

# PETTIT Rick

## Q. 8A: Comment here.

Gentlemen, good morning.

Mike, I served on Council from 2001 - 2007. I have a fair understanding of how Council works and the issues going forward.  
Stew knows me well as I was Chairman of Finance.

Where we are at and what our options are , realistically haven't changed a lot in 10 years.

As always it is a question of what we can afford and the priorities.

I attach my submission - hopefully you have the time to go through - tick off what you think is correct, and I think you will come to the same conclusion i have.

With respect to the CBD and access to the CBD it will become a shambles. There has been no significant investment by Council or private enterprise in the CBD for years. The real growth investment wise will now be in the CBD. The fact that land is valuable, planning rules in terms of height have changed which means this will be intensive development.

This development will go ahead - no matter what - because the land - the planning mechanisms are in place. Whether QLDC roading and infrastructure is in place or not

Public Transport will fail. Building carpark buildings in town will be insufficient and not where you want them anyway.

To me this was a "no brainer" 10 years ago.

It is

- affordable in the overall scheme of things
- virtually direct uninterrupted access from Frankton Flats, the Airport and the wider district into the CBD
- could potentially pedestrianise a significant part of the CBD
- can should be able to control the whole process by making it a Council Road
- should be 100% growth funded through financial contributions

Will be the most important POSITIVE change for Queenstown that I think has ever happened.

But it has to be done once and done properly.

Kind regards

Rick Pettit

## Q.

Rick Pettit - Submission to QLDC Ten Year Plan.pdf - 98 KB

## **SUBMISSION QLDC TEN YEAR PLAN**

6 April 2018

I was a QLDC Councillor from 2001 – 2007.

The growth over the past ten years was predicted. Residential growth at Jack Point, and the down side of Ladies Mile. Commercial and retail at Frankton Flats. The current population and Peak Day figures are no surprise.

Traffic congestion along Frankton Road and the CBD, the need for Public Transport, The Kawarau Bridge (Transit planned that that would be completed by 2012) were all recognised.

We had initiated the Henry – Man St bypasses. We had established that widening Frankton Road to take Public Transport would cost \$120m (2006 \$) and that a third arterial route around to Gorge Road from Frankton Flats would cost \$18m (2006 \$). All this was discussed with ORC, Transit and Trans Fund, as it was in those days.

What wasn't predicted was that QLDC – management and elected representatives – our partners, now NZTA and the ORC would be dormant for 10 years.

You now have the unenviable task of playing catch up. What is now viewed as "Improved levels of service" in reality getting us back to where we were in say 2006.

But let's look at some basic facts

- Construction is the second biggest industry in the District
- Most of our main arterial roads are at over capacity
- We have seen the disruption caused by the Kawarau Falls Bridge
- Public Transport doesn't work for the construction industry
- There has been NO significant investment in the CBD by Council or private enterprise for the last five years
- Our infrastructure in the CBD is old and well beyond capacity
- We now have an unattractive and inefficient entrance way to Queenstown and the CBD. It is ugly and hardly portrays Queenstown as a natural wonderland

Now let's look at some of the predictions, specifically for the Wakatipu

- You know the projected population figures, it is not a question of whether they are right or wrong just a question of when they occur
- I can understand Wanaka having Peak Days but in Queenstown there appears to be a very broad shoulder season that seems to operate throughout most of the year.
- If you look at the 1:34 ratio for visitors for the CBD it will be many times more than that
- Personally, I think most residents now try and stay away from the CBD but of course every visitor wants to go there
- QLDC are planning on spending around \$400m in the CBD.
- We already know there are many hotels and apartment planned right now for the CBD. There is high rise, high value, land at Lakeview, along Man St and Gorge Road which will all be developed to their maximum potential. What \$1000m? – it will happen just a question of when and how much
- Most of the development is “across town” i.e. along Frankton Road and through our main arterial roads in the CBD.
- Most of our aged infrastructure – water, sewerage, stormwater is in the CBD area and will no doubt be dealt with while the roading is going on.

Right now, you are saying – “we know all this which is why we are spending \$400m. But a significant part of that is dependent on Government funding so may not happen anyway”.

But the private development will go ahead anyway.

- Traffic will be grid locked along Frankton Road
- Public transport wont function – no matter what it costs – it will be stationary
- Infrastructure will fail to cope
- - the residents wont thank you – the tourist operators wont thank you – the tourists wont thank you – the construction industry wont thank you.

## **CONCLUSION**

- you have to create a third arterial route to the CBD from Frankton Flats to the top of Gorge Road, no bridge is required.
- In the overall scheme of things this is a minor investment. Say \$40m in today's dollars. It should be a QLDC road, so you are not reliant on the Highway network. It will only attract 51% funding, but it should be 100% growth funded through Financial contributions
- The route into town would be largely uninterrupted, through stunning natural scenery that would be a tourist experience in itself.
- Then you arrive at a Park and Ride facility that will actually work as public Transport.
- There is only one large piece of land available close to the CBD – Gorge Road wet lands. Create a huge Park and Ride facility with 5 minute shuttle buses to the CBD. As opposed to a 45 minute trip (or longer ) along Frankton Road. Then of course you have the cost of creating that Park and Ride scenario at Frankton which has a significant cost in itself.
- Forget about the parking buildings in town a) they cost more than the arterial route itself b) the land where you want to build them is too valuable for other community facilities – Arts, Culture, Reserve but most importantly you don't want the cars actually in town anyway.

**YOU NEED TO DO THIS FIRST. YOU NEED TO RETHINK BEYOND THE BAND AID PATCH UP APPROACH THAT IS WELL AND TRULY BEYOND OUR CONTROL AS IT CURRENTLY STANDS.**

**Rick Pettit**  

## **FURTHER SUBMISSION QLDC 10 PLAN**

8 April 2018

### **Financial contributions are complex. I'll just deal with Roothing**

- Council **cannot** take Financial Contributions for things it does not control. So QLDC **cannot** take Financial Contributions for Roothing that is on the State Highway.
- NZTA **cannot** take Financial Contributions from local developers. They can get developers to pay the direct cost of attaching to State highways i.e. their roundabout and slip lanes that specifically relate to their development
- If something – like a new road – is **not** in the LTP QLDC **cannot** charge Financial Contributions.
- Council **cannot** charge Financial Contributions for maintenance
- In establishing Financial Contributions from developers – you have to establish firstly How much of what you have planned is Improved level of Service and how much is as a result of Growth.  
If you are building a new Road because the one that you have is now at over capacity presumably it is fair to say that it is needed because of Growth.
- The growth portion capital expenditure is then spread over the projected development “units” for the next ten years i.e. the developer’s Financial Contribution

### **So let’s look at what has happened in the last 10 years in terms of Financial Contributions for Roothing. Taken from the 2015 LTP**

- The only thing I could find was the Eastern Access Road. That provided, to the Council from developers - from what I can see about \$1.5m per annum.
- We have been in one of the largest periods of growth. Jacks Point, Hanley Downs, Frankton Flats, Shotover Country. Literally thousands of development units.
- Our roads are now clogged, we are expecting Central Government to fix our problems.

**BUT the developer’s contribution – who have profited from their developments - have been virtually nil, in total - \$1.5m per annum!!!!**

## **Now let's look at what you are proposing going forward**

- Hundreds of millions of dollars – but virtually all at the whim of NZTA- 80% funded by them.
- We can't even charge the developers for the 20% we have to fund!
- Councils contribution because of the conditions I summarised at the beginning is only \$5m per annum.
- We are asking Government through the NZTA to fix our problems with virtually NO Financial Contribution from local developers.
- In town we are looking at potentially \$1000m ( a billion!) in private development and because we have no plans of our own, the best we can do is \$5m per annum!

## **IF I WAS THE GOVERNMENT I WOULD SAY**

**“We appreciate your predicament , but you have to look at helping yourself. You have asked for financial assistance because of the number of tourists. You want visitor taxes but have not worked out a way to get Visitors to pay at the “front end”. The guys who are selling the land, developing the buildings should be paying right at the very beginning.**

**The developer will say**

**“That will put the cost of the buildings, and rent up.”**

**The truth of the matter is you are doing that by increased rates. The developer will argue that isn't their fault.**

**The other truth is that values are determined by the market. Ever wondered why each stage in a development gets more expensive – whereas costs usually get less!**

**If you seriously look at the alternative route to town I wrote about previously – I believe it should be a Council road – will attract a lower level of subsidy from NZTA (a good thing if you want to get anything done) – should be 100% growth funded i.e. 100% developer funded.**

**If you want to charge visitors – look at the only way you can within the legislation you have at your disposal.**

# PHILLIPS Charlie

Study Queenstown

Queenstown/Wakatipu area

---

Q.

SUBMISSION TO QUEENSTOWN LAKES DISTRICT COUNCIL - STUDY  
QUEENSTOWN\_2018.docx - 90 KB

## SUBMISSION TO QUEENSTOWN LAKES DISTRICT COUNCIL ANNUAL PLAN

**To:** Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348

**Name of submitter:** **Charlie Phillips, for Study Queenstown**

**Address:** 1/50 Stanley Street, Queenstown

This is a submission request to the Queenstown Lakes District Council ("the Council") regarding a funding allocation for Study Queenstown.

Study Queenstown (SQ) submits this application for supplementary funding of the Study Queenstown initiative set up in 2015. Staff wage funding is wholly borne by Education New Zealand (ENZ), however operational and project funding to grow and develop Queenstown as a world class study destination is expected to be generated from within the community to show commitment to ENZ's investment. As such Study Queenstown submits the following as background and reference to the funds sought.

### 1. International Education in Queenstown

Queenstown is a highly desirable study destination. Over the past 10 years, the international education industry has grown in Queenstown, with the establishment of several high quality independent tertiary providers. Among the local community, there is a strong desire to grow the education industry. This has been identified in several community documents including the Queenstown Lakes District Council's Economic Development Strategy. Study Queenstown's vision and objectives are in line with this formal community-wide strategy, which is underpinned by community visioning processes.

Districtwide sector benefits from education include: Educational institutions, accommodation providers (particularly homestays and private providers), transport, food, activities, service providers, businesses through worker provision – international students can work up to 20hrs a week on a student visa, and many choose to stay on post study and supply an educated and experienced workforce.

International education is New Zealand's fourth largest export industry, with an estimated direct contribution to GDP of \$4.4 billion<sup>1</sup>. With over 130,000 international students enrolled throughout New Zealand in 2017 the industry has a significant economic impact, directly responsible for over 33,000 jobs.

The global market for international students is expanding with significant growth. In 2010, 4.2 million students studied at universities outside their home country, a 100% increase since 2002. This growth is projected to continue, with forecasts of between 7.2 million<sup>2</sup> to 8 million<sup>3</sup> students seeking education outside their own country by 2025.

An effective full time equivalent student (EFT) in Queenstown contributes approximately \$45,000 to the local economy during an educational year. Queenstown's international education industry now hosts over 1750 students annually. The total reported number of jobs involving education or training within the Queenstown Lakes District in 2016 is 930 jobs directly attributable to education<sup>5</sup>.

**This equates to a local economy contribution of approximately \$32m each year.**

1. <https://enz.govt.nz/news-and-research/media-releases/international-student-enrolments-are-down-but-value-holds/> (March 2018)

2/3. Bohm, Meares and Pearce (2002) *The Global Student Mobility 2025 Report: Forecasts of the Global Demand for International Education*, IDP quoted in UNESCO, *Higher Education Crossing Borders*, 2006.

4. Goddard, B. "Future Perspectives: Horizon 2025" in IEA, *Making A Difference*, 2011.

5. Infometrics report on QLDC website

6. Queenstown Lakes District Council, *Economic Development Strategy*, February 2015.

The benefits of international education are more than just financial. International students contribute to our knowledge of other cultures and provide opportunities for the international linkages, which are essential for Queenstown's economic future. In addition, international tertiary students can make a valuable contribution to New Zealand's wider goals for research, innovation and trade. As such we believe a diversified portfolio aside from tourism is a key aspect to this economic development and growth, and international export education to Queenstown provides this diversity, as well as strongly contributing to the local economy. Many of the students studying in Queenstown also work in the local area while studying, thereby providing a capable and keen labour force. Many of these students go on to reside here and provide a skilled talent base of professionals.

## 2. About Study Queenstown

Study Queenstown is a joint initiative by a range of providers to market Queenstown as a premium education destination for international and domestic students across a range of disciplines in partnership with national and international educational partners. Additionally there is an opportunity to further enhance the existing offering so that Queenstown becomes known as a centre of educational excellence, including in the executive education sector.

Study Queenstown's membership base comprises world-class, NZQA Category 1 providers that offer national and international qualifications. Through Queenstown's providers, students are able to experience primary and secondary education, and obtain diploma, degree and post-graduate qualifications within the region.

Queenstown is well-placed to build towards becoming a recognised centre for education. It offers unmatched unique lifestyle for international students and already has an impressive educational base including three category one language schools, outstanding primary and secondary schools, the Southern Institute of Technology, University of Otago and Queenstown Resort College. It is also developing partnerships with a number of other providers to achieve a target of 2500 FTE students based in Queenstown by 2025. Study Queenstown believes this goal is achievable, considering the high level of support from the community and its local government.

## 3. Key Priorities: Study Queenstown

### STRATEGIC OBJECTIVES

---

- Students from New Zealand and around the world choose to study at Queenstown's premium institutions attracted by quality education, unique experiences, fantastic student support, and outstanding career opportunities
- Student growth numbers contribute to the overall Queenstown economy and local community by providing a greater base of well-educated, desirable graduates, many of whom will choose to remain in the resort providing a high quality labour cohort for current sectors and emerging industries
- Be a destination of choice for executive education across the Asia-Pacific region by delivering high quality executive education and leadership courses

### STRATEGIC OUTCOMES

---

- To increase the local economic value of international education **from \$32m to \$112m by 2025**
- Increase Queenstown's overall contribution to the Government's international education target of \$5 billion, from approximately **1% currently to 2.5% by 2025**

1. <https://enz.govt.nz/news-and-research/media-releases/international-student-enrolments-are-down-but-value-holds/> (March 2018)

2/3. Bohm, Meares and Pearce (2002) *The Global Student Mobility 2025 Report: Forecasts of the Global Demand for International Education*, IDP quoted in UNESCO, *Higher Education Crossing Borders*, 2006.

4. Goddard, B. "Future Perspectives: Horizon 2025" in IEA, *Making A Difference*, 2011.

5. Infometrics report on QLDC website

6. Queenstown Lakes District Council, *Economic Development Strategy*, February 2015.

- Increase the number of full-time students based in Queenstown to **2500 (EFT) by 2025**
- Students have an enhanced student experience in Queenstown in order to maximise the positive benefits of studying in Queenstown, and have a supportive local community that values the benefits of international students
- To increase the number of high-quality courses and programmes offered to international students by 2025 - including partnering with well-established and reputable tertiary providers in order to jointly offer courses in Queenstown, with a particular focus on executive education, technology industries, tourism technology, and industry led requirements
- To identify and promote student educational pathways throughout Otago (including university) and to grow career opportunities – including retaining talented professionals locally to contribute to the economy

## SUPPORTING OUTCOMES

Continue to acknowledge and work with the Government’s goals for international education, which include:

- Increasing the national economic value of education services to \$5 billion by 2025, through increasing international enrolments in our tertiary institutions, private providers and schools
- Aligning with and supporting Queenstown Lakes District Council’s economic development priorities, including: To encourage higher contribution visitor activity and facilitate the growth of the knowledge-based sector

## 4. Business Plan Activity

Developed directly from the SQ 2018/19 Strategic Plan (Appendix 1) as ratified by all SQ member institutions.

Strategy	Activity	Project Cost & Time	Outcome (KPI)
1. Deliver an international campaign across key markets to promote and grow the international education proposition for Queenstown	<ul style="list-style-type: none"> <li>• Build on the strength of South America Campaign; targeting the key markets of Chile, Brazil, and Colombia, by building on the gains made with the last two ENZ campaigns and webinars.</li> </ul>	March 2019 Cost: <b>\$9,000</b>	<ul style="list-style-type: none"> <li>• Grow total student numbers by at least 30% annually (compounding).</li> </ul>
	<ul style="list-style-type: none"> <li>• Study Queenstown China Mission; Private dinner hosting, event fees, and delivering a SQ promotional event. The mission follows up with gains made on the Mayoral Forum.</li> </ul>	October 2018 Cost: <b>\$8,000</b>	<ul style="list-style-type: none"> <li>• Deliver compelling collateral for Agents, students, and key education stakeholders.</li> </ul>
	<ul style="list-style-type: none"> <li>• South-East Asia ICEF Campaign; targeting the key markets for Queenstown from Asia (based on the gains made at ICEF 2017).</li> </ul>	June 2019 Cost: <b>\$11,000</b>	<ul style="list-style-type: none"> <li>• Meet with at least 20 agents from each key target market when in-country.</li> </ul>
	<ul style="list-style-type: none"> <li>• Attendance at ANZA – Australasian marketing event for intl education.</li> </ul>	April 2019 Cost: <b>\$3,500</b>	<ul style="list-style-type: none"> <li>• Provide SQ members with all leads from ANZA and campaign events via excel.</li> </ul>
	<ul style="list-style-type: none"> <li>• Develop and utilise key collateral to showcase Study Queenstown (prospectus, translations, website, video, banners, USB’s, posters).</li> </ul>	Cost <b>\$17,000</b>	<ul style="list-style-type: none"> <li>• Keep all collateral current with correct information.</li> </ul>

1. <https://enz.govt.nz/news-and-research/media-releases/international-student-enrolments-are-down-but-value-holds/> (March 2018)

2/3. Bohm, Meares and Pearce (2002) *The Global Student Mobility 2025 Report: Forecasts of the Global Demand for International Education*, IDP quoted in UNESCO, *Higher Education Crossing Borders*, 2006.

4. Goddard, B. "Future Perspectives: Horizon 2025" in IEA, *Making A Difference*, 2011.

5. Infometrics report on QLDC website

6. Queenstown Lakes District Council, *Economic Development Strategy*, February 2015.

<p>2. Showcase Queenstown as a world class destination to our education trade and government channels</p>	<ul style="list-style-type: none"> <li>• Host an International Education Agents Seminar in Queenstown - showcasing to NZ based agents all the educational offerings and presenting workshops &amp; seminars</li> <li>• Familiarization groups to Queenstown - where Study Queenstown showcases the educational offerings, and visits accommodation options, and leisure/restaurant offerings.</li> <li>• Webinars delivered online</li> <li>• Quarterly Agent Newsletter</li> <li>• Look for opportunities to showcase international education positives in Queenstown to ensure the local community supports the initiative and is aware of the positive benefits increasing international student numbers bring.</li> </ul>	<p>May 2019 for 15 pers in April, from Auckland Cost: <b>\$20,000</b></p> <p>Sth America group (joint) June/July Cost: <b>\$5,000</b></p> <p>Locally funded famils with visiting agents Cost: <b>\$8,000</b></p>	<ul style="list-style-type: none"> <li>• Provide full itineraries and post-famil briefing notes to all institutions.</li> <li>• Institutions invited to present at famils.</li> <li>• Famil participants post visit survey to ascertain effectiveness.</li> <li>• Deliver Agents' quarterly newsletter on time.</li> </ul>
<p>3. Implement a targeted community engagement model that showcases and reinforces the benefits of students in Queenstown</p>	<ul style="list-style-type: none"> <li>• Create a media engagement profile, including supplements or articles in local newspapers and magazines.</li> <li>• Create a synergy with Queenstown Cares that allows students to undertake community work.</li> <li>• Work with ENZ and TNZ to strengthen the link message between students and tourism.</li> <li>• Create a plan for all students in Queenstown to have access to voluntary community work, and promote this initiative.</li> </ul>	<p>All costs are built into the existing work budget for salaried time</p>	<ul style="list-style-type: none"> <li>• Queenstown community is aware, supportive and positive about the growth and development of international education in Queenstown</li> <li>• At least 2 supplements or featurttes in local newspapers annually</li> </ul>
<p>4. Utilise industry insights and resources to align and enable our stakeholders</p>	<ul style="list-style-type: none"> <li>• Attendance at the New Zealand International Education Conference in Auckland.</li> <li>• Attendance at the quarterly ENZ regional representative meetings</li> <li>• Work with ENZ to obtain current and relevant market intelligence for regions/sectors of SQ.</li> <li>• Manage and coordinate SQ Advisory Group meetings in conjunction with the Chair.</li> </ul>	<p>August 2019 Cost: <b>\$1,500</b></p> <p>Quarterly 2017/18 Cost recovery of \$200 p/meet Required extra: <b>\$2,000</b></p>	<ul style="list-style-type: none"> <li>• Provide SQ members with information and updates within 2 weeks of attendance at meetings.</li> <li>• Disseminate all presentations within 2 weeks of receiving them.</li> <li>• 6 Study Queenstown advisory group meetings per year</li> </ul>
<p>5. Facilitate new product development across institutions to enhance</p>	<ul style="list-style-type: none"> <li>• Manage the intelligence profile of existing course delivery, and identify where opportunities and new developments exist.</li> <li>• Work with the SQ members to identify potential gaps in the</li> </ul>	<p>No Cost</p> <p>No Cost</p>	<ul style="list-style-type: none"> <li>• Up-to-date database of courses available in Queenstown</li> <li>• Executive Education business case presented to</li> </ul>

1. <https://enz.govt.nz/news-and-research/media-releases/international-student-enrolments-are-down-but-value-holds/> (March 2018)

2/3. Bohm, Meares and Pearce (2002) *The Global Student Mobility 2025 Report: Forecasts of the Global Demand for International Education*, IDP quoted in UNESCO, *Higher Education Crossing Borders*, 2006.

4. Goddard, B. "Future Perspectives: Horizon 2025" in IEA, *Making A Difference*, 2011.

5. Infometrics report on QLDC website

6. Queenstown Lakes District Council, *Economic Development Strategy*, February 2015.

and complement the existing Queenstown portfolio offering	<p>market, and how to provide courses to meet these needs.</p> <ul style="list-style-type: none"> <li>• Work with stakeholders to build an executive education proposal for delivery in Queenstown with an identified key delivery partner.</li> <li>• Seek to bring other institutions onto the Study Queenstown group.</li> </ul>	<p><b>Cost: \$10,000</b></p>	<p>stakeholders</p> <ul style="list-style-type: none"> <li>• Attendance at tech for tourism meetings, start-up QT meetings, and liaison across tech industry needs</li> </ul>
6. Facilitate the provision of enhanced student experience so they gain maximum benefit from studying in Queenstown	<ul style="list-style-type: none"> <li>• Continue to ensure the current activity provider is meeting the needs of all institutions and their students.</li> <li>• Examine current options for communicating with students that other regions/countries are offering – including apps, portals.</li> <li>• Work with other regions (e.g. Auckland and Christchurch) to explore ways to create a student friendly user experience on arrival to both NZ and Queenstown.</li> </ul>	<p>No Cost</p> <p><b>Cost: \$5,000</b></p> <p>No Cost – leveraging previous work by other regions</p>	<ul style="list-style-type: none"> <li>• Activity provider report to SQ members 6 monthly</li> <li>• Student satisfaction survey developed to ascertain degrees of satisfaction</li> <li>• 50% uptake in students participating in activities</li> </ul>

Total Operational Funding requirement (from above Business Plan Activity)	\$100,000
Salary component	\$90,000
<b><u>Complete Project Funding Requirement</u></b>	<b><u>\$190,000</u></b>
Less Education NZ contribution (salary and project funding - anticipated)	-\$100,000
Less Study Queenstown Member fees	-\$15,000
<b><u>Shortfall required</u></b>	<b><u>\$75,000</u></b>

## 5. Queenstown: Diversifying the local economy

The Queenstown Lakes District has experienced a long period of significant employment and growth in its visitor and permanent population, largely due to the region’s biggest asset – the environment.

While tourism has been and continues to be its most successful industry, it has been identified that there is a need to diversify and lift the value of the Queenstown Lakes District’s economy. As such, the Queenstown Lakes District Council has conducted a review of opportunities and prepared an Economic Development Strategy<sup>6</sup>. It highlights education and training as one of the main aspects in a key priority, “Facilitate the Growth of the Knowledge-Based Sector”.

The Economic Development Strategy recommends encouraging expanding economic development activities for the district, including education. By engaging with tertiary institutes, Centres of Research Excellence (an example being the Jardine family gifting of the Woolshed Bay property to the University of Otago in order to conduct research) and others to provide both community and visitors with opportunities for education and training, this will assist the Economic Development Strategy’s priority of “encouraging a higher contribution visitor activity”<sup>6</sup>.

1. <https://enz.govt.nz/news-and-research/media-releases/international-student-enrolments-are-down-but-value-holds/> (March 2018)

2/3. Bohm, Meares and Pearce (2002) *The Global Student Mobility 2025 Report: Forecasts of the Global Demand for International Education*, IDP quoted in UNESCO, *Higher Education Crossing Borders*, 2006.

4. Goddard, B. “Future Perspectives: Horizon 2025” in IEA, *Making A Difference*, 2011.

5. Infometrics report on QLDC website

6. Queenstown Lakes District Council, *Economic Development Strategy*, February 2015.

Study Queenstown as a representative of the education community in Queenstown supports the Council in helping to achieve its goals. We believe enhanced community wealth and a higher quality of life comes as the result of a strong diversified economic base built by a business community which generates education and employment opportunities. As such, the Study Queenstown stakeholders support the economic, social and environmental goals of the Queenstown Lakes District.

While tourism has been and continues to be its most successful industry, it has been identified that there is a need to diversify and lift the value of the Queenstown Lakes District's economy. As such, the Queenstown Lakes District Council has conducted a review of opportunities and prepared an Economic Development Strategy<sup>6</sup>. It highlights education and training as one of the main aspects in a key priority, "Facilitate the Growth of the Knowledge-Based Sector". Further to this, MBIE figures for the percentage of 15-39 year olds in the Queenstown-Lakes district has shown a significant decline from 44.9% of the population in 2006, to 38% in 2013. This proposal seeks to redress this decline through education and targeting this specific age bracket to study here and remain as part of an educated and experienced workforce.

The Economic Development Strategy recommends encouraging expanding economic development activities for the district, including education. By engaging with tertiary institutes, Centres of Research Excellence (an example being the Jardine family gifting of the Woolshed Bay property to the University of Otago in order to conduct research) and others to provide both community and visitors with opportunities for education and training, this will assist the Economic Development Strategy's priority of "encouraging a higher contribution visitor activity"<sup>6</sup>.

Study Queenstown as a representative of the education community in Queenstown supports the Council in helping to achieve its goals. We believe enhanced community wealth and a higher quality of life comes as the result of a strong diversified economic base built by a business community which generates education and employment opportunities. As such, the Study Queenstown stakeholders support the economic, social and environmental goals of the Queenstown Lakes District.

## 6. Action Sought

**Study Queenstown requests Council contribute \$75k from the 2018/2019 Annual Plan towards the promotion and development of Queenstown as an international study destination through Study Queenstown.**

*Study Queenstown wishes to speak in support of its submission.*

---

Charlie Phillips

Chair – Study Queenstown

Chief Executive Officer – Queenstown Resort College

Date: 12/04/2018

1. <https://enz.govt.nz/news-and-research/media-releases/international-student-enrolments-are-down-but-value-holds/> (March 2018)

2/3. Bohm, Meares and Pearce (2002) *The Global Student Mobility 2025 Report: Forecasts of the Global Demand for International Education*, IDP quoted in UNESCO, *Higher Education Crossing Borders*, 2006.

4. Goddard, B. "Future Perspectives: Horizon 2025" in IEA, *Making A Difference*, 2011.

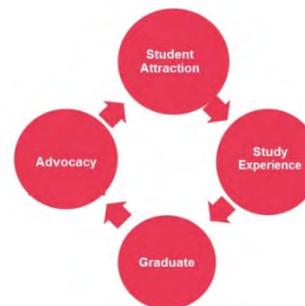
5. Infometrics report on QLDC website

6. Queenstown Lakes District Council, *Economic Development Strategy*, February 2015.

## Appendix 1

# SQ STRATEGIC PLAN 2018/19

Supplementing the SQ Business Plan 2018/19



A strategy that priorities the 3 key areas of:

1. **Customers**
2. **Market**
3. **Engagement**

## CUSTOMERS

**Institutions;** including staff, students, families, agents, service providers

**Government;** including ENZ (project funding), TNZ (edu-tourism), INZ (work rights and talent), MoE (Well-Being Strategy)

**QLDC;** including EDA funding (diversification), Councillors engagement, Bus passes, community engagement

**The Community;** Destination Queenstown (messaging, joint support, infographics and insights), Chamber of Commerce, Industry (work rights), wider community groups

## MARKET DEVELOPMENT

Priority Markets	Secondary Markets
<ol style="list-style-type: none"> <li>1. China</li> <li>2. Japan/Korea</li> <li>3. South America: Brazil, Colombia, Chile, Mexico – emerging</li> <li>4. Southeast Asia: Vietnam, Thailand, Philippines</li> </ol>	<p><i>not promoted in-country by SQ in 2018</i></p> <ol style="list-style-type: none"> <li>1. Europe: Germany, France, Netherlands, Belgium, Italy, Spain, Czech Republic</li> <li>2. Russia and Eastern Europe</li> <li>3. India</li> </ol>

## MARKET PENETRATION

Key Initiatives	
<ol style="list-style-type: none"> <li>1. Offshore: ENZ Events (leverage to also attend agent organised events, independent agent visits, and create SQ bespoke events)</li> <li>2. Offshore: ICEF Events (ANZA, Vietnam, Berlin – possibly in the future)</li> <li>3. Create Digital Marketing Strategy: focus on the broader E-market, and incorporate social media platforms</li> </ol>	<ol style="list-style-type: none"> <li>4. Internal Agents (NZ) mini Conference (incl. agent familiarisations, ENZ, INZ, TNZ, employers, Chamber, institutional presentations)</li> <li>5. SQ quarterly Newsletters</li> <li>6. Webinars (South America, Europe, Southeast Asia)</li> <li>7. Website (including SEO optimisation)</li> <li>8. Agent Familiarisation visits to Queenstown</li> <li>9. ANZA Workshop and Conference</li> <li>10. Direct Contacts (leverage the network)</li> </ol>

## ENGAGEMENT

**Current combined student capacity is around 1300 students across all institutions.** Ways to engage that will target this capacity opportunity and create strong critical-to-customer processes through connections include:

- Engage offshore with Market Penetration initiatives (*above*)
- PR Strategy: messaging, newsletter, student experience/initiatives, educate the community, create profile
- Creating Value – collateral, campaigns, PR opportunities (e.g. profiling and messaging in local publications)
- Work and talent pathways/options (use this to tell the story)
- Homestay development and promotion (an identified pressure point)
- Utilise VFR component of tourism to create additional value for both sectors
- Student engagement – experience, long term friendships, seamless process
- Strong academic focus (promote aspirational)
- Student successes – profile (e.g. local businesses owned by graduates)
- Southern Education Alliance – joint promotions
- Advocacy with; Institutions, Government, QLDC, and the Community (as described above)

1. <https://enz.govt.nz/news-and-research/media-releases/international-student-enrolments-are-down-but-value-holds/> (March 2018)

2/3. Bohm, Meares and Pearce (2002) *The Global Student Mobility 2025 Report: Forecasts of the Global Demand for International Education*, IDP quoted in UNESCO, *Higher Education Crossing Borders*, 2006.

4. Goddard, B. "Future Perspectives: Horizon 2025" in IEA, *Making A Difference*, 2011.

5. Infometrics report on QLDC website

6. Queenstown Lakes District Council, *Economic Development Strategy*, February 2015.

# PHILLIPS Elizabeth

Hawea

---

**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?**

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 am concerned about how kids will cross state highway 84 for the new school. We need and underpass

# PHILLIPS Kathryn

Wanaka/Upper Clutha area

---

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

Agree

## Q. 8A: Comment here.

As a resident of Wanaka I am concerned by the disparity in funding for Active Transport Funding and the 10 year plan for the Queenstown Lakes District. Wanaka is a rapidly growing town with subdivisions adding more and more traffic to our area and very few options regarding safe cycling routes beyond the lake front trail and the trail around Mt Iron. Cycling is a cheap, economic and environmentally friendly mode of transport that deserves much much more attention and planning. The total pool of funding allocated in the 10 year plan for Wanaka (and any other centre than queenstown) is far far too small. Much more thought and attention (and \$\$) needs to be given to this area.

# PIERCE Tim

## Q. 8A: Comment here.

I support active transport in Wanaka, and feel that there is a need for a change in attitude at Council towards Wanaka and biking and walking.

Allotting \$23.5M to Queenstown for active transport whilst giving Wanaka only \$1.5M is blatantly unfair.

Ignoring the need for an underpass on SH84 is a recipe for an impending disaster.

There is need for immediate progress on Wanaka's urban cycle network.

I believe that funds should be specifically allocated to a safe and efficient cycle and walking network .

# PILE Stuart

Queenstown/Wakatipu 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?**

Neutral

**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?**

Neutral

**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. 8A: Comment here.

- Queenstown Town Centre Master plan

I strongly oppose the proposal to fund Queenstown CBD master plan works through the 65%/35% split applied onto those properties within the 'Wider CBD Zone'.

This zone includes a number of residential streets well outside the commercial area of the town centre, including Malaghan Street which is where my property is located.

This funding proposal is based on QLDC's assessment that the CBD would benefit most from the investment. Why is there a discrepancy therefore between the formal 'CBD' zone and this newly delineated 'Wider CBD Zone'.

My stance, shared by my neighbours, is that for the transport improvements proposed to be made with the heavy investment in the CBD, we benefit very little given that our mode of transport into the CBD is by foot.

- Discrepancy in transport policy & Town Centre Master plan.

There appears to be a major discrepancy in the policies and development strategies for Queenstown transport and the Town Centre master plan.

The recent changes in car parking pricing and introduction of flat rate \$2 bus fares is intended to remove traffic and vehicles off the Frankton Road coming into Queenstown. This has been widely recognised as a success.

How can a business case be supported for major investments in the arterial road into Queenstown when QLDC are themselves aiming to reduce traffic volumes on this very same road?

- Market forces vs Council investment in Town Centre Master plan

Ground rents and market forces are slowly causing Queenstown CBD to lose its diversity of services. It is widely acknowledged that the CBD is overrun with convenience stores, tourist booking agents and bars/cafes. Most of these businesses are aimed at the tourist and do not tend to serve local rate payers particularly well.

Why then should the Town Centre Master plan be a rate payer funding project. The master plan will benefit CBD businesses and visitors alike. I strongly believe QLDC should be seeking outside commercial partners to assist with the funding of this work.

- Town Centre Council core services vs Town Centre master plan.

I believe the community understands and accepts the need for investment in core infrastructure. We have been playing catch up for too long and a rates rise is inevitable given the level of investment required.

Given the major funding required to support three new water treatment plants, I think QLDC should ask themselves whether this is the LTP to set up a very ambitious Town Centre Master plan. Certain aspects of the Town Centre Master plan include beautification projects that I would consider are 'nice to haves' and should perhaps not be considered priority against other core infrastructure required.

# PINE Jonh and Florence

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?

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?

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?**

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?**

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?**

Support

# PINFOLD Stuart

## Q. 8A: Comment here.

Hello,

The Wanaka population is growing at a considerable rate. The roads are becoming congested and the idea of cycling around town is a great one. Less pollution, great exercise etc. However its dangerous and needs to become a major policy area for this council and this 10 year plan. Its great that a previous council decided to put the Recreation Centre and Swimming Pool on a green fields site, my kids would love to use them. The only problem is that my wife and I have to drive them, as SH84 and Ballantyne Roads are treacherous to cross. Wanaka should have several underpasses enabling students, workers and tourists to move around our town in a safe manner.

These underpasses need to be constructed in the next 12 months, therefore the money for these should be clearly allocated in this plan.

Kind Regards  
Stuart Pinfold

# POLLOCK Brigid

Queenstown/Wakatipu area

---

## Q. 8A: Comment here.

I have seen Ralph Hanan's submission (attached) and am in complete agreement with his views, but I do not have the ability to express them so well.

Accordingly, please regard the attached document as also being our submission.

## Q.

Brigid Pollock.pdf - 423 KB

## Comments on Draft 10-Year District Plan

I am opposed to QLDC's 10-year Plan for two main reasons:

- the absence of a plausible long-term *vision* for the district, and
- the *premise* of unconstrained growth of our population and tourist numbers.

### Vision

Every plan document since 2002 has embraced expressions of what our community deems to be important - our *values* (referred to in the plans as "outcomes," also as long-term aspirations for the district).

The 2015-2025 10-year plan and subsequent annual plans have included seven community outcomes: (a) Sustainable growth management; (b) Quality landscapes and natural environment with enhanced public access; (c) A safe and healthy community that is strong, diverse and inclusive for people of all age groups and incomes; (d) Effective and efficient infrastructure that meets the needs of growth; (e) High quality urban environments, respectful of the character of individual communities; (f) A strong and diverse economy; and (g) Preservation and celebration of the district's local cultural heritage.<sup>1</sup>

The draft 10-year Plan jettisons these prior expressions of values (outcomes) and strategies. It introduces a "vision" under three headings: (a) Vibrant communities, (b) Enduring landscapes, and (c) Bold leadership.<sup>2</sup> Dissecting these, "vibrant communities" is unclear; a dictionary definition of vibrant is "pulsating with vigour and energy." Is that what QLDC means? "Enduring landscapes" is reasonable - we should all aspire to respect and preserve our natural environment. "Bold leadership", however, is an *input*, not an output or outcome. It is a means whereby the community may realize its vision. Similarly, management - as in "sustainable growth management" - is an *input*.<sup>3</sup> The Plan should be careful not to confuse inputs and outputs, or results (outcomes).

While QLDC should be commended for attempting to articulate a "defining vision" for the district, the best expression of a vision that I could see is in the mayor's and chief executive's introduction (p. 3). They comment, "In 10 years' time, experiencing and living in this district must be better than it is today." Nobody would disagree!

A *vision* should be a concise statement encapsulating our community's principles and enduring aspirations. It must also align with our values.

The Council may wish to consider the following vision statement:

"Our vision is to nurture and sustain our exceptional natural environment and love of the outdoors, and to enhance the wellbeing of our residents and visitors through economic growth and the pursuit of intellectual, artistic, and sporting activities that nourish the mind, body, and spirit."

<sup>1</sup> Earlier plans included key strategic goals of managing population growth and managing visitor growth, among others.

<sup>2</sup> Ref. "Our Vision", p. 8, vol. 1

<sup>3</sup> "Sustainable growth management" is doublespeak. It may mean sustaining the quantum of management, i.e. the Council's bureaucracy, for continuing the growth of our population. Or it may mean managing for a sustained (rate of) growth of our population, as in the draft Plan. Neither is desirable.

QLDC  
16 APR 2018  
QUEENSTOWN

Complementing the vision, I suggest that the Plan include a clear expression of our *values*. Values should embody our community's beliefs and qualities that we deem to be of enduring importance. Strategies and goals and projects should be consistent, flowing logically from the values.

A logical framework for planning is essential if we are to succeed in meeting our aspirations, sustaining our natural environment and enhancing our quality of life and wellbeing, for ourselves and our children. If the Council's strategies, goals, or proposed projects are not consistent with our values, we should revert to the "drawing board" to ensure consistency within the framework.

### **Premise**

The premise on which the Plan is based is that the "unprecedented growth in both resident and visitor numbers in our district" will continue (p. 9). QLDC projects that the district's peak-day population will be 150,000 in 10 years, compared to 117,000 in 2018. This growth projection is a given, as an unqualified, exogenous input to the Plan.

No consideration is given as to whether there may be capacity limits to this growth, either because it may impact on our values, including our environment, or because it may exceed the spatial confines of our limited topography. Devoid of objective analysis, the premise, in my view, is ill-considered.

It follows that the Council's huge increase in projected expenditures, amounting to nearly \$1 billion over three years, is also ill-considered, as are the increases in rates, debt, and land sales to fund the expenditures.

I cannot agree with the leading comment (p. 9), "Tourism is critical to the economic success of the Queenstown Lakes District." The Plan shows the "mean income" of the district at 15% *below* the mean income for NZ as a whole. Infometrics advises that the gap is not only getting wider but the district's GDP *per capita* in real terms is declining. This is the antithesis of "success." Our population and tourist numbers are increasing faster than our economy. Consecutive councils have paid mere lip service to the expressed outcome of "a strong and diverse economy."

It should be evident that more of the same won't cut it. Rather than continuing to promote tourism, our Council should reassess its economic model. Its aim should be to improve our productivity such that in 10 years the district's "mean income" is 15% *above* that for NZ as a whole. This argues for real diversification to become a more productive, higher-value economy.<sup>4</sup> The 10-year Plan should lay out a road map of how we expect to get there. And all the while we must ensure that our strategies and plans remain consonant with our values.

### **Conclusion**

Consecutive Councils' expressed strategies have evolved from a recognition (in 2002) that we need to manage our population growth and manage our visitor growth, to one that we need "smart growth", to benign acceptance that we can't control growth but should try to cope with it, to the current Council's position that continuing on our recent growth trajectory is good. The draft Plan informs that our Council has made a "specific business case" to Central Government to assist the district to sustain the projected rates of growth.

---

<sup>4</sup> It is well known that investments in information technology and knowledge-based capital are key drivers of productivity growth.

As our problems with growth intensify, this evolution of strategy makes no sense. The basic premise of the draft Plan is perverse. The Plan does not follow a logical analytical framework, deriving from and backcasting to what our community believes to be important. It provides no assurance that collectively and at the level of individuals we'll be better off. Bigger is not better.

Bold and innovative leadership by our elected Councilors is essential to tackle these issues. We cannot continue on this roller coaster of unconstrained growth in a finite environment without considering whether our values will be impacted in a seriously negative way. The Plan needs a fundamental rethink.

Ralph Hanan, PhD



12 April 2018

QLDC  
16 APR 2018  
QUEENSTOWN

# POPPELWELL Martin

1962

Kingston

---

**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?

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?

Neutral

**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?**

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?**

Support

# PORTEOUS Andrew

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?**

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?**

Support

**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?**

Oppose

## Q. 8A: Comment here.

It's time to stick up for Wanaka

QLDC issued a media release defending its position on active transport for Wanaka.

I stand up for a change in attitude around Wanaka and biking & walking at the Council:

- \$23.5m for Queenstown active transport vs \$1.5m in Wanaka doesn't cut it
- expecting our children to run the gauntlet across an 80kph zone on SH84 with no underpass doesn't cut it
- waiting four years to start building Wanaka cycle ways doesn't cut it

We need immediate progress on our urban cycle network: Schools to Pool, Aubrey Road, Anderson Road, Albert Town Bridge to town and the Town Centre Loop. We need a commitment to underpasses and traffic calming measures.

The QLDC's press release (<https://www.qldc.govt.nz/news/show/1939/active-travel-funding-for-wanaka-in-ten-year-plan/>) was misleading:

The \$4.1m in the 10 year plan for 'shared spaces' is conveniently vague. It could actually all be spent on car parking.

The Lakefront project is already massively underfunded and active transport is unlikely to get anything/much.

The \$8.7m is for business as usual road improvements like intersections – it's misleading to infer that a meaningful amount will be spent on walking and cycling.

If it was, specifically allocate it to the active transport budget line - that is what its there for.

There is no mention in the press release of the \$49.5m for Queenstown street upgrades which help with the "upgrading Camp Street to include a new cycle lane". Nor the \$7.4m on one single cycle lane on Park St in Queenstown. No, we didn't really want to go there.

Wanaka wants to see committed funds allocated to a safe and efficient cycle network in our growing town.

Not 'can be's' or 'may be's'. Not nebulous pots of money.

No politicians hollow promises.

Queenstown is not the centre of the universe!

? Maybe we need to look at a Republic of Wanak

# PORTEOUS Andrew

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?**

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?**

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?**

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

Oppose

# POWER Diana

Cancer Society

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?

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?

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?**

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?**

Agree

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

Neutral

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

Neutral

**Q.**

QLDC 10 Year Plan\_280418.pdf - 330 KB

## SUBMISSION ON QUEENSTOWN/LAKES DISTRICT COUNCILS DRAFT 10 YEAR PLAN CONSULTATION DOCUMENT

To: Attn: Queenstown/Lakes 10 year plan  
Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN 9348

Details of submitter: Diana Power  
Health Promotion Coordinator  
On behalf of the Cancer Society of NZ, Otago and Southland  
Division Inc  
[REDACTED]  
[REDACTED]

Address for Service: Cancer Society of NZ, Otago and Southland Division Inc  
State Highway 8  
RD2 Roxburgh 9572

Date: 13 April 2018

OIA: We do wish to be heard in regards to this submission

---

### Background

The Cancer Society of New Zealand, Otago & Southland Division is a charity organisation, which aims to improve community wellbeing by reducing the incidence and impact of cancer for those living in the Southern region. The Cancer Society has three key work streams including; the provision of supportive care for people and their families who are impacted by cancer, funding research and health promotion activities. The health promotion stream aims to advocate for health in all public policies and work collaboratively in the community to create social, cultural and physical environments where health and wellbeing is supported to reduce the population's risk of developing cancer.



## Introduction

Thank you for the opportunity to write a submission for the Queenstown Lakes District Council (QLDC) 10-year Plan Consultation Document. A city's ability to compete depends largely on the health of its population<sup>1</sup>. The research clearly demonstrates that environments where we live, learn, work, travel and play have a profound impact on the health of a population. Some of the greatest health gains have been seen when public policy and environments promote health, stability, transportation access and mobility, a strong agricultural system and educational attainment<sup>2</sup>.

## Key Recommendations

The Cancer Society would like to recommend the QLDC:

1. Endorses the New Zealand Government's Smokefree 2025 goal.
2. Commits to a Smokefree QLDC 7 year plan including, Smokefree and Vapefree outdoor areas, and Smokefree Council events.
3. That pedestrianisation, separated cycleways, and green space development is prioritised in the Queenstown Master Plan.
4. That a Wanaka Master Plan is also developed with a focus on healthy urban design.

## Supporting Comments

### Smokefree Aotearoa 2025

The Cancer Society sees the QLDC's 10-year plan as an opportune time to endorse the government's goal of a Smokefree 2025 (at least 95% of people will not smoke) and align Smokefree into this 10-year plan. We have 7 years before 2025, and recent research highlights a need for more local commitment from New Zealand local government to achieve this goal<sup>3</sup>. Despite a number of Smokefree-related submissions being received, and public support the research found little evidence of Smokefree 2025 or smokefree community spaces in council long term plans<sup>3</sup>. Therefore, we see an inclusion of a comprehensive Smokefree plan and policy as a seamless, popular step, to the overall improvement of the Queenstown and Wanaka plans.

The Cancer Society would like to congratulate the council for:

1. Smokefree playgrounds and swimming pools in policy.
2. Smokefree reserves as Parks and Reserves management plans are ratified to date in Wanaka [2017 and 2018].

---

<sup>1</sup> Commission on Growth and Development: Population Health and Economic Growth. Accessed from: [https://siteresources.worldbank.org/EXTPREMNET/Resources/489960-1338997241035/Growth\\_Working\\_Paper\\_24\\_Population\\_Health\\_Economic\\_Growth.pdf](https://siteresources.worldbank.org/EXTPREMNET/Resources/489960-1338997241035/Growth_Working_Paper_24_Population_Health_Economic_Growth.pdf)

<sup>2</sup> Health in all Policies. Accessed from: <http://www.phi.org/resources/?resource=hiapguide>

<sup>3</sup> The contribution of Smokefree outdoor areas to Smokefree 2025 goal. Accessed from: <https://aspire2025.org.nz/2018/03/29/article-the-contribution-of-smokefree-outdoor-areas-in-achieving-new-zealands-smokefree-2025-goal/>

Smoking tobacco will kill 2 in 3 smokers<sup>4</sup>, a number much higher than previously thought. The burden of cancer, cardiovascular disease and respiratory illness in New Zealand is attributable to high rates of smoking. The impact of long-term conditions in our communities is significant and harms not only the health of the community but also the environment and economy<sup>5</sup>. Smokefree outdoor areas encourages a ‘Smokefree lifestyle and sends a positive message to the community.’ Furthermore, research has shown smokefree environments support people who smoke to quit, and denormalises the behaviour<sup>6</sup>.

Local government has a significant role to play in supporting the NZ Smokefree 2025 goal, especially in providing more Smokefree outdoor areas. This is particularly important where children and young people gather. Evidence shows that children and young people copy what they see and so less smoking in areas that they frequent means fewer will take up the habit<sup>7</sup>. Furthermore, all people in our communities, whether children or adults, have the right to not be exposed to second hand smoke. The Cancer Society recommends that the Smokefree outdoor areas are also made vape-free. E-cigarettes are not risk free, and are only intended to be used by people who smoke as a cessation tool<sup>8</sup>. Therefore, to ensure smoking is de-normalised and non-smokers and young people’s exposure to e-cigarettes is reduced it is recommend that outdoor spaces are vape-free.

Smokefree outdoor areas are popular with families and tourists, inexpensive to set up and maintain, and use signage that is inoffensive and informative. Clear, concise signage is key to compliance and the Cancer Society would like to offer expertise and general support around appropriate signage. The Cancer Society recommends the QLDC:

- Endorses the New Zealand Government’s Smokefree 2025 goal.
- Commits to a Smokefree QLDC 7 year plan including, Smokefree and Vapefree outdoor areas, and Smokefree Council events.

### Physical Activity

The Cancer Society would like to commend the QLDC for supporting physical activity and mental wellbeing by prioritising pedestrians and active transport options, increasing the amount of walking/biking tracks, beautifying lakefront areas, upgrading sports fields, and increasing access to more meeting places by the extension of health and fitness at Queenstown Events Centre and Wanaka Recreation centre. There is convincing evidence that being regularly physically active (being active everyday) reduces the risk of developing some of the most common cancers. The guidelines for reducing cancer risk are

---

<sup>4</sup> Tobacco Smoking and All-Cause Mortality. Accessed

<https://bmcmmedicine.biomedcentral.com/articles/10.1186/s12916-015-0281-z>

<sup>5</sup> Impact of Smoking. Accessed: [http://www.ijbmi.org/papers/Vol\(2\)3/Version-2/H234653.pdf](http://www.ijbmi.org/papers/Vol(2)3/Version-2/H234653.pdf)

<sup>6</sup> Smokefree outdoor areas in New Zealand. Accessed: <https://www.nzma.org.nz/journal/read-the-journal/all-issues/2010-2019/2014/vol-127-no.-1389/5997>

<sup>7</sup> Smoking in outdoor spaces. Accessed from:

<https://search.proquest.com/openview/48bf0fcda48a117cc531a46d9c4dedf2/1?pq-origsite=gscholar&cbl=2040978>

<sup>8</sup> Ministry of Health. E-cigarettes. Accessed from: <https://www.health.govt.nz/our-work/preventative-health-wellness/tobacco-control/e-cigarettes>

the same as guidelines for cancer survivors, cardiovascular disease prevention, diabetes prevention as well as general good health.

Research shows that investing in open, green spaces<sup>9</sup>:

- Boosts economic development e.g. increases property values.
- Improves community safety e.g. deters crime
- Benefits the environment e.g. trees remove pollution and provides shade
- Provides social benefits e.g. a stronger sense of social integration
- Improves the populations' physical and mental health e.g. improved physical activity levels and reduction in stress.

Urbanization is a major public health challenge<sup>10</sup> and well-planned cities offer unique opportunities to positively influence people's health<sup>11</sup>. Design, policy, and practice decisions can help to address obesity and related non-communicable diseases such as diabetes, heart disease, cancers and asthma<sup>11</sup>. When a city is designed for wellbeing, it becomes a more attractive place to live<sup>13</sup>. Furthermore, wellbeing indicators are now favourably used by policy-makers to assess and measure economic growth of a city<sup>12</sup>.

We would also like to recommend that public health professionals are included in the urban design process, and that the designs incorporate<sup>13</sup>;

- Marked bike lanes with visible divisions
- Adequate lighting
- Shade provision
- Seating and bike stands
- Water Fountains
- Smokefree signage

The Cancer Society therefore submits that:

- The council prioritises investment into more separated cycle ways, pedestrianisation, and green spaces in the Queenstown Town Centre Master Plan.
- A Wanaka Masters Plan is developed with a focus on healthy urban planning.

---

<sup>9</sup> Active Cities. Accessed from: <http://e13c7a4144957cea5013-f2f5ab26d5e83af3ea377013dd602911.r77.cf5.rackcdn.com/resources/pdf/en/active-cities-full-report.pdf>

<sup>10</sup> World Health Organisation. Healthy Urban Planning. Accessed from: [http://www.who.int/kobe\\_centre/interventions/urban\\_planning/en/](http://www.who.int/kobe_centre/interventions/urban_planning/en/)

<sup>11</sup> Best Practices. Healthy Urban Planning. Access from: [http://www.who.int/kobe\\_centre/interventions/urban\\_planning/HUP\\_NYC/en/](http://www.who.int/kobe_centre/interventions/urban_planning/HUP_NYC/en/)

<sup>12</sup> Measuring Quality of Life. Accessed from: [http://web.yonsei.ac.kr/suh/file/Measuring%20quality%20of%20life\\_Economic%2C%20social%2C%20and%20subjective%20indicators.pdf](http://web.yonsei.ac.kr/suh/file/Measuring%20quality%20of%20life_Economic%2C%20social%2C%20and%20subjective%20indicators.pdf)

<sup>13</sup> Active Design Guidelines. Accessed from: <https://centerforactivedesign.org/dl/guidelines.pdf>

# POWER Diana

Central Otago & Wakatipu Smokefree Coali

Q.

QLDC Smokefree Coalition Draft 2018 docx final.pdf - 314 KB



## **Submission on the Queenstown Lakes District Council Draft Plan 2018-2028 10 year plan**

### ***Proposal: QLDC align a Smokefree plan to the 10 year plan for Queenstown Lakes District***

This submission is made on behalf of the **Central Otago and Wakatipu Smokefree Coalition**.

The Smokefree Coalition is an umbrella group of health agencies who are committed to improving the health of the population through Smokefree advocacy in order to reach the Government goal of Smokefree Aotearoa New Zealand by 2025. In order to achieve this target within 7 years, we must work collectively to advocate for change and support this change through policy.

Many local authorities throughout New Zealand have demonstrated endorsement of Smokefree NZ 2025 through policy implementation including Smokefree parks, reserves, footpaths, outdoor eating areas and Council run Smokefree events<sup>1</sup>. The Smokefree Coalition acknowledge and commend QLDC policy commitment to Smokefree Council owned playgrounds and swimming pools and the Parks and Open Space strategy 2017 action to review Smokefree policy for Parks and Reserves between 2018-19 and 2021. Further policy development is required, and we must work collaboratively to make Queenstown-Lakes Smokefree by 2025.

The Smokefree Coalition sees the QLDC's 10-year plan as an opportune time to endorse the Government goal of a Smokefree Aotearoa New Zealand 2025. We recommend the

---

<sup>1</sup> Examples of Smokefree Council policy in New Zealand include: Palmerston North; Smokefree outdoor areas policy 2013; Outdoor dining policy 2016; Endorsement of Smokefree 2025 goal and Smokefree streets, cafes, events 2018. Auckland 10 yr plan. 2017-2025. Napier/Hasting Fresh Air zones, 2016. Wellington Smokefree Wellington Action Plan 2016-2017 . CODC 10 yr Smokefree plan 2017 and Invercargill Smokefree CBD 2017.

development of further Smokefree Policy in Queenstown-Lakes and incorporating this in the 2018-28 LTP.

### **Key Recommendations**

The Smokefree Coalition recommends the QLDC:

1. Endorse the Government goal of Smokefree Aotearoa New Zealand by 2025.
2. Commit to a Smokefree QLDC 7 year plan including, Smokefree and Vapefree outdoor areas, and Smokefree Council events.

### **Supporting Comments**

We are 7 years away from 2025. Recent research highlights a need for more local commitment from New Zealand local government to achieve Smokefree Aotearoa New Zealand 2025<sup>2</sup>. Despite a number of Smokefree-related submissions being received, and public support the research found little evidence of Smokefree 2025 or Smokefree community spaces in council long term plans<sup>3</sup>. Therefore, we see an inclusion of a comprehensive Smokefree plan and policy as a seamless, popular step, to the overall improvement of the QLDC plans.

The coalition encourages QLDC to implement Smokefree public places and Smokefree events policies within a 7 year plan. This would align to the Queenstown Town Centre Master Plan implementation. The refreshed town centre would be sustainably clean and Smokefree, in keeping with the fresh, green image the town promotes to thousands of tourists annually. This plan should be mirrored in the proposed Wanaka Masterplan. Community support endorses Smokefree outdoor areas.

We recommend that Smokefree includes vape-free. E-cigarettes are not risk free, and are only intended to be used by people who smoke as a cessation tool<sup>3</sup>. To ensure smoking is de-normalised and exposure of non-smokers and young people to e-cigarettes is reduced, Vapefree must be included in all Smokefree policy.

### **Proposed 7-year plan**

With 7 years left to achieve Smokefree 2025, we must prepare a plan to detail the steps and timeline required to achieve the overall goal. This approach will allow for more strategic targets and goals to help councillors and the general public to work with understanding to achieve Smokefree 2025. This plan allows for public consultation and can work alongside the QLDC's 10 year plan.

---

<sup>2</sup> The contribution of Smokefree outdoor areas to Smokefree 2025 goal. Accessed from: <https://aspire2025.org.nz/2018/03/29/article-the-contribution-of-smokefree-outdoor-areas-in-achieving-new-zealands-smokefree-2025-goal/>

<sup>3</sup> Ministry of Health. E-cigarettes. Accessed from: <https://www.health.govt.nz/our-work/preventative-health-wellness/tobacco-control/e-cigarettes>

Suggestions for a staggered District wide Smokefree plan links to the already initiated district Parks and Reserves Smokefree plan as shown in the Parks and Open Space Strategy 2017.

## **2018**

A revised Smokefree policy stating:

- QLDC will endorse the government's Smokefree New Zealand 2025 goal which will underpin the district's Smokefree policy
- QLDC makes a commitment to work proactively to make the region Smokefree by 2025.

This does not mean banning smoking altogether but is an aspirational goal to have less than 5% of the population as current smokers by 2025. The aim is to 'de-normalise smoking'.

## **2018-2019**

- Prioritise events and areas associated with children and young people, including sports fields, parks and reserves, cycling/walking tracks
- Council-owned housing, farmers markets held on council land, retail malls and shopping areas
- All Council-run events to be Smokefree Events and with Smokefree endorsement in event publicity
- Integrate Smokefree policy into QLDC outdoor dining licencing
- Signage – integrate a Smokefree logo with all new or replacement signage at Council venues/ locations. The QLDC audit tool to include Smokefree signage.
- All council workplaces to be Smokefree work environments, including council vehicles. The council will commit to working with other relevant organisations to refer staff to smoking cessation programmes and provide information about support services. The council is encouraged to lead by example and urge all council staff and contractors to respect and adhere to the Smokefree policy.

## **2019 -2020**

- With the development of the Queenstown Master Plan, all public outdoor areas associated with the council, including service centres, local board offices, libraries, community facilities and halls, museums, leisure, recreation and art centres to be Smokefree. Signage is to be displayed outside these buildings.

**2020- 2025**

- Policy to be evaluated and reviewed in 2021
- Subject to the review, recommend that further public places be included in the Smokefree Outdoor Spaces, such as main retail zones, and other public places such as the Queenstown and Wanaka beaches, and areas around sports clubs (i.e. clubs on council land).

We wish to be heard in regards to this submission.

On behalf of the Central Otago and Wakatipu Smokefree Coalition

Diana Power

Central Otago

Health Promotion Coordinator

Cancer Society 

# POWER Grainne

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?**

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?**

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?**

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?**

Neutral

**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

## Q. 8A: Comment here.

### Active Transport in Wanaka

For the past 4 years I have ridden to school with my primary school child on a regular basis.

He is now at an age where he wants to ride without his parent guardian and I want to support his desire for independence but in the past 18 months the traffic on Aubrey Road/Beacon Point road is so heavy that I am too frightened to let him ride alone.

While my evidence is anecdotal only, it is my belief that the number of people cycling and walking to school has dropped off because of the dangers posed on the roads surrounding the schools.

What is needed is a cycleway/pathway that would keep children off the main roads and enable them to ride, scoot or walk to school independently. There are plenty of existing pathways but they don't join up.

I ask you to put in place measures to promote active transport, not only for our children in Wanaka, but for all of us.

# PRENDERGAST Rachel

Queenstown Hockey Club and Football Club

Queenstown/Wakatipu area

---

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

Agree

**Q. 8A: Comment here.**

Submission document is attached.

**Q.**

Submission to QLDC Ten Year Plan.pdf - 835 KB



## **SUBMISSION TO QUEENSTOWN LAKES DISTRICT TEN YEAR PLAN 2018 - 2028**

The Queenstown Hockey Club and Queenstown Associated Football Club's support the development and long term operation of a multisport artificial surface in Queenstown as identified in the Ten Year Plan 2018 - 2028.

It is widely understood that within the Central Otago region both Wanaka and Queenstown are the fastest growing communities. As a result there are continual and increasing demands on various resources and sporting facilities within these two geographical areas.

A draft consultation report prepared in January 2018 for the Regional Sport & Recreation Facility Strategy Steering Group has noted that a multi-code sport partnership approach is required to reduce duplication in provision of facilities which will lead to higher facility use and occupancy. In addition to this a Central Otago Turf Strategy has also been completed which identified the need for a turf in Queenstown within the next few years.

Football in the Queenstown area currently experiences facility resourcing issues in relation to weather and thus playing conditions as well as limited floodlit fields. Queenstown Associated Football Club, (QAFC) are suffering from a lack of suitable pitches. While the facilities can be excellent at the Event Centre, multiple trainings for the Club Premiere and Reserve Teams are cancelled due to field conditions. QAFC also lose the ability to have certainty of holding school holiday camps, which are instrumental in continuing to drive interest in football, and grow the sport. QAFC numbers are just under 300, and an all weather facility would be a vital asset to the sport, as QAFC train and compete from late January to early December.

Southland United, and Southern United extensively use the artificial turf in Invercargill for both training and games. It is a transformational ground, and allows for consistency of play, all weather access and certainty for training and games with consistent conditions.

There is a world class hockey facility in Cromwell which with a water based resurface prior to the 2016 season and the construction of a pavilion for the 2017 season, has increased the number of registered hockey players and the exposure of the sport.

There are currently 127 registered hockey players in the Queenstown Hockey Club which is an increase of 35% from the 2016 season. Player registrations had been constant for more than five years up to 2016, indicating that the resurface of the Cromwell turf most probably contributed to the higher numbers.

Current artificial playing surfaces in Queenstown are;

Frankton lake front, Remarkables Primary School and Lake Hayes Estate

Each of these practice areas are significantly limited in size and the Frankton artificial practice turf is in poor condition and is currently the only practice area utilised by the 127 members.



A suitable surface for multiple sporting codes to enable the development of participation from individuals in team based sports is a sand dressed surface of synthetic turf which has floodlights which enables more usage throughout the Winter season. This will involve all sports to look at how they run their competitions and be flexible around weekdays and weekends.

This particular surface will enable Football and Hockey to form a sporting partnership which enables the sustainability and growth of each sporting code along with other potential users. All weather surfaces will attract many more participants to multiple sporting codes.

Due to the significant value multiple sporting codes of the Central Otago region will attain, and to ensure that all parties involved with the facility are fairly represented, it is suggested that a special purpose Trust could be formed. The Trust would have a governing board with representatives from various interested parties within the community with a focus on funding and sustainability for the turf long term.

Such a structure would enable the long term sustainability, renewal and further development of the facility to be managed with the correct expertise and planning. As the challenge of complying with a variety of regulations increases for sporting and community based clubs, a governing board including QLDC representation would enhance the management of the facility and ensure consideration is given to the growing demand from “pay to play” participants which has reduced the number of volunteers across clubs and community groups.

Benefits and value to the community can be identified both from social development aspects and commercial viability.

As hockey is predominantly a winter sport the ability for individuals and families to participate in the sport is limited as a result of safe driving issues on alpine roads during the winter season from Queenstown to Cromwell. While the travel time itself is not an issue, as a result of the one hockey facility for Central Otago being based in Cromwell many children from Queenstown do not arrive home following a competition game until 9pm for 10 – 13 year olds and 10.15pm for 13 - 18 year olds. The late arrival home on winter nights is a significant deterrent from the sport for families.

Following the rejuvenation of a Summer Hockey League for High School and adult players there has been an increase in the number of individuals reconnecting with the sport and utilising the existing Frankton practice turf outside of the normal winter season. It is envisioned that this popular and growing version of the sport will develop further and extent through to junior players thus ensuring a multipurpose artificial surface is utilised and revenue generating across all seasons.

There is the possibility that reasonable growth within the sport resulting from a Queenstown based facility, may enable Queenstown to hold a separate competition within the junior grades which would include regular periodic Central Otago competitions and attract events to the region.



Growth of the number of participants is anticipated to be generated from hockey players who have ceased playing the sport and want to re-enter the sport. As some of these potential participants are parents, their re-entry to the sport may encourage their children to play. Parents often support their children by sacrificing their own ability to participate in an activity, by providing a facility in Queenstown both parents and children will have increased ability to participate in an active sport.

Within the sport of hockey there are a number of experienced and passionate players who are unable to participate in the sport due to the nature of their occupation and inability to participate in activities away from Queenstown. If the sport is able to attract increased numbers of individuals who are visitors to the region for 1 – 2 seasons there will be a positive flow through to volunteers within the sport in the younger age groups. The Queenstown Hockey Club has been fortunate in previous years to have international players with vast experience and skills volunteer to develop the skill base of the younger members of the club. There are also a number of high school and junior hockey players who would develop their umpiring and coaching skills by volunteering at a facility which they can access in a timely manner with out creating transport issues for parents and adults. As the Central Otago region continues to grow and prosper, so do the demands for support in varying roles, encouraging and enabling individuals further develops the community and culture within the region.

Currently when our High School Hockey teams are involved in inter school sporting fixtures they are required to travel to Cromwell. This separation from their peers in other sporting codes, along with those of their opponents, is often divisive for the students and does not assist with developing relationship with students from other schools in alternative codes.

With appropriate facilities there is the opportunity to host both regional and national fixtures, which along with the infrastructure available at Queenstown Event Centre and the hosting capacity within Queenstown provides for an economic return to the District and in particular small businesses.

QAFC general intent would be use the fields for Premier Teams (Men's & Women's) for training and for high performance sessions as well, where consistent of pitch conditions allows the emphasis to be on skill development, not turf management. Further, QAFC would seek to use this facility as an alternative to the Oval for Premiere games at home and other similar drawcard events.

It would be preferential for there to be seating available, along with mandatory lights for night time play and training. The pitch should be sized to accommodate both a game and warm-up for two teams, and this has benefits to both hockey and football.

The Queenstown Hockey Club and Queenstown Associated Football Club fully support a multisport artificial surface in Queenstown for the development of multiple sporting codes and increased active participation leading to vibrant communities. To ensure the efficient and effective management of such a facility, community



involvement and support is paramount, along with a robust strategy and structure to which both Clubs are excited to be a part of.

We look forward to working with Council on the development of this exciting project for the future and wish to be included at the forefront of this development.

Dennis Dowling  
President  
Queenstown Associated Football Club

Karyn Battrick  
President  
Queenstown Hockey Club

# PRENTER Sarah

www.staycardrona.nz

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

**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?**

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?**

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?**

Support

**Q. 8A: Comment here.**

Bernard Webster and I own 4 properties in Cardrona Village, and our home is on 1 hectre at the base of the Cardrona Alpine Resort. The 3 site on the eastern side of the Cardrona Valley Road is available for development within the Rural Visitors Zone. We are in the consultation process to submit our resource consents for our developments with this land on the understanding that new community wastewater and water supply schemes are planned for Cardrona Village.

In this respect, the Cardrona New Wastewater Scheme was included as a Proposed Capital Works project in the LTCCP 2009 – 2019, with the budgeted expenditure for the Cardrona New Wastewater Scheme being \$4,482,000 from 2012 to 2017, with the majority of this expenditure budgeted in 2017, indicating that a Council operated wastewater system would possibly be available to Cardrona at this time. The Long

Term Plan 2012 – 2022 (adopted in June 2012) reduced the budgeted expenditure for the Cardrona New Wastewater Scheme to \$332,000. However, the Long Term Plan 2015 – 2025 (adopted in June 2015) reintroduced a substantial budget expenditure for the Cardrona New Wastewater Scheme of \$3,914,000, with the majority of this expenditure budgeted in 2018, indicating that a Council operated wastewater system would possibly be available to Cardrona in 2018. While the funding has been made available in the Long Term Plan for a new community wastewater scheme for Cardrona over the last 10 years, the provision of a Council operated wastewater system has not yet eventuated. However, given the commitments made in the Long Term Plan, it has been reasonable for Bernard and I to consider during this time that reticulated wastewater infrastructure was likely to be made available to Cardrona over the short term. Bernard and I have therefore progressed the wider planning for their landholdings at Cardrona on the basis that a Council operated wastewater system was imminent and purchases the third lot in the Village last month.

The Ten Year Plan 2018 – 2028 allocates the majority of the funding for the Cardrona community wastewater and water supply schemes in 2024 / 2025. This timeframe is too far out given the investment that Bernard and I have made in the planning for development on its land holdings at Cardrona and the progress that the Council infrastructure team has made to partner with Mt Cardrona Station to deliver a community wastewater scheme to Cardrona over the short term. Bernard and I understand if the Council do not commit to partner with Mt Cardrona Station to deliver a scheme over an earlier program than provided for by the Ten Year Plan that this option will be lost, and the Cardrona community will again miss out on an opportunity to benefit from the significant growth potential that is available within the village.

The lack of progress with the community wastewater and water supply schemes planned for the Cardrona has already resulted in consented developments within the village being delayed and opportunities for significant economic growth in the area being lost.

Unless a commitment is made to new community wastewater and water supply schemes within the next two years, this consented development will not proceed, and a further substantial investment will need to be made in the re-consenting of the project when a Council operated wastewater scheme is finally made available to Cardrona.

We request that the allocated funding in the Ten Year Plan for community wastewater and water supply schemes at Cardrona be brought forward to 2018 / 2019 and 2019 / 2020 or 2019 / 2020 and 2020 / 2021 so the community can finally realise the growth potential that is available at Cardrona, and the significant environmental, economic and social benefits that will come with further development within the village.

# PRINCE Denise

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?**

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?**

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?**

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 oppose the proposed 17.9% increase in our rates to pay for water treatment projects in the Upper Clutha area. We are rural residents living on the edge of Wanaka and do not have access to mains water, therefore we have to fund the costs of a shared private bore for our water supply. I oppose paying extra rates for a service that's not available to rural residents. I would hope rural properties without mains water supply are to be excluded from this huge rate increase, until the council provides the new infrastructure to connect us to the local water supply too.

A coherent plan for Wanaka has been talked about for several years, and in the meantime several very large sub divisions have been approved and developed, with no upgrades to the existing road network, cycle ways or footpaths. North Lake is a classic example, where the traffic flows are already increasing and causing issues

along Anderson Road and at the main roundabout on the highway. When Anderson Road is busy, traffic builds up along Reece Crescent. When the sections at North Lake have been built on, the route along Aubrey and Anderson Roads is going to be absolute chaos, and dangerous for children attempting to cycle or walk to the primary school and college from that area and Mount Iron.

The 3 Parks development is effecting traffic flow along Ballantyne Road, due to constant road works/infrastructure projects, and residents attempting to travel from Ballantyne Road to the highway/Anderson Road area, bottleneck at the end of MacPherson Street, as the highway is so busy it's impossible to turn right. It's usually quicker to continue along Ballantyne, turn left towards the town centre, do a 360 at the small roundabout and then head out of town to reach the Anderson Road roundabout, or drive towards Albert Town. This is on a 'average' day; during the peak summer months the problems are multiplied.

Wanaka also needs urgent work to upgrade existing, and build new, cycleways. Locals need to be encouraged to walk and cycle, rather than drive into town, but due to total lack of public transport and poor cycle ways, biking around Wanaka isn't currently a very safe option. It's very disappointing to read that the QLDC is proposing investing \$23.5 million into active transport for Queenstown, and only \$1.5 million for Wanaka, AND delaying that small investment until 2022! Far too late, the problems have been going on for several years and need to be solved faster. Looking at the current populations of each area, with Wanaka accounting for 33%, surely that total \$25 million investment should be divided proportionally by population, giving Wanaka \$8.3 million for cycleways? Children should be able to cycle safely to school in a community the size of Wanaka, and also cycle from school or home to our new recreation centre and swimming pool. We urgently need a coherent plan that will enable both adults and children to cycle safely, to encourage everyone to leave their cars at home. That would go a long way towards solving the huge parking problem in town, or lack of parking, which is a nightmare during the peak summer and ski seasons, with residents and visitors driving around desperately looking for parking spaces.

The parking issues need to be addressed as a matter of priority, and I understand these will form part of a strategic Wanaka plan, but that is not proposed to commence until 2019/20, with completion in 2024, which is 6 years away, by which time visitors numbers will be grown annually, as will the number of residents, as the large subdivisions are completed. The rows of campervans parked along our beautiful lakefront will continue, spoiling the views for locals and visitors, some even have their weekly washing strung out for all to view. The freedom camping problem on our lakefront areas has been partly addressed, but the overall result has been to push these people into the fringes, sleeping on residential streets and finding more rural spots, away from the council inspection areas.

I support the idea of a Wanaka Masterplan, to coordinate developments, but believe improvements need to be prioritised more urgently for our roads, parking and cycleways, because the experience for residents and visitors has deteriorated significantly in recent years, and will continue to do so.

# PRINCE John

Wanaka/Upper Clutha area

---

## Q. 8A: Comment here.

Very disappointed to find that the funding for Wanaka's active transport is only \$812K over 10 years starting in 2022 - this is a drop in the ocean compared to the proposed investment for Queenstown. Wanaka is developing at a fast pace, unfortunately the infrastructure, car parking and safety element of kids riding to (new) school/ swimming pool is largely absent.

There needs to be greater equity in funding for Wanaka compared to Queenstown and a realistic increase in funding for active travel in the Wanaka area.

# RADFORD Chris

none

Queenstown/Wakatipu 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?**

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?**

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?**

Oppose

**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?**

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?**

Oppose

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

Neutral

**Q. 8A: Comment here.**

First of all, thank you for the Consultation Document which I found to be well written and informative, but having completed your rather sparsely optioned online survey, I would be grateful if you could also take these additional comments into account:

Big Issue 1: QT Town Centre Master Plan:

1.1 Arterial Routes: As an urban planner by profession and a city manager for the past 30+ years, one thing that I thought all planners had learnt (whether urban or transport professionals) was that if we plan our cities for cars and traffic, then we will definitely get a lot of both ! So I fail to see how the arterial routes will “unlock QT’s potential” ? On the contrary, surely by pushing the traffic “back” from Stanley/Shotover to Melbourne/Henry/Man the traffic will simply block up along there instead ? Whilst such a move would (positively) allow a more pedestrianised expansion of the CBD outwards, this is not mentioned as an objective; and I have considerable doubts that it will resolve the traffic problem as the annually increasing traffic flows into QT will simply continue to increase, as will the Frankton Rd congestion problems – which is the core problem: how to get people into QT (rather than around).

What about experimenting with a one-way street system into the CBD on Stanley/Shotover and then out along the proposed Melbourne/Henry/Man route, which could (perhaps, depending on land acquisition needs) be developed at less cost, whilst still allowing for CBD expansion and pedestrianisation ? But in the end this proposal will NOT alleviate the gridlock, but be a very expensive capital investment which will inevitably fall on ratepayers

1.2 Parking: As getting tourists into the QT CBD is critical for its future economic health, I do agree with these proposals, especially as the 2 proposed multi-story parks are by the main entry road to the CBD; BUT they need to be private sector financed and managed to prevent overloading the ratepayer.

And whilst on this subject, why are the parking charges in the CBD so low ? As I understand it, the ridiculously low \$2 "park and ride" bus fare, is "supposed" to attract car driving visitors (as well as worker/commuters) to leave their cars in Frankton and jump on the bus. BUT assuming an average of 3 pax/car, to do this a day visitor would face a bus charge of 3X\$5 for the card plus 3X\$4 for the return bus fare = \$27, compared to what seems to have been a \$5 maximum/day car parking charge in operation this 2017/18 season – so who would bother to leave their car and face the inconvenience of the bus and its timetabling constraints, which in the end is still delayed by all the other cars !! So this suggests that parking fees need to go up to around \$30+ a day !! As this will obviously impact negatively on locals/workers in the CBD, why not make the increase NOW and at the same time introduce subsidised parking rates for resident/workers in reserved spaces ?

1.3 Public Transport: Whilst I have read with interest that bus travel has doubled since the \$2 fare was introduced, we have to admit this was from a pretty low low. More important is to ask the question who is using this service ? If its workers and commuters, great, good news. It would be better still if many are tourists parking their cars in the Frankton Park&Ride – but are they ? How is QLDC (and Richies) monitoring this ? Yes, ticket sales may have gone up, but is the Park & Ride strategy really taking cars off the road ?? – more proof please, because if it isn't (and I see the majority waiting at the bus stops during the day being visitors with bags headed to the airport and back packers/hitch-hikers) then the ratepayers are coughing up for a white elephant here !! Whilst I am fundamentally an advocate for bus/public transport systems to get people off the road and out of cars, the above really needs to be answered before QLDC continues to subsidise this service and makes further major investments in the CBD in to support of bus travel

1.4 Alternative Transport Options: Yes, totally agree with more pedestrianisation of the CBD, more cycle lanes, more walking tracks etc.

1.5 Water Taxi: As the existing water taxi seems to be operating successfully and at profit serving a range of different jetties – and I would suggest is a more sustainable solution than the bus in connecting Kelvin Heights to Frankton and the CBD, what is the proposed \$25m supporting "infrastructure" for, as I fear it is a further public transport subsidy to bring the \$5 fare down to the bus \$2 one ?

1.6 Street Upgrades: Yes, very necessary to improve the pedestrianisation of the CBD

1.7 Stanley St Community Heart: Sorry not convinced. Firstly, the QT CBD is not where I consider QT's heart to be .... It's simply where all the visitors go, and as a result, as a ratepayer and as all my friends do, I avoid it like the plague as being fast food smelly and overcrowded with visitors – albeit that the latter gives it a really vibrant character, and it is fun to go there occasionally for a meal/beer. But in fact on the contrary, the economic centre for QT generally is clearly moving to Frankton with the Remarkables/5 Mile ++ developments – why not build the QLDC one stop shop out

there somewhere and sell off the Stanley St site to pay for it ?

1.8 Options: Whilst I voted for 4, in reality, as you can see from the above, we need more options to be able to choose amongst a greater mix of investments, which are not all so car/traffic oriented as options 1-3

Big Issue 2: How to Pay: Since all proposed investments are in the CBD and I don't see how the roading/parking investments will reduce traffic congestion along Frankton Rd, I feel that the CBD ratepaying beneficiaries should pay more than the proposed 65% of costs, maybe as much as 80%. After all, it is the commercial operators in the CBD who benefit from all the tourists going there

Big Issue 3: Project Connect: As mentioned earlier, I feel it would be better to build any new Council "one stop shop" out at Frankton 5 Mile/Remarks Park and pay for this through the sale of current site(s), which (if so many ratepayers currently go into the CBD??) would also potentially reduce CBD traffic congestion. Why is it "mandated" that this must remain in CBD – this is not explained ?

Big Issue 4: Wanaka CBD Plan: Since you mention 3 significant plan proposals have already been developed, consulted and funding included in the proposed 10 year plan, then surely the normal task of plan implementation is to make sure the investments take account of each other ?

Big Issue 5: Drinking Water Standards: Nothing to add

Big Issue 6: Funding Small Community Infrastructure: The whole financing of infrastructure from rates needs review, especially the Development Levy which is legally supposed to be based on demand, and in the case of residential rates, would therefore be better if based on the number of bedrooms. Note that in the current Queenstown locals/workers housing crisis the Development Levy financially discriminates against increasing the housing supply through flat creation, as the introduction of a second kitchen in a 4+ bed house (to create say two 2-bed flats) is penalised as it faces a hefty development levy as a second dwelling, when it has actually reduced the number of bedrooms and therefore the realistic demand on infrastructure !

Community Project Investments: Again a very simple question agree/neutral/disagree for a multitude of complex issues ! Yes, we need to maintain adequate investments in core infrastructure, but the development levy mechanism urgently needs changing to reflect demand by charging residential rates according to the number of bedrooms, and increasing the rating differentials for commercial and tourist based land uses.... They attract the visitors and benefit directly from their growth in numbers which is creating the infrastructure demand and increased capital/maintenance costs that continue to be off loaded onto residential ratepayers

Thank you for the opportunity to contribute, Chris Radford

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

Support

**Q.**

my emailed comments.docx - 17 KB

## COMMENTS TO QLDC ON 10 YEAR PLAN

First of all, thank you for the Consultation Document which I found to be well written and informative, but having completed your rather sparsely optioned online survey, I would be grateful if you could also take these additional comments into account:

### Big Issue 1: QT Town Centre Master Plan:

**1.1 Arterial Routes:** As an urban planner by profession and a city manager for the past 30+ years, one thing that I thought all planners had learnt (whether urban or transport professionals) was that if we plan our cities for cars and traffic, then we will definitely get a lot of both ! So I fail to see how the arterial routes will “unlock QT’s potential” ? On the contrary, surely by pushing the traffic “back” from Stanley/Shotover to Melbourne/Henry/Man the traffic will simply block up along there instead ? Whilst such a move would (positively) allow a more pedestrianised expansion of the CBD outwards, this is not mentioned as an objective; and I have considerable doubts that it will resolve the traffic problem as the annually increasing traffic flows **into** QT will simply continue to increase, as will the Frankton Rd congestion problems – which is the core problem: how to get people into QT (rather than around).

What about experimenting with a one-way street system into the CBD on Stanley/Shotover and then out along the proposed Melbourne/Henry/Man route, which could (perhaps, depending on land acquisition needs) be developed at less cost, whilst still allowing for CBD expansion and pedestrianisation ? But in the end this proposal will NOT alleviate the gridlock, but be a very expensive capital investment which will inevitably fall on ratepayers

**1.2 Parking:** As getting tourists **into** the QT CBD is critical for its future economic health, I do agree with these proposals, especially as the 2 proposed multi-story parks are by the main entry road to the CBD; BUT they need to be private sector financed and managed to prevent overloading the ratepayer.

And whilst on this subject, why are the parking charges in the CBD so **low** ? As I understand it, the ridiculously low \$2 “park and ride” bus fare, is “supposed” to attract **car driving** visitors (as well as worker/commuters) to leave their cars in Frankton and jump on the bus. BUT assuming an average of 3 pax/car, to do this a day visitor would face a bus charge of 3X\$5 for the card plus 3X\$4 for the return bus fare = \$27, compared to what seems to have been a \$5 maximum/day car parking charge in operation this 2017/18 season – so who would bother to leave their car and face the inconvenience of the bus and its timetabling constraints, which in the end is still delayed by all the other cars !! So this suggests that parking fees need to go up to around \$30+ a day !! As this will obviously impact negatively on locals/workers in the CBD, why not make the increase NOW and at the same time introduce subsidised parking rates for resident/workers in reserved spaces ?

**1.3 Public Transport:** Whilst I have read with interest that bus travel has doubled since the \$2 fare was introduced, we have to admit this was from a pretty low low. More important is to ask the question **who** is using this service ? If its workers and commuters, great, good news. It would be better still if many are tourists parking their cars in the Frankton Park&Ride – **but are they ?** How is QLDC (and Richies) monitoring this ? Yes, ticket sales may have gone up, but is the Park &Ride strategy really taking cars off the road ?? – more proof please, because if it isn’t (and I see the

majority waiting at the bus stops during the day being visitors with bags headed to the airport and back packers/hitch-hikers) then the ratepayers are coughing up for a white elephant here !! Whilst I am fundamentally an advocate for bus/public transport systems to get people off the road and out of cars, the above really needs to be answered before QLDC continues to subsidise this service and makes further major investments in the CBD in to support of bus travel

**1.4 Alternative Transport Options:** Yes, totally agree with more pedestrianisation of the CBD, more cycle lanes, more walking tracks etc.

**1.5 Water Taxi:** As the existing water taxi seems to be operating successfully and at profit serving a range of different jetties – and I would suggest is a more sustainable solution than the bus in connecting Kelvin Heights to Frankton and the CBD, what is the proposed \$25m supporting “infrastructure” for, as I fear it is a further public transport subsidy to bring the \$5 fare down to the bus \$2 one ?

**1.6 Street Upgrades:** Yes, very necessary to improve the pedestrianisation of the CBD

**1.7 Stanley St Community Heart:** Sorry not convinced. Firstly, the QT CBD is not where I consider QT’s heart to be .... It’s simply where all the visitors go, and as a result, as a ratepayer and as all my friends do, I avoid it like the plague as being fast food smelly and overcrowded with visitors – albeit that the latter gives it a really vibrant character, and it is fun to go there occasionally for a meal/beer. But in fact on the contrary, the economic centre for QT generally is clearly moving to Frankton with the Remarkables/5 Mile ++ developments – why not build the QLDC one stop shop out there somewhere and sell off the Stanley St site to pay for it ?

**1.8 Options:** Whilst I voted for 4, in reality, as you can see from the above, we need more options to be able to choose amongst a greater mix of investments, which are not all so car/traffic oriented as options 1-3

**Big Issue 2: How to Pay:** Since all proposed investments are in the CBD and I don’t see how the roading/parking investments will reduce traffic congestion along Frankton Rd, I feel that the CBD ratepaying beneficiaries should pay more than the proposed 65% of costs, maybe as much as 80%. After all, it is the commercial operators in the CBD who benefit from all the tourists going there

**Big Issue 3: Project Connect:** As mentioned earlier, I feel it would be better to build any new Council “one stop shop” out at Frankton 5 Mile/Remarks Park and pay for this through the sale of current site(s), which (if so many ratepayers currently go into the CBD??) would also potentially reduce CBD traffic congestion. Why is it “mandated” that this must remain in CBD – this is not explained ?

**Big Issue 4: Wanaka CBD Plan:** Since you mention 3 significant plan proposals have already been developed, consulted and funding included in the proposed 10 year plan, then surely the normal task of plan implementation is to make sure the investments take account of each other ?

**Big Issue 5: Drinking Water Standards:** Nothing to add

**Big Issue 6: Funding Small Community Infrastructure:** The whole financing of infrastructure from rates needs review, especially the Development Levy which is legally supposed to be based on **demand**, and in the case of residential rates, would therefore be better if based on the number of bedrooms. Note that in the current Queenstown locals/workers housing crisis the Development Levy financially discriminates against increasing the housing supply through flat creation, as the introduction of a second kitchen in a 4+ bed house (to create say two 2-bed flats) is penalised as it

faces a hefty development levy as a second dwelling, when it has actually reduced the number of bedrooms and therefore the realistic demand on infrastructure !

**Community Project Investments:** Again a very simple question agree/neutral/disagree for a multitude of complex issues ! Yes, we need to maintain adequate investments in core infrastructure, but the development levy mechanism urgently needs changing to reflect **demand** by charging residential rates according to the number of bedrooms, and increasing the rating differentials for commercial and tourist based land uses.... They attract the visitors and benefit directly from their growth in numbers which is creating the infrastructure demand and increased capital/maintenance costs that continue to be off loaded onto residential ratepayers

Thank you for the opportunity to contribute, Chris Radford

# RAILTON Dianne

Otago Regional Council

Q.

ORC Submission to QLDC LTP 2018-28.pdf - 93 KB

Our ref: A1104844

18 April 2018

Queenstown Lakes District Council  
Private Bag 50072  
**Queenstown 9348**

Attention: Chief Executive, Mike Theelen

Dear Mike

### **Otago Regional Council Submission on Queenstown Lakes District Council Ten Year Plan 2018 - 2028**

Otago Regional Council (ORC) apologises for this late submission. However, ORC feels it is still important that it show support for the outcomes sought in the Queenstown District Council's (QLDC's) Long-Term Plan as well as comment on some issues that both Councils share mutual interests in.

#### **Stormwater and wastewater**

ORC supports the continued upgrading of the QLDC's stormwater and wastewater infrastructure.

However, ORC is concerned about the existing risk to the Kingston and Glenorchy communities due to the presence of historic on-site wastewater infrastructure which threatens environmental quality and community values.

ORC asks that QLDC give higher prioritisation to resolving management of wastewater in these two communities.

#### **Future water supplies**

ORC notes that it is reviewing water allocation provisions within the Arrow catchment, and that no further primary allocation is available. Any new water takes, including additional takes for community supply, will need to be taken at higher flows or from another source.

#### **Future growth**

ORC looks forward to continuing to work with the QLDC on issues of common concern and developing a framework to manage urban growth and its impacts on environment.

#### **Wakatipu/Arrowtown catchment water quantity management**

**Water supply Arrow River Aquifer (please note the correct name is the Arrow Bush Ribbon Aquifer).**

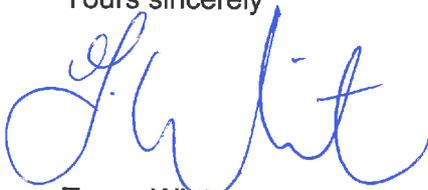
QLDC have highlighted increased investment due to increased demand and to meet drinking water standards. Water takes from this aquifer are considered a surface water take given its connectivity to the Arrow River and Bush Creek. Therefore, takes are subject to the primary allocation identified for the catchment. We are in the process of setting a primary allocation for the Arrow catchment, which is likely to result in the catchment being slightly over-allocated and hence no further allocation can be granted.

**Lower Shotover Aquifer (Ladies Mile) and the Lower Shotover Aquifer**

These water takes are right on the boundary of the Shotover Alluvial Ribbon Aquifer and the Windemeer (Ladies Mile) Aquifer. It should be noted that the Windemeer (Ladies Mile) Aquifer is not yet over-allocated with capacity remaining. Any take from the Shotover Alluvial Ribbon Aquifer would be considered as part of the Shotover catchment and hence be subject to the primary allocation set for that catchment. However, these provisions are currently under review as part of the Arrow River catchment and Wakatipu Basin aquifers draft Plan Change.

ORC appreciates the opportunity to contribute and support QLDC in developing its Long-Term Plans for the Lakes District

Yours sincerely



Tanya Winter

**Director Policy, Planning, and Resource Management**

# READ Brian

Wanaka/Upper Clutha area

---

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

Oppose

**Q. 8A: Comment here.**

I believe that the council is totally bias towards Queenstown its funding for active transport. The active transport strategy for Wanaka needs to be implemented as soon as possible. It is so much harder and expensive to do this sort of work when all the land is developed.

# REGENT Jean

Queenstown/Wakatipu 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?**

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?**

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?**

Agree

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

Support

# REHRER NJ

Arthur's Point

Queenstown/Wakatipu area

---

**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. 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. 8A: Comment here.**

Please see file attached

**Q.**

QLDC 10 yr submission 18.docx - 17 KB

I have been living in Arthur's Point for 23 yr and would like to address points relating to our water supply in the 10 yr plan. We enjoyed our unadulterated water and are dismayed at the now routine chlorination of our water.

I do realise that across New Zealand council's are concerned about health risks and liability, since the Hawk's Bay incident of 2017. It is my understanding that there were many indicators of a problem long in advance and that appropriate action was not taken at the time. Their source and water testing records are very different from ours.

The Arthur's Point system is a recently upgraded system, has a great source, great bore and excellent test monitoring results with no history of problems. I know no one, local or visitor, who ever developed water related gastro- infection. To my knowledge, although chlorine has been in place, in case of a breach or other high risk situation, we have never had to use it. Nevertheless, I understand that our bore and its security should be improved to meet 2008 standards. That being the case I urge the council to make this a priority, moving the allocation of funds from other areas, so that this can be achieved as quickly as possible. (Option 2 p 25). Furthermore, we urge that, if, after thorough examination of our system and its historical record, it is deemed necessary to have disinfection, alternative method(s) be explored immediately, be it until the upgrade and/ or ongoing.

One such method is a Hydrogen Peroxide- Silver system. It not only disinfects at site, but like Cl remains active throughout the reticulation system and can be automatically monitored to maintain appropriate concentrations. However, unlike Cl it has no potentially harmful disinfection by products (DPBs), being broken down to water and O<sub>2</sub>. Furthermore, although there would be some additional refitting costs, it is my understanding that the yearly running costs are much reduced and our present system could be adapted. (I am happy to provide consultation from experts in this area to explain this system if so desired. See also : <https://accepta.com/product/water-treatment-chemicals-wastewater-effluent-treatment-products/biocides-disinfectants/oxidising-biocides-water-treatment-chemicals/389-eco-friendly-broad-spectrum-biocide-hydrogen-peroxide-silver-8101> and Zajic, O. Disinfection of drinking water with hydrogen peroxide/silver (bafry D-50/500) 1999. [https://scholar.google.co.nz/scholar?hl=en&as\\_sdt=0%2C5&q=DISINFECTION+OF+DRINKING+WATER+WITH+HYDROGEN+PEROXIDE+%2F+SILVER+%28bafry+D+%E2%80%93+50%2F500%29&btnG=\)](https://scholar.google.co.nz/scholar?hl=en&as_sdt=0%2C5&q=DISINFECTION+OF+DRINKING+WATER+WITH+HYDROGEN+PEROXIDE+%2F+SILVER+%28bafry+D+%E2%80%93+50%2F500%29&btnG=))

I am one of the more than 300 Arthurs Point residents who signed a letter presented to councillors on March the 23<sup>rd</sup>, regards permanently chlorinating the Arthur's Point water supply and seeking opportunity to explore suitable alternatives. Although I was not at the meeting it is my understanding that Mayor Boulton that he accepted our request to look at alternatives and that this may involve some cost. I encourage the council to support the Mayor's acknowledgment of the strong community support on this matter.

I also support the application of a tier two charge to the Arthurs Point Scheme (Water) to enable a fairer apportionment of costs to the user (Item 5B p 27). This should then be put back into any upgrade and reassignment costs. I further would encourage the Council to prioritise ongoing upgrades and maintenance to our sewerage system, to enhance present and future water quality across the basin.

Thank you very much for considering this submission,

Dr. N. J. Rehrer (BA Environmental Biology, MSc Nutrition, PhD)

[REDACTED]

[REDACTED]

Queenstown

[REDACTED]

# REWI Darren

Mobile Industrial Health

Queenstown/Wakatipu 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?**

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?**

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?**

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?**

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?**

Neutral

**Q. 8A: Comment here.**

As an advocate for Maori and residents in the low Social Economic group I believe the plan needs to consider the impact on these people. The proposed CBD rating system will affect this cohort living in the Fryer/ Hamilton St area by driving up costs. The growth in industrial hubs workplaces out at Frankton will see families move from the Fernhill area towards Frankton. We are seeing this now with Fernhill kids struggling to get to High School using public transport. The trend maybe to move into the above CBD area.

By retaining the Council Hub in the CBD it will force this cohort that will be living in places such as Shotover Country LHE and Jacks Point with access issues. The council may need to consider a Frankton Hub .

# REZAEI Catherine

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

**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?**

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?**

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.**

Wanaka needs a more fair budget allowance for safe cycling NOW. Proposed roundabout at SH84 potential death trap for Wanaka school children unless a safe underpass or overpass is incorporated at time of construction. Safe biking is so important to Wanaka and should have much more money allocated and work should commence urgently (especially as there is no public transport). All okay with increased car parking restrictions in the Wanaka town centre, but this needs to be done in tandem with alternative transport options. At the moment it is a mess.

# RICHARDS Deborah

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

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?**

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?**

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?**

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?**

Support

**Q. 8A: Comment here.**

Yes again Wanaka is left behind in the master plan. qQDLC should commit to treating Wanaka on an equal footing with QT or move us over to Central Otago Council.

The planning department is allowing substantial sub divisions to be built yet we are not receiving the funding to improve infrastructure.

Our children are being put at risk when crossing roads. Our water is becoming undrinkable and full of lake snow which blocks our pipes.

The QDLC is make up of more than QT and the council needs to start being fair and honest in its allocation of funding

# RIDDELL Heather

Queenstown/Wakatipu 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?**

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?**

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?**

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?**

Support

**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?**

Oppose

**Q. 8A: Comment here.**

6A - None of the "listed" community projects are urgent in the big scheme of things. The clubs associated should be encouraged to do their own fundraising. It is a minority that use gyms and turf sports. Let them pay, or wait until there is a surplus. Utilise all the empty unused areas, Q camping ground, Wakatipu High School, Q rugby grounds. Stop spending for a bigger is better mentality.

# RILEY Annabel

Plot Landscape Architecture

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?**

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. 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?**

Oppose

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

Oppose

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

Agree

**Q. 8A: Comment here.**

We need more allocation in funding to develop safe biking routes around Wanaka . Better to do this now before it gets busier and is harder to do starting with the new pool bike link and Andersons Road.

We need to have a better education and incentives to reduce waste especially in the building industry.

# ROBERTS Jenny

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?**

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?**

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?**

Neutral

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

Support

**Q. 8A: Comment here.**

Cardrona do not have a satisfactory waste water/drinking water scheme. We have had leakage in the past and the system is currently overloaded. 2024/25 is far too late to rectify this unsatisfactory situation particularly as Mt Cardrona Stn and potentially CAR would contribute if a water scheme was implemented in 2019/20. This is too important to leave another 6 years!

# ROBERTSON Chris

Wanaka/Upper Clutha area

---

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

Oppose

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

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

\$1.5M has been allocated across the draft plan to enable Wanaka active transport, with only \$812,000 to build the entire cycle network and the funding is not due to start until 2021. If it is going to cost \$7.4M to upgrade the Park Street to Hotops Rise cycle lane, which I presume already exists, how is Wanaka expected to build an entire network with just \$812,000? I suggest a minimum of \$5M needs to be allocated to build the Wanaka cycle network and work needs to begin in 2019 (but with planning starting this year), not 2021. At present, although over 80% of school children in Wanaka have stated they would like to cycle to school, very few do because there are no safe routes around the school. This results on most being driven to school and the road outside Mount Aspiring College is so busy at the start of school it is dangerous for everyone. I am an experienced and confident cyclist yet I avoid Plantation Road and will go out of my way and lengthen my commute as a result to avoid that road at start of school time. The lack of cycle lane on Brownston Street must also put off families from the Meadowstone side of town from cycling. Again, despite being a confident cyclist I will go out of my way to avoid cycling along Brownston Street at any time of day as the volume of traffic in addition to parked cars and various junctions make it a dangerous cycle and I have had a number of near misses with cars. At the very least funding to build a safe cycling route from town to the school should be made available in the first year of this plan.

Parking in Wanaka is in urgent need of expansion and upgrade. Yet the main funding is not being made available until 2022. The town risks grinding to a halt if traffic management and adequate parking are not addressed in the imminent future.

I quote Jim Boulton in a recent interview "Council is also very aware that we undershot infrastructure spend in the Wakatipu in recent years. We don't want to make the same mistake in Wanaka and we can learn from the lessons of Queenstown to make sure that we get infrastructure done in a timely fashion in Wanaka". The small amount of infrastructure funding allocated to Wanaka in the current 10 year plan and the delay in starting any projects is the opposite of his statement. If it is left until 2022 (or later), we will be playing catch up and surely the costs of putting in better infrastructure once the town is already gridlocked will be far higher than if measures are put in place now. With the number of houses already being built the pressures on our network are increasing all the time, and with Northlake and Scurr Heights on the verge of being developed we will quickly be suffering from the current problems in Queenstown if measures are not put in place now.

Once again, it will be much more cost effective to put funding towards infrastructure projects now instead of putting it off and trying to fix the problems later.

# ROBERTSON Jennifer

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?**

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?**

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?**

Disagree

**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.**

Wanaka needs more! We have over 2000 kids in town. Footpaths and cycle ways are very important. An underpass of state highway 84 is in my view essential for safety. Keep kids safe!

# ROBERTSON Robert

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?**

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?**

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?**

Neutral

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

Neutral

**Q. 8A: Comment here.**

I have already placed a submission but add this so my address and Phone number are included

RW Robertson & PE Robertson

██████████ Queenstown

# ROBERTSON RW and PE

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?

Neutral

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

Oppose

## Q. 8A: Comment here.

Our submission relates to the new CBD that the consultation document is proposing.

We would give support to the proposal if the map ( page 20) was ammended to exclude the truely residential areas in that shaded area.

We have resided in the area (Park Street) for approximately 20 years and consider that this part of Queenstown is a genuine residential part of town and has been so since Europeans first settled in this region in the 1860's.

It is true that it has become much more congested in recent years as the Town area has attracted more visitors and in fact the street (Park St) has become dangerous with the 24 hour unlimited parking and increased traffic flows. There is a footpath and there are many cyclists taking advantage of the Queenstown track adding to the number of movements in the Street, but these add to its value whereas the vehicle traffic which has considerably increased makes it much more dangerous for many pedestrians especially those small children both walking and on cycles.

The Proposed District Plan has identified the area bounded by Park Street, Suburb street and Frankton Road Medium density Residential. They are not like the high density residential areas that surround the Queenstown Town Centre Zone. It would be a retrograde step to include all this residential area as part of any expansion to the Queenstown CBD.

There are a few commercial activities within this area but they now are solely all along a strip of Frankton Road on its lower aspect and include Black Sheep Backpackers (13 Frankton Road) The Copthorne Hotel (27 Frankton Road) The Garden court Suites and Apartments (41 Frankton Road) and The Alexis Motor Lodge (69 Frankton Road)

If it was considered that these are part of the CBD then this strip could be separately zoned and leave the residual residential activity as it is currently functioning.

Any appraisal of the area will note that the area is residential and it must be retained for this function. There are well established houses here that reflect the true character of Queenstown revealing its history and origins that cannot be allowed to be lost.

If the residential area bounded by Park Street Suburb Street and Frankton Road is included within the proposed CBD rating zone and not ammended as we have indicated then we have no option but to oppose Option 1 at page 19 in the Consultation Document.

Yours faithfully

RW & PE Robertson

# ROBINS Lucy

Queenstown/Wakatipu area

---

## Q. 8A: Comment here.

I am very concerned about the punitive amount of funding allocated for the transport plan in Wanaka, and that it is not allocated until 2022. We are a rapidly growing town with a large family population. We need a safe cycle path network NOW as well as consideration given to parking and pedestrian areas.

I am especially concerned that with the new development at Three Parks there is no safe area to cross the road from the Mount Iron/Albert Town side... this is especially problematic with the new recreation center being in Three Parks - and if the new school is to be built there too.

I advocate for an underpass to take cyclists and walkers under SH84 to the new school and pool. Safely. This needs to begin this year as the pool is nearing completion and the school building I understand to begin in the next year. As a resident of Albert Town I would like to see a sealed cycleway for Aubrey Road and Anderson Road made safe for bikes and for children traveling to any of our schools. Our children should not take their lives in their hands - and especially not when they cross the state highway 84 that divides our town. As a rate payer I would be happy to fund our Active Transport Network with or without transits subsidies.

My other concern is that not enough time and money is being allocated to safe drinking water in the Wanaka/Hawea Area and that our lakes and rivers stay safe and pollution free.

Thank you

# ROBINSON Hilary

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

Oppose

# ROGERS Darryll

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?**

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?**

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?**

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?**

Oppose

**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.

After reading the comprehensive issues facing the Queenstown CBD and these being considered the two biggest issues for the council I am aghast that the council then believes the appropriate position to locate the council offices is the CBD. With over 300 staff and growing and the need for community wide interactions with the council on a daily basis it makes much more sense positioning any new offices in a more decentralised area - such as Five Mile which is much more convenient for the region as a whole.

A decision to retain council offices in the CBD will ultimately compound the biggest problems the council are battling with. The CBD should be surrendered to our tourist visitors to ensure they have a great experience whilst Five Mile and Remarkables Park area should become the centre for locals. The placement of council offices is key to the message that this sends to the community

I thank you

Warmest regards

Darryll Rogers

# ROSE Mark

Arrowtown

---

**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?**

Disagree

**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?**

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?**

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?**

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.**

New subdivisions - better planning so they will not become ghettos. Wide roads, footpaths, recreation areas. Ensure that they are residential and not AirBnB.

Development contributions need to be paid up front and reflect the infrastructure costs that existing ratepayers have/will underwrite.

The residents v tourist numbers are misleading. If you take AKL you need to also break out the people who earn money from tourism - all working people in Queenstown earn some form of income from tourism (builders, plumbers, shop keepers, lawyers, QLDC etc).

# ROSE Suzanne

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?**

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?**

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?**

Support

**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?**

Agree

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

Neutral

## Q. 8A: Comment here.

As a concerned member of the Arthurs Point community I wish to make the following points that should be adopted and prioritised for Arthurs Point's water supply contained within the 10-year plan.

- Prioritise the programme for Arthur's Point water supply to comply with drinking water standards (2008) relative to option 2 as indicated on page 25 of the plan. By a significant margin the relative cost of \$1.2 million is considerably less than all but one of the other locations, so should be prioritised, to be completed by 2022/23 or sooner to meet these drinking water standards.

- Priority to be given to the amount of money indicated in the BECA report for the coming year for Arthurs Point remedial bores work, plus an allocation of \$25,000 towards research & examination (consultation) of alternative water treatment methods. As indicated the following commitments were made recently below by Mayor Jim Boulton.

As quoted at the end of the QLDC meeting on 23rd March in Wanaka "It is a work in progress and that we still need to look at alternatives and that might involve cost"

Also as noted in the Mirror from the Mayor (4th April 2018) "Your councillors all understand that many in the community would prefer an alternative to chlorination and we are resolved to keep this matter under review"

- I also wish to draw the attention that the 340+ Arthurs Point residents signed a letter presented to councillors on the 23rd of March relating to the plan to permanently chlorinate the Arthur's Point water supply and seeking opportunity to explore proven alternatives - <https://www.change.org/p/ashley-murphy-defer-decision-to-permanently-chlorinate-arthurs-point-s-water-supply/> (online additional to signatures received in person). This was also well documented in the three main local papers the same week of this meeting.

- I support the application of a tier two charge to the Arthurs Point Scheme (Water) to enable a fairer apportionment of costs to the user - Item 5B on page 27. Currently the hotels (Accommodation) are paying the same flat rate of \$600 as every other house in Arthurs Point, even though they have a lot more rooms/toilets. This change makes it fair to all the users and will be more on a user pays scheme instead of smaller properties funding the larger properties. If this new 2 tier system is approved, I would hope that this allows more resources of capital to be allocated to the above points in a shorter time frame than indicated on the plan.

The Arthurs Point system is unique in that it is a recently upgraded system, has a great source, great bore and excellent test monitoring results with no history of problems. In view of this I ask these points to be given thorough consideration in the protection of our most precious resource so that our infrastructure system can be brought fully up to par quicker and we can more readily be considered for an alternative system to chlorine.

# ROSIE Chester

Wakatipu High School

Queenstown/Wakatipu area

---

On behalf of the WHS Environmental Council

Regarding the mention of continuing waste education and promotional programmes (outlined in TEN YEAR PLAN 2018-2028 | HE MAHERE KAHURUTAKA 2018-2028 Volume 2).

As a student leader at WHS myself and the school's Environmental Council, have begun preliminary efforts to become an Enviroschool. We plan to utilise the shift to the new school site to increase student and staff awareness of waste management and reduction. With the support of an Enviroschool facilitator, we will be able to fully take advantage of the new building's green design as we are currently limited by the unsustainable level of waste being brought in by staff and students.

Wakatipu High School becoming an Enviroschool would help student and staff understanding of waste and how to reduce it, with this understanding being spread into the community with students taking the understanding home to their families.

A key driver for us to become an Enviroschool and having the support to remain an Enviroschool, is that it gives future students the long term commitment to continue raising awareness and taking action within our community for our environment.

Deputy Head Boy and Chair of the Environmental Council

Chester Rosie

# ROSTECK Doris

Queenstown/Wakatipu 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?**

Agree

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

Agree

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

Agree

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

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. 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. 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?**

Disagree

**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. 8A: Comment here.

As a concerned member of the Arthurs Point community I wish to make the following points that should be adopted and prioritised for Arthurs Point's water supply contained within the 10-year plan.

- Prioritise the programme for Arthur's Point water supply to comply with drinking water standards (2008) relative to option 2 as indicated on page 25 of the plan. By a significant margin the relative cost of \$1.2 million is considerably less than all but one of the other locations, so should be prioritised, to be completed by 2022/23 or sooner to meet these drinking water standards.

- Priority to be given to the amount of money indicated in the BECA report for the coming year for Arthurs Point remedial bores work, plus an allocation of \$25,000 towards research & examination (consultation) of alternative water treatment methods. As indicated the following commitments were made recently below by Mayor Jim Boulton.

As quoted at the end of the QLDC meeting on 23rd March in Wanaka "It is a work in progress and that we still need to look at alternatives and that might involve cost"

Also as noted in the Mirror from the Mayor (4th April 2018) "Your councillors all understand that many in the community would prefer an alternative to chlorination and we are resolved to keep this matter under review"

- I also wish to draw the attention that the 340+ Arthurs Point residents signed a letter presented to councillors on the 23rd of March relating to the plan to permanently chlorinate the Arthur's Point water supply and seeking opportunity to explore proven alternatives - <https://www.change.org/p/ashley-murphy-defer-decision-to-permanently-chlorinate-arthurs-point-s-water-supply/> (online additional to signatures received in person). This was also well documented in the three main local papers the same week of this meeting.

- I support the application of a tier two charge to the Arthurs Point Scheme (Water) to enable a fairer apportionment of costs to the user - Item 5B on page 27. Currently the hotels (Accommodation) are paying the same flat rate of \$600 as every other house in Arthurs Point, even though they have a lot more rooms/toilets. This change makes it fair to all the users and will be more on a user pays scheme instead of smaller properties funding the larger properties. If this new 2 tier system is approved, I would hope that this allows more resources of capital to be allocated to the above points in a shorter time frame than indicated on the plan.

The Arthurs Point system is unique in that it is a recently upgraded system, has a great source, great bore and excellent test monitoring results with no history of problems. In view of this I ask these points to be given thorough consideration in the protection of our most precious resource so that our infrastructure system can be brought fully up to par quicker and we can more readily be considered for an alternative system to chlorine.

I appreciate you taking the time to read this submission.

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

Support

# ROTH-BIESTER Derek

Queenstown/Wakatipu area

---

**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?**

Support

## Q. 8A: Comment here.

As a concerned member of the Arthurs Point community I wish to make the following points that should be adopted and prioritised for Arthurs Point's water supply contained within the 10-year plan.

- Prioritise the programme for Arthur's Point water supply to comply with drinking water standards (2008) relative to option 2 as indicated on page 25 of the plan. By a significant margin the relative cost of \$1.2 million is considerably less than all but one of the other locations, so should be prioritised, to be completed by 2022/23 or sooner to meet these drinking water standards.

- Priority to be given to the amount of money indicated in the BECA report for the coming year for Arthurs Point remedial bores work, plus an allocation of \$25,000 towards research & examination (consultation) of alternative water treatment methods. As indicated the following commitments were made recently below by Mayor Jim Boulton.

As quoted at the end of the QLDC meeting on 23rd March in Wanaka "It is a work in progress and that we still need to look at alternatives and that might involve cost"

Also as noted in the Mirror from the Mayor (4th April 2018) "Your councillors all understand that many in the community would prefer an alternative to chlorination and we are resolved to keep this matter under review"

- I also wish to draw the attention that the 340+ Arthurs Point residents signed a letter presented to councillors on the 23rd of March relating to the plan to permanently chlorinate the Arthur's Point water supply and seeking opportunity to explore proven alternatives - <https://www.change.org/p/ashley-murphy-defer-decision-to-permanently-chlorinate-arthurs-point-s-water-supply/> (online additional to signatures received in person). This was also well documented in the three main local papers the same week of this meeting.

- I support the application of a tier two charge to the Arthurs Point Scheme (Water) to enable a fairer apportionment of costs to the user - Item 5B on page 27. Currently the hotels (Accommodation) are paying the same flat rate of \$600 as every other house in Arthurs Point, even though they have a lot more rooms/toilets. This change makes it fair to all the users and will be more on a user pays scheme instead of smaller properties funding the larger properties. If this new 2 tier system is approved, I would hope that this allows more resources of capital to be allocated to the above points in a shorter time frame than indicated on the plan.

The Arthurs Point system is unique in that it is a recently upgraded system, has a great source, great bore and excellent test monitoring results with no history of problems. In view of this I ask these points to be given thorough consideration in the protection of our most precious resource so that our infrastructure system can be brought fully up to par quicker and we can more readily be considered for an alternative system to chlorine.

I appreciate you taking the time to read this submission.

# ROY Sara

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?**

Neutral

**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?**

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?**

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?**

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?**

Oppose

**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?**

Neutral

## Q. 8A: Comment here.

I do not support rate payers already connected to wastewater paying for small communities to connect or have improved schemes. We have already paid for our own connections and are paying for upgraded treatment plants (either directly or in our section price) and should not be asked to subsidise others, just because they don't want to pay or because old schemes no longer meet environmental standards.

I do not support the ratepayers outside the Queenstown CBD being asked to pay 35% of the cost of the proposed town centre upgrade. This will mostly benefit CBD businesses and those who live in central Queenstown and will have very little benefit for others. In particular, those who live in the wider Wakatipu are no more less likely to go into central Queenstown than those who lives in Arrowtown who appear to not be asked to pay the same as those in the Wakatipu Ward. If ratepayers in the CBD do not want to pay for this upgrade, then it shouldn't be happening.

# RUMORE Jennifer

Hawea Stand for Pure Water

Hawea

---

**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?**

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?**

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?**

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.

We require chemical free alternative drinking water safety processes. This has been represented strongly and communicated clearly by many communities with no result in the direction residents stipulate. In the gap between locating suitable methods to accomplish this while chlorination may be in place we require QLDC to make affordable, effective chlorine water filtration for drinking and shower use available via mass quantity purchase from suitable vendors and private sale to residents at QLDC offices. This at least minimises the chlorine exposure and connects somewhat with resident will.

I personally strongly oppose spending \$40 million on a new council building, in favour of decentralising the QLDC. Allocation of the \$40 million can be used to establish local community councils within the district that sensibly represent the unique needs of each community and will be more in touch with said needs.

Further allocation of this money is better spent in creating community land trusts with intent to protect the rural heritage of our region and enhance diverse resource-based economies to build resilient, sustainable and environmentally healthy & happy communities.

I call for us to manage growth rather than allow it to run rampant, dictate our responses and despoil our land and communities.

I call for a regulatory mechanism to prevent the property development that is occurring especially in the Wanaka and Hawea areas from being monopolised by a few key players who are then able to force the market as it suits them via manipulating timing and supply of section releases for sale.

I call for leading-edge technology in waste management, especially spending up front on composting toilets and supplying them in plenty in the most densely visited areas. Spending up front keeps us from mortgaging our future on many levels, and it sets the tone for inspiring global imitation of our good example.

Organise a visitor levy into Queenstown airport that helps fund this and make sure the funds get to the places they need to be spent. This applies to waste management and to property rates. There is no justification to tax the people that live here to make facilities available for those who visit--tax the ones predominantly driving the use, or cap visitor numbers because their impact is unfeasible for us to bear.

Thank you.

# RUTHERFORD Sue

Hawea Community Association

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

The Hawea District is the fastest growing area in the Queenstown Lakes District and faces big challenges for land use, infrastructure and community services.

In 2003 the council funded a comprehensive community engagement process that produced the 2020 Hawea Community Plan. This was reviewed and endorsed by the HCA in 2015. We now need to look beyond 2020.

The Hawea Community Association therefore requests funding in the 2018/28 plan for the Hawea community to undertake a 2050 visioning process to inform and enable integrated and strategic long term planning in the Hawea District.

We wish to be heard at the Ten Year Plan hearing.

# RZESNIOWIECKI Greg

## Q. 8A: Comment here.

To: All NZ Territorial Authorities and Regional Councils

Subject: For consideration in your 2018 Annual Plan and/or Long Term Plan

Greetings Mayor, Councillors and Staff,

We write as engaged citizens in the New Zealand democracy. Previously in 2014 we wrote to you

concerning the Trans Pacific Partnership (TPP) on behalf of the Motueka Renewables where we

proposed the TPP Policy Solution. Arising from that a number of Councils engaged with the TPP

matter and ultimately 12 Councils adopted the offered policy, many more noted and maintained a

watching brief on the negotiations. Presentations were made to over 30 Councils some receiving

presentations in multiple forums; workshop, committee and council.

It is fair to say a few councils stated that TPP is not a council matter, however most took an active

interest and thanked us for bringing it to their attention.

In the later part of 2015 LGNZ (Local Government NZ) undertook an assessment on behalf of

constituents. The resultant report concluded there were some risks to local government interests

and some were down the track.

We suggest that trade negotiations are of critical importance to all New Zealanders given the

constitutional implications which alter the legal balance between human and property interests

and rights.

The TPP has been through a tumultuous process, agreed and signed 4 February 2016, then

Trumped January 2017. Since then the remaining 11 nations have negotiated a new agreement

signed 8 March 2018 in Chile called Comprehensive and Progressive Agreement on the Trans

Pacific Partnership (CPTPP). It is substantially the same agreement with 22 suspended provisions

pending the return of the United States (US). Civil Society maintain our concern believing that the

entrenchment and extension of property rights for foreign corporations will make it difficult for the

NZ Government to ensure the wellbeing of all inhabitants.

All councils will now appreciate the public concern for clean rivers, quality potable water and

indignation at allocations from aquifers for bottled water exporters. Whatever your council's

attitude, it is acknowledged by Trade Minister Parker that CPTPP would disallow a tax on exported

water as it is deemed discriminatory under the CPTPP regime.

With regard to Air NZ – Shane Jones public spat regarding regional air services - the State Owned Enterprises (SOE) Chapter 17 of CPTPP, highlights the government must ensure that Air NZ operates on a purely commercial basis when delivering domestic services unless it has issued a public mandate for it to do otherwise. It's great that regional Mayors are proactive on behalf of their regions and provincial cities. Parliament is displaying bipartisan support for Jones' stance.

There's no way the NZ Government has anticipated every angle before locking NZ into CPTPP.

The attached paper also deals with the unfolding Facebook Cambridge Analytics election hacking scandal which demonstrates the dilemma of losing control of one's personal data – the CPTPP ECommerce Chapter guarantees that the NZ Government will be powerless to prevent misuse of data as NZ will not have any legal right to demand that data is retained in NZ. CPTPP imposes many constraints on NZ governance, entrenches corporation rights (ISDS) and leaves NZ exposed to whatever amendments are negotiated upon the return of the US which appears likely given statements from their corporate sector.

LGNZ Conference this year is in Christchurch from 15-17 July 2018.

The 2018 conference theme is;  
We are firmly focused on the future: Future-proofing for a prosperous and vibrant New Zealand. There will be a strong focus on leadership and addressing the big challenges and opportunities facing New Zealand and its communities.

Question to LGNZ - How does TPP/CPTPP future proof NZ?  
We wish you well in your deliberations.

Please consider the attached evidence paper and recommendations for your 2018 Annual Plan and Long Term Planning processes.

We offer four specific recommendations (detail in the attached paper);  
Recommendation #1 (page 13 attachment)  
We suggest that the Council considers formally supporting the 23 principles offered by Alfred de Zayas in his paper to the UNHRC (A/HRC/37/63) in which he "highlights the urgent need to apply human rights principles systematically and uniformly to all entities and endeavours." De Zayas states "What we see is a financial system rigged in favour of powerful individuals and corporations, unequal participation in governments and international organisations, and communities suffering from a reduction of social services, imposed austerity, privatization of public utilities, the misplaced priorities of political leaders and a general absence of genuine representation," - UN Human Rights High Commission press release

2  
Recommendation #2 (page 20 attachment)  
Given that de Zayas states "Especially in matters of trade, it is imperative to give all stakeholders the opportunity to weigh in the negotiations so as to ensure transparency and

accountability," we

urge Council to endorse the model trade and investment treaty process offered in the

[www.dontdoit.nz](http://www.dontdoit.nz) petition

The petition takes the government at its word where it said to the NZ Parliament in the Speech

From The Throne 9 November 2017 that it will exclude investor state dispute mechanisms (from

TPP) and avoid their inclusion in all future agreements. The petition acknowledges the Labour

Party 2017 Trade election manifesto where it offers "Greater engagement with civil society over

trade talks" suggesting a democratic process toward a standing general mandate for New

Zealand's future negotiations to guide NZ's trade negotiators.

Recommendation #3 (page 21 attachment)

We urge the council to support the Local Government (Four Well-beings)

Amendment Bill which

amends the Local Government Act (LGA) 2002 to reinstate references to social, economic,

environmental, and cultural well-being that were removed by the National government in 2012.

The "four well-beings" were a cornerstone of the LGA 2002 when it was introduced.

The "four

well-beings" provide the modern focus of local government on serving and being accountable to

the communities they serve. It highlights the constitutional role that local governments play in

community development and nation building.

Recommendation #4 (page 23 attachment)

We urge you to read and consider Kate Raworth's "Doughnut Economics" as a framework for

thinking about economics in the 21st century given that the challenges we are facing this century

are global in scale but local in solution and we need a different mindset from the economics of the

past if we are to viably approach these challenges.

<https://www.kateraworth.com/doughnut/>

Attached paper:

NZ on the cusp of greatness - we make the case for action to ensure ethical governance in New

Zealand – Evidence paper to NZ Regional Councils and Territorial Authorities March 2018

Many thanks for your consideration.

Greg Rzesniowiecki (on behalf of many in civil society)

3



# NZ on the cusp of greatness - we make the case for action to ensure ethical governance in New Zealand

## Evidence paper to NZ Regional Councils and Territorial Authorities March 2018

The TPP has been through a tumultuous process, agreed and signed 4 February 2016, then Trumped January 2017.

The remaining 11 nations negotiated a new agreement signed 8 March 2018 in Chile called Comprehensive and Progressive Agreement on the Trans Pacific Partnership (CPTPP). It is substantially the [same agreement with 22 suspended provisions pending the return of the US](#).

The likelihood of the [US rejoining the TPP](#) is increasing with a number of pronouncements from Administration officials.

The developing trade war prompted by US tariff increases on Steel and Aluminium imports [requires careful consideration](#). The tariffs are directed at the US trading deficit with China. The US has maintained a trade surplus with NZ over the [past several years of NZ – US trade](#).

New Zealand is active in trade and investment treaty [negotiations with a number of nations and blocs](#).

Civil Society opposition to trade and investment treaties centres on [several key concerns](#);

- Secrecy of negotiations and negotiating mandate
- Executive/Crown prerogative to treat with foreign powers without civil society consultation - then retrospectively legislate the agreement as a [fait accompli](#)
- Entrenchment of property rights as superior to human, community and ecological rights
- Entrenchment and enforcement of investor property rights through the advance grant of Investment State Dispute Settlement (ISDS) protection
- ISDS provides greater rights to foreign investors than domestic investors and businesses
- Trade treaties conflict with states' obligations in other international agreements, including those protecting human rights, labour standards and the environment
- Impinge on Māori rights in respect to te Tiriti o Waitangi

- Limit the ability of Local Government to make decisions for the wellbeing of their constituency
- Trade treaties confer new monopoly rights over the use and distribution of knowledge and the digital domain or commons.

## The duty of government

GENEVA (15 March 2018) – Alfred de Zayas the UN’s first Independent Expert on the promotion of a democratic and equitable international order, shared his seventh and final thematic report to the Human Rights Council at an event on the margins of the Council’s 37th session.

We suggest that the Council considers formally supporting the 23 principles offered by Alfred de Zayas in his [paper to the UNHRC \(A/HRC/37/63\)](#) in which he "highlights the urgent need to apply human rights principles systematically and uniformly to all entities and endeavours."

De Zayas states “What we see is a financial system rigged in favour of powerful individuals and corporations, unequal participation in governments and international organisations, and communities suffering from a reduction of social services, imposed austerity, privatization of public utilities, the misplaced priorities of political leaders and a general absence of genuine representation,” - UN Human Rights High Commission [press release](#). Image of front matter;

<https://documents-dds-ny.un.org/doc/UNDOC/GEN/G18/018/46/PDF/G1801846.pdf?>

1 / 23



United Nations  
**General Assembly**

A/HRC/37/63

Distr.: General  
25 January 2018

Original: English

---

**Human Rights Council**  
**Thirty-seventh session**  
 26 February–23 March 2018  
 Agenda item 3  
**Promotion and protection of all human rights, civil, political, economic, social and cultural rights, including the right to development**

**Report of the Independent Expert on the promotion of a democratic and equitable international order\***

**Note by the Secretariat**

The Secretariat has the honour to transmit to the Human Rights Council the thematic report of the Independent Expert on the promotion of a democratic and equitable international order, Alfred de Zayas, pursuant to Council resolution 36/4.

From the media release;

*In his full report\* – based on six years of work on the mandate – the Independent Expert identifies 23 principles of international order which should guide all individuals and institutions to achieve a more just and inclusive world. Among them, he highlights the supremacy of the UN Charter over all other treaties, the validity of the human rights treaty regime over commercial and other interests, and the inviolability of State sovereignty. “Moreover, any and all exercise of power, especially economic power, must be subject to some democratic controls,” said de Zayas.*

## **On the nature of the global order and how it is directed**

Alfred de Zayas' purpose promoting a democratic and equitable international order is undermined by the actions of those who would hack elections for sectarian ends. Global news media are reporting the Facebook Cambridge Analytics scandal through late March 2018.

Some investigative journalists highlighted the concern late last year, notably [Dr. Nafeez Ahmed who offered this prophetic advice in December 2017;](#)

*What do NATO, private military contractors, aerospace firms, wine merchants, the NSA, Trump, British property tycoons, Russian oligarchs, and Big Oil have in common? The world's largest social network.*

*Imagine a world in which everybody gave away their freedom, willingly, in return for belonging to a toxic network which, rather than enriching their lives, profited from eroding civil discourse, polarizing communities, and manipulating their minds.*

*Wouldn't you wonder what was wrong with these people? You would.*

*And yet that is the world you are about to inhabit, right now.*

*Unless you do something about it.*

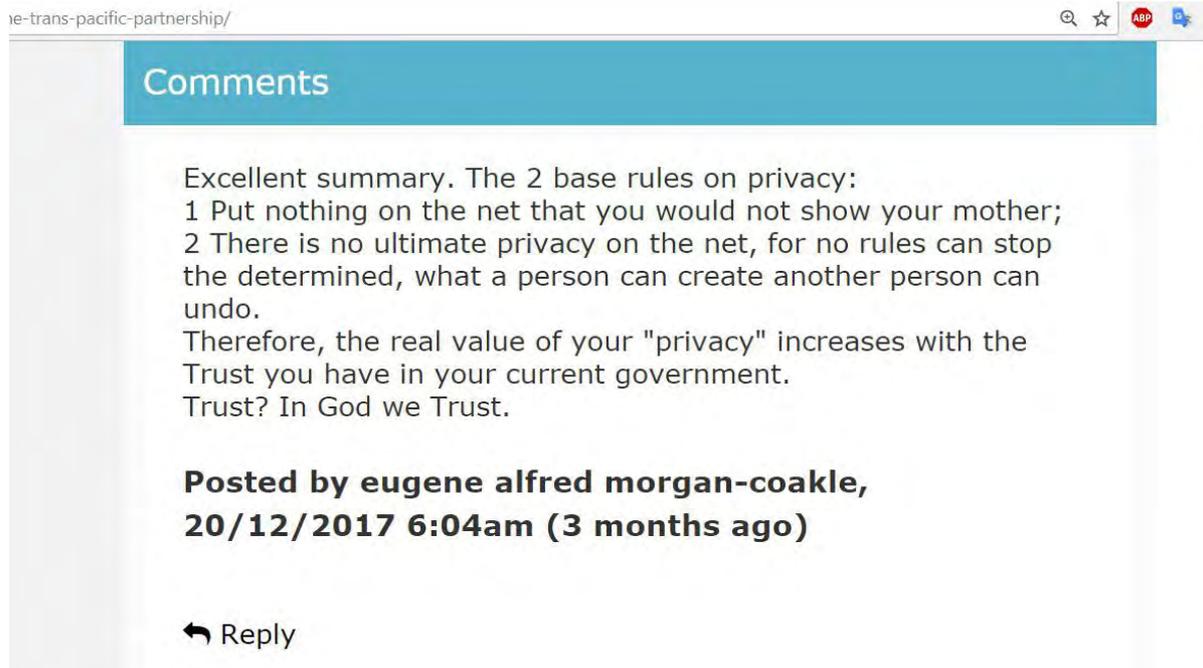
Many individuals and organisations use facebook for it's benefit as a connector, however, where we connect with community building, commerce, social enterprise, family, causes and movement in the democracy, Facebook will be mining our data for end user utility and profit. In the case of Cambridge Analytica through unethical and likely unlawful means.

It is only through exposure of the Cambridge Analytica scandal that Facebook CEO Mark Zuckerberg has announced that he will be reviewing the way his operation does business. It is notable that when Facebook commenced operation Zuckerberg committed to the principle that people who joined would control their data. Here it is demonstrated that trust is built on a track record, not on blind faith that a person will honour their word.

The CPTPP E-Commerce chapter becomes crucial to the question, “who directs and benefits from one's data?”

The owners of the data and large [E-Commerce corporations are excited about CPTPP's E-Commerce Chapter](#) and seeks to spread it to NAFTA and around the World. What is good for them is not necessarily good for democracy and ordinary people's interests.

[Nz's Privacy Commission offers advice in respect to the CPTPP](#) privacy concerns which gained a comment from Eugene Alfred Morgan-Coakle capture on the quality of trust;



ie-trans-pacific-partnership/

Comments

Excellent summary. The 2 base rules on privacy:  
1 Put nothing on the net that you would not show your mother;  
2 There is no ultimate privacy on the net, for no rules can stop the determined, what a person can create another person can undo.  
Therefore, the real value of your "privacy" increases with the Trust you have in your current government.  
Trust? In God we Trust.

**Posted by eugene alfred morgan-coakle,  
20/12/2017 6:04am (3 months ago)**

↩ Reply

In the meantime democracy and human rights to privacy is under threat in a new piece of legislation passed by the [US Congress and signed by President Trump Friday 23 March 2018](#) called the [Cloud Act](#). It passed through both houses attached to a spending bill. Electronic Frontier Foundation (EFF) makes the following observations about the Cloud Act's implications.

*There's a new, proposed backdoor to our data, which would bypass our Fourth Amendment protections to communications privacy. It is built into a dangerous bill called the CLOUD Act, which would allow police at home and abroad to seize cross-border data without following the privacy rules where the data is stored.*

*This backdoor is an insidious method for accessing our emails, our chat logs, our online videos and photos, and our private moments shared online between one another. This backdoor would deny us meaningful judicial review and the privacy protections embedded in our Constitution.*

*This new backdoor for cross-border data mirrors another backdoor under Section 702 of the*

*FISA Amendments Act, an invasive NSA surveillance authority for foreign intelligence gathering. That law, recently reauthorized and expanded by Congress for another six years, gives U.S. intelligence agencies, including the NSA, FBI, and CIA, the ability to search, read, and share our private electronic messages without first obtaining a warrant.*

*The new backdoor in the CLOUD Act operates much in the same way. U.S. police could obtain Americans' data, and use it against them, without complying with the Fourth Amendment.*

All of which has serious implications for NZ data security and personal privacy where data is stored outside of New Zealand, with or without the US in CPTPP. US internet corporations Apple, Google, Facebook, Amazon and more store our data on US servers or overseas.

How stable and secure are these platforms given they rely on public confidence to maintain their share price and corporate value? The Herald ran a story 19 March 2018, "[Why the tech bubble is ready to burst](#)" a few days before the markets took vengeance on the Facebook share price over election hacking, stripping over US\$60 billion from the value of the stock. Bubbles invariably burst with unpredictable results – 2008 Great Financial Crisis (GFC) is one recent example.

## **Who to trust**

Increasingly it appears that one's data is being employed to support interests that one is opposed to. Where one loses ownership of one's data, one loses the right to limit its reproduction and use.

No sane democrat wants future local body or NZ general elections to be determined by who is most clever with data manipulation. We cannot allow our democracy to be hacked. Due Diligence demands counter measure planning, to ensure electoral integrity given we are a democracy.

It is of note that the [GCSB's role](#) is to protect the NZ Internet space in that it protects certain traffic to facilitate secure communications for NZ Government and selected commerce or NGO operations. One would think the electoral system in a nation would be worth protecting from hacking.

Surely the NZ Echelon partners at the US NSA or the UK GCHQ would be capable to detect election hacking and close it down.

If US intelligence services did detect the Facebook-Cambridge Analytics election hack - they didn't do the democracy any service by thwarting the coup that resulted. [Cambridge Analytics parent company is SCL Group](#) is linked to elite personalities in the UK and US establishment with Security and Intelligence connections. This fact might explain why the UK and US Intelligence Services were thwarted from or reluctant to protect their realms. UK and US regulators are moving on the matter with [Zuckerberg facing question in the US](#). [NZ Justice Minister Andrew Little coincidentally has announced a review of NZ's Privacy Laws](#), with the Privacy Commissioner calling for fines for

breaches of up to \$1million.

Given the level of supposed surveillance it is a puzzle that the breaches are only discovered after the horse has bolted. What tricks will those who desire to hack elections dream up for the next round of ballots?

One question for the NZ Government and its intelligence services, is the degree to which Cambridge Analytics, SCL Group or any other are tampering with or hacking NZ's electoral system.

### **Local Government has a Duty of Care to ensure integrity of their electoral process**

Democracy elections and democratic practice is the basis for the NZ Sovereign State and as such it is integral to the State's existence.

Hacking elections, disseminating fake news, lack of transparency, and deep state interest, threaten the integrity of the democratic process, and call into question the validity of government formation - all of which undermines state cohesion and creates ground for unnecessary internal dissent.

British humanist, philosopher, public intellectual and prolific author [AC Grayling lectured at the NZ Festival in Wellington](#) the talk theme, "With dirty politics, authoritarian leaders and the simultaneous rise of populism rampant across the planet, what can individuals do to preserve democracy, the "least worst" system of government?" Grayling lays bare the specific problems of 21st-century democracy in his new book [Democracy and Its Crisis](#).

AC Grayling suggests that given the Cambridge Analytics hack of the Brexit Referendum, the result is no longer valid, "[We were conned.. and now we need a new referendum](#)" is his response to the hacking of the UK electoral process.

### **Electronic Ballots – how secure?**

NZ is discussing electronic voting on ballots that are machine readable. Is that wise from the perspective of integrity and trust in the process, whether it has been manipulated or otherwise? Why rely on trust, when we can be secure and transparent? It is imperative that we design integrity into our democratic process.

### **Elections can be gamed - it's all in the code**

[Clinton Curtis testifies to a US Senate panel](#) that he was asked by Yang Corporation to write code to manipulate a Diebold Vote Counting machine in time for the 2000 Bush Gore Election. Curtis demonstrates that the Florida State vote of the Bush 2000 election was gamed! Politics US style.

US and Dutch scientists ask "[Are we witnessing a dishonest election? A between state comparison based on the used voting procedures of the 2016 Democratic Party Primary for the Presidency of the United States of America.](#)" They compared ballots from the 2016 Democrat Primary race

between Hillary Clinton and Bernie Sanders and found a curious correlation; Where there was a paper receipt the ballots went to Sanders, whereas those that were only electronic went to Clinton!

## **On the Deep-State**

A majority of the American public believe that the U.S. government engages in widespread monitoring of its own citizens and worry that the U.S. government could be invading their own privacy. The Monmouth University [Poll finds a large bipartisan majority who feel that national policy is being manipulated or directed by a “Deep State”](#) of unelected government officials.

## **Deep-State enemy of choice**

The issue of 'Russian hacking' of the US election is of note particularly given the US record of interference in other nations' affairs, elections, to the point of initiating coups and wars for regime change. We do not seek to justify any meddling in the affairs of sovereign nations. It is a fundamental principle of the [UN Charter - the right to self determination](#).

The UK is employing similar tactics in its bone pointing toward Russia over the alleged nerve gassing of Sergei and Yulia Skripal in Salisbury 4 March 2018.

Craig Murray ex UK Ambassador and 'former' intelligence asset [says there's no evidence to connect the Russians](#). Craig states he's winning the public discussion as there's [no valid counter proposal from supporters of the UK line that Russia dunnit](#).

It is clear that our allied states, UK, US, Canada and Australia in 5 Eyes or Echelon Spy agreement have made many false accusations on the back of 'false or no evidence' – [2003 Iraq War on the basis of Weapons of Mass Destruction \(WMD\)](#) being one large publicly known lie.

We know that internal processes are insufficiently powerful to correct intelligence services and the government ministers' utterances, prior to declarations of foreign policy intent and war-making.

The tendency to 'lie about the facts' indicates an ideological perspective, that isn't above systemically concocting evidence to support the 'club effort against the declared enemy'. The party interest is known as the Military and Industrial Complex – which utilise the security state to create tension and then profit from it through supplying the materials to conduct the resultant hostilities.

The NZ Afghanistan Hit and Run scandal uncovered by John Stevenson and Nicky Hager in their [Hit and Run book](#) highlight NZ involvement and complicity in War Crimes for Empire.

One year after the March 2017 Hit and Run assertions, [NZ Defence Chief Gen Tim Keating finally admits that the events did take place in the places referenced in Stephenson's book](#).

The UK Prime Minister Tony Blair lied to the world about weapons of mass destruction (WMD) in

Iraq in order to advance the [Iraq War on the basis of false intelligence](#). The Iraq war is credited with the murder of up to a million people and the displacement of many more, both internally and into neighbouring nations as well as hundreds of thousands to Europe and many to Oceania – the globalised impacts of modern war are far reaching.

It is very apparent that Secretive Intelligence agencies and deep agendas within the deep-state are corrupting global politics through a [strategy of tension](#);

*The strategy of tension is a method of social control involving a series of covert attacks upon a population, intended to promote stress and fear amongst them. The purpose is, by inducing a mistrust of one another and of the world at large, to increase child-like dependence upon perceived authority figures (such as national governments). The English phrase originates from the Italian (strategia della tensione), which was first applied to Operation Gladio in Italy.*

The hate Russia disease appears to have mutated and spread to New Zealand with the [Prime Minister making a statement that Russia was to blame](#) without any tangible evidence to support the assertion;

*Despite the further details that have emerged since the NZ government statement earlier this week, and despite the international outcry, the Russian reaction has been cynical, sarcastic and inadequate.*

*There is no plausible alternative explanation hitherto, that this came from anywhere other than Russia, and no doubt whatsoever that Russia has serious questions to answer.*

It appears to be the [price of the club membership](#). The question that John Key then a National MP posed to the Clark Government in respect to the 2003 Iraq War makes clear that gaining a [Free Trade Agreement with the US](#) depended on New Zealand joining the [Criminal Iraq War](#).

Is joining criminal wars the price that New Zealand wants to pay for its export trade?

Fact: the nexus between trade, foreign affairs, national competition for control of resources and war making. Last words by Stuff's David Armstrong Monday 26 March where he states [there's no evidence of Russian involvement in the Skripal case](#); "Free trade between morality and economic might."

### **Deep-state lies to expedite war-making - how to counter the narrative?**

To counter this tendency to spread propaganda and lies for sectarian (deep-state) interest it is imperative that the democracy assert control over the state where it is being engaged for nefarious purpose. The point becomes important in the globalised context to ensure all government dealings and relations with individuals, corporations, interests and governments that lead to commercial,

contractual, treaty or legislative amendment are open to public scrutiny.

## **Open Government - Shine light into the workings of Government**

The one vehicle which provides a window into Government action is the Official Information Act (OIA) 1982.

Minister for Justice Andrew Little took a question from National MP Brett Hudson 7 December 2017, who asked about Little's proposed review and/or reform of the OIA, Hudson's question, [What reform is he planning to make to the Official Information Act 1982?](#)

The NZ Government is yet to formally notify when the public consultation on any OIA reform proposals might occur.

The NZ Law Commission 2010 issues paper, [The Public's Right to Know \(IP18\)](#) discussed areas of possible reform relating to New Zealand's official information legislation. It sought public comment on preliminary proposals. This Issues Paper is part of the Commission's Review of the Official Information Act 1982 and Parts 1-6 of the Local Government Official Information and Meetings Act 1987;

*The The key principle of the Official Information Act 1982 and the Local Government Official Information and Meetings Act 1987 is that official information should be made available unless in the particular case there is good reason for withholding it.*

## **Requirements of a functioning democracy**

Everyone says that transparency and open access to government information is critical to the maintenance of a well functioning democracy. We need to instrumentalise that to ensure public trust in government processes and decision making.

We have seen repeated instances where governments; local, central, NZ, and global claim privilege for the information they hold in order to stop the public from knowing what is being done in our name, and often without our consent.

Trans Pacific Partnership both as [TPP and CPTPP iterations were negotiated in secrecy which was only penetrated by leaks](#). Where has the NZ democracy sanctioned the government to reach agreements to alter NZ legislation then return to NZ with an Agreement and claim it's in the National Interest to Sign and Ratify it. Commercial privilege is claimed. Where has the NZ democracy said yes to ISDS in trade treaties?

## **War making – Creating Tension**

War is often initiated with false pretense or through the [ruse of a staged events](#) - examples;

- Nazi Germany's Reichstag Fire scapegoat communists 'regime change'

- US's Gulf of Tonkin non-event that was employed as the ruse for ramping up the Vietnam War against communists 'regime change'
- Afghanistan - Osama bin Laden and retribution for the 9/11 event - Taliban 'regime change'
- Iraq - weapons of mass destruction (WMD) and 'regime change'
- Libya responsibility to protect and the case against the leader Gaddafi – 'regime change'
- Syria and the case for 'regime change'
- UK Salisbury Skripal nerve agent attack – case for attacking Russia = Putin 'regime change'

Each of the listed nations and disputes is informed to the NZ and global population through the statements of national officials and the reporting of the Mainstream News Media.

The public are told in all of the above examples that the security agency reports or the Government statements and acts make the case for an attack on a sovereign nation.

Here is a [critique of the hate Russia narrative](#) by a London businessperson;

*On 1st March, Vladimir Putin gave his annual address to the Federal Assembly in Moscow.*

*Unsurprisingly, one segment in particular drew the attention of the western press – the section on defence. Putin described a number of highly advanced weapons systems scheduled to come online over the next few months and years. He explained the necessity for the development of these systems, particularly since George W. Bush's withdrawal from the ABM treaty in 2002, and went on to describe the parameters within which they would be used. In the passage below, you will see that he alludes to recent statements made by the United States, in which they have asserted their prerogative to make a first nuclear strike:*

*“We are greatly concerned by certain provisions of the revised nuclear posture review, which expand the opportunities for reducing and reduce the threshold for the use of nuclear arms. Behind closed doors, one may say anything to calm down anyone, but we read what is written. And what is written is that this strategy can be put into action in response to conventional arms attacks and even to a cyber-threat.*

*I should note that our military doctrine says Russia reserves the right to use nuclear weapons solely in response to a nuclear attack, or an attack with other weapons of mass destruction against the country or its allies, or an act of aggression against us with the use*

*of conventional weapons that threaten the very existence of the state. This all is very clear and specific.*

*As such, I see it is my duty to announce the following. Any use of nuclear weapons against Russia or its allies, weapons of short, medium or any range at all, will be considered as a nuclear attack on this country. Retaliation will be immediate, with all the attendant consequences.*

*There should be no doubt about this whatsoever. There is no need to create more threats to the world. Instead, let us sit down at the negotiating table and devise together a new and relevant system of international security and sustainable development for human civilisation. We have been saying this all along. All these proposals are still valid. Russia is ready for this”*

*Anyone who has followed international politics since the sixties will hear echoes of ‘mutually assured destruction (MAD)’ in this passage. I.E. “No-one can win, we will all lose, so let’s calm it down’...with the addition of what was missing for much of the cold war...”so let’s talk”.*

*This is not how the speech was reported in western media. Here are some of the headlines:*

*The Guardian: “Putin threatens US arms race with new missiles declaration”*

*The BBC: “Russia’s Putin unveils ‘invincible’ nuclear weapons”*

*The Washington Post: “Putin just bragged about Russia’s nuclear weapons”*

*Of course, it is easy to understand how those outlets could draw such inferences from the speech – anyone with half a brain and a drum to bang could take any segment and extract a case for ‘Russian aggression’. However, read the whole speech, attempt to put yourself in Russia’s shoes for even a moment...and what you will notice about western coverage is an almost total lack of objectivity, intelligent analysis, or understanding. In short, our media do not attempt to see the world through the eyes of Vladimir Putin...*

The author concludes in the following terms;

*Finally, let me say this: I have no personal animosity towards individual journalists who peddle this crap. I don’t know them personally. They may have been ‘duped’, they may have been ‘persuaded’, they may be ‘assets’. I don’t know on an individual basis.*

*What I do know is this: a war-mongering mind-set has taken hold in governments, in our security services, and increasingly in the military...a mind-set that the media is drip-feeding into the population. On that score, I am personally committed to exposing this mind-set for what it is: whether it is print media hacks with their whitewashing of the US funding of al-*

*Qaeda and the White helmet 'psyop'; or whether it is the televisual media that parrots the governmental line on anything Putin says, does, or doesn't do...I will not sit quietly by whilst these sociopaths and morons take us to war...again.*

*To my fellow citizens I say this: Make up your own mind – don't blindly believe me or anyone else; and for God's sake don't let the government and the media make up your mind for you.*

*To politicians and the media, I say this: I haven't forgotten Iraq even if you have. If you think for one moment that I'm going follow you down the warpath on the basis of zero evidence or blatant 'bullshit' – it's never going to happen. Either tell the truth, or get out.*

## **Transparency and open government is a public good**

Each council and territorial authority has matters that it has hidden from constituents. Likewise Central Government. It could be argued that privilege is necessary, however, where privilege is employed to misrepresent or do unlawful activity – “false accusations of culpability” there needs to be a public interest test mediated in a competent court to ensure that all decisions are taken with the utmost integrity and with a full weighing of facts and the benefit of human rights law.

[World Scientists' Warning to Humanity: A Second Notice](#) published 13 November 2017 co-signed by 15,000 Scientists;

*Twenty-five years ago, the Union of Concerned Scientists and more than 1700 independent scientists, including the majority of living Nobel laureates in the sciences, penned the 1992 “World Scientists' Warning to Humanity” (see supplemental file S1). These concerned professionals called on humankind to curtail environmental destruction and cautioned that “a great change in our stewardship of the Earth and the life on it is required, if vast human misery is to be avoided.” In their manifesto, they showed that humans were on a collision course with the natural world. They expressed concern about current, impending, or potential damage on planet Earth involving ozone depletion, freshwater availability, marine life depletion, ocean dead zones, forest loss, biodiversity destruction, climate change, and continued human population growth. They proclaimed that fundamental changes were urgently needed to avoid the consequences our present course would bring.*

The scientists recommend;

*Sustainability transitions come about in diverse ways, and all require civil-society pressure and evidence-based advocacy, political leadership, and a solid understanding of policy instruments, markets, and other drivers. Examples of diverse and effective steps humanity can take to transition to sustainability include the following (not in order of importance or urgency): (a) prioritizing the enactment of connected well-funded and well-managed*

*reserves for a significant proportion of the world's terrestrial, marine, freshwater, and aerial habitats; (b) maintaining nature's ecosystem services by halting the conversion of forests, grasslands, and other native habitats; (c) restoring native plant communities at large scales, particularly forest landscapes; (d) rewilding regions with native species, especially apex predators, to restore ecological processes and dynamics; (e) developing and adopting adequate policy instruments to remedy defaunation, the poaching crisis, and the exploitation and trade of threatened species; (f) reducing food waste through education and better infrastructure; (g) promoting dietary shifts towards mostly plant-based foods; (h) further reducing fertility rates by ensuring that women and men have access to education and voluntary family-planning services, especially where such resources are still lacking; (i) increasing outdoor nature education for children, as well as the overall engagement of society in the appreciation of nature; (j) divesting of monetary investments and purchases to encourage positive environmental change; (k) devising and promoting new green technologies and massively adopting renewable energy sources while phasing out subsidies to energy production through fossil fuels; (l) revising our economy to reduce wealth inequality and ensure that prices, taxation, and incentive systems take into account the real costs which consumption patterns impose on our environment; and (m) estimating a scientifically defensible, sustainable human population size for the long term while rallying nations and leaders to support that vital goal.*

*To prevent widespread misery and catastrophic biodiversity loss, humanity must practice a more environmentally sustainable alternative to business as usual. This prescription was well articulated by the world's leading scientists 25 years ago, but in most respects, we have not heeded their warning. Soon it will be too late to shift course away from our failing trajectory, and time is running out. We must recognize, in our day-to-day lives and in our governing institutions, that Earth with all its life is our only home.*

## **Looking forward - New Zealand assists creating a better World**

We encourage New Zealand to adopt Alfred de Zayas' recommended principles to the 9 March 2018 side-event to the 37th session of the Human Rights Council on international order and multilateralism . Alfred focused primarily on his visit to Venezuela 26 November to 4 December 2017 and uses that expedition to [highlight the 23 principles of international order which should guide all individuals and institutions to achieve a more just and inclusive world.](#)

Alfred's suggestions bear careful and deliberate consideration the are critical to comprehend for democracy advocates.

It ought be noted that NZ has championed causes previously through the UN - most recently the [Security Council resolution 2334 on Palestine 23 December 2016](#) concerning Israeli settlements in

"Palestinian territories occupied since 1967, including East Jerusalem"

We will never achieve justice in law without a concerted global campaign. In a globalised world we require a global movement toward just law. We encourage all NZ Regional Councils and Territorial Authorities to be partners in creating the solution.

### **Recommendation #1**

We suggest that the Council considers formally supporting the 23 principles offered by Alfred de Zayas in his paper to the UNHRC (A/HRC/37/63) thus endorsing their merit and requesting the New Zealand Government similarly endorse them and champion them in International Fora and diplomatic relations and negotiations.

#### **Principles of international order**

The reports of the Independent Expert have been guided by numerous General Assembly resolutions, notably resolutions 2625 (XXV) and 3314 (XXIX), which, together with the Charter, propound a vision of a democratic and equitable international order. Based on the work of the mandate holder, the following should be generally recognized as principles of international order:

- (a) Pax optima rerum. The noblest principle and purpose of the United Nations is promoting peace, preventively and, in case of armed conflict, facilitating peacemaking, reconstruction and reconciliation;
- (b) The Charter takes priority over all other treaties (Article 103);
- (c) Human dignity is the source of all human rights, which, since 1945, have expanded into an international human rights treaty regime, many aspects of which have become customary international law. The international human rights treaty regime takes priority over commercial and other treaties (see A/HRC/33/40, paras. 18–42);
- (d) The right of self-determination of peoples constitutes jus cogens and is affirmed in the Charter and in common article 1 of the International Covenant on Civil and Political Rights and the International Covenant on Economic, Social and Cultural Rights. The rights-holders of self-determination are peoples. The duty bearers are States. The exercise of self-determination is an expression of democracy and attains enhanced legitimacy when a referendum is conducted under the auspices of the United Nations. Although the enjoyment of self-determination in the form of autonomy, federalism, secession or union with another State entity is a human right, it is not self-executing. Timely dialogue for the realization of self-determination is an effective conflict-prevention measure (see A/69/272,

paras. 63–77);

(e) Statehood depends on four criteria: population, territory, government and the ability to enter into relations with other countries. While international recognition is desirable, it is not constitutive but only declaratory. A new State is bound by the principles of international order, including human rights;

(f) Every State has an inalienable right to choose its political, economic, social and cultural systems, without interference in any form by another State. Already in 1510 the Spanish Dominican Francisco de Vitoria, Professor of Law in Salamanca, stated that all nations had the right to govern themselves and could accept the political regime they wanted, even if it was not the best;

(g) Peoples and nations possess sovereignty over their natural resources. If these natural resources were “sold” or “assigned” pursuant to colonial, neocolonial or “unequal treaties” or contracts, these agreements must be revised to vindicate the sovereignty of peoples over their own resources;

(h) The principle of territorial integrity has external application, i.e. State A may not invade or encroach upon the territorial integrity of State B. This principle cannot be used internally to deny or hollow out the right of self-determination of peoples, which constitutes a jus cogens right (see A/69/272, paras. 21, 28, 69 and 70);

(i) State sovereignty is superior to commercial and other agreements (see A/HRC/33/40, paras. 43–54);

(j) States shall refrain in their international relations from the threat or use of force against the territorial integrity or political independence of any State or in any other manner inconsistent with the purposes of the United Nations (Charter, Art. 2 (4));

(k) States have a positive duty to negotiate and settle their international disputes by peaceful means in such a manner that international peace, security and justice are not endangered (Charter, Art. 2 (3));

(l) States have the duty to refrain from propaganda for war (International Covenant on Civil and Political Rights, art. 20 (1));

(m) States shall negotiate in good faith for the early conclusion of a universal treaty on general and complete disarmament under effective international control (A/HRC/27/51, paras. 6, 16, 18 and 44);

(n) States may not organize or encourage the organization of irregular forces or armed bands, including mercenaries, for incursion into the territory of another State;

- (o) States must refrain from intervening in matters within the national jurisdiction of another State;
- (p) No State may use or encourage the use of economic, political or any other type of measures to coerce another State in order to obtain from it the subordination of the exercise of its sovereign rights and to secure from it advantages of any kind;
- (q) No State may organize, assist, foment, finance, incite or tolerate subversive, terrorist or armed activities directed towards the violent overthrow of the regime of another State, or interfere in civil strife in another State;
- (r) The use of force to deprive peoples of their national identity constitutes a violation of their inalienable rights and of the principle of non-intervention;
- (s) The ontology of States is to legislate in the public interest. The ontology of business and investment is to take risks to generate profit. A treaty that stipulates one-way protection for investors and establishes arbitration commissions that encroach on the regulatory space of States is by nature *contra bonos mores*. Hence, the investor-State dispute settlement mechanism cannot be reformed; it must be abolished (see A/HRC/30/44, paras. 8, 12, 17 and 53, and A/70/285, paras. 54 and 65);
- (t) States must respect not only the letter of the law, but also the spirit of the law, as well as general principles of law (Statute of the International Court of Justice, Article 38), such as good faith, the impartiality of judges, non-selectivity, uniformity of application of law, the principle of non-intervention, estoppel (*ex injuria non oritur jus*), the prohibition of the abuse of rights (*sic utere tuo ut alienum non laedas*) and the prohibition of contracts or treaties that are *contra bonos mores*. It is not only the written law that stands, but the broader principles of natural justice as already recognized in Sophocles' *Antigone*, affirming the unwritten laws of humanity, and the concept of a higher moral law prohibiting unconscionably taking advantage of a weaker party, which could well be considered a form of economic neocolonialism or neo-imperialism (see annex II below);
- (u) States have the duty to cooperate with one another, irrespective of the differences in their political, economic and social systems, in order to maintain international peace and security and to promote international economic stability and progress. To this end, States are obliged to conduct their international relations in the economic, social, cultural, technical and trade fields in accordance with the principles of sovereign equality and non-intervention. States should promote a culture of dialogue and mediation;
- (v) The right to access reliable information is indispensable for the national and international democratic order. The right of freedom of opinion and expression necessarily includes the right to be wrong. "Memory laws", which pretend to crystalize history into a

politically correct narrative, and penal laws enacted to suppress dissent are anti-democratic, offend academic freedom and endanger not only domestic but also international democracy (see A/HRC/24/38, para. 37);

(w) States have a duty to protect and preserve nature and the common heritage of humankind for future generations.

Alfred concludes his report with two annexes to frame consideration of the 23 Principles of International Order, Human Rights Annex I and Rule of Justice Annex II.

The full text of each [annex can be accessed in the full report](#):

### **Annex I - A new functional paradigm on human rights**

1. All rights derive from human dignity. Codification of human rights is never definitive and never exhaustive, but constitutes an evolutionary mode d'emploi for the exercise of civil, cultural, economic, political and social rights. Alas, the interpretation and application of human rights is hindered by wrong priorities, sterile positivism and a regrettable tendency to focus only on individual rights while forgetting collective rights. Alas, many rights advocates show little or no interest for the social responsibilities that accompany the exercise of rights, and fail to see the necessary symbiosis of rights and obligations, notwithstanding the letter and spirit of article 29 of the Universal Declaration of Human Rights.

2. The time has come to change the human rights paradigm away from narrow positivism towards a broader understanding of human rights norms in the context of an emerging customary international law of human rights. Law is neither physics nor mathematics, but a dynamic human institution that day by day addresses the needs and aspirations of society, adjusting here, filling lacunae there. Every human rights lawyer knows that the spirit of the law (Montesquieu) transcends the limitations of the letter of the law...(cont.)

Points 2 – 9 in UN report page 21; (A/HRC/37/63)

### **Annex II - Rule of law must evolve into rule of justice**

1. The rule of law is a pillar of stability, predictability and democratic ethos. Its object and purpose is to serve the human person and progressively achieve human dignity in larger freedom.

2. Because law reflects power imbalances, we must ensure that the ideal of the rule of law is not instrumentalized simply to enforce the status quo, maintain privilege, and the exploitation of one group over another. The rule of law must be a rule that allows flexibility and welcomes continuous democratic dialogue to devise and implement those reforms

required by an evolving society. It must be a rule of conscience and of listening.

3. Throughout history law has been all too frequently manipulated by political power, becoming a kind of dictatorship through law, where people are robbed of their individual and collective rights, and the law itself becomes the main instrument of their disenfranchisement. Experience has taught us that law is not coterminous with justice and that laws can be adopted and enforced to perpetuate abuse and cement injustice. Accordingly, any appeal to the rule of law should be contextualized within a human-rights-based framework.

Points 4. - 6 in the UN report page 23; (A/HRC/37/63)

### **Trade and investment treaty effects on public policy**

Councillors will note the many references to trade and investment treaties and Investor State Dispute Settlement (ISDS) made by Alfred de Zayas in his 23 principles, namely;

(c) Human dignity is the source of all human rights, which, since 1945, have expanded into an international human rights treaty regime, many aspects of which have become customary international law. The international human rights treaty regime takes priority over commercial and other treaties (see A/HRC/33/40, paras. 18–42);

This statement is reasserted in many ways through the principles, notably in;

(i) State sovereignty is superior to commercial and other agreements (see A/HRC/33/40, paras. 43–54);

(p) No State may use or encourage the use of economic, political or any other type of measures to coerce another State in order to obtain from it the subordination of the exercise of its sovereign rights and to secure from it advantages of any kind;

(s) The ontology of States is to legislate in the public interest. The ontology of business and investment is to take risks to generate profit. A treaty that stipulates one-way protection for investors and establishes arbitration commissions that encroach on the regulatory space of States is by nature *contra bonos mores*. Hence, the investor-State dispute settlement mechanism cannot be reformed; it must be abolished (see A/HRC/30/44, paras. 8, 12, 17 and 53, and A/70/285, paras. 54 and 65);

(t) States must respect not only the letter of the law, but also the spirit of the law, as well as general principles of law (Statute of the International Court of Justice, Article 38), such as good faith, the impartiality of judges, non-selectivity, uniformity of application of law, the principle of non-intervention, estoppel (*ex injuria non oritur jus*), the prohibition of the abuse of rights (*sic utere tuo ut alienum non laedas*) and the prohibition of contracts or

treaties that are contra bonos mores. It is not only the written law that stands, but the broader principles of natural justice as already recognized in Sophocles' Antigone, affirming the unwritten laws of humanity, and the concept of a higher moral law prohibiting unconscionably taking advantage of a weaker party, which could well be considered a form of economic neocolonialism or neo-imperialism (see annex II below);

(u) States have the duty to cooperate with one another, irrespective of the differences in their political, economic and social systems, in order to maintain international peace and security and to promote international economic stability and progress. To this end, States are obliged to conduct their international relations in the economic, social, cultural, technical and trade fields in accordance with the principles of sovereign equality and non-intervention. States should promote a culture of dialogue and mediation;

The following have implications for trade treaties whilst having general importance;

(v) The right to access reliable information is indispensable for the national and international democratic order. The right of freedom of opinion and expression necessarily includes the right to be wrong. "Memory laws", which pretend to crystalize history into a politically correct narrative, and penal laws enacted to suppress dissent are anti-democratic, offend academic freedom and endanger not only domestic but also international democracy (see A/HRC/24/38, para. 37);

(w) States have a duty to protect and preserve nature and the common heritage of humankind for future generations.

### **TPP or CPTPP - on balance a public good?**

The best that can be said about the [CPTPP is that it provides limited economic benefits to NZ](#). That benefit is also a potential poor outcome where it expands our primary producing economy in a manner that increases NZ's emissions of greenhouse gases.

There is a [lot of material](#) on [TPP/CPTPP](#). The community that oppose its imposition on New Zealand are of a similar mind to the Union of Concerned Scientists, Alfred de Zayas the UN Independent Expert on the promotion of a democratic and equitable international order and Dr Nafeez Ahmed.

We ask, "why take binding and enforceable action to lock NZ and the region into an agreement that is patently against the interests of the present and future NZ State?"

[LGNZ previous President Lawrence Yule said in July 2017](#), "local government's vision for New Zealand in 2050 is a vibrant country enjoying environmental, social, cultural and economic prosperity" when launching the new [Local Government Position Statement on Climate Change, and 2017 climate change declaration](#) signed by 44 mayors from around the country. The statement includes the following passage;

## *2. Policy alignment and a clear mandate to address climate change*

*Central government policies can support (or hinder) council, private sector and community action to respond to climate change.*

*Effective climate policy involves a diverse range of adaptation and mitigation actions. A broad review of existing policy is required to support climate change adaptation and mitigation actions.*

*To highlight that local government's actions to address climate change are part of a national effort, we seek an explicit mandate under the Local Government Act to consider how decisions affect climate change outcomes.*

We have already demonstrated in clear factual terms the limits that [TPP/CPTPP and the ISDS regime will impose on effective climate action](#). The [www.dontdoit.nz](http://www.dontdoit.nz) petition places importance on ensuring any trade and investment treaty NZ enters will not constrain effective climate action.

NZ must move to a future where everyone's wellbeing is nurtured. This could be ensured by way of amendment to the manner in which NZ negotiates, consults, signs and ratifies international trade and investment treaties.

The petition takes the government at its word where it said to the NZ Parliament in the [Speech From The Throne 9 November 2017](#) that it will exclude investor state dispute mechanisms (from TPP) and avoid their inclusion in all future agreements. The petition acknowledges the Labour Party 2017 Trade election manifesto where it offers [Greater engagement with civil society over trade talks](#) suggesting a democratic process toward a standing general mandate for New Zealand's future negotiations to guide NZ's trade negotiators.

### **Recommendation #2**

We urge Council to endorse the model trade and investment treaty process offered in the [www.dontdoit.nz](http://www.dontdoit.nz) petition

The dontdoit.nz petition where it is implemented would ensure that New Zealand honours PM Jacinda Ardern's statement that MFAT will negotiate no further FTAs with Investor State Dispute Settlement (ISDS). It would ensure in a transparent and public manner that there would be no surprises or treaties negotiated that are adverse to NZ interests and inhabitants' wellbeing. The petition says in part;

***...urge the House to call upon the Government:***

*k) not to sign the TPPA or the Comprehensive and Progressive Agreement on Trans-Pacific*

*Partnership*; (note: the petition was formulated prior to the 8 March 2018 CPTPP Signing in Chile)

*l) to conduct a principles-based review of New Zealand's approach to free trade, investment and economic integration agreements that involves broad-based consultation;*

*m) to engage with Maori to reach agreement on effective protection of their rights and interests consistent with te Tiriti o Waitangi and suspend negotiations for similar agreements until that review is concluded;*

***and further, urge the House to pass new legislation that***

*(n) establishes the principles and protections identified through the principles-based review under paragraph (l) as the standing general mandate for New Zealand's future negotiations, including;*

*i. excluding ISDS from all agreements New Zealand enters into, and renegotiating existing agreements with ISDS;*

*ii. a requirement for the government to commission and release in advance of signing an agreement independent analyses of the net costs and benefits of any proposed agreement for the economy, including jobs and distribution, and of the impact on health, other human rights, the environment and the ability to take climate action;*

*iii. a legislative requirement to refer the agreement to the Waitangi Tribunal for review prior to any decision to sign the treaty; and*

*(o) makes the signing of any agreement conditional on a majority vote of the Parliament following the tabling in the House of the reports referred to in paragraph (n) (ii) and (iii);*

***and for the House to amend its Standing Orders to***

*(p) establish a specialist parliamentary select committee on treaties with membership that has the necessary expertise to scrutinise free trade, investment and economic integration agreements;*

*(q) require the tabling of the government's full mandate for any negotiation prior to the commencement of negotiations, and any amendment to that mandate, as well as periodic reports to the standing committee on treaties on compliance with that mandate;*

*(r) require the tabling of any final text of any free trade, investment and economic integration agreement at least 90 days prior to it being signed;*

*(s) require the standing committee on treaties call for and hear submissions on the mandate, the periodic reports, and pre-signing version of the text and the final text and*

*report on those hearings to Parliament;*

*(t) require a two-third majority support for the adoption of any free trade, investment or economic integration agreement that constrains the sovereignty of future Parliaments that is binding and enforceable through external dispute settlement processes.*

### **Recommendation #3**

#### **Support the Local Government (Four Well-beings) Amendment Bill**

We urge the council to support the [Local Government \(Four Well-beings\) Amendment Bill](#) which amends the Local Government Act (LGA) 2002 to reinstate references to social, economic, environmental, and cultural well-being that were removed by the National government in 2012.

The “four well-beings” were a cornerstone of the LGA 2002 when it was introduced. The “four well-beings” provide the modern focus of local government on serving and being accountable to the communities they serve. It highlights the constitutional role that local governments play in community development and nation building.

The bill is sponsored by Paul Eagle MP (previously Wellington City Councillor). It would be a great demonstration of the alignment between Local Government and Central Government to achieve wellbeing for all NZ inhabitants. The bill offers the following explanation;

*The Bill amends the Local Government Act 2002 to reinstate references to social, economic, environmental, and cultural well-being that were removed by the National government in 2012.*

*The “four well-beings” were a cornerstone of the Act when it was introduced. The “four well-beings” provide the modern focus of local government on serving and being accountable to the communities they serve. It highlights the constitutional role that local governments play in community development and nation building.*

*The removal of the “four well-beings” by the National government was based on factual inaccuracies and misconceptions. The effect of the removal of the “four well-beings” is wide reaching and is not limited to section 10 amended by the National government, as the four-well beings permeate the Local Government Act 2002 and there are references to them in other Acts.*

*Given that the “four well-beings” remain in these other acts of Parliament, the risk of inconsistency and confusion is real, especially with the Resource Management Act 1991 and the Local Government Act 2002. Many Mayors and Councillors continue to be concerned that the National government’s removal of the “four well-beings” and its replacement*

*wording is sufficiently unclear as to almost certainly lead to legal challenges of the way local authorities interpret their responsibilities, especially legal challenges from well-resourced special interest groups.*

*In its submission on the Local Government Act 2002 Amendment Bill, Local Government New Zealand, the representative body of local governments representing all 78 local authorities in New Zealand, had this to say—*

- *“There is no evidence that a substantive problem exists that requires legislative change. The examples by the Government to justify the proposed change are not examples of a failure of the well-beings. The examples adduced are either explicable due to the underlying circumstances, for example, holdings in particular business activities which are mandated by the communities affected and deliver an acceptable commercial return or address a community need”*
- *“There is no evidence that councils are finding it difficult to decline requests for funding. Instead the recently completed long-term planning round suggests that the opposite is the case. Councils have been aware of the straightened financial circumstances that the country is in and have been fiscally prudent as a result. The prime driver of rates increases is infrastructure investment”*
- *“Most significantly, the proposed amendment will likely have significant legal and cost implications. These implications arise for both decision-makers and the community, who are likely to be confused by its intent or application. It is concerning that the legal (and associated cost) consequences of the proposed amendment do not appear to have been considered by the Government. The Regulatory Impact Statement is silent on this point. The proposed new purpose, and how it changes the proper interpretation of specific obligations under the LGA 2002, is sufficiently unclear as to almost certainly lead to legal challenges of the way local authorities have interpreted their responsibilities. In light of the body of case law under the existing provisions, it would be naïve to think that changing those provisions would not encourage further litigation by well resourced interest groups who opposed particular local authority decisions. As a result, the proposed change is likely to produce significant costs without any concomitant benefit”*
- *“Given the lack of a problem definition, the lack of any evidence to substantiate the general claims made by Government about the impact of the well-beings, and the un-scoped legal risk associated with the change, the proposal to alter the well-beings appears somewhat reckless”*
- *“As a result of this analysis, the members of LGNZ resolved unanimously at its Annual General Meeting on 15 July 2012 that the Government should retain the well-beings”*

We believe that NZ Local Government support this initiative as there was universal opposition to the removal of the Wellbeings from the LGA 2002.

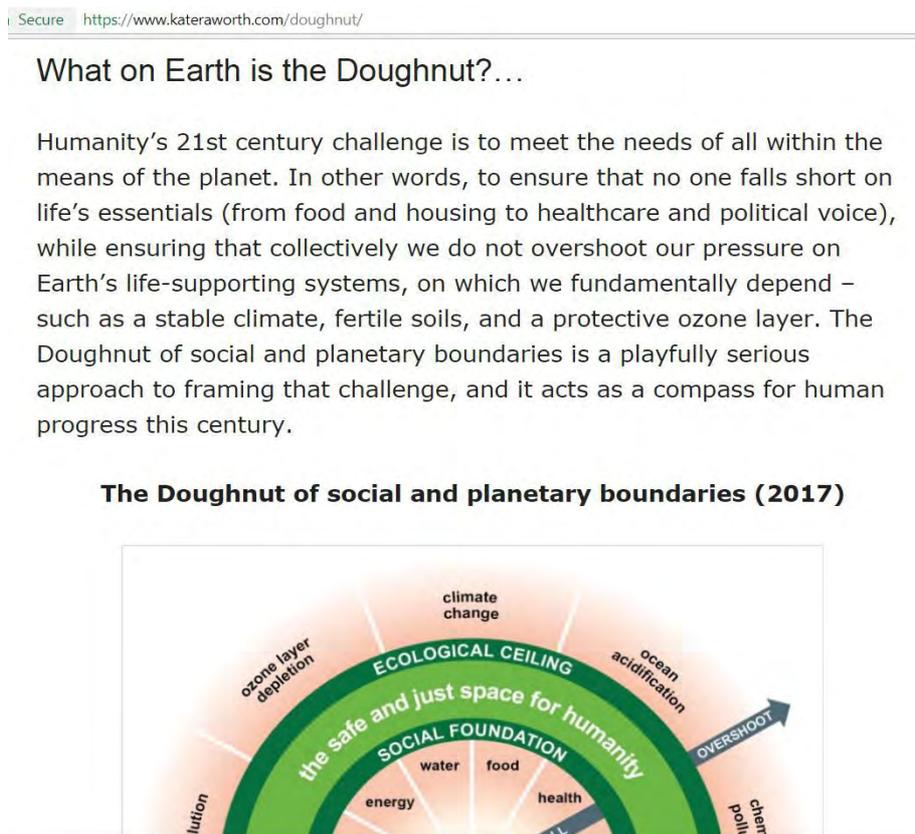
#### Recommendation #4

We urge you to read and consider Kate Raworth's "[Doughnut Economics](https://www.kateraworth.com/doughnut/)" as a framework for thinking about economics in the 21st century given that the challenges we are facing this century are global in scale but local in solution and we need a different mindset from the economics of the past if we are to viably approach these challenges.

<https://www.kateraworth.com/doughnut/>

Kate Raworth's book, "[Doughnut Economics: Seven Ways to Think Like a 21st-Century Economist](https://www.kateraworth.com/doughnut/)" on Amazon.

More of [Kate Raworth's publications and writings](https://www.kateraworth.com/doughnut/) are available at her website.



<https://www.kateraworth.com/about/> a brief CV;



Kate Raworth is a renegade economist focused on exploring the economic mindset needed to address the 21st century's social and ecological challenges, and is the creator of the **Doughnut** of social and planetary boundaries.

She is a Senior Visiting Research Associate at Oxford University's **Environmental Change Institute**, where she teaches on the Masters in **Environmental Change and Management**. She is also a Senior Associate at the **Cambridge Institute for Sustainability Leadership**.

Her internationally acclaimed idea of Doughnut Economics has been widely influential amongst sustainable development thinkers, progressive businesses and political activists, and she has presented it to audiences ranging from the UN General Assembly to the Occupy movement. Her book, *Doughnut Economics: seven ways to think like a 21st century economist* is being published in the UK and US in April 2017 and translated into Italian, German, Spanish, Portuguese, Dutch and Japanese.

Ends.

# SANDERSON John

Riverhead Holdings Ltd

Queenstown/Wakatipu 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?**

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?**

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?**

Support

**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.**

Very important that the town by pass goes ahead on schedule even if LTSA funding does not come through at anticipated levels. Town is virtually always gridlocked thru Shotover St now. This project is high priority.

I am opposed to the proposed changing of threshold of short term rentals from 90 days to 28 days. People should be able to rent their properties out for 3 months without attracting commercial rates as they have done in the past. it is hard enough meeting property expences without attracting onerous rates.

# SANDFORD Vicky

Wanaka/Upper Clutha area

---

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

Disagree

**Q. 8A: Comment here.**

Wanaka cycleways need urgent attention. The current budgeted allowance is "closing the stable door after the horse has bolted". It is so bad it is negligent. Our roads have become exponentially busy and incredibly unsafe. The school buses are at maximum- children are having to STAND! Children could bike .... but you need to invest NOW! DO NOT WAIT FOR A DEATH!!!

# SANSOM Raymond

Queenstown/Wakatipu 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?**

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?**

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?**

Neutral

**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?**

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?**

Oppose

**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?**

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?**

Neutral

**Q. 8A: Comment here.**

As a parishioner of St Peters church in the CBD I strongly oppose the proposal to remove traffic from around the church. The church and the attractive green space around it (which is open to the public) is maintained by a mostly elderly congregation who would find access difficult and in some cases impossible if cars are restricted. Restricting easy car access would make the church lose support and might make it uneconomic. This would result in its sale and the loss to Queenstown of the attractive green area. Leave the parking and traffic around the church as it is (saving capital outlay) and keep our beautiful church viable.

# SCHMIDT Lorna

Luggate

---

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

Neutral

**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?**

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?**

Neutral

**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?**

Agree

## Q. 8A: Comment here.

Chlorinating Luggate's water because the engineer's have a plan to move our water supply to Wanaka's supply which is accessed from UNDER the Wanaka treatment plant discharge outflow area, I now can understand. They are planning that our drinking water will be compromised.

I don't understand why anyone would build any fresh water intakes anywhere near sewage treatment plants, unless they build proper recapturing plant to process waste water into potable water & process & reuse the captured materials into energy, plant food & mineral recyclable material. There is not a word about this in the plan. It's all about shops, roads, mainly servicing the business community. The big spend in Luggate this year was a redo of the gravel path on Kingan Road. We pay a storm water rate & have none at all.

Leave the pine trees, they are sequestering carbon. It is a laughable idea to want to charge ratepayers to cut them down. There are businesses that grow trees to make a profit by the time they have harvested them. Jacinda is going to get millions more trees planted to help improve NZ Carbon Footprint.

Both Zeecol & Caulder Stewart have developed sophisticated systems to capture & reuse cow waste for profit. Produce energy to run the farms & grow food for their farm stock. This is what I want to see underway in this 10 year plan. A proper plan to process what is already being captured by town sewage systems & the various sumps for trucks & tourists to empty their on-board waste tanks. So crude & lazy to just ship solids off to dumps. And why are those dumps & "Project Pure" noticeably sited so ridiculously close to our waterways. This is where effort is required for this 10 year plan.

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

Neutral

# SCHWARZ Dennis

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

**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?**

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?**

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?**

Agree

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

Support

**Q. 8A: Comment here.**

Need community centre/ Theatre for Wanaka.  
Need parking building in Wanaka.

# SCOTT Trevor

Wanaka/Upper Clutha area

---

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

Oppose

# SCOTT Trevor



Trevor Scott.pdf - 872 KB

Submission on the  
Queenstown Lakes District Council Ten Year Plan

1 *IRAKJON SCOTT*

submit

The funding of Lake Wanaka Tourism (LWT) should cease whilst Wanaka, and the greater region takes stock of where it is heading.

LWT's Strategic Plan (2012-2022) has provided the basis for LWT's funding over the last 5 years. As infrastructural pressures continue to build on the region, it is paramount that the focus on tourism ensures that we are attracting "quality - not quantity". A focus on quality should help alleviate issues caused by the proliferating number of tourists on our already at times stretched infrastructure. LWT has already identified concerns at the minimal number of tourism related infrastructural projects in the 10 year plan. It needs to be noted that the infrastructural issues are not only those that QLDC are responsible for but also facilities provided by DOC and LINZ.

LWT's strategic plan identified this and therefore contains some very modest growth targets within. The plan states that the target is to grow arrivals at a rate of 3% each year at the same time increasing the average stay by 2% each year. This in turn should see an increase in bed nights of 5% each year.

You will note from the attachment (page 5 of LWT's strategic plan) that the average stay length is lower than the average stay at the starting point of the 10 year strategic plan.

It is submitted that due to the massive growth in tourism worldwide, LWT is having less of an influence on the number of tourists coming to the region. Of specific concern is that LWT clearly has little influence on the type of visitor that is coming to the region given the declining average night stay.

Council cannot without further consultation alter the course of funding but it would be preferable to see the current funding for LWT put into projects that develop and enhance tourism related infrastructure in the district.

The community is already concerned at the minimal amount of proposed infrastructural improvements in the 10 year plan for the Wanaka region. It is respectfully submitted that the Council withdraw the funding of LWT whilst the Wanaka master planning process is completed and the appropriate infrastructure projects are planned, to properly accommodate the already burgeoning numbers of tourists to the district.

I do/do not wish to be heard on my submission.

Signed

Date

Email Address

Contact No

*[Signature]*  
*13/4/18*  
[Redacted]  
[Redacted]

QLDC  
Wanaka Service Centre  
Received  
13 APR 2018

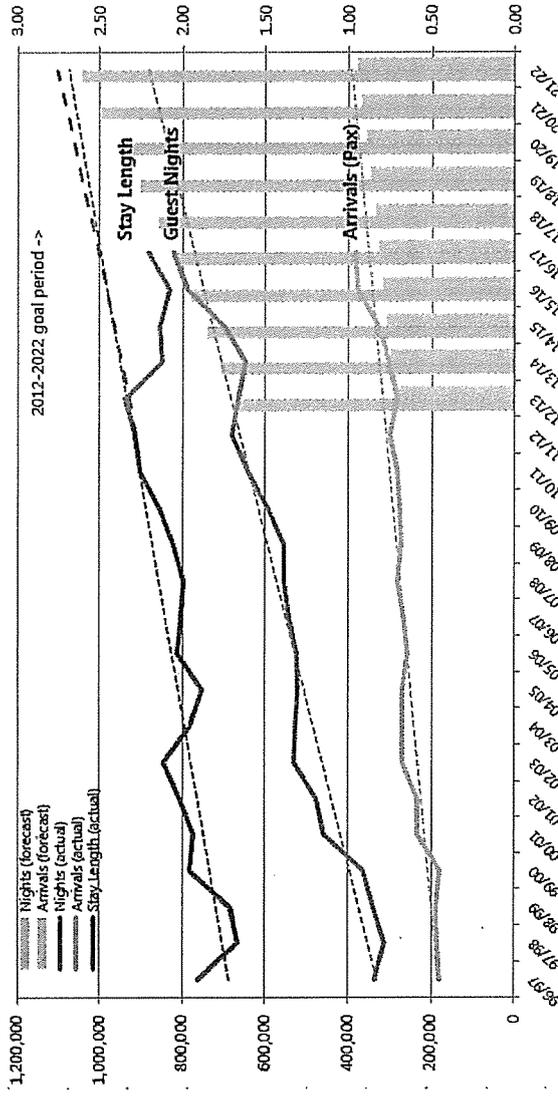
## O3 Goals – 2022 Targets

In 2012 new 10 year goals were set to serve as aspirational targets to drive our visitor economy forward. Through a thorough consultation process, 89% of members supported these goals and 85% supported the increase in resources required to reach for these goals.

The gap between the Guest Night trend line and forecast shows the magnitude of the step change targeted, with increased stay length vital to reach these targets.

As the Wanaka region moves towards these goals, it is inevitable that visitor numbers will fluctuate from year to year as we transition through economic cycles, raise awareness in new/emerging markets, drive sufficient volume/value and experience supply constraints.

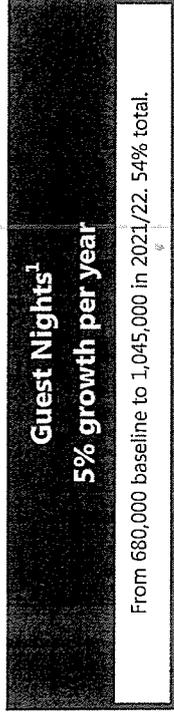
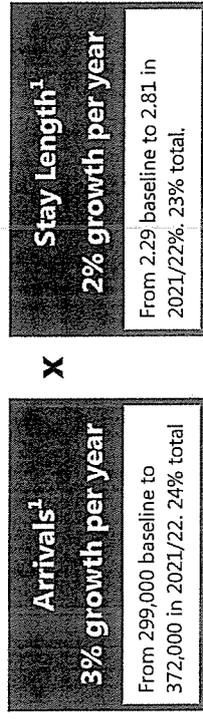
### Progress Towards 10 Year Goals – Guest Night, Arrival, & Stay Length performance



Note: 2016/17 CAM performance figures include July-March (actual) and April-June (forecast).

### 10 Year Goals in Detail

Guest Night Target generated from arrivals and stay length,



#### Notes:

10 year goals measured through 1: Commercial Accommodation Monitor (CAM) and 2: Monthly Regional Tourism estimates (MRTE).

Target figures exclude visitors staying in non-commercial accommodation (eg: private/holiday houses).

Growth based on market forecast and historical performance (5 & 10 year averages). See detailed figures in 06 Appendices.

# SCURR Tim

Wanaka/Upper Clutha area

---

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

Oppose

**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?

Neutral

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

Neutral

## Q. 8A: Comment here.

I wish to speak on the big issue 4. Wanaka master plan. Wanaka lakefront Development.

Please find attached 2 pages on Proposal and submission.

Wanaka Master Plan Big Issue 4

I wish to speak to Wanaka Lake Front Development.

Wanaka relies on tourism. Most tourists travel in cars or camper vans to the Upper Clutha Wanaka area. Sections of the lake front Roys Bay from the Wanaka wharf 1.4kms to or 1½% approx..of total lake perimeter should be set up for parking. When on a wet partially clogged in day on 28th March 2018 at least 140 vehicles were parked. In season on an average day about 500 cars parked along there, on busy days up to 1200 or so with most tourists sitting in their vehicles soaking up the view and atmosphere and all it has to offer. This on all days is what Wanaka has that's special and why they spend time here for the biggest percentage it is one of the main things they can see and want to do. Travellers spend most of the time doing what time allows. This beach front and parking beside it is also very popular with locals and has always been so. The residents along Brownston Street plus I would say all of Roys Bay generally speaking look over this area to the lake and mountain beyond I would say none can see the beach frontal waters anyway and if campervans are so obtrusive as suggested, they could have a special park along in front of the domain area which they cannot be seen. This parking area should only be open from say 7am - 9pm then all have to be gone.

I propose the Ardmore Lake Front, Aspiring Road remain at least the same, if not make 4 lanes and no parking as cars trying to get out of a car park is half the problem with overhead or under passes or lights for pedestrians.

A visa card or similar gateway or arm controlled entrance to and from the Lakes waste land, ie, from the top of the present beach area marked at the back of the high beach gravels by a footpath then at least an access parking road with angle parking both side but provision for a second access road the same both sides parking plus sectional cross access to the Lake for other activities, a cycle way next to the main Aspiring Road too.

This lake side parking could happen as quickly as controlled gate arms could be fitted with meter visa card control. The ground has a lot of gravel under little top soil so parking over all this area with directional marking is all that needed to start with.

I am sure all users could accept a charge of \$5.00 or so per hour even on one day so say 10 hours would amount to only \$50, the price of less than a day at the movies and only 1 hour charge out for most trade workers. A low cost maintenance over this

area for a period of time until enough income has been raised for a permanent or at least subsidised surface and markings, grass is expensive and hard to keep even when no parking is allowed.

A future 3 tier car park where the old Fire Brigade building and car park behind with over or under or traffic lights for pedestrian crossings to access both sides of Ardmore Street so as to keep traffic moving. I know it is wet under this area with springs, but this can be managed as other similar areas throughout the world. Cars with tourists and especially older locals in them want to park nearby, so lets get started for Wanaka's future as the present or recent past developments has done nothing but close and slow down all activities for businesses, tourists and locals, it is not a friendly relaxed destination with happy workers, deliveries and business access, to close down this area would have a lot of negative and adverse effect and would only be, in my opinion and 90% of those I have spoken to, believe it would destroy Wanaka and its attraction. To change community wellbeing by shutting down the Town Centre, narrowing of the streets i.e. is the case throughout New Zealand, we would lose Wanaka's special character with its wide open spaces. You need to keep traffic steadily moving and give easy quick access to parking and get them off the streets and stopped.

The 3 roundabouts should be double lane. Brownston street should be opened up with maybe in line parking but wide enough to make it safer for all traffic and another 2 lane roundabout onto Cardronas McDougall Street to start with to keep traffic flowing. For through traffic a lane to keep going then merges.

To make more room along Ardmore Street and the retail, bar and restaurants facing in front of the lake from the Speight's Bar to the Lake Bar (Dungarvon Street) they should all be allowed a landing 2.5 to 3 metres above the footpath, 4 to 6 metres wide where customers could sit and lounge outside with a view. Other areas should give more for foot traffic, cycle and roadway to create a relaxed easy access past and to all services a set of lights at the intersection of Dungarvon and Ardmore Street, an under pass for foot traffic along beside the Bullock Creek culvert to go under Ardmore Street to the playground and lake front. An overhead novelty pedestrian crossing to the side of Little Street.

Even after 3 parks is taken into account, but the 10 year plan.

Parking: The Ardmore car park behind the Post Office in its present form could serve as pre-paid reserve for workers, businesses, customer and commercial in part but the rest 'park and display'. This would help to develop it further in the future and serve for the Community Hall.

Dungarvon Street Car Park: Could serve for pre-paid workers, businesses, commercial in part then campervans and buses 'park and display' for them, special marked area for other bigger delivery or removal trucks with nowhere else to stop.

The Wanaka Recreational and Reserve Park: Corner of McDougall and Brownston Street is very central for all ski-field workers and staff and should be confined and set up appropriately ie. separate entrance and parking marked and controlled.

# SERVICE David

Queenstown 8 Ltd

Queenstown/Wakatipu 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?**

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?**

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?**

Agree

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

Support

# SHARPE Ben

Queenstown/Wakatipu 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?**

Neutral

**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?**

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?**

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?**

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?**

Support

## Q. 8A: Comment here.

Two points briefly

\*\* Firstly I support Ralf Hanan's & Bill Moran's proposal to develop a proper spacial plan for the district. My only point is to emphasize strongly to the consultants that this is foremost to protect the natural outlook of the area ( Queenstown's golden goose ). Queenstown is a very special case in this respect and it's planning must respect this.

\*\* Secondly We must start actively discussing population sizes and their implications long term ( both tourist and residential ) and not just avoid the topic because it is difficult. This is the elephant in the room and we require early planning to protect Queesntown from its own popularity. Anyone that has seen the way Queenstown has grown over the last few years know's that sadly we need to confront this issue now or we may lose something very special forever.

Ben Sharpe

# SHARPE Bill and Kirsty

Queenstown/Wakatipu 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?**

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?**

Oppose

**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?**

Oppose

**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?**

Agree

## Q. 8A: Comment here.

RE 2A - we support the provision of a new council building provided it is built at Frankton. Queenstown is becoming increasingly congested and a new building would add to that. It would not be inviting for the public to visit the office in town for meetings or meeting with staff, as parking and access is so difficult now. Frankton is much more central to the district. Am sure the Wanaka councillors would prefer Frankton to Queenstown!

Re 6B - we do not support early harvesting as the full economic value of this venture would not be realised as envisioned by the late Joe O'Connell. QLDC should be maintaining the boundaries of this asset to stop the spread of wilding trees.

Memorial Hall - while we support a ring road to take traffic away from Central Queenstown, it should not be at the expense of demolishing the Memorial Hall. Considerable funds have been spent in recent years to upgrade and modernise this facility. An alternative route should be found to retain this valuable asset.

Road maintenance - sufficient funds should be allowed for regular maintenance of unsealed roads at Glenorchy particularly the Paradise Road. Last summer saw large tourist numbers using this road and in particular big buses for the Dart River Jet boat business. The road condition was extremely bad when we were there one day.

Locals told us that it hadn't been graded or attended to for a long time. If sealing costs are prohibitive surely sufficient funds can be allowed for proper maintenance.

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

Support

# SHARPE Kirsty

## Second Kawarau Bridge Group

### Q. 8A: Comment here.

We ask that you set in place immediately steps to put in place a second Kawarau bridge crossing with associated connecting roads.

We have heard from two sources anecdotally that the new bridge which opens in May will be at full carrying capacity within two years. It is urgent that a second crossing is planned for immediately.

Reasons for this are –

- Huge growth potential south of the Kawarau river – Jacks Point, Hanley Downs, Homestead Bay and possibly Kingston and the rural flat land adjacent to the highway going south. The basin is fast running out of land options for subdivision. Future emphasis will be south of the Kawarau.
- By Pass demand – keeps heavy, polluting traffic out of Frankton.
- Emergency Services – better access to the south with two bridges.
- Disaster Resilience – Two bridges are better than one in the event of a disaster.
- Connectivity to Hawthorne Drive or further East in the vicinity of the Shotover bridge.
- Sewage – a second pipeline to the treatment facility will be needed in future.
- Relief of Traffic Congestion in the Frankton area.
- Tourist traffic is increasing all the time and Milford Sound is a popular destination.
- Wakatipu High School - once it reaches capacity access to and from the school will be problematic.
- Frankton Master Plan – we support funding for this as Frankton needs co-ordinated planning and a second bridge would provide for better access.

We wish to speak to our submission at the hearing on Tuesday 15 May.

# SHARPE Kirsty

Queenstown Grey Power Inc

## Q. 8A: Comment here.

We do wish to speak to the hearing on 15 May, 2018

1) New Council building – Grey Power supports the need for a new council building to house all council workers and to allow for future growth in staff numbers. However we do not support the building going into central Queenstown as the town is congested enough already. There is insufficient parking available for both staff and those wishing to visit the offices and attend council meetings. We support a building going into Frankton as it is central to the district and there is more space available. One option could be for the council to make use of the present airport terminal if the airport builds a new terminal building. We support a library being built alongside the new council building. What is meant by an “interim” library space? Surely this should be a permanent fixture.

2) New Arterial Route in Queenstown- We see the need for this but not at the expense of sacrificing the Memorial hall for it. The hall was refurbished in recent years at great expense with Lottery funds, funds from other trusts plus much public funding along with a top up by QLDC. The arterial route could go either behind the hall using some of the recreation ground or in front linking in to Man Street.

3) Frankton Library – We support a library for Frankton and the proposed lease of a building to house it. That is if the Council decides to confirm a site in Queenstown for a main library.

4) Senior Citizen Housing – we request provision for more funds to be made to the Affordable Housing Trust to enable more senior citizen units to be built in the Queenstown or Frankton area similar to those built recently in Arrowtown. Cromwell and Alexandra are well served by provision of affordable housing areas for seniors.

5) Lake Transport - we support having more water taxi or ferry services on the lake to relieve traffic on our busy roads.

# SHATTKY Rachel

Wanaka/Upper Clutha area

---

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

\$23.5m for Queenstown active transport vs \$1.5m in Wanaka doesn't cut it

Expecting our children to run the gauntlet across an 80kph zone on SH84 with no underpass doesn't cut it

Waiting four years to start building Wanaka cycle ways doesn't cut it

# SHEARER Jane

Queenstown/Wakatipu 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?**

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?**

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?**

Agree

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

Support

**Q. 8A: Comment here.**

How do we address the issue of too many visitors for the population in terms of community and behaviour? Is this the sort of place that people want to live in? Where most people are not from here? This has a massive impact on the feel of community, both for the locals and the visitors. Already people are sick of tourists, it is only going to get worse, and there appears to be no end in sight in terms of the Council planning for, and therefore passively supporting, tourist expansion.

# SHEARER Joanne

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?**

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?**

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?**

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?**

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.**

a fairer spend between Queenstown and Wanaka

- spending on cycleways in Wanaka to start in 2018 not 2022
- the adoption of Active Transport Wanaka's draft urban cycle network
- priority funding for an underpass under SH84 in to 3 Parks

# SHEPHERD L

Wanaka/Upper Clutha area

---

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

Oppose

**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?**

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?**

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?**

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?**

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?**

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

# SHIRLEY Rach

Hawea

---

**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?**

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?**

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?**

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?**

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.**

The financial allocation for cycleways in Wanaka, and the apparent lack of urgency to get these built is incredibly disappointing. Compared with the alarmingly high financial allocation for Queenstown, Wanaka has been shafted!

# SIDEY Michael

Wanaka/Upper Clutha area

---

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

Disagree

## Q. 8A: Comment here.

I have concerns that the funding allocation between the Queenstown and Wanaka sub-regions is now severely disadvantaging the latter because of the obvious immediate demands in Queenstown which represent years of sub-optimal Council performance.

I acknowledge that there is a limited pool of funds from which to make allocations but this does not permit decision makers not to have a vision for the whole region as one entity nor to make decisions without integrity or fairness.

One obvious inequality is the allocation of funds towards urban trails which will make it safe for school children (and all residents) to bike to and from both school and sporting/cultural activities. The current aggregate school roll in Wanaka approximates 2,000. In 10 years time this may well have increased by 20-30%. The Draft Plan by not allocating funds more evenly and more instantly to this and other essential infrastructure requirements in Wanaka is committing Wanaka to all the same unfortunate pressures that Queenstown currently faces, when in fact there is no need for that to happen nor to incur the increased cost of fixing problems after they happen.

Currently in Wanaka where our young people enjoy access to outdoor activities providing a rounded education, I am reliably advised that less than 5% of children ride to school. I am advised that the reason is parents' concerns over the "road safety" of their children. This becomes a much greater problem with the new Recreation Centre and swimming pool being situated in Three Parks, some considerable distance from the schools and accessed via various extremely busy roads.

In Wanaka we have 3 hard working QLDC Councillors and they represent thousands of residents who give their time freely to ensure the community provides a healthy, active, safe environment for its young people, both able bodied and those with disabilities. It is important now that those 3 Councillors clearly and unequivocally represent our non-negotiable needs and the whole Council understands that they represent the region as a single entity.

Thank you for this opportunity to express this concern.

Michael Sidey

# SIMPSON Charlotte

Hospitality NZ

Q.

QLDC LTP HNZ Submission 130418.pdf - 379 KB



## Hospitality New Zealand Central Otago Branch

SUBMISSION ON QUEENSTOWN LAKES DISTRICT COUNCIL LONG TERM  
PLAN 2018- 2028

CONTACT DETAILS:

Hospitality New Zealand  
Central Otago Branch  
Contact: Charlotte Simpson

[www.hospitalitynz.org.nz](http://www.hospitalitynz.org.nz)

## About Hospitality New Zealand

Hospitality New Zealand (Hospitality NZ) is a member-led, not-for-profit organisation representing approximately 3,000 businesses, ranging across cafés, restaurants, bars, nightclubs, commercial accommodation, country hotels and off-licences.

Of our 3,000 members, over 1,000 are commercial accommodation operators managing around 28,000 rooms nationwide. This includes luxury lodges, hotels, motels, backpackers and apartment hotels.

Hospitality NZ has a 115-year history of advocating on behalf of the hospitality and tourism sector and is led by Chief Executive, Vicki Lee. Hospitality NZ's Accommodation division is led by GM, Accommodation Rachael Shadbolt.

This submission is made on behalf of the Central Otago Branch of Hospitality New Zealand which represents 150 hospitality and commercial accommodation operators. Our Wanaka based Regional Manager is Charlotte Simpson and our Central Otago Accommodation Sector Group is led by Bridgit Parker, Archway Motel, Wanaka.

Any enquiries relating to this paper should be referred to Charlotte Simpson, Regional Manager at [charlotte.simpson@hospitalitynz.org.nz](mailto:charlotte.simpson@hospitalitynz.org.nz) or 027 443 6263.

We wish to make a verbal deputation to the Queenstown Lakes District Council should the opportunity arise. We would also welcome the opportunity to be part of any working groups or consultation groups associated with the outcomes of this consultation process.

If others make similar submissions, Hospitality NZ will consider presenting a joint case at any hearing.

We made a submission on the Proposed District Plan – Stage 2 – Visitor Accommodation in February 2018:

Summary of that submission:

- Hospitality New Zealand **supported** the proposed categorisation of Visitor Accommodation into three types and the PDP zones as set out in the PDP Stage 2.
- Hospitality NZ acknowledged the proposal focused on defining visitor accommodation and how it operates within the QLDC PDP zones. We stated the concerns of our commercial accommodation sector – Which were:
- Commercial rating differentials and how these should be applied to the proposed Homestay and Residential Visitor Accommodation categories.
- Duty of care to visitors and minimum health and safety requirements for Homestay and Residential Visitor Accommodation operators.
- Reputational damage to Queenstown-Lakes as a visitor destination.
- General, disruption and deterioration of the local community as a result of the growth in Homestay and Residential Visitor Accommodation.

## **Proposed changes to Destination Queenstown Tourism Promotion Rate**

*Concurrently to the Ten Year Plan consultation process, Destination Queenstown is also consulting with its commercial ratepayer members to seek support for an increase in the targeted tourism promotion levy which is a component of commercial rates. Full details and rationale for this increase and how the proposal will affect Queenstown commercial ratepayers and businesses will be communicated directly by Destination Queenstown to its members.<sup>1</sup>*

*Tourism is critical to the economic success of the Queenstown Lakes District and it is equally critical that we hit the right balance between meeting the expectations of our community and visitors and ensuring this plan is affordable. The challenges of visitor growth faced by our ratepayers are disproportionately high compared to other tourism centres. The ratio of visitors to residents is 34 visitors to one resident, whereas the ratio in Auckland is one-to-one and Christchurch three-to-one.<sup>2</sup>*

Hospitality New Zealand understands that Destination Queenstown (DQ) is proposing a 10 per cent increase in its funding each year for the next three years, providing an additional \$809,000 over that time and taking DQs total funding to \$4.6 million. This will be paid for via the Tourism Promotion Rate which all commercial rate payers currently pay.

### **Hospitality New Zealand Position:**

Hospitality New Zealand acknowledges that the sharing of the Tourism Promotion Rate across all commercial rate payers is a fairer apportionment that some Council implemented targeted rates to fund tourism promotion are ie: the Auckland Accommodation Providers Targeted Rate. However, we assert that a key benefactor of visitors to Queenstown are currently not being asked to contribute to the Tourism Promotion Rate and they should be. These benefactors are the Residential Visitor Accommodation (Airbnb, or similar) peer to peer accommodation providers.

### **Level Playing Field:**

This term has been used often over many years when talking about the impact that Residential Visitor Accommodation has, and the lack of compliance or regulation in this area. In an increasingly competitive market place, understandably, commercial accommodation operators feel it is not an even playing field. They face large and ever increasing fixed costs to operate their businesses yet non-regulated businesses enter the market with little or no compliance requirements or costs. Without levelling the playing field, business viability will decrease and Queenstown/Wanaka and surrounding areas runs the risk of commercial operations decreasing or not being able to reinvest in their property. This naturally has an associated flow on to the local economy.

Our members believe that commercial ratings should apply to all Residential Accommodation Providers including those who provide “private rooms” as well as entire residences. Often “private rooms” are actually set up as self-contained or semi self-contained apartments. Those

---

<sup>1</sup> Page 34 10 YEAR PLAN 2018–2028 [ CONSULTATION DOCUMENT

<sup>2</sup> Page 9 10 YEAR PLAN 2018–2028 [ CONSULTATION DOCUMENT

who provide “private rooms” for commercial accommodation can receive significant revenue and derive the same benefits from visitors as traditional accommodation providers, and those who provide entire residences.

Hospitality NZ does not begrudge property owners from capitalising on this opportunity and we acknowledge this type of accommodation offering is here to stay. The accommodation market is definitely evolving and the participants in that market need to evolve accordingly. As such, we would expect that businesses are treated as businesses where they operate as businesses.

We acknowledge that not all Residential Visitor Accommodation providers will be operating in a deeply commercial way and as such any commercial ratings should be commensurate with the level of activity. However, those operators who have developed a highly commercial offering should pay the appropriate levels of rates and also adhere to required regulations and compliance.

**General, disruption and deterioration of the local community** as a result of the growth in the Online Accommodation Sector. Recently, in other parts of NZ, concern has turned to the impact the Online Accommodation is having on local communities, resident’s peaceful enjoyment of their homes and the ability to attract staff in a tight long-term rental accommodation environment. There is a sense of place in having a residential neighbour in a residential neighbourhood and short term letting can deteriorate this important aspect within communities. It is therefore important that it is controlled and managed properly.

**Employee Accommodation:** Our members are well aware of the difficulties facing potential and current employees with regards to finding suitable accommodation and many have examples of these challenges. This is particularly prevalent for workers who are pushed out of the long term rental market by the increasing amount of properties being put into the short term Online Accommodation market, because currently they do not have to pay commercial rates or abide by any regulations.

#### **AirDNA Queenstown Lakes District Summary:<sup>3</sup>**

In QLDC the number of properties listed on AirBnB increased by only 16% between Feb 2017 and Feb 2018 but the revenue over that period increased by 79%. This is largely due to single rooms not increasing in numbers but entire homes increasing by 50% and of course entire homes rent for significantly more than single rooms.

In the QLDC it is evident there are people making AirBnB a significant business with many individuals now actively promoting multiple properties. In Queenstown there are 183 hosts with multiple properties and there are 950 properties listed with multiple hosts. So that’s an average of more than 5 properties per host.

---

<sup>3</sup> <https://www.airdna.co/research>

LISTINGS	Sep-16	Feb-17	Sep-17	Feb-18	Increase
Entire Home	567	683	877	1035	52%
Single Room	237	294	256	289	
Total all properties	804	977	1133	1133	
Annual Increase			41%	16%	
MONTHLY REVENUE	Sep-16	Feb-17	Sep-17	Feb-18	
Entire Home	2,381,690	4,455,400	4,143,500	8,473,060	
Single Room	266,754	808,299	397,048	924,316	
Total all properties	2,648,444	5,263,699	4,540,548	9,397,376	
Annual Increase			71%	79%	
ANNUAL REVENUE					
Top Property	\$ 380,156				
Average of top ten properties	\$ 289,553				
10% of properties	In excess of \$10k per month (\$15k Feb '18)				
25% of properties	In excess of \$8k per month (\$10k Feb '18)				
50% of properties	In excess of \$5k per month (\$7k Feb '18)				
75% of properties	In excess of \$2k per month (\$4k Feb '18)				
OCCUPANCY					
10% of properties	In excess of 90% annually (100% Feb)				
25% of properties	In excess of 80% annually (96% Feb)				
50% of properties	In excess of 50% annually (82% Feb)				
75% of properties	In excess of 20% annually (54% Feb)				

- From Trademe<sup>4</sup> “Kiwi tenants can expect stiff competition for rental properties as the number of properties to choose from has dropped 50 per cent in the past year, according to the latest Trade Me Property Rental Index.”
- Some media articles:  
<https://www.stuff.co.nz/business/99442568/kiwi-homeowners-earn-hundreds-of-thousands-of-dollars-renting-out-their-houses-on-airbnb>  
<https://www.stuff.co.nz/business/property/101259878/from-290-a-week-to-4000-a-month--boost-from-joining-airbnb>  
<http://www.scoop.co.nz/stories/BU1803/S00053/airbnb-welcomes-more-than-14m-guests-in-2017.htm>

In order for DQ to also gather the Tourism Promotion Rate from Residential Visitor Accommodation providers, Hospitality NZ would like to table an option that the Council and

<sup>4</sup> <https://property.trademe.co.nz/market-insights/rental-price-index/number-of-rentals-halve-nationwide/>

DQ have not previously identified, but which is available to them. This is an “opt-out” option, whereby all previously registered Residential Visitor Accommodation Providers are required to also pay the Tourism Promotion Rate. They then need to apply for a rates remission if they do not feel this is relevant to them.

We believe this is the best option for several reasons, including but not limited to:

- It is more of a level playing field with traditional accommodation providers.
- It puts some onus on the accommodation provider to ensure they are rated correctly, not solely on council
- It makes it much easier for council to identify individual operators as the operator will be “all in” until they show and prove otherwise.
- We believe this option will be much less costly or administratively burdensome for council.

We would welcome the opportunity to discuss this idea further with QLDC.

Thank you for the opportunity to submit on the LTP 2018 - 2028

# SINCOCK Malcolm

Wanaka/Upper Clutha area

---

## Q. 8A: Comment here.

The QLDC needs to treat bike and pedestrian safety in Wanaka more seriously. The lack of prioritised funding of a sufficient amount will be extremely embarrassing for the decision makers in the event of any tragic accident.

# SLOAN Neil

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?**

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?**

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?**

Oppose

**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?**

Agree

**Q. 8A: Comment here.**

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

Support

# SLOAN Neil

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?**

Neutral

**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?**

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?**

Support

**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.

Encouraging tourism seems to be our council and business associations' largest problem.

The decision makers are unfortunately embedded in a mindset that economic growth supersedes all other aspects of our community. This has a similar match to climate change deniers. We have a crisis. Instead of reacting to the resulting problems, we need to change the present reality. We don't need incessant growth at any cost. Only business people need growth at any cost.

As a resident I only see negative value in seeking to cater for the projected increasing tourist load for ourselves and the district.

The need for much of the rate increase appears to be to deal with the problems caused by exploding tourist numbers.

I struggle to think of ways in which I benefit from this tourist horde invading our town. Those who benefit are tourism operators and accommodation and food providers primarily. Why should they not be paying more towards providing more of the facilities which are currently so over loaded and which residents are expected to stump up for?

Instead of looking at ways to deal with tourist created problems as their numbers escalate further, how about we look at ways to limit the tourist numbers. This could be done very profitably by hefty 'green taxes' at airport entry points to NZ, road tolls say on the Matukituki Valley road, Mt Roy track etc etc. I keep hearing that we need quality not quantity. At the moment we just seem to want more and more and more people. Tourism NZ and other businesses fear we will price ourselves out of the international market. Have these people not looked at the visitor charges that we pay overseas? Their tourist industries are not ruined and nor would ours.

At a present estimate of 34:1 tourists to residents, enough is enough. As a newspaper headline spelled it out - we want our town back!

I was appalled to read that our council is proposing to spend \$5 million on tourism advertising!!! Why??? We don't want that money wasted or the consequent costs from yet more tourists arriving.

We don't want an airport expansion in Wanaka to make it easier for yet more tourists to arrive. To say nothing of the replication of the Kelvin Heights flight path experience for us living in Albert Town and probably Wanaka too.

Our community, the social fabric and the environment we came here to enjoy are being ripped apart and crushed by business greed and nonsensical thinking that the tourism boom will never bust.

The 10 Year Plan is quite flawed in that it is designed to service a model where a tourism boom is encouraged and then we as rate payers have to pay for dealing with the inevitable ensuing problems. Let's change our mindset and not destroy the Wanaka we love.

# SMEELE PAUL

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?**

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?**

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?**

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?**

Disagree

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

Neutral

**Q. 8A: Comment here.**

The allocation of \$23.5m for Queenstown and only \$1.5m for Wanaka active transport is a travesty. I cannot understand how the council which is responsible for the entire district allocate funding in such a disproportionate way. The council appears to value our tourists over the safety of school children crossing a main highway to get to school. To add insult to injury none of the spending is occur before 2022 which is ridiculous.

The council needs to ensure that funds are allocated fairly.

# SMITH Craig

Queenstown/Wakatipu 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?**

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

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. 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?

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?

Agree

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

Support

**Q. 8A:** Comment here.

See attached submissions.

## QUEENSTOWN LAKES DISTRICT COUNCIL SUBMISSION ON CONSULTATION DOCUMENT

I am a joint owner of a property at ■■■ Adelaide Street, Queenstown.

Council is proposing to designate an extensive area of Queenstown as the new CBD, and wants to levy the properties in this area for rates at a higher level than other properties within the district. The designated CBD area includes residential properties as well as commercial and accommodation properties.

There appears to be no logical basis for the proposed boundaries of this newly designated CBD area, which is much larger than what any reasonable person would identify as the true CBD of Queenstown.

The area does contain some commercial properties and accommodation businesses and it may be argued that these businesses would directly benefit from the Queenstown Master Plan proposals.

It is inequitable however to levy rates on residential properties captured in this new CBD at a rate higher than other residential properties simply because they now fall within an artificially designated area.

The benefits that residential properties would receive from the Queenstown Town Centre Master Plan are no greater than what would be enjoyed by any Queenstown district property owner travelling into Queenstown.

**Residential properties** and cribs not used for business/accommodation related purposes **should be exempt** from any additional rating and should not be penalised just because of their location.

Many of these affected property owners have a longstanding connection with Queenstown. Is Council's plan to drive Otago and Southland holiday makers away from the family properties they have occupied for generations by unfairly levying them with increased rates? One would hope not.

The accelerated growth and development of tourism and accommodation businesses in Queenstown is now at a point where this is detrimentally impacting on the town and its uniqueness. Queenstown cannot be allowed to simply keep growing.

The town has reached saturation point. While it is important to ensure that we maintain and upgrade the public assets and services we currently have, planning for additional tourism numbers is simply unsustainable and will further tarnish Queenstown's image as a destination and will irreversibly damage the beauty of the town and region.

Queenstown is full. It is time to put up the "this town is now at full capacity" sign and for attention to be focused on preserving the natural beauty of the town and the region rather than congesting it further.

  
.....  
C.M. SMITH  
13 April 2018

# SMITH Jessica

Kingston

---

**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?

Agree

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

Oppose

**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?

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

Oppose

# SMITH Jessica

Kingston

---

**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

# SMITH Nigel

Wanaka/Upper Clutha area

---

## Q. 8A: Comment here.

Wanaka underpass or bridge to 3 parks:

This is a "must have". To think it hasn't been included in the draft design by town planners unfortunately is no surprise! But it must be added.

It's irresponsible of the Council not to include it.

Children will be travelling by bike and by foot to and from school and Pool etc in this new development.

It's a small cost in the grand scheme of things.

Wanaka community won't take no for an answer on this one.

# SMITH Quentin

Wanaka Community Board

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

Please find attached the collective submission of the Wanaka Community Board. The Board believe this submission reflects the community's priorities and concerns expressed to them and as reflected in the LINK Upper Clutha 3 Questions survey.

1. Wanaka Lake Front Development Plan - This has been a major project consulted on with the Wanaka Community and is unanimously supported by the WCB. The WCB is committed to progressing the further design and implementation of this plan in conjunction with the proposed Wanaka Town Centre Master Plan. The Board asks for assurance that the Wanaka Lakefront Development plan is fully funded, programmed and deliverable within the first 5-6 years of the TYP. This may well require additional funding allocation in the TYP. The WCB supports the integration of this plan with the Wanaka Town Centre Master Plan as it related to car parking, active transport, transport network planning and shared spaces.

2. Active Transport Program - The WCB supports the implementation of a well planned and strategic active transport network. We believe there is strong community support for and participation in activity transport in the Upper Clutha and a strong desire to prioritise investment in this space. A focus of this plan is the provision of a network of protected and separated cycle ways to ensure non motorised transport remains a viable and safe alternative in Wanaka. The WCB requests a review of the funding proposed through the TYP as it relates to Active Transport to ensure a well planned and deliverable program commencing year 1 of the TYP. The community, through Active Transport Wanaka group has identified the "Schools to Pool Project" as priority 1 for this program and this is supported by the board. WCB supports additional funding to this program with or without NZTA support.

3. Deliverability of the TYP - The WCB expresses some concern about the level of resources and capacity available throughout the district to ensure a successful and timely delivery of the ambitious TYP. The board requests that the Council is resourced across the district to ensure "the plan" can be delivered in its entirety without deferrals.

4. Strategic Planning - The WCB supports evidence based long term integrated strategic planning in the following areas to ensure that Wanaka is well placed to manage and cope with ongoing growth.

1. Wanaka Transport Network Planning and supporting business case.
2. Wanaka Town Centre Master Plan/ Wanaka Master Plan
3. Upper Clutha Landuse Study
4. Wanaka 2050 vision planning
5. Council property, services and facility needs assessments and program.

The Board supports the development of the Wanaka Master Plan/Wanaka Town Centre Master Plan ask that the scope and goals of the Wanaka Master Plan be determined in conjunction with the WCB.

The WCB believes it plays a key role in connecting with the Wanaka community as Council addresses these big issues. The WCB is committed to working alongside Councillors, the Mayor and Council staff to engage with the Upper Clutha Community to address the big issues and deliver the big projects.

This submission supports the collective position of the elected Wanaka Community Board of the QLDC

# SMITH Roy

Queenstown/Wakatipu 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?**

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?**

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?**

Agree

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

Neutral

**Q. 8A: Comment here.**

Whilst the town centre could indeed do with a bit of a spruce up, it is other projects that would provide real lasting value to ratepayers (the real lifeblood of our community). Infrastructure investment has been severely lacking historically and we now face the challenges associated with it.

Put this town centre plan on hold indefinitely until we have the basics right. Sort out the water system, including manging waste water, get the drinking water reticulation system up to scratch so wastage is minimised.

This summer has seen water restrictions in place across the district whilst thousands of litres of grey water is wasted by households daily. At a slightly larger initial cost, but the repayment value will be enormous, new builds (commercial and domestic) should be fitted with rain/greywater collection systems for use in the garden when needed. this seems like an absolute no-brainer as we all realise that we will face

more and more hot dry summers.

Waste disposal is another overdue area to be improved which I know you're working on. Organic waste could follow the lead of Wormworx (sp?) in Cromwell and turn waste into a high value compost product to be sold and reinvested into the project, or provided to community projects like the Wakatipu reforestation trust.

Whilst I do support the idea of a two-tier system for water use charging, I would also support the idea of water metering to ensure a true fair cost to usage. This ties in with my above point about grey and rain water harvesting. Every day over summer I see households, developers, hotels, businesses wasting water with incorrect timings, sprinklers watering their pavements, roadsides, etc (I have my own gardening business). I believe they don't care because they're not paying for it and if they were charged for what they use then a lot more thought would go into water usage.

Any charging must be reinvested into maintenance or upgrading the existing water system, and meters installed at councils cost though.

As a concerned member of the Arthurs Point community I wish to make the following points that should be adopted and prioritised for Arthurs Point's water supply contained within the 10-year plan.

- Prioritise the programme for Arthur's Point water supply to comply with drinking water standards (2008) relative to option 2 as indicated on page 25 of the plan. By a significant margin the relative cost of \$1.2 million is considerably less than all but one of the other locations, so should be prioritised, to be completed by 2022/23 or sooner to meet these drinking water standards.

- Priority to be given to the amount of money indicated in the BECA report for the coming year for Arthurs Point remedial bores work, plus an allocation of \$25,000 towards research & examination (consultation) of alternative water treatment methods. As indicated the following commitments were made recently below by Mayor Jim Boulton.

As quoted at the end of the QLDC meeting on 23rd March in Wanaka "It is a work in progress and that we still need to look at alternatives and that might involve cost"

Also as noted in the Mirror from the Mayor (4th April 2018) "Your councillors all understand that many in the community would prefer an alternative to chlorination and we are resolved to keep this matter under review"

- I also wish to draw the attention that the 340+ Arthurs Point residents signed a letter presented to councillors on the 23rd of March relating to the plan to permanently chlorinate the Arthur's Point water supply and seeking opportunity to explore proven alternatives - <https://www.change.org/p/ashley-murphy-defer-decision-to-permanently-chlorinate-arthurs-point-s-water-supply/> (online additional to signatures received in person). This was also well documented in the three main local papers the same week of this meeting.

- I support the application of a tier two charge to the Arthurs Point Scheme (Water) to enable a fairer apportionment of costs to the user - Item 5B on page 27. Currently the hotels (Accommodation) are paying the same flat rate of \$600 as every other house in Arthurs Point, even though they have a lot more rooms/toilets. This change makes it fair to all the users and will be more on a user pays scheme instead of smaller properties funding the larger properties. If this new 2 tier system is approved, I would hope that this allows more resources of capital to be allocated to the above points in a shorter time frame than indicated on the plan.

The Arthurs Point system is unique in that it is a recently upgraded system, has a great source, great bore and excellent test monitoring results with no history of problems. In view of this I ask these points to be given thorough consideration in the protection of our most precious resource so that our infrastructure system can be brought fully up to par quicker and we can more readily be considered for an alternative system to chlorine.

It would be great if council could follow the lead of Christchurch council (<https://www.stuff.co.nz/the-press/news/102930849/christchurch-mayor-adamant-citys-water-supply-will-be-chlorinefree-in-12-months-despite-report-saying-could-take-3-years>)

who is truly 100% committed to her ratepayers wishes for chlorine free water.

I also think that each community's water system should be treated individually on it's own merits, and no 'one size fits all' method is applied.

I appreciate you taking the time to read this submission.

# SOMMER Lenka

Queenstown/Wakatipu 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?**

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?**

Neutral

**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?**

Support

**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

# SPEDDING Patricia

Hawea

---

**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?**

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?**

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?**

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?**

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?**

Oppose

**Q. 8A: Comment here.**

1) Taxing home owners for using Air BnB and renting short term is characteristic of the council adopting a "nanny state" attitude to home owners renting their homes short term. It is a thoughtless strategy - capitalising on home owners obtaining revenue from renting to subsidise living in an expensive environment.

# SPENCER Andrew

Mt Cardrona Station

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?**

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?**

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?**

Agree

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

Support

**Q. 8A: Comment here.**

The funding allocation for the Cardrona waste water and water scheme in 2024/2025 is too far out given that Mt Cardona station has a consented solution that the QLDC infrastructure team support and that if QLDC do not commit to partner in an earlier development program of 2019/20 then the option is lost and the Cardrona community misses out on a solution to resolve the existing Baxter QLDC village scheme which is overloaded and runs risk of leaking into the Cardrona River, plus polluting the community village water take with serious risk to public health. Further more the Cardrona skifield could also connect into this proposed system and result in a cost efficient solution for all parties including a lower cost solution for QLDC.

# SPIJKERBOSCH Erna

Ratepayers

Queenstown/Wakatipu 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?**

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?**

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?**

Oppose

**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.**

QLDC 10 year Plan Submission April 2018.docx - 29 KB

**Volume 1 comments**

**Library Services Vol 1 pg 38 & other pages**

QLDC has several townships within its regions. Currently there seems to be 7 libraries of varying sizes. Plus a pop up library at Frankton.

Looking at Christchurch with a population of around 370k and 1 central library and 2 others associated with schools, it would appear the QLDC has more than it needs – or can afford. After all our population is less than 10% of CHCH's.

Technology has changed how people read and research so much that increased expenditure into too many libraries is not sustainable. There are fewer cinemas than 20 years ago, almost no Video store on every corner anymore.

Funding could be better allocated elsewhere in these times of infrastructure demand.

A good central library in Frankton and Wanaka. All other areas serviced via a good regular Library bus service. Queenstown folk almost all go to Frankton for groceries, so Frankton is the logical centre for a library. Queenstown council offices could offer a drop off/pick up service.

Support Mobile facility.

Support full library at Frankton

Do not support a full library space in Queenstown

**Coronet Forest Vol 1 pg 38 & other pages**

Totally disagree with early harvesting and style of replanting. This area was planted as a financial resource for the district and when harvested should be replanted for a future revenue return.

Replanting costs for only visual return are excessive. Infrastructure costs should take precedence.

**Queenstown Memorial Hall Vol 1 pg 45**

Upgrade of LED lighting 2019/20

Replacement soft furnishing 2021/22

Replacement stage Drapes 2021/22

Delete these amounts or move much further out. Plans are to bulldoze the hall for bypass! Live with what we have till it is fully known when changes will happen.

**Storm water Capital Works Vol 1 pg 83+**

Hope that all future storm water upgrades include allowance to filter or redirect water from Horne Creek and the lake. No roadway runoff should be allowed to go straight into our waterways in our district.

**Transport Vol 1 pg 90**



Boundary Street car park building. Agree with this.

Also believe the best place for new council offices would be on top of this car park. QLDC owns this land and so no issues around correct use of land etc. Council Offices on top of Gorge Road Car park would be achievable quicker than anything at Ballarat Street. It would also allow for continued use of current offices for some staff until building removed for bypass.



**Waste Management Vol 1 pg 104**

Freedom Camping facilities – these should be associated with transfer stations and available on a user pays basis. Campers who need to empty black waste water and chemical toilet facilities also need to take back on board potable water and usually also dump rubbish. Coin operated mechanisms should be put in place for all these options. The services should be provided – yes – but on a cost recovery basis.

It is certainly not tenable to continue to have a free dump station outside the fence of the cemetery in Queenstown.

**Tourism Promotion Vol 1 pg 107**

Council collect levies to support 3 promotion bodies in the district. It would appear that the methodology for this levy is based on the same method as for property rates. Do not believe this was the case when this levy put in place for DQ and believe it greatly disadvantages the promotion bodies.

Any accommodation property or unit actively listing online or in publications for nightly lettings, even if only 1 property or unit, should be deemed to be operating commercially and, pay full commercial taxes and promotional levies. This should apply to all being advertised regardless of occupancy levels.

**Local Democracy Vol 1 pg 122**

Current delivery of democracy is not even handed and needs reviewing. Latest population figures,(2013) as per QLDC website are:

Wanaka	9033	3 councillors + 4 Community Board members = 7	
		1 representative per 1290 population	
Queenstown	16740	6 councillors = 1 councillor per 2790 population	
Arrowtown	2445	1 councillor = 1 councillor per 2445 population	Total 10

Suggest

<u>Wakatipu Basin</u>	19185	7 councillors = 1 councillors per 2740 population	
Wanaka	9033	3 councillors = 1 councillor per 3011 population	Total 10 OR
Wanaka	9033	4 councillors = 1 councillor per 2258 population.	Total 11

Arrowtown would then have 7 councillors working for them

### **Political Assumptions Vol 2 pg 97**

Further to above comments we feel that a review of representation is overdue for a revisit, certainly before the end of this 10 year plan. Would suggest that Severity of Risk is greater than "Low".

### **Legal services Vol 1 pg 129**

Given the impact of the Freedom Camping Act should this not be showing here?

### **Major Projects Timeline Vol 2 pg 50 Transport CP0006765**

In anticipation that the by-pass will be happening then we believe this should include restrictions Shotover Street. With transport hub on Stanley St there should be no need for buses on Shotover St.

It is part of the 'Old Town' and could be pedestrianised.

All hotels can be accessed via other streets.

### **Targeted Rates for Water Vol 2 pg 165**

The capital value for a commercial property being used to reflect a greater water rate seems quite unfair. There are many commercial properties with very high capital values who will not use much more water than a single occupancy flat! Eg an Engineering workshop can have a high capital value and have 1-2 toilets and a sink. A Laundry operation could be in a smaller premise, lessor value and use huge amounts of water. In the absence of meters perhaps there could be a regime set in place which allows accommodation and commercial properties to be allocated low, medium or high water users for water rates.

Value of property is not a good or equitable indication of water usage. Many residential properties use more water for their gardens than many commercial or smaller accommodation properties.

### **Proposed new targeted rate for cost recovery of QTCMP coming into effect 2022 Vol 2 pg 159, 168,172,173**

Have serious issues with both options presented. The assumption appears to be that persons living in this Greater CBD area will benefit the most from the work proposed. This is definitely not so.

Those living in the so called greater CBD don't even contribute as much to the congestion issues in the CBD as those who live further out.

We have off street parking.

Accommodation properties outside of the real CBD all have guest carparks. Those inside the real CBD do not.

### **Town Centre Pedestrianisation does not benefit us any more than all who come into town.**

Many long term permanent residents live in their family homes in this greater CBD. The size rate increase on these people will have a significant impact.

The development of infrastructure in central Queenstown benefits all and should be more equitably apportioned. Just because we live closer it does not follow that we go into the CBD more than

anyone else. Most of the residents in the proposed greater CBD live nearby, but NOT actually in the CBD.

Agree that rate should only target the Wakatipu basin ward.

Given that council's assessment on page 169 shows that all categories of work show a 50/50 split I don't see how 65% for greater CBD area is arrived at. How do those who live closer to town benefit more from the pedestrianisation than anyone else coming into town? We live 'in town' and probably don't go 'down town' any more than anyone else. Especially given that 95% of what one sees when we do go into town are tourists. Maybe tax them as they walk the street.

Council often mentions benefits of having worker living close into town. Most of the hospitality properties are in the real CBD or very close to and workers who live close to work can walk to work. This added rate over the greater CBD, mostly residential, is going to push rents even higher for these workers.

The implied suggestion that Panelbeaters, Engineers, Glaziers, Motor Mechanics etc in Industrial Place will benefit more from CBD pedestrianisation is

I can see many applications for rates exemptions/adjustments/objections coming from residents in this greater CBD. The numbers of objections will be many more than submissions to the 10-year Plan as it is a big job to work through all this paperwork and to make sense of it. Reality will hit when rates notices come out. Given that the proposed increases will not kick in for a few years it will come as an even bigger shock.

Various businesses have looked at worker accommodation in the Gorge Road area and none have stacked up. Proposed rate increases such as this will make it even harder to get a development off the ground. Especially as residential developments cannot claim back GST.

A functioning vibrant down town Queenstown benefits everyone. Businesses in the entire district benefit when Queenstown is a popular destination.

### **General Comments**

**Growth** - 2018 Census was very poorly handled with numerous accommodation properties only getting information 2-3 after census date and then nothing collected. Need to understand how widespread this 'lost in action' issue was to determine how inaccurate the resulting figures will be.

### **Rating Differentials**

Whilst we agree with a review we feel that more equity between accommodation and commercial should be achieved. Accommodation properties currently pay more in more categories than commercial properties. The more the accommodation sector is targeted the more costs need to be passed on and the more increased pricing has a direct impact on visitors. Should this result in visitor resistance the more the whole district feels the impact. All accommodation properties need to contribute equally.

Tonnie & Erna Spijkerbosch - Rate payers

Queenstown Holiday Park & Motels Creeksyde – AH & EM Spijkerbosch - Directors

# SPIJKERBOSCH Erna

CCR Operations Ltd

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?**

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?**

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.**

CCR Ops LP 10 yr plan to QLDC final.docx - 482 KB

What we are planning for the economy. Page 107

What we are planning for the Economy

**ECONOMIC DEVELOPMENT**

- > Supporting business innovation through the newly established Contestable Economic Development Fund.

**EVENTS STRATEGY**

- > Supporting our local community through the management of the Events Contestable Fund. This draft Ten Year Plan includes an annual commitment of \$618,800, which is then adjusted for growth and inflation after year one.

**COMMERCIAL PROPERTY**

- > Development of the Lakeview site, as agreed in October 2017 by the Council. This will enable investment in Lakeview to implement one of the key initiatives identified as a means to address specific opportunities and challenges faced by the district. The development of the Lakeview land will unlock significant funds.

**FILM**

- > Raise awareness of our world class locations, crews and infrastructure.

- > Become a trusted source of data collection to effect policy, investment and business strategy.

- > Continue to maintain our inter-regional approach and shared services to provide value for money across the Otago and Southland regions.

- > Work towards enabling environmentally sustainable film practices.

**TOURISM PROMOTION**

- > Continue to support the development of the Regional Tourism Organisations.

What significant negative impact this activity might have

Sometimes the activities that we do can have a negative impact. While we strive to ensure that we operate in a way that provides the most positive outcomes, we have to acknowledge that sometimes there is a trade-off. The table below summarises those negative effects that we consider significant for this activity and also what we are going to do to try and minimise these effects.

SIGNIFICANT NEGATIVE EFFECT	SUSTAINABLE SOLUTION
Events managed, facilitated or assisted by the Council may have significant negative effects on the environmental wellbeing of non-participants. Such negative effects include increased noise, traffic congestion and restricted access to public facilities.	<p>We work with event managers and affected parties to minimise these negative effects wherever possible and in line with our Events Strategy 2015. We have an Events Facilitation Team that meets regularly with event organisers to discuss and educate.</p> <p>The Council cannot mitigate all of the impact of events traffic. However, traffic management plans can be required for events and activities that will result in a certain number of vehicle movements.</p>

**Commercial Property – Development of the Lakeview site.** (see Vol 2 pg 11 re funding allowed for said actions)

**Significant Negative Effect**

Development of the Lakeview Site will cause the removal of 95k+ camping sites within walking distance of the Queenstown CBD. This will have a significant effect on the economy at large (more than \$10million p/a spent in the community by visitors staying at the Lakeview Holiday Park) and on the return to council (return on the lease to general funds). Visitors in campervans might either stop coming to Queenstown as parking will be an issue, or will only come for one day as there will only be limited camping facilities available. Increase in Freedom Camping issues will also be greatly impacted. Privately owned camp sites and holiday parks can not pick up the shortfall should these sites not be replaced, neither can private parks be guaranteed to remain as holiday parks.

**Sustainable solution**

Council can mitigate these effects by facilitating a replacement location for lost camping sites (several options have already been submitted to council staff at their request). In order for a replacement to be actioned, funds need to be allocated in the 10 year plan. Given the anticipated progress on the development of the Lakeview site, suggested in the 10 year plan funding allocations, these funds need to be allowed for in the 18/19 year. This would then allow for a smooth transition from one site to another for campers visiting Queenstown.

**Proposed Economy capital works**

SUM OF CAPITAL WORKS (\$000)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	GRAND TOTAL
<b>Arrowtown</b>											
Arrowtown campground minor capex	13	13	13	12	13	13	13	13	14	14	131
<b>Queenstown</b>											
Lakeview development, land	750	1,780									2,530
Lakeview development, infrastructure upgrades	2,109	919									3,028
Lakeview development, market square	191	1,597	1,082								2,870
Queenstown campground minor capex	25	25	26	26	27	28	28	29	29	30	273
<b>Wanaka</b>											
Glendhu Bay campground minor capex	12	12	12	13	13	13	14	14	14	15	132
Wanaka campground minor capex	12	12	12	13	13	13	14	14	14	15	132
<b>Grand Total</b>	<b>3,112</b>	<b>4,358</b>	<b>1,145</b>	<b>64</b>	<b>66</b>	<b>67</b>	<b>69</b>	<b>70</b>	<b>71</b>	<b>74</b>	<b>9,096</b>

Queenstown campground (replacement) major capex: re relocation of sites.

Funds need to be ready for deployment as soon as any deals are signed off that will trigger notice of removal of site land and buildings from current lease. Therefore we request the following be added to the above chart of capital works. This would allow council to meet its intentions as given at time of tendering out the parks: to maintain kiwi style camping in all areas of the district.

Year 18/19      \$750k                      19/20    \$1.9m

Alberttown Reserve change “remote camp” status

The Alberttown Reserve’s classification as “remote camp” may change in the near future. This means that, to comply with the Camping Ground Regulations 1985, the necessary infrastructure needs to be put in place. Therefore we request the following be added to the above chart of capital works. This would allow council to meet its legal requirements.

Year 18/19      \$750k                      19/20    \$1.9m

The Alberttown Reserve will also need to have a minor capex allocation similar to Glendhu Bay and Wanaka campgrounds.

Erna Spijkerbosch - Director

On behalf of CCR Ops LP

# STAMERS-SMITH Simon

## Q. 8A: Comment here.

My Submission is :

1- The proposed arterial route across the CBD should not proceed as a three stage development

2- The new council chambers, related office, car parking and other spce should not be built on the Stanley Ballarat Streets Reserves.

3- If the proposed upgrade of the CBD is to proceed as set out in the proposed 10 year plan ratepayers of the CBD, as the main beneficiaries of the upgrade should pay for most of the upgrade costs and any consequent QLDC rate increases arising therefrom.

4- The proposed Bus Hub on Stanley Street should not proceed.

I seek the following from QLDC

1- That stage 1 of the proposed CBD arterial route should proceed as planned. Stages 2 and 3 of the proposed route should be amalgamated as one stage to allow immediate access to Marine Parade on completion.

2- That the new council chambers, related office, car parking and other space should not be built on the Stanley Ballarat Street Reserves but should be built on the Frankton Flats preferably by the Events centre.

3- That the Stanley Ballarat Street Reserves be designated as an Arts Centre.

4- That the CBD ratepayers should pay 90% of the Queenstown Town Centre Masterplan implementation costs.

5- That CBD ratepayers should pay 90% of general rates and other General Ratepayers 10% arising from the implementation of the Master plan.

6- That the proposed bus hub should be in the Athol Street car park area not Stanley Street.

I do not wish to be heard in support of my submission.

# STARK C J

Queenstown/Wakatipu 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?**

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?**

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?**

Oppose

**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?**

Neutral

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

Support

**Q. 8A: Comment here.**

I congratulate QLDC on the preparation of such a comprehensive plan.

On Water Quality:

Ask that there be consideration given to additional financial support to be given to a regime to improve the water quality & management of the Lake Hayes reserves & surrounds.

As a landowner I would be an advocate of there being a special rate for this purpose.