

VORSTERMANS Richard

Wanaka Associated Football Club

Wanaka/Upper Clutha area

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

Addressing Sports and Recreation facilities in Wanaka.

Q.

10 Year Plan Submission. WAFC.pdf - 3885 KB

QLDC 10 YEAR PLAN: SUBMISSION

ADDRESSING: SPORT AND RECREATION FACILITIES WANAKA.

The QLDC 10 Year Plan consultation document makes no mention of funding toward outdoor sports fields in the Wanaka Area. Even though there is a documented shortfall of these facilities (as per the QLDC Parks Strategy 2002 Document). There needs to be a plan to address this shortfall over the next 10 years.

The Wanaka Rec centre that has just opened is fantastic, but in reality, there are only two sports field there and this will not sustain future growth in the town. The QLDC Parks Strategy 2002, identified a potential shortfall of 70,000m² of sports fields in Wanaka area. This document is 15 years old now and even though the population growth has been larger than expected, this figure has not been met and currently there is no planning in place on how to meet these documented needs.

The Wanaka Associated Football Club present this submission to address the following matters and offer some possible solutions for council consideration toward 10 year planning.

1. The identified shortfall of adequate sports grounds in Wanaka.
2. Lack of facilities and the inability to develop football facilities on the current Pembroke Park.

Short Term Solutions:

1. Wanaka Recreation Centre

Include basic sports facilities at the Wanaka Rec Centre. Particularly flood lights and changing rooms.

2. Kellys Flat Reserve

Increase the development at Kellys Flat to help facilitate current needs and further growth.

Long Term Solutions

1. Ballyntyne Rd Oxidation Ponds

Develop Ballyntyne Rd Oxidation ponds land into a collaborative outdoor sports venue to facilitate the future growth of the town and address the long-term shortfall in Wanaka.

This can be achieved at a minimum cost to council. By selling off the street frontage land on Ballantyne Rd as commercial property, QLDC could raise the funds to develop the rest of the land into sports fields.

BACKGROUND

The Wanaka Associated Football Club Incorporated (WAFC) has been an incorporated society since August 2005. WAFC is a non profit organisation registered with Charities Services. The club organises and offers football training and competition to local junior players aged 5 years to 17 years of age.

WAFC participate in regional competition (with teams from Wanaka, Alexandra, Cromwell and Queenstown). WAFC are also affiliated with a national body. That being Football South which is one of the seven federations established by New Zealand Football. For further information about our club you can view our website. www.wanakafootball.org.nz

Junior football has had a rapid rise in popularity in recent years in Wanaka. Since 2014 the number of children that are playing for our club increased from 160 children to 360 children. A 100% + increase over this period. As a consequence there has been a greater demand for more football fields, equipment, coaches and infrastructure to accommodate this growth. In addition there are now three senior mens teams up from one team four years ago and there are also three Mt Aspiring College football teams.

With both the popularity of the sport and the increased population growth of the region. Already the WAFC has reached capacity to accommodate the current players and teams with the available facilities

and sports fields in Wanaka. The new Wanaka Rec Centre has helped immensely to meet the clubs demands, but the loss of fields at Mt Aspiring College over recent years and the poor condition of the grass over most of Pembroke Park has offset this gain.

CLUB ISSUES

Currently in order to accommodate the large numbers of teams at practice and on regional tournament days, The club has to spread itself over three venues. Kellys Flat, Pembroke Park and The Wanaka Rec Centre.

Logistically having three separate venues across town for training and on competition days is really difficult and is a real issue for parents that have children playing in different age group teams and have to spread themselves between all three venues across town at one time. Compare this to Queenstown when they have completion days everyone is catered for at the Event Centre. Regional competitions at present accommodate about 1000 junior football players from Wanaka, Queenstown, Alexandra and Cromwell. These competition days bring lots of families into town and this has a positive flow on economic benefits to the town.

Kellys Flat

Kellys Flat is a great location for football training because of its position close to the Wanaka Schools zone. But it has unfortunately already reached maximum capacity.

With the increasing school roles at Wanaka Primary School and Mt Aspiring College it will soon be too small to accommodate all the junior players and teams. Already many teams have had to shift to Pembroke Park for training.

The demand is so great, that an overflow area (of non developed sports field) is required to accommodate the under 6 teams even though this area is sloping and the turf has large areas of mown broom bush on it.

- The rugby club are using Kellys Flat for touch rugby in summer and they have had to mark out pitches on this undeveloped area as well.

Loss of MAC Sports Field.

Since the start of 2016 there is no longer a football field at Mt Aspiring College due to the expanding role at the school, classrooms have been built on the area which was previously used as a football field.

Pembroke Park

Because of the loss of Mt Aspiring College football field. The club now uses Pembroke Park for training and game days.

In Feb 2016 WAFC applied to QLDC to use Pembroke Park. The initial response from QLDC was there concerns about the difficulty of making this happen, this was feedback from the contractor and issues regarding marking the fields alongside other sports codes using the grounds. Eventually a compromise to use different colours to mark the grounds enabled WAFC to utilize this facility. This wasn't ideal but it was a solution.

Pembroke Park reached over capacity on training days last year, the club managed this by organising teams to train on different days of the week. It was also at capacity on competition days with games starting at 8.30am and finishing after 4pm in winter.

In 2018 the two new fields at the Wanaka Recreation Centre have become available for use. A welcome outcome, but has resulted in the WAFC tournaments being spread over three venues to accommodate the needs of the club.

Facilities.

The club is fully aware of the limitations and restrictions placed on them in using Pembroke Park. As the club grows so will the need for facilities such as Changing Rooms/ Toilets/ Pitches with flood lights and even one day a Club Rooms. These facilities will never be allowed on Pembroke Park.

With the expected continued growth of the club it is really important to have a sports ground available where these facilities could be constructed.

1. Changing Rooms.

At present Pembroke Park provides no changing rooms, water to fill drink bottles or toileting. Wanaka is the only club in the region that lacks these facilities at their sports ground. This is of particular embarrassment to the senior teams when compared to other clubs in the region.

This is also a big issue for girls that play football. At present girls total approximately 15% of the total player numbers in the junior club. (Players aged 5 – 17 years old.) There is currently nowhere at Pembroke Park for girls to get changed, many of these girls play two games on the same day and are from out of town.

2. Flood lights

There are no current football fields in Wanaka that have flood light facilities. This is a big issue for the senior teams that have to train at night after work in winter. Teams pay fees to use Pembroke Park, but then have to negotiate for times to train at the rugby grounds for their flood lights. The rugby grounds are not suitable for a number of reasons and whilst the senior teams really appreciate having somewhere to train, the grass is too long, there are no football goals and there is nowhere to change or shower. The number of senior teams is growing fast and soon even the rugby grounds won't be enough.

Flood lights extend the daylight hours during winter. This is very important as the junior club rely on coaches that volunteer their time to the kids. At present all training has to be done during work hours (before it gets dark at 5.30pm). Some potential coaches are not able to leave work to volunteer their time. A floodlit football facility would enable some junior teams to be able to train in the evenings after work hours.

RELEVANT QLDC PARKS STRATEGY CLAUSES

1. In reference to the QLDC Parks Strategy 2002 Document, here is the clause related to Sports Grounds as shown below in italics. This clause has been included to highlight the point that the current Pembroke Park facility does not actually meet this definition of a Sports Ground.

1.7 Sports Grounds – Mixed Use

A sports ground is a reserve that is designed for and used for active sport, primarily of a traditional team nature. The reserve will have formally maintained sports turf for a mixture of winter and/or summer sport. The sports turf areas are maintained to an appropriate standard for the sports code use.

Toilets, changing facilities and car parking are likely to be available and some reserves may have resident sports club facilities. Clubs may have constructed floodlights to enable evening training.

Pembroke Park will never meet this criteria. Toilets are an inconvenient distance from the playing fields. There are no changing facilities or flood lights and it will never be possible to build changing rooms or install floodlights on Pembroke Park. It would be impossible to get consent to build a club rooms on Pembroke Park.

WAFC see Pembroke Park as only a temporary location for sports fields in Wanaka. With the rapid growth in the town Wanaka will soon need to establish a Sports Ground that can meet the required standard and be in a location that is capable of installing the facilities and infrastructure as per the QLDC Parks Strategy.

2. The QLDC Parks Strategy 2002 already identified the likely shortfall of sports grounds in Wanaka as per extracts in italics from the current document below.

3.8 Summary of land required by population number

This strategy identifies that there is likely to be a shortfall of the following categories of reserve, based on expected growth over the next 20 years. These probable shortfalls should be reviewed again as part of the strategy review in 2012 (ten year review).

Wanaka

Sports Grounds Mixed Use, shortfall 70,000m²

Wanaka while currently provided for has limited opportunities for developing further grounds, although the Showground would benefit from reconfiguration which may provide an additional winter field and separate training ground. There maybe scope for sporting use of the adjoining Pembroke Park in future years subject to the management plan review identifying this as an appropriate use. There is merit in looking to acquire land for sports ground development in the medium term (20 + years). The median growth projections indicate population growth to 7,100 (Wanaka Area Unit) people by 2021, although with a slightly increasing average median age. For this reason, and to assist Mt Aspiring College manage growth, it is recommended that future demand (short to medium term) for sports fields be accommodated on the south side of Aubrey Road on part of the Scurr Heights property.

Since this document became the active Parks Strategy, Wanaka has gained Kellys Flat reserve as a Sports Field but lost the use of Mt Aspiring College (Due to expanded role and class rooms being built on the football field). The Wanaka Recreation Centre at Three Parks has two additional playing fields.

The current state of holding sports events in Wanaka has been to cram everything onto Pembroke Park. (Even though it is questionable that this is appropriate usage for Pembroke Park). Currently it is multi use with field markings from different codes painted on top of each other in different colours to distinguish between the different usage. We see Pembroke Park as only a temporary solution to the problem. It does not have any facilities for sport and it would be very unlikely to get consent to add facilities in the future as identified above.

The population growth in Wanaka has exceeded the projections in the Parks Strategy report. As an example of this, the Wanaka Junior Football club has grown 100% in the last three years from 160 junior players to 360 junior players. It is now a bigger club, with more players and teams then the Queenstown junior football club.

3. Further extracts from the QLDC Parks Strategy 2002 in italics below.

3.2 Sports Grounds – Mixed Use

Quantity / size of land

Sports grounds are best provided centrally to service local communities and where possible enough land should be provided to ensure several playing surfaces can be developed in time as demand requires. It is recommended that the minimum future provision be of a size that accommodates four full size winter fields (approximate dimension 130 x 80 metres each equal to approximately 1 hectare per winter field) and also provides suitable land for onsite car parking, facility development and off field training grounds.

Usable flat land to meet the above requirement will equate to a minimum parcel of land of 7 hectares, this will essentially only apply to Wanaka as Queenstown and Arrowtown have been provided for through the Queenstown Events Centre.

SUMMARY

There is a current shortfall in available sports fields in Wanaka. As identified by the current 2002 Parks Strategy at least 70,000m² of Sports Ground are required now in the Short Term. Even the two new playing fields at the Wanaka Recreation Centre on Ballantyne Rd is not going to meet the immediate needs of the community.

The opportunity to develop sports grounds near the college has been lost due to the residential growth in the area and the nature of the land topography around the school would make it difficult to develop sports fields there anyway.

The new Wanaka Recreation Centre was built in the Three Parks Subdivision, this now becomes the obvious location to centralise sports grounds in Wanaka. Although it is not close to the current schools, if sports grounds were established in this area then it would become an attractive location for any future campus. There are only two fields at the new Wanaka Recreation Centre. I would like to point out that this does not meet the required quantity / size of land as documented in the 2002 Parks Strategy above and does not provide for any future demand

POSSIBLE SOLUTIONS

The Sites:

1. Ballantyne Oxidation Ponds

101 Ballantyne Road WANAKA RURAL 9382.

SEC 1 SO 17808

(20ha approx)

The council currently own the flat ground adjacent to the Wanaka Rec Centre at Three Parks. The now redundant oxidation ponds on Ballantyne Road could potentially be turned into sports fields. The site has good topography for developing. It is large enough for several playing surfaces that can be developed as demand requires, accommodate onsite car parking and other facility development like changing rooms and a club house.

This is a great location for the future sports fields because of its close proximity to the Wanaka Recreation Centre. The Oxidation Ponds site in Ballantyne Rd, is currently owned by council so land acquisition would not be required.

The 2002 Parks Strategy identified the Scurr Heights property as a location to develop sports fields in the short term. This property has now been sold by the council. It would not be unreasonable then to expect the profit from this sale to be put back into the Wanaka community by developing sports fields, particularly when a shortfall was identified 15 years ago and is now a reality.

If football then moved to this site, Pembroke Park could be freed up for other users.

2. Kelly Flat

Kellys Flat is legally described as Kellys Flat Recreation Reserve - Section 93 Blk XIV Lower Wanaka SD (3 ha).

In 2013 Kellys Flat reserve was upgraded by QLDC and landscaped to facilitate organised sport. This upgrade was all done as part of the QLDC Kellys Flat Management Plan 2008.

Since then the Wanaka Junior Football club has been using the Kelly flat sports ground for training and competition days for junior football teams. The facility has proved to be very good and a much needed improvement from the old Mt Aspiring College grounds previously used. The availability of Kelly Flat Sports Ground last year was also very timely with the huge growth in junior player numbers.

That being said Kelly Flat is already at capacity. U6 pitches are on a slope and played on mown broom.

3. Wanaka Recreation Centre

QLDC have planned to develop two outdoor playing fields at The Wanaka Recreation Centre in Ballantyne Rd. There is an area allocated for these fields adjacent to the indoor centre, Budget has recently been allocation to develop this area into playing fields and these will likely be available for use in late 2017 or 2018.

Changing Facility. The scheme plan for these fields shows a toilet located between the proposed football fields and the ¾ size hockey turf. This should be upgraded to include changing rooms and showers.

Floodlights. There are going to be floodlights install for the ¾ size hockey turf next to these football fields. This could be increased to include flood lighting for the football fields. It would be cost effective to install the power cables for this when the irrigation is being installed for the football fields.

CONCLUSION

Sports fields should be moved off Pembroke Park (Due to it lack of proper facilities and the poor condition of the grass and its soil substrate) and develop a collaborative sports venue in an area close to the new Wanaka Rec Centre to create a sports hub that will facilitate the future predicted growth of the town and address the already identified long term shortfall of outdoor fields in Wanaka. A Sports Ground that can meet the required QLDC sports field standard and be in a location that is capable of installing the facilities and infrastructure for a sports field as per the QLDC Parks Strategy.

We seek Council support through the 10 year plan for the following:

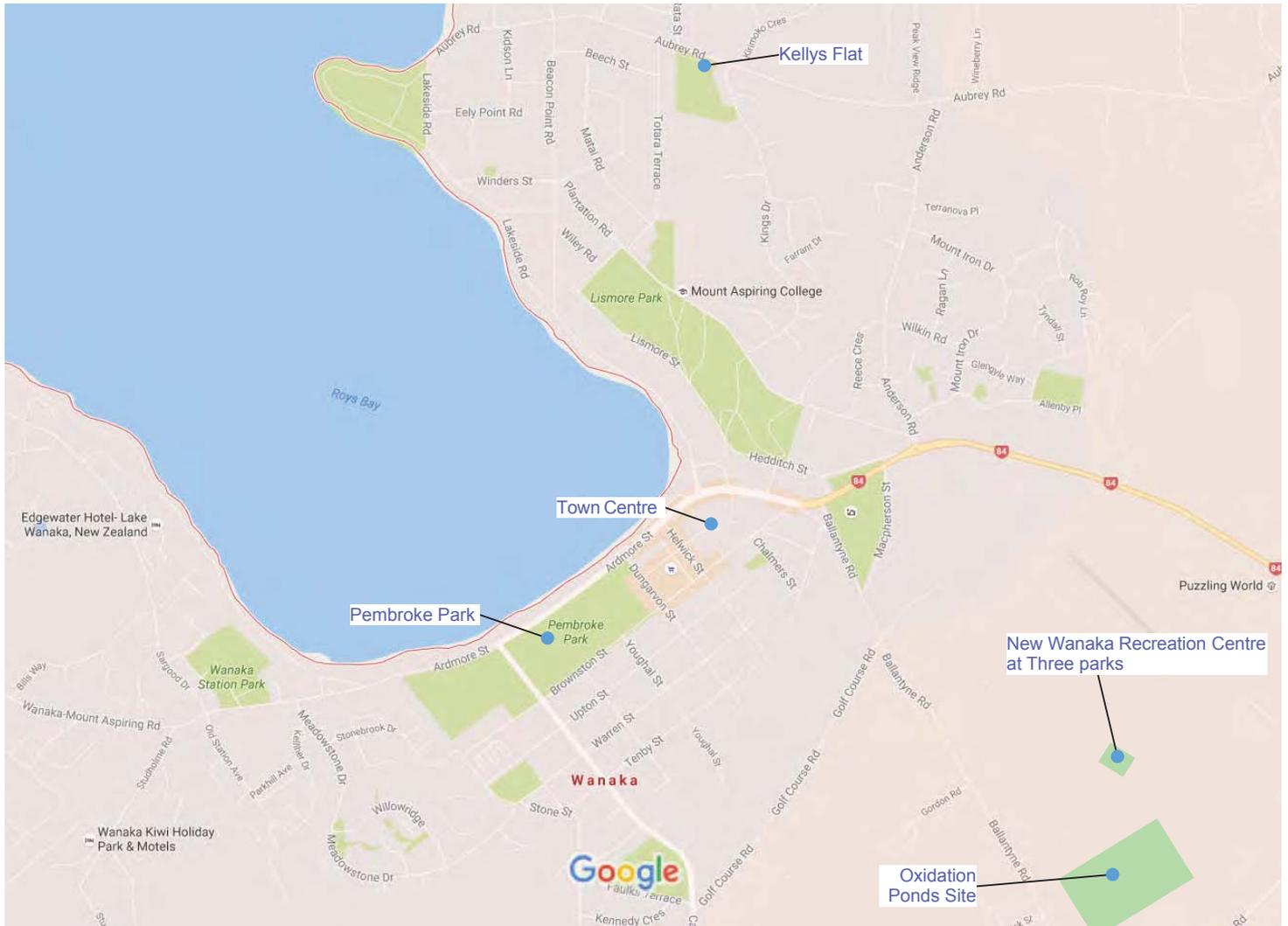
1. Start the process of planning for a new collaborative sports field venue. As we understand this process will take time.
2. Agree to include the development of further sports field in Wanaka into the 10 Year Plan and QLDC Annual Plan. Particularly the Ballantyne Rd, Oxidation Pond location for longer term planning. Plan to shift football and other sports off Pembroke Park and create a hub for sport in the Ballantyne Rd area in conjunction with the newly developed Wanaka Recreation Centre.
2. Include in the development of the Wanaka Recreation Centre grounds sports facilities. Flood lights and changing rooms.
3. Document a management plan and process to implement this.
4. Begin the process of allocating budget for these developments.

Submission prepared by
Richard Vorstermans
Wanaka Associated Football Club



APPENDIX 1 – Maps
APPENDIX 2 – Letters of Support

APPENDIX 1 - MAPS



LOCATION MAP . WANAKA TOWN

Note the geographic separation between the three football field locations at present

- Kellys Flat
- Pembroke Park
- Wanaka Recreation Centre (From 2018)



**KELLYS FLAT.
AREA OF EXISTING AND POTENTIAL SPORTS
FIELD DEVELOPMENT**

The undeveloped area of Kellys Flat is currently being used for organised sport

- U6 Football pitches in winter
- Touch Rugby this summer



BALLANTYNE RD: LOCATION PLAN

3 October 2016

To Whom it may concern.

RE: Support for Wanaka Associated Football Club submission to the QLDC Annual Plan.

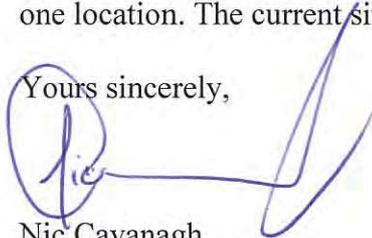
Submission Proposal: For QLDC to address the lack of sports field and sporting facilities in Wanaka

Central Otago Football Association (COFA) support the Wanaka Associated Football Clubs submission to the QLDC annual plan.

We agree that Wanaka needs better sports facilities to cater for the growth of football in Wanaka and the wider Central Otago District.

We support the development of a sports field area large enough to host regional tournaments in one location. The current situation of having tournaments spread across Wanaka is not ideal.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Nic", with a large, sweeping flourish extending to the right.

Nic Cavanagh
COFA President



Queenstown Associated Football Club
PO Box 2109, Queenstown, New Zealand
Email: info@queenstownfootball.com



19 October 2016

To Whom it may concern.

RE: Support for Wanaka Associated Football Club submission to the QLDC.

Submission Proposal: For QLDC to address the lack of sports field and sporting facilities in Wanaka

We the Queenstown Associated Football Club support the Wanaka Associated Football Clubs submission to the QLDC annual plan.

We travel to Wanaka during the junior football season to play in regional football competitions there, and we agree that Wanaka needs to address the current state of football fields in the town. The popularity of junior football in the region is growing fast and Wanaka needs better football fields to cater for this growth.

The present situation where games are played at two or three different venues across Wanaka is very inconvenient to parents that have children playing in different age groups, particularly when the weather is cold and wet as it often is in June and July. Add to this the lack of changing rooms and toilets particularly at Pembroke Park. The current situation is not ideal. It would be much improved if Wanaka could develop a football venue similar to Molyneux Park in Alexandra or the Event Centre in Queenstown. We support the development of a sports field area large enough to host regional tournaments in one location.

We also believe that Wanaka football fields needs better facilities and that the current state of the playing surface and grass maintenance needs serious addressing. In particular the football fields at Pembroke Park this year were in very poor condition.

Regards,

Dennis Dowling
QAFC President

October 2016
Allan Carmichael
Manager/Coach/Player :- Wanaka A Football Club

To whom it may concern.

Topic.

The future of football and the facilities in relation to the growth and development of the sport in our town for all teams and age groups.

I have just completed my 7th season with Wanaka AFC, we compete in The Central Otago Football League. This consists of 3 teams from Wanaka alone, plus teams from Alexandra, Cromwell and Queenstown making up the 12 team league.

We punch well above our weight considering the size of our town and have won 3 league titles and a cup in the last 6 seasons, I feel we have helped contribute to the growth and development of football in the town.

In saying that, we are easily the most poorly equipped side/team to host games and offer training facilities/changing facilities/shelter/refreshments etc.

We literally have a poorly maintained patch of grass on Pembroke Park which has goal posts installed for the season and we pay a large sum of money for the privilege.

When daylight savings comes in to play in April we are forced to train at the rugby club as there are no floodlit facilities that offer an alternative.

The rugby grounds are not suitable for a number of reasons and whilst we really appreciate having somewhere to train, the grass is too long, there are no football goals and we have nowhere to change or shower.

On match days, whilst Pembroke is as beautiful a spot as any in the world to play, it offers next to nothing except a space to play.

The pitch has been poorly maintained for many years now and only last season our Youth team had to cut the grass THEMSELVES before a match in order for the game to go ahead.

I understand that there is no real scope to adapt Pembroke for footballing needs but once again it shows the real lack of depth and options for facilities in our town.

We are the only team in the league to offer no place to change, no place to shower, no shelter from the elements and little to no maintenance except for grass cutting occasionally.

For a town of our size and the projected growth of the sport in the future we need upgrades and soon. Compare our options to any other neighbouring town and we are lacking in the extreme.

The Events Centre in Queenstown, Molyneux Park in Alexandra and even Cromwell have better facilities currently including several, very well maintained, full size, grass football pitches with lighting.

I believe we have now overtaken all of our neighbouring towns in the number of children and youths taking up the sport, this stat in itself should rocket the priority of action needed to very urgent, we are talking about the future of our youngsters in this ever growing town.

Matters that need addressed regarding the future of football in Wanaka are:-

1. More pitches, many more pitches, full sized, grassed, irrigated and maintained by a grounds man. It would be beneficial to have a least one floodlit.
2. Full size, all weather, floodlit pitch for all age groups to utilise for training, especially in winter where the nights are dark early and grass pitches are harder to maintain...Everyone needs somewhere to train and practice. A 3/4 length pitch is not the solution and actually beggars believe that it is being installed as we speak.
3. Pembroke can fit 3 pitches running length way in the short term, lets make this happen.

To sum up, Wanaka and its economy are booming, the town will only increase in size and population in the coming years.

We need to think big, strategically and to the future, football is increasing in popularity and there is little to no facilities for any age groups currently.

We need to encourage the development of the game and make Wanaka a central hub in Otago to come and play the sport, that means nice facilities to train and play on, a place to change and shower after matches and sessions and people with a keen interest in maintaining the grounds.

Regards

Allan Carmichael
Wanaka AFC
Manager/Coach/player/Football lover

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4 November 2016

Paul Hodgson

To whom it may concern

On behalf of Me and the Wanaka Braves Football team, here are our point of reasons for the new Football facilities.

- Changing room and facilities

For the past 8 years I have played football in Wanaka, there has never been anywhere to get changed, go to the toilet or even fill a water bottle up. Every other club we play against has these facilities and it is an embarrassment to invite them over to play football. Changing rooms and toilets are essential.

- Floodlights

There are now over three Adult teams and four to six youth teams with no where to train at night. Being a ski resort we lose the precious sun Around 5pm in winter which is not ideal however this shouldn't prevent us from training. Currently we have been using the rugby grounds for the flood lit field and it is an absolute shambles to train on let alone safe. With out the use of flood lights how do you expect the young talents of Wanaka to improve. Floodlights are a must.

- High standard of maintenance

Over the last few years Pembroke park (current football field) has become more and more neglected and as a result of that there has been a number of injuries because of it. This needs to be stepped up at.

- More Football fields for the future.

Having the 2 new football fields in plan is fantastic all though we have pretty much out grown them all ready. Having a larger plot for the youth and junior teams to play on is the big picture. Having this will keep all football teams together. I can only imagine how frustrating it must be for parents with different age kids playing in different parts of Wanaka. Lets create a football hub where young athlete can grow and develop. We are a small town but punching way above our weight within our sports clubs. With out these kind of facilities these sport clubs will struggle to improve

Yours sincerely

Paul Hodgson

Wanaka Braves Manger

VOYCE Jodi

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?

Support

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

Neutral

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

Support

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

Disagree

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

Agree

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

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

Q. 8A: Comment here.

Wanaka transport plan for bike ways needs more funding and needs to be implemented sooner ASAP. This is basic safety for our community!!!!

WADEMAN Sue

Queenstown Arts Centre

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?

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Agree

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

Oppose

Q. 8A: Comment here.

The questions above have been answered on this survey by me personally, and not the opinion of the QAC, but the following comments are on behalf to the Queenstown Arts Centre (QAC) which is currently located on the reserve land where you propose to build your new Council/CULTURAL facility.

While we acknowledge that you are proposing a 'review' of the ARTS & Cultural facilities in Queenstown, we feel you have missed the point, in that you have not acknowledged the immense value of the ARTS experience for the wellbeing of the residents and visitors alike in our town.

Not only our QUEENSTOWN ARTS Centre, for the visual arts, but QPAC, the Remarkables Theatre group and SHowbiz, for the performing arts, all add to the vibrant arts scene here and we all need a SPACE to work/create/persorm out of. The Queenstown Art Centre which comprises of a COMMUNITY GALLERY, ARTIST STUDIOS and a WORKSHOP space for teaching and other activities, needs to be INCLUDED in the plans for the Ballarat site. In fact, we feel the FOCUS for the Ballarat site should be to have a state of the art Performing and Visual Arts Centre (perhaps including a PUBLIC gallery as well with extra funding) with the council officers colocating above and behind us. Thus keeping all these facilities in the Queenstown CBD.

A council has to be more than a business operator . . . it has to provide more than good roads and fresh water etc. It has to have the community facilities where people can come to find a healthy mind, body and soul.

LETS MAKE QUEENSTOWN A PLACE WHERE PEOPLE COME TO CELEBRATE THE ARTS.

WALE Annette

Wanaka/Upper Clutha area

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

Oppose

WALE David

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

Oppose

WALKER Heather

Wanaka/Upper Clutha area

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?

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

Support

Q. 8A: Comment here.

Endorse Bike Wanaka and related submissions for immediate construction of cycleways and walkways and funding equivalent to Queenstown.

WALKER Isaac

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?

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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?

Agree

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 to have safer roads for cyclists!!! There are hundreds of users, a lot of them children riding in dangerous roads occupied by speeding locals and tourists. Please allocate more funding for the cycle network in Wanaka, lives will be lost sooner than later if nothing is done.

WALKER John

Wanaka/Upper Clutha area

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?

Disagree

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

Disagree

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

Neutral

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

Neutral

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

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.

At least the same level of priority and funding required for Wanaka as for Queenstown for cycleways and walkways. Council should be embarrassed to the extent it has already ignored in the past responding to conclusive / overwhelming submissions and public meetings and now merely does a window dressing exercise. When will there be any integrity in representing the electors and ratepayers.

WALMISLEY Jonathan

Wanaka/Upper Clutha area

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

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. 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

WALSH Todd

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?

Neutral

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

Support

WARD Kay

Kingston

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

Support

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

Agree

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

Agree

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

Support

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

Agree

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

Neutral

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

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?

Agree

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

Neutral

WARD Sophie

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?

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?

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

Neutral

Q. 8A: Comment here.

RATES INCREASES

I do not support the rates increases that are detailed in page 14 of the Consultation document. This table shows increases for Wanaka Residential between 18.3 and 20.4%, however Queenstown/Wakatipu is between 7.6 and 10.5%. This does not seem a fair system given the vast majority of infrastructure spending is in the Wakatipu.

ACTIVE TRANSPORT

I support the Bike Wanaka submission on Active Transport for the Upper Clutha and in particular a fairer and more equitable allocation of ratepayer funds for active transport between Queenstown and Wanaka.

I support the development and implementation of a sustainable transport strategy as a matter of priority in both the Upper Clutha and Wakatipu basin. Please note that my submission relates to commuter travel and not recreational biking/walking tracks.

My daily commute to town by bicycle from the Mt Iron area is via Anderson Road and Ardmore Street and I do not feel safe on the roads nor on the disjointed bicycle

paths that exist. The cycle lane from the Anderson Road roundabout into town, weaves on and off the footpath, ends abruptly forcing me to stop and cross Ballantyne Road and then merge onto a narrow section of Brownston Street - it is extremely difficult to judge whether traffic coming off the roundabout is turning onto Brownston or continuing down Ardmore.

I would like to feel safe on the roads riding a bicycle and I would like my route to be continuous and direct and away from pedestrians and cars.

I would like to see the allocation of budget and resource to investigate and implement sustainable transport infrastructure across the region. I support a community-led approach to the development of sustainable transport in our region.

This means that the community is actively involved from the beginning, defining their specific problems and needs, providing input into concepts and designs, and throughout development and implementation of solutions. The Upper Clutha is growing faster than infrastructure can keep up. Investment in sustainable transport will ease pressure on parking and traffic congestion and provide affordable transport for residents.

QLDC needs to invest resources now to create a network of continuous interlinked walking and dedicated cycling lanes for commuting on all major access routes into the town centre and other business areas. The network should include linked commuter cycle ways between existing tracks and trails, suburbs, commercial/industrial sites, the Wanaka town centre, schools, sports fields and the recreation centre. The network must be clearly sign posted and there should be separation of pedestrians and bicycles on all high use tracks.

QLDC need to ensure all new residential and commercial property developments include biking and walking tracks that are direct, linked to other tracks and provide safe and fast access.

SUPPORT FOR COMMUNITY EVENTS

I would like to see QLDC supporting small community events that bring the people of our community together. The current events fund is not set up to support smaller community events with a threshold of \$5,000 and a lengthy, involved application process that is weighted towards large events that bring economic value to our region. Community events bring people together and help to create a sense of belonging and fellowship in our place. I would like to see a separate fund set up specifically for community events that provides not just in kind support but also financial support for these type of events.

WARD Tim

ElectroTech Wellington

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

Support

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. 8A: Comment here.

Please see the attached proposal to set up a Housing Area in Queenstown.

Q.

Proposal for a Housing Area _ April.docx - 31 KB

Proposal to establish a Housing Area (temporary) in central Queenstown to address the immediate need for accommodation for employees who work in the tourism, hospitality and retail sectors, in central Queenstown.

1. Introduction

The Draft Long Term Plan seeks proposals for Special Housing Areas (SHAs) in order to provide affordable housing in Queenstown. These Special Housing Areas will start to address the need for affordable housing for the long term, for many of the residents who work in the Queenstown tourism, hospitality and retail sectors.

At present, a key issue for businesses in central Queenstown is the ability to retain employees. This is due to a significant shortage of housing that employees can afford to rent. Rents are high and this means employees have little income left after rent and living expenses.

This proposal seeks to provide a medium term (10 year) solution to the housing shortage for employees working in the tourism, hospitality and retail sectors in central Queenstown. It is envisaged that the proposed Housing Area will be required until such time as the proposed Strategic Spatial Plan is being implemented and more affordable housing has been developed.

The proposal is that council allocates a small area of unused council land that is a walkable distance to the centre of Queenstown, to develop the Housing Area. The Housing Area will include 40 homes. The submitter/developer of the Housing Area will rent the houses to employees who work in the hospitality, tourism and retail sectors so they can reside close to work.

2. Proposal

It is proposed that unused council land close to central Queenstown be used to develop a Housing Area (temporary) until such time that the Strategic Spatial Plan is prepared and implemented and Special Housing Areas are developed.

It is proposed that the Housing Area will be required for 10 years.

3. Strategic Alignment

The proposed Housing Area aligns with the following council outcomes:

Economy - "Partnering for success".

Environment - "Quality built environment that meets local needs and respects the local character".

4. Background

Tourism Trends

Queenstown is a key destination for international visitors with 4.5 million expected visitor arrivals to New Zealand by 2022. In addition:

- Tourism New Zealand is promoting New Zealand in the shoulder seasons. This means that more tourists are visiting Queenstown in Spring and Autumn. The implication is that Queenstown is busy all year round.
- The ratio of visitors to residents is 34:1 in Queenstown. This illustrates that the vast majority of people in and around Queenstown are tourists.

Accommodation for tourism, hospitality and retail employees

Tourism, hospitality and retail employees in central Queenstown struggle to find affordable accommodation close to where they work. The high cost of rent means that those who are on a low income have little disposable income after rent and living expenses. This poses a significant challenge for businesses in regard to staff retention and the ability to provide a consistent service.

Implications of high rent often forces employees to move further out of town. Those who drive to work in central Queenstown require car parking and often there are no parks available. Also, when the main road into Queenstown is closed (e.g., road accident or weather), employees cannot get to work. Road related incidents often means employees are late for work when there are tourists waiting to be looked after.

5. Proposed Housing Area (temporary)

It is proposed that a Housing Area be developed on unused council owned land, within walking distance to central Queenstown. The Housing Area would include 40 dwellings that can be rented by employees from the tourism, hospitality and retail sectors within central Queenstown.

It is expected that there will be high demand for the proposed dwellings, until there is an increase in affordable housing in future Special Housing Areas and other future housing developments.

The proposal is that:

- The Housing Area would be a partnership, with council's role being the land owner.
- A lease would be signed and will outline the details of the footprint to be occupied by the Housing Area. The lease will be required for 10 years until long term affordable housing is available and the two proposed car parking buildings have been constructed in Queenstown. After the lease expires, the dwellings will be transported off the site and the site will be reinstated.
- The development will include 40 one and two bedroom dwellings within landscaped grounds. Dwellings will be constructed in accordance with the building and resource consents.
- A manager will oversee day to day operation. This will ensure that the Housing Area meets the need identified for the tourism, hospitality or retail sectors. Tenants will be

required to provide evidence they work in central Queenstown as this is the purpose of the Housing Area.

- Dwellings will be two bedrooms (\$240 rent per week), one bedroom (\$200 each, per week) or \$120 per room if the unit is not rented in full. Rent would be fixed for the first five years and will include power and internet. Rents are indicative and rely on a low cost for the lease of land from the council.
- Dwellings will not have a garage but will have gravel parking areas and a gravel drive.
- The submitter/developer will pay for connections to power, waste and water. A lateral will be needed to connect into wastewater and storm water would be as per council's requirements.

Options for the Housing Area

Three options have been identified. These have been assessed against seven criteria as follows:

- Strategic alignment with the
 - council's desired outcomes
 - Draft Long Term Plan
 - Strategic Spatial Plan (to be prepared).
- Contribution to addressing the shortage of affordable housing
- Impact on parking in central Queenstown
- Land ownership
- Impact on local businesses providing services to tourists in central Queenstown
- Impact on council operational and capex funds
- Maximising utilisation of existing council resources

The options for a Housing Area are reviewed below. The pros and cons of each of the three options are presented in Attachment 1.

Option 1 – Construct a Housing Area (temporary) within walking distance to central Queenstown.

Overview: The proposal is to develop the Housing Area whereby employees who work for tourism, hospitality and retail businesses in central Queenstown can walk to work. Council owns land on the outskirts of the urban area including lots at Vancouver Drive/ Belfast Terrace, Windsor Place/Edinburgh Drive and the end of Kerry Drive. Council has the opportunity to partner to support local businesses at no cost to the council. Houses (to rent) will be developed at the agreed site.

Analysis: This meets all seven of the above assessment criteria. The Housing Area will fill a gap for affordable accommodation until the proposed Strategic Spatial Plan is prepared and implemented over the next 10 years. Option 1 is the preferred option as employees can walk to work therefore having the most benefits for businesses and tourists in central Queenstown.

Option 2 - Construct a Housing Area (temporary) at Frankton.

Overview: The proposal is to develop affordable housing for employees who work in the tourism, hospitality and retail businesses in central Queenstown (to rent). The Housing Area will be developed on council owned land in Frankton. Employees would need to drive or take public transport to work. Council has the opportunity to partner to support local businesses at no cost to the council.

Analysis: This option meets five of the criteria. Car parks in central Queenstown will continue to be needed by employees who drive to work from Frankton. Employers will continue to experience staff being late for work especially in winter, due to issues when the main road into central Queenstown is effected by the weather or traffic accidents.

Option 3 – Do nothing.

Overview: The “do nothing” option means council will not contribute to addressing the immediate need for affordable housing for employees within the tourism, hospitality and retail businesses in central Queenstown. The issues local businesses experience in regard to staffing and servicing the needs to tourists will get worse in the next five years as the number to tourists increases.

Analysis: This option meets three of the criteria and is the least preferred option. It does nothing to address the immediate issues in the supply of affordable housing for employees in the tourism, hospitality and retail businesses in central Queenstown.

Summary of the pros and cons (see Attachment 1).

The summary of pros and cons presented in Attachment 1 shows that Option 1 is the preferred option as it meets all the assessment criteria. Therefore, Option 1 will achieve the objectives of establishing the Housing Area within walking distance to central Queenstown.

6. Next Steps

Following consideration of the options within this proposal, the submitter/developer will meet with council staff to consider the feasibility of site options for the proposed Housing Area.

Site options will be presented to councillors at a business meeting for consideration.

Attachment 1 – Pros and Cons of options to provide affordable housing on council owned land, for employees who work for tourism, hospitality and retail businesses in central Queenstown.

Option 1 – Construct a Housing Area (temporary) within walking distance to central Queenstown.

Background: Forty dwellings will be constructed on council owned land within walking distance to central Queenstown. Dwellings will be one and two bedroom units (no garage). A lease will be signed by the developer and the council. It is expected the Housing Area will be needed for 10 years until such time as there is more affordable housing (for renters) and more parking is available in central Queenstown. All the development costs including connections to utilities for the Housing Area will be paid for by the submitter/ developer. Dwellings will be rented to employees who work within the tourism, hospitality and retail sectors in central Queenstown.

| Pros | Cons |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <p>Strategic alignment - Alignment with council's outcomes</p> <ul style="list-style-type: none"> Developing a Housing Area (temporary) within easy walking distance to central Queenstown aligns with the following council outcomes. <p>Economy</p> <ul style="list-style-type: none"> Partnering for success <p>Environment</p> <ul style="list-style-type: none"> A quality built environment that meets local needs and respects the local character. <p>Strategic alignment – draft Long Term Plan</p> <ul style="list-style-type: none"> The long term plan includes the opportunity for developers to submit proposals for Special Housing Areas. This proposal is a Housing Area for a temporary period until such time as developers have developed Special Housing Areas with affordable housing that will accommodate tourism, hospitality and retail workers long term. <p>Strategic alignment – spatial plan</p> <ul style="list-style-type: none"> The proposal will fill a gap for affordable accommodation until the | <p>There are no cons/disadvantages of this option.</p> |

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| proposed Strategic Spatial Plan is prepared and implemented over the next 10 years. | |
| Contribution to affordable housing <ul style="list-style-type: none"> The houses will be affordable to rent for employees within the tourism, hospitality and retail sector in central Queenstown. | |
| Impact on parking <ul style="list-style-type: none"> More parking will be available in central Queenstown as employees that currently drive into Queenstown to work, will live close to work and won't need a car park as they can walk or bike to work. | |
| Land ownership <ul style="list-style-type: none"> Council will retain ownership of land. The role of council is that of a lessor. | |
| Impact on local businesses providing services to tourists in central Queenstown. <ul style="list-style-type: none"> There will be no delays for employees getting to work due issues that affect road travel into Queenstown such as road accidents or bad weather. Employers will not be in a situation wondering whether they will have staff on days when bad weather or road accidents prevent staff from driving to work. The availability of affordable housing close to work removes a barrier for local businesses and is likely to increase staff retention. | |
| Impact on operational and capex <ul style="list-style-type: none"> There will be no operational or capex expenditure by council in order to develop the Housing Area to accommodate tourism, hospitality and retail workers. | |
| Maximising utilisation of existing council resources <ul style="list-style-type: none"> Council will generate income as a lessor of existing council land that does not currently produce an income. | |

Option 2 – Construct a Housing Area (temporary) at Frankton.

Background: Forty dwellings will be constructed on council owned land at Frankton. Dwellings will be one and two bedroom units (no garage). A lease will be signed by the developer and the council. It is expected the Housing Area will be needed for 10 years until such time as there is more affordable housing (for renters) and more parking is available in central Queenstown. All the development costs including connections to utilities for the Housing Area will be paid for by the submitter/developer. Dwellings will be rented to employees who work within the tourism, hospitality and retail sectors in central Queenstown.

| Pros | Cons |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Strategic alignment - Alignment with council's outcomes</p> <ul style="list-style-type: none"> Developing a Housing Area (temporary) within easy walking distance to central Queenstown aligns with the following council outcomes. <p>Economy</p> <ul style="list-style-type: none"> Partnering for success <p>Environment</p> <ul style="list-style-type: none"> A quality built environment that meets local needs and respects the local character. <p>Strategic alignment – draft Long Term Plan</p> <ul style="list-style-type: none"> The long term plan includes the opportunity for developers to submit proposals for Special Housing Areas. This proposal is a Housing Area for a temporary period until such time as developers have developed Special Housing Areas with affordable housing that will accommodate tourism, hospitality and retail workers long term. <p>Strategic alignment – spatial plan</p> <ul style="list-style-type: none"> The proposal will fill a gap for affordable accommodation until the proposed Strategic Spatial Plan is prepared and implemented over the next 10 years. | <p>Impact on parking</p> <ul style="list-style-type: none"> Many employees in the tourism, hospitality and retail sectors in central Queenstown will still need to drive to work as it is not an easy walking distance from Frankton. They will continue to take up /use car parks in central Queenstown. This especially applies to employees who start work early and finish late as they are likely to need to drive to work if public transport does not suit their start/ finish times. |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Contribution to affordable housing</p> <ul style="list-style-type: none"> • The houses will be affordable to rent for employees within the tourism, hospitality and retail sector in central Queenstown. | <p>Impact on local businesses providing services to tourists in central Queenstown.</p> <ul style="list-style-type: none"> • Delays caused by weather and traffic accidents on the main road into Queenstown will continue to cause delays for employees getting to work. This is more of an issue in winter than summer. • Employers will not be in a situation wondering whether they will have staff on days when bad weather or road accidents prevent staff getting to work via the main road into Queenstown. |
| <p>Land ownership</p> <ul style="list-style-type: none"> • Council will retain ownership of land. The role of council is that of a lessor. | |
| <p>Impact on operational and capex</p> <ul style="list-style-type: none"> • There will be no operational or capex expenditure by council in order to develop the Housing Area to accommodate tourism, hospitality and retail workers. | |
| <p>Maximising utilisation of existing council resources</p> <ul style="list-style-type: none"> • Council will generate income as a lessor of existing council land that does not currently produce an income. | |

Option 3 – Do nothing

Background: No dwellings will be constructed on council owned land in Queenstown to address the immediate shortage of affordable housing for employees who work in the hospitality, tourism and retail sectors. Businesses will continue to struggle to retain staff due to the current high cost of accommodation. In winter, businesses will continue to have issues related to their staff living outside Queenstown. These include long travel time which is often a challenge in the winter months due to snow/weather and road closures.

| Pros | Cons |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Strategic alignment – spatial plan</p> <ul style="list-style-type: none"> The Strategic Spatial Plan will be prepared and implemented over the next 10 years. | <p>Strategic alignment - Alignment with council’s outcomes</p> <ul style="list-style-type: none"> Council will not “partner for success”. A Housing Area (temporary) within easy walking distance to central Queenstown to service tourism, hospitality and retail employees will not be developed in a walkable location to town. <p>Strategic alignment – draft Long Term Plan</p> <ul style="list-style-type: none"> The proposed Housing Area (temporary) will be a lost opportunity for council to contribute to the ongoing shortage of accommodation in central Queenstown. Special Housing Areas will be developed over time when the conditions suit developers. |
| <p>Land ownership</p> <ul style="list-style-type: none"> Council will retain the responsibility for managing the land that would be used for the Housing Area. | <p>Impact on parking</p> <ul style="list-style-type: none"> Car parks will continue to be used/ taken up by employees in the tourism, hospitality and retail sectors in central Queenstown until such time as the two new car parking buildings are constructed. Even then, low income employees are likely to seek free car parking. |
| <p>Impact on operational and capex</p> <ul style="list-style-type: none"> There will be no operational or capex expenditure by council in order to develop the Housing Area to accommodate tourism, hospitality and retail workers. | <p>Contribution to affordable housing</p> <ul style="list-style-type: none"> Council will not utilise its existing resources (land) to provide a temporary solution to affordable housing for employees in the tourism, hospitality and retail sectors operators in central Queenstown. |
| | <p>Impact on local businesses providing services to tourists in central</p> |

| | |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Queenstown.</p> <ul style="list-style-type: none"> • Delays caused by weather and traffic accidents on the main road into Queenstown will continue to cause delays for employees getting to work. • Employers will be in a situation wondering whether they will have staff on days when bad weather or road accidents prevent staff getting to work via the main road into Queenstown. • There will be no immediate contribution by council to addressing the affordable housing issue for employees in the tourism, hospitality and retail businesses in central Queenstown. |
| | <p>Maximising utilisation of existing council resources</p> <ul style="list-style-type: none"> • Use of council land will not be maximised. • Unused council land will remain unproductive. |

WATERWORTH Andrew

Bike Wanaka

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. 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?

Agree

Q. 8A: Comment here.

As a member of Bike Wanaka and supporter of the urgent need for a multi-purpose transport funded plan for Wanaka to ensure cycle safety, child safety and to address looming congestion issues, I am hugely disappointed with the totally inadequate funding and action strategy by the QLDC plan for Wanaka. Wanaka is expected to double its population within five or so years and expects tourist visitor numbers to reach a million per year within 2-4 years. Action to deal with this rapid population and visitor explosion is urgently needed now.

WEIR Bill

Kingston

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

Support

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

Agree

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

Agree

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

Support

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

Agree

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

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?

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

WELLINGTON John

Upper Clutha Tracks Trust

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?

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.

2018 10 Year Plan Submission.pdf - 482 KB



John Wellington
Trustee
Upper Clutha Tracks Trust

W: www.uctt.org.nz

To: QLDC

Submission on QLDC 2018 Ten Year Plan

NAME:

Upper Clutha Tracks Trust
C/o Checketts McKay Lawyers
PO Box 263
Wanaka 9343

ADDRESS FOR SERVICE/POSTAL ADDRESS:

C/o John Wellington

Wanaka 9382

THE UPPER CLUTHA TRACKS TRUST

The Upper Clutha Tracks Trust's objectives are

"To promote, support, fund and advocate for the establishment of:

- 1 a functional interconnected network of tracks for walking cycling, horse riding, and any similar recreational leisure activities in the Upper Clutha area, whenever such trails will contribute to the social, cultural, environmental or economic wellbeing of residents or visitors to the District.
- 2 The roading network for commuter and recreational road cycling.

The Trust also endorses, and works to achieve the QLDC strategy for Walking and Cycling in the Upper Clutha Basin.

The stated goals of the Strategy are

- 1 Make walking and cycling an attractive and safe option for getting around the Upper Clutha area



John Wellington
Trustee
Upper Clutha Tracks Trust

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- 2 Promote the opportunities for walking and cycling in Upper Clutha.
- 3 Ensure that the needs of pedestrians and cyclists are always fully taken into account in the Council's land use and transport planning, recreation planning, urban design, engineering and land development process.
- 4 Deliver a consistent approach to walkways in the Upper Clutha by working in partnership with other landowners agencies and interested parties.

The first goal states further the objective

1. To continue to expand the walking and cycling infrastructure network in the Upper Clutha area using this strategy as guidance, but also responding to emerging needs and opportunities.

THE UPPER CLUTHA TRACKS TRUST SUBMISSION IS:

1. Active Transport Wanaka Submission.

The Trust notes the substantial expenditure planned for urban cycle routes in Queenstown and the early commencement of these works in the proposed 10 year plan.

The Trust further notes that substantial time and resources have already been allocated to these projects by QLDC.

The Trust is part of the Active Transport Wanaka group. In the absence of Council leadership in this area in the Wanaka Ward, Active Transport Wanaka have carried out extensive consultation with the community and prepared an action plan which has been presented to Council to further develop and implement.

The Trust is therefore very disappointed to note that relatively very little financial support or any sense of urgency has been given to this community lead Active Transport policy. This is highlighted by both the small amount of funding allocated in the plan - \$1.5m and the time scale for its delivery.

The Trust further notes that the \$820k allocated in the Wanaka Ward for Track development has been suggested as a possible additional source of funding for the Active Transport Wanaka proposal. The Trust notes that this funding is to assist with the funding of the Upper Clutha Track Network - and that these are off road recreational tracks, and for links between Upper Clutha Communities. It is also noted that the Queenstown Ward has a similar and proportionately larger sum for a similar purpose, in addition to the \$24.5m allocated to urban cycleway projects for that ward.

The Trust believes that it would disadvantage the Wanaka Ward and the development of the wider Upper Clutha Track network should this funding be diverted to the Active Transport Wanaka project.



John Wellington
Trustee
Upper Clutha Tracks Trust

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The Trust notes the detailed submission by Active Transport Wanaka on this issue and wishes to adopt and whole heartedly supports the Active Transport Submission to the QLDC 10 year plan

2. Track Development Wanaka Ward.

The Trust notes and supports the allocation of \$820k over the 10 year period.

3. Tracks and Trails Renewals

The Trust notes and supports the allocation of \$777k over the 10 year period for tracks and trails renewal and maintenance work.

4 - Maungawera Rd Link

The Trust refers to its previous submissions on the annual plan and the subsequent decision to include a sum of \$50k, towards the following project.

A link between Dublin Bay and the Maungawera Road.

This track remains subject to ongoing discussions regarding access and track alignment and the council has been a party to the discussions regarding access on this project.

The Trust notes that \$820k funding has been allocated for track development over the next 10 years for the Wanaka Ward. It is not clear that that \$50k for the Dublin Bay - Maungawera Road link has been carried forward and forms part of the planned expenditure for Walkways in the Wanaka Ward. The Trust would like to reiterate its support for this funding if it is included or request that it be included if it is not part of this budget.

5 Cardrona - Wanaka Track

The Trust is aware that the Cardrona Ratepayers & Residents group is working on a track linking Cardrona with Wanaka and is liaising with them on this project.

The Trust will be supporting this project fully once the landowner issues are resolved by the Residents Association.

6 Road Maintenance on formed legal roads giving access to tracks.

The Trust has some concerns regarding the level of maintenance on gravel roads providing access to tracks. In particular the section of Stevensons Road beyond the last rated property. The Trust believes that council has a



John Wellington
Trustee
Upper Clutha Tracks Trust

W: www.uctt.org.nz

policy of only maintaining this road to the entrance to the last rated property at the top of a river terrace approx 1km from the track entrance.

Stevensons road does provide an important access point to the Upper Clutha River track, and whilst it does not need to be maintained to a high standard, it does need enough maintenance to keep it open to track users.

The Trust requests that this issue be considered in the allocation process for funding of local road maintenance

THE REASONS FOR THE TRUST'S SUBMISSION:

The Trust was jointly set up by QLDC and DOC to work alongside them to develop the walking and cycling track network in the Upper Clutha.

The success of the Trust model is that it allows fund raising from donor bodies and Trusts that are not directly available to QLDC and DOC and therefore increases the funding available for track construction. When the Upper Clutha Tracks Trust seeks funds from donor groups and Trusts, the support of either QLDC and/or DOC substantially increases the credibility of the application and its chances of obtaining additional funds.

The Upper Clutha Tracks Trust would like to see QLDC substantially increase its financial support and substantially bring forward its delivery of the Active Transport Wanaka project.

The Upper Clutha Tracks Trust would like to see QLDC continue to actively support the Upper Clutha Tracks Trust and its projects.

The Trust submission is in line with our goals and those of the QLDC strategy document for Walking and Cycling in the Upper Clutha Basin.

The submission gives the council the chance to assist or reaffirm its support of some key missing links within the Upper Clutha Track network, and maintain and improve access to these facilities.

THE TRUST'S SUBMISSION WOULD BE MET BY COUNCIL:

Acting on the Submission by Active Transport Wanaka to substantially increase funding for this project to the requested \$10m for the 10 year period, and funding be brought forward to the 2019 year to start development of the project, as detailed in the Active Transport Wanaka submission.

Allocating funds or confirming that funds are already allocated for the Dublin Bay to Maungawera Rd Link in the Wanaka Ward Track Development section of the 10 Year Plan budget.



John Wellington
Trustee
Upper Clutha Tracks Trust



W: www.uctt.org.nz



To consider resource allocation in terms of road maintenance to track access points.

The Upper Clutha Tracks Trust does wish to be heard in support of this submission.

Signed: John Wellington

Date: 13th April 2018

**Trustee
Upper Clutha Tracks Trust**

WELLINGTON John

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?

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?

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 strongly support the Active Transport Wanaka plan, and believe that QLDC should be funding this on at least a pro rata basis with the Urban Cycleway projects in the Queenstown Ward (\$24.5m) and support the Active Transport Wanaka submission requesting funding of \$10m for this project.

I also believe that we cannot afford to wait 4+ years for this project to be started. There has been and continues to be huge growth in the Wanaka ward and transport issues are becoming urgent. We have the opportunity here to be proactive rather than reactive as is currently the case in the Queenstown Ward.

With the opening of the new pool and continuing development of the Wanaka recreation facility, there is a clear need to provide a safe transport option for crossing SH84 for both school children and other non motorised users.

I therefore also support the Active Transport Wanaka Submission for both increased funding as above and for funds to be included in the 2019 budget.

WELLS Steve

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

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Disagree

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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?

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?

Oppose

Q. 8A: Comment here.

I think its pretty disgusting to charge even more in terms of rates when we should be taxing our tourists to support the pressure on the infrastructure.

WHITE John

Queenstown/Wakatipu area

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

Oppose

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Disagree

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

Disagree

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

Oppose

Q. 8A: Comment here.

User pays principal seems to have been ignored. Growth pains are caused by explosive increase in visitor numbers. Solution a bed tax (good enough for Auckland).

Traffic congestion solutions: 1, Park + Ride bus to central QT. 2, One way Frankton Road and one way out via Gorge Road.

Additional Points:

1- Car parking buildings have poor economics. technology and behavioural changes undermine long term viability. Refer Lichfield St car park in Christchurch. Park + ride is the answer. Car parking at Frankton and free bus into Queenstown Central. Uber?

2- Ferry and water taxis services are the domain of private enterprise, not QLDC.

3- No need for replacement memorial hall (Lots of hotel function rooms)

4- Water quality is a big issue, polluters pay for the solution. Eg, Lake Hayes. All adjoining properties in the Lake Hayes catchment pay for lake remediation. Eg, Shot Over Country residents must pay for their water sewage/waste water treatment (like Jacks Point).

Q2 - 1, Libraries are from a by-gone era. Why waste money on a new building. (Book buses?). 2, No new council building. Keep all council functions low cost and cap on head count. We don't want empire building (like Fonterra/Fletcher building) The police station/ St. Johns perfectly adequate emergency centres.

Q3 - 1, Given valuations of properties have risen significantly over the past 10 years, the fiscal drag benefit for QLDC rates collect must be enormous. (No mention of this in your glossy document). 2, The prime beneficiaries of visitor growth are accommodation property owners..not private residential owners. Therefore any rate rises over the rate of inflation should be born by the accommodation providers and commercial property owners.

I would like to attend the public hearing, but unfortunately I am out of town.

J. White

WHITE Sharon

Cardrona Camp Ltd

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?

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Agree

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

Support

Q. 8A: Comment here.

Cardrona needs a wastewater treatment station now, not in 2024 as proposed. The area has rural visitor zoning and has developers ready to invest into providing much needed accommodation in the district, and yet noone can develop due to the council's wastewater treatment plant undersized for the community. Also, due to the town's low freezing level onsite wastewater is not an option for the larger buildings allowed in our zoning. Following the norovirus outbreak in Cardrona in 2013, the council assured the public there would be a solution, with 2015/2016 cited as the completion date and we are yet to have any certainty of safe wastewater disposal. I have no assurance that my children are safe from this reoccurring. Very evening we can smell sewerage from the wastewater treatment plant across the road, and the Cardrona river which it borders is polluted. We need a wastewater solution now, the money is allocated and years have already been put into planning by council staff. With the current momentum we have been assured by council staff we can have a solution by end 2019. Keep our community safe, allow growth and make this minor district plan change.

WHITEHEAD Esther

Sustainable Queenstown Charitable Trust

Q.

Sustainable Queenstown Charitable Trust Funding Submission .pdf - 1132 KB

Submission to Queenstown Lakes District Council 10 Year Plan (2018-2028) from Sustainable Queenstown Charitable Trust

Executive Summary

Sustainable Queenstown Charitable Trust (SQCT) submits this application for a grant of \$45,500 per year to be included in the 10 year plan.

We are seeking a financial contribution towards operational/administrative costs that, to date, have been unpaid. This financial contribution will allow SQCT to operate and develop capability to successfully complete ongoing activity in line with QLDC's objectives and Central Government's objectives around Organic Waste Minimisation, Commercial and Household Waste Minimisation, Carbon Emissions, Food Security/Resilience and Community Action and Behaviour Change.

SQCT would like to be in a position to pay an executive officer to administer the group's strategic plan outside of project specific funding already secured.

Who we are

SQCT, now a Registered Charity, was originally formed in 2015 as a grassroots community group. SQCT's guiding principle of Sustainability means: "Meeting our own needs without compromising the ability of future generations to meet their own needs." (Brundtland 1987). Through vision and a get-it-done approach, SQCT has seeded a local movement through the provision of events, initiatives and educational outreach.

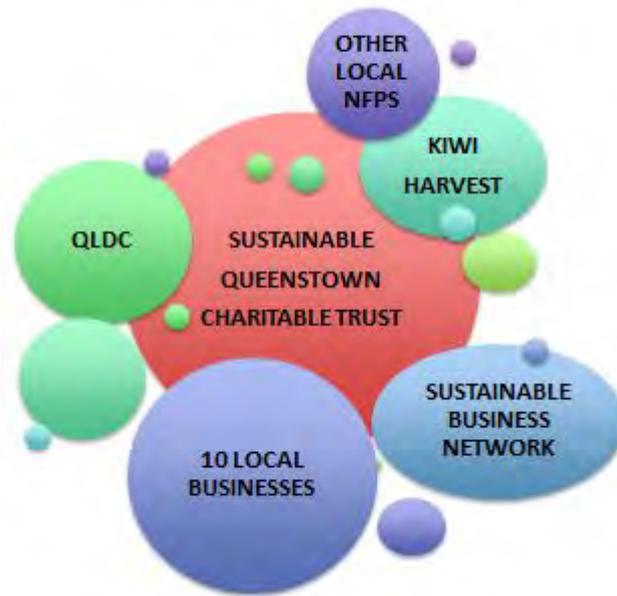
SQCT is governed by a board of 9 trustees (See Appendix 1). Since SQCT's inception we have seen a rapid increase in membership, engagement, and activity.¹ SQCT is considered a high profile organisation with an authoritative and trusted voice on all matters with a local environmental/sustainable focus².

SQCT interacts and involves all levels of the community. Having developed strong relationships within QLDC, with several businesses and other Not-For-Profits, SQCT acts as a facilitator and connector to promote the good work of all stakeholders and develop collaborative projects to engage the participation of our wider community.

¹ SQCT has a current local membership of 1200 people, 95% of whom are active, vocal and participatory within SQCT's digital channels (400% growth in last 2 years).

² We receive regular media coverage featuring positive news stories, articles and opinion pieces. SQCT's trustees write for The Source, The Mountain Scene, The Queenstown Community Media Trust and Queenstown.com.

Partnerships and Collaborations



We identify 'gaps'

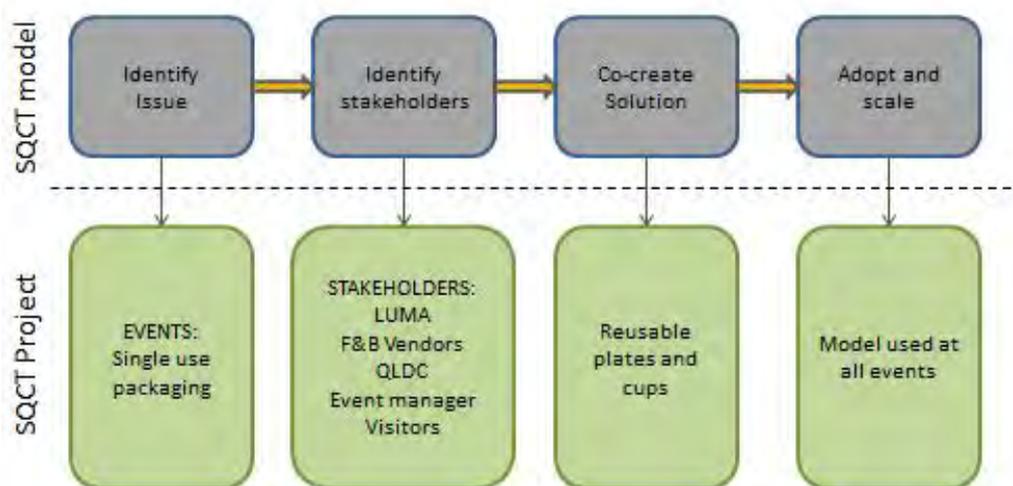
We identify systemic gaps, and 'close the gap' through provision of innovative solutions. This means, for example, food which would have gone to landfill is diverted, through a redistribution process; or waste management at events is avoided in the first instance, and minimised through sorting on site so as much resource recovery can be achieved as possible. In both instances there is an economic benefit to all stakeholders. Our vision is to drive solutions which move us towards a circular economy.



What's our Process?

SQCT identifies an issue; identifies stakeholders affected by the issue; co-creates a process and a solution to address the issue; and adopts and scales the successful solution. Single use food packaging at events is an example of a targeted issue by SQCT, presented simply here:

Process Example with Event Waste Management:



Our Current Key Projects: Financed from Multiple Sources

1. Waste Avoidance at Events – “Dishrupt”: in collaboration with LUMA Light Festival (see Appendix 3), Summit Events, Local Food & Beverage vendors, and the community. It focuses on the operational side of events, and:

1. Provides a framework on how to minimise **all** waste-streams at events, the framework is scalable and can be rolled out for other events.
2. Provides systems, stock and staff to **avoid** waste through utilising re-usable dishware and washing systems

This pilot is funded through Central Lakes Trust (CLT) and Community Trust of Southland (CTOS), with in-kind support from the local business sector and Luma.

2. Food Surplus Re-distribution – in collaboration with Kiwi Harvest (See Appendix 3) & Rehab. KiwiHarvest is New Zealand’s national fresh food rescue organisation operating in Dunedin, Auckland, North Shore, Hawke’s Bay, and soon Queenstown. KiwiHarvest is a successful, established model that:

1. Collects quality surplus food from businesses
2. Re-distributes fresh food to charities e.g. foodbanks
3. Educates and engages all stakeholders

* To be funded; in-kind support provided by Rehab and KiwiHarvest, and SQCT volunteers. Funding applications to CLT in progress.

3. Sustainable Tourism Project - The Kiwi Pledge - in collaboration with SBN Sustainable Business Networks. (See Appendix 3). The Kiwi Pledge accelerates the supply and demand for sustainable tourism in Queenstown and helps drive positive and appropriate (environmental, social, and cultural) tourist behaviour. Working Party includes: Air New Zealand and Tourism Holdings Limited and SBN. Commences August 2018. This research project is secured through QLDC’s EDF. In-kind support from Glenorchy Camp, and Sherwood Hotel.

On-going Activities

- Educational Workshops/Seminars- Advocating household solutions to reduce waste and save money
- Ticketed Events- Focus on Thought Leadership (Women's Summit, Sunday Social Screenings)
- Consult and partner with local businesses to seek sustainable solutions at business level
- Key Annual Events- Community Eco-Fair, Women's Summit

FY 2018/19

The QLDC grant will be used to manage on-going activities, the co-ordination of events and volunteers and the executive management of the Charitable Trust. See Budget in Appendix 2.

Aligning with QLDC

SQCT's goals are complementary to many of the key drivers in QLDC's 10 Year Plan including:

SPECIFICALLY:

1. Reducing Queenstown's reliance on landfills by restricting organic waste going to landfill and eliminating commercial waste at events.
2. Signals that communities need to understand and be involved in solutions. A strong emphasis is placed on promoting waste reduction behaviour by engaging the community through direct involvement, education and community-based programmes.
3. Aims to deliver the most cost-effective and efficient solutions to meet the requirements of the WMMP and the New Zealand Waste Strategy while maximising waste diversion and minimising costs to ratepayers.
4. Addresses all legislative requirements and is aligned with Council's own policies and bylaws.
5. Recognises kaitiakitanga and stewardship by minimising organic waste to landfill and reducing the resulting methane emissions demonstrating an approach that shows guardianship and respect for *te ao turoa*.
6. Incorporates the principles of sustainability by considering the social, cultural, environmental and economic impacts.
7. Is underpinned by *mauri* (essence of life) as an indigenous resource management concept by respecting the time and energy that goes into producing food/packaging and ensuring it doesn't go to waste.
8. Will be monitored and evaluated, and reported on each year.
9. Supports improving energy efficiency and carbon sequestration and reducing greenhouse gas emissions.

GENERALLY: QLDC's words:

"Environmental sustainability and low impact living is highly valued" - this is woven into the fabric of Sustainable Queenstown's mission, vision, goals and objectives.

"Waste management" - SQCT promotes waste minimisation initiatives and advocates for everyday sustainable living

“Protecting our world class landscapes” - SQCT partners with Sea Shepherd and local schools for regular beach cleans, anti-plastic campaigning, tree planting, advocacy and awareness building.

“Communities are resilient and prepared for civil defence emergency events” - SQCT empowers our community to develop resilience through education, workshops and innovation of topics outlined.

Measuring our impacts

Generally: Membership numbers, Digital engagement, Attendee numbers at events and educational workshops, satisfaction surveys, volunteer hours harnessed, sign-ups to outreach eg., schools.

Specifically:

Dishrupt: Number of single-use cups/plates avoided for each event (Estimate for Luma 20,000 food packages), volume to landfill eliminated; type eliminated etc. This can also be expressed as environmental outcomes in the form of kgCO₂e emissions, litres of water and energy in kW saved. -

- Aim for Zero Waste events, measuring all waste streams
- Volunteer engagement and hours
- Social media engagements, PR measures and educational resource sign-ups

SQCT and Kiwi Harvest: food weight and type; donor; date and volumes of packaging. This can also be expressed as environmental benefits (outcomes) in the form of kgCO₂ emissions, litres of water and energy in kW saved. Number of events, range of community groups by area, meals served, participation numbers

Kiwi Pledge Research Project; Identify the key tools that assist businesses in becoming more sustainable. Assist 10 businesses in adopting the pledge and monitor how its implementation (through organisational change and customer relations) is improving triple bottom line.

Appendix 1 – SQCT Board and Key Achievements to-date

Board of Trustees

- Esther Whitehead; Co-Founder of SQCT
- Kate Martin; Chartered Accountant, HR Manager and Sustainability Officer at Destination Queenstown
- Gemma Zust; Lawyer at Mitchell Mackersy, Advisor to Start-Ups
- Diana Hubbard; Co-Founder and Director of Hubbard Food, Hubbard Foods was a founding member of Business for Social Responsibility NZ in 1998 which later merged with the Environmental Business Network in 2002 to become the Sustainable Business network. Networker and Educator
- Russell King; Manager at Fuji Xerox, strong links to Business and strong links to leading practitioners in Industry on Lean Principles in Sustainability
- Rob Dickinson; Regional Co-ordinator of Sea Shepherd and Co-founder of SQCT
- Lou Vicente; Executive for Queenstown Trails Trust and previously for Shaping Our Future, qualified in Sustainable Practices.
- Eleanor Trueman; Carbon and Energy Management, committing communities to lower carbon dependency through sustainable food, energy, waste, transport, and warm-home initiatives.
- Michael Sly, Entrepreneur, owner of Climate House/NZSIP, and Wilding and Co. and involved in many conservation groups/practices nationally and locally.

Some Key Achievements from 2017/2018

- Plastic Free July 2017 Beach Cleans in Queenstown and Wanaka
- Sold out Sunday social screening series at Sherwood -600 attendees over 6 screenings
- Sold out Inaugural Women's Summit at Skyline Gondola-250 ticketed attendees
- Sold out weekend of beeswax wrap workshops: Education of alternatives to plastic
- Collaboration café sessions hosted to demystify local government submission process with Dr Ella Lawton and Alexa Forbes
- Annual Eco Fair at Events Centre - Sustainable product vendors, sustainable food choices, Educational Speakers, Music and Entertainment, Test Drive Electric Vehicles, other community organisations such as Trails Trust, Enviroschools, Happiness House, Wakatipu Wildlife Trust, Wakatipu Reforestation Trust. Sustainable Fashion show. 1800 locals attended
- Outreach to Schools in the district, inquiry projects with SQCT.
- Pre-Xmas Market Fundraiser at Sherwood
- Ethical Investment Seminar, making your money clean and green by moving superannuation away from petroleum/tobacco and dirty business.
- SQ presentations to Kelvin Heights Community Assoc, Senior Citizens Assoc, Rotary and Inner Wheel
- Harnessing 3000 volunteer hours in the last year alone.

Appendix 2 Budget

| Dollars | Proposed Budget FY18/19 | |
|--------------------------------------------------|-------------------------|-----------------------------------------------------------------|
| | | |
| Income | | |
| Ticketed Events | 5000 | Workshops, Annual Events |
| Grants for operational costs | 45,500 | QLDC |
| Grants secured for our Current Key Project costs | 12,500 | CLT, CTOS, EDF |
| Total Income | 63,000 | |
| | | |
| | | |
| Expenses | | |
| Event costs | (3000) | Venues, food |
| Executive/Management | (45,500) | Executive staff, Project management. |
| Marketing/Advertising | (1,000) | Social Media, Print Media |
| Accounts | (600) | |
| Grants spent on our Current Key Projects | (12,500) | Reusable dishes, Event Signage, Consultancy report, Kiwi-pledge |
| Miscellaneous | (200) | |
| Development of Website | FOC | Provided by TotalBrand |
| | | |
| | | |
| Total Expenses | (61,900) | |
| | | |
| Net Surplus/Deficit | 1,100 | |
| | | |

Appendix 3: Key Partners/Collaborators



KiwiHarvest Snapshot : <http://kiwiharvest.org.nz/>

About KiwiHarvest, The board: <http://kiwiharvest.org.nz/our-family/>

- KiwiHarvest is New Zealand’s national fresh food rescue organisation operating in Dunedin, Hawke’s Bay, Auckland, North Shore and soon Queenstown.
KiwiHarvest has 3 core pillars to our purpose:
 - **To rescue** surplus fresh food for those in need
 - **To educate** business and consumers, through awareness and action, about the food waste problem
 - **To engage** business and community to be part of the solution to end food waste and food insecurity in New Zealand
- We have rescued over **1,415,000 kgs** of surplus good food since 2012.
- That is equivalent to **4,043,143 meals** delivered to people in need.
We work with food businesses, including **supermarkets, wholesalers, growers, manufacturers, producers, farmers markets, cafes, restaurants, and hotels**, to rescue the good food that they aren't able to sell.
- We deliver this to over 200 charities and social service agencies – we are the charity serving other charities! The savings they make on food enable them to deliver other services to help break the cycle of need.
- We focus on fresh, nutritious food, increasing the **nutritional content** of a lot of food banks and food support programmes, all for free.
- When we throw away food (and its packaging!), we are destroying our environment and contributing to climate change. The food KiwiHarvest has rescued, has made the following environmental savings:
 - 60 Olympic sized swimming pools of water
 - 5,660,400 Carbon emissions saved
 - Enough energy to power 372 New Zealand homes

About Sustainable Business Network



The Sustainable Business Network is a membership-based social enterprise that helps business succeed through sustainability. We have a vision: to make NZ a model sustainable nation.

To realise our vision we help our members succeed in four areas we believe are critical for New Zealand :

Renewables – enabling the use of renewable energy

Community – building thriving communities

Mega efficiency – maximising the use of all resources

Restorative – enhancing NZ's natural capital.

We carry out activities and projects around NZ and online which are aligned with these four areas. Combined they increase the collective impact of our work. <https://sustainable.org.nz/> The board: <https://sustainable.org.nz/people/#board> Esther Whitehead is Southern Business Connector to SBN.

About LUMA



LUMA is an award-winning light festival based in Queenstown. LUMA takes place on Queen's Birthday Weekend with four evenings of illuminated art, light sculptures and entertainment. LUMA is about connecting people, illuminating spaces, bringing both local and national artists and businesses together.

LUMA 2017 attracted more than 35,000 and exhibited 38 installations and has become one of Queenstown's most exciting events of the year. 2018 is expected to bring 45,000! LUMA is not a commercial event, it is a community event which local people can be proud being part of. LUMA works closely with SILO, its event management team to bring the event to Queenstown each year. <http://luma.nz/about/>

Thank you again for the opportunity to submit this application for a grant of \$45,500 per year to be included in the 10 year plan.

We are seeking a financial contribution towards operational/administrative costs that, to date, have been unpaid. This financial contribution will allow SQCT to operate and develop capability to successfully complete ongoing activity in line with QLDC's objectives and Central Government's objectives around Organic Waste Minimisation, Commercial and Household Waste Minimisation, Carbon Emissions, Food Security/Resilience and Community Action and Behaviour Change.

SQCT would like to be in a position to pay an executive officer to administer the group's strategic plan outside of project specific funding already secured.

We would like the opportunity to speak in support of our submission.

Kindly direct any questions to Esther Whitehead, SQCT Spokesperson,

Yours Sincerely,



Esther Whitehead, on behalf of the Sustainable Queenstown Charitable Trust

████████████████████

████████████████

Find us on FB:

<https://www.facebook.com/groups/sustainablequeenstown/>

<https://www.facebook.com/sustainableQueenstown/>



SUSTAINABLE
QUEENSTOWN

ENDS

WHITING Peter

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?

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. 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?

Support

Q.

Peter Whiting.pdf - 1805 KB

Premature Harvest Shameful

Financial and Environmental Disaster by QLDC

By Peter Whiting



Globally, according to the World Meteorological Organisation, this year will be one of the three warmest on record. Addressing the steady increase in world temperatures is urgent and requires not only reducing our carbon emissions but also, through the planting of forests, removing the increased levels of CO₂ in the earth's atmosphere. The new government have committed to a national forest planting programme, which will have positive and encouraging commercial and environmental impacts.

It is somewhat bewildering then, to find that at local government level, the Queenstown Lakes District Council (QLDC) have recently decided to prematurely harvest the Coronet Forest after 29 years of growth, when it still requires another 21 years to reach maturity. The Douglas Firs which make up this forest are massive sequesters of carbon, and arguably the best species for this purpose. After 27 years they store 445 tonnes of carbon per hectare and by 50 years of age, when they are normally harvested, they store 957 tonnes per hectare. If allowed to grow on beyond 50 years, their carbon storage potential increases even further, as does the value of their timber. They have the advantage of being able to grow at a steady rate for over 100 years with little risk of breakage, wind-blow, or mortality, and grow extremely well in Central Otago.

In addition to carbon sequestering, there are compelling environmental reasons to retain the forest:

- Erosion from de-forested slopes results in soils being washed into rivers and lakes. New Zealand already has one of the worst soil loss rates in the world.
- Established trees are massive storers of phosphates and nitrates, which lessen the levels of these nutrients which flow into rivers and lakes, thus helping lessen the weed growth in our waterways.
- The steep slopes around the Queenstown area, combined with proximity to the alpine fault and the very real danger of large earthquakes, make the area very vulnerable to landslips. The presence

of large established trees lessens this risk and their stabilizing effect has the potential to provide some protection the many homes which are now built in under these slopes.

- It is now known that a vast and diverse number of native plants and animals happily inhabit exotic pine forest. New Zealand studies have found 202 species of native plants thriving in an understorey. In mature pine forests this understorey has also been found to harbor and nurture a huge number of native invertebrates, as well as a diverse range of native birds. In one study 54 native bird species were identified, including everything from kiwi, fantail and robins to the karearea (native falcon). Indeed it is thought that the exotic pine habitat is helping to save endangered species. These studies are applicable to Douglas-fir plantations which provide similar habitat.

Clearly, there is an environmental cost to premature harvest of the Coronet Forest. Having enlisted the help of some South Island forestry experts*, I have estimated that there is also a nett financial cost to QLDC ratepayers of at least \$17 million which results from the decision to harvest now. This is made up of a nett loss of at least \$5million (resulting from reduced timber values sacrificed through early harvest of the forest), combined with the projected \$12 million cost which has budgeted by the Council to revegetate the area with native beech trees. This \$12million commitment is required to meet the QLDC liabilities under the Emissions Trading Scheme (ETS) which arise from harvesting the forest. This replanting programme needs to be successful within 20 years, or else there will be a further sizable financial penalty to the Council. This in itself presents a real risk. Native beech trees are not naturally inclined to grow in low rainfall areas well east of the Main Divide. They will require substantial nurturing and irrigation to get established and will be competing from the outset with broom, briar and all the other weeds which will grow like fury as soon as the forest is cut down.

So why would the QLDC make the decision to harvest prematurely when there are considerable associated environmental risks and also substantial financial costs to the ratepayer? According to the minutes from the meeting at which the decision was made, one of the main justifications for the decision to harvest was to "support the work of those trying to control wildings in the district". The Council appears to have swallowed, hook line and sinker, the indoctrinating mantra of the anti-wilding pine lobby that all wilding pines are equally the enemy and the only good trees are native trees. Their rhetoric is dense with emotive language about "pests" and "infestation". This seems to have fostered a climate of panic which is resulting in ill-considered decisions, which are not actually going to fix the problem.

I am also perturbed that the submission process through which the council made and justified this decision seems to be fatally flawed. Council documents list 86 submissions as having been received, with 72 supporting harvest, 11 opposing and 3 neutral. However, one of the opposing submissions (on behalf of Millbrook Resort) represented 160 people. Added to this is

plantations. They find this a relatively cheap and manageable process. In grassland and tussock lands with a similar contour to the Coronet Forest area, during the fifty years from planning to harvest, they budget a fairly paltry \$10-\$20 per hectare per annum to keep wildings in check. Saying that 'wildings' are a reason not to have forests is like saying that stray stock are a reason not to have farms. Both problems can be addressed through a bit of proactive management.

Instead of spending a lot of money fighting an uphill battle against the environmental gradient, what if the most heavily infested 'wilding' areas were in-fill planted to create new commercial forests? All new post 1989 plantings qualify for carbon credits on qualifying land. After ten years, on average, a 2000 hectare forest could generate around \$800,000 per annum from carbon sales, based on carbon sequestration of 22 units p.a @ \$19/unit. This income would be more than enough to finance the total removal of the really unwanted 'wildings' outside the containment area with plenty of spare money in the bank. The Department of



the likelihood that many of the supporting submissions were made by members of the Wakitipu Wilding Pine Group. Given that this is a council funded organisation, I would argue that this constitutes a fairly substantial conflict of interest.

According to commercial forestry experts* any spread of Douglas Fir from well-managed forests is able to be controlled cost-effectively and is not a deterrent to investment in Douglas-fir plantations. The QLDC problem arises from the fact that these forests have been un-managed or poorly managed for so long. Commercial forestry companies are obliged, under their resource consent conditions, to prevent the spread of trees from their

Conservation could adopt this approach in some designated areas and use the funds generated by the carbon credits to help finance the upkeep and oversight of some of the vast tracts of land they have under their management. The decision to prematurely harvest Coronet Forest is a knee-jerk reaction which is costing QLDC ratepayers a lot of money and is not going to solve the problem of 'wildings', although it may create a problem of 'weeds'.

*Paul Molloy Managing Director of Southern Forests NZ Ltd and Carbon Solutions NZ Ltd and Phil de la Mare, SI Manager of Ernslaw One Ltd shared their expertise with me in my research for this article. My thanks to them both.

For further information see NZ Geographic March/April 2005 Pine Forest Natives & RW Jackson "Birds of Exotic Forests of NZ"

Submission on the
Queenstown Lakes District Council Ten Year Plan

Peter Whiting

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

P. Whiting
13/4/2018



QLDC
Wanaka Service Centre
Received
13 APR 2018

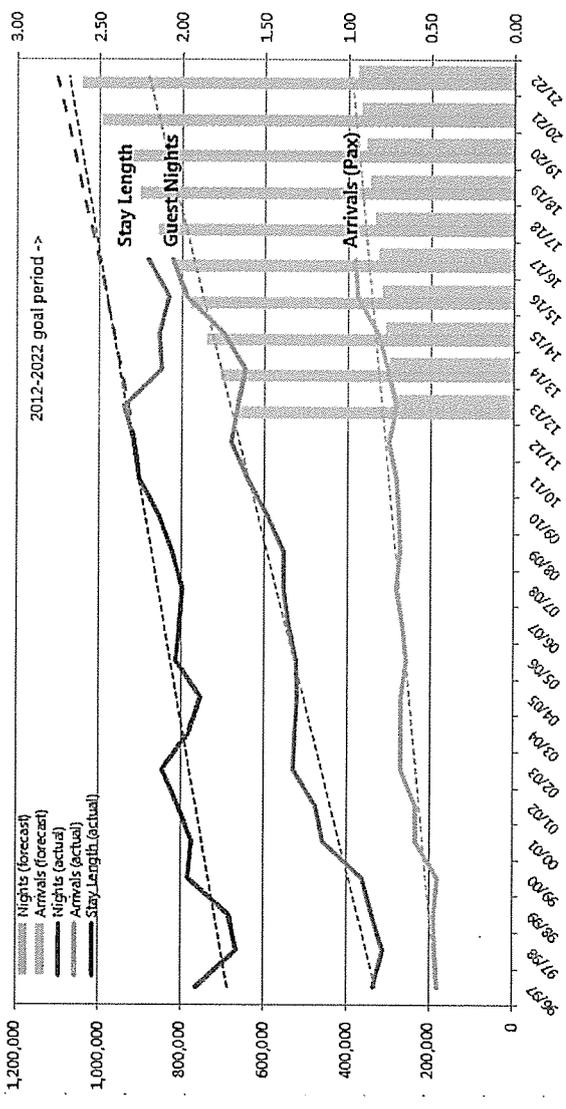
03 Goals - 2022 Targets

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.

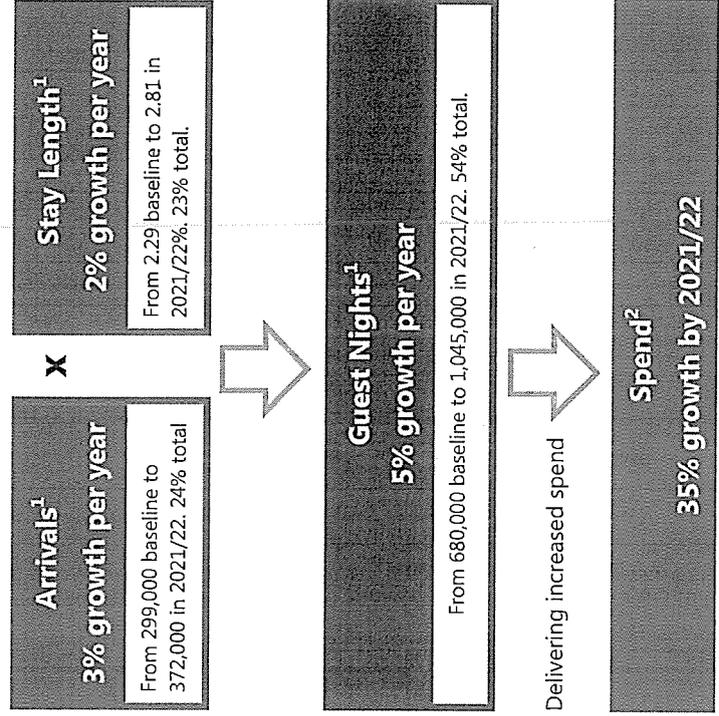
Progress Towards 10 Year Goals - Guest Night, Arrival, & Stay Length performance



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:

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

WHYTE Jordana

Cosy Homes Charitable Trust

Q.

Cosy Homes QLDC 10YP Submission.pdf - 949 KB

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Contact:
Jordana Whyte, Project Manager
[REDACTED]

Submission to the Queenstown Lakes District Council's 10 Year Plan

About Cosy Homes

Cosy Homes is a charitable trust with a mission of making all Otago homes warm and healthy by 2025. There is strong recognition that much of the housing stock in the lower South Island is old and inefficient, and as such Cosy Homes carries out work across Otago, though the initial 24 months of the Trust's operations were focused on Dunedin where we are headquartered.

The Trust had its genesis when those working at the coal face of the community identified that the existing fragmented approach to improving insulation and energy practices for homes in Otago was not yielding the desired results. Further, the impact of living in cold, damp housing was eroding the health and wellbeing of many families, disproportionately affecting those with high social needs.

A workshop in Dunedin in September 2013 brought together representatives of 76 stakeholders, from energy experts to insulation providers, through to social service agencies and relevant government agencies. Broad agreement was reached that a coordinated approach was favoured and a steering group was set up to progress matters. The Trust has a broad vision ("Everyone lives in a warm and healthy home") and clear objectives including an objective to provide education and information for householders on energy efficient practices and heating/insulation options.

Cosy Homes Trust Objectives:

- a) Connect householders with service providers of insulation and heating, in their various forms, and the connecting up of relevant "warm and cosy" work where necessary;
- b) Educate householders about good energy practices and healthy homes environments;
- c) Communicate between all relevant parties, including communicating relevant "warm and cosy" work to the general public;
- d) Co-ordinate funding, information and processes to create more cosy homes financial resources for the region;
- e) Encourage collaboration amongst all parties;
- f) Advocate work in this area on local and national levels;
- g) Monitor and measure the progress of Cosy Homes through appropriate processes.

We are led by an all volunteer board from a range of key community backgrounds including local government (Dunedin Mayor Dave Cull), regional government (Director of Operations at Otago

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Regional Council Scott McLean, and former DOO Jeff Donaldson), iwi (Manager of Aukaha, Chris Rosenbrock), health (Medical Officer of Health at SDHB, Dr. Marion Poore), and community sectors (Blueskin Resilient Community Trust Manager Scott Willis and former Presbyterian Support Otago CEO Gillian Bremner).

Submission to the Queenstown Lakes District Council's 10 Year Plan

The Queenstown Lakes District, in its entirety, is served by Cosy Homes and as such the Council's 10 Year Plan has an impact on our own constituents and stakeholders.

Many of the projects discussed in the 10 Year Plan consultation document sit outside the brief of Cosy Homes, and therefore we have no specific comments to make in regards to those projects. However, housing quality cuts across the District's vision for its future, and therefore we will make general comments and recommendations where these areas are concerned.

Focus on Housing

The consultation document makes clear that housing availability and housing affordability are key issues to be addressed in the next 10 year plan. The housing pressures facing the District are well known, and Cosy Homes has no dispute regarding the emphasis on providing adequate stocks of affordable housing to residents.

Housing quality, however, is not once mentioned in the consultation document, which is an oversight. This applies to both the existing housing stock and future housing stock.

Existing Housing Stock

The causal connections between cold, damp housing and the health of its occupants is well documented by rafts of evidence-based research, both in New Zealand and abroad. In the interest of brevity, we will not cite these bodies of research here, but summarise by saying that cold, damp housing is proven to have serious health repercussions leading to increased hospitalisations, increased visits to the doctor, additional time off work and school, and the development of life-long medical conditions in young children, including asthma and other respiratory conditions. The statistics around excess winter mortality related to cold housing in New Zealand are sobering – 1,600 deaths per year.

Queenstown Lakes District is not immune to the issues of cold, damp housing. Consider that your District has had the least uptake of the Government's Warm Up New Zealand insulation programmes in Otago over the last decade, despite having a significant number of pre-2000 homes that would qualify:



| Region | District | # insulated | # houses pre-2000 | % pre-2000 homes insulated |
|--------|---------------------------|-------------|-------------------|----------------------------|
| Otago | WAITAKI DISTRICT | 1,896 | 9,033 | 21.0% |
| Otago | CENTRAL OTAGO DISTRICT | 1,343 | 7,707 | 17.4% |
| Otago | QUEENSTOWN-LAKES DISTRICT | 654 | 11,511 | 5.7% |
| Otago | DUNEDIN CITY | 12,005 | 46,590 | 25.8% |
| Otago | CLUTHA DISTRICT | 1,306 | 6,867 | 19.0% |

Source: Energy Efficiency and Conservation Authority 2018

Consider also some of the comments given by renters in the Queenstown Lakes Community Housing Trust 2016 Renters' Survey in which more than 1,000 people were surveyed:

"The house we rent is really cold, single glazed, one fireplace as heating for a 2 storey house. The doors are wooden and due to weathering, are draughty. The carpet is loose and threadbare too."

"The conditions of some of the housing we have looked at to rent here are substandard - cold, damp & mouldy."

"We now pay 700 a week for a freezing cold house."

"I'd also like to bring up the issue about insulation - most houses don't have any and therefore they're very cold in winter, driving up bills, which most people can't afford and also causing a lot of mould..."

"The housing is mostly not fit to live in which everyone is renting, overpriced and totally uneconomical with no insulation and no damp proofing..."

"We are a family of 4 and at the moment living in a two-bedroom house, which has got no insulation, no carpet underlay but we can't afford anything else."

"...the quality for what [houses] cost is very sub-standard (avg home has shocking condensation and weatherproof issues making the code questionable)."

Rental Housing Standards

While rental properties will soon have to meet minimum standards around heating, insulation and moisture control under the Healthy Homes Guarantee Act, it remains to be seen how robust the standards will be, and how those standards will be enforced.

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Recommendation 1: Cosy Homes strongly urges the District Council to use its influential voice in the Healthy Homes Guarantee Act consultation process to ensure that robust, impactful standards are set and realistic compliance procedures are available to tenants and property owners alike. The consultation document will be available from MBIE in May/June. Cosy Homes is available to advise the Council on items outlined in the forthcoming document.

Education for Residents

Though the testimonials above relate to rental housing, there is strong reason to believe that owner-occupied properties in your District are also prone to the challenges of unhealthy, cold housing, especially given the low uptake of insulation subsidy programmes in pre-2000 homes.

Education is a significant component to helping residents understand a) how/why cold, damp housing affects health b) what interventions can be made, either through behaviour changes or capital improvements and c) what financial resources are available to assist people in making those changes and improvements.

Cosy Homes provides education to residents across Otago, but currently has limited resources to serve the Queenstown Lakes District given that our current major funder is the Dunedin City Council. A small operating grant from Lottery Community currently funds our work in your district, but this has been limited. Provision of operational funding of \$20,000 per annum from the QLDC would allow Cosy Homes to: travel regularly to and throughout the District to deliver educational talks to community groups, residents and other interested parties; develop strategic relationships within the District to ensure that information is disseminated appropriately to reduce duplication; ensure that up-to-date information regarding financial resources and subsidy programmes is widely available; keep the District Council informed on healthy homes issues, concerns, trends and good news stories.

Cosy Homes Trust is the only organisation operating in the region with a focus on and expertise in improving the health and warmth of Otago's housing stock.

Recommendation 2: fund Cosy Homes Charitable Trust at \$20,000 per annum for three years to deliver targeted healthy homes programming in the District. Deliverables and goals are to be determined jointly by Cosy Homes and District Council staff. The arrangement will be evaluated for extension after a three year trial period. Please contact us directly for further discussion.

Creation of a Voluntary Targeted Rates Programme

Many property owners lack the funds needed to make capital improvements, such as installing insulation and clean heating, that will improve the health, warmth and energy efficiency of their homes. Given the cost of housing in the Queenstown Lakes District, many homeowners will be cash poor after the purchase of their homes. Still more may lack access to responsible financing to make those improvements, and will either defer making improvements or potentially borrow money at unsustainable terms to do the work.

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Voluntary targeted rates programmes offer a safe, sustainable financing option to property owners. This is effectively an advance on a property's rates, paid directly to approved installers for interventions approved by the Council such as floor/ceiling insulation and clean heating appliances like woodburners, heat pumps and pellet fires. An interest rate encompasses any costs related to the Council's staffing needs; these programmes are cost neutral to councils. The Energy Efficiency and Conservation Authority (EECA) assists Councils across New Zealand in establishing VTRs. Recently, Environment Canterbury formed its VTR and will launch it on 1 July 2018. Clutha's Warm Homes VTR launched last year and is on track to serving 80 households in its first 12 months. The Warm Dunedin VTR has assisted more than 1,300 households in 5 years, and the Dunedin City Council has committed to retaining the programme.

A creation of a VTR in Queenstown-Lakes is an essential resource that will complement any Government Warm Up NZ subsidy programmes that may be announced in the May 2018 budget. While there is no guarantee this programme will be renewed, election promises indicated that grants of up to \$2000 might be available for households wishing to install insulation and clean heating. Although generous, this subsidy is likely not enough to help people get across the line financially, with the average cost of ceiling and underfloor insulation in Otago being around \$2300 (source: Warm Up NZ 2017/18), but ranging up to approximately \$4500 for larger homes. The costs of installing a heat pump or woodburner will definitely exceed \$2000, potentially leaving balances in the thousands of dollars.

Additionally, some residents of Arrowtown are able to access subsidy funding from the Otago Regional Council's Clean Heat/Clean Air programme to swap out inefficient burners, but subsidies of \$1500 or \$2000 (income dependent) similarly fall short for many households.

A VTR will maximise other local, territorial and Central Government funding.

Debt servicing on VTRs costs residents as little as \$10/week. Councils are able to customise their VTRs in terms of interest rates, length of terms, approved service providers and allowable interventions.

Recommendation 3: work with EECA to create a cost-neutral voluntary targeted rates programme for the Queenstown Lakes District as a mechanism to help people to improve energy efficiency in their homes and improve health outcomes. As a first step, Cosy Homes recommends inviting EECA to make a VTR presentation to Council to explain the programmes and its benefits. There is no cost for EECA's assistance.

New Housing Stock

The consultation document indicates that many units of new housing will be constructed in the District in the next 10 years. This is an incredible opportunity to build high quality housing that has positive impacts on health and energy efficiency.

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The NZ building code is a minimum standard. Viewing this another way, constructing a home that just meets the building code is ***the worst house you are legally allowed to build***. Most new built-to-code homes in New Zealand only rate a 4/10 on the nationally recognised Homestar rating standard, which provides a clear framework for home sustainability and performance. By contrast, a new home receiving a 6 rating would be 38% more efficient than a code-built home while adding only 1.5% to the costs of construction. Homestar is a convenient example, but is just one of many options available as a guide to building better housing.

Cosy Homes strongly encourages the District Council to create a full-time Eco Design Advisor position within its building/consents department to ensure that people building or renovating housing receive high quality, independent advice regarding healthy, energy efficient homes. Through this service, residents are able to consult with an EDA on their new build, renovation or current house free of charge (1-2 hour consultations).

Eco Design Advisors are currently operating at Auckland Council, Hamilton City Council, Palmerston North City Council, Nelson City Council, Hutt City Council, Kapiti Coast District Council and Christchurch City Council. Dunedin City Council has recently created an Eco Design Advisor position and a candidate search is underway. The network of EDAs is supported by BRANZ, the Energy Efficiency and Conservation Authority and Beacon Pathway.

For an annual investment of around \$75,000 for salary and related expenses, the District Council can ensure its residents are making economical choices that result in healthier, more energy efficient homes that will be affordable to operate for generations. This move will ensure that an organisation like Cosy Homes will not be needed in the long-term to address issues, as those houses will be built correctly the first time around.

Recommendation 4: create a dedicated Eco Design Advisor position at the District Council for the foreseeable future to ensure that new housing in the District is healthy, energy efficient and affordable to operate. Cosy Homes has advised the Dunedin City Council in their creation of an EDA position and is available to similarly advise the District Council.

WILCOX-CLARKE Janne

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?

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?

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

WILDE Steve

Downtown QT Incorporated

Q.

DTQT LTP 2018 SUBMISSION.pdf - 327 KB



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April 13th 2018

Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Via email: services@qldc.govt.nz

SUBMISSION TO THE QLDC LONG TERM PLAN 201/ 28

1. INTRODUCTION

- 1.1 Thank you for the opportunity to submit to the Queenstown Lakes District Council draft Long-Term Plan 2018/ 28 [LTP].
- 1.2 DowntownQT [DTQT] congratulates the Council on its ambitious approach and supports the direction outlined within the LTP.
- 1.3 DTQT recognises the significant funding challenges outlined in the LTP, which highlights the unprecedented growth across the lifetime of the LTP and beyond.

2. BACKGROUND

- 2.1 DTQT is an incorporated society, made up of members, who comprise business entities within the Queenstown Town Centre Zone. An elected board of representatives, from those business entities, provides the governance function. The board employs a full time General Manager, to oversee and enact the vision of the organisation as set out in the DTQT Town Centre Strategy.

- 2.2 DTQT supported and was instrumental in helping devise the QLDC Town Centre Master Plan. The relationship between DTQT and council officers and elected representatives was exemplary.
- 2.3 The progress, made in the last 2 years was rapid considering the size and scope of the projects, which needed to be evaluated, and the consultation, which needed to be undertaken. However, DTQT believes the Town Centre Master Plan document is a fair reflection of the work, which now needs to be undertaken within the Town Centre Zone.

3. THE MASTER PLAN PROJECTS

- 3.1 Each of the individual projects specified in the Town Centre Master Plan broadly contributes to the DTQT vision, as outlined in the DTQT Strategy, which seeks to ensure the Queenstown Town Centre remains the Economic, Civic, Cultural and Entertainment heart of New Zealand's premiere tourist region.

4. PUBLIC TRANSPORTATION

- 4.1 DTQT supports the Council's increased public transport investment. The subsidy mechanism, through increased parking charges within the Town Centre, is the correct one.
- 4.2 DTQT urges the Council to move as quickly as funding will allow, to enhance further public transport options. Network optimisation is crucial. Options around park and ride should be considered a priority.
- 4.3 DTQT supports the establishment of a Town Centre Public Transport Hub.
- 4.4 DTQT supports the funding of alternative transport options, including the additional funding for ferry services.

5. PARKING

- 5.1 DTQT supports the establishment of new car parking buildings on the fringe of the Town Centre.

- 5.2 We are concerned the proposed two car parking buildings do not contain enough spaces. In its Commercial Strategy, DTQT calls for at least 1500 new car parks within the Town Centre. The Council needs to consider that, with the further removal of on-street car parks, those spaces must be relocated elsewhere and in addition, new spaces must be provided to augment that offering.
- 5.3 Furthermore, DTQT asks that the council consider private enterprise as the best way to offer new car parking facilities. The development of new car parking facilities should be cost neutral to the ratepayer. Robust and sound business cases must be developed to support any new parking infrastructure.
- 5.4 Car parking facilities should be coupled with the latest technology, signage and digital way finding, to allow patrons to make decisions about where and how they park in the Town Centre. DTQT supports the allocation of funding in the LTP for this purpose.

6. TOWN CENTRE ARTERIAL

- 6.1 DTQT supports the establishment of a new arterial route, around the Town Centre.
- 6.2 DTQT supports building this route in its entirety, from Frankton Road to the One Mile Roundabout. We acknowledge there is concern within NZTA about the Man Street to One Mile section of this route. The council is urged to continue to advocate strongly for this section.
- 6.3 We note the council is basing its LTP figures on the assumption it will receive an 80% subsidy from NZTA. We believe it is correct to proceed on this basis, as this piece of infrastructure should be considered to be in the national interest. There is however some jeopardy within this approach. There is no indication in the LTP of secondary funding options should the NZTA either decline to contribute funds altogether, or reduce its contribution.
- 6.4 The arterial should be considered as the single most important infrastructure development for the Town Centre within the LTP. It is the main project, which unlocks the potential of all the other development options.

7. PROJECT CONNECT

- 7.1 DTQT supports the project connect concept.
- 7.2 In its strategy, DTQT regards the Town Centre as being the rightful home for the civic headquarters of the district. Council workers and services should be contained within a purpose built facility.
- 7.3 DTQT supports the location of a new council facility on the Ballarat Street site.
- 7.4 The council's preferred option is to own its building. DTQT requests that council reconsider the leasing option [Option 2]. We do not believe this carries the risk of the council failing to find a suitable long-term home. DTQT knows of several private entities that are willing and prepared to work with the council to build a new facility, coupled with a lengthy right of tenure. This would free up funding in the LTP, which could then be applied elsewhere.

8. STREET UPGRADES

- 8.1 DTQT supports the planned upgrade of the CBD streets. However, we are concerned that not all of the streets identified in the Town Centre Master Plan are included within the LTP budget. Consideration should be given to including The Mall, Cow Lane and Searle Lane within this ten-year timeframe.

9. COMMUNITY HEART

- 9.1 DTQT regards the Queenstown Town Centre as being the primary focal point for the regions cultural community. The area should be a place where residents can showcase their diversity and talents through arts and entertainment.
- 9.2 DTQT supports a district wide discussion about arts and culture and the funding set aside in the LTP is vital. The funding for a replacement for The Memorial Centre is welcomed.
- 9.3 DTQT does not wish to preempt any district wide discussion regarding the arts and culture within the district. Suffice it to say the DTQT Strategy regards the Queenstown Town Centre as being the appropriate place for any flagship buildings such as a performance theatre and arts gallery.

10. THE BIG ISSUES

- 10.1 The Town Centre Master Plan presents enormous funding challenges. It follows many years of inadequate investment and represents a readjustment as the community grapples with the less desirable outcomes from increased growth.
- 10.2 The council has asked the community what it thinks about how the LTP can be funded. DTQT members are resolved to taking pragmatic approach. However, DTQT asks that the council consider the following:
- o The benefits of the revitalisation of the Queenstown Town Centre are extensive. Indeed these benefits flow through not only the immediate business community, but beyond into the wider district and there is clearly an advantage for all of New Zealand in that it directly and positively impacts the national tourism proposition.
 - o In that context DTQT asks the council to reconsider the proposed Transport Improvement Rate. DTQT members believe the benefits from upgrades to the Town Centre are measurable across the entire district. Another way to view this would be to consider the ramifications of a further eroding of the experience within the CBD and how that might affect the wider economic proposition in the district.
 - o A world class Queenstown Town Centre is the economic stage on which the entire district relies. It also fundamentally supports New Zealand's national tourism proposition. It is therefore justifiable that costs of the Town Centre Master Plan projects are borne by gathering the funding from the existing Wakatipu Roding Rates. Therefore DTQT supports funding Option Two.
 - o Further to this DTQT supports delivering the full Town Centre Master Plan programme within this LTP round. [Option Three]

11. FUTURE DTQT FUNDING

- 11.1 DowntownQT is seeking an administration grant of \$75,000 for the financial year 2018/19.
- 11.2 In 2017 DTQT received an administration grant. We thank the council for this support. At that time it was envisaged DTQT would be self-sufficient within 24 month. This continues to be the case.
- 11.3 The DTQT Board will continue to investigate further funding options. This year the Board intends to undertake a study to gauge whether its members are open to the idea of forming a Business Improvement District. But this would need to be considered alongside any plans the council might have within the Economic Development sphere.

ANNUAL PLAN FUNDING REQUEST: \$75,000

Kind regards,



Steve Wilde
General Manager

WILKINSON Kim

Queenstown/Wakatipu area

Q. 8A: Comment here.

Ballarat Street Car Park: With hundreds of on-street car parks being lost with the development of the arterial route the provision of only 350 car parks in a building on the Ballarat Street car park site is far too few. As the first and best site to provide parking without the need to drive any further this car park should provide up to 1000 car parks. In years to come with the possibility of autonomous cars reducing parking requirements this car park should be designed so in the future it could be utilised in other ways.

Hotops Rise: Hotops Rise is an existing legal paper road dating back to 1877. I suggest that congestion in the CBD could be relieved by better traffic management. This could be achieved by developing Hoptops Rise as an exit only road. This would reduce poor traffic flows at the pedestrian crossing at the top of The Mall and at the Ballarat Street/Stanley Street traffic lights. I would like QLDC to consider this option as part of the Ten Year Plan.

WILLIAMS David

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?

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?

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?

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.

Refer to attachment

Q.

QLDC Ten Year Plan Submission.docx - 14 KB

David & Barbara Williams



Our submission relates to item 1B, making Option 1 the preferred funding Option as discussed on page 19 of the Ten Year Plan Consultation Document.

Whilst we would support the proposal to have rates recovery for CBD works focused on CBD ratepayers our support is conditional only if the map on Page 20, which identifies the proposed CBD area, is amended to exclude the residential area bounded by Park Street, Suburb Street and Frankton Road (including Brisbane Street, Hobart Street and Adelaide Street).

As this is one of the older residential areas in Queenstown and is still very much a genuine residential area, acknowledged by efforts in the past to have the special residential character of Brisbane Street recognised. The area is not within Queenstown Bay and is geographically separated from the Queenstown town centre by the Queenstown Gardens and the Frankton Road ridge.

The Proposed District Plan has also identified that the four blocks bounded by Park Street, Suburb Street and Frankton Road are not like the high-density residential areas that surround the Queenstown Town Centre Zone. While the operative district plan had identified this area as High Density C (the lowest HD Zone), the Proposed District Plan has identified these four blocks as Medium Density Residential. (The exceptions are five empty lots on Frankton Road west of Suburb Street, which have been identified as a likely hotel site and zoned High Density Residential). The HD areas within Queenstown Bay that adjoin the Town Centre Zone have been retained as High Density Residential in the Proposed District Plan ie they are seen as quite different to the Park Street Brisbane Street area as mentioned earlier . Whereas the Proposed District Plan anticipates that the Queenstown Town centre will expand into Gorge Road and Man Street, no one has contemplated the Town Centre expanding into the Park Street or Brisbane Street area.

Commercial activities within the four blocks bounded by Park Street, Suburb Street and Frankton Road are essentially all within the strip of land adjoining Frankton Road. These premises are the Black Sheep Backpackers at 13 Frankton Road, the Copthorne Hotel at 27 Frankton Road, the Garden Court Suites and Apartments at 41 Frankton Road and the Alexis Motor Lodge at 69 Frankton Road. It is possible to capture these sites within the proposed CBD rating zone by identifying a strip along the lower side of Frankton Road in the same way that the strip along the upper side of Frankton Road captures the Copthorne Lakeview Hotel and Apartments at 88 Frankton Road and the Pounamu Apartments at 110 Frankton Road.

In years gone by a hotel did exist on Park Street near Adelaide Street. This was the site of the old Esplanade Hotel but it has not operated as a hotel for years and is now occupied as worker accommodation – a residential activity.

A review of this area is all that is needed to identify that, with the exception of some properties on Frankton Road, the residential areas at the western end of Park Street and Brisbane Street are very much like the part of Park Street east of Suburb Street and around Veint Crescent. They are very different to the Queenstown Bay CBD

Recent amendments to parking in the CBD has meant that CBD workers now fill the spaces in Brisbane and Park Streets as well as other roads in the vicinity as locations for all day parking. This has meant these streets are no longer available for visitor parking or short-term resident parking. As residents of this area we are experiencing the effects of CBD growth but will not be the beneficiaries of the proposed expenditure on items such as CBD roading and proposed Council offices.

In these circumstances it would be quite unfair to include the Park Street and Brisbane Street properties within the proposed CBD rating zone and we submit that the proposed CBD rating zone should be redrawn to exclude them. If the boundaries of the proposed CBD rating zone are not amended then we would oppose Option 1 on page 19 of the consultation Document.

DL & BF Williams

WILLIAMS Lindsay

Savanna Group

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?

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

Support

Q. 8A: Comment here.

Levying funding from the proposed increased QT CBD is unfair unless the District Plan zoning permits the same property development rules for the proposed QT BMUZ in Gorge Rd as exist for QT CBD property. QT CBD rules permit more intensive development and less car parking which enables greater profitability for property owners, however that is not the case for the proposed QT BMUZ in Gorge Rd. Therefore very unfair.

WILLIAMS Mark

Queenstown Trails Trust

Queenstown/Wakatipu area

Q.

QTT Long Term Plan Submission 2018-19_20170426_final.docx - 149 KB



SUBMISSION ON QUEENSTOWN LAKES DISTRICT COUNCIL

LONG TERM PLAN 2018/2028

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

Name of submitter: Queenstown Trails Trust

Address: Level 3, Bradleys Building, Cow Lane, Queenstown 9300

Prepared By: Mark Williams, CEO on behalf of the Trustees of the Queenstown Trails Trust

Thank you for the opportunity to make a submission to the QLDC Long Term Plan. On behalf of the Queenstown Trails Trust (QTT) please find our submission below.

The 120km Queenstown Trail officially opened in October 2012 as one of the 22 'Nga Haerenga – The New Zealand Cycle Trail Great Rides' and has been a huge success with trail user journeys in excess of 1.75 million (as of March 28th 2018) making it one of the busiest and most successful Great Rides in the country.

Not only has Queenstown's trail network become a serious contributor to the destination in terms of economic benefits through cycle-related tourism but is also increasingly important from a social and lifestyle perspective for our residents, as pressure grows on our transport infrastructure and the community seeks alternate modes of transport. This is especially important for commuters to the rapidly growing Frankton developments and students biking to the re-located high school.

We are fortunate in Queenstown that our commuter trails pass through some stunning landscapes and can be considered 'Great Rides' by visitors, allowing QTT to leverage Govt funding for development and maintenance of new trails, saving rate payer funds.

'Queenstown Trails for the future 2015-2025 – a strategic plan for the Queenstown Trails Trust was launched in November 2015 (in collaboration with QLDC, DoC, the tourism industry, walking, cycling and community groups, NZTA and other stakeholders – 47 different groups in total) with the focus for the next decade - 'commuting and connecting communities within the Wakatipu and ensuring our trails are world class' – the key strategies being to -

- Expand and enhance the existing trail network
- Protect future opportunities for access
- Increase use of the trails by residents and visitors
- Build the network's national and international reputation
- Develop sustainable funding strategies for ongoing trail maintenance and improvement to safeguard the future of the trails visitors and community

As a key partner of the QLDC's Transport Strategy, we are committed to ensuring that the Queenstown Trail recreational off-road trail network connects our communities via a commuter trail network as outlined in our 10-year plan.

QTT has embarked on a bold plan of trail development since our last Annual Plan submission 12 months ago, which will enhance our great ride but also link our communities through an integrated trail network. **We support the new Government Policy Statement and vision for the land transport system and through improving walking and cycling options as well mode-sharing with better public transport hubs.**

- QTT achieved funding for and is currently working with MBIE on a Business Case to re-align the Queenstown Trail via MBIE's Enhance & Expand Fund (available to Great Rides only). Stage 1 of this business case includes development of a trail from Arrowtown to Arthurs Point, and onwards to Tucker Beach via an overbridge. **This project overlaps considerably with the objectives in the QLDC Active Transport Business Case and will facilitate the leverage of 50% MBIE funding to achieve both QLDC and QTT goals.** Stage 2 of the re-alignment has similar benefits, as we seek to link the growing communities of Jacks Point/Hanley's Farm to Frankton via a direct trail/bridge, and also develop a route along the southern bank (true right) of the Kawarau River, which, with a 2nd bridge at Lake Hayes Estate, will provide a direct, safe and efficient option to Frankton for these communities as well as a stunning experience for recreational users.
- QTT secured funding and is about to commence the construction of a new off-road trail at the Shotover Delta to improve health and safety for trail users, this project being a \$180K Joint venture with QLDC Parks and Reserves.
- The Trust has been working alongside Rotary in a facilitation role regarding the construction of an off-road trail from the Old Shotover Bridge (connecting into the Twin Rivers Trail) to Tucker Beach. This trail will eventually connect to the greater Arthurs Point to Tucker Beach and complete the route to Frankton.
- Additionally, the Trust has been working with QLDC and RPL on ensuring connectivity from the Twin Rivers Trail to the new Wakatipu High School through facilitating trail links across MoE and QAC land to create the best possible off-road routes for students.
- QTT has actively lobbied NZTA to provide integrated trail linkages at the Kawarau Falls bridge and is still advocating for cyclists and pedestrians to be the priority around this project.

Administration Grant

Thank you for the past support of the QTT regarding the annual administration grant. When the Wakatipu Trails Trust was formed in 2004, there was an agreement between QLDC and the WTT (now known as QTT) for support of the Trust in the form of an administration grant. Over the past year, a lot has been achieved by the QTT and this grant is vital to the Trust's ongoing work. As you are no doubt aware, the Trust is a Charity with a hard-working volunteer Board, two part-time employees and a supportive team of volunteers known as Friends of the Trust. We are committed to ensuring a viable pathway for taking the QTT network to the next level of development and management, in particular as our town changes we too have adapted (refer [Queenstown trails for the future 2015-2025](#)) and ask that QLDC continue to support the Trust by way of the administration grant of \$75,000 for the coming financial year and throughout the period of the long term plan. The Trust looks forward to continuing to work with QLDC and achieve great trail connections to enhance the lives of our community and maintain Queenstown's world-class image.

We would appreciate the opportunity please to speak to our submission.

Thank you again for the opportunity for us to submit to the 2018 Long Term Plan.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M Williams', on a light-colored rectangular background.

Mark Williams
CEO
Queenstown Trails Trust
April 13, 2018

WILLIAMS Megan

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?

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?

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?

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.

Firstly it is wonderful to see the introduction of the Local Government (Community Well-being) Amendment Bill which restores the four aspects of community well-being.

This is an expensive infrastructure based 10 year plan. However I urge council to reinstate more funding for social, environmental and cultural outcomes for communities. You now have a broader role in fostering liveable communities rather than simply providing "core services".

Please support the Wanaka Community House with capital expenditure. This is a badly needed resource for the social support agencies.

I would like to see council take more leadership in destination management. Our RTO's are set up as Marketing bodies. We desperately need more co-ordination around looking after our people and our place.

Wanaka needs more funding towards an active transport network. The planning has been started by the community and needs to be supported more strongly by council. There simply must be underpasses put in under the state highway to allow safe passage to the new school, swimming pool and sports facilities.

WILLIAMS Megan

Te Kakano Aotearoa Trust

Q. 8A: Comment here.

Submission to Queenstown Lakes District Council (QLDC)
Long term plan from Te Kakano Aotearoa Trust

Who we are

Te Kakano Aotearoa Trust was established in 2007 and is a local not-for-profit organisation supporting a community-based native plant nursery. It specialises in propagating plants of local origin for the restoration of habitats, some of which are on QLDC land, in the Upper Clutha.

Our Vision is "Connecting NZ Communities with their land" and our core purpose is to support communities in fostering healthy lands and waterways to create a stronger link between the environment and humanity.

Te Kakano has been involved in revegetation projects in the Upper Clutha for the last 10 years. Some of these projects are on QLDC land and we have a good working relationship with the Parks & Reserves team who buy plants from us for these projects. We are actively engaged with all schools in the area in regards to education and hands on involvement.

Our success is ongoing but has all been done under our own steam, on a tight budget and with an army of volunteers from the community. Volunteer hours are: 3142 for 2017 (cf 3068 for 2016 and 2605 hours in 2015) this is for plant related work only and does not include trustees' time!

Each year we plant approximately 3,500 natives on public land. From this year this number is expected to double with the Freshwater Improvement Fund (fif) work that is commencing in April.

What we are asking

Te Kakano is actively and successfully achieving its aims - see the attached Strategic Plan - however we have received almost no financial support from QLDC.

The Trust incurs running costs that we cannot fund from "one-off" type grants, as these funders prefer to fund 'distinct projects' rather than consumables. The types of items requiring this ongoing funding are rabbit protection, volunteer morning teas, nursery requirements such as compost and other maintenance consumables. The increased planting demand brings increased running costs.

We would like QLDC to contribute annually to our running costs. This will in turn help QLDC to meet its own aims as written in the QLDC Parks and Open Spaces Strategy.

Annual Plan Request

We request \$5,000 (plus GST) per annum. We formally request this grant as an ongoing annual grant to our "community" for as long as we continue to enhance the biodiversity of the Upper Clutha. This grant would be applied for the purchase of everyday items that are hard to obtain from 'one off' type grants.

We wish to speak at the hearing, thank- you.

Strategic Plan 2018 – 2020

| | KEY STRATEGIES | ACTION PLAN | TIMING |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <p>VISION</p> <hr/> <p>Connecting New Zealand communities with their land.</p> <p>MISSION</p> <hr/> <p>To lead and inspire native habitat restoration through; delivering planting projects, supporting planting projects, maintaining a successful community based nursery, assisting communities through education, demonstration and hands-on participation.</p> <p>PURPOSE</p> <hr/> <p>To foster healthy lands and waterways creating a stronger link between the environment and humanity.</p> | 1. EXPAND NURSERY | Complete planning process (QLDC & TK) Phase 1 Funding completed Phase 1 expansion project Phase 2 funding Phase 2 expansion | Q1 2018 Q1 2018 Q3 - 4 2018 2018 2019 |
| | 2. GROW CAPACITY TO PLANT | Establish and formalise 3rd party sourcing of plants Establish planting plan to incorporate TK and FIF Complete strategic capability review (admin, processes, planting and maintenance resources, operations, governance) Implement recommendations from capability review Complete business plan (include strategic themes) | Q1 2018 Q1 2018 Q1 2018 2018-2020 Q4 2018 |
| | 3. FORMALISE SITE SELECTION AND MONITORING | Agree and commence formal monitoring process for restoration performance Establish additional selection criteria for FIF riparian planting program | Q1 2018 Q2 2018 |
| | 4. IMPROVE COMMUNICATION AND EDUCATION | Develop communications strategy (branding, website, FIF integration, signage, social media) Implement recommendations from communication strategy Develop relevant education resources 10-year progress report | Q2 2018 2018 - 2020 2018 Q2 2018 |
| | 5. EXPLORE NEW PARTNERSHIPS | Develop partnerships strategy (annuity funding, business sponsorship, private philanthropy, memorials, tourists) Finalise partnership presentation Secure new partners | Q4 2018 Q2 2018 2018-2020 |

WILLIAMSON Laura

Festival of Colour

Luggate

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?

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?

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

Neutral

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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 Festival of Colour supports the rebuilding of the Luggate Hall.

The Festival of Colour proposes:

- a) upgrading the Lake Wanaka Centre - to increase its capacity
- b) building a 500 seat theatre / performing arts centre - in collaboration with Mt Aspiring College
- c) ensuring the provision of adequate 3 phase power for events using Pembroke Park and the lakefront

WILSON Rae

Wanaka/Upper Clutha area

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. 8A: Comment here.

Strongly support the development of a Wanaka Masterplan, especially to deal with traffic and parking issues. Additional parking could be constructed on Lismore St without using much of the park (where people already park on the road making it narrow and dangerous). The unused Golf Course land opposite the Police/Fire would be ideal for a large parking area/building, taking traffic out of the town and beach area.

Serious consideration needs to be given to restricting traffic access in the town lakefront/beach area.

WILSON-WHITE Amy

Arrowtown Rugby Club

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

Arrowtown Rugby Club are supportive of any additional playing fields being provided in the basin.

Currently our teams are restricted for field space for both playing and training.

WINTER Anna

Wanaka/Upper Clutha area

Q. 8A: Comment here.

Dear Council,

Thank you for all your hard work trying to justly spread out limited funds to many projects. Here in Wanaka we desperately need a fast solution to the cycleways. Please reconsider the 2022 aim for action, and see if it can be bought forward to 2019 or 2020. This is a safety issue.

Thanks again.

WITHER Deirdre

Luggate

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Oppose

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Disagree

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

Oppose

Q. 8A: Comment here.

The proposed rates increases will deny many the possibility to live in qldc

WOONTON Shane

Wanaka/Upper Clutha area

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

Disagree

Q. 8A: Comment here.

The discrepancy between \$ allocated for Qtown and Wanaka is disgusting. In particular the lack of funding for cycle paths and access in Wanaka and the delayed allocation of the limited funds being proposed is unacceptable. We need improvements now, in particular a safe crossing on SH84 and improved access on Anderson's road.

The \$ proposed for a library in qtown CBD should be spent on a permanent facility (at lower cost) in Frankston and the difference on satellite facilities in other urban areas.

WRIGHT Lewis

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.

Now is the chance to make WANAKA and Queenstown cycle and walk friendly. I would ask a member of the council to ride his/her bike into Wanaka from Albert Town/Northlake/Pen Bay and report how unsafe they felt. Imagine sending children along that route. Recreational cycles/Walkers and cars do not mix. Over the course of the next 5 years we will become too busy with traffic and it will be TOO LATE. Act now and use your powers to implement cycle/walkways into Wanaka/ThreeParks from the residential areas.

WRIGHTON Laura

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?

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?

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?

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?

Neutral

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?

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?

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 main problem I have with the 10 year plan is the funding for active transport in Wanaka. The community is growing rapidly, the roads are becoming more dangerous and the community is wants a network to be built to ensure safe active transport between hubs. The fact that the council is only budgeted 1.5million and even then not to even start for a number of years is appalling. Made all the worse for the QLDC's offering of 23.5m to QT. As we can see from the population stats this is hugely inappropriate. It is not that I object to the QT funding but I believe the Wanaka funding should be raised to an equivalent amount and work should commence straight away.

ANONYMOUS

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?

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?

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?

Support

Q. 8A: Comment here.

Safe biking and walking is important to me in Wanaka for 2 reasons. I am a parent of a son who bikes anywhere he can in Wanaka. Some parts of Wanaka I am ok with him biking eg tracks but I am NOT happy with him biking to school along the rds that are not dedicated to kids biking - we have drivers who don't look, drivers who cant drive on the correct side of the rd and we have increased traffic - all this makes biking incredibly dangerous for my son and all the other kids who are biking/scootering and walking. I am also a teacher at the local primary school. We are actively encouraging kids to walk/bike/scooter to school to reduce the traffic coming in and out at pick up times - which is immense. Without an improvement and decent funding to optimize the safety for our kids on their bikes/scooters/walking across main rds, and just rds that are now experiencing double/treble their past traffic numbers something terrible is going to occur. The funding disproportion that has just been allocated to Queenstown is SHAMEFUL! We have a new school being built in 3 Parks with NO WAY FOR WANAKA KIDS TO SAFELY CROSS THE STATE HIGHWAY from Albert Town to 3 Parks. Pedestrian crossings at a roundabout are a hazard for everyone and bank traffic for miles back. Lets get progressive about thinking of our bikeways/walkways we pay rates just like Queenstown ... into the same coffers.... so it should be shared EQUALLY! If not, be it on YOUR HEAD QLDC you could be responsible for something nasty that could have been prevented and hindsight wont be able to save you.

ANONYMOUS

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

Support

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?

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

ANONYMOUS

Arthurs Point Clean Water Group

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?

Oppose

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?

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.

As a concerned group representing over 340 Arthurs Point community residents that recently were involved in a letter/petition that was delivered to QLDC for the 23rd March. We 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"

- We 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.

- We 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, we 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.

- We would like to attend the hearing on the 10 Year Plan to present our views.

- We would like to point out that the issue of Clean Drinking Water, without the addition of chlorine is extremely important to many of the small communities around the QLDC area. We would remind you that over 1,000 petition signatures were presented to council from Glenorchy, Hawea, Luggate and Arthurs Point. This is a huge majority of the communities in these areas. It is very important to us, your constituents, to get our water systems up to par as quickly as possible so that we can return to non-chlorine systems of some form.

- We note that the figures used on page 27 in the chart for residential CV's appear to be rather outdated as we have been told that the median values of Arthurs Point are now around \$900,000. Thus the 80% of residential homes paying less would not apply. We would respectfully suggest that these figures should be reviewed & updated before being adopted.

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 we 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.

We appreciate you taking the time to read this submission.

ANONYMOUS

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?

Neutral

Q. 8A: Comment here.

1)The cost of wilding pine eradication and track maintenance within the Soho Holdings and Eastburn Station land holdings should be the sole responsibility of the land owners. This responsibility should not be passed on to the QLDC or any other party.

2) Housing construction costs are way too high in this District.

ANONYMOUS

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

Agree

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

Oppose

Q. 8A: Comment here.

Leave the coronet forest to full maturity and use some of the increase in value that will get in the future to fund wilding control [ie borrow against the added value that will occur]

secondly abandon the proposed replanting of this area as it will be a complete waste of time and money ,it will be necessary to control the wilding that will occur after harvest without the complications of planted species

ANONYMOUS

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?

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

ANONYMOUS

Makarora

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?

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?

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?

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.

Start charging freedom campers/rental cars by toll gating the roads to reduce our rates and reduce traffic (done over seas why aren't we doing it?) we should nt be paying for them to visit and use our facilities upgrades - you want more tourists start charging them, as residenace are getting sick of it
Ban Airbnb in residential areas, so there are more rental properties for workers. there isn't a shortage of houses, there being used for the commercial hotels. Other countries are banning them so stop pissing about and do it

ANONYMOUS

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. 8A: Comment here.

Bike and walking paths to main areas like schools, pool etc. Go forward and do it probably instead of half arse which you see a lot of that around the area.

ANONYMOUS

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

ANONYMOUS

Arthurs Point Community Association

Queenstown/Wakatipu area

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.

Arthurs Point Community Association - Submission 10 Year Plan - 2018-2028

1. Pedestrian/Cycleways and Walkways - Within Arthurs Point

APCA want safe shared used paths between bus stops and commuter links and residential properties. They are currently disconnected due to lack of formalization and disjointed development. We would like safe passage from the "Hanger" to the start of the track beside McChesney Bridge. This stretch is not adequate for safe for pedestrian/cycling movements and there has already been a fatality in the area. Proper footpaths, shoulders, lighting should be extended, this would connect the different segments of Arthurs Point which would help build a stronger community and help to make it not so reliant on cars to get around.

2. Pedestrian/Cycleways and Walkways - Links to Arthurs Point to/from Queenstown;

Many in our community would like to cycle and have children cycle to Queenstown/school but cannot due to the safety concerns along some sections of the road and the track adjacent to Gorge Road. We would like to see the track upgraded from McChesney Bridge to Matakauri Park to stop vehicles from parking/driving on it, and the dumping of excess grit from winter maintenance. We would welcome this track being upgraded to a type 2 trail grade - Easy, as per the NZCT grading system. The Gorge Road/Arthurs Point Road/Malaghans Road route has become busier with it being advertised as an alternative route to Queenstown, vehicle movements have also increased with the developments at Shotover Country/Lake Hayes using this route as an alternative to the busy Frankton Road to get into town/work, and we would like to get cyclists/pedestrians off the road and onto an upgraded track.

We would like to thank Council for the work that has just been completed at the Atley (paper) Road to close this off to vehicles and make it safe for pedestrians/cyclists.

3. Pedestrian/Cycle bridge over the Shotover River - Adjacent to the Edith Cavell Bridge

The APCA want to protect cyclists, walkers and sightseeing tourists against harm to their personal safety by eliminating the risk of vehicles striking pedestrians/cyclists etc. on the single lane Edith Cavell Bridge for example this could be by a dedicated cycling and walking bridge adjacent to the current bridge, like those on the Queenstown Trails Trust network.

This will give tourists a place to take photos and admire the river and jet boats while also giving pedestrians and cyclists a safe way to cross the river by not using the road bridge. This bridge would take the pressure off replacing the Edith Cavell making it completely vehicle focused and removing non vehicle movements

4. Open Space Improvements

Arthurs Point has been established on ad hoc basis. With housing developments being established with no consideration to usable community open spaces . This has meant we have pockets of relatively useless small reserves scattered within our community. It has also meant we have only two small playgrounds for our growing community, the two playgrounds have been designed for under 5's. Arthurs Point deserves more facilities for our community.

APCA would like to see the reserves become a community space. We would welcome the opportunity for the following within the reserves;

- Additional playground equipment for the 5+ age group
- Cover BBQ and picnic tables for community use
- Full or half basketball court
- Pump track
- Football nets
- Community orchard with fruit trees

APCA are happy to have discussion with Council to jointly fund some of the above ideas.

5. Active Transport - Bus Services

APCA would like to say thanks the new bus service has been well received and utilised by our community. We would note some improvements being;

- a more comprehensive timetable, a bus every 30 minutes

- Seats in bus shelters
- Bus shelters at the stop outside Morningstar Terrace Stop and Nugget Point Stop (both sides of the road) for the High School students and residents (when Bullendale is established)
- Street Lights at bus shelters for safety and visibility if not already in place.

ANONYMOUS

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

Agree

ANONYMOUS

Q. 8A: Comment here.

Making Wanaka safer for walking, biking and general traffic issues is very important to me and my family. I know there are plans for highway 84 out side 3 parks to allow for increased traffic flow etc. but there is no provision for anyone to cross the busy road to school. Also a huge issue is the junction from Albert Town Highway 6 onto the main road turning right toward Wanaka and left toward Luggate. This is an area which is of grave concern, I myself have been involved in two incidents here and it is a notorious dangerous spot with drivers having to "run the gauntlet" constantly.

ANONYMOUS

Q. 8A: Comment here.

Dear QLDC, the shortsightedness of the sustainable transport plan (or rather lack, thereof) for Wanaka is quite simply stunning. For a long while now there has been ample lip service paid to the council's forward-looking thoughts on creating valid infrastructure and support for low impact transport in the face of growing congestion and the associated dangers to anyone foolish enough to take to the streets in anything short of a light armoured vehicle, with scant evidence of anything concrete actually being put in place. Now we are facing a situation that will be far worse on the Wanaka side of the 'great-divide', and increasingly so until the meagre spend slated for years hence!

Let's face it, we have a perfect example of how not to do it: Queenstown is a transport disaster. It's not too late for Wanaka, but it will be if the proposed plan stands.

Pull your finger out QLDC, do the right thing by Wanaka, and show us you're not ONLY focussed on Q'Town. You have the power to put this place (Wanaka) on the map as a leading light for sustainable transport. Give Wanaka and our incredibly motivated community the tools we needs to save us from CARMageddon.

ANONYMOUS

Skyline Enterprises Limited

Queenstown/Wakatipu area

Q.

Submission Letter - Skyline Enterprises Limited.pdf - 163 KB

13th April 2018

Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

To Whom It May Concern;

SKYLINE ENTERPRISES LIMITED – SUBMISSION ON QLDC 10 YEAR PLAN 2018 – 2028

Introduction

Southern Planning Group act for Skyline Enterprises Limited (“SEL”) who is in the process of seeking resource consent from the Queenstown Lakes District Council (“Council”) for a significant upgrade and expansion of their existing gondola and restaurant (RM160647) and a new 448 space multi – level car park building (RM171172) within the Ben Lomond Recreation Reserve.

Both of these resource consent proposals have been or currently are being processed by way of Direct Referral to the Environment Court. RM171172 is due to be heard by the Court in the week starting 11th June 2018.

The SEL development proposals are significant and represent development well in excess of \$150 million dollars. Development of this scale can only be based upon strong forecasted visitor growth and SEL have identified that visitor numbers to SEL facilities will increase from 787,000 in 2016 to 1.51 million by 2030¹.

Both the existing SEL gondola and associated facilities and the expanded facilities proposed in RM160647 and RM171172 generate high volumes of pedestrian and vehicular traffic along Brecon Street and into and out of the Queenstown Town Centre. This has been a key consideration in both of the abovementioned resource consent applications.

Accordingly, SEL is interested in the Draft Long Term Plan in respect of the proposals and timeframes for upgrades to the carriageway and foot paths from the lower gondola terminal on Brecon Street through to the Queenstown Town Centre.

SEL comments on this specific matter are outlined below:

Commentary on the Infrastructure Upgrades to Brecon Street in the Draft Long Term Plan

As identified above, SEL generates a significant amount of tourist traffic along Brecon Street to and from the Queenstown Town Centre. Specifically, it is understood that 53% of visitors to Queenstown annually undertake a visit to the SEL gondola and lookout².

¹ Skyline Enterprises Limited Queenstown Development Project Power Point Presentation dated 14th March 2017

² Skyline Travel Summary March 2016 as detailed in the Bartlett Consulting Limited Addendum Report dated 18th November 2016 and filed with the RM160647 gondola redevelopment application.

With the existing and predicted volume of visitors expected to reach 1.51 million visitors per year the Skyline Gondola is considered to resemble the type of area that the Department of Conservation would refer to as an 'Icon Destination'. An Icon Destination means:

"Icon Destinations form the backbone to the New Zealand tourism product for overseas tourists and New Zealanders. They are the 'must see' places that provide memorable experiences.

DOC's proposed Icon Destinations will provide quality experiences that complement other destinations managed by other agencies or businesses. Together these icon places complete the tourism attractions of New Zealand."

Sites on Public Conservation Land that have been given the above Icon Destination status include the Fox and Franz Josef Glacier Valley's which, similarly to Bobs Peak and the SEL gondola and associated facilities, see several hundred thousand visitors per annum in a consolidated area. These Icon Destinations are intended to be specifically developed to support the growth of both domestic and international tourism.

The Draft Long Term Plan acknowledges that tourism is critical to the economic success of the District³ and that international visitors who come to New Zealand because of Queenstown spend up to \$1.74 billion nationally, meaning Queenstown and its surrounds are critical to the ongoing health of New Zealand Inc.⁴.

Accordingly, it is important that the quality of the Queenstown visitor experience is maintained at a high level. SEL proposed development in resource consents RM160647 and RM171172 will alleviate congestion problems with the existing gondola capacity and provide a world class facility atop Bob's Peak. The proposed car park building will mitigate a chronic shortage of available car parking in the immediate vicinity.

However, the road environment, pedestrian and cycling access to and from the gondola and in particular along Brecon Street are below par for the volume of traffic (pedestrian, cycle and motor vehicle) that presently and will in the future use it. This area is beyond the land which SEL has available for development (by way of Lease agreements with the Council) and is outside their control to upgrade.

Further, while SEL are a large generator of various forms of traffic along Brecon Street it is important to note that a number of other factors and businesses contribute to the current and future use of Brecon Street. Specifically, Council's Plan Change 50 resulted in a substantial 'up-zoning' of land encompassing the western side of Brecon Street, Isle Street east and west, Man Street through to Glasgow Street including the Lakeview Site and Queenstown Campground and the block bounded by Hay and Lake Street. This land was up-zoned from primarily residential to a mixed use commercial and residential zone.

The Proposed District Plan Stage 1 as notified sought to re-zone the eastern side of Brecon Street (not already affected by PC50) from High Density Residential Zone to Queenstown Town Centre Zone paving the way for significant expansion of commercial and retail activities along this side of the street.

Further to this, Brecon Street also provides access to the Kiwi Birdlife Park, two child care centres, Ifly indoor parachute operation and two mini-golf operations. These commercial operations along with

³ Draft Long Term Plan, Message from Jim and Mike Page 4

⁴ Draft Long Term Plan, Message from Jim and Mike Page 4

Ziptrek Ecotours, G-Force Paragliding and A J Hackett Bungy (all of whom use the SEL gondola for access to Bob's Peak) contribute to the existing and future volumes of traffic along Brecon Street.

Additionally, and further to SEL's proposed redevelopment, Brecon St Partnership Ltd is proposing a major commercial redevelopment of their site at 34 Brecon Street and Kevin Carlin holds resource consent for the development of high end apartments or hotel on the corner of Brecon and Man Streets.

It is quite clear from the summary outlined above that Brecon Street, a major tourist thoroughfare, currently is and will continue to be subject to significant tourism traffic. As such, a holistic view to the upgrading of Brecon Street is considered necessary and should be led by the Council with the interests of all users and affected business owners taken into consideration.

To this end, SEL is supportive of the intentions of the Queenstown Town Centre Master Plan and in particular the strong emphasis on establishing an east west pedestrian corridor from the head of Brecon Street to the Queenstown Gardens and notification of the presence of the SEL proposed car park at the head of Brecon Street⁵.

SEL has volunteered through its resource consent application RM171172 for the car park to implement a new right hand turn bay for vehicles at the Man Street / Brecon Street intersection and provision of a new pedestrian island to facilitate access across this intersection and between Brecon St and Queenstown Town Centre. These measures will be paid for and implemented by SEL and are recognised as an interim measure until the Council's inner links project is completed and Man Street is widened.

SEL also accepts the advice of its traffic engineers (and that of Council's traffic engineers) to modify the existing angled parking on Brecon Street to parallel parking at their cost to make the sealed carriageway more efficient for vehicular traffic.

Further, SEL has also volunteered to modify the RM160647 and RM171172 proposals to create a plaza area in front of the new lower terminal building which will fit with the Council's preliminary cul-de-sac head and footpath designs for Brecon Street that form part of the Queenstown Town Centre Master Plan upgrades.

SEL proposes that its car park building will be constructed and operational by late 2020 based on the current predicted construction time table. The full SEL re-development proposal will be completed by late 2023. (Note these dates are estimates based on (a) consent being approved by the Environment Court and (b) decisions from the Environment Court being received in late 2018).

The Council's Draft Long Term Plan consultation document identifies that the upgrade and enhanced pedestrian focus to Brecon Street will be part of a Queenstown Streets Upgrade scheduled to take place between 2019 – 2026⁶.

It is not clear in the Draft Long Term Plan exactly when the Queenstown Streets Upgrade is intended to be implemented as different terminology seems to be used between the consultation document and the Draft Long Term Plan. It is assumed that these works fall within the "*Queenstown Town Centre Pedestrianisation and Queenstown Parking Improvements*" categories which see some of the more substantial planned expenditure occurring between 2018 – 2021.

⁵ *Queenstown Town Centre Master Plan June 2017, Page 11*

⁶ *Draft Long Term Plan consultation document 'Big Issue 1' page 17*

This aligns with earlier informal correspondence from the Council's staff⁷ that the Brecon Street cul-de sac and pedestrianisation works would be completed in the 2020/2021 financial year.

SEL fully supports the Council's intended upgrades to Brecon Street but requests that the Council pull these proposed works forward to the 2019/2020 financial year. The reason for this is that based on their current construction programme, SEL propose to have the new lower terminal and car park building completed and operational by Christmas 2020.

Accordingly, it is preferable that the new cul-de-sac head at the least, is established by this time to work in with the occupation and use of the completed buildings. This timing will also work in with the Council planners recommended conditions in the Section 87F report for the RM171172 direct referral which require the provision of a cul-de-sac prior to the public use of the car park building⁸.

Overall, SEL consider that the Council's proposed Brecon Street upgrades represent an efficient and effective upgrade to the congested nature of Brecon Street in conjunction with their own volunteered or accepted changes to their development proposal and street modifications.

The modifications will enhance the quality of the visitor experience (whether in a vehicle, on-foot/cycle or in a car) when accessing Brecon Street for SEL facilities or the wider variety of commercial and educational facilities that presently exist and those that will be developed in to the future as land use in the vicinity intensifies.

Proposed Funding of the Queenstown Town Centre Master Plan Upgrades

Two options are identified for funding the Queenstown Town Centre Master Plan implementation. The preferred option is a targeted rate on the wider CBD and the second option is to apply the costs to the wider Wakatipu roading rates.

It is SEL's position that the funding requirements should be attributed to the wider Wakatipu rating database as opposed to the wider CBD. While it can be argued that implementation of the Queenstown Town Centre Master Plan will directly benefit the businesses and residents in the wider CBD it is considered that the wider public will receive benefits.

For example the improvements to the Town Centre transport, parking and pedestrianisation will benefit all residents who have to pass through the Town Centre at any time. Residents of the Wakatipu will still come to the Town Centre for work and entertainment (and to a lesser degree shopping) and will benefit from a more accessible Town Centre when they do so.

Further, as identified above, Tourism is the back bone of the Queenstown Lakes District. It provides significant employment opportunities and drives demand for property here which indirectly affects property values and individual rate payer's wealth.

Ensuring that the Town Centre is accessible, functional and provides a quality visitor experience therefore has an indirect economic impact on all rate payers and should be carried by all.

Notwithstanding the above, SEL agrees that the burden of funding infrastructure in Queenstown is disproportionately higher than other tourism centres in New Zealand and fully supports the Council's approach to seeking funding from Central Government i.e. NZTA to fund significant parts of the Queenstown Town Centre Strategy.

⁷ E-mail from Peter Hansby to Sean Dent 08/02/18

⁸ QLDC Section 87F Report for RM171172 dated 9th March 2018, Attachment 11 – Recommended Conditions, condition 26(b)

Summary

I trust that the comments above clearly articulates SEL position that the implementation of the Queenstown Town Centre Master Plan and associated street upgrades is important for the overall provision of a high quality visitor experience.

Maintaining the high quality visitor experience is beneficial for all Queenstown rate payers and therefore funding should be sought from all rate payers as opposed to specifically targeted rating areas.

SEL do not wish to be heard in respect of this submission.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sean Dent', written in a cursive style.

Sean Dent
DIRECTOR

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