a

Q1. Name	Jacob Hoggard
Q2. Organisation (if any)	Upper Clutha Rugby Football Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	n/a
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a player of the Upper Clutha Rugby Football Club and support the creation of more open space and a third rugby field.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 177

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 10:12:15 am

Last Seen: Jul 16, 2024 10:12:15 am

IP Address: n/a

Q1. Name	Marie Holden
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Other (please specify) Cromwell
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	"I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. My sport is Netball."
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 191
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 29, 2024 13:47:41 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Matt Hollyer
- Q2. **Organisation (if any)** Te Rōpu Whakamana te taio
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** **Other (please specify)**
Unknown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** Yes
- Q6. **If you selected yes, please provide a contact phone number** [REDACTED]
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/bbf3a80a765096a86dfc01d234a1f637c40a8d8b/original/1722224848/752a1a8e59eda4df15b3b7f3215bf1ce_QLDC_LTP_Submission_Final_-_July_2024.pdf?1722224848
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission to: QLDC Long Term Plan, July 2024

By: Te Rōpu Whakamana te Taiao

Dear Councillors,

It is non-negotiable that for the benefit of residents and visitors to our district now and in to the future that a healthy environment is vital.

To create a healthy environment that will be here for generations to come requires action.

This action needs to come from people doing the right thing in the right place.

From people who are connected to each other, are connected to this place and want this environment to thrive.

To make sure this can happen, good people need to survive and thrive too.

Since 2023 Te Rōpu Whakamana te Taiao, facilitated by an excellent team in QLDC, have been discussing opportunities for effective and efficient approaches to transforming the environment to meet our community's current and future needs. We have united behind the following intention: *to transform the long-term economic prosperity of the Queenstown Lakes District's conservation sector so that it has the capacity to protect, restore and enhance Te Taiao for future generations*

Through the leadership, advocacy, commercial acumen, innovation and knowledge of Te Rōpu we can make a difference. The challenges and reality are that making a difference will only be possible if the organisations and people can be financially sustained to undertake the necessary mahi.

There are three key aspects of this District's existing plans where this group can deliver key outcomes together with QLDC:

- 2022-25 Climate and Biodiversity Plan – in particular section 6.7
- Draft Diversification Plan, Project 3.3 Environmental Enterprise
- Destination management Plan, Project 11: Restoring Ecosystems

We look forward to an opportunity for a councillor workshop session during the FY24-25 to expand how we can together achieve transformative environmental outcomes.

In preparing the Long Term Plan we ask that you recognise the important contribution conservation entities in our community do and could make to these outcomes; that you encourage QLDC management to continue their excellent support for Te Rōpu Whakamana te Taiao; and that Councillors and management are actively engaged and empowered to seek secure ongoing, sustainable funding that will secure this transformative change that our environment and our future generations need.

We would like the opportunity to speak at the LTP hearings.

Signed by:

Te Rōpu Whakamana te Taiao

Whakatipu Conservation Alliance, Te Tapu o Tāne, Southern Lakes Sanctuary, Mana Tāhuna, WAI Wānaka, Destination Queenstown

Note: Te Rōpu includes officers from QLDC, ORC & DOC, however this submission solely is made on behalf of independent conservation entities only – not these officers or their organisations.



Respondent No: 10
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 25, 2024 08:05:07 am
Last Seen: Jul 24, 2024 21:09:35 pm
IP Address: [REDACTED]

Q1. Name	Mick hollyer
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/16d4e159222ca121d6bab8f3e3bf286041f6a7d8/original/1721858700/f2db7659eabbb286140d0df289f85264_Mick_Hollyer_submission_LTP.pdf?1721858700
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Mick Hollyer



22 July 2024

Queenstown Lakes District Council
10 Gorge Road
Queenstown 9300

Tēnā koutou katoa,

Re: Submission in Support of Funding for the Wānaka Performance Arts and Cultural Centre

My name is Mick Hollyer and I am writing in my capacity as a long-time resident of Wanaka. I have been involved in the formation of, and participation in, the Wanaka Watersports Facility, the Wanaka Community Patrol, the Wanaka Community Response Group, and the Upper Clutha Sports Services Hub and have been involved assisting sports clubs in administrative matters.

I consider myself to be community-minded and supportive of reasonable and well-planned proposals to enhance the facilities available to the number of both residents and visitors now and into the future.

Wanaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades let alone the continuing growth in visitor numbers. It is entirely logical to provide for cultural, educational and recreational facilities commensurate with this development.

I am writing to express my support for the Wānaka Arts and Culture Charitable Trust's proposal for the Wānaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to consider allocating funding to this major project in the 2024-2034 Long Term Plan in accordance with the proposal.

Kind regards,

A handwritten signature in black ink, appearing to read 'Mick Hollyer', written over a light blue horizontal line.

Mick Hollyer



Respondent No: 235

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 19:06:39 pm

Last Seen: Jul 28, 2024 19:06:39 pm

IP Address: n/a

Q1. Name	Noemi Holzleg
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Hāwea
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 44

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 20:12:49 pm

Last Seen: Jul 22, 2024 20:12:49 pm

IP Address: n/a

- Q1. **Name** Katarina Horackova
-
- Q2. **Organisation (if any)** not answered
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
- I don't think it's fair to use proposed logic to this or any other funding issue. Why is this burden being passed onto QT residents, by this logic - why do we have to pay for other things we wouldn't benefit from outside of QT centre? If I never or rarely go to Shotover Country for example, I wouldn't have to pay for improvements there?
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
- Same as above
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**
- not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support
- Q15. **Please tell us more about your response regarding Council's intent to pursue alternative funding options**
- not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 250
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 13:30:12 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- | | |
|--|--------------|
| Q1. Name | Sonya Horne |
| Q2. Organisation (if any) | not answered |
| Q3. Contact email address | [REDACTED] |
| Q4. Location | Albert Town |
| Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing? | No |
| Q6. If you selected yes, please provide a contact phone number | not answered |
| Q7. If you have a pre-prepared submission, you can upload it below | not answered |
| Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025) | not answered |
| Q9. Please tell us more about your response regarding Topic 1A | not answered |
| Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026) | not answered |
| Q11. Please tell us more about your response regarding Topic 1B | not answered |
| Q12. Topic 2: Bringing forward investment in community and sporting facilities | not answered |
| Q13. Please tell us more about your response regarding Topic 2 | not answered |
| Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? | not answered |
| Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options | not answered |

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Re: Submission in Support of Funding for the Wanaka Performance Arts and Cultural Centre My name is Sonya Horne and I am writing in my capacity as a ratepayer and parent of a child who loves performing and arts. I am writing to express my strong support for the Wanaka Arts and Culture Charitable Trust's proposal for the Wanaka Performance Arts and Cultural Centre and to urge the Queenstown Lakes District Council to consider allocating funding to this transformative project in the 2024-2034 Long Term Plan. Project Summary: Wanaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings. The proposed Wanaka Performance Arts and Cultural Centre will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events. The Centre will feature: *A 500-seat theatre with best-in-class acoustics, retractable seating, and high-quality backstage facilities. *A 120-seat rehearsal theatre (Black Box) with similar characteristics. *A visual art gallery, including a digital display space showcasing Kāi Tahu history. *An industrial kitchen and café. *A large foyer with a ticket office and a recognition wall for key patrons and benefactors. An outdoor performance space. Economic and Social Benefits: This Centre will be an invaluable asset, driving both economic and social benefits: Economic Impact: Attract national and international performers, visual artists, and audiences. Increase regional visitors through an expanded calendar of events. Enhance the region's tourism brand by adding a prestigious arts venue. Social Impact: *Foster community connectedness by engaging thousands of people annually. *Provide Kāi Tahu with a platform to share and express its cultural narratives. *Strengthen the local creative community, inspire youth, and create educational pathways into creative occupations. To build a national and regional community asset, we request that QLDC considers: 1. Allocation of \$20 million in funding for the initial phases of the project in 2027. 2. Allocation an additional Capital Contribution of \$20m in 2028 3. Provide an operational subsidy of \$500,000 per annum from 2030 to 2035. 4. Engage in a collaborative partnership with the Wanaka Arts and Culture Charitable Trust to secure the remaining funds through public and private contributions. 5. Support the project's planning and development phases by facilitating necessary permits and approvals. Conclusion: The Wanaka Performance Arts and Cultural Centre is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development. I urge QLDC to invest in our region's future by supporting this vital project. Thank you for considering this submission, please feel free to contact me with any questions.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 352

Login: Anonymous

Email: n/a

Responded At: Jul 21, 2024 19:39:17 pm

Last Seen: Jul 21, 2024 19:39:17 pm

IP Address: n/a

Q1. Name	Helen Horrell
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a supporter of the Upper Clutha Rugby Football Club and support the creation of more open space, lighting and a third rugby field no later than 2026/27 as per the draft LTP. My sport is RUGBY
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 196
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 07:08:06 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Jane Lindsay Horrocks
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Queenstown
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q9. **Please tell us more about your response regarding Topic 1A**
The wider CBD area includes many long standing homeowners who are not involved in the rental market and have already put up with multiple road works which are of no benefit to us. The boundary lines are arbitrary and are far too widely drawn.
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
- Q11. **Please tell us more about your response regarding Topic 1B**
Similar comment to 1. The Woods [REDACTED] are almost exclusively owner occupied with only one unit rented, about 20-30% of the time. This unit is being sold and we hope will return to exclusively owner occupied.
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
- Q13. **Please tell us more about your response regarding Topic 2**
Some acceleration of community and sports facilities could be accommodated, as long as it was only a modest increase in this targeted rate.
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 164

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 11:25:14 am

Last Seen: Jul 29, 2024 11:25:14 am

IP Address: n/a

Q1. Name	George Horsburgh
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/496a3463d0e2987d6ed5c6423cffe536ec468646/original/1722216290/9aff7ea1fc709c951223736803e06bce_George_Horsburgh_LTP_submission.docx?1722216290
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

22 July 2024

Queenstown Lakes District Council

Submission in Support of Funding for the Wānaka Performing Arts and Cultural Facility

I am disappointed that the long-term plan makes no reference to the Lake Wānaka Arts and Cultural Charitable Trust's proposal for the Wānaka Performing Arts and Cultural Facility.

As the Upper Clutha continues to grow over the next decade or so there will be a growing need to build the region's cultural, educational, and recreational facilities. The proposed Wānaka Performing Arts and Cultural Facility would go some way to meeting that need.

Upper Clutha residents would welcome QLDC's commitment to investing in this part of QLDC's geographical region's by supporting this project.

Yours faithfully

A handwritten signature in black ink, reading "George Horsburgh". The signature is written in a cursive style with a large, looping initial "G".

(George Horsburgh)



Respondent No: 35

Login: Anonymous

Email: n/a

Responded At: Jul 24, 2024 15:50:57 pm

Last Seen: Jul 24, 2024 15:50:57 pm

IP Address: n/a

Q1. Name	Richard Horwell
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Arrowtown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	Everyone benefits from better traffic management and the resulting improvement to the overall Queenstown experience.
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	Same as above.
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option two: Don't bring forward funding and deliver the facilities and upgrades at a later date
Q13. Please tell us more about your response regarding Topic 2	Existing projects are taking an unacceptable length of time and cost blowouts. Complete rooding projects quickly and to budget before starting 'feel good' projects.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Jul 22, 2024 05:57:40 am

Last Seen: Jul 22, 2024 05:57:40 am

IP Address: n/a

Q1. Name	Scott Hotham
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Queenstown
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q9. Please tell us more about your response regarding Topic 1A	<p>You have to be blind if you dont think the new road benefits 'almost everybody' who visits Queenstown?! How can you now determine rates should be applied based on usage? There are plenty of aspects of expenditure that I have nothing to do with but happy to contribute towards because it is important for everyone to enjoy... you can now decide to split out costs as where does this stop? Remember. - we if Lomond Cres and/or Thompson St did I not ask for this road .. this was to reduce congestion in town, not a road for our benefit ...</p>
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	I support option two: Apply costs to the existing Whakatipu Rooding Rates (Queenstown-Whakatipu and Arrowtown-Kawarau wards)
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 153

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 10:18:47 am

Last Seen: Jul 29, 2024 10:18:47 am

IP Address: n/a

Q1. Name	Andrew (Howie) Howard
Q2. Organisation (if any)	Heart of Wanaka
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

The Heart of Wanaka is a community driven initiative to coordinate the integrated and comprehensive development of Wānaka's town centre. The Heart of Wānaka recognises the challenging financial and strategic environment that this Long Term Plan is being developed within. As a Tier 2 council QLDC is required to plan well for growth. While many aspects of the Long Term Plan (LTP) recognise the impacts of future growth, there appears to be insufficient consideration given to how the rapidly increasing population, density of development, and business activity will affect the 'Heart of Wanaka'. In the 'Heart of Wanaka' plan (www.heartofwanaka.com) there are identified 8 short term projects and 7 medium term projects that can be addressed within the LTP timeframe. Some of these projects have already been advanced by council. However there is currently no overall strategic plan and there is significant risk that there will be future conflict between plans already delivered and future aspirations for the area. The 'Heart of Wanaka' represents the broader civic and retail/hospitality business foundation of our community. It is vital that this is maintained and improved to benefit the overall health of our ward and meet the community outcome of 'Thriving People' We seek input to and appropriate project funding to advance the following short term goals, and a direction from council to staff to acknowledge the importance of the development of our town centre and to work with local groups to make this the jewel in our crown of our outstanding community.

Short Term Goals (1-3 years)

1. Safer crossings in town centre
2. Stoney Creek car park implementation
3. Stage 5 WLDP implementation
4. QLDC Parking strategy completed
5. Flood mitigation investigation study
6. Review of existing planning controls & design guides
7. Re-establishment of Wānaka Urban Design Review panel
8. Detailed development plans prepared for all reserves

9. Detail plans for Stage 4 Lakefront Medium Term Goals (4-7 years)

1. Brownston Street roundabouts
2. Dungarvon, Helwick and Dunmore upgrades
3. Lismore, Pembroke & A&P upgrades
4. All day parking area
5. Stage 4 WLDP implementation
6. New wharves on the stage 4 lakefront
7. New bus hub on Dungarvon Street

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 38

Login: Anonymous

Email: n/a

Responded At: Jul 25, 2024 10:29:47 am

Last Seen: Jul 25, 2024 10:29:47 am

IP Address: n/a

Q1. Name	Holly howard
Q2. Organisation (if any)	Wānaka AFC
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I am a caregiver of a user of QLDC facilities in Wānaka. I strongly support the Ballentyne Road sports field and open space development and urge the Council to find a way to include this project in the Long-Term Plan with a start date no later than 2025/26. I am a user and caregiver of a user of the Wānaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft Long Term Plan. My sport or recreation is football/futsal and private hire with friends. The best winter family activity when we can book a court.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 253
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 30, 2024 13:49:36 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Kirstin Howard
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/c36e85dafa2c0007b2d27b2617ddf2e5f8546f1a/original/1722311138/8c275a62b47d6357e883bc606a2a3111_supporting_image.png?1722311138
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q9. **Please tell us more about your response regarding Topic 1A**
1. Topic 1: Targeted rate on Queenstown Town Centre properties. We support the proposed area highlighted in red for the targeted rate. This should apply particularly to commercial and hotel properties, particularly with no central government support for a bed tax. The principle of taxing those commercial properties that have and will continue to have a material uplift in property value as a result of major public infrastructure investment is a principle that needs to be adopted across QLDC. There are two reasons for this. Firstly property owners will be able to make a clearer causal link between paying rates as a tax and material benefits that accrue to their wealth as a result of that tax. Secondly those that gain identifiable betterment from public investment should be taxed for that betterment. The public investment into the areas of Brecon, Rees, Beach, Lake, Thomson, and Park Street properties will within less than five years essentially expand the entire CBD of Queenstown separate from any transport benefits accruing from Arterials Stage 1. This scale of public investment has a radiating effect across the CBD that is quite distinct from those suburban areas that are stepped away from that public investment. Again, this is a material private benefit that should be ringfenced taxed for commercial developments gaining that specific material benefit. Therefore for Topic 1A and Topic 1B we support Option 1, and the same tax principle should be applied to specific value uplift zones in Wanaka for specific facilities.
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q11. **Please tell us more about your response regarding Topic 1B**
- not answered

Q12. Topic 2: Bringing forward investment in community and sporting facilities

I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka

Q13. Please tell us more about your response regarding Topic 2

2. Topic 2: Bringing forward investment in community and sporting facilities. We support Option 1, with a caveat. In future LTP documents, could QLDC please show how its investment is maximised in coordination with other public investors such as Ministry of Education, Ministry of Health, Ministry of Housing, and QAC. It's a small rating base so let's show each public dollar working hard. The "New Sports Fields in Wanaka" item for 2026-7 of \$937,000 should be brought forward to the 2025-26 years so that it can work together with Wanaka Wastebusters to accelerate the conversion of lands in the Ballantyne-Riverside intersection to accelerate the growth of Wanaka Wastebusters and also of sports fields. We support the Wanaka pool energy upgrade in its proposed years. The sports fields in Aubrey Road are overcrowded now and need addressing in the 2026-7 year not in out years. This is evident from the scale of required mitigating QLDC investment in pedestrian and cycling road safety on lower sections of Aubrey Road. The QLDC investment in extensive cycleways has encouraged this very high use, as has the rapidly expanding Aspiring High School roll. Shoutout to the team for completing the Schools to Pools project. We really like the investment in cycling for young people that this promotes. However the July 2024 cycling death on Anderson Road indicates that cycleway investment drives usage and this necessitates more funding for cycling safety audits and cycling safety improvements where they cross arterial roads specific to Wanaka. So we want to see specific extra funding in the LTP Transport safety lines in cycling safety audits and investments. Better to show this investment before Coroner findings tell you to do the same thing.

Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?

not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Further Submissions 1. Coronet Forest, and Wanaka's Wilding Pines, should have increased funding to eradicating pines. We support the work, partnership and funding applied to date on this. We would like to see the same principle applied to the Sticky Forest in Wanaka. There should be no impediment to milling that forest and retaining the proceeds for the Crown to distribute to residual beneficiaries. QLDC is already on record supporting subdivision of this land, and setting aside funding to eradicate these pines as it has for Coronet Forest would be both an ecological benefit and a benefit to the residual beneficiaries. 2. We appreciate the investment that has gone into Mt Iron, but could you please hurry up and absorb the Department of Conservation land so that the entire block can be managed as a single block. We would like to see stronger partnership with ORC to continue further pest eradication as they have had strong successes in 2023-4. 3. We want to see \$40m in the QLDC LTP for an arts centre in Wanaka This is a project that can only proceed with strong civic leadership. The LTP is disproportionately weighted towards sports as a leisure activity and this does not reflect the leisure profile of Wanaka. Existing courses in the current Wanaka Arts Centre are massively over-subscribed, so the customer demand is strong. The existing multi-use Wanaka Centre facility is busting at the seams in its usage. We are not seeking full QLDC funding, only a specific commitment of \$40m within this LTP to enable \$30m of private donor investment. It is clear that there are donors waiting in the wings if there is clear QLDC support for it. 4. Make LTP funding of Wanaka more equitable The 2023 petition for the separation of Wanaka from QLDC is an important political signal that is not addressed in this LTP and should be. It is not equitable for Wanaka that the allocation of community funding to the Upper Clutha Ward is heavily weighted towards the last half of the 10 year plan with most funding in years 8, 9 and 10, (Table 1) whilst the Wakatipu Community funding is spread is more evenly spread with substantial allocations in years 3, 4 and 5. (Table 2) Table 1 Community funding for Upper Clutha Ward Table 1 Community funding for Upper Clutha Ward Table 2 Community funding for Wakatipu Ward Table 2 Community funding for Wakatipu Ward This clearly disadvantages the Upper Clutha Community in the short to medium term and adds to the public perception that the Upper Clutha is not getting its fair share of resources in a timely fashion. If you don't fix this you will continue to have a growing political problem. You have the ability in this LTP to fix it. In conclusion 1. Commercial property value uplift from public infrastructure should be taxed. 2. The three areas that will address LTP investment inequity are: accelerated Wanaka sports fields and Wastebusters expansion, commitment to a Wanaka arts centre, and more Wanaka-area safety audits and cycleways. This is where the LTP will help solve a growing political problem for QLDC.

Q17. I understand that all submissions will be treated as public information. I understand



Welcome to the draft Long Term Plan 2024-34 (LTP) Capital programme.

This has been developed to assist the 2024 Consultation on QLDC's LTP.

Note: the points on the map do not represent exact locations.

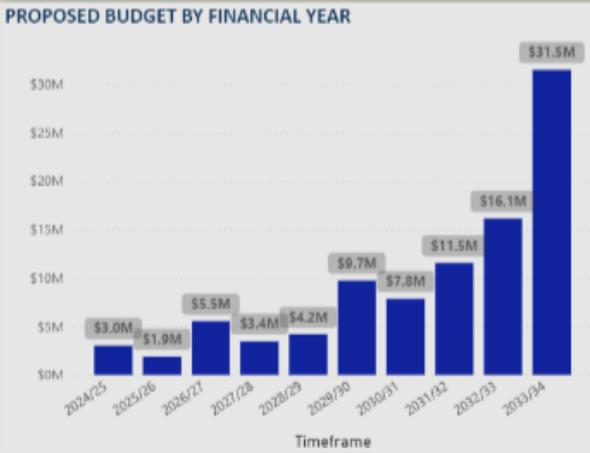
How to Use:

- 1) Click the filters at the bottom of this dashboard to focus locations and activities
- 2) Click on Project Details to view the list of projects for the selected filters.
- 3) Click the CLEAR FILTERS button to reset the dashboard.

For more details on how to use this dashboard [click here](#).

Community

\$94.66M



PROJECT

Search

Project Details



FILTER BY LOCATION

CLEAR FILTERS

Upper Clutha

Wairaka

Ikaroa

Area Wide (UC)

Luggate

FILTER BY ACTIVITY

Community

Venues & Facilities

Parks & Reserves

Library



Respondent No: 174

Login: Anonymous

Email: n/a

Responded At: Jul 16, 2024 09:46:36 am

Last Seen: Jul 16, 2024 09:46:36 am

IP Address: n/a

Q1. Name	Anne Howarth
Q2. Organisation (if any)	Waiorau Nordic Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/cfe72ab3c8e2799f92a0c9a87f7c4bdba1b8dd86/original/1721086796/f11c28c17c58d9d7ec7a299c66780a5e_WNSC_submission_to_LTP.docx?1721086796
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Please find my attached submission regarding the Snow Farm
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

WNSC Submission to QLDC LTP

As a regular user of the Snow Farm in winter (2-3 times per week) and in the summer with access to the Pisa range, I am submitting a request for public toilets to be installed in the very near future.

I find that the current situation of portaloos to be an embarrassment for all who visit this stunningly beautiful area, especially to our national and international visitors and as a member of the WNSC, I can only apologise. It is also, quite frankly, unhygienic for an entire winter season with many school groups accessing the area.

There seem to be increasing numbers of people using the snow farm and Pisa range for ski touring as an affordable and less crowded option to downhill skiing at other resorts. Indeed the cost of family skiing is becoming prohibitive for many and the Snow Farm provides both active cross-country skiing and 'fun in the snow' for young families who just want an on snow experience.

The Snow Farm is a charity, NZ's only Nordic ski area and hosts over 30 schools annually. There are 18,000 visitor days per year.

I see the establishment of flushable public toilets to be an absolute necessity, above all other requirements, at this current time.

With thanks for your attention.
Anne Howarth



Respondent No: 180
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 29, 2024 12:16:03 pm
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Helen Howarth
- Q2. **Organisation (if any)** Committee of the Upper Clutha Historical Records Society Inc.
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/6d5604115182198991a88bca251d0f23df6c9c0f/original/1722219266/2f540b54e4302da641d07ad09924801d_Helen_-_Submission_supporting_Wa%CC%84naka_Performance_Arts_and_Cultural_Centre.pdf?1722219266
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

LTP Submission in support of Wānaka Performance Arts and Cultural Centre

Submission prepared by Helen Howarth

On behalf of the Upper Clutha Historical Records Society Inc Committee

Contact details: 

The Upper Clutha Historical Records Society would like to add its voice strongly supporting the proposal for funding by QLDC for the Wānaka Performance Arts and Cultural Centre.

In addition to gathering and recording the history of the area over many years, our Society has been actively involved in the development of The Creativity, Cultural and Heritage Strategy for the Queenstown Lakes District, a collaboration between QLDC, The Three Lakes Cultural Trust, Kāi Tahu, the Lakes District Museum and the community.

As you know, the Strategy encourages 'treasured spaces' that enable our stories to be told and creativity and innovation developed and celebrated, thus developing 'a compelling identity that is truly reflective of this place and its people'.

It is now time for the Strategy to be transformed into action. We believe the proposed Wānaka Performance Arts and Cultural Centre provides a clear and comprehensive means to achieve the Strategy's goals: even the initiative for this project is clear evidence of the community connections the Strategy encourages.

The Upper Clutha History Society is able to provide rich information and authentic stories of the district's culture and heritage. These resources could be creatively integrated into the venue, for example, as an interactive and informative visual display showcasing the area. By doing so, more visitors would be attracted to visit the venue and their experience would

be enhanced. The creation of the complex would also foster the development of the skills and innovation the strategy seeks to develop.

For these reasons, we fully support this project. The Society is convinced such a centre would be a captivating asset to the community, drawcard to the area and facilitate the development of artistic and cultural excellence.



Respondent No: 264
Login: QLDC Let's Talk Team
Email: letstalk@qldc.govt.nz

Responded At: Jul 31, 2024 05:17:13 am
Last Seen: Jul 31, 2024 03:23:52 am
IP Address: [REDACTED]

- Q1. **Name** Richard Howarth
- Q2. **Organisation (if any)** not answered
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Wānaka
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1d8e1a9f13d060ac4213abbcc9255b1d65eaac7e/original/1722367027/35b180827be54f8e596944d9493c53ea_Submission_to_QLDC_-_Wanaka_Performing_Arts__Cultural_Facility_-_RJ_Howarth.pdf?1722367027
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** not answered
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** not answered
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** not answered
- Q13. **Please tell us more about your response regarding Topic 2**
not answered
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

**Submission in Support of Funding for the proposed
Wānaka Performing Arts and Cultural Facility**

Richard J Howarth
[REDACTED]

Email: [REDACTED]

Mobile: [REDACTED]

25 July 2024

Queenstown Lakes District Council
47 Ardmore Street Wānaka 9305

Tēnā koutou katoa,

Re: Submission in Support of Funding for the Wānaka Performing Arts and Cultural Facility

I am a classical musician actively involved in the local and regional arts scene in both performance and administration. In addition I am a:

- trustee of Chamber Music at the World's Edge Foundation;
- trustee of the Three Lakes Cultural Trust;
- member of the Central Otago Regional Orchestra; and
- member of the Wanaka Concert Society.

I am writing to express my strong support for the Lake Wānaka Arts and Cultural Charitable Trust's proposal for the Wānaka Performing Arts and Cultural Facility and to urge the Queenstown Lakes District Council to re-consider allocating funding to this transformative project in the 2024-2034 Long Term Plan.

Wānaka is poised for significant growth, with the population projected to exceed 50,000 within the next two decades. This growth presents an unprecedented opportunity to enhance our region's cultural, educational, and recreational offerings.

The proposed Wānaka Performing Arts and Cultural Facility will be a cornerstone of this development, providing a world-class venue for performances, visual arts, and community events.

The proposed Wānaka Performing Arts and Cultural Facility is more than just a building; it is a catalyst for cultural enrichment, economic growth, and community development.

I urge QLDC to invest in our region's future by supporting this vital project.

Thank you for considering this submission.



signed: RJ Howarth



Respondent No: 78

Login: Anonymous

Email: n/a

Responded At: Jul 27, 2024 11:31:38 am

Last Seen: Jul 27, 2024 11:31:38 am

IP Address: n/a

Q1. Name	Nicole Huddleston
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	For Queenstownners to decide.
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	For Queenstownners to decide.
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Need to meet the communities needs as health and wellbeing is so important. Please make wise decisions and stop having to re-do work after a few years because a 'cheap' option was taken in the first instance.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	Makes sense otherwise you are playing catch up for years afterwards as the community struggles to cope with insufficient/inadequate infrastructure.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 231

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 18:49:38 pm

Last Seen: Jul 28, 2024 18:49:38 pm

IP Address: n/a

Q1. Name	josh hudson
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neither
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I'm a User/Caregiver of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. I also urge Council to prioritise the extension of the Wanaka Recreation Centre Indoor Courts. The expansion is essential to meet the present and future needs of our expanding town. By bringing forward these improvements, the council can ensure equitable access to indoor sports facilities for all residents and support the thriving sports community in Wanaka. My sports are Netball, pickle ball and tennis. In addition to clean energy upgrades, the Wanaka aquatic centre is very under spec'ed. Really there needs to be another pool for play at minimum.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 292

Login: Anonymous

Email: n/a

Responded At: Jul 18, 2024 16:41:30 pm

Last Seen: Jul 18, 2024 16:41:30 pm

IP Address: n/a

Q1. Name	Janice Hughes
Q2. Organisation (if any)	Upper Clutha Rugby Football Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a supporter of the Upper Clutha Rugby Football Club and support the creation of more open space and a third rugby field.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 133

Login: Anonymous

Email: n/a

Responded At: Jul 17, 2024 14:52:58 pm

Last Seen: Jul 17, 2024 14:52:58 pm

IP Address: n/a

Q1. Name	Lyndsey Hughes
Q2. Organisation (if any)	None
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	not answered
Q13. Please tell us more about your response regarding Topic 2	not answered
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

I would like to Thank council members for all the work they do on our behalf. I would hate to have your job. On saying that I know there are many people in our area who are unable to manage these increases, our towns have the scales of incomes as any good society does. I think the first priority is cutting our coat according to the cloth, and I think any council should not make increases above the cost of living adjustments. I also think the Government should be funding a lot of the extra money and we should demand that. Govt takes more than half our incomes which is what the Magna Carta was supposed to remedy, we are back to square one.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 159

Login: Anonymous

Email: n/a

Responded At: Jul 15, 2024 18:23:52 pm

Last Seen: Jul 15, 2024 18:23:52 pm

IP Address: n/a

Q1. Name	Kelly Humphries
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	I am a user of the Wānaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/2027 as per the draft LTP. My sport is netball.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 208

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 17:46:52 pm

Last Seen: Jul 28, 2024 17:46:52 pm

IP Address: n/a

- Q1. **Name** Roy Humphries
-
- Q2. **Organisation (if any)** resident/ home owner
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** Kingston
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q9. **Please tell us more about your response regarding Topic 1A**
They are going to be the ones benefitting most, so it seems fitting that they should contribute more.
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** I support option one: Targeted rates recovery focused on wider Queenstown CBD ratepayers
- Q11. **Please tell us more about your response regarding Topic 1B**
They are going to be the ones benefitting most, so it seems fitting that they should contribute more.
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** Neutral
- Q13. **Please tell us more about your response regarding Topic 2**
It doesn't affect us because it is too far to drive for us to access the facilities that are proposed.
- Q14. **Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?** I support

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

In regards to alternative funding has the QLDC thought about imposing an airport levy to help with associated costs of this area? If you charged everyone who passed through the airport \$2 or more then over the course of a year that would help considerably with funding that could be used for other areas. Palmerston North airport was doing this over a decade ago. Has the council considered ways it may save money in particular areas? Contractors travel down here infrequently for maintenance projects, mowing public use areas and the like but they often sit in their vehicles for excessive periods of time doing nothing, we've seen a guy sleeping in his truck out front of our house once for 1.5 hours. Money could be saved through contracting locals from Kingston to maintain the Kingston area. This could be the case for all smaller towns within the QLDC district.

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

We do not support a further 16% rise in the rates for the Kingston community. Last year we had an 18% increase in our rates and although we can't speak for everyone, the general feel around the town is that we receive very little from this. Often enough there is not even dog poo bags along the lake front. The council does not run any sport programs in our town that we are aware of, we also don't have a sports field in Kingston. We harvest our own water, deal with our sewerage, maintain the wetland and a lot of the time, the locals do maintenance on the tracks surrounding the area. Yes, the council collects our rubbish and occasionally visits to mow the lawns and trim a few trees. And yes, they clean the public toilets. This, however, does not warrant an additional \$353 average per household a year. Another example of the council letting down our community is the lack of community engagement and limited library open hours. The library is only open for four hours a week, with no extra community outreach programmes. There is a growing need in our community, due to a lot more young families moving in. Frankton alone offers Wriggle and Rhyme at three separate locations for locals, but the council won't support a librarian to be paid an extra hour for it to be offered at a sensible time in Kingston to support new parents. This is only one small example of our town being left behind and yet another reason why we do not believe the 16% rate increase is just. Most families living in Kingston have higher travel costs due to the commute and lack of public transport option on offer. Continued rates increases will push families out of Kingston, as the cost of living becomes increasingly more unaffordable in an area that is, more often than not, forgotten about by our local council. It is hard to remain neutral and unemotional when discussing this situation, as our community consistently remains forgotten and unheard. We are screaming for our council to take us seriously and notice we are here. It seems the only voice heard here is that of developers.

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 243

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 19:33:02 pm

Last Seen: Jul 28, 2024 19:33:02 pm

IP Address: n/a

- Q1. **Name** Peggy Hung
-
- Q2. **Organisation (if any)** Wairou Nordic Club
-
- Q3. **Contact email address** [REDACTED]
- Q4. **Location** **Other (please specify)**
Vernon BC, Canada
- Q5. **You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?** No
- Q6. **If you selected yes, please provide a contact phone number** not answered
- Q7. **If you have a pre-prepared submission, you can upload it below** not answered
- Q8. **Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)** Neutral
- Q9. **Please tell us more about your response regarding Topic 1A**
not answered
- Q10. **Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)** Neutral
- Q11. **Please tell us more about your response regarding Topic 1B**
not answered
- Q12. **Topic 2: Bringing forward investment in community and sporting facilities** I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
- Q13. **Please tell us more about your response regarding Topic 2**

As an international member of the Wairou Nordic Ski Club, I have travelled globally for cross country ski competitions and events. Every single venue that I have been to has provided flush toilets and sinks for proper handwashing. This is a minimum standard for the health and safety of participants and staff, both on a daily basis and when hosting local or international events. The Snow Farm is in need of immediate QLDC support in the LTP. The Snow Farm is a charity, NZ's only Nordic ski area, and hosts over 30 schools annually, and generates more than 18,000 visitor days per year. With the completion of the Base Building the Snow Farm is now financially (over) extended and is having to use porta-loos as a "last resort". The continuation of this "porta-loo town" is not sustainable and is a health risk to users – especially since the COVID pandemic. We ask the QLDC for the provision of a public toilet facility and safety shelter for 2025, and a water supply, and ongoing annual support for maintenance of the toilets, water supply, car parking and trails. Funding for the construction of a public day shelter and classroom facility in 2026/27 should also be included in the plan.

Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution? Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 67

Login: Anonymous

Email: n/a

Responded At: Jul 26, 2024 20:31:17 pm

Last Seen: Jul 26, 2024 20:31:17 pm

IP Address: n/a

Q1. Name	Jules Hunt Secretary on behalf of Mt Aspiring Netball Club
Q2. Organisation (if any)	Mt Aspiring Netball Club
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	Yes
Q6. If you selected yes, please provide a contact phone number	[REDACTED]
Q7. If you have a pre-prepared submission, you can upload it below	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/904f0fae9a00abfd4b6b6b65921b35835f3220ee/original/1721989780/fc64c55c835e4b8df503bff9664852cc_Submission_for_Mt_Aspiring_Netball_club-2.pdf?1721989780
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	not answered
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	not answered
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	Please see attached Submission - please can you delete the submission submitted at 10:09pm 26th July as I added the wrong document. Please replace with this submission.
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	not answered

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand

Submission from Mt Aspiring Netball club

As Mt Aspiring Netball Club we are the biggest of the netball clubs playing under Netball Upper Clutha Centre. Our club has 240 members. We have players from year 7-13 aged between 11 and 18 years old. Mt Aspiring Netball Club request the council ensure that the wooden floor is installed at the Wanaka Recreation Centre. We note that the wooden floor is budgeted for 2026/2027 however we feel that the current flooring is inadequate and not safe and this should be completed earlier. The current floor is also failing and is wearing thin and you can see the under surface.

Our direct submission is to request that the wooden floor is installed no later than the 2026 / 2027 budget.

A wooden sprung floor is essential for all our members both players and umpires for both training and playing sessions.

Currently, the netball courts are surfaced with an inferior flooring finish which, while functional, poses safety concerns during play due to its hardness and potential for injuries. To address these concerns effectively, we propose the installation of a sprung wooden floor is brought forward and completed earlier than 2026 /2027.

A wooden floor offers several advantages over the current surface:

1. **Safety:** Wooden floors are known for their shock-absorbing properties, reducing the impact on joints and minimising the risk of injuries such as ankle sprains and fractures.
2. **Performance:** The consistent and smooth surface of a wooden floor enhances players' performance by providing a reliable bounce and traction, crucial for the competitive nature of netball.
3. **Durability and Maintenance:** Wooden floors are durable and require minimal maintenance compared to other surfaces, making them a cost-effective long-term investment for our community.
4. **Community Benefit:** Upgrading the netball courts with a wooden floor will not only benefit current players but also attract more participants from our community, promoting active and healthy lifestyles.

In addition to this, if there is a wooden floor at the Wanaka Recreation Centre then we would be able to host Southern Steel games and training sessions. The professional players in the Southern Steel are currently unable to train on the current floor as it is not supportive and it is against their contract to play on such an inferior surface as we have at the Wanaka Recreation Centre. It would be great for our members to see their idols and even train with them.

We also think that the current 10 Year Plan Budget does not fairly spread the monetary expenditure across The Queenstown Lakes District. We think Council should continue to invest in facilities in the Upper Clutha to allow for the extension of the Recreation Centre and additional indoor courts in the Upper Clutha. This should be built and complete within the 10

years. The town is growing so much and the current facilities do not meet the demands of the town.

The reason why we need more indoor courts is because the current outdoor courts are not usable when it is wet, icy or a thaw is occurring. The outdoor courts are suitable for hockey players as they wear a different type of shoe however netball shoes are not suitable for wet conditions as players slide on these courts and injuries occur.

We would like the council to increase the money for the extension of the indoor courts to the Wanaka Recreation Centre and bring forward the extension of the indoor courts. It is difficult to get training space at the Rec Centre or PAC as we are competing against all other indoor sports who, like us, all predominantly need the courts after school and work as well. In addition to this, training needs to be on certain days of the week and loading of players needs to be considered. There needs to be consideration of down time between training and the games. At present it is difficult to do this as there are limited places and spaces to train. The outdoor netball courts at MAC school are not suitable for the reasons listed above in regard to slipping. There are also no outdoor lights at MAC and so training cannot be done after about 5pm in winter as it gets dusk. This is difficult as our coaches work and cannot train the players until after 5.30pm. The school gym is frequently booked out every night of the week and in the mornings so we only have 3 slots available to us.

Netball is becoming a year round sport as we have pre-season training in Term 1 to ensure that our players are fit and strong so injuries are reduced. Netball competition is played from Term 2 to half way through term 3. In addition to this we are hosting Summer Social Netball in Term 4. This is a fundraiser for our club and is open to all ages above year 9. It would be beneficial if this could be played on multiple indoor courts. The courts at PAC and Rec are already booked out with other sports in Term 4. Last year we had 24 teams in the summer social netball competition and we had a wait list. We had to cancel the first few weeks of the competition as it was raining. We need more indoor courts to meet the growing demands of netball.

We would also like the council to consider asphaltting the gravel path between the Recreation Centre and the Outdoor Courts to prevent grit and dust being transferred from the gravel path to the indoor courts which gets stuck in sports shoes making it difficult to play. It will also help our Senior Players who have to warm up outside in the dark as there are no indoor spaces to warm up fully to the Netball New Zealand Netball Smart Warmup as court space is limited.

We firmly believe that investing in the safety and quality of our sports facilities is paramount.

Whilst writing we also fully support the Ballantyne Road Sports Field and Open Space development and urge council to install this no later than 2025/ 2026.

In conclusion Mt Aspiring Netball Club wish council to

- a) Bring forward the installation of the sprung wooden courts prior to the 2026/2027
- b) Asphalt the gravel pathway between the Recreation Centre and the outdoor courts

- c) Fairly distribute funds across the Queenstown Lakes District to include a fairer distribution of funds to the Upper Clutha.
- d) Bring forward the building of the extension of the Indoor Courts at Wanaka Recreation Centre to accommodate the needs of the growing community and host more tournaments.
- e) Bring funding forward for the Ballantyne Road Sport Development for football, cricket and athletics.



Respondent No: 226

Login: Anonymous

Email: n/a

Responded At: Jul 28, 2024 18:40:39 pm

Last Seen: Jul 28, 2024 18:40:39 pm

IP Address: n/a

Q1. Name	Mugi Hunter
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	not answered
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	not answered
Q12. Topic 2: Bringing forward investment in community and sporting facilities	I support option one: Bring forward funding to invest in community and sports facilities in Queenstown and Wānaka
Q13. Please tell us more about your response regarding Topic 2	<p>I am a User/Caregiver of a user of the Wanaka Recreation Centre and support the installation of sprung wooden floors in that facility, no later than 2026/27 as per the draft LTP. I also urge Council to prioritise the extension of the Wanaka Recreation Centre Indoor Courts. The expansion is essential to meet the present and future needs of our expanding town. By bringing forward these improvements, the council can ensure equitable access to indoor sports facilities for all residents and support the thriving sports community in Wanaka. My sport is Netball.</p>
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	Neutral

Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options

not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

not answered

Q17. I understand that all submissions will be treated as public information. I understand



Respondent No: 147

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 08:25:54 am

Last Seen: Jul 29, 2024 08:25:54 am

IP Address: n/a

Q1. Name	Annabel Hutchison
Q2. Organisation (if any)	not answered
Q3. Contact email address	[REDACTED]
Q4. Location	Wānaka
Q5. You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?	No
Q6. If you selected yes, please provide a contact phone number	not answered
Q7. If you have a pre-prepared submission, you can upload it below	not answered
Q8. Topic 1A: Targeted rate on Queenstown Town Centre properties (Street Upgrades 2024-2025)	Neutral
Q9. Please tell us more about your response regarding Topic 1A	Neutral opinion
Q10. Topic 1B: Targeted rate on Queenstown Town Centre properties (Arterials from 2025-2026)	Neutral
Q11. Please tell us more about your response regarding Topic 1B	Neutral opinion
Q12. Topic 2: Bringing forward investment in community and sporting facilities	Neutral
Q13. Please tell us more about your response regarding Topic 2	Neutral opinion
Q14. Do you support Council's intent to pursue alternative funding options, such as an upfront development contribution?	I support
Q15. Please tell us more about your response regarding Council's intent to pursue alternative funding options	not answered

Q16. Please use this space to comment on any aspect of the draft Long Term Plan

Would love to see more public transport options between Wanaka and Queenstown and Wanaka and Hawea. Also in support of having collectable compost bins come into effect immediately like Dunedin Council has done.

Q17. I understand that all submissions will be treated as public information. I understand
