

RCL WELLS, C/O DAN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

RCL owns an extensive amount of land mostly zoned for residential development in Hanley Downs and Jacks Point. Its combined holdings are expected to produce 1750 or more homes. It is currently working toward releasing the first stages of Hanley Downs and further residential development within the Jacks Point Village. The fact that RCL owns large contiguous parcels of zoned land offers an opportunity for comprehensively designed and cost efficient development that can benefit the community. A large part of RCL's focus is on 'entry level' housing which can assist in addressing the housing affordability crisis faced in the District. RCL is concerned about the proposal to change the rating category for 'primary industry' land zoned for development to the 'vacant' category. RCL understands the Council is concerned as to 'land banking' by landowners who have no interest in developing their land. RCL is an active developer and 'land banking' is not a strategy it normally favours. As such, it does not need further incentive to develop its landholdings in the District. For the residential development of large areas of land, staging of development is an essential part of how land is released. The reasons for this include: - Land is best released at a rate that the market can absorb - Infrastructure cannot reasonably be extended to all places at once. A logical sequential extension of services is the only practical approach - There are limits to the capacity of the construction sector (for both land and residential development) which limit how much can be developed at any given time - Finance is normally obtained on a stage-by-stage basis given the financial risks of large capital outlays. Given the above realities, it is logical that it will take many years for RCL to entirely develop its land in the District. The company therefore sees itself as having a long-term engagement in the District. This will include multiple property cycles whereby demand will increase and decrease. RCL needs to work with the Council to realise the potential of its land. If companies like RCL are not able to progress development in a financially viable manner, the community at large will suffer the effects of a shortage of housing supply. RCL is concerned that the Council's proposed rates charges will affect its holding costs on stages of land that it is not yet ready to release. Holding costs relating to matters such as Council rates can be significant to a long term developer. They compound over time and can increase substantially as sites are re-valued as development progresses. In reality, additional costs incurred through the holding of land need to be added to the end price of developed sections bought by house buyers or absorbed by the developer. If they are absorbed by the developer, the profitability of development can be reduced along with the incentive to develop land. These are examples of how such interventions in rating policy can be counteractive in increasing the affordability and/or supply of land for housing. RCL seeks that the Council either:

- abandons its proposal to change the rating policy and retains the category of 'primary industry' on parcels of land zoned but not yet developed for residential purposes;
- provides an exemption for land which is held in the same or related ownership as land which is currently being, or has recently been, developed; or
- provides an exception whereby the part of a residentially-zoned site under active development attracts the 'vacant' rateable category and the balance englobed land attracts the 'primary industry' rateable category. Where there is no resource consent applied for or being implemented in respect to the land holding then the 'vacant' rateable land value applies to the entire site.

RCL wishes to be heard in support of its submission

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

REAL JOURNEYS LIMITED BLACK, FIONA

TRAFFIC ISSUES

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FURTHER COMMENTS

Please see attached document

Submission Form



Contact Details

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Private Bag 50072, Queenstown

Phone: 03 441 0499 Fax: 03 450 2223

Email: services@qldc.govt.nz

Name or representative: **Fiona Black**
Organisational name (if applicable): **Real Journeys Limited**
Address: **PO Box 1, Te Anau 9600.**
Business hours telephone: **03 249-9033**
After hours telephone: **[REDACTED]**

Signature:

A handwritten signature in blue ink, appearing to read "F. Black".

Date: 29 April 2016

☐ **Tick if you would like to present your submission in person**

(Real Journeys will speak to our submission if required)

2016 Annual Plan Submission

Real Journeys Background:

Real Journeys Limited has been operating for over 60 years. In the 1954 Les and Olive Hutchins began operating the Manapouri-Doubtful Sound Tourist Company, running excursions from Manapouri to Doubtful Sound and return. In 1966 Les and Olive acquired Fiordland Travel Ltd., with its Te Anau Glow-worm Caves and Milford Track Lake Transport operation and began trading as Fiordland Travel Limited. Ongoing expansion followed with the purchase of the vintage steamship "TSS Earnslaw" in Queenstown in 1969 and with the establishment of cruises in Milford Sound in 1970.

Since 2002, Fiordland Travel Ltd has operated all its tourism excursions under the 'Real Journeys' brand and in 2006 changed its company name to Real Journeys Limited. While remaining a "family" business, the company continues to expand with the purchase of Cardrona Alpine Resort; 155 hectares of land at Walter Peak in 2013; and the International Antarctic Centre in Christchurch in 2015.

Real Journeys' is now the largest tourism operator in the region and has a well earned reputation for providing high quality excursions, enjoyed by visitors from New Zealand and around the world. Real Journeys is one of the most successful and highly respected Tourism Companies in New Zealand.

Our Submission:

1. Real Journeys endorses the Council's initiative to support the joint work to stop the invasive water weed *Laparosiphon* from colonising Lake Wakatipu and the upper reaches of the Kawarau River; because we believe the spread of this weed will be detrimental to the recreational and ecological values of the Districts waterways.
2. Real Journeys contends that the QLDC section of the Mount Nicolas Beach Bay and Von Roads are under maintained compared to the section of the Von Road and Mount Nicolas Roads maintained by the SDC. Refer the photo below which shows an example of the numerous potholes which pepper the length of road especially from the QLDC boundary.

The Mount Nicolas Beach Bay Road and Von Roads are now an essential part of the Around the Mountain Cycle Trail. In particular, Real Journeys carried 1614 cyclists on the "TSS Earnslaw" for the year ended March 2016, (up 46% from the year before) all of whom cycle at least part of this road. The number of cyclists has been increasing steadily over the last few years and we expect the number of cyclists to keep increasing, as the reputation of the Around the Mountain Cycle Trail grows. Accordingly, maintaining this road to an adequate standard will become increasingly important to ensure the Around the Mountain Cycle Trail current reputation as "*one of the highlights of our holiday in New Zealand*" and "*a great experience of New Zealand's backcountry*" is upheld.

Real Journeys hosted 148,596 visitors in the year ending September 2015 at Walter Peak up from up 26% on the year before and there has been more growth in visitor number so far this year. Many of the supplies needed, to keep this substantial Walter Peak tourism operation running, such as diesel and LPG are transported into Walter Peak via this road and much of our maintenance and servicing work at Walter Peak is undertaken by Real Journeys staff ex Te Anau. Consequently, the Mount Nicolas Beach Bay Road and Von Roads are very important to Real Journeys for the supply and maintenance of our operation at Walter Peak and therefore this road is essential to the continued success of our Walter Peak operation.

Further, such road maintenance needs to include maintaining the fords on the Mount Nicolas Beach Bay and Von Roads, so they can be forded more readily during and after periods of heavy rain. At present Real Journeys often has to advise visitors that they should not attempt to travel into Walter Peak via the Mount

Nicolas Beach Bay and Von Roads during rain, which then results in the loss of business for us.

Moreover, uncrushed gravel is spread on the QLDC section of Mount Nicolas Beach Bay Road and Von Roads results in a very high rate of punctures. For instance, in a convoy of four Real Journeys vehicles travelling the road last year, three of these vehicles ended up with four punctures; which meant one vehicle had to be left beside the road and retrieved later; because we could not summon assistance due to the lack of cell phone coverage on this section of the road. Also the Real Journeys vehicle which travels this road most frequently has to carry two spare tyres, because this vehicle often receives two punctures during a single trip travelling to and from Walter Peak. We contend the high rate of punctures suffered by regular users of the Mount Nicolas Beach Bay Road and Von Roads is lamentable and must also create unnecessary headaches for unwary tourists who cannot be expected to anticipate such a hazard or the difficulty of obtaining road side assistance in this location.



Accordingly, we request QLDC affords more funding to the maintenance of Mount Nicolas Beach Bay and Von Roads because of importance of this road link, not only for Real Journeys, but also for the other parties which rely on this vital road such as Mount Nicolas Station, Walter Peak Station, Southern Discoveries, and for the continuing success of the Around the Mountain Cycle Trail.

3. Real Journeys supports any QLDC initiatives to address increasing numbers of vehicles coming into Queenstown from Frankton Road and the consequent traffic congestion in central Queenstown. Specifically we endorse the following QLDC Transport Strategy's initiatives:
- connecting Melbourne and Henry Streets to improve access to future parking and any transport hub developed in Ballarat Street;
 - the promotion of the development of a public transport system that supports those willing to use alternatives to private cars; and
 - the development of commuter trails for pedestrians and cyclists.
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REMARKABLES PARK LIMITED PORTER, ALASTAIR

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QLDC Draft Annual Plan

Submission by Remarkables Park Limited (RPL)

1.0 Roading and Traffic

1.1 Frankton Congestion

RPL supports Council's proposal to take action to deal with Queenstown Town Centre congestion but submits that there is an urgent need to also address congestion at Frankton, in the vicinity of the Airport and at Remarkables Park.

1.2 New Road Connections

RPL further submits that Council should take steps now to address the Western connection from SH6 (south of the airport roundabout) to the Eastern Arterial Road. Provision should be made in the Annual Plan to determine the best option with a view to implementation by December 2017. It is not acceptable to simply ignore the Council's own predictions of huge increases in traffic volumes on Robertson Street, Douglas Street, and Humphrey Street with the opening of the Eastern Arterial Route. Especially in the face of RPTC expansion, Wakatipu High School (both construction and operation – opening Feb 2018), significant Queenstown Airport expansion, and significant residential expansion to the south of Kawarau Falls bridge, at Jacks Point and Hanley Downs and Kelvin Heights.

1.3 New Pedestrian Connections

The current design of the new Kawarau Falls Bridge shows pedestrian links to the trails and a short length of footpath to be constructed on the eastern side of SH6 on the northern side of the bridge. However the design does not include steps to connect the footpath to Robertson Street. There is already a clear demand for a safe direct link between the Hilton Hotel/ Kelvin Peninsula Trail and the Remarkables Park Town Centre and Queenstown Airport. Prior to bridge construction commencing, pedestrians could regularly be seen clambering up or down the bank at the end of Robertson Street. Similarly, hotel guests could be seen walking from the Hilton Hotels, dragging bags on the gravel roadside edges, trying to access the Airport or Remarkables Park Town Centre.

Given that the Hilton Hotels, which are two of the best quality hotels in Queenstown, were the subject of reputedly very high development contributions (in the vicinity of \$12m) and that Council will now be collecting further development contributions from the upmarket housing development currently underway adjacent to those hotels, RPL submits that it is fair and reasonable and entirely appropriate that Council should either make provision in the Annual Plan for Council to itself construct steps between Robertson Street and SH6 or negotiate with NZTA to include pedestrian steps in this location (this could be done through the current urban design plan approval process).

In addition, it would appear that insufficient thought has been given to the provision of a future trail to the south of the Kawarau Falls bridge. It will be known to Council that consideration is being given to a new river trail that would pass across the end of Boyd Road and head eastward along the true right bank of the Kawarau River (the sunny side of the river). Against that background it is extremely short-sighted not to make provision for the initial 250 metres of that trail now (at lower cost) while the

southern approach to the bridge is being constructed – rather than trying to retrofit a trail against a steep retaining wall later (at much greater cost) because insufficient room has been left for it. RPL submits that Council should either make provision in the Annual Plan for this work or negotiate with NZTA to create sufficient space now for this important future trail connection.

1.4 Performance Measures – Roading

The proposed performance measures for roads relate to satisfaction with the condition of roads and the cost per kilometre to maintain them. These are considered to be valid measures but they need to be supplemented with satisfaction levels and targets related to congestion and level of service. RPL is aware that the community is currently hugely dissatisfied with the level of congestion experienced in and around Frankton and the Queenstown TC. But there seems to be no attempt by Council to measure that concern or address it with any urgency (perhaps with the exception of the Eastern Arterial Route which now finally seems to be being taken seriously by Council). RPL submits that performance measures related to roading congestion and the level of service of roads need to be included in the Annual Plan.

2.0 Playgrounds

Page 58 of the Draft Annual Plan records that there are 40 playgrounds and four skateparks in the district.

In its submission on the Draft Ten Year Plan, RPL submitted that Council should allocate funding towards development of a new playground in the vicinity of the Remarkables Park Town Centre. In doing so it pointed out that:

- Remarkables Park Town Centre attracts approx. 3.5m visitors annually.
- The nearest playground to RPTC is the Kawarau Falls Park in Remarkables Crescent but it is very much a neighbourhood park. It is relatively remote from the Remarkables Park Town Centre and it is not readily seen or discoverable by visitors to the town centre.
- Council spent a significant sum developing a high quality playground at Jacks Point and has allocated another \$200,000 towards upgrading of that same playground during the next decade.
- A playground at Remarkables Park could (by discussion with RPL) be sited in a high visibility area with easy pedestrian links to the RPTC, the RPTC North retail area (The Landing), the new Wakatipu High School (now under construction) and the commercial recreation area.

Council responded to RPL's submission advising that: *"The requests for additional reserves and playgrounds in the vicinity of Remarkables Park will be addressed through the development of the Council's new Parks Strategy, which will commence this coming year."*

RPL again submits that council should allocate funding towards development of a new playground in the vicinity of the Remarkables Park Town Centre. In this regard it is noted that the substantial development that has taken place at RPTC, and that continues to take place there, contributes significant development contributions that are earmarked for reserves and community facilities. Yet there is no evidence of expenditure for those purposes in the vicinity of the RPTC. It is further noted that Queenstown's new housing areas are also being serviced by RPTC and their residents should have facilities provided for them in appropriate locations *(i.e. adjacent to where they shop or take other family members to school).

Performance Measures – Playgrounds

The proposed satisfaction target for playgrounds is that 80% of ratepayers are satisfied with playgrounds. RPL submits that it would be more meaningful to survey ratepayers on their satisfaction with the location, convenience and accessibility of playgrounds in addition to the facilities themselves.

3.0 Project Shotover

RPL supports Council's proposal to bring forward work on Project Shotover. RPL considers that it is essential to provide sufficient good quality infrastructure to enable further development in the district.

4.0 New QLDC Office Premises

RPL can understand that Council wishes to allocate money to an investigation of a new office building to accommodate Council staff and services. However the current thinking, that any such building should be constructed in the Queenstown TC, is at odds with Council's wish to reduce traffic congestion in the Queenstown TC and enhance the visitor experience. If Council is serious about reducing traffic congestion and improving the tourist experience of Queenstown then it should follow Wakatipu High School's lead and relocate council's facilities to a location where they are more accessible to the ratepayers who use them and the staff who work in them. And, importantly, where there can be adequate parking for both.

The argument that Council already owns land in Queenstown TC is outweighed by the commercial advantage of selling that land at a premium and either leasing a custom designed office facility, negotiating for land to be vested as part of development contributions or buying cheaper, flat, easily-developed land in Frankton and using the surplus to offset the building costs.

Relocating Council's offices to Frankton or Remarkables Park TC would reduce town centre parking demand and congestion and would also reduce financial demands on ratepayers. A decision to retain a more expensive downtown Queenstown location should not be based on preferences for lunch-time eating spots or after work drinking options. Ratepayers should have been consulted on the location of the proposed office building as well as on the proposal to construct a single office facility.

When considering a new office building, Council should also consider whether that facility can, in addition, fulfil a role as an emergency management (Civil Defence) centre. Such a centre would be better sited away from the Queenstown Town Centre and on a site that is not as susceptible to the same hazards that the emergency centre may have to deal with. Council's own hazards maps show that parts of the Queenstown Town Centre are susceptible to flooding, alluvial fan hazard, liquefaction and Tsunami risk. But it is also at risk of being isolated in the event of a major earthquake that generates slips or subsidence on Frankton Road and Gorge Road/Arthurs Point Road. There are clear advantages in siting an emergency management facility on higher, flat, stable land away from hills and with ready access to alternative transport routes and modes. A location on the EAR, with links to the State Highway in either direction, away from flooding risks and adjacent to the airport (with helicopter access in the event of an emergency that disrupts use of the runway) fulfils all of those criteria.

Given that design of the new building has yet to be undertaken, RPL submits that it is not too late to take a fresh look at the location taking into account the benefits to ratepayers and the other considerations mentioned above.

5.0 Rating of Undeveloped Land That is Zoned for Development

RPL would welcome and strongly support a Council strategy that sought to encourage the earlier development of undeveloped land that is zoned for development.

Strategies that would have the potential to be successful in achieving this objective would include taking a proactive approach. It is suggested that what is required is a proactive attitude by Council to meet with developers (or at least the larger scale developers) to understand the reasons or constraints that apply to the non-development of their land including:

i) Market Demand

It is unlikely that, in a market where there is strong demand for land, larger scale developers are withholding land in the hope that it will further increase in value.

More likely reasons include:

- a) The high capital cost of development.
- b) The time taken from the start of development to land sale realisation.
- c) The impact of having to fund significant development levies at the time of subdivision as opposed to the time of the land use activity commencing.
- d) The availability and cost of development finance given financiers regard property development as relatively high risk due to the above factors.
- e) Risk that the current property boom in New Zealand and Queenstown may implode.
- f) What may appear to be high gross margins being eroded substantially by high resource management and application processing costs and most of all by time to get returns. A 30% gross margin that takes three years to achieve equates to a 10% per annum return – a return that is insufficient to justify the risk for financiers or developers.
- g) A concern that councils do not have regard for the fact that time costs money nor the need to achieve a balance between enabling development versus frustrating achievement because of some minor planning consideration.
- h) Not to be confused with the development infrastructure that a developer provides within a development, the timely provision of district infrastructure (e.g. arterial roading, water supply, including adequate water pressure) and sewer mains, which are best provided prior to individual developments - their availability is a catalyst for development. Their unavailability is a hindrance for the developer and has an unreasonable negative effect on early purchasers who can encounter excessive use of inadequate infrastructure (e.g. roading congestion). This impacts unfairly on their businesses or sites and acts as a turn off for other potential purchasers.

The above factors and other problems, some specific to individual developments, are all reasons why zoned land can remain undeveloped.

ii) Cooperation

Council and developers working cooperatively together may not solve all the above problems but there is a far greater chance that seeking to do so will more likely

speed up land development than if a Council adopts an even more antagonistic and punitive approach by trying to penalise developers (e.g. by excessive rates) than by trying to work with them.

iii) Land Banking Myth/Misunderstanding

This has become a much abused and misunderstood term because it has been limited to theoretical parties who purchase land and delay development solely for the purpose of price gain, in itself a risky game.

There are however many sensible reasons for larger scale developers accumulating land in advance of development; including:

- a) Development is a long-term exercise.
 - b) Larger scale development is generally based on a vision or masterplan for integrated and complementary development (that does not exist for smaller sites).
 - c) Different parts of masterplan development, because of approval times or market demand, are slower to develop yet are important catalysts to support complementary developments within a masterplan, eg Town Centre development supports mixed use and is a desirable precursor to adjacent higher cost, higher density residential.
 - d) Securing the cost of adjacent land to enable complementary development to be planned based on known land costs, and at times for one type of desirable but low return development to be subsidized by other development.
 - e) Recognition that “first use is not always best use” eg whether land is low cost using it all up for lower cost low density development, rather than using the scarce land resource more efficiently by encouraging a proportion of appropriately located higher density (albeit higher construction cost but lower land cost component and lower district infrastructure demand).
 - f) Larger scale developers have staff, offices and other assets they use to enhance the quality of development and achieve economies of scale in terms of their land development activities and for that purpose it is sensible for them to keep a buffer of land at various stages of development, including for future development on their portfolios.
 - g) Developing land banks on master planned properties can provide better quality development that give buyer confidence that development standards are being consistently maintained over a wide area by the developer.
- Queenstown examples include Millbrook, Remarkables Park, Jacks Point.

iv) High Density Residential

Many of merits of higher density residential for certain sectors of the community are relatively obvious:

- Lower land cost per unit.
- Lower energy cost.
- Lower infrastructure costs and usage (e.g. roads and three waters).
- Time savings – close proximity of live, work, play and education.

Less obvious, but vitally important, is the more efficient use of land which greatly reduces the consumption of land for low density housing by today's generations in favour of retaining more land development options for today's and future generations.

The alternative is that with limited arterial road options, Queenstown's future planners will have to grapple with increasing traffic congestion and a need to try to

develop infill density solutions which are never attractive or popular (e.g. The Auckland Unitary Plan 2016).

v) Section Conclusion

In summary, if QLDC wants to speed up development of zoned land it should urgently adopt a “help not hinder” attitude to development, and in doing so gain a reputation amongst the New Zealand and overseas development community as being developer-friendly and being intent on running a district that encourages development.

If QLDC achieves that status it will have developers and sub-developers racing to our district with their capital and skills. However, take a punitive approach and the district will be joining a race to the bottom as a place not to develop. Developers will know that as they develop land - a potential one to three years+ process often delayed by matters beyond their control, including the inability for LINZ to process any bulk title more than once at any one time – they will be paying punitive rates in addition to development costs.

Such an approach will inevitably lead to more ill will as costly litigation will inevitably challenge whether it is *ultra vires* for Council to charge rates for this purpose. While such a debate will provide an interesting and profitable legal debate for the lawyers; it will only serve to further damage Queenstown Lakes District’s reputation as an attractive development location.

Accordingly, Remarkables Park Limited submits in opposition to the proposed increased rates on land that is undeveloped.

6.0 Porter Group Limited/Remarkables Park Limited Specific Perspectives

i) Porter Group Limited (PGL) is a large scale land developer that combines farming, planning, developing, marketing and management team skills to undertake medium to longer term visionary projects.

A characteristic of this type of project is that initially they are opposed by authorities and others who say they don’t want them. This view moves to an intermediate demand that they be developed for a perceived pressing single or ‘first’ use (e.g. today’s demands for single family homes) and then to an eventual acceptance that a more integrated zoning use is the best outcome for both the development and the district.

ii) Porter Group Limited’s best known developments in Queenstown are Remarkables Park – a mixed and multiple use special resort zone, Shotover Park – a now complete light-industrial business park, and most recently Queenstown Park Station – a proposed rural residential and recreation park. All these projects are linked to provide a wide range of complementary shop, work, live, play and study facilities. They have been the catalyst for hundreds of millions of dollars of successful real estate development undertaken by Porter Group of companies and a wide range of businesses and people investing in the district, as well as providing employment for a skilled team.

iii) Remarkables Park Zone

a) TOD or Transit Oriented Development

In many respects this is an important zone for the district because its geographically central location in Queenstown enables it to present that wider area with intensive (vs low density residential) transit oriented development (TOD) options, including proximity to State Highways, water transport/ferries, Queenstown airport, trails and a potentially unique cableway transportation system, as well as a long water frontage, exceptional views and a very sunny location.

It is fortunate that to leverage those opportunities the Remarkables Park Zone development has been owned and managed by a single purpose entity, Remarkables Park Limited, which has adopted a master planning approach to realise the zone's full potential.

b) Activity Areas

This is a large land area zoned by Council into eight Activity Areas providing for integrated and complementary multi and mixed use activities, both within the zone and adjacent district.

For many reasons to enable the Remarkables Park Zone to make its full contribution to the district it is desirable its development is guided by a dynamic masterplan.

This has enabled its rate of development as one of the district's largest zoned retail and business centres to be progressively absorbed. As that development expands it encourages the five Remarkables Park high density zoned activity areas to be developed intensively.

For example, in its virgin state the Remarkables Park land could have accommodated approximately 500 houses. In terms of today's wide ranging Council zoning it has the capacity to provide the town's twin retail, entertainment, business and visitor accommodation centre surrounded by educational, recreational, sports, medical and retirement facilities, as well as a mix of higher density residential.

It would be a travesty for the efficient use of that land and the district if the Council now sought to thwart the potential of its own zoning by seeking to penalise a planned and progressing development with an even higher rates burden.

It is important to note that while the undeveloped land attracts rates at rural levels, the land itself is much more highly valued than rural land, so it already carries a much higher rates burden than rural land that is not adjacent to an urban area.

iv) Lack of Services at Remarkables Park Zone (RPZ)

For the proposal (to charge higher rates for land that is zoned for development but is currently used for farming) to even be considered it would surely have to be based on the premise that the land in question already has connections to adequate council services. But in the case of RPL land in the RPZ, this is definitely not the case. Currently the connections to water, sewerage and the roading network are inadequate.

- The existing water pressure provided by Council is inadequate for a fire fighting supply to multi storey buildings. The water pressure currently provided by Council is only sufficient to service two storey buildings.
- There is insufficient capacity in the Council's sewerage system to allow much further development in the RPZ. With the opening of the new High School the system is likely to have reached capacity. Currently RPL is itself funding and managing the installation of a major new 500mm council sewer main along the line of the Eastern Arterial Route at a cost of more than \$1m. The new

line will extend around the QAC RESA and connect to the Shotover Ponds line at the southern end of Glenda Drive. When construction is complete, the new main will mean that the eastern portion of the RPZ land is finally able to be served by a gravity sewer connection. It will also provide a new main that will allow Council an alternative to pumping sewage from Frankton South to the pump station at Frankton Beach.

- In relation to roading, RPL has been waiting for some years for Council to comply with the agreement to construct the balance of the Eastern Arterial Road. RPL has itself constructed all of the existing roads in the RPZ but the connection from the RPZ land to the northern section of SH6 is entirely through land owned by others. It is pleasing to see that Council has stated that construction of the EAR will commence this year but it would be quite wrong to assume that the eastern portion of the RPZ land is, or has been, adequately serviced from a roading perspective.

v) Risk

Council does not have a role in telling a successful developer when it should develop its land. The developer takes the full risk if a development does not succeed and there are plenty of instances of developers in Queenstown who have made mistakes or misjudged the market and gone broke. RPL has been a successful developer in Queenstown over several decades and through several property cycles. It is unlikely to base its timing on Council's assessment versus its own knowledge, skills and experience. There are greater costs on a community like Queenstown when a large developer goes into receivership (consider the effect on suppliers, builders, contractors and other creditors) than any supposed cost that may fall on the community through development being undertaken at a carefully considered pace. Others may have their views on the cost of lost opportunities but they are not the people taking the risk. The property market is something beyond the control of any developer and it is not equitable to penalise a landowner because he has taken into account factors that are beyond his control.

vi) Integrated Zoning and Master Planning

It is too simplistic to apply the proposed policy to all land that is zoned for development. There is a huge difference between a site that has been zoned for a single use (e.g. a residential or industrial site – where the developer may be expected to undertake a subdivision of similar sized sections, sell them all and move on to the next site) and an area that has been zoned for mixed use or, as in the case of the RPZ, for a second town centre. The RPTC has been, and continues to be, carefully master-planned and development needs to be carefully staged to provide the best community outcomes. Rushing in and developing the whole site, say following the pattern of the Riverside Road residential sections, would have meant that the community would have been unable to provide a site for the Remarkables Park Town Centre (RPTC), the new Wakatipu High School or sites for the RPTC entertainment and hotel precincts and other facilities in such premier locations, associated with complementary activities.

vii) Statutory/Planning Constraints

There is a further reason why it would be inequitable to charge higher rates on the RPZ land. The largest single lot at RPZ is "Lot 6" (which adjoins the Queenstown Airport Corporation land) and councillors will be aware that QAC has issued a Notice of Requirement to designate 19 hectares of Lot 6 for Airport Purposes. If the designation is included in the District Plan, the effect of S17691) (b) means that:

no person may, without the prior written consent of that requiring authority, do anything in relation to the land that is subject to the designation that would prevent or hinder a public work or project or work to which the designation relates, including—

- (i) undertaking any use of the land; and*
- (ii) subdividing the land; and*
- (iii) changing the character, intensity, or scale of the use of the land.*

Simply put, RPL is legally precluded from developing the largest RPZ lot. Under these circumstances RPL should not be penalised through higher rates when it is constrained by statutory requirements that have been imposed by Council's own subsidiary.

viii) Economic Use

It is also relevant that, far from lying fallow, the areas of land in the RPZ that have not yet been developed for commercial, residential, educational, office and commercial recreational uses have in fact been actively and productively farmed, providing employment and economic growth in the district. RPL has operated a successful deer stud on its land and held regular deer sales over the years.

ix) Legal perspective

Rating of Undeveloped Land with Zoning

- The rating changes proposed in the Annual Plan include increasing rating of undeveloped land with zoning.
- Council has advised that of the fewer than 20 properties in the District that would be affected by such a change, the impact on three belonging to Remarkables Park Limited have been modelled. The impact of the proposed amendment on those three properties is an average increase of rates of 84%.
- Remarkables Park Limited opposes the proposal on the grounds that the reasons given for the proposed amendment are insufficient to support the proposal, and the targeted rates and charges to which the increase will apply do not reasonably relate to the demand imposed by vacant land that is held for future development. The proposal is also technically deficient in that the proposed definition of *Vacant Sections/Zoned Land* lacks sufficient clarity to allow certainty of application.

Reasons for amendment do not support proposal

- Our comments on the reasons advanced for the proposal are as follows.

Encouraging release of zoned land

- The purpose of the Act is set out in section 3:

The purpose of this Act is to promote the purpose of local government set out in the Local Government Act 2002 by—

- (a) providing local authorities with flexible powers to set, assess, and collect rates to fund local government activities:

- (b) ensuring that rates are set in accordance with decisions that are made in a transparent and consultative manner:
 - (c) providing for processes and information to enable ratepayers to identify and understand their liability for rates.
- The purpose of local government set out in section 10(1) of the Local Government Act 2002 is:
 - (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
 - (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.
- The emphasis is on funding local government activities, including good quality infrastructure and regulatory functions. The Act does not provide for rates to be used as a means to hasten the development of zoned land, and such a purpose is necessarily *ultra vires*. In any case, as the Council is well aware, most developers in the District and certainly Remarkables Park Limited, are assiduous in advancing development proposals in a timely and considered matter, so that there is no need to introduce rating penalties to try to encourage progress. In addition, the rates increases, while extreme as a percentage, are unlikely to encourage the risk of development, the costs of which will be completely disproportionate to those increases.

Promoting affordability

- Again, this is not a function of rating under the Act, but even if it were it is impossible to see how increasing rates will promote affordability, as successful developers inevitably have to pass on their costs, plus a margin for risk.

Recovering holding costs in relation to infrastructure planning and provision

- This assumes that Council has invested in infrastructure ahead of development in the area in which the proposal will result in rates increases (recreation and events, and roading¹), but there is no evidence that is the case.

Deterring land banking

- Land banking for master planned developments may well be beneficial to land development. In any event, again, this is not a function of rating under the Act. Even if it were our comments above about the release of zoned land are applicable. In fact this is not a separate reason, but a restatement of the 'release of land' issue.

Avoiding plan changes to enable development elsewhere

¹ This cannot apply to the targeted water supply rate because it only applies if connected and therefore is inapplicable to vacant land, however defined.

- This is most certainly not a valid purpose for rating, but beyond that it is drawing a very long bow to suggest that developers will not seek plan changes for land considered valuable for development because other land is being developed. The cost and timeframe involved in preparing land for development, including any necessary zoning changes, is so extensive as not to allow rating issues to become a consideration.

Targeted rates and charges to which the increase will apply do not reasonably relate to the demand imposed by vacant land that is held for future development

- An examination of the targeted rates and charges that will increase under the proposal suggests that there is no relationship between demand and the categorisation of the land by zone, as long as it remains vacant. Those rates and charges are:
 - Governance rate.
 - Regulatory rate.
 - Recreation and events rate.
 - Recreation and events charge.
 - Roading rate.
 - Water supply rate (if connected).
- Whether the land is vacant and zoned for development, or merely vacant under the Primary Industry category, there is no increase in demand related to any of these rates and charges based on suitable zoning for development. It is only when the land is developed that there will be an impact on Council's costs, and at that time the rating category of the land will change. Since the purpose of the Act is *to fund local government activities*, there is no justification for the increased rating that will arise under the proposal.

Proposed definition of Vacant Sections/Zoned Land

- The term *land zoned for development* provides insufficient clarity and certainty as to the land to which it applies. All zones allow for development of some description. In order for the definition to be effective it needs to list those zones to which it applies. Indeed, for the proposal to be in any way equitable it should also be required to apply to land that has been Designated by a Requiring Authority but not fully developed for the designated purpose.

7.0 Conclusion

Porter Group and Remarkables Park employ an executive team of 11, wholly engaged with Queenstown development, very substantially focused on the development of Remarkables Park.

In addition they employ a further seven physical development and maintenance staff as well as contractors and supporting consultants as required. Remarkables Park Limited is constantly involved in negotiating, planning and executing developments on its own and with third party sub-developers.

There is no evidence whatsoever that Remarkables Park Limited is seeking to withhold land from development. To the contrary, it is one of the largest development teams in the district and is actively working on developments on a daily basis.

Its past developments undertaken through recessions and periods of stronger demand have significantly benefited the district as will planned future developments.

Remarkable Park Limited submits:

- a) There is no justification for seeking to levy even higher rates on Remarkables Park land
- b) That seeking to impose higher rates on any undeveloped land in in the district is the wrong approach and it will not achieve its intended objective. A proactive 'carrot' not punitive 'stick' approach is the best approach to speeding up appropriate land development in the district.

Accordingly Remarkables Park Limited opposes the increased rating proposal on undeveloped zoned land.

SAVE THE LADIES MILE TREES COMMITTEE HILLOCK, MAGGIE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

OUR SUBMISSION The Save the Ladies Mile Trees Committee (“ the Committee “) fully endorse and encourage the Council to take this course of action in the next 12 month period. It is a permanent and long term solution to the problem of the overhead power lines and the row of trees occupying the same space on the Ladies Mile. **OUR HISTORY** After the public meeting held on 10 February, and information was provided by the Mayor and Delta officials, a further public meeting was held on 22 February. At that meeting a committee was formed from those present to ensure the public momentum to solve this problem was sustained and to provide leadership and co-ordination. The Committee has met regularly since then discussing and acting to achieve its goal to “ save and retain the 29 trees on the Ladies Mile [situated on the Walker property boundary] as an ongoing amenity to the Community and visitors “. The Committee has legal status as a sub-committee of the Lake Hayes Estate Community Association. **OUR REASONS** The Committee believes the undergrounding of the power lines some distance away from the trees is the logical, and possibly only long term solution, to save and maintain their good health and optimum amenity value. The Committee accepts that a 50/50 split of cost between QLDC and Aurora/Delta seems fair given the resulting advantages to both parties. It is public knowledge that a similar 50/50 fund existed in the past for the “ undergrounding ” of existing power lines. Therefore the proposal is not without significant local precedent. We understand that \$1 million would allow the undergrounding of the power lines along the whole of the Ladies Mile, and not just the Walker property section. Although annual trimming on a shared basis would be a cheaper option, the safety zone required for the high voltage lines results in significant shape alteration to the trees, and may have potential adverse health effects. This problem will remain, and possibly get worse, as the trees become older and bigger. The alternative of removing the trees (as proposed by Delta), but leaving the overhead lines in situ, would increase the potential for a major power outage should a vehicle leave Highway 6 and hit a pole. This stretch of road is very busy, becoming increasingly busier, and vehicles travel at high speed given the straight road and good visibility. Many overseas drivers travel this road, some of whom are unfamiliar with two way traffic at 100kph plus speeds. Undergrounding the power lines would permanently negate this hazard. Given the exponential growth in Queenstown and Frankton in recent years, and the future forecast, it is probable these power lines are due for an upgrade in capacity and / or quality. Such an upgrade could happen at the time of the undergrounding - to the advantage of Aurora, QLDC and the local community. The Committee is aware that the undergrounding of historical existing power lines is a district wide issue. Although we are focused on this one location, if this proved to be a successful process for the Ladies Mile, then QLDC could use it as a model for similar situations in the future. **CONCLUSION** While the Ladies Mile row of trees is currently on private land, every one of the thousands of locals and visitors who travel daily

past this magnificent avenue, consider them an important and integral section of the attractive northern Gateway to Queenstown. The loss of this vital part of the resort's entrance landscape would be immensely significant to the Queenstown Lakes community. [Also see " Other Issues " Section of this document for related topics of " Next Trim " and " Protected Status "] The Save the Ladies Mile Trees Committee (John & Maggie Hillock, Alan Brady, Geoff Patterson, Stuart Victor, Hal Shaw, Dianne Hart, David Sinclair and Bryce Whiting) 26 April 2016

LAGAROSIPHON

FURTHER COMMENTS

The SLMT Committee has two other Annual Plan requests related to the maintenance and preservation of the row of 29 trees on the Ladies Mile. 1. Funding to pay for the next Tree Trim. Delta gave the trees a major trim in April 2016. However it seems likely the trees will need a further trim in 12 months time. We submit that the Council should fund this trim (which would likely be done by Delta). It is estimated this would cost \$6000 (2 days work @ \$3000 per day for men and machines). We expect this money could be directed from funds already allocated for works of a similar nature. We suggest this trim would " buy time " and facilitate the joint venture undergrounding proposal moving forward. 2. Protection under the District Plan (or Proposed District Plan) for the Trees. Given the public concern at the threatened removal of these trees, and the work and effort that is now going into saving them, the Committee considers it important they should be afforded some protection under the District Plan. It is submitted that at the first available opportunity the trees should be : (a) added to Appendix 3 (Section 13 " Heritage " of the current District Plan - see Rules page 12 (iv) / Discretionary Activity / Heritage Trees), and (b) added to whatever mechanism is put in place in the Proposed District Plan for similar protection for heritage or character trees.

SHAPING OUR FUTURE KENNEDY, DAVID

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please see attached document



Submission to Queenstown Lakes District Council Annual Plan 2016 – 2017

Shaping Our Future Steering Group submits in support for a \$50,000 grant included in the 2016/17 Annual Plan.

The budget below outlines projects and costs. Please note this budget allows for two new forums per year. Shaping our Future currently has four taskforces in place – Transport in Queenstown and Wanaka, Glenorchy and Arrowtown Visioning and will be establishing Events in Queenstown and Wanaka in the first half of 2016. Arrowtown and Events are due to be finalised in FY16/17. (Note: please see below this submission for a report outlining activity in the year ending June 30, 2015)

Projects requiring expenditure	Expenditure within financial year ending 2016
Community visioning process – reassess vision and priorities	6000
Coordination Services	38000
Forum support – minimum 2 new forums	8000
Membership drive and Advertising	2000
Annual progress report and AGM	2000
Web support and hosting	2000
Total	58000

Total spend for 2016/2017 is currently budgeted at \$58,000

The shortfall is to be made up by Corporate Membership Fees and Sponsorship. The development of our Strategic Plan and new website have been designed to help with raising additional funds. We are also talking to community trusts about acquiring additional funding.

Shaping Our Future plans a 'Sinking Lid' on requests for Queenstown Lakes District Funding that will see funding requests progressively reduce over future years.

For more information about Shaping Our Future and its activities for the year 2015/16, please see the attached Report to Queenstown Lakes District Council dated April 2016 and attached update report prepared for the AGM in Feb 2015.

For more information about the organisation and its future project planning please visit www.shapingourfuture.org.nz or contact Chairman David Kennedy on 021 2721287 or david.kennedy@nttourism.co.nz

Field C

Field C

We would like to be heard in support of our Submission.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'David Kennedy', is written over a horizontal line.

David Kennedy
Chairman Shaping Our Future Steering Group



**Shaping Our Future Inc.
Report to Queenstown Lakes District Council
April 2016**

Shaping our Future - Highlights 2015/16:

Shaping our Future Inc has now been operating for five years, during this time our processes have been refined and we continue to be a 'learning' organisation. Increasingly we are being approached to run forums or help communities.

- Completed four forums in the latter part of 2015 and currently have four taskforces working on reports – Glenorchy and Arrowtown Community Visioning and Transport Taskforces in Queenstown and Wanaka (working separately but with communication between the two)
- We are about to repeat the first Shaping our Future forum on Events, staying true to our goal on revisiting subjects to ensure relevance, assess change of environment and re-engage with the community.
- Shaping our Future won the Regional Trustpower Community Awards and competed for the National title in Dunedin in March. Kathy Dedo and AJ Mason from Shaping our Future and Rachel Brown and Merv Aaoke from QLDC attended. Interest in our process was expressed from a number of different regions and also Melbourne.
- Steering Group members have been networking and talking to community groups regarding Shaping our Future, our goals, successes and processes including Rotary and Thinking for the future Business lunch in Central Otago to raise awareness.
- Shaping our Future AGM was held in November in Wanaka with over 50 people in attendance. Two new Steering Group members were elected – Esther Whitehead and AJ Mason. Ralph Hanan, Ed Taylor and Jim Boulton were re-elected.
- Alastair Porter stood down at the AGM and was co-opted back onto the Steering Group.
- The Shaping our Future website encountered technical issues late in 2015 and after investigation was taken down. A new interactive website is currently being developed, with completion expected by 1 June 2016.
- Facebook engagement has increased by over 100 people since January 2016.
- Membership of Shaping our Future has increased from 50 members at the start of financial year to 372 members with a further 250 on our mailing list. This includes 14 corporate members. Membership is free for individuals.
- Shaping our Future executive Anita Golden was on maternity leave from October 2015 – Feb 2016. Louise Vicente was appointed to cover the role.
- Shaping our Future have developed a Strategic Plan (attached) and is working on a 'toolkit' for our taskforces to perform their roles more effectively.
- We are currently actively seeking additional funding as an increase in demand for our process has put pressure on funding, especially for the hours required of the executive to facilitate the taskforces.

Shaping our Future - Forums

At the heart of Shaping our Future is our forum process – it's how we engage with community members on different topics. We encourage collective community future thinking and working towards a long term vision.

Our process follows the same format each time:



Forums to Date:

2012/13

Events Report - first round of recommendations completed in 2013. In response to that Task Force report, an Events Office and funding regime has been established. First public reports filed.

Economic Futures – first round of recommendations responded to by council with an Economic Development report commissioned by the council. Shaping our Future held a second Economic Futures forum on the QLDC report with community views submitted to QLDC in 2014.

2014/15

Energy Report – The taskforce reported back numerous times with the final report presented in March 2015. A number of the recommendations have been included in the current QLDC district and 10 year plans.

Innovation Forum – A forum was convened in Wanaka with good attendance. However, volunteers were not forthcoming for a taskforce to be successfully established.

Visitor and Tourism Report – Forums convened in Queenstown and Wanaka – task force established and completed their report in late 2014. Key recommendation of a Destination Management group created and in 2015 which continues to meet regularly into 2016.

Speaker Series – Martin Snedden and Kauahi Ngapora Speaker Series held September 2014.

2015/2016

Upper Clutha Conservation Report – Shaping our Future was supported by the Department of Conservation. Final recommendations and report presented back to the community in September 2015. Final report and presentation of recommendations presented to the Steering group in October

2015. Key recommendation presented to QLDC and ORC. Establishment of a group of Conservation representatives from the Upper Clutha region to action and refine other recommendations to be established in 2016.

Glenorchy Visioning Forum – Forum held 11/12th April 2015. Taskforce established with final recommendations and report expected by June 2016.

Lakes District Transportation Forum – Forum held in Queenstown and Wanaka in May 2015. Taskforces established in Queenstown and Wanaka with final recommendations and report expected by June 2016.

Arrowtown Community Visioning - Forum held in August 2015 over two nights in Arrowtown. Taskforce established in early 2016 with final recommendations expected by August 2016.

Planned Forums

April 2016 – Events Forum – Forums are scheduled for 21st April (Queenstown) and 28th April 2016 (Wanaka) to revisit the Events Report from 2011/12. This is the first time Shaping our Future will revisit one of our forums. The purpose of revisiting is to check progress, re-evaluate the environment (baseline) and realign the vision and roadmap (if necessary). By revisiting we aim to keep reports relevant, effective and ensure we are planning for the long term.

Affordable Living – September 2016 (TBC) – With an increase in visitors, residents and pressures on current infrastructure the affordable living forum aims to look at a high level at range of options for ensuring the Lakes District remains a quality, attractive place for residents and visitors alike. Shaping our Future are currently investigating funding options to assist with this forum.

Funding

Money from the QLDC grant is used to pay coordination and administration costs plus direct Forum costs including advertising and facilitation. Other costs for the 15/16 financial year include redeveloping www.shapingourfuture.org.nz and producing our annual progress report. We are a lean organisation run by a volunteer Steering Group. We try not pay meeting venue expenses, using either Council facilities or donated boardrooms for meetings. We do provide tea/coffee and minimal food at forums that are held in the evening.

Shaping Our Future has been granted \$50,000 for the year ended June 30, 2016. This money has been committed in the following way:

\$38,000 for coordination services – support and administration

\$12,500 Forum and Speaker Series Costs

\$4,000 Advertising and Membership Drive

\$2,500 Annual General Meeting, Annual progress report, website maintenance

\$10,000 New Website

Note: This budget includes \$17k carried over from 2014/15 FY. Funding carried over from the 2014/15 year was used to complete MOU obligations (due to a six month delay in MOU establishment) with four taskforces currently in progress. Shaping our Future was up to date with MOU obligations at June 2015. This budget will be fully spent or allocated by June 2016.

Governance

Shaping Our Future is an incorporated society with tax exemption. It is guided by an annually elected volunteer Steering Group. David Kennedy (chair), Alastair Porter, Jim Boulton, Trent Yeo, Ralph Hanan, Ed Taylor, Mandy Bell, Kathy Dedo, Mark Edghill, Esther Whitehead and AJ Mason. Three live in Wanaka/Hawea and seven in Queenstown. The next AGM is scheduled for November 2016.

Community Engagement:

Shaping Our Future has 350 members including 14 corporate members (up from 50 members at the start of financial year). Individual membership changed from costing \$20 to free at the start of 2015. During 2015 over 350 people have attended Shaping our Future forums.

Steering Group member Esther Whitehead has lent her expertise to the Shaping our Future facebook page with likes/followers increasing by 100 members in the past two months.

With the website currently down membership has been static since the beginning of 2016. The new website aims to encourage people to join, engage and support Shaping our Future.

Over 2000 people have participated in one of our forums, workshops or Task Forces. In 2015 over 1500 hours of volunteer time was donated by the Steering Group, Task Forces and businesses. Since 2011 we have completed eight forums on Shaping our Future visioning, Events, Economic Futures, Energy, Visitor and Tourism Industry, Upper Clutha Conservation, Glenorchy Visioning, Transport and Arrowtown Community Visioning.

David Kennedy

Chairman

Shaping Our Future Inc. The next report will be provided by June 2016



STRATEGIC PLAN
2015-2018



STRATEGIC PLAN 2015-2018

SOF VISION

Give every person in the community a voice today to shape our future

SOF MISSION

Engage the community, gain their input, and obtain commitment to action in support of the community-created district vision

SOF VALUES

Encouraging exceptional solutions to current and future issues

Providing support for enterprising people and ensuring our spectacular environments are protected and enhanced for future generations

Monitoring the outcomes and encouraging other parties to proactively bring about the visions

Working collaboratively with others

Being a learning and enabling organisation

Conducting our business with integrity in an open, honest, transparent, and accountable way

Maintaining independence from members' or stakeholders' political agendas



STRATEGIC GOALS

1. Raise awareness and understanding of SOF
2. Build SOF membership base
3. Review the community-created vision
4. Work toward making the QLD vision a reality
5. Diversify funding support for SOF (while maintaining independence)

See pages 7-8 for SMART version of these goals and supporting actions



Community-created District VISION

In 2011, over 1000 people contributed to the first Shaping Our Future visioning process through facilitated public workshops in Makarora, Glenorchy, Kingston, Wanaka, Luggate, Hawea, Arrowtown, and Queenstown; and through online surveys. The University of the Third Age, Chambers of Commerce, and schoolchildren also were consulted. The result? A community-created, shared vision for the district:

Spectacular environments, enterprising people, exceptional solutions

What does this look like?

Individuals and groups committed to finding creative ways to build better lives, for now and for generations to come. A district embracing the concepts of Kaitiakitanga* and Manaakitanga**. Applying these values reflects our intention to move forward together, based on a shared approach.

*Kaitiakitanga means guardianship, care, and protection. It includes the management of natural, cultural, and built environment resources for current and future generations.

**Manaakitanga implies a reciprocal responsibility upon a host, an invitation to a visitor to experience the best we have to offer.



Community-created District PRIORITIES

As the community creates the district we want, SOF forums will address these agreed priorities established during the 2011 visioning process:

- **Preserve and enhance the natural environment**
The community and visitors value and respect the natural environment. The natural landscapes and waterways are actively managed and accessible with a focus on restoring/regenerating natural states.
- **Community Development**
Create a strong sense of integrated community, residents are engaged and committed to helping others/creating opportunities for collaboration with their local community and working together to protect and enhance the local experience for residents.
- **Education**
The district has opportunities for educational excellence from birth to tertiary and beyond. Development of niche educational opportunities e.g. Business hub, environmental, specialist areas.
- **Engagement in governance**
Ensure powerful networks make local decisions, empowering people to participate and take an active role in ensuring the community is a force in decision making across the whole district.
- **Diverse economy**
'Old world charm with new world services'. A strong local economy embracing local people, local skills and diversity in the workforce. An affordable place for people to live their entire lives.



Community-created District PRIORITIES (continued)

- **Infrastructure/facilities**

The district has leading sports, health, events, sewerage, water and roading networks designed to grow with the population.

- **Build self-sufficiency**

A showcase for sustainable practice. Practical and sustainable development, land use, building design, use of local energy and local food production. Using local produce, people and expertise where possible.

- **Connectivity**

A network of trails around the entire district, practical and affordable public transport links, a district wide cohesive transport and recreational link. High level of technology employed or accessible across the entire district.

- **Tourism**

A diverse range of tourists visit the district, stay longer, spend more and appreciate the natural environment.

- **History**

History of the district is honoured, preserved and conserved.

- **Town Development**

A focus on warm healthy, environmentally healthy housing, with natural development boundaries. Businesses have a hub for creativity and resources and the community have a base for community activities.



SMART Goals, Actions, and Current Status

GOAL	ACTION	WHO RESPONSIBLE	WHEN	EXPECTED OUTCOME
1. Raise awareness and understanding of SOF	a. Develop a communication strategy to enhance awareness and engagement, including:	AG, SG especially CC		
	i. Create one-page summary definition of SOF	KD, AG	Aug-Sept 2015	Clear and concise elevator pitch tool
	ii. Communicate our strategic plan with key stakeholders	Steering Group (assignments?)	July-September 2015	Better understanding of SOF among our key stakeholders, willingness to partner
	iii. Maximise value of each forum cycle – continue to advertise and promote SOF process	AG	ongoing	Wider community aware of and understands SOF process
	b. Establish guidelines for partnering with other organisations	Steering Group	June 2015	Key stakeholders using SOF process appropriately
	c. Encourage representation by those who will actively promote SOF vision (e.g., on Steering Group and task forces)	AG, SG	Ongoing	Steering Group and task forces have members who understand and promote SOF process and vision
2. Build SOF membership base	a. Communicate new membership structure (eg free for individuals, \$ for corporate/organisational members)	AG	July-December 2015	Start 2016 with ___ individual members and ___ paying members
	b. Identify key stakeholders/partners and build relationships with them	Steering Group (assignments?)	July-December 2015	Partners on board, attending forums, spreading the word



SMART Goals, Actions, and Current Status (continued)

GOAL	ACTION	WHO RESPONSIBLE	WHEN	EXPECTED OUTCOME	
3. Review the QLD vision	a. Revisit district-wide vision and priorities for the future as established in 2011 – hold forums to review	AG and Steering Group	Timing?	Engaged community contributes input at forums held throughout district	
	b. Revise QLD vision as necessary	QLD Vision Task Force, AG	Timing?	A community-created, shared vision for future success in the Queenstown Lakes District	
	c. Maintain a relationship with QLDC that is collaborative but questioning	Steering Group	Ongoing	SG regularly engages with QLDC to ensure understands and use of SOF process; QLDC takes actions as recommended by task forces	
4. Work toward making the QLD vision a reality	a. Work through QLD priorities as created in 2011 and as revised in 2015 i. Use forum process to engage community, gain input, and recommend action ii. Include review and learning steps to ensure agencies keep commitments and we learn from each cycle	All	2016-2018	Forums held, task forces formed, recommendations made, action taken by appropriate entities. Ongoing accountability, learning, and improvement become regular parts of the process	
5. Diversify funding support for SOF (while maintaining independence)	a. Identify grant-making organisations that we could approach (eg Central Lakes Trust, Graham & Olive West Trust, Elsie & Ray Armstrong Trust)	AG, Steering Group	4 th Q 2015	<ul style="list-style-type: none"> A prioritised list and timing for local and regional grants Applications made as appropriate 	
	b. Identify key stakeholders who could make financial or in-kind contributions	Steering Group	4 th Q 2015	A plan for approaching as appropriate	



APPENDICES



Shaping Our Future HISTORY and CONTEXT

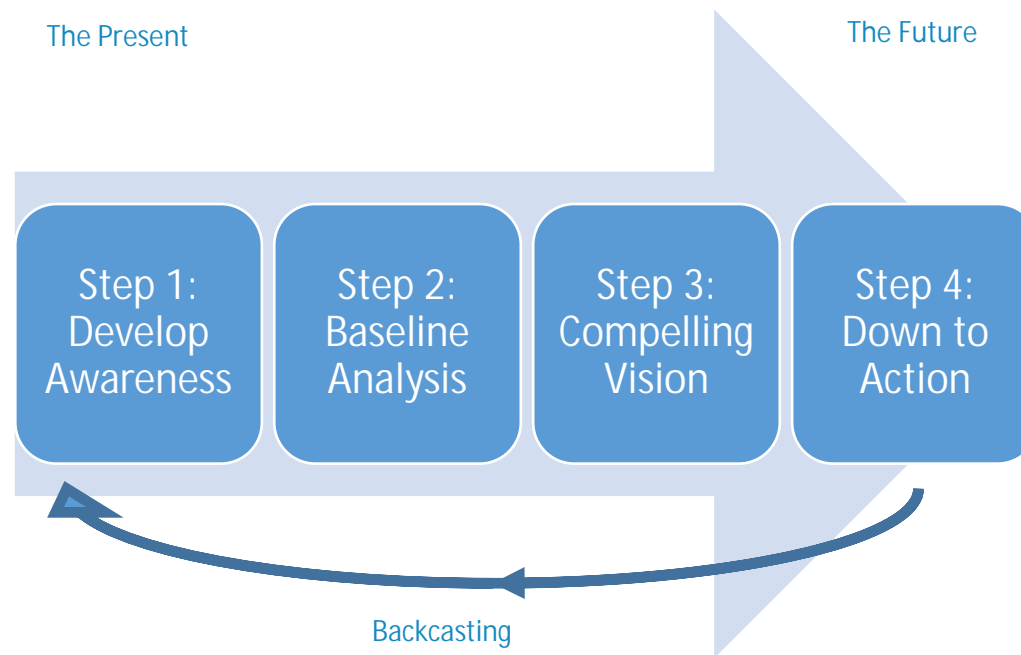
SOF was established in 2011 by a group of Queenstown Lakes District community leaders. A widespread visioning process established a vision and priorities for the district, with input from over 1000 people via public forums and online surveys. SOF was registered as an incorporated society in January 2013. A Steering Group elected community leaders meets regularly. By May 2015 SOF had engaged with the community on the following priorities: District-wide Vision, Events, Economic Development, Energy, Innovation, Visitor Industry, Conservation, Transport.

The Queenstown Lakes District has enjoyed a long period of significant employment, visitor, and population growth. This growth is forecast to continue at a rapid pace, and the district will face increasing pressure to manage the associated infrastructure, environmental, and community demands. SOF aims to ensure community issues are heard and acted upon by local government and other organisational entities that can influence change. It is about collaboratively creating a long term vision and roadmap for future generations.



Shaping Our Future THEORY

Our approach is based on The Natural Step's theory of a continuous spiral of visioning, establishing baselines, raising awareness, and taking action toward the vision. Each step further raises awareness and further moves the baseline towards the vision.





Shaping Our Future PROCESS

SOF is a process for collective decision making that harnesses local talent and enables a vision for the future success of our district. This happens through a loop of consultation, recommendations, and action. Practically speaking, it begins with local public forums that engage the community around a specific priority issue, gaining input and prioritising desired outcomes. A volunteer task force uses this data to create recommendations for action, which are then approved in another round of public forums. Once approved, recommendations are made to organisations that can take action and influence change in that specific area.





Shaping Our Future PEOPLE

THAT'S YOU!

At it's simplest, SOF is about community engagement. Giving a voice to the community and asking its members to use it to direct our future. Anyone living or paying rates in the Queenstown Lakes District is invited to participate in the SOF process. Watch for upcoming forums in your local media outlets – they are always well advertised.

MEMBERSHIP

Shaping Our Future is an incorporated society and anyone in the district may join, either as an individual or an organisation. Membership is free for individuals and organisation pay \$50 - \$500 but donations are always welcome. Members are kept informed of SOF activity by email. Corporate or organisational partners are also welcome to provide financial support and or expertise.

STEERING GROUP

Steering Group members are elected each year at the AGM, based on nominations from the community. This volunteer group maintains and executes the SOF Strategic Plan, which directs our activity. A paid part-time Executive works with the Steering Group, leading the administration and coordination of SOF.

SHOTOVER PRIMARY SCHOOL BUIST, CLAIRE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am hoping that this is the correct place to discuss our concerns about road safety and to put in a submission for a kea crossing and school signs in Shotover Country. Shotover Primary School opened last year with 84 students. Our roll is now on 259 and is expected to grow rapidly over the next 12 months as houses are completed in the subdivision and families move into the area. Our current site allows for up to 450 children with plans for two more stages to be built. The first stage will allow for roll growth up to 650 children and the second up to 850. The school has two main entries: Stalker Rd: Main Entry Jones St: Kiss and Drop off zone Families have expressed concerns about safety of children commuting from Lake Hayes to school via Jones St. This area is high volume traffic consisting of drop off on the K&D, parked cars along the kerbside, cyclists, scooters and pedestrians. Over a week, Josh and Charlie surveyed the area before and after school on Jones St. They placed themselves at the exit point of the K&D and observed the crossing on Jones St. Numbers over the three days varied and influenced by the weather. They noted a high volume of traffic particularly in the afternoon during a highly condensed time. 2:55 - 3:15:

No. of cars/ people, Day 1: 87/59	No. of cars/ people, Day 2: 98/68	No. of cars/ people, Day 3: 76/44
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This can be compared to slightly larger numbers in the mornings which is a longer period of time: 8:15 - 9am

No. of cars/ people, Day 1: 101/59	No. of cars/ people, Day 2: 126/ 94	No. of cars/ people, Day 3: 142/87
------------------------------------	-------------------------------------	------------------------------------

We believe these numbers will rise over winter. Based on this information, we would like to submit that a kea crossing operating would increase public awareness and the safety of our children. We would also like to suggest that signage needs to be addressed. There appears to be minimal school signs in the subdivision (one up by the roundabout on Stalker Rd) and we would like to ask that there be further consideration into the placement of flashing light signage, particularly on Stalker and Jones Roads.

SOUTHERN DISTRICT HEALTH BOARD ROXBURGH, MARIE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please see attached document

QLDC
02 MAY 2016
QUEENSTOWN

Public Health South

Dunedin: Private Bag 1921, Dunedin 9054
Ph: 03 476 9800 Fax: 03 476 9858

Invercargill: PO Box 1601, Invercargill 9840
Ph: 03 211 8500 Fax: 03 214 9070

Queenstown: PO Box 2180, Wakatipu, Queenstown 9349
Ph: 03 450 9156 Fax: 03 450 9169

SUBMISSION ON: Queenstown-Lakes District Council Annual Plan 2016/17

To: Queenstown-Lakes District Council
Private Bag 50072
Queenstown

Details of Submitter: The Southern District Health Board
Address for Service: Public Health South
Southern District Health Board
Private Bag 1921
DUNEDIN 9054

Contact Person: Marie Roxburgh

Our Reference: 16Apr07

Date: 27 April 2016

Introduction

Southern District Health Board (Southern DHB) presents this submission through its public health service, Public Health South. This Service is the principal source of expert advice within Southern DHB regarding matters concerning Public Health. Southern DHB has responsibility under the New Zealand Public Health and Disability Act 2000 to improve, promote and protect the health of people and communities. Additionally there is a responsibility to promote the reduction of adverse social and environmental effects on the health of people and communities. With 4,250 staff, we are located in the lower South Island (South of the Waitaki River) and deliver health services to a population of 306,500.

Public health services are offered to populations rather than individuals and are considered a "public good". They fall into two broad categories – health protection and health promotion. They aim to create or advocate for healthy social, physical and cultural environments.

This submission is intended to provide general commentary to the Queenstown-Lakes District Council (QLDC) relating to the consultation document "District Annual Plan 2016/17".

General Comments

Please find enclosed our detailed feedback on your plan in the table below. Items A – G are issues identified as per your Plan. Additional priorities for Southern DHB are listed as H-J.


QLDC 2016/17 Annual Plan Proposals		Southern DHB Priorities	Our Position	Comment
A	Shift Power Lines Underground		Neutral	
B	A one-stop shop for QLDC in Queenstown		Neutral	
C	Review of Rates, Fees and Charges		Neutral	
D	The Weed that Threatens our Waterways		Neutral	
E	Opening Sooner – Wanaka Pool and Project Shotover	Discharge to Shotover river	Support	Public Health South supports the efforts being undertaken to improve the quality of sewage treatment for Queenstown, in particular the ongoing dialogue we have had with your engineering department in this regard. We are also supportive of efforts to accelerate the completion of the Wanaka pool given the positive health effects that accrue through improved access to physical activity.
F	Traffic Issues in Downtown Queenstown	Growing Population and Pressures on Infrastructure/Opportunities for Physical Activity	Support	We support the measures designed to reduce congestion and improve traffic flows as part of a need to address the pressures on infrastructure brought about by rapid growth. We also commend past efforts QLDC has made to provide for walking and cycling and encourage any measures designed to discourage private traffic having to park in Queenstown's Central Business District.
G	Planning for the Future Growth of Our District	Growing population and pressures on infrastructure	Support	Given the rapid growth, we support additional resources being allocated to complete its District Plan review.
H		Fluoridation	Recommendation	We continue to support community water fluoridation as an important public health measure in the maintenance of oral health and prevention of tooth decay. We recommend that this is provided in reticulated water supplies of towns with populations greater than 1000 residents.
I		Smoke-Free	Recommendation	We would encourage QLDC to develop a clear policy on the continuing roll-out of smoke-free environments to meet the Government's commitment to a Smokefree Aotearoa by 2025.
J		Local Alcohol Plan	Recommendation	We would encourage the Council to move towards approaches to reduce alcohol-related harm through either a Local Alcohol Plan (LAP) or some other agreed regulatory process.

Summary

Southern DHB appreciates the opportunity to comment on the Queenstown-Lakes District Annual Plan 2016/17.

In conclusion we wish to highlight the value to the community and to our own organisations of a working partnership between local government and the public health service. This is especially relevant when the impact of various council activities on population health is considered. We would like to build on this by supporting the development of a Health in all Policies approach by council. We would welcome the opportunity to discuss this further with you.

We wish to be heard in regards to this submission.

A handwritten signature in black ink, appearing to read 'M Roxburgh', with a stylized flourish at the end.

Marie Roxburgh
Health Promotion Advisor

SOUTHERN LAKES TV GROUP NEWPORT, PETER

District-wide

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Southern Lakes TV Group has developed a new type of online regional TV network to fill the vacuum created by the significant decline in regional mainstream media coverage. The Group also believes that a significant regional and national opportunity exists to build and promote an online digital community that encourages better social and commercial connections at a local and regional level. Southern Lakes TV Group has researched the willingness of local businesses to support such a venture through advertising. The research has shown promising results, especially because local newspaper advertising is hard to measure in terms of success, but local online advertising can be measured very accurately in both quantitative and qualitative terms. New Zealand On Air, which supports broadcasting and TV projects that need Government support in order to be viable, has created a new Regional TV fund which has \$1.3 million available to support ventures such as the one being proposed by Southern Lakes TV Group. Southern Lakes TV Group has applied for part of this funding and a decision will be made by NZOA by Mid-May, 2016. Our Group proposes that QLDC supports the new venture with a financial contribution in order to assist the project to be launched in late 2016. The economic benefits of the project align well with QLDC's aim to produce a resilient and diverse local economy. The online TV project will allow Queenstown's economy to move away from such a single focus on tourism and in the process will bring new skills, technology and jobs to the area. The project will also address the very significant loss of social and commercial cohesion caused by mainstream media withdrawing to the main population centres of New Zealand; Auckland in particular. The loss of a regional voice and identity could have serious social and commercial consequences if not replaced by a new, modern and lower cost online TV model that will survive the current upheaval in media business models. An additional benefit will be that the new online TV service can facilitate the Council's own communication with ratepayers and stakeholders, adding features such as regular online voting to the Council's capability in gaining on-going feedback and input. The service will be launched initially in the southern part of the South Island and will be headquartered in Queenstown. The project has the capacity to grow to be a national network of regional, online TV channels - but would remain based in Queenstown. The project has already recruited some of Queenstown's top technical, creative and commercial talent. Sir Eion Edgar has agreed to be Chairman of the Southern Lakes TV Group. Our Group would like to make a presentation to Council

in support of this submission. Peter Newport Southern Lakes TV Group April, 2016. 021 380 318

SOUTHLAND MOUNTAIN BIKE CLUB HOLLAND, CRAIG

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding re-zoning from rural to residential status for the area in Wanaka known as 'Sticky Forest'. We are against the proposal to rezone Sticky Forest to residential. Why? This area provides a unique place for locals and visitors to enjoy the outdoor lifestyle for which Wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists/visitors alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. Economic value; having the quality trails of Sticky Forest on the doorstep brings a large number of visitors to Wanaka and the surrounding areas & with the Deans bank and Cardrona Trails this makes Wanaka a genuine Mountain Bike destination for Tourists. With the Sticky Forest trails so close to Wanaka they must boost the value both to house prices in the area and also as part of the 'Wanaka lifestyle' which is what people move here for. There are many areas in Wanaka that are opening up to housing developments, there is no need to destroy this incredibly important part of the local outdoor pursuit? culture. Which covers a relatively small land area. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end we not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered in perpetuity to secure the quality of lifestyle so many value here in Wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you. Southland Mountain Bike Club.

SPORT CENTRAL/ SPORT OTAGO/ SPORT SOUTHLAND BRIMBLE, JOHN

District-wide

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please refer to our emailed accompanying documents.

Joint Submission on behalf of Sport Otago, Sport Southland, and Sport Central to the Queenstown Lakes District Council Annual Plan 2016-2017

1. Sport Central Funding Grant

Sport Central was established in the 2001-2002 financial year, in response to the growing identified need to have a resource that would service the sporting needs of the Central Otago area. The Queenstown Lakes District Council (QLDC) was the founding partner with Sport Otago in establishing Sport Central and the Regional Sports Trusts (RSTs) greatly appreciate the long-standing partnership and funding arrangement with the Council in their support of Sport Central.

The continued support of the Council is **critical** to the ongoing viability and sustainability of Sport Central and our ability to leverage funding contributions from other stakeholders.

The Council currently provides a grant of \$35,000 per annum (+ GST). We seek Council's consideration of ongoing support at this level (the Central Otago District Council has confirmed their grant contribution for 2016-2017).

The grant we seek from the Council will contribute to the following:

- Support of delivery of in excess of 30 community events, which encourage participation in physical activity. These cover the entire demographic spectrum; from early childhood, youth, adults, and the elderly.
- Advice and provision of safety and traffic management audits and plans for local events.
- Support of community-based activities and events through the provision of timing and other equipment (Sport Central provides a range of equipment) and personnel support to a wide range of organisations, schools, and event promoters; encouraging shared use of these resources, reducing duplication and demands on district funds.
- Advocacy, advice, expertise, and support to the QLDC communities on capability and organisational and event-based issues to a wide range of entities, schools, QLDC personnel, and local groups, whether sport and recreation focused or not.
- Provision of training and professional development for school staff/teachers within schools. Increasingly, this represents a move away from direct delivery of programmes, targeting children to provide a guiding framework for physical activity, physical education, and the building of capability and sustainability through teaching staff. Sport Central, with the wider support of Sport Otago and Sport Southland, complement rather than compete against the work of the QLDC staff directly delivering programmes into schools and activities for school-aged children.
- Support of schools' NCEA recreation programmes.
- Coordination of sport and recreation organisations and promoters in producing an annual events calendar for Central Otago.
- Sport Central's delivery of Active Movement professional development for early childhood teachers and parents, a **key** area of focus and point of difference. This is particularly critical in the QLDC catchment, with a high early childhood population demographic and the fastest growing area in terms of youth within New Zealand.
- Provision of fundamental movement skills based training in the primary schools setting; linked to Active Movement.

- Provision of 'competitive pathways' for QLDC school aged children through the instigation, organisation, and delivery of a range of competitions and competitive events, e.g. the Central District Duathlon, triathlons, bike, and multisport activities.
- The Central Otago Swim Safe programme; since 2012, Sport Central has assumed responsibility for the implementation, administration, monitoring, and planning of this programme, facilitating contributions from Water Safety New Zealand, the Central Lakes Trust, the Pinot Noir Trust, and the Community Trust of Southland. This programme is the most successful one of its type within New Zealand.

Attached to this submission, please find the Management Plans for the Sport Central personnel and a report on their activities and involvements over 2015-2016.

2. Wanaka Sports Facility and Pool

The RSTs and Sport Central support the Council's progressing of the Wanaka Pool. This represents a major asset to the district and will meet the needs of the Wanaka and surrounding areas' population going forward. However, as submitted in the previous year, we believe that a stepped charging system should be considered, which would ensure that non-ratepayer/transient users of the pool contribute to the cost of the pool.

3. Regional Facilities Strategy

Over the past two years, Sport Central, with the support of Sport Otago and Sport Southland, has advocated for the development of a Sport and Recreation Facilities Plan. This has now progressed to the extent that we have commitment from the majority of Territorial Authorities within Otago to proceed to formulate a collaborative approach in developing a strategy Otago-wide to sport and recreation facility planning.

Within the current Annual Plan process, the Council will undoubtedly receive a number of facility and amenity development proposals. Currently no mechanism exists across all Councils to assess the relative merits of these proposals, their fulfilment of basic 'best practice' principles, feasibility study requirements, proof of real **need** over **want**, and the degree of potential duplication across the region. The impact of these proposals tends to be locally focused, rather than assessing the impact relative to need across Otago as a whole. Councils are collaborating on a range of Otago-wide initiatives. We would encourage the Council to also collaborate in developing a Regional Sport and Recreation Facilities Strategy.

Working with the RSTs, this approach can then guide and lead Council decision making, involving and informing key strategic partners, thereby enabling **improved investment** outcomes, while also providing a formal, robust, and well understood process for the evaluation of proposals and a long-term strategic framework that assists with Council planning and fiscal implications for the QLDC and across Otago.

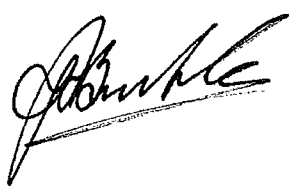
4. Tracks and Trails

Sport Central and the RSTs encourage the Council to continue its support and investment into developing and maintaining its network of tracks and trails. The standard, quality, and ongoing development of the network is a key strategic initiative that caters for the increasing national and international trend for local visitors and tourists to be attracted to the district.

5. Central Otago Sport and Recreation Strategy

Sport Otago and Sport Southland signal their intent to initiate the development of a Central Otago Sport and Recreation Strategy, flowing from the 2015 'Stakeholders Survey' of Sport Central. This will require close liaison, consultation, and the involvement of personnel from the Council, thereby ensuring that stakeholder and community needs are accommodated and that there is a common understanding and alignment in the event that the Strategy requires a change in focus and re-prioritising of Sport Central's activities.

Sport Otago, Sport Southland, and Sport Central reiterate their appreciation of the support provided by the QLDC. Due to the rapidly increasing population within the district, the pressure that this is now placing on infrastructure and the changing and increased needs of the various communities, it is critical that we work even closer with the Council to address the challenges facing the district, both currently and into the future.



John Brimble
Chief Executive, Sport Otago



Brendon McDermott
Chief Executive, Sport Southland



Bill Godsall
Sport Central

PROGRAMME ACHIEVEMENTS

Sport Central: 1 July 2015 – 31 December 2015 Queenstown Lakes District

Summary of Key Achievements as at 31 December 2015

- Six traffic management plans and five event management and safety audits developed for local events.
- Assistance provided in the delivery of nine community and school events involving 1910 participants.
- Timing equipment and personnel utilised at seven events, involving 1377 participants.
- Three coordination meetings held with secondary school Sport Coordinators.
- One funding seminar held in Frankton and five funding referrals received and actioned from sporting groups in the Queenstown Lakes District Council (QLDC) region.
- One project initiated with community sports organisations designed to improve their capability - Cycling club junior development programme with 70 participants.
- One coach development course held with eight participants.
- One opportunity for sports administrators to network, share best practice, and increase their capability was facilitated with 18 participants.
- Ongoing advice, expertise, and support given to the wider QLDC community on capability, organisational, and event-based issues to any groups, whether they are sport and recreation based or not.
- Six articles aired or published promoting sport and recreation in the QLDC area.
- Hosted one Steering Group meeting, plus other meetings with Council staff.
- 14 teachers and coaches were trained to deliver the Run Jump Throw programme at Shotover Primary School and Remarkable Runners Queenstown.
- 22 Active Movement professional development sessions delivered across 13 organisations within the region. 155 early childhood teachers and parents attended these sessions, along with 438 children. 10 library staff were also trained to deliver the Wriggle and Rhyme programme over four different sessions.
- Three schools participated in the Physical Activity Leader (PAL) programme, with 36 students trained as PALs.

- 12 schools (3231 students) participated in the Sport Otago facilitated Central Lakes Swim Safe programme. Students in the programme are achieving results above the national average across all measures. This includes 75% of Year 7 and Year 8 children able to swim 200 metres (national average = 36%).
- Assisted with the running of two golf tournaments (Wanaka Open and Queenstown Open) in the QLDC area.

These programme achievements for the current financial year reflect a focus on delivering and supporting local sport and recreation events and the development of children's fundamental movement skills (FMS).

Participation in events has increasingly become more prominent in catering to the sport and recreation needs of individuals. Sport Central plays an integral role in developing opportunities for participation and competitive pathways in event-based sport in Central Otago with a particular emphasis on youth. An example of this is the recently held Central Otago Primary and Intermediate Schools Triathlon, where students from QLDC-based schools featured prominently in the results (refer to attached Otago Daily Times article). Sport Central is also involved in the delivery of a number of national events that showcase the QLDC region, both national and internationally.

FMS are the building block from which participation in sport and recreation is founded. FMS development in young children is heavily influenced by parents and teachers; hence Sport Central has a focus through our Active Movement and On Your Marks programmes in working with these groups to educate and provide support and advice around FMS.

INAUGURAL OTAGO PRIMARY AND INTERMEDIATE SCHOOLS TRIATHLON CHAMPIONSHIPS

> Cromwell

Schools flock to triathlon

By JONO EDWARDS

ABOUT 300 triathletes from 37 Otago schools took part in the first Otago Primary and Intermediate Schools Triathlon Championships in Cromwell yesterday.

Competitors, competing in both in teams and as individuals, began their run outside the Cromwell Swim Centre, before jumping on their bikes and then finishing with an indoor swim in the Cromwell Swim Centre complex.

Sport Central regional co-ordinator Bill Godsall said the sports body pushed hard to create the event.

"It's excellent. We've got a good showing from South Otago, too."

Results.—

Year 5:

Boys. — Zaviah Taylor (Wanaka Primary), 27:57, 1; Xavier Small (Remarkables Primary), 28:25, 3.

Girls. — Abby Fookes, (Queenstown Primary), 28:51, 1; Rosie Falcous (East Taieri), 30:16, 2;

Renee Tiplady (Cromwell Primary), 30:44, 3.
Boys' team. — Fairfield School, 27:43, 1; Lawrence Area School, 28:49, 2; East Taieri School, 29:15, 3.

Girls' team. — Columba College, 28:07, 1; Fairfield School, 30:28, 2; Andersons Bay Primary School, 30:34, 3.

Year 6:

Boys. — Logan Campbell (Remarkables Primary), 26:17, 1; Corey Reid (Fairfield), 26:38, 2; Casey Brown (Goldfields Primary), 27:04, 3.

Girls. — Samantha Fookes (Queenstown Primary), 27:19, 1; Demi McAlwee (Outram), 27:42, 2; Emilie Nicholson (Wanaka Primary), 28:25, 3.

Boys team. — Remarkables Primary, 26:05, 1; Andersons Bay Primary, 26:09, 2; Arrowtown Primary, 26:22, 3.

Girls team. — St Gerard's Primary, 28:33, 1; Warrington, 30:43, 2; Remarkables Primary, 30:51, 3.

Year 7:

Boys. — Sam Davis (Alexandra Primary), 36:15, 1; Ryley Park, (Alexandra Primary), 36:18, 2; Thomas O'Connor (St Gerard's), 37:06, 3.

Girls. — Scarlett Norman (Mt Aspiring College), 37:11, 1; Tessa Milton, (Fairfield Primary), 38:21, 2; Bronte Crowe (Holy Family, Wanaka), 39:22, 3.

Boys team. — Fairfield Primary, 36:24, 1; Mt Aspiring, 36:43, 2; Mt Aspiring, 37:44, 3.

Girls team. — Fairfield Primary, 38:19, 1; Warepa Primary, 47:26, 2; Lawrence Area, 47:40, 3.

Year 8:

Boys. — Hayden Thompson (Remarkables Primary), 34:11, 1; Zach Smith (Mt Aspiring), 34:22, 2; Grayson Westgate (John McGlashan), 35:21, 3.

Girls. — Zoe Smith (Mt Aspiring), 35:30, 1; Gabriella Kakahi (Outram), 37:45, 2; Caitlin O'Brien (Columba), 37:51, 3.

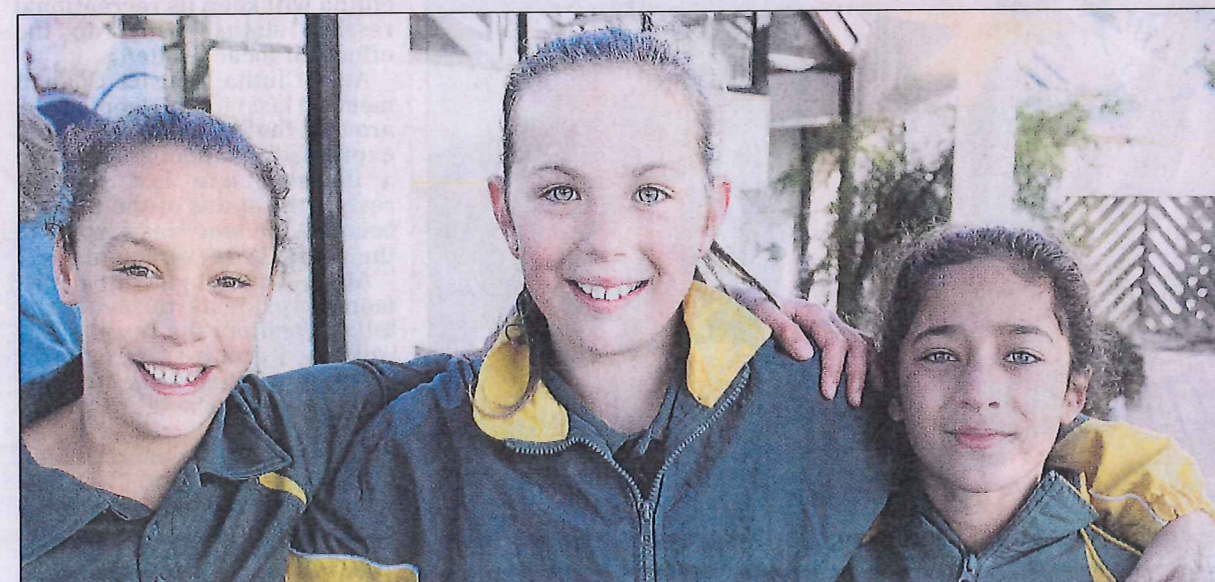
Boys' team. — Remarkables Primary, 34:55, 1; John McGlashan, 36:05, 2; Remarkables Primary, 36:42, 3.

Girls' team. — St Hilda's Collegiate, 36:39, 1; Columba, 36:05, 2; Taieri College, 38:18, 3.



And they're off ... Year 6 teams rush off the mark outside the Cromwell Swim Centre as athletes from 37 Otago schools took part in the first Otago Primary and Intermediate Schools Triathlon Championships in Cromwell yesterday.

PHOTOS: JONO EDWARDS



WORK PROGRAMME FOR 2016-2017 – SPORT CENTRAL EDUCATION AND FUNDAMENTAL MOVEMENT SKILLS

Programme Description	Delivery	Demographics	Targets	Outcomes
Early Childhood - promote the benefits of introducing positive regular physical activity at an early age, through the delivery of the Active Movement programme to early childhood providers, teachers, parents, and caregivers.	Delivery of the On Your Marks, Wriggle & Rhyme, and Plunket sessions to children, teachers, and parents.	This programme is aimed at parents, teachers, and caregivers of children aged 0-5 throughout the Central Otago region. The children themselves also benefit from the practical nature of the sessions delivered.	250 parents, teachers, and caregivers. 1000 children participants.	Introducing children to positive physical activity experiences at an early age and increasing the knowledge and confidence of people working in the early childhood sector.
Primary Schools: - provide positive sporting and physical activity experiences for primary school-aged children, through the provision of programmes and the education of parents, teachers, and coaches.	Delivered through a range of Fundamental Movement Skills and Basic Sport Skills programmes across the region, with both a teacher professional development component and delivery to children.	Primary school students, teachers, parents, and coaches across Central Otago.	40 teachers, parents, and coaches attending professional development sessions. 500 students taking part in programmes.	Improved sport skills base across student participants, and increased confidence in the ability of teachers, parents, and coaches to teach/coach sport.
Community Participation - facilitate participation in community sport and physical activity by supporting appropriate groups, programmes, and events.	Delivered by supporting volunteers to provide community-based physical activity and assisting the development and implementation of new groups/opportunities.	Central Otago community-based physical activity providers and participants.	Ongoing contact with territorial authorities and facility managers. Maintain information on community-based initiatives and physical activity programmes.	People in the community participating in regular physical activity.
Information and Advocacy - influence key stakeholders to enhance sport and recreation opportunities within the Central Otago region.	Via different media channels and stakeholder meetings, including presentations, magazine articles, radio promotions, and social media outlets.	All residents who live in the Central Otago region.	Maintenance of key relationships with relevant organisations across Central Otago. 250 ACTiVATE magazines distributed across the region. 10 articles or interviews published or aired.	Community-wide awareness of the importance of sport and physical activity and the role Sport Central plays in providing information and leadership.

WORK PROGRAMME FOR 2016-2017 – SPORT CENTRAL SPORT AND EDUCATION

Programme Description	Delivery	Demographics	Targets	Outcomes
<p>Community Events - deliver and support events and programmes which promote participation in sport and recreation through:</p> <ul style="list-style-type: none"> Community and school-based events and programmes. Traffic management plans. Event management and safety audits. Provision of event related equipment. <p>Acknowledge the performance of local sportspeople by organising the Central Otago Sports Awards.</p>	Delivered in partnership with local providers and community stakeholders.	All residents of and visitors to Central Otago who want to participate in community events.	<p>2500 (0-18 year olds) participating in events.</p> <p>5000 adults (19 years+) participating in events.</p> <p>50 traffic management plans.</p> <p>10 event management safety audits.</p> <p>Provide timing equipment for 30 events.</p> <p>Provide traffic management equipment for 50 events.</p> <p>Provide other event equipment, e.g. generator for 20 events.</p> <p>130 people attending the Central Otago Sports Awards.</p>	Access for residents to low cost community owned and professionally delivered events, which promote sport and increase opportunities to participate
<p>Education - provide positive sport and physical activity experiences for secondary school children, through the provision of programmes and the education of parents, teachers, and coaches.</p>	Delivered through a range of sport and physical activity based sessions and regular engagement with secondary schools.	The professional development and planning aspects of this programme are aimed at parents, teachers, and coaches of secondary school students. Role model visits and NCEA programmes targeting students.	<p>20 planning meetings with sports coordinators, sports councils, and school principals.</p> <p>200 students participating in sport and physical activity based training sessions.</p> <p>100 students receiving Outdoor Education instruction for NCEA.</p>	<p>Well planned and coordinated school sporting programmes.</p> <p>Secondary school students completing NCEA qualifications.</p> <p>Stronger links between schools and clubs.</p>
<p>Sport Development - assist with increasing the capability, delivery, and profile of structured sport in the region, through the provision of generic advice, leadership, training, funding, coaching, club structure, and innovation.</p>	Delivered through hosting of coaching courses, forums, and one on one project work with clubs and Regional Sports Organisations.	Sports clubs, their members, and prospective members across Central Otago.	<p>Engage in five sport development projects.</p> <p>Maintain coaches' club.</p> <p>Facilitate four coaching seminars with a total of 80 attendees.</p> <p>Facilitate two other opportunities for sports club volunteers to increase their knowledge.</p>	<p>Strong, sustainable, and adaptable sports clubs, willing to embrace change and innovation.</p> <p>A collaborative network of coaches who share best practice, ideas, techniques, and develop and learn from each other.</p>

Information and Advocacy - encourage effective planning and provide high quality information services and promotional strategies to sport and recreation users.	Via different media channels and stakeholder meetings, including presentations, magazine articles, radio promotions, and social media outlets.	All residents of and visitors to the Central Otago region.	Four meetings held with Territorial Authorities to develop relationships and to provide advice and feedback. Maintenance of key relationships with relevant organisations across Central Otago. 10 media articles promoting Sport Central.	Community and stakeholder awareness of the importance of regular physical activity and the role Sport Central plays in providing information and leadership.
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ST JOHN WAKATIPU AREA COMMITTEE CONROY, JOANNE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

St John is facing increasing financial constraints with the Government now only funding 70% of the cost of running ambulance services. In Queenstown we not only have to raise funds for running the Frankton Station and the purchase of Capital Equipment, we now have to raise \$5 per per person towards the cost of running the ambulance service - that equates to an additional \$95,000 per annum. We are seeking \$1 per person contribution from QLDC to help meet this costs, a total of \$19,191. I would like to appear in support of this submission.

STUDY QUEENSTOWN PHILLIPS, CHARLIE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please see attached document

SUBMISSION TO QUEENSTOWN LAKES DISTRICT COUNCIL ANNUAL PLAN

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

Name of submitter: Study Queenstown

Address: PO Box 1566, Queenstown

Attention: Charlie Phillips

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

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

International Education in Queenstown

Queenstown is a highly desirable study destination. Over the past 10 years, the international education industry has grown in Queenstown, with the establishment of several high quality independent tertiary providers. Among the local community there is a strong desire to grow the education industry. This has been identified in several community documents including the Queenstown Lakes District Council's Economic Development Strategy. Study Queenstown's vision and objectives are in line with this formal community-wide strategy, which is underpinned by community visioning processes¹.

International education is New Zealand's fifth largest export industry, with an estimated direct contribution to GDP of \$2.75 billion¹. With over 100,000 international students enrolled throughout New Zealand in 2015 the industry has a significant economic impact, directly responsible for almost 15,000 jobs as well as in estimated 15,800 indirectly nationwide.

The global market for international students is expanding, underpinned by significant growth in demand for education in China and India. In 2010, 4.2 million students studied at universities outside their home country, a 100% increase since 2002. This growth is projected to continue, with forecasts of between 7.2 million² to 8 million³ students seeking education outside their own country by 2025.

Given the size of the industry, and its potential for further growth, the Government has set an ambitious target of growing the value of international education to at least \$5 billion by 2025.

An effective full time equivalent student (EFT) in Queenstown contributes approximately \$45,000 to the local economy during an educational year. Queenstown's international education industry now hosts about 1190 students annually – with a total EFT of 550 students.

This equates to a local economy contribution of approximately \$24.7m⁴ each year.

1. Infometrics – "The Economic Impact of International Education 2014"

2. Shaping Our Future Vision; www.shapingourfuture.org.nz/about/future-vision

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

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

The benefits of international education are more than just financial. International students contribute to our knowledge of other cultures and provide opportunities for the international linkages, which are essential for Queenstown's economic future. In addition, international tertiary students can make a valuable contribution to New Zealand's wider goals for research, innovation and trade. As such we believe a diversified portfolio aside from tourism is a key aspect to this economic development and growth, and international export education to Queenstown provides this diversity, as well as strongly contributing to the local economy.

About Study Queenstown

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

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

Queenstown is well-placed to build towards becoming a recognised centre for education. It offers unmatched unique lifestyle for international students and already has an impressive educational base including three category one language schools, outstanding primary and secondary schools, the Southern Institute of Technology, Otago University and Queenstown Resort College. It is also developing partnerships with a number of other providers. Study Queenstown plans to build on this established educational foundation and its relationships with larger tertiary partners to achieve a target of 1500 full-time students based in Queenstown by 2020.

Study Queenstown Key Priorities

- Grow the number of students from its current base of 550 in 2015 to 1500 by 2020
- Facilitate the development of new high-quality programmes and courses, including partnering with well-established and reputable tertiary providers in order to jointly offer courses in Queenstown

Study Queenstown Supporting Priorities

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

- Doubling the annual economic value of education services to \$5 billion by 2025, through increasing international enrolments in our tertiary institutions, private providers and schools

Aligning with and supporting Queenstown Lakes District Council's economic development priorities, including:

- To encourage higher contribution visitor activity and facilitate the growth of the knowledge-based sector

Study Queenstown Objectives

- To increase the local economic value of international education **from \$25 million to \$67 million by 2020**
- Increase the number of full-time students based in Queenstown **to 1500 by 2020**
- To continually increase the number of courses and programmes offered to international students
- Increase the average length of stay in New Zealand by international students from Queenstown
- To identify and promote student educational pathways throughout Otago and to grow career opportunities.

Queenstown: Diversifying the local economy

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

While tourism has been and continues to be its most successful industry, it has been identified that there is a need to diversify and lift the value of the Queenstown Lakes District's economy. As such, the Queenstown Lakes District Council has recently conducted a review of opportunities⁵ and prepared an Economic Development Strategy⁶. It highlights education and training as one of the main aspects in a key priority, "Facilitate the Growth of the Knowledge-Based Sector".

The Economic Development Strategy recommends encouraging expanding economic development activities for the district, including education. By engaging with tertiary institutes, Centres of Research Excellence and others to provide both community and visitors with opportunities for education and training, this will assist the Economic Development Strategy's priority of "encouraging a higher contribution visitor activity"⁶.

Study Queenstown as a representative of the education community in Queenstown supports the Council in helping to achieve its goals, and desires to be integrated into the collective development of business and initiatives in the region.

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

5 . Martin Jenkins Strategas Consulting, Queenstown Lakes District Evidence Base: Review of Economic Development Issues and Opportunities Draft Report, March 2014.

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

Action Sought

Study Queenstown requests Council contribute \$70,000 from the 2016/2017 Annual plan towards the promotion and development of Queenstown as an international study destination through Study Queenstown.

Study Queenstown wishes to speak in support of its submission.

Study Queenstown

Charlie Phillips

Chairman, Study Queenstown

Date: 29/04/2016