

DEDO Kathy

LINK Upper Clutha (unit of ACDT)

Wanaka/Upper Clutha area

Q. 8A: [Comment here.](#)

Please see attached submission from LINK Upper Clutha.

Q.

LINK Upper Clutha - Submission to QLDC Ten Year Plan.pdf - 3066 KB

QLDC Ten Year Plan
SUBMISSION FROM LINK UPPER CLUTHA,
an operating unit of the Alpine Community Development Trust

THE PROPOSAL

LINK has been successfully facilitating community-led development in the Upper Clutha for the past two years and would like to continue, with Council's financial support. LINK is currently funded by the Department of Internal Affairs' Community Development Scheme and is in the final year of a three-year grant. We propose using our established governance structure and staff in the short term to continue serving the Upper Clutha, and use our experience to develop a district-wide approach to community development over the longer term. LINK requests \$600,000 (\$100,000 per annum for 6 years, 2018-2024) for wages, operational expenses, and seed funding for community-led projects.

This funding would help build resilient and strong communities across the district, enabling their groups and leaders to develop their capabilities, improve efficiency, and realise their full potential to take collective action and generate solutions to common challenges.

RATIONALE

1. LINK is directly addressing the challenges and opportunities of growth

Identifying and addressing the key issues of growth were the driving forces behind the Alpine Community Development Trust (ACDT)'s original application to the DIA. Our stated challenge at the outset was a rapidly growing community, its future success threatened by fragmentation and a silo mentality across all segments. People and organisations were drifting apart, duplicating effort, and collaborating less as we grew.

LINK's desired long-term outcomes, as agreed with the Department of Internal Affairs, are:

- 1) Leaders approach community problems together, using innovative partnerships and ideas to create solutions.**
- 2) A resilient, sustainable community that cooperates and coordinates well**
- 3) Effective long-term community development planning becomes "business as usual" in the Upper Clutha.**

We will show in this submission that we are currently meeting outcomes 1 and 2, and by extending the life of LINK in its current form we will continue to work toward outcome 3.

Deep and wide community research (3 Questions Community Campaign) informed a simple but effective strategy of facilitating connection and action. From enabling community-led projects large (eg 3Q campaign, community group expo, Community Growth Forum, ongoing civics education at the college, community collaboration incubator, supporting engagement with Council planning, skillbuilding) and small (monthly Connection Cafes, neighbourhood placemaking, Neighbours Day "have a cuppa" campaign, intergenerational connection, LINK Community Fund), LINK has made a noticeable difference – as an action-oriented, vital hub for information, connection, and support.

The results are a more informed, engaged, and connected community that has identified what it values and is actively working toward preserving what's special in the face of growth. People are better

equipped to collaborate and get things done – no longer fighting against growth (or each other) but rather figuring out ways to plan for it.

Please see Appendix 1 for LINK’s background, summary of activities and outcomes, action plan.

Please see Appendix 2 for a high level summary of the 3Q community research.

2. A relatively small investment will yield big dividends and help achieve many Council objectives

The request for investment is \$600,000 over six years, which represents a fractional percentage of our rates. We suggest that engaging and developing community – a task often under-resourced at a Council staff level – is worth this minimal investment.

Looking at the vision of the Ten Year Plan, LINK supports the intent of all eight key messages – especially “communities have a good standard of living; inclusive for all; efficient and effective infrastructure (because we think community infrastructure is part of an enduring landscape); sustainable growth management; communities are resilient;” etc. Our 3 Questions research reflects a community desire to achieve the same goals.

We acknowledge the ambitious goals of this Ten Year Plan and recognise that we all must think creatively about funding options. Looking specifically at Big Issue 4, all of the projects listed (Wanaka Masterplan, Active Travel, Shared Spaces, Wanaka Lakefront Development Plan, Wanaka Parking) are hot buttons that will require effective community engagement and collaboration. These are LINK’s key strengths and there is no other independent, already networked entity in place ready to support these efforts.

One Community Board project already underway is the “Towards 2050 Activations”, in which they have asked LINK to play a key role. A “Wanaka 2050” planning process is also being discussed as a way forward – another likely project to support.

We suggest that an investment in LINK as an ongoing community-led development function could reduce the amount currently being directed toward the proposed \$3.18M Council FTE increase. Without a foundation of community connection, the big infrastructure projects will struggle to get traction – effective connection goes a long ways toward relationship building, input gathering, and resilience.

We have heard from Council leaders that Wanaka will get a heavier focus in the next Ten Year Plan cycle, and have suggested that 3 years from now and 6 years from now (the next two TYP reviews) will reflect larger allocation for strategic planning focused on the Upper Clutha. All the more reason for our focus in the ensuing years to be on data gathering and pre-planning for the big Wanaka-focused strategies we know will come.

3. No other entity is as well placed as LINK to support strategic community development, engagement, and data gathering required to plan for the future

LINK represents a partnership between central government (Department of Internal Affairs) and local community (Alpine Community Development Trust). The intent of the DIA Community Development Scheme was to invest in New Zealand communities that were ready to energise their future planning efforts.

While we work closely alongside the Wanaka Community Board and Council in this regard, this arrangement means we can be aligned with their goals but operate independently with a flexibility and agility that local government can't. We have the ability to experiment with creative methods, learn from other regions, try, and occasionally fail, in the name of innovation and continuous improvement.

The DIA is a supportive but results-oriented taskmaster, and requires evidence that we are meeting the goals set out in our original application. They support this submission to the TYP.

4. Supports the Local Government (Community Well-Being) Amendment Bill

Investment in LINK directly supports the recent introduction of the Local Government (Community Well-Being) Amendment Bill, restoring the four community well-beings to local government. This has happened since the draft TYP was written, and is reason to re-evaluate current draft allocations and reconsider where money is spent.

Community well-being and resilience can't happen without an effective infrastructure that supports growth. LINK has enabled our community to work with leaders across community sectors to produce unexpected partnerships and produce innovative solutions that make the most of our strengths.

5. This is how district-wide can happen

Good ideas and models can come from all over the district. LINK has been building and holding space for community-led development in the Upper Clutha for over two years, and we have experience that can be used to develop a robust, strategic approach to community-led development that serves the entire district. We note the attached 2017 report prepared by Council staff introducing community-led development and recommending the development of a Community Action Plan. LINK can help make this happen.

LINK has built effective relationships with Council staff, elected members, and community leaders across the district. We are already involved in district-wide conversations on social enterprise, economic development, community development, and engagement. It is becoming a busy landscape with many different engagement/consultation/strategic planning efforts. LINK, with its experienced staff and Steering Group, have the long term experience and strategic perspective to help navigate this landscape and find the most effective way forward.

Please see Appendix 3, QLDC report on Community-led Development in the Queenstown Lakes District.

SUMMARY

In an ideal world, effective long-term strategic planning and community-led development would become "business as usual" for all parts of our diverse, vibrant, and growing community. Until that time, we suggest that a resource at the centre providing community infrastructure support and enabling action is worth the investment. Therefore we have made this request to allocate \$600,000 per annum for six years (2018-2024) to ensure LINK's continued operation serving both the Upper Clutha and the district.

LINK Upper Clutha is a proven entity, meeting our goals of facilitating connection and action in our region. We are building the community's capability to work together to preserve what's special about this place. Community-led development is an essential tool we think Council should support in order to build resilient and strong communities across the district. Our request to the QLDC through the Ten Year Plan is to partner with us to ensure success.

Please refer to www.link.org.nz for further information and resources related to LINK's work and community-led development in general.

APPENDIX 1

LINK background, activity/outcome summary, current action plan

BACKGROUND

The Alpine Community Development Trust (ACDT) won a three-year grant from the Department of Internal Affairs (DIA) to fund a Community Development Scheme for the Upper Clutha. We are one of twelve regions awarded the grant in the 2015-2018 cycle. We identified our primary need as building a strategic, coordinated community infrastructure to accommodate our high growth rate and future-proof our success as a region.

Growth is both our opportunity and our challenge. Opportunity because more people bring money to fuel the economy, innovative ideas to inspire, and children to be nurtured and grown in our local paradise. Challenge because all those people need places to live, jobs, schools, health care, and ways to enjoy our spectacular environment without destroying its beauty.

We have many talented people doing amazing community-building work in the Upper Clutha, especially the past five years since the Local Government Act Reform of 2012 eliminated councils' responsibility for "social, economic, environmental, and cultural well beings of communities". However the organisations they create to do good can be uncoordinated, siloed, and recreate the wheel over and over. This becomes a problem when multiple organisations with similar goals tap the same talent and funding pools.

Community wellbeing can't happen without an effective infrastructure that supports that growth. The Community Development Scheme allows us to work with leaders across community sectors to build unexpected partnerships and produce innovative solutions that make the most of our strengths.

This is the story we told in order to receive \$240,000 over three years from the DIA. Their intent was to support community development in regions that were ready to energise their efforts – with the expectation that if successful, the work would become sustainable through local funding after the DIA investment.

VISION

A united approach to community development and social and economic enterprise in the Upper Clutha

MISSION

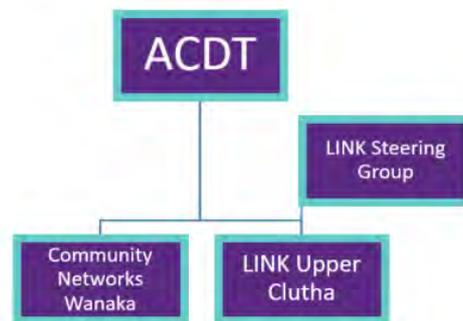
Build community success through innovative partnerships and coordinated infrastructure

VALUES

- bold and creative in our approach, innovative in our thinking
- inclusive in our relationships, open-minded and respectful in our differences
- appreciative of our diversity

HOW WE FIT

The Alpine Community Development Trust (ACDT) provides governance and holds funds for LINK Upper Clutha. ACDT also operates Community Networks Wanaka, our region's social service hub.



YEAR 1 ACTIVITIES – 2016 – Setting the foundation

- **Establish LINK governance, structure, and objectives** – recruited a steering group of diverse community leaders; developed a name, mission, vision, values for the initiative; established governance through the Alpine Community Development Trust, including policies, procedures terms of reference; developed a communication plan; recruited staff (Facilitator and Coordinator); agreed financial plan for the three years of the DIA funding.
- **Asset mapping** – four-month long exercise to identify and catalogue our region's community groups, economic, and physical assets.
- Launched LINK at **community-building workshops with Jim Diers**, international community development guru who energised and engaged key stakeholders in the potential for LINK
- **Built relationships with key stakeholders** – Wanaka Community Board, QLDC, Chamber of Commerce, the Centre for Unique Business Evolution (CUBE), Lake Wanaka Tourism, Community Networks Wanaka.
- Developed a **communication and engagement plan** to gather community feedback to direct the work in Year 2.
- Conducted **best practice research** in community development around the world – in order to help us understand what's possible here in Wanaka.

YEAR 1 OUTCOMES

- Information gathered – asset mapping and best practice research
- Conversations started – about the need for this project in general, about the strengths of the community, about integrated long term planning
- Relationships formed – Steering Group development; beginning of partnerships with other key stakeholders
- Awareness raised - that we are committed to an ongoing conversation about community-led development and what that will mean for us in the Upper Clutha

YEAR 2 ACTIVITIES – 2017 – Community communication, engagement, and action

After the foundation setting of 2016, LINK established regular community communication channels (**website** and **Facebook** page to centralise resources and enable online interaction; monthly **email newsletter**) and focused on meaningful engagement of Upper Clutha residents in the growth conversation.

In order to be community-led, LINK spent several months listening to the people of the Upper Clutha, through our quick input mechanism of the **3 Questions survey**, in-depth **interviews** with community leaders, informal interactions, and group discussions. The survey asked, 1) What do you love about your community? 2) What could be even better? 3) How could you help?

These questions were asked in person, on paper, and online. The goal was to “go wide” and hear from as many people as possible, providing the opportunity for engagement to all. We now have over 650 responses in our database. The full report can be found on our [website](#).

We shared this data widely – in the media, with participants, with community organisations who have used the data to inform their own strategic planning and understanding of community sentiment.

Q1: What do you love about your community?
Top 5 Themes

Supportive-community
Sense-of-community
Natural-environment
Friendliness
Access-to-the-outdoors

Q2: How could it be even better?
Responses categorised into 5 overarching themes

Protect the environment
More affordable
Manage growth
Better infrastructure
A more connected community

Q3: How could you help?
Top 5 Themes

Contribute ideas
I already do
Volunteer my time
Any way I can
Get Involved

Key Observations: The things people value about our place are the beautiful environment we live in and the supportive, friendly and close-knit community. For many the environment is what first draws us to Wanaka but it's the people and the community that make us want to stay. There is a unique vibe that people want to preserve.

However the data indicate a rising level of concern that the things we value so dearly are slipping away as we grow. Wanaka is no longer a town where you know everyone at the supermarket. People want to see better planning and management of growth, with attention to infrastructure issues like parking and transport. Respondents seek a more connected and supported community, and are seriously worried about affordability.

This data directly informed LINK's community development strategy, which established the following areas of activity for 2017:

1. Facilitate connection

- **Community collaboration incubator** – support community groups in their creation, development, or evolution – strategic planning, marketing support, grant information, recruitment, etc. Used asset map to provide information and connection resources. Plan to offer financial support through LINK Community Fund in 2018.
- We have created a variety of communication and engagement channels, including the popular **Connection Cafes**. These are monthly drop-in networking session where attendees can meet

others, tap into our community database, and ask the LINK team about turning ideas into action. With different topics, these draw a mix of community members plus the “regulars” who enjoy the networking. Councillors and Community Board members attend as well. These have highlighted the amazing energy that comes from collaboration – the ideas and connections happening real time are quite exciting!

- **Build community capability and partnerships** – eg, better communication, relationship-building, citizenship, innovation
 - ❖ **Mt. Aspiring College Life Skills course** – “Citizenship and Community Belonging” – LINK was invited to develop and teach a module of the year-long Year 11 Life Skills course, which has been a wonderful opportunity to connect directly with youth who can help shape the future of our place.
 - ❖ **Intergenerational connection** – an area of longtime interest, LINK was able to bring together a group of young mums, the local Plunket committee, and our retirement communities to explore possible ways they could build relationships. As a result, two of our retirement homes now host morning teas/playgroups with parents and their toddlers! A great example of cross-segment connection that reduces isolation and builds a more connected community.
 - ❖ Responding to energy in the emerging **social enterprise** space, LINK has hosted national foundation Akina for an awareness raising workshop, and subsequently has been involved in an ongoing district-wide network of leaders helping build this economic sector. This is an example of identifying a desire for connection and learning and then partnering across community and geographic segments to provide support for social entrepreneurs.
 - ❖ **Neighbourhood connection and placemaking** – LINK has supported and/or documented some neighbourhood associations in their efforts to build community (eg Penrith Park, Allenby Park). Created and distributed a practical guide to neighbourhood get-togethers. In March 2017 we distributed 2000 teabags along with neighbourly notes to letterboxes across Wanaka to celebrate **Neighbours Day** Aotearoa.

2. Facilitate Action

- 3Q feedback indicated a need to address the big issues – the community wants to see responsibility and action taken
- We have worked with community leaders to **reflect community input in decision making** – eg, submitting on the 2017-18 QLDC Annual Plan, presenting the data to Lake Wanaka Tourism, Wanaka Chamber of Commerce, Alpine Community Development Trust, etc.
- A major project was the **LINK Community Growth Forum**, co-hosted with the Wanaka Community Board. *Connecting As We Grow* was a massive event held September 14, 2017 with the intention to “**learn something, say something, do something**”. Nearly 300 people attended the evening, which shared information in order to understand the current state of long term planning, tourism, our economy, and existing community-led projects; and hosted an interactive expo where attendees could interact with community leaders and groups, giving input or pitching new ideas. Our website provides a full recap, photos, and videos from the night [here](#).
- We shared 3Q data with QLDC Community & Services Committee and offered to discuss best practice community development – in order to share our learning district-wide.

YEAR 2 OUTCOMES

- Progress! On all fronts. We have achieved quite a lot this year and gained momentum as a valuable, free community resource. Met and exceeded our DIA workplan goals.
- We have established LINK as a key community organisation working with and across the entire community. Other entities look to us for direction and input.
- Established productive working relationships with key stakeholders, especially the Wanaka Community Board, QLDC, the CUBE, Chamber of Commerce, Lake Wanaka Tourism
- Community groups we have assisted are better able to meet their goals
- The LINK 3 Questions Community Campaign and key stakeholder interviews created a rich understanding of our community's thoughts, feelings, and capability to plan for our future. By creating this databank and sharing it widely, local government and other key stakeholders are better informed about community energy and priorities.
- As LINK has found ways to contribute to community building, we have seen an increased level of positive energy and hopefulness about using community strengths to effect change.

YEAR 3 ACTIVITIES – 2018... so far (and it's only April!)

- **Connection Cafes** – two hosted so far, one focusing on how community groups can access funding and one supporting engagement with the QLDC Ten Year Plan
- **Neighbours Day Aotearoa** – created 2500 “Have a Cuppa” 2-teabag packs and distributed across the region – thereby offering 5000 cups of tea to encourage neighbourhood connection
- Actively communicated with and supported community groups and leaders to engage with the **QLDC Ten Year Plan** process – what's in the plan, how to submit
- Continuing to support community groups and their collaboration through our **incubator services** – offering advice, information, networking
- Continuing the **district-wide conversation on social enterprise** and the best way to support this emerging business sector
- Launched the **LINK Community Fund**, an effort to support grassroots, community-building initiatives with financial support along with mentoring. 18 applications were received, 10 were awarded funds. DIA provided seed funding for this project, with top ups from local funders. Collaboration and volunteer effort were key criteria.
- Invited back for a second year of teaching the LINK-developed **Life Skills class, “Citizenship and Community Belonging” at Mt. Aspiring College**. Very engaged and positive response from students and teachers.
- Key coordinating role on the newly formed **“Towards 2050 Activations”** project, led by Councillor Calum MacLeod. An exciting exercise in tactical urbanism planned for December 2018 – January 2019 that uses short-term, low-cost, scalable interventions to inspire long-term change
- Major community skill-building event planned for June 20-21, 2018 – **Get Dotted!** At these workshops, attendees will gain an understanding of their own and other's communication styles, learn to work from their natural strengths, and take away tips for more effective communication and collaboration with others. These are key skills our community members need to develop effective relationships and plan for the future.

LINK Action Plan “Year 3” 2018-19

1. Facilitate connection

Ongoing community support and connection activities

- Community collaboration incubator
 - ❖ Mentor community groups in their collaboration, development, or evolution – advice, planning, advocacy
- Facilitate effective communication/engagement channels:
 - ❖ LINK-generated channels: Connection Café, email, website, Facebook
 - ❖ Identify the most effective community channels
- Build community capability and partnerships – e.g., communication, relationship-building, citizenship, innovation
 - ❖ MAC Life Skills course: *Citizenship & Community Belonging* – youth engagement, civics
 - ❖ Get Dotted – communication capability building June 20-21 2018
- Neighbourhood connection and placemaking
 - ❖ Neighbours Day Aotearoa March 24 – “have a cuppa” campaign
- Community group expo to help groups connect with each other and the public

2. Facilitate action and advocacy

3Q feedback indicates need to address the big issues – community wants to see action

- Use community input to inform key stakeholders’ decision making – support engagement with QLDC (Ten Year Plan process), QAC (Wanaka Airport 30 Year Masterplan), WCB (Wanaka 2050?)
- Launch LINK Community Fund to support collaborative, community-led initiatives
- Encourage the community energy around social enterprise as an economic development tool
- Partner with Kahu Youth to enable a Youth Growth Forum?
- Continue cultivating relationships with key stakeholders (eg, LWT, CoC, the CUBE, Community Networks) to enable collaboration and efficiency
- Embed ongoing community-led development function in the Upper Clutha – funding and model TBD
- Ensure sustainability of key projects by transitioning the community-building work
- “Towards 2050 Activations” project Dec 2018 – Jan 2019 -- tactical urbanism



Three Questions Survey Summary

*Data as at June 2017,
summary prepared for Ten Year Plan submission April 2018*



Overview

- A community wide survey was conducted from October 2016 to March 2017. The aim of the survey was to engage as widely as possible to gather ideas for the future of the Upper Clutha community, and to inform LINK's activities.
- A total of 616 responses were received from face-to-face interviews, online surveys and written responses.
- A database of all the results was created and each response was read by LINK staff to identify common themes. Each response was tagged with the theme or themes that were mentioned and totals for each theme were collated.
- This presentation provides a summary of the collation of the common themes and examples of responses for each theme.
- The online survey remains open for submissions on the LINK website [here](#).



Key observations

- Survey respondents told us that the things they value are the beautiful environment we live in and the supportive, friendly and close-knit community. For many the environment is what first draws them to Wanaka but it's the people and the community that make them want to stay.
- The responses indicate a rising level of concern that the things we value so dearly are slipping away as we grow. Wanaka is no longer a town where you know everyone at the supermarket.
- As a community we want to see better planning and management of growth, with attention to infrastructure issues like parking and transport. People are seeking a more connected and supported community, and are seriously worried about affordability.
- As a community we have a strong spirit of volunteering and many of us are already involved in a variety of ways. Some of you are keen to do more and LINK is here to help you get connected.

Q1: What do you love about your community?

Top 10 themes

Active-people/Lots-to-do

Small-size

Supportive-community

Sense-of-community

Natural-environment

Safe

Friendliness

Access-to-the-outdoors

Diversity/vibrancy People

Q1: What do you love about your community?

Top 5 Themes

Supportive-community
Sense-of-community
Natural-environment
Friendliness
Access-to-the-outdoors

Q2: How could it be even better? (very diverse responses)



The font size indicates how often a theme was mentioned

Q2: How could it be even better?

Responses categorised into 5 overarching themes

Protect the environment

More affordable

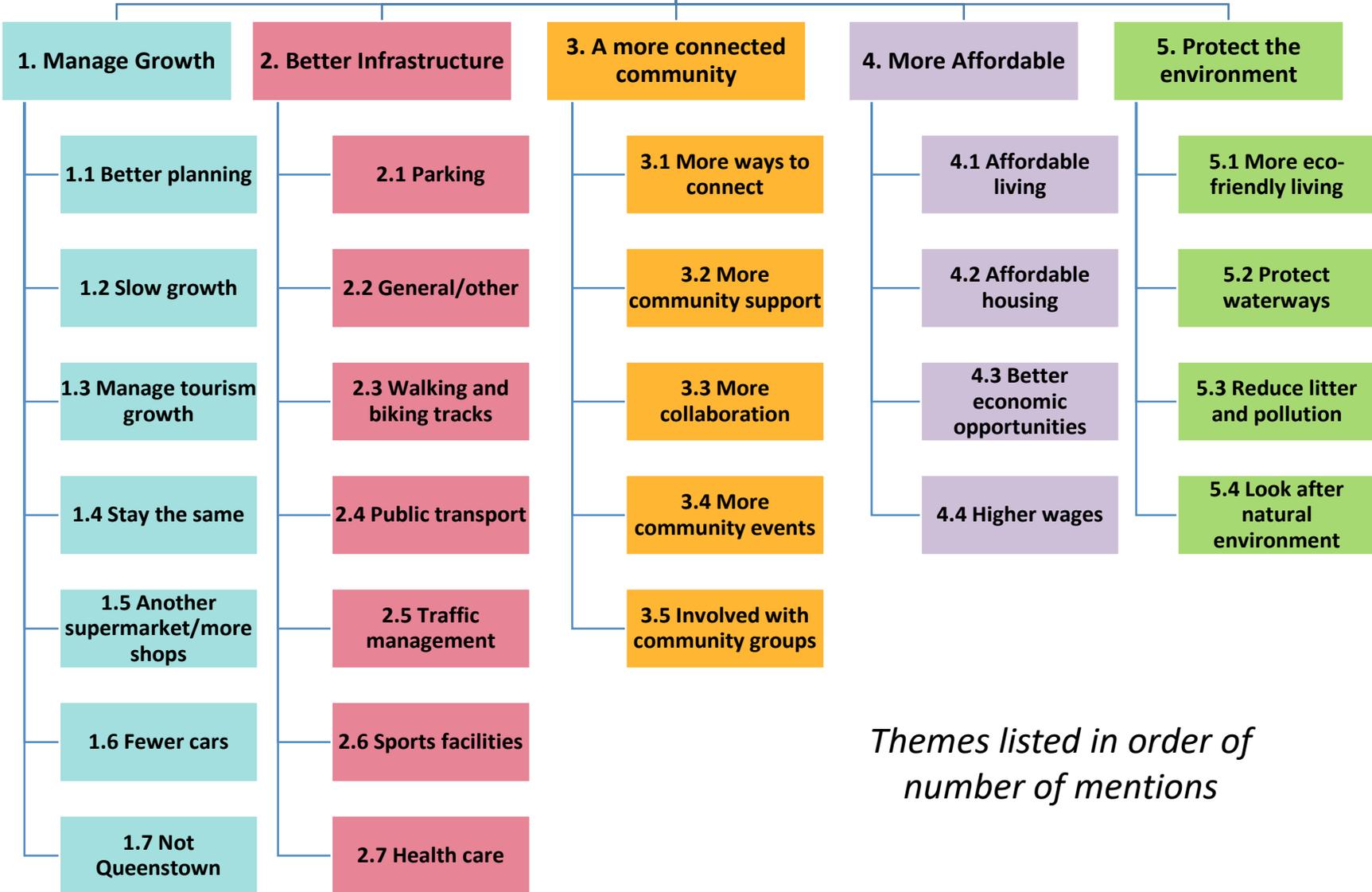
Manage growth

Better infrastructure

A more connected community

5 Overarching Themes

How could it be even better?



Themes listed in order of number of mentions

Q3: How could you help? Top 5 Themes

Contribute ideas
I already do
Volunteer my time
Any way I can
Get Involved



**Community & Services Committee
23 February 2017**

Report for Agenda Item 4

Department: Corporate Services

Community-led Development in the Queenstown Lakes District

Purpose

- 1 To introduce the concept of Community-Led Development (CLD) as a tool for building a resilient community. It outlines key principles QLDC may consider to support a proposed CLD, and focus areas for a proposed Community Action Plan (CAP). This work is designed to build on Council's existing community facilitation and to contribute to the development of Social Policy at QLDC. The CAP will be presented at a future Community & Services Committee meeting.

Recommendation

- 2 That the Community & Services Committee:
 1. **Note** the contents of this report.

Prepared by:

Handwritten signature of Marie Day in black ink.

Marie Day
Community and Events
Facilitator

8/02/2017

Reviewed and Authorised by:

Handwritten signature of Meaghan Miller in black ink.

Meaghan Miller
General Manager, Corporate
Services

9/02/2017

Background

- 3 QLDC currently has two staff members with roles that focus on community development, alongside events and arts and culture. Community and stakeholder expectations in the community development space have led officers to consider a realistic and sustainable approach for QLDC to building and maintaining a resilient, vibrant and connected community.
- 4 Community development and the extent of local government involvement is a common challenge. As a tool to ensure sustainable development, a CLD approach has been identified as an effective way of building community resilience. It provides a framework for acting on what matters locally. CLD has a philosophy of community empowerment, using broad community engagement to identify shared issues and concerns to generate local solutions.
- 5 CLD is being used by a number of councils across New Zealand (e.g. Auckland and Christchurch) and is a best practice approach being championed by the Department of Internal Affairs (DIA), Local Government New Zealand (LGNZ) and the Ministry of Civil Defence and Emergency Management (CDEM). Notably several smaller non-metro councils have customised the model to be appropriate to their communities.
- 6 The intention is that the CLD approach will form the basis of the CAP.
- 7 This report outlines CLD and its key principles, the role of local government in this collaborative process, and high level focus areas for the CAP. The proposed CAP will identify QLDC's priority areas for facilitating community strengthening, with a focus on its key role of enabling democratic local decision-making and action.
- 8 Notably the CAP will need to be realistic and achievable, given existing resource and will be largely based on a facilitative approach. The intention is for this work to eventually lead QLDC to develop Social Policy.

Comment

Community-led development

- 9 CLD provides a framework for acting on what matters locally, with a strengths-based focus, in ways that empower local people to make the most of what they have. It aims to include the voice of all members of the community, not just those that are already actively engaging with local government and participating in the community.
- 10 CLD focuses on communities of place. "Place is increasingly recognised as a useful organising platform for community strengthening as those who live, work, play, care, invest or connect to a particular place tend to have a shared vested interest in making things even better. In this way, 'place' can be seen to transect many aspects of community."¹

¹ Community Development & Community-led Development What's the Difference?, Inspiring Communities, March 2015

- 11 CLD in New Zealand uses the following principles to achieve community vision and goals:
 - *shared local visions or goals drive action and change*
 - *use existing strengths and assets*
 - *many people and groups working together*
 - *building diverse and collaborative local leadership*
 - *adaptable planning and action informed by outcomes.*
- 12 CLD can also help channel external investment and support towards relevant local priorities and plans. Funders are increasingly expecting community project applications to have a strategic focus, with clearly defined outcomes. Using CLD to create a community vision and priorities will provide a framework to guide the development of community projects.
- 13 In July 2016 DIA launched new funding via the CLD Programme which “encourages communities, hapū and iwi to achieve their goals by working together, building on their strengths, encouraging wide community engagement, and developing local leaders and action plans that help measure what they are achieving.” To be part of this programme a community must show it has or is developing a shared vision and way of working that involves the whole community and that there is a commitment to the community-led principles.
- 14 A good local example of a local CLD project being funded by DIA is the LINK Upper Clutha project. LINK Upper Clutha received \$240,000 (over 3 years) in October 2015 to use and identify what services and organisations and other assets exist in the Upper Clutha. Their aim is to facilitate a strategic, coordinated community infrastructure which provides a united approach to community development and social and economic enterprise.

Community Action Plan (CAP)

- 15 Using CLD principles it is proposed QLDC will prepare a CAP for consideration by the Community & Services Committee. Consideration will be made of how we best empower our community, using broad community engagement to identify shared issues and concerns to generate local solutions.
- 16 This plan will provide the foundation for a programme of continuous improvement in relation to community engagement and empowerment. Ultimately this work will assist and influence the proposed review of Council’s Significance and Engagement Policy (2014).
- 17 As outlined, ultimately the work is intended to lead Council consideration of Social Policy.
- 18 Further the intention it to align this work with Emergency Management and community resilience.
- 19 It is also proposed the CAP will prioritise partnership and leadership. It will:
 - Recognise that many agencies and groups can contribute to community development.
 - Recognise and build relationships with all local community leaders.

- Work on the premise that Council will work in partnership with other organisations and community groups to bring about positive community change.

Local Government Act 2002 Purpose Provisions

20 The matters noted:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

21 The matters outlined are for noting only.

Attachments

A Reference List: Community-led Development and Resilience

Reference List: Community-led Development and Community Resilience

Community-led Development

- Building Better Communities, Pomegranate Centre:
<http://pomegranatecenter.org/wp-content/uploads/2015/03/BuildingBetterCommunities2015.pdf>
- Christchurch City Council, Community Outcomes:
<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/community-outcomes/>
- Collective Impact in New Zealand:
<http://www.communityresearch.org.nz/collective-impact-collection/>
- Community In Mind, Canterbury DHB:
<https://www.cph.co.nz/your-health/community-in-mind/>
<http://www.cph.co.nz/wp-content/uploads/CommunityInMindSharedProgrammeOfAction.pdf>
- Community-Led Development Programme (DIA):
<http://www.communitymatters.govt.nz/Working-with-communities---Community-led-Development-Programme>
- Inspiring Communities: <http://inspiringcommunities.org.nz/>
- Jim Diers is a speaker, facilitator, author and activator assisting associations and agencies in support of caring, inclusive and powerful communities :
<http://www.neighborpower.org/>
- McGuinness Institute – Demarcation Zones Proposal:
<http://www.mcguinnessinstitute.org/wp-content/uploads/2017/02/20170120-McGuinness-Institute-Demarcation-Zones-proposal.pdf>
- McGuinness Institute – Tackling Poverty Discussion Paper 2016/01 – A Queenstown perspective on tackling poverty:
<http://www.mcguinnessinstitute.org/wp-content/uploads/2017/02/20170202-TPNZ-Queenstown-Discussion-paper.pdf>
- Shaping our Future: <https://www.shapingourfuture.org.nz/>
- Start Local – Building Resilient Communities – Seminar Report 22 June 2016, Inspiring Communities, LGNZ and Victoria University:
<http://inspiringcommunities.org.nz/wp-content/uploads/2016/04/Start-Local-Report-web.pdf>
- Thriving Communities, Auckland Council:
<http://www.aucklandcouncil.govt.nz/en/planspoliciesprojects/plansstrategies/councilstrategies/pages/thrivingcommunities.aspx>
- 100 Resilient Cities: <http://www.100resilientcities.org/>

DEGERHOLM Peter

Wanaka/Upper Clutha area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Support

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Neutral

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Agree

Q. 2A: Do you support the funding for a Council Office?

Neutral

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Agree

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Support

Q. 4A: Do you agree with the water supply project programme and timing to meet the Drinking Water Standard (2008) by 2027/28?

Agree

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Agree

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Neutral

Q. 6A: Do you agree with the proposed investment in community projects?

Agree

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Neutral

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Agree

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Support

Q. 8A: Comment here.

I am concerned that there is at present little provision for cycling improvements in Wanaka, particularly given the relocation of sporting and recreational facilities to three parks on the other side of a busy state highway.

DEMPSTER Gina

Wastebusters

Wanaka/Upper Clutha area

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Q. 8A: Comment here.

Submission on the Draft Ten Year Plan on behalf of Wastebusters, a community enterprise working for zero waste.

Bold Leadership

We support the Bold Leadership approach taken by Mike Theelan and Jim Boulton in the 10 Year Plan and their 30 year horizon. However we think further work needs to be done to align the proposed Waste Minimisation and Management Plan with this bold approach. With a \$29m capital works budget and a \$145m operating budget, waste minimisation is a big ticket item that deserves the same dramatic shift in thinking that has been applied to other infrastructure line items. We will expand on this further in our submission to the Waste Minimisation and Management Plan.

Waste reduction

If we want our district to lead the way in the destination management space and to make this a great place to live, we need to make reduction of waste a priority for our district. The current waste management focus serves to maintain the status quo. A waste minimisation focus would challenge us all to think outside the box and shift to a whole system approach. Until this happens, we will face ever increasing capex and operational budget lines for waste management.

We would like to recognise the council's funding of the Enviroschools, Zero Waste education in schools and Dr Compost projects (including their subsidy on composting systems), which Wastebusters deliver on behalf of council. These projects have successfully helped many residents to reduce their household rubbish, and contributed to environmental and waste education in our district's schools. However the amount of funding currently spend on waste reduction and minimisation is still very small compared to the amount spent on waste management and recycling services.

We need to align our districts investments, procurement processes, strategies, partnering arrangements and service level activities to prioritise waste minimisation. If we do that we have a great chance of being able to make rapid progress towards zero waste and a sustainable district. We are diverting 30% of our districts waste now. Other communities in New Zealand and around the globe have reached 75% and 80% targets. The tools we need to make the jump are right there.

We need to switch our thinking to design waste out of the system over time and use positive levers to change people's behaviour. We need a whole system approach to make the shift from managing ever increasing volumes of waste to reducing waste over time.

Better recycling

As council has acknowledged in the Ten Year Plan, the district's current kerbside recycling system has failed. Glass picked up for recycling in Queenstown has been going to landfill since May 2016. Ineffective recycling systems destroy resident and visitor confidence in our districts services, compromise our clean, green brand and demotivate service users. The current situation where 2,652 tonnes out of the 4,800 collected ends up in the landfill is totally unacceptable. It's a very expensive way to pay for a very poor system.

We believe that our district can do better, and we acknowledge the commitment by QLDC in the Ten Year Plan to do so. Fixing the problem is not simply a matter of throwing more money at recycling. We need to look seriously at whole of life cost and make sure the systems we invest in are actually fit for purpose and will meet the needs of our communities.

Recycling glass back into bottles in our district can be done. All the glass recycled with Wastebusters from events, businesses and drop-offs in both Wanaka and Alexandra is made into bottles at the O-I factory in Auckland. The system works because we handle glass in a way which makes it a useful material to O-I (we keep it separate to other recycling materials to reduce contamination and we sort it into green, brown and clear to suit their colouring process).

Future council contracts need to lock in effective outcomes for services so that kerbside recycling from our district can be a valuable input into a new production process instead of going to landfill. The \$29m in capital works and \$145m in operational spending tagged under the Waste Management budget lines needs to be carefully reviewed to make sure spending will give us best value over the 30 year

life of the infrastructure strategy.

Learning from others

Partnering for success and learning from other bold communities is integral to Bold Leadership. Auckland Council has put a lot of thought and resources into developing a proactive approach to Waste Minimisation. Waste reduction is their number one goal.

Auckland Council has moved away from considering cost as the sole driver when it comes to procurement. They have successfully run a strategic procurement process that allows them to consider long term outcomes and wider benefits instead of focusing on least cost.

Auckland Council also use an innovative approach to partnering to get more bang for their bucks. This enables them to deliver economic, environmental, social and cultural benefits as part of their Waste Minimisation plan implementation process. Their approach is in line with the Waste Minimisation Act 2008 which encourages a reduction in the amount of waste we generate and dispose of. The WMA aims to reduce the environmental harm of waste and provide environmental, economic, social and cultural benefits.

Capex and infrastructure projects

We fully support council's intention to invest strategically in resource recovery and waste infrastructure across the district. We note that council has budgets \$29m over the ten year term for this. It appears that \$22.5m of this will be spent in Queenstown and \$6.4m in Wanaka. \$18.1m will be spent on infrastructure to support collecting and handling rubbish. Just over half that \$10.8m will be spent on infrastructure to support collecting and processing recycling. Almost none of the recycling infrastructure budget will be spent in Wanaka.

We do not agree that the current capex allocation supports achievement of council's vision and strategic objectives. It fails to create the powerful driver we need to take us towards zero waste and a sustainable district as envisioned in Councils 2018 Waste Minimisation and Management plan.

To increase the proportion of material recycled we need to prioritise investment in resource recovery infrastructure. Infrastructure has a long life, the infrastructure strategy has a 30 year timeframe. We need to be building the infrastructure we are going to need in the future rather than rebuilding the infrastructure we used in the past. We need to prioritise resource recovery facilities and customer facing recovery sites so our district is on the front foot in the years to come.

Clarification

We'd like to draw your attention to information in the LTP documents which creates a false impression of the allocation of resources to recycling services across the district.

P146 "Activity Recycling. The purpose of this activity is to provide (refuse)sic recycling services throughout the district. This includes the operation of resource recovery centres in Queenstown and Wanaka."

This is factually incorrect as Wastebusters independently set up the resource recovery centre in Wanaka in 1999 and has run the resource recovery centre since then. We do not receive any current funding from council towards the operation of the resource recovery centre. We believe the "and Wanaka" should be removed from the sentence to reflect this.

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Council has granted a 35 year peppercorn rental lease to Wastebusters to occupy the site adjacent to the transfer station on Ballantyne road.

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Public access to reuse shop and recycling services, 363 days a year.

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Events recycling and rubbish services for large, medium and small events, including Wanaka A&P show (40,000 visitors), Warbirds over Wanaka (50,000 visitors), Rhythm and Alps (10,000 visitors)

Recycling drop off service for residents, businesses and visitors, for household materials plus e-waste, polystyrene, shrink wrap, used engine oil, fluorescent tubes

Reuse drop off service for donated goods, and free moving on pick up service

24 hour 'after hours' drop off service for residents and visitors

Workshops including upcycling and repair culture

Sponsorship and support of community waste reduction initiatives, schools and community groups including Plastic Bag Free Wanaka

Fairness

As both Wanaka and Queenstown residents pay the same landfill levy and targeted Waste Management Charge, we think it is fair to have a level playing field across the district in provision of services. Currently Queenstown recycling drop off services are rates funded, whereas Wanaka drop off services are provided without rates funding by Wastebusters. We would like to explore the options available for council to resolve this inconsistency so that residents of both communities receive the same level of council-funded service, through some contribution towards the public drop off component of our work in Wanaka.

Bigger picture

The change of government has shifted Central Government's focus back onto tools available through the WMA 2008 to drive recovery and reduction. These include; Waste levy - broadening the scope and increasing the charges year on year. This will increase the pool of funds available to invest in recovery and reduction activities at the council and national levels. It will also increase the per tonne cost to landfill which enables the development of alternatives as they reach a viable diversion price point.

Product stewardship schemes - It is very likely that mandatory product stewardship schemes will be put in place for tyres, e-waste and electronics and other products that are problematic at the end of their life span sooner rather than later. These will require infrastructure that supports the takeback process and are likely to include an advance disposal fee component to cover recycling costs.

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cover the cost of dealing with visitor and resident recycling. It will also create an incentive to return bottles and cans to claim the refund which will reduce littering and reduce the flows of materials going through public space recycling bins.

Wastebusters supports Queenstown Lakes District Council partnering with other councils and interested parties to advocate for the introduction of these tools which would help to shift the landscape in favour of increased waste reduction. We believe councils working together on national level change will be much more effective than if they try to reduce waste in silos.

A container deposit scheme would be of major benefit to our district, as it creates a user pays mechanism. This would take some of the pressure of funding recycling off our ratepayer base, by providing a mechanism to pay for the recycling of cans and bottles, including those used by our high numbers of visitors

The challenge

The visitor and resident population of the district is growing fast. Equally, the operating environment for resource recovery and waste management is changing fast. We need to design resource recovery centres and transfer stations so they are flexible and able to adapt as the wider operating environment and our community's diversion rate changes over time.

We agree with Peter Hansby that: "Providing education and quality alternatives that encourage positive behaviour changes will be a fundamental part of any future approach." and "It is through collaboration and sharing of knowledge that our sector can best respond to the needs of the communities we serve." We urge council to prioritise investment in engaging with the community on the big picture issues around waste minimisation as a way to harness public energy and enthusiasm for reduction and zero waste.

Waste levy funds returned to council are very likely to increase over time. We suggest that council allocates new funding coming into this pool to supporting reduction initiatives and investments that manage the shift across to new recovery methodologies. Council could commit in advance to allocating a percentage of this stream to particular activities. This is in line with council's approach to other infrastructure development timeframes that speed up or slow down depending on the flow of external funds due to Central Government decisions.

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DEMPSTER Gina

Wanaka/Upper Clutha area

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Support

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Agree

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Agree

Q. 2A: Do you support the funding for a Council Office?

Neutral

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

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Neutral

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Agree

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Neutral

Q. 8A: Comment here.

Hi.

I would like to comment on the proposed funding to Wanaka in terms of biking and walking infrastructure.

The proposed amount seems extremely inadequate to meet the current needs of an extremely active population, living in a stunning landscape. It lacks vision and boldness when it comes to future planning for active transport in the Wanaka area. It also seems unfair and unjustified that the amount allocated to Queenstown active transport is so many times bigger than the amount for Wanaka, and is unrepresentative of the relative rate-payer bases.

We can all see that Queenstown is struggling with massive traffic congestion, which is going to cost a lot of money to sort out. However, traffic jams are coming to Wanaka too. Even this year, our intersections are becoming much busier and you have to become a more aggressive driver or cyclist, or you'll end up waiting there for long periods of time.

This raises issues for drivers, but especially for bikers and walkers. I bike to work most days, and my path takes me from Albert Town to the industrial area on Ballantyne Rd. It's hairy to say the least. Crossing the intersection by Mt Iron can be extremely tricky and you feel extremely vulnerable with cars and trucks going in all directions, some at open road speeds. I've lived here and biked for 15 years, and this is the first time I've felt unsafe biking on our roads.

The change of traffic this year has opened my eyes to the fast approaching days when Wanaka will be divided by a never-ending flow of traffic similar to the road going into Queenstown. Unfortunately Wanaka will be in an even worse situation, as we will have facilities (supermarket, school and pool) on one side of the highway, and a big residential population on the other side (Albert Town and North Lake).

We need to plan now so that our community embraces active transport as a way of life. An underpass of the road coming into Wanaka is a critical part of the infrastructure that we are going to need. There seem to be many underpasses for dairy farms, so surely we can build one for our children to cross safely to school. Let's not wait until someone dies until we decide that there's a problem we need to act on. My children bike to school every day, and they are 12 and 15, but I'm not comfortable with them making the decisions needed to deal with cars travelling at that speed.

As rate-payers we are facing high costs of dealing with increased traffic and parking as our population and visitor numbers boom. Active transport reduces the costs of dealing with more cars, while tackling climate change emissions.

Climate change is going to challenge us in many ways in the next decades, and we need to think about how we can reduce our emissions as a community and on a personal level. Getting out of the car is not only worthy, it's healthy and fun too.

That's the kind of behaviour change which catches on, but only if we have the proper infrastructure to support people choosing alternative transport options. People are not going to bike and walk if they don't feel safe. It should be one of council's priorities to develop a safe and connected network of tracks and road-crossings. This includes good track surfaces which are enjoyable to bike on, and ensuring that any times the tracks are dug up, the surface has to be put back into its original condition.

Biking and walking is part of Wanaka's charm, and one of the reasons we attract visitors. No-one comes here to sit in a traffic jam, and they're definitely not going to tell their friends to come here for it. Our plan should be to be a town where bikers and walkers come first.

Hopefully the Wanaka Masterplan will provide us with a place to develop that vision, and to close some parts of town to cars. I can imagine a Wanaka township where people are moving at a slower pace, have time to enjoy the incredible landscape around us and connect with each other, rather than rushing around in cars looking for somewhere to park.

Thanks for your attention

DENNIS Tim

Wanaka/Upper Clutha area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Neutral

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Neutral

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Disagree

Q. 2A: Do you support the funding for a Council Office?

Oppose

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Agree

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Support

Q. 4A: Do you agree with the water supply project programme and timing to meet the Drinking Water Standard (2008) by 2027/28?

Disagree

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Disagree

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Neutral

Q. 6A: Do you agree with the proposed investment in community projects?

Neutral

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Support

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Neutral

Q. 8A: Comment here.

It shows the level of importance that nothing is asked regarding Wanaka transport in the online survey?? Its high time the Council faced up to the fact its spent the last 15 years ignoring the growth of Wanaka and not providing any alternative transport options in particular urban cycling. Active transport Wanaka's efforts to highlight this seems to have fallen on deaf ears. Hey, why not delay it another few years so by then it will be so hard we can just continue to do nothing. Very disappointing. But hey, keep doing what we have always done and perhaps we will keep getting what we always get. In 2006 when I was on the WCB I tried to get support for developing urban links for cycling and walking and it is very disappointing to be here in 2018 and still nothing planned. I feel the community is really being let down by not prioritising alternative transport options. Clearly here in the QLDC its all about burning more fossil fuel as alternative options are not really an option. The time for action is well past. please don't let it get put off yet another few years. If we can spend \$12M on a new pool surely we can do something positive for alternative transport.

DICKSON Graham

[Q. 8A: Comment here.](#)

See attached comments

[Q.](#)

Graham Dickson - Submission to QLDC Ten Year Plan 2018-2028.pdf - 99 KB

Queenstown Lakes District Council - 10 Year Plan 2018-2018

I wish to make the following submission on the proposed 10 year Plan. I live in Wanaka and my comments are largely addressing issues facing Wanaka.

Wanaka Masterplan

I fully support the urgent development of a Wanaka Masterplan. The last major planning exercise for Wanaka was the 2020 exercise which is now reaching its planning horizon. That exercise has served the town well, but we now need to plan for the next period.

The consultation document is not clear whether the proposed Masterplan is for the town centre or the whole town. In my opinion the plan must be for the whole town with emphasis on the town centre if desired but needs to take into account the needs and interactions of the town as a whole. This would include town limits, transport, location of activities and densities as well as town centre development and parking issues.

It is also to be noted that the proposed 10 year plan does not contain any expenditure to implement the plan, some indicative provisions should be made or the planning exercise is somewhat futile.

The Wanaka Masterplan should be proceeded with urgently, should cover the whole town as 2020 did, and some provision should be made to recognise that implementation will need funding.

Roading

The proposed 10 Year Plan does not make any provision for major improvements to the Wanaka roading network. I attach a note I prepared in 2016 on traffic growth in Wanaka, arising from proposals for Ballantynes Road. The views expressed are still relevant and the recent accelerated growth in the town exacerbates the problems. A number of intersections in the town are already approaching capacity and congestion can be expected to increase rapidly in the near future.

Roading improvement works have long lead times, due to design, property acquisition and construction times. Waiting until serious congestion occurs before initiating action just condemns the community to years of problems.

In my opinion major roading improvements will be needed within the 10 year plan period. These could include:

- Widening and sealing Ballantynes Road through to the State Highway to reduce congestion on the SH in Wanaka. Design but not construction is shown in the draft plan.
- Widening the Cardrona Bridge on Ballantynes Road to two lanes.
- Improving intersections on the State Highway at the Hawea turnoff, and at Ballantynes Road.
- Building a link across the golf course from Andersons Road to Golf Course Road to provide a bypass to the town centre.
- Upgrading Lismore/Hedditch Street to the State Highway at Ballantynes Road to provide improved access to the northern part of the town.

The 10 Year Plan should recognise that considerable funding of roading improvements will be needed in Wanaka in the period. If this is not done a false view of councils finances will be given.

Town Centre Parking

Since the Council removed the requirement to provide parking with development in the town centre over 20 years ago no effective strategy to provide for the parking generated by activities in the town centre has been developed. Rather the town has muddled along, rearranging on street parking controls, using part of Pembroke Park for parking and relying on activities such as New World to provide parking. Commuter parking is intruding into surrounding residential areas.

The parking study in 2008 gave the total parking available in the Town Centre as about 1000 spaces. At present I Estimate the Town Centre is only some 30-40% developed to the potential of the District Plan. There are large areas of low intensity development at present such as the hotel, the motel in Dunmore Street and the general development in Helwick Street. In addition, many of these sites currently contain parking which would probably be lost on redevelopment. The development of a new supermarket at Three Parks could reduce parking demand at the existing supermarket, and some of the existing parking could be sold off for development, both increasing parking demand and reducing the supply.

In my opinion development in the town centre, over the next 10 years, could increase parking demand by some 500 spaces. If unacceptable intrusion of parking into surrounding residential areas is to be minimised, either development needs to be curtailed or some 500 parking spaces provided in the next 10 years. Measures should be considered to ensure that the New World parking is not lost.

A strategy needs to be developed to provide for the parking generation of the town centre and appropriate provision made in the 10 Year Plan.

Graham Dickson

Attachment

State Highway Traffic Flows

Attached are some graphs of traffic flows on the State Highways near Wanaka. A consideration of what is happening on these roads could be important in considering the future role of Ballantynes Road and the timing of any work there.

The graph titled “**State Highway Traffic**” show the changes in traffic on these roads since 2006. It shows:

- * On SH 6 near Albert Town annual average daily traffic (AADT) has increased 66% over the 9 year period with an average growth rate of 7.4% per year. This rate has increased to 8.3% per year since 2013.
- * On SH6 at the Cardrona Bridge the AADT has increased 39% over 9 years with an average growth of 4.35% per year, increasing to 7.8% since 2012.
- * On SH84 near Puzzling World the AADT has increased by 46% over 9 years with an average growth of 4.6% per year, increasing to 10.8% per year since 2012.

These are high growth rates with the recent increases in growth rates probably reflecting the recent increased rates of development in Wanaka and Albert Town. These higher rates are likely to continue.

The graph titled ”**Cardrona Bridge 2015-2016**” shows monthly average daily traffic (MADT) and how this traffic at that point varies over the year. It can be seen that over the summer, Jan-March, traffic is considerably higher than the average for the year. This is apart from the much higher but short New Year peaks. The graph shows the summer months are some 25% higher than the average over the year and it is these higher flows that need to be considered in forward planning.

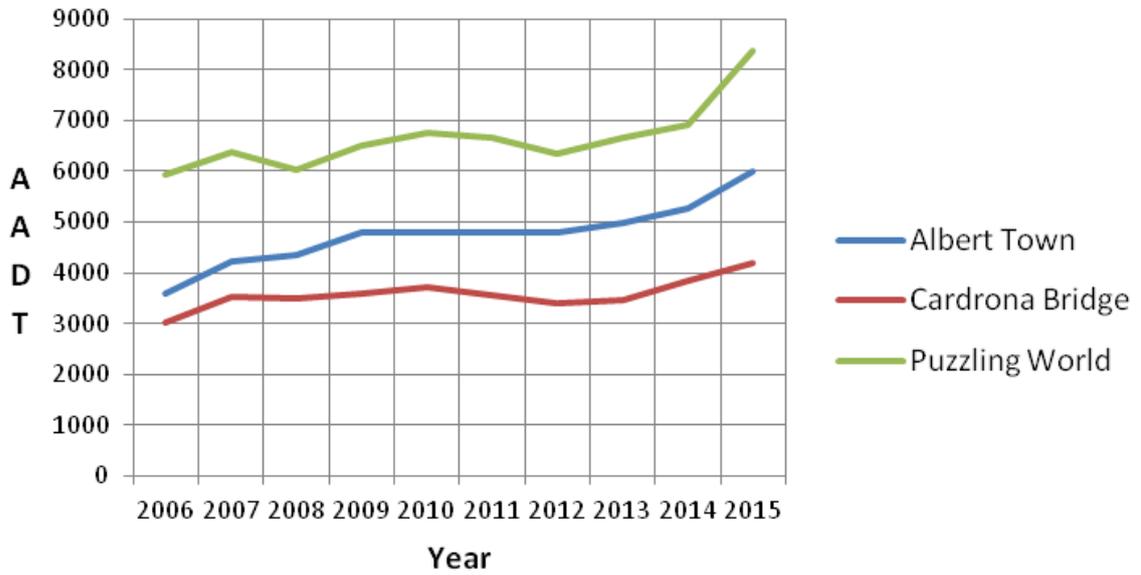
These figures would imply that flows at Puzzling World in the summer are currently over 10,000vpd and growing at some 10% per year. This section of State Highway is already showing this increased loading, with queuing at the Anderson Road roundabout becoming more frequent. Traffic on this road can be expected to increase even more rapidly in the future with consequent increases in delays, when the Three Parks developments, both commercial and residential, come on line in the near future. A 10% per year increase implies a doubling in flows in under 10 years. 20,000vpd is about the maximum capacity for a two lane road. Flows at this level would be dependent however on intersections being developed to handle the flows.

Ballantynes Road could become a useful alternative access to the town to relieve pressure on SH 84 from the Hawea turnoff to Wanaka but would only be part of the solution.

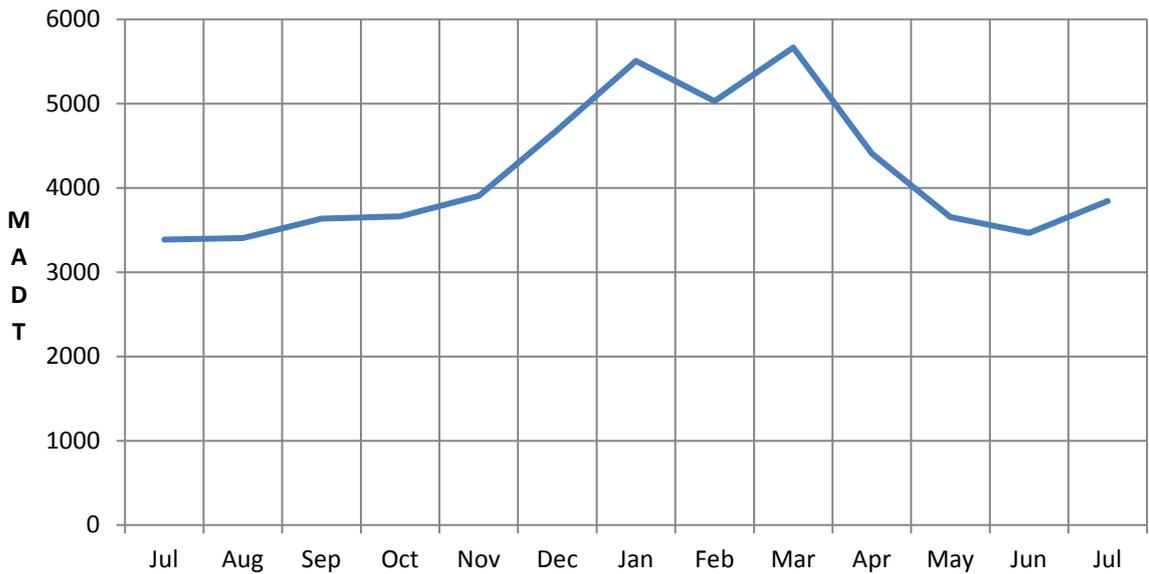
Due to long lead times for major infrastructure projects it is important to have appropriate long term plans in place before problems become urgent and affect the functioning of the town.

Graham Dickson
BE(Hons), DipTP, FIPENZ

State Highway Traffic



State Highway Traffic Cadrona Bridge 2015-2016



Queenstown Lakes District Council - 10 Year Plan 2018-2028

I wish to make the following additional submission on the proposed 10 year Plan. I live in Wanaka and my comments are largely addressing issues facing Wanaka.

Water Supply

I fully support the long overdue improvements to the Wanaka water supply, addressing both quantity issues and quality, primarily the lake snow which has adversely affected Wanaka users for many years and the potential for health issues with giardia and similar organisms.

However the Wanaka water supply will remain entirely dependent on extraction from Lake Wanaka and on these waters being suitable as the raw water intake to the treatment plant. There seems no other alternative supply. There is some potential for the raw water from Lake Wanaka to become unusable from such issues as toxic algal blooms with changes in the lake. While officially the responsibility for maintaining water quality in Lake Wanaka rests with the ORC, to date they have shown little commitment to the issue with only minimal sampling. There have been changes in the lake waters such as lake snow and the science of the lake is not well understood. In order to ensure the continuing suitability of the lake waters to be the sole water supply for Wanaka, a better understanding of the processes taking place in the lake, and the way they may be changing with time is essential.

While this should be done by the ORC this seems unlikely given their past record, and in order to ensure the future viability of supply from Lake Wanaka it may be desirable for a small investment, relative to the cost of the scheme, to be made by the council in understanding the science of the lake. If the lake water became unsuitable, the investment in the new facilities would be wasted.

The council should ensure that there is adequate understanding of the science of Lake Wanaka to ensure its long term suitability as a water supply for Wanaka, and if necessary, funds for this should be included in the 10 year plan.

Graham Dickson

DODSON Patrick

Kingston

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Support

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Agree

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Agree

Q. 2A: Do you support the funding for a Council Office?

Support

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Agree

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Neutral

Q. 4A: Do you agree with the water supply project programme and timing to meet the Drinking Water Standard (2008) by 2027/28?

Disagree

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Agree

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Neutral

Q. 6A: Do you agree with the proposed investment in community projects?

Agree

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Neutral

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Oppose

Q. 8A: Comment here.

I bought my house for \$260K and work from home earning an income appropriate to the cost of my mortgage. If my house values shoot up, my income does not. Raising my rates by any standard other than my initial purchase, usually tagged to the owners ability to earn, is artificial. As real estate values rise at a certain percentage, my income does not as noted by your estimates on median income for our region. The constant increase in rates to keep up with infrastructure prices people like myself out of Queenstown Lakes region. Please reconsider this model based on the home purchase price as they do in other parts of the world.

Sincerely

Patrick Dodson

DORAN John

Wanaka/Upper Clutha area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Support

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Agree

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Agree

Q. 2A: Do you support the funding for a Council Office?

Support

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Disagree

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Support

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Agree

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Agree

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Support

Q. 6A: Do you agree with the proposed investment in community projects?

Agree

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Support

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Disagree

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Support

Q. 8A: Comment here.

Wanaka – needs a bold situation with regards to the CBD Area.

Areas to be addressed urgently

Parking along Ardmore Street, lake front. The Lake front Redevelopment needs to be pushed forward.

Pedestrianising – Lower Helwick street and lake front Ardmore street.

DOWNING Zella

Hawea

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Support

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Neutral

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Agree

Q. 2A: Do you support the funding for a Council Office?

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Agree

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Support

Q. 6A: Do you agree with the proposed investment in community projects?

Agree

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

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Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Support

Q. 8A: Comment here.

Queenstown Town Centre Master plan

1A
Public transportation - car park facilities

Increased car park facilities should be given lowest priority.

Problems find their own solutions. Increasing the number of car parks available will not decrease the number of cars on the road. The roads in Queenstown area will always face congestion due to the geography of the land. Investing in new car park facilities is the Council taking responsibility for an individual's personal problem. If the vision is to eliminate congestion, which is the collective/community problem, it seems

counterproductive to invest money to make it easier for every individual to drive a car into the CBD to park before walking to their destinations.

Increased acceptance and understanding of the devastating consequences of climate disruption has increased talk about electric vehicles. It seems short-sighted to spend millions of dollars on buildings for cars designed and built before the full ramifications of climate change were understood or addressed. Imagine if \$48 000 000 were invested in electric vehicles that could be used in conjunction with the public transportation which is already provided.

I don't drive into the CBD because finding parking is a pain. The council has provided reliable, affordable public transportation and I am incredibly thankful to you for that. I would be foolish not to utilise it. Parking my car and getting off the bus lead to the same pedestrian activities, but taking the bus reduces fuel consumption and road congestion. Narrow, congested roads should carry fewer cars; two new multi-story parking buildings accommodate excessive traffic.

Increased public transportation should be given highest priority.

Public transportation including water taxi and ferry options should be given the highest priority. In order to ease congestion, the number of cars on the road must decrease. A vibrant public transportation system can help do that. Making greater use of water transportation is an inspired idea. It provides a semi-exotic feel to a very practical solution. electric golf cart types that can transport people to and from the transportation hub could be Queenstown's environmentally responsible version of Asia's rickshaw.

People are in Queenstown because of the extraordinary beauty of the lake and mountains. The charm that Queenstown has over Wanaka (and Taupo for that matter) is the close proximity pedestrians, diners, sun-bathers, families, slack-liners and the general population have to the lake. In Wanaka and Taupo the 'business/dining community' is separated from the lake by a major road. Wanaka's layout promotes cars being parked on the lakefront, whereas in Queenstown the lakefront is a vibrant community of people from all over the world basking in the natural beauty. It is the absence of cars that generates the buzz.

The council should be congratulated on its efforts to establish the bus system currently in place. Public transportation options can be expanded and made bolder, which will only add to the value of being in Queenstown. It is a fairly remarkable place.

1B&C

Preferred funding model

Funding assumptions based on support from NZTA

If the funding assumptions are not supported (NZTA) I agree that council re-prioritise some projects.

(1B) Although I support the reasoning that the CBD would benefit the most from investment so should be responsible for most of the cost, I am concerned that rents and costs associated with operating a small business in the CBD will become so prohibitive that boutique shops and entrepreneurial pubs and cafes will be forced out, leaving the CBD to become inhabited by global entities with little or no kinship with New Zealand or the kiwi way of being.

(1C) Emphasis should be on getting cars off the road and further strengthening

public transportation. Fewer cars on the road will solve much of the congestion problem as well as being a benefit to lowering carbon emissions.

When using terms like "Queenstown community heart", it is imperative to have the long term health of the community in mind and not the short term financial gain of property developers. Uncontrolled growth is of no benefit to the community, and is allowed because of a mistaken belief that we must always "Grow the economy". Cancer is the uncontrolled division cells. There's much to be understood in the analogy.

4A

Water (supply and quality)

Water is the single greatest resource of any community.

Overdevelopment, intensification and an unwillingness to acknowledge that the changing climate is changing weather patterns place community water supply and quality at risk. Continued property development is putting strain on the water supply. Agricultural intensification puts a strain on supply and quality.

"To meet demand" is the reason investment is required on all of the water supply projects listed. Demands can grow in number and intensity, but water supply doesn't necessarily follow suit. Councils can control demand through issuance of consent to property development, but councils cannot control the ultimate supply of water. Long term thinking and wisdom need to be bought to the fore before 'demand' becomes too demanding.

council could develop a more rigorous dialogue with the electricity companies who use the water level of Lake Hawea as a sort of bargaining chit to control the price of electricity.

Rather than adding chlorine to our drinking water, it would be wiser to prevent contamination in the first place. Intensive agricultural use or property development shouldn't be "fixed" by adding a dose of chlorine. The situation in Havelock North was created long before the water supply was polluted.

"it also emerged at the inquiry that Hawke's Bay Regional Council, which consented the bore, and Hastings District Council, which operated it, had known since at least 2008 that water from the pond goes into the bore."

Chlorine causes environmental harm at low levels. Chlorine is especially harmful to organisms living in water and soil.

Read more: <https://www.lenntech.com/periodic/elements/cl.htm#ixzz5Canb114K>

Thank you very much for your time and consideration. It is a privilege to be able to submit my views to the QLDC 10-Year Plan.

DRAKE Sharon

Wanaka/Upper Clutha area

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Disagree

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Oppose

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Oppose

Q. 8A: Comment here.

I'm disappointed the lack of time and money going into Wanaka bike and safe roads for our children to walk or bike to schools.

Wanaka deserves a bigger portion of the spending which is being allocated to Queenstown.

DRAPER James

Lion Rock Trust

Queenstown/Wakatipu area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Neutral

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Disagree

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Agree

Q. 2A: Do you support the funding for a Council Office?

Support

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Neutral

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Support

Q. 4A: Do you agree with the water supply project programme and timing to meet the Drinking Water Standard (2008) by 2027/28?

Disagree

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Agree

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Support

Q. 6A: Do you agree with the proposed investment in community projects?

Agree

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Neutral

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Oppose

DRAYTON Terry

Wanaka/Upper Clutha area

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Neutral

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

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Oppose

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Neutral

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Oppose

Q. 8A: Comment here.

The whole issue of growth is misconstrued. Limiting growth in overloaded areas and encouraging growth in potential areas is a better approach. We need to ring growth in Wanaka for example and create satellite development in say Cardrona for example with connected infrastructure. A limit in accommodation in one area will shift development in a targeted area. By catering for growth in over burdened areas we encourage it and create it. And we are burdening rate payers by encouraging it. There also needs more control in events in the area. There is no need to stage all the major sporting events in downtown Wanaka, it is intrusive and disruptive. They can still be held but shift them to the fringes of town. Parking is obviously not working in Wanaka, a user pays car park needs to be constructed to shift visitor cars off the lakefront. Ratepayers should have a local parking pass for existing use of free town parking. Taxing residents for providing casual visitor accommodation is counter productive. They provide vital bednights in peak times and the use of their houses has already paid rates for the number of allocated beds and services. If council wants to fund tourist infrastructure then implement a tourist tax which is a fairer collection of revenue. No one should have to pay a levy not geared to actual or additional use. Town plan should also have a design philosophy for building which is sadly lacking!!

DUKE Matthew

Wanaka/Upper Clutha area

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Support

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Agree

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Support

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Agree

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Neutral

DUMAS Caroline

Wanaka/Upper Clutha area

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Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Disagree

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Support

Q. 8A: Comment here.

Queenstown to get \$23.5m for active transport. Wanaka..... \$1.5m - this statement speaks for itself.

When the census results are released I think QLDC might be slightly surprised at the increase in numbers for the Wanaka area. With this in mind the funding that Wanaka has been allocated is woefully short of what is required. Not putting an underpass to the new sports centre is quite frankly unsafe for pedestrians and the foot traffic that will have to cross the main road instead. There are a number of gaps but the cycle network funding for Wanaka is minimal and will not meet the communities needs whatsoever. Wanaka again is the poor cousin. The other issue is the proposed dates for funding, why does Wanaka have to wait until 2022?

DUNCAN Liz

Wanaka/Upper Clutha area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Oppose

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Disagree

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Neutral

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Neutral

Q. 8A: Comment here.

I feel wanaka's safe biking areas / footpaths have been overlooked and not prioritised, which they should be. The amount of funding going to Queenstown vs wanaka is greatly unfair and Wanaka is under funded. This comes at a cost for our children's safety to and from school.

DUNLOP Donnelle

Wanaka/Upper Clutha area

Q. 8A: Comment here.

I would like to comment on the inadequacy of funding that has been allocated to the Wanaka area for active transport. To only receive \$1.5m for this and to not start until 2022 is unacceptable. We are experiencing massive growth and need to start to put this in place this year to assist with a already struggling roading infrastructure. The funding between Queenstown and Wanaka needs to be better balanced so that we can start with this project in 2018 and make our roads safer for kids and adults.

EARNEST Dion

BMX New Zealand Inc. (NSO)

Queenstown/Wakatipu area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Neutral

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Neutral

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Neutral

Q. 2A: Do you support the funding for a Council Office?

Neutral

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Agree

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Neutral

Q. 4A: Do you agree with the water supply project programme and timing to meet the Drinking Water Standard (2008) by 2027/28?

Neutral

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Neutral

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Neutral

Q. 6A: Do you agree with the proposed investment in community projects?

Neutral

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Neutral

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Neutral

Q. 8A: Comment here.

Queenstown Lakes District Council

BMX New Zealand Inc.(BMXNZ) is the National Sporting Organisation for BMX cycling in New Zealand. BMXNZ is a Member Organisation of Cycling New Zealand (CNZ) the recognised National Federation by the Union Cycliste Internationale (UCI). BMXNZ is a non-profit organisation delivering events & competition structures for BMX in the community throughout New Zealand.

Gorge Road Replacement Facility.

The Gorge Road facility is an amazing haven for the general riding community in the Queenstown Lakes District, the South Island & New Zealand. It is also a recognised world class location in the mountain biking & BMX scene. BMXNZ as a National Body, also view a facility like Gorge Road as base or focal point for the structured sporting side of cycling. So losing this facility is a major step back for possible athlete development. The riders are deemed athletes when the IOC allocate an Olympic discipline for its games, this now being BMX Freestyle, which is to be held at both the coming 2018 Youth Olympics and the 2020 Tokyo Olympic Games.

The pending loss of the Gorge Road facility now leads to the importance of making sure a suitable replacement site is found & rebuilt to existing exacting standards, so that Queenstown retains a world class jump & skills park again.

BMX Freestyle Park, is the defined Olympic event. But the skill acquisition & the strong links to trails riding, dirt jumping and associated tricks, are learnt, developed & progressed at a facility like Gorge Road.

BMX New Zealand is keen to support processes to get the best possible replacement facility for freestyle riders in Queenstown & New Zealand and so stresses to the Queenstown Lakes District Council that they must understand they have a responsibility to find the best possible replacement to Gorge Road. So that the newest Olympic sport has a home in Queenstown & can be a world class base and facility for the development of future New Zealand Olympic athletes.

Regards
Dion Earnest
Executive Officer
BMX New Zealand Inc.



EAST Haagon

PROACTIVE24

Wanaka/Upper Clutha area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Neutral

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Neutral

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Neutral

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Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Neutral

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

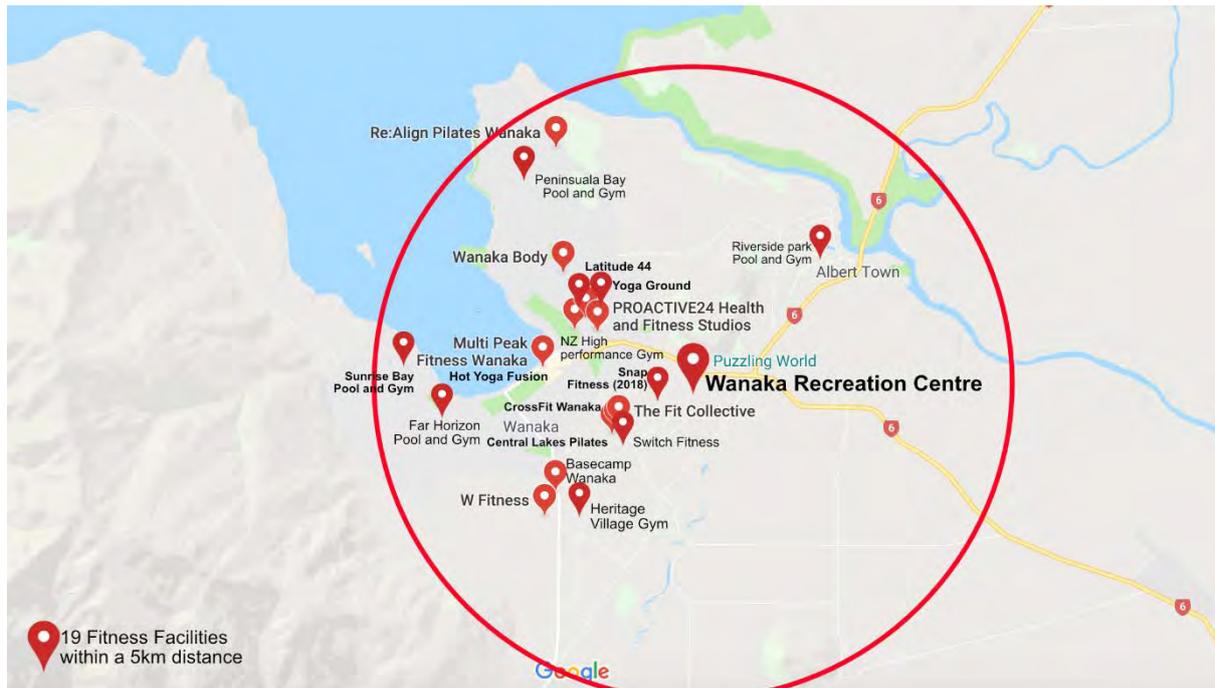
Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Neutral

Q.

Council submission on 10year Plan April 2018.docx - 714 KB

3.7M Council Health and Fitness Centre will cost the rate payer and get this - there is absolutely no community need for it!



- Big decisions like a 3.7M Fitness centre plus studio as proposed to be included in the 10year plan for the Wanaka Sport and Recreation Centre need to be based on solid business acumen - not individual councillors opinions or commercial operators opinions – but **based on real industry, market specific, statistics and analysis.**
- All councillors/community board members spoken to on this matter have promised that **'If the numbers don't stack up, then the fitness centre project won't go ahead.'**

The numbers just don't stack up and there is serious risk of a failed Council venture!

There are 2 key risk factors to consider:

1. Risk trying to compete in an already overcrowded market
2. Risk in getting no Return on Investment and costing rate payer more

1. Risk trying to compete in an already overcrowded market

- When looking to open a new Fitness Centre in any market, standard market analysis needs to be done on the opportunity that exists in that market. A standard Fitness industry analysis is to **look at the competition within a 5km radius** of your proposed site.
- This simple analysis tells you immediately if there is a business opportunity or if the **risk of competition is too high!**

Fig.1.



- There are currently 18 legitimate commercial fitness operators plus another opening soon (SNAP Fitness). **19 legitimate commercial Fitness centres within a 5km radius of the Wanaka Recreation Centre.** [see appendix 1.] This points to a Fitness Centre bubble about to burst! Hence why current fitness centres are struggling to make ends meet and why some commercial operations have fallen over in the current Wanaka Ward market. **There is serious risk trying to open a fitness centre in an overcrowded market!**
- The corresponding opportunity analysis (along with the 5km radius assessment) is to cross reference current **population/population growth vs capacity** within existing commercial operators. If population/population growth exceeds capacity – then there is an opportunity. If

population/population growth doesn't exceed capacity, then there is **serious commercial risk in opening a new facility.**

- Firstly **Table 1.** looks at data on **population and population growth** from page 7. Of the QLDC 10year Plan.

Table 1. Population/population Growth

	Resident Population	
	2018	2028
Wanaka ward	12,491	16,650

- Exercise New Zealand - the governing body of the Fitness Industry in NZ has quoted the following when asking about consumer usage of fitness centres...

“In New Zealand the figure is around 14% (globally it's around 6%). This 14% is an average, and it's normally higher in large cities, and lower in smaller cities and towns.

*In smaller cities or towns such as **Wanaka**, demand is further constrained, as there isn't the same challenge with driving 'to the other side of town', as in effect any provider in Wanaka is promoting to the same individuals from a geographic perspective.”*

Richard Beddie – CEO Exercise NZ

- Based on sound industry statistics it is fair to say that between 6%-14% i.e. **10% of the Wanaka ward population is likely to join a Fitness centre.**
- From the QLDC population/population growth figures that would mean **1,249 people in the Wanaka Ward will be spread across all Fitness Centres.** From 2028 onwards 1,650 people will be spread across all Fitness Centres.
- I've heard councillors say – “that Wanaka is different and that **they think** more people will join a fitness centre in Wanaka than in other areas of NZ”. Having operated a Fitness centre in Wanaka for the last 11 years, I have a different professional view and that is “because of the environment we live in, more people are likely to use our surrounds to exercise and are less likely to join a Fitness Centre”.
As previously mentioned, we've got to be careful of individual opinions and 'Cowboy'ish' statements and rely only on real industry statistics.
- Secondly to look at the **population/population growth vs capacity** risk equation we must look at **current provider capacity.**

Table 2. Current Fitness Centre provider Capacity

Wanaka Fitness Centres	Members catered for
PROACTIVE24	1500
Latitude 44	500
Switch Fitness	150
The Fit Collective	500
Multi Peak Fitness	200
W Fitness	100
CrossFit Wanaka	400
Central Lakes Pilates	50
Yoga Ground	100
Wanaka Body	50
Align Pilates	50
Hot Yoga Fusion	200
Heritage Park Gym	50
Riverside Park Gym	50
Peninsula Bay Gym	50
Far Horizon Gym	50
Sunrise Bay Gym	50
High Performance Gym	50
Snap Fitness	1000
Total Fitness centre members catered for	5,100
Total Population currently catered for based on 14%	36,429
Total Population currently catered for based on 10%	51,000

- The above table shows that based on Exercise NZ industry statistics the **current fitness centres in Wanaka can already cater for a Wanaka ward population of 36,429 – 51,000.**
- The **current Fitness facilities in the Wanaka Ward can cater for 5,100 gym users.** There are currently only **1,249 gym users available.** In 10 years-time there will be only 1,650 gym users available! There is a huge over-supply of fitness centres already servicing the Wanaka Ward. **There is serious risk of a council run facility entering this already overcrowded market.**
- Also note: By adding additional Fitness Centre facilities it doesn't mean that the number of users increases. It just means there is less for everyone.

“it’s highly unlikely that more providers will increase the overall number of users, and it generally just ends up shifting around the users (ie exercisers/members) between the providers, resulting in everyone getting less, but the total number of members/exercisers remaining around the same.”

Richard Beddie – CEO Exercise NZ

- I've also heard councillors disregard the smaller boutique style studios that make up a large portion of the Wanaka commercial fitness market, saying... "they don't really count, they are just run by a few Personal Trainers". The fitness provider market has been rapidly changing since the QLDC opened the fitness centre at the Queenstown event centre many years ago.

"According to IHRSA's(The Global governing body of the fitness industry) 2016 Health Club Consumer Report, 35 per cent of fitness consumers report being "members" of boutique fitness studios."

"In the past few years, the number of consumers calling boutique fitness studios their destination of choice has grown by around 70 per cent, while traditional fitness facility membership has grown by a picayune 5 per cent."

Health Club Management, 2016

- **The boutique style studios are now a legitimate player in the Fitness market and take a large percentage of the 6-10% of the population that will likely join a gym. There is serious risk entering a fast-changing fitness market.**

Based on the above population and capacity figures, Council would have to accept that there is no community demand for a fitness centre at the Wanaka Recreation Centre. In-fact all industry figures present that there is serious risk involved in such a venture.

2. Risk in getting NO Return on Investment(ROI) and costing the rate payer more!

- One of Council's main arguments is that because the sport and recreation centre plus pool is a massive financial burden on the rate payer - a fitness centre will recover costs and save the rate payer on his/her rates.
- **In Councils financial forecasting how does it show a profit/return from the 3.7M investment? And if so, by when?**
- Industry figures outside of an additional 3.7M initial investment show that a small fitness centre would need **700-1500 members just to break even** on operational costs.

"I'd suggest it would be VERY difficult to make any return under 700 - members, and even then the cost structure would be very much bare-bones."

"I know of clubs that have break even points of 1,500 or more, so the numbers above are very much MINIMUMS, rather than targets. I'm aware the whole lakes district has labour shortages for many roles, so I'd expect costs here to be higher, so break-even point would move up not down."

Richard Beddie – CEO Exercise NZ

- **Note:** Based on population figures above, currently there are only 1249 members available for all providers, in 10years time there is only going to be 1650 members available across all providers. The council facility would need 1500 of those 1650 members in 10years time just to break even. i.e. **A council run Fitness Centre would have to be the ONLY Fitness centre in Wanaka in 10years time to get a ROI.**
- This is not to mention of-course the small matter of the 3.7M initial investment! Take this into consideration and in-fact **there is no ROI**. That means **there is no cost savings for the rate payer – in-fact this will end up costing the rate payer more!**

\$3.7M – with zero operational costs and no interest

\$50,000 profit/annum = 74 years to **break even**

\$100,000 profit/annum = 38 years to **break even**

\$200,000 profit – 18.5 years to break even.

Councillors – these are facts. Facts about the market we are in – facts from the NZ Fitness industry governing body. Council building a Fitness centre would be irresponsible practice. I am happy to work with council on this. This is not just about councillors sitting around saying ‘it would be nice to have a gym in there’. That would be negligent. There needs to be a legitimate business case for a 3.7M build. This submission points to the fact that there just isn’t one!

NOTE: 90% of our population doesn’t even use a Fitness Centre!

Spend the money on something the majority of our community will benefit from!

A more prudent recommendation would be to re-visit the need for a fitness centre in the 2028 – 2038 ten-year plan.

Haagon East



Appendix 1.

1. Riverside Park – pool and Gym

- **Large heated swimming pool** – perfect for cooling off on those long hot summer days
- **Shallow children’s pool** – an ideal place for introducing children to water play
- **Large hot pool** – wonderful after skiing or to warm up on a cold winter’s night
- **Gymnasium** – a great place to work out or get fit for skiing or other sports
- Changing rooms & showers – so you can work out, shower and go to work or out for the night
- Gas BBQs – cook lunch or dinner while the kids are in the pool!
- Community clubroom – spacious lounge with comfy couches, TV and kitchenette
- Basketball hoop and half court – great for throwing a ball around with the kids

2. Far Horizon – Pool and Gym

- **swimming pool**
- **spa**
- **children’s pools**
- BBQ facilities
- tennis courts
- petanque court
- sand volleyball court
- golf putting greens
- clubrooms
- **gym**
- changing rooms and water features.

3. Sunrise Bay – Pool and Gym

- **luxury pool and spa**
- **gym**
- clubrooms
- changing rooms
- tennis courts
- children’s playground.

4. Peninsula Bay – Pool and Gym

- **Large heated swimming pool** – perfect for cooling off on those long hot summer days
- **Shallow children’s pool** – an ideal place for introducing children to water play
- **Large hot pool** – wonderful after skiing or to warm up on a cold winter’s night
- **Gymnasium** – a great place to work out or get fit for skiing or other sports
- Changing rooms & showers – so you can work out, shower and go to work or out for the night
- Gas BBQs – cook lunch or dinner while the kids are in the pool!
- Community clubroom – spacious lounge with comfy couches, TV and kitchenette

5. PROACTIVE24

- Full service fitness centre with multiple studio spaces
- Les Mills Classes
- TRIBE Team Training
- 24hours

6. Latitude 44

- Full service gym
- Classes
- Small Group Training
- Personal Training

7. Switch Fitness

- Boutique Studio
- SmallGroup Training
- Classes
- Personal Training

8. The Fit Collective

- Full service gym
- Classes
- Small Group Training
- Personal Training

9. Multi Peak Fitness

- Full service gym
- Small Group Training
- Personal Training

10. W Fitness – Swim Gym option

- 2 heated swimming pools
- Full service gym

11. CrossFit Wanaka

- Boutique Studio
- SmallGroup Training
- Classes
- Personal Training

12. Central Lakes Pilates

- Boutique Studio
- SmallGroup Pilates
- Classes

13. Yoga Ground

- Boutique Studio
- SmallGroup Yoga
- Yoga Classes

14. Wanaka Body

- Mobile Studio
- SmallGroup Training
- Personal Training

15. Align Pilates

- Boutique Studio

- SmallGroup Pilates
- Classes

16. Hot Yoga Fusion

- Boutique Studio
- SmallGroup Yoga
- Yoga Classes

17. Heritage Village Gym

- luxury spa and sauna
- gym
- changing rooms
- tennis courts

18. NZ High Performance Gym

- Caters to snow sports and high performance market

19. Snap Fitness

- Full service gym
- Classes
- Small Group Training
- Personal Training

EASTON Rachel

Wanaka/Upper Clutha area

Q. 1A: Do you support the preferred option to complete the programme outlined in the draft plan?

Oppose

Q. 1B: Do you agree with the preferred funding model including targeted rates recovery focused on CBD ratepayers?

Disagree

Q. 1C: If the funding assumptions are not supported (NZTA) do you agree that Council re-prioritise some projects?

Agree

Q. 2A: Do you support the funding for a Council Office?

Oppose

Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Disagree

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Support

Q. 4A: Do you agree with the water supply project programme and timing to meet the Drinking Water Standard (2008) by 2027/28?

Neutral

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Neutral

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Neutral

Q. 6A: Do you agree with the proposed investment in community projects?

Disagree

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Oppose

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Disagree

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Neutral

EDGAR Sir Eion

Queenstown/Wakatipu area

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Agree

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Support

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Support

Q. 8A: Comment here.

Q1a - Support with caveats

Q2a - Support with additional ideas.

- Believe development of Wakatipu ferry service should be prioritized
- Question need for Ballarat St Car Park given change in travelling habits
- Development of Stanley St must include Convention Centre/ Cultural Facilities
- Funding needs to be allowed to plan for the 2nd bridge over the Kawarau River for a spatial plan.

EDWARDS Renee

Wanaka/Upper Clutha area

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Oppose

Q. 6A: Do you agree with the proposed investment in community projects?

Disagree

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Support

Q. 8A: Comment here.

QLDC core focus as always seems to be Queenstown. Wanaka and Lake Hawea is experiencing significant growth however the district plan does not seem to accurately quantify and qualify what needs to be put in place for our communities to remain true to what they are and to sustainably grow. So disappointed, as a local of 40 years to Arrowtown our family moved due to the devastating mess of infrastructure and poor planning. To see that being rolled out here would be a travesty. Get real councillors, get into the community and support us! The state of our roads (and bridges), transport, public facilities, schools, environment, parks and recreation, and water mean a lot not to mention the outrageous freedom camping situation! Worst of all your planning on expanding the airport, what's going to happen to all of the above then???? Realise it's a tough job but let's get real with our forecasting and stats!!!!

Q. 7A: Do you support the proposal to revise the rating differentials based on the new rating valuations?

Neutral

ELLINGHAM Robin

Queenstown/Wakatipu area

Q. 8A: Comment here.

Regarding kerb and channel upper East Perkins Road

Please see the below letters from myself and my neighbour regarding the above mentioned issue and then the attachment which is an email received from Andrew Finnigan, Operators Delivery Manager at Downers from when he meet with us regarding this issue.

11th April 2018

I have concerns about our road. I live at [REDACTED] Perkins Road and my section is the natural lie of the land, below road level. I have lived here nearly if not 20 years, every time it rains it pours down my section to my front door. The road and ditch are not doing their job, the ditch is gravel so I would think the water is going under the road, the road has sheep tracked so in the winter the water sits on top of the road and forms ice which is dangerous to drive on, and we currently have no kerbing. Lower Perkins Road and West Perkins Road have had kerb and channel with storm water upgrade, we are part of the road, why have we been left behind. There is currently work going on on our road by Beaver Constructions for Grant Henman's new subdivision above us. I am disappointed that the work was not informed to the residents of upper East Perkins Road. Beaver Construction have come down from the new subdivision and put storm water pipes down into our road, the gravel ditch is now shallow, our road has put up with 3-4 diggers, a rockbreaker, a front end loader and 2 construction trucks on a daily basis for the last roughly 7 weeks which has I feel damaged the road more.

I do not feel safe up here as I feel I could be washed away.

Please can we match up with the rest of lower and west Perkins Road with the kerb, channel and storm water, please!!

I invite everyone to come to Perkins Road and see what we are living with.

Awaiting your reply

Robyn Ellingham

12th April 2018

My name is Karena and I live at [REDACTED] Perkins Road. We have the same issue as Robyn with our house being below road level and have concerns about the water that comes down into our property. There is no gutter/kerbing on either side of the road and we are worried about the storm water drain that is right at the top of our driveway coping with the added pressure of the subdivision above us being feed down into our drains that at times can not already handle the amount of water it currently gets.

Please come up and have a look for yourself. I can make myself available at any time to discuss the issue. My phone number is [REDACTED].

Thanks and regards

Karena Payne

From: Andrew Finnigan <[REDACTED]>
Sent: Thursday, March 22, 2018 2:57:57 PM
To: [REDACTED]
Subject: Perkins Road

Hi Karena

It was good to meet you and Robyn yesterday. I can understand your frustration at the drainage on Perkins Road particularly when it may put your property at risk of damage. As discussed on site yesterday, I don't see any maintenance issues that might be affecting your situation. The works you need will be significant in scale and are best requested via a submission to the annual plan. This can be done at this website <https://www.qldc.govt.nz/your-council/formal-processes/annual-plan-process/>

Regards

Andrew Finnigan
Operations Delivery Manager
New Zealand

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Agree

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EUSTACE Katharine

Wanaka/Upper Clutha area

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Neutral

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Neutral

Q. 8A: Comment here.

I think we should seriously look at the active transport network in Wanaka. I cycle from Anderson road to my son's daycare on Warren street, via town with him in the buggy - hopefully one day he will ride his own bike as he's getting heavier. I have to cycle most of the time on the pavement - which makes pedestrians grumpy - which they have a right to be but it;s because there is not enough room for my biking with cars parked on the side of the road and traffic each way. I do this for the safety of my son. It would be so much safer, would help with the increasing problem of road users and parking that is predicted if we had dedicated cycle ways, under passes etc around town. I believe that so many more people would ride if it was more pleasant and safer. I ask you to have a look at what you can do to make this a priority with appropriate funding.

EYERS Vivien

Wanaka/Upper Clutha area

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Q. 2B: Do you agree that this should include an interim dedicated Queenstown library space?

Neutral

Q. 3A: Do you support the development of a Wanaka Masterplan in 2018 to enable a strategic and well connected approach to Wanaka planning?

Support

Q. 4A: Do you agree with the water supply project programme and timing to meet the Drinking Water Standard (2008) by 2027/28?

Agree

Q. 5A: Do you agree that Council should introduce a general subsidy in order to protect the environment by supplementing the cost of smaller community schemes?

Agree

Q. 5B: Do you support the application of a two-tier charge to the Arthurs Point Scheme to enable a fairer apportionment of cost to the user?

Neutral

Q. 6A: Do you agree with the proposed investment in community projects?

Agree

Q. 6B: Do you support inclusion of funding to support the early harvest of Coronet Forest?

Oppose

Q. 6C: Do you agree that Council should enter into a lease for an interim Frankton Library?

Disagree

Q. 8A: Comment here.

While I support in general the Wanaka Masterplan and the proposed staged Lake Front Development Plan there are some things which I would like to see considered as part of that development;

- a "park and ride" area developed on the outskirts of Wanaka which could include facilities for campervans such as toilets, showers and possibly a laundromat.
- more pedestrian only space in the CBD and less parking for vehicles than is proposed in the lakefront plan. Extra parking could be provided for in the above suggested park and ride for visitors. The proposed plan suggests the angle parking on both sides of the road adjacent to the lake and I would like to see fewer vehicles in this area.
- total exclusion of camper vans from the CBD area and roading adjacent to lake.