

# COLEMAN Nick

## Queenstown Mountain Biking Club

Wakatipu

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### Submitters Comment

The Queenstown Mountain Bike Club (QMTBC) was founded in 2003 with the express purpose of facilitating the development of mountain bike trails and biking areas within the Queenstown area in a coordinated, safe and legal manner. Over the last decade and a half the club has built or adopted the maintenance of over 40 trails in the Wakatipu Basin. The QMTBC trail network has become internationally renowned, featuring regularly in magazines, videos, photo journals and websites. It is not uncommon to have overseas visitors turn up to volunteer on our Wednesday Night Digs having got off the plane that morning. This is all despite the relatively small network of trails we have.

This popularity increases the need for more trails. While QMTBC designs and constructs our trails with a focus on sustainability and erosion reduction, heavy, concentrated use leads to an increased maintenance requirement. A more diverse and wide spread network reduces the intensity of wear and tear and hence ongoing maintenance costs. Concentrated use can also negatively impact the rider experience as a feeling of remoteness can be lost.

We also have a lack of certain types of trail in our network. In particular we could use more cross country style loops, where the rest of the ride is an attraction in itself and not solely in service of riding down the descent. Riding new trails is also fun! Constant trail development keeps things fresh for locals and brings out of town riders back for repeat visits.

In terms of mountain bike grades the Queenstown Trail is entirely grade 1. The QMTBC's trail network covers grades 2 to 6. The millions of dollars spent on the Queenstown Trail has been money well spent as this is an important piece of infrastructure, but these trails do not overlap with QMTBCs network and serve a very different purpose.

QMTBC is in the process of conducting an economic impact study to quantify the importance of mountain biking to the local economy. While this report will not be ready before the deadline for annual plan submissions it is clear that mountain biking is an important part of what attracts a large group of visitors to Queenstown.

Mountain biking is the primary recreational pursuit of many local people, and a large part of what makes people love living here. Anecdotal evidence shows that mountain biking even is part of what attracts foreign billionaires to buy land here. The council's own draft Parks and Open Space Strategy states in its introduction:

"There are a variety of open space and reserve areas that play a vital role in making this area a great place to work and play. This lifestyle is part of the cultural identity for many of the people that choose to live here or to visit."

Excellent mountain biking is a very important part of the lifestyle this document eludes to. If Queenstown is still to be the Adventure Capital of the World then it cannot neglect one of the most popular adventure sports. Mountain biking is a natural fit for

Queenstown.

Perhaps because of this natural fit, we have an enthusiastic volunteer base and have achieved a lot with thousands of volunteer hours contributed to the club each year. Despite this enthusiastic base, active volunteers still make up a very small proportion of people riding our trails and the use of contractors is necessary to expand our network at an acceptable rate.

The QMTBC has plans to develop a series of climbing and linking trails to better facilitate access to our existing trails in and around Ben Lomond reserve. We also have several new descents planned for the area.

This will create enjoyable climbs from Wynyard Crescent to high points on either side of the One Mile valley and complete loops suitable for intermediate riders. This makes the excellent riding on the club's Ben Lomond trails more accessible to a wider audience.

These trails will be able to be ridden in many different permutations allowing for different loops of varying difficulty and length. This comparatively small amount of new trail linking our existing trails would offer great value for money.

Please see the attached Central Queenstown portion of QMTBC's strategic plan for more detail on these planned trails.

The Queenstown Mountain Bike Club would like to apply to the council for \$100,000 towards this trail building programme on QLDC land on Ben Lomond.

We believe this is a modest level of support, given recent examples of other district and city councils funding their local mountain bike clubs, for example:

The Timaru District Council is supporting the South Canterbury Mountain Bike Club by \$100,000 per year for 20 years. <http://www.stuff.co.nz/timaru-herald/news/68926175/cycling-clubs-see-council-funds>

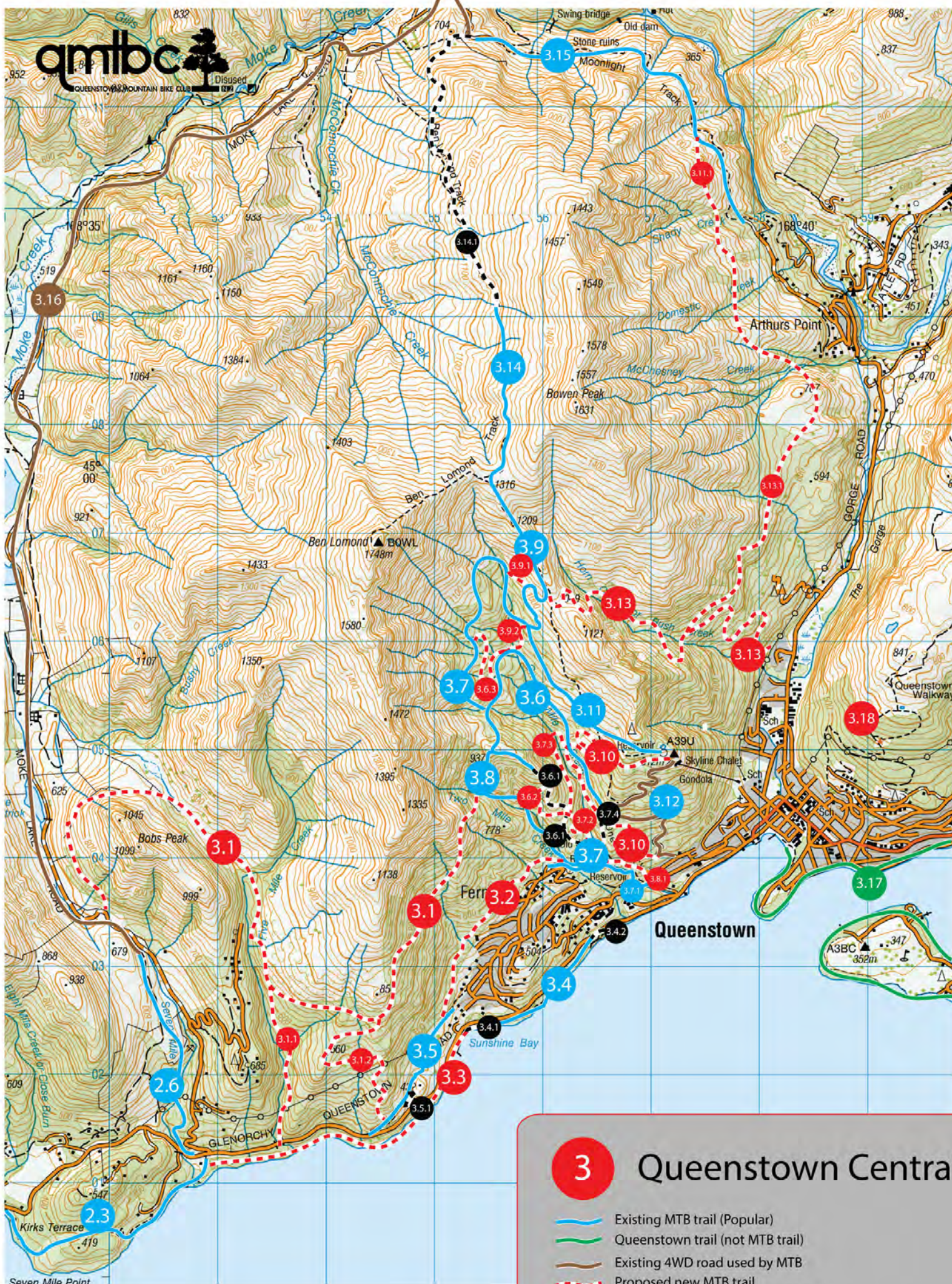
Nelson Mountain Bike club was allocated a total of \$178,000 in Nelson City Council's last Annual Plan. <http://www.stuff.co.nz/nelson-mail/news/79924792/Mountainbikers-and-gondola-big-winners-in-Nelson-City-Councils-annual-plan-changes>

The Queenstown Mountain Bike Club covers its operational and maintenance costs from members dues and other fundraising. QMTBC will be responsible for the maintenance of these new trails, as they are for the existing network, therefore construction of these trails will not create a burden for the council.






When the mountain bike club uses contractors we work closely with them to get very good value for money. It typically costs us \$10 to \$15 a metre to build either machine or hand built singletrack trails.

We trust you will look favourably on our submission as investment in mountain bike trails offers excellent value for money, both in terms of economic returns and the well being of the community.





## 3 Queenstown Central

-  Existing MTB trail (Popular)
-  Queenstown trail (not MTB trail)
-  Existing 4WD road used by MTB
-  Proposed new MTB trail
-  Existing MTB trail requiring upgrade and/or re-route (not popular)

NB: Lines indicative only



QMTBC's vision for central Queenstown is to create world class riding straight from the town centre for all abilities and types of rider.

Currently the Queenstown Bike Park is the main attraction straight from the town centre which offers downhill type riding on trails ranging from grade 3-6 which the majority are aimed at advanced to extreme riders as a result of steep terrain and a network historically built by enthusiastic volunteers. The bike park is generally accessed by the Skyline Gondola (ticket required) as pedalling up the steep access road is not an attractive option.

The bike park receives large amounts of positive international media exposure thanks to the multitude of professional downhill riders who choose to come to Queenstown to train for the upcoming world cup season. They shoot videos that entice riders from all over the world to spend time in Queenstown to ride the now famous bike park.

Many tourists also rent downhill bikes from the many thriving bike shops in town and ride the bike park much the same as a ski resort model in winter.

Queenstown MTB club have developed trail riding options from the top of the bike park which link the top of the gondola via Beeched As to Fernhill trails such as the steep and technically difficult Salmon Run. These trails are extremely popular with locals and visiting pros but require more connectivity and intermediate options to be a complete network.

The only other current riding options are grade 1 easy riding around the lake front on the Queenstown trail suitable for families on a wide fall gravel trail.

A popular request with visiting riders is a cross country trail ride within riding distance from town. There are limited options. They will generally be directed to the QMTBC's 7mile area (see map inset 2) which is a 8km ride from town on a 100km road that is getting busier as Queenstown grows. The entrance on the town side of 7mile is a steep and challenging climb that wears most visiting riders out before they get to the fun trails.

QMTBC aims to provide riding options of all types by linking current trails and areas with well planned connectors and easy climbing trails.

## 3.1

- Proposed new trail - Ben Lomond Traverse
- 10km multi directional and multi use
- Grade 3/Intermediate skill level and fitness
- DoC (approved in principle) and Private land (permission must be sought)

This is a connecting trail that will link the trails in Queenstown central (map 3) with Queenstown west (map 2) such as the Gold Digger and the 7mile trail network as well as other potential links with future trails.

The route will traverse across the heavily forested front face of Ben Lomond, behind Bobs Peak where it will join historic water races above Moke Lake Road. This will open up long loop rides in either direction linking the popular 'Gold Digger' and 'Salmon Run' trails.

This will also create easy access for wilding pine control in an ecologically important area.

## 3.1.1

- Proposed new trail - 5mile creek
- 2km descending only
- Grade 4/Advanced skill level and fitness
- DoC (approved in principle) and Private land (permission must be sought)

A descending trail off 3.1 that will create loops from town via Fernhill or Gold Digger.

Mainly beech forest with some potential gold mining history. Efforts should be taken to educate users on the history of the area.

3.1.2

- Proposed new trail - Ben Lomond face
- 3km descending only
- Grade 3/Intermediate skill level and fitness
- DoC and Private land (permission must be sought)

Another descending trail off 3.1 that will create more options for intermediate riders starting from Queenstown central (map 3) or Queenstown west (map 2)

3.2

- Proposed new trail - Fernhill connector
- 1.5km multi directional and multi use
- Grade 3/Intermediate skill level and fitness
- QLDC and Private land (permission must be sought)

This trail is a connecting trail from QMTBC's Wynyard bike park in Fernhill (3.11) to DoC's Arawata Terrace Track. Currently riders speed down Fernhill Road onto Arawata Terrace wasting valuable altitude and turning off on the dangerous and blind intersection to the Arawata Terrace Track. It is only a matter of time before someone is hit by a car here.

3.3

- Proposed new trail - Sunshine Bay to 7mile
- 3km multi directional and multi use
- Grade 2/Beginner/Intermediate skill level and fitness
- DoC/QLDC land

This trail needs to happen before somebody gets killed.

Everyday, cyclists are using the road to access the Queenstown West trail network (map 2) particularly QMTBC's 7mile bike park along the 100 km/h increasingly busy Glenorchy Road. The road has multiple fast blind corners which many drivers cut the inside on where cyclists can be hidden particularly during the blinding sun strike that occurs in each direction during early mornings and at sunset. This makes it almost impossible to see cars in front let alone bikes. It really is a matter of time before a cyclist is hit and would more than likely be fatal.

The road is particularly popular with tourists renting bikes in town who do not have a car as 7mile is the closest riding area to town. It is not uncommon to see people running or walking their dogs on the road too.

DoC and QTT have both had plans to construct this trail in the past but have been put off by the bluffs underneath the road. QMTBC believe that this trail is possible and funding should be allocated to build this trail before somebody is killed. QMTBC, DoC, QLDC, NZTA and QTT could create a working group to make this happen.

3.4

- Existing trail - Sunshine Bay Track
- 2km multi directional and multi use
- Grade 3/Intermediate skill level and Grade 5/advanced fitness
- QLDC land and trail

The Sunshine Bay Track is popular with local bikers, runners and walkers heading from Sunshine bay to town or vice versa. The middle of the track has good gradients but either end (3.4.1 and 3.4.2) have very steep sections that cause cyclists to push up hill or ride too fast downhill and cause potential collisions.

3.4.1

3.4.2 Track too steep. Add switchbacks to lessen gradient for intermediate users.

3.5

- Existing trail - Arawata Track

- 1.75 km multi directional and multi use
- Grade 3-4/Intermediate/advanced skill level and Grade 4/advanced fitness
- DoC land and trail

This is a trail of two halves. The first half on the Fernhill side is an intermediate trail albeit with a couple of steep pinches. The second half follows the old bridlepath to Glenorchy, it has great character with some fun downhills and tricky uphill but is popular with advanced riders. The trail is well located to link into proposed trails 3.3 and 3.1.2.

3.5.1

This 150m section links the Arawata Terrace Track (3.5) at the end of the intermediate section with Glenorchy road. This is very poorly designed trail that has an intermediate technical rating but expert gradients making it unpopular in either direction. Suggest re-building the trail completely to intermediate grade.

3.6

- Existing trail - Fernhill Loop
- 6.5 km multi directional and multi use
- Grade 4/Advanced skill level and fitness
- QLDC and DoC land. Managed and maintained by QMTBC

The Fernhill Loop is a Queenstown classic once managed by DoC and now taken over by QMTBC who take care of the maintenance. The trail has 2 distinct sides. Fernhill and Skyline. The Skyline side is more popular as it is in native beech forest and has lesser gradients. The Fernhill side is in exotic pine forest and is a poorly designed trail. Both sides are more popular as descents as the gradient is too steep to climb. QMTBC have addressed this with the creation of 'Beeched As' (3.11) that traverses above Fernhill Loop to connect the Skyline gondola with the summit of Fernhill Loop.

3.6.1

- Proposed Re-route - Fernhill Loop Fernhill side
- 6 km multi directional and multi use
- Grade 3/Intermediate skill level and fitness
- QLDC and DoC land. Managed and maintained by QMTBC

The Fernhill side has recently been sprayed to kill wilding pines and this has caused a serious tree-fall hazard to users of the track. As discussed with QLDC at the time of spraying QMTBC request that the tree-fall hazard is eliminated to ensure safety of users. As felling these dead trees will destroy the track the opportunity should be taken to re-route the track to a world class standard that benefits all users of the track.

QMTBC suggest that this should be a low gradient trail that can be used to climb from the clubs Wynyard bike park 3.11 to the summit of Fernhill Loop and a descent option for intermediate riders. This combined with existing (3.8,3.6) and proposed trails (3.7.1, 3.7.2) will make some fantastic intermediate to expert loop options close to town. Re-routed trail will be approximately 6km.

3.6.2

- Proposed new trail - Fernhill loop Fernhill descent
- 3km descending only
- Grade 4-5/Advanced-Expert skill level and fitness
- DoC/QLDC land

An advanced descending option from the Fernhill Loop summit to the top of 3.7.2. Combine with existing 3.7.1 or proposed 3.8.1 to for an exhilarating 7km descent to town.

This will also deter advanced riders from descending 3.6.1 reducing potential uphill/downhill conflict.

3.6.3

- Proposed new trail - Fernhill loop - Beech as link
- 2km multi directional and multi use
- Grade 3/intermediate skill level and fitness

- QLDC land

A trail to link Fernhill loop(3.6) to Beeched as (3.7) at the one mile creek crossing to create an enjoyable climb to the summit of Fernhill Loop without having to use the steep Skyline access road or purchase a ticket for the gondola.

3.7

- Existing riding area - Wynyard Bike Park
- Multi ability jump park
- Grade 3/intermediate to Grade 6/Extreme skill level
- QLDC land. Built, managed and maintained by QMTBC

The Wynyard Bike Park was developed by QMTBC over ten years ago and is iconic in the MTB world. There are jumps ranging from small tabletops and rollers for kids to large gap jumps for professional riders. These bring international media to Queenstown and attract riders from all over the world to come and ride them. The bike park is also host to several events through the year which are free for the public to ride, spectate and enjoy.

The Wynyard lease with QLDC currently covers 3.7 and 3.7.1 but QMTBC wish to apply to extend the area to cover 3.6.1, 3.6.2 3.7.2 and 3.7.3 to create a more usable and inclusive network. The area is 90% exotic pine trees.

3.7.1

The QMTBC Wynyard Express downhill track runs from Wynyard crescent to Fernhill Roundabout and is extremely popular as a 'commuting' route from Fernhill and also local and visiting riders to ride as it is close to town and easily shuttled by vehicle or pedal power.

3.7.2

- Proposed new trail - Wynyard flow trail
- 2.5km descending only
- Grade 3/Intermediate skill level and fitness
- QLDC land

Accessed by climbing the re-routed Fernhill Loop trail 3.6.1 to create an easy but very fun loop from the Wynyard bike park that can be linked to other joining trails to create many ride options. This will be machine built 'flow trail' that are extremely popular with the modern mountain biker. They consist of rollers, banked turns and tabletop jumps that are great for intermediate riders who wish to progress their skills and have fun. Advanced riders will love this too. This area is an old logging area through young wilding pines.

3.7.3

- Proposed new trail - Wynyard - Queenstown Bike Park connector
- multi directional and multi use
- Grade 3/Intermediate skill level and fitness
- QLDC land

Connecting trail between QBP(3.12) and the Wynyard Bike Park. Currently this is done by the one mile walking track which is far too steep to ride up and involves hike-a-bike in either direction as well as potential conflict with walkers due to the steep gradient causing high speeds. This would provide a great way for riders to returning to Fernhill on intermediate trails (3.10-3.7.3-3.7.2) from the Skyline Gondola which is a popular way of commuting for local mountain bikers, just another way that makes this town a great place to live!

3.7.4

- Proposed Re-route - One Mile Track from the dam up
- 2 km multi directional and multi use
- Grade 3/Intermediate skill level and fitness
- QLDC land.

Currently user by bikers to connect Fernhill and the Wynyard bike park (3.11) to the QBP (3.12) and local and visiting walkers. The current track is very steep which causes high speeds for bikers and hike-a-bike on the way up. The trail could be re-routed to make a more pleasant experience for walkers and bikers.

### 3.8

- Existing trail - Salmon Run
- 2.6 km descending only
- Grade 6/Extreme skill level and fitness
- DoC land. Built, managed and maintained by QMTBC

Built by QMTBC volunteers in 2015 the 2.6km steep and technically difficult Salmon Run trail is regarded by many professional riders as one of the best trails in the world! Proving that there is a need to cater for all levels of rider. Expert riders love it and intermediate and advanced riders love the challenge and something to work up to.

Mainly accessed by 'Beeched as' (3.11) from the Skyline gondola as current climbing options from town are not attractive. Building connecting trails 3.1, 3.6.1, 3.6.2, 3.7.3 and 3.7.4 would create much easier access to this awesome area so close to town.

#### 3.8.1

- Proposed new trail - Lower Salmon Run
- Descending only
- Grade 4-5/Advanced-expert skill level and fitness
- QLDC land

The only current option from the Wynyard Bike Park (3.7) where Salmon Run ends is the Wynyard Express downhill track (3.7.1). Another option in the same style as the iconic Salmon Run would decrease traffic and maintenance on the Wynyard Express.

The trail would run above one mile creek before crossing the bridge onto Thomson Street Track for a very short time and then drop off the track down to the Fernhill roundabout. The trail would be hand built as opposed to the machine built Wynyard Express giving riders a different flavour.

### 3.9

- Existing trail - The Missing Link
- 3km descending only (currently)
- Grade 4/Advanced skill level and fitness
- QLDC and DoC land. Built, managed and maintained by QMTBC

QMTBC built in 2015. Scenic alpine singletrack from Ben Lomond saddle on bike specific trail avoiding the walking track to Beeched as (3.11). Popular trail and highly photographed. Opens up wilding pine control in an area that is being infected.

#### 3.9.1

- Proposed new trail - Beeched as to Missing Link
- 1km Multi directional and multi use
- Grade 3/Intermediate skill level and fitness
- QLDC land

Climbing trail linking 3.11 Beeched As to 3.9 Missing Link to enable lower section of Missing Link to be climbable to access proposed trail 3.13. Opens up wilding pine control.

#### 3.9.2

- Proposed new trail - Missing Link extension
- 1km Descending only
- Grade 4/Advanced skill level and fitness
- QLDC land



Descending trail continuing from Missing Link to Creek Crossing on Fernhill loop (3.6), combine to with 3.6.2 to create longer loops in the Fernhill area. trail would be carefully handbuilt through beautiful beech forest. Opens up wilding pine control.

3.10

- Proposed new trail - Intermediate descent
- Descending only
- Grade 3/Intermediate skill level and fitness
- QLDC land

This is the current QMTBC volunteer project where we are digging every wednesday night light or dark, rain or shine. As of May 2017 a third of the trail is completed. This will be an option for intermediate riders on trail bikes (as opposed to downhill bikes) to descend the Queenstown bike park. This is the outermost trail in the park and has potential for links with Fernhill via the proposed 3.7.3 or 3.7.4.

3.11

- Existing trail - Beeched As
- 3.5 km multi directional and multi use
- Grade 4/Advanced skill level and fitness
- QLDC and DoC land. Built, managed and maintained by QMTBC

Also hand built by QMTBC in 2015 Beeched as is an extremely popular trail linking the top of the gondola with the Fernhill trails such as Salmon Run (3.8) and the skyline side of Fernhill loop (3.6). Symphonically built through Beech forest, riders feel like they are in the backcountry only a few minutes from town. All roots have been left in to avoid any damage to trees and this has resulted in 'slippery when wet' conditions. QMTBC would like to build easier options around some of these more challenging sections.

3.12

- Existing riding area - Queenstown Bike Park
- Multi ability bike park
- Grade 2-6/Easy-Extreme skill level
- QLDC land. Built, managed and maintained by local volunteers, QMTBC and Skyline

The Queenstown Bike Park is in the Ben Lomond Reserve managed by QLDC. The bike park is very popular with locals and tourists due to its proximity to town, variety of intermediate to extreme trails and the fact that the gondola takes you to the top. Some users pedal up the access road but this is very steep and not enjoyable. Local volunteers first built the trails without formal permission and now Skyline manage these trails successfully. QMTBC have built some trails in the bike park alongside Skyline and these gain huge media exposure.

The current QMTBC wednesday dig volunteer project (3.10) is in the bike park. It is a great asset to Queenstown not just for tourism but for the large local MTB community provide a healthy, accessible activity so close to town. There are also great commuting possibilities to Fernhill, Queenstown West and Arthurs Point with the proposed trails 3.1, 3.7.1, 3.7.4 and 3.13.

3.13

- Proposed new trail - Horn Creek
- 3.5km descending only
- Grade 4/Advanced skill level and fitness
- DoC, QLDC and private land (permission must be sought)

Descending trail from mid way point on Missing Link (3.9) to Gorge Road. Can be access from Ben Lomond saddle via Missing link (3.9) or Beeched as via 3.9.1.

3.13.1

- Proposed new trail - Ben Lomond to Moonlight track
- 6 km Multi directional and multi use
- Grade 4/Advanced skill level and fitness
- Private land (permission must be sought)

A commuting/connectin trail linking Ben Lomond/Skyline gondola with Arthurs Point via the moonlight track.

The route would follow historic water races still present on the hillside providing an education an scenic ride with to or from Arthurs point combined with proposed trail 3.13

3.14

- Existing trail - Sefferstown - Ben Lomond track
- 5km multi directional and multi use
- Grade 5/Expert skill level and Grade 6 Extreme fitness
- Private land (permission must be sought) and DoC managed trail

Backcountry ride which links the Moonlight track from Arthurs point or Moke Lake to Ben Lomond Saddle which opens up many options for long epic loops straight from town to town.

Top third is rideable singletrack but bottom is un-rideable hike-a-bike making it not a popular option.

3.14.1

- Proposed Re-route - Bottom 2/3 Sefferstown - Ben Lomond track
- 4 km multi directional and multi use
- Grade 3/Intermediate skill level and fitness
- Private land (permission must be sought) and DoC managed trail

Proposed re-route of the Sefferstown - Ben Lomond track which is far too steep to climb and no fun to descend. This will also benefit walkers and runners as way finding is difficult on this poorly marked and maintained track.

Creates epic loops from town with 3.15 and 3.9 with additional options back to town.

3.15

- Existing trail - Moonlight Track
- 5km multi directional and multi use
- Grade 5/Expert skill level and fitness
- Private land - maintained informal by QMTBC

Old school Queenstown classic along old gold mining singletrack with spectacular views. Trail gets damaged by cattle as it is a working farm.

Large slip about halfway that will need addressing in the near future when it slips.

3.16

- Existing trail - Moonlight Track 4WD road
- 5km multi directional and multi use
- Grade 3/Intermediate skill level and grade 5/expert fitness
- Private land

4WD road connecting Moonlight track (3.15) with Moke Lake. Technically easy but steep gradients make it hard work and unpopular. Re-route at 3.14.1 and other areas could address some of these steep sections and keep riders off the farm road.

3.17

- Existing trail - Queenstown Trail
- 100km + multi directional and multi use
- Grade 1/Easy skill level and grade 2/easy fitness

- QLDC/DoC/Private land

The Queenstown trail is a fantastic asset for locals and visitors for recreation and commuting. It is a fairly flat and wide gravel trail and is generally only used for commuting by mountain bikers. The Queenstown trail provides a great option for Grade 1 riding but as QMTBC's main focus is grade 2-6 it is not considered as of the focus MTB network.

3.18

- Potential riding area - Queenstown Hill recreation reserve
- QLDC land. Recreation reserve

Recreation reserve close to town with potential for an MTB trail network.



# COLEMAN Nick

Wakatipu

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## Submitters Comment

I grew up and went to school in Queenstown but lived elsewhere after moving out to go to university in 1999. Mountain biking was a large part of what made me and my family decide to move back to town three years ago. Since returning to my home town I've become involved with the Queenstown Mountain Bike Club's volunteer efforts to expand the trail network.

Queenstown's desirability as a skiing destination is always going to be limited by its variable snow conditions. Our town does however have the potential to one of the best mountain biking locations in the world. We are already world renowned as a riding destination but relative to our profile we have quite a small number of trails. More trails are needed to increase the variety for riders, spread riders out over a larger area, and cater to more types of riding.

The Queenstown Mountain Biking Club builds the type of trails that mountain bikers travel the world to ride. These trails differ from the wide flat commuting appropriate trails on the valley floor. Single track trails are much cheaper to build and maintain, and make a smaller visual impact, and with appropriate funding QMTBC could build a lot more of them.

Mountain biking is one of the most popular recreational activities in NZ and Queenstown in particular, but is one of the least funded. I would like to see QLDC fund the mountain bike club at a level that reflects the sport's popularity and importance to the town that claims to be the adventure capital of the world.

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# COLLIER Simone

Wakatipu

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## Submitters Comment

I'm very interested to see a new playground on Queenstown Bay!

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## Submitters Comment

I would like to make a submission as a local business owner for the need of designated street signage areas that we can let the public/community and tourists know of upcoming sales/events/promotions/local initiatives etc.

I do think that it should be used for signage that benefits the community in some way or for smaller locally owned and operated business rather than large corporations. Perhaps it needs to have a rule of thumb that the signage is only up for the period of the event/sale and old signage is responsibly removed and recycled etc.

It would also be a good opportunity for local businesses to make the most of tourism business opportunity by having a designated area that they can inform the many tourists coming through our town who are transient and perhaps only here for a couple of nights and unaware of what events/sales etc are on.

Thanks for the consideration. I know i am not alone in my submission wishes, lets help local business thrive!

Regards,  
Liz Collins

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# COLLINS Liz

Wanaka/Upper Clutha

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## Submitters Comment

Please do not chlorinate our lake hawea water.

It hugely effects both mine and my children's eczema. One of the reasons we moved here was for its Pureness! And to live a unpolluted and free from chemical lifestyle.

We had to add something to the water over the xmas period to be able to drink it, it tasted and smelt terrible and I hated the idea my family was drinking chlorine!

Shouldn't it be up to us? The ratepayers, the community, the families. Please listen and honour our voice.

Regards,

Liz collins

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## Submitters Comment

Hi there

I am a keen mountain biker and really enjoy riding the trails that the Queenstown Mountain Biking Club has built over the past 15 years. These trails attract visitors from all over the world, and Queenstown has become a renowned mountain biking destination. Even though the club has built some excellent trails I want them to build more. Considering the spin off benefits to the town in general, and how much the club has achieved on the smell of an oily rag, I think it is only fair that the council financially support for the club in their efforts. I support the club's request for funding to be included in the Annual Plan.

The less traffic on the roads the better whilst making it safer for cyclist and children to venture out on their bikes.

Kind Regards  
Oanita

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## Submitters Comment

"I wish to object to any proposal to include chlorine to the water in the Arthur's Point supply. It is not required and I do not want any of the adverse long term health risks associated with it for myself.

I am confident that the unanimous opinion within the Arthurs Point community is that they do not wish to have this included to what we already have. Before any proposed work is undertaken here I wish for there to be a consultation with Arthurs Point residents to confirm collectively if this is what they really want as opposed to it being forced on them.

The recent issue in Havelock North was an issue with the source so effective UV would have presumably dealt with that. Also under different circumstances whereby there was closer proximity to more intensive farming of cattle.

It is my understanding that the advice to chlorinate is coming from central government/public health bodies. But due to the point above this is an unnecessary step. I expect council to consider other alternatives to chlorination such as improving security of the network post UV to minimise the risk of recontamination."

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# COMMUNITY Gibbston

Gibbston Community Association

Wakatipu

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## Submitters Comment

The Gibbston Community Association (GCA) strongly supports the protection of the Gibbston Character Zone as identified in the District Plan. The GCA strongly supports the protection of the rural character of Gibbston. While the GCA supports QLDC working with Central Government to provide affordable housing options, we encourage affordable housing to be located near to supporting infrastructure, such as public transport options and where people work. The full cost of living (i.e. land, building and work/school travel costs) needs to be considered when determining what is affordable.

Reference: <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Chapters/Chapter-23-Gibbston-Character-Zone.pdf>

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# COOPER David

Federated Farmers

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## Submitters Comment

Please see attached submission

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# Federated Farmers of New Zealand

## Submission on Queenstown Lakes District Council's Draft Annual Plan 2017-2018

**28 April 2017**



# SUBMISSION TO QUEENSTOWN LAKES DISTRICT COUNCIL ON THE DRAFT ANNUAL PLAN 2017-2018

To: Queenstown Lakes District Council

Name of submitter: Federated Farmers of New Zealand

Contact: **DAVID COOPER**  
SENIOR POLICY ADVISER

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Address for service: Federated Farmers of New Zealand

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## Summary of Submissions

### Introduction and general submissions

Federated Farmers supports the way Council has clearly outlined what it considers to be the key challenges for the District through the Draft Annual Plan. We also support Council explaining the parties and agencies Council is engaging with in considering how best to address the key challenges facing the District.

We encourage Council to continue to be clear on what roles the Council is proposing to fulfil in response to the challenges outlined, and what Council expects of other agencies or parties. We are interested in engaging with Council on key issues in the development of the 2018-28 Long Term Plan.

### Proposed additional spending and rates increases

Federated Farmers notes the significant proposed increases in Operating Expenditure of 12.3 percent between 2016/17 and 2017/18. However, we also note that the rating impact of this increased spending is in large part ameliorated by the growth in the District's ratepayer base, and by increased fees and charges revenue.

We note, from Council's example rating properties, that farms will face a rates increase of between 1 percent and 6 percent, depending on their location and access to services. We consider this a reasonable result given the lack of funding options available to Council. However, we underline the limited ability of farmers to take on additional costs, particularly over time.

We strongly support the District's current, intelligently targeted rating policies. We ask that these are retained (with minor updating as needed) in the development of the 2018-28 LTP.

### Specific feedback on key consultation matters

*Water Quality* – Federated Farmers supports Council's focus on keeping the District's lakes and rivers pristine. We would welcome the opportunity to work with QLDC as the focus of the Otago Water Plan turns from rural to urban discharges. We consider key priorities for the District are:

- a) Gaining a clearer understanding of the key contributors where there is poor or deteriorating water quality;
- b) Addressing point source discharges, and;
- c) Preventing the introduction and spread of pest plants where these may impact water quality or water quantity.

*Roading congestion and meeting future roading demand* – Federated Farmers agrees that the District's current roading network is not currently 'fit for purpose'. We are of the view that non-resident usage is a national issue, given the increasing prevalence of (and importance of) tourism to the nationally economy, and we consider this should be funded primarily by the NZTA's road usage derived revenue rather than being borne primarily by the District's ratepayer base.

*Infrastructure* – Federated Farmers strongly supports Council looking at current and future projected demand for toilets, waste disposal and refuse services in order to ascertain what additional services are required.

*Spreading the cost* – Federated Farmers broadly agrees that greater support may be needed for smaller, isolated communities. However, a ‘fair solution’ will depend to a large extent on the type of infrastructure provided, and the level of costs borne by the general District versus the local communities. We welcome additional information in relation to this issue.

*Pest management* – Federated Farmers appreciates Council’s current support for and awareness of pest plant and pest animal management, and we encourage Council to further consider these areas in the development of the 2018-28 LTP.

*Housing affordability* – Federated Farmers encourages Council to focus on use of existing urban or urban growth areas as a preference to unrestrained greenfield development in rural areas.

*Sharing the costs* – Federated Farmers agrees with Council that smart applications to the NZTA and the Government Infrastructure Fund is the ‘low hanging fruit’. We welcome the opportunity to support applications through these avenues. We support Council making a case for a Visitor Levy on behalf of the District.

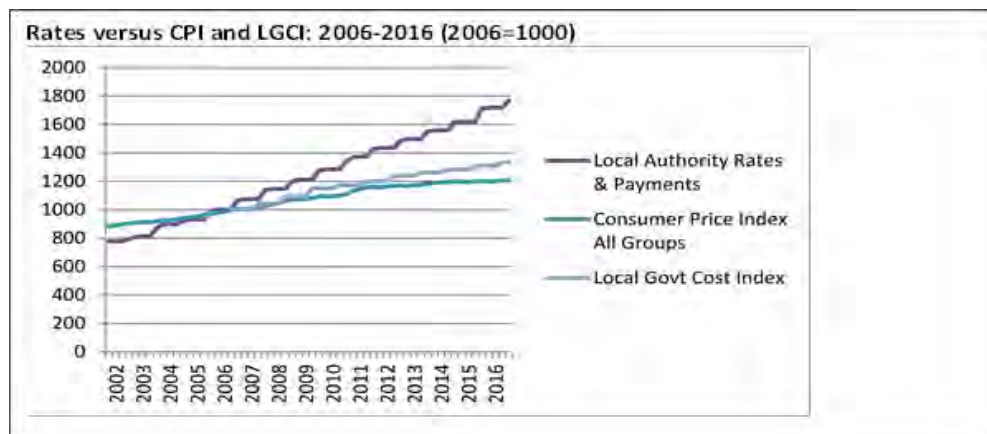
*The District Plan* – Federated Farmers supports Council’s intention to appropriately resource the planning processes. However, we encourage a focus on reaching decisions on Stage 1 of the District Plan as a priority to beginning Stage 2.

#### Fees and Charges Review 2017

Federated Farmers supports Council allocating costs associated with resource consent processes and costs associated with Section 150 of the Local Government Act primarily through fees and charges, as an alternative to recovering these costs through rates. We consider the current ‘80 percent private, 20 percent public’ approach to funding costs reasonable and balanced.

## 1.1 Introduction and general submissions

- 1.2 Federated Farmers welcomes the opportunity to submit to Queenstown Lakes District Council's 2017 draft Annual Plan (DAP).
- 1.3 Federated Farmers recognises that the Queenstown Lakes District is facing a number of complex challenges. We also recognise that Council will be required to play a central role in addressing many of these challenges.
- 1.4 Federated Farmers is a national organisation with significant, ongoing engagement with local and central government. We are keenly aware of the impact that increased expenditure can have on major ratepayers, particularly primary production. As a result, the Federation has consistently campaigned both locally and nationally on the need for individual councils to restrict their spending.
- 1.5 We seek spending restrictions because, as demonstrated in the graph below, the increase in Local Government revenue has consistently exceeded increases in both the Consumer Price Index (CPI) and the Local Government Cost Index (LGCI) over the past decade.



- 1.6 The graph above incorporates additional spending by councils like QLDC, which have to respond to the need for additional expenditure to incorporate or provide for growth. However, it also driven by spending from councils who are stepping outside of their core services, or not constantly seeking to restrain unnecessary spending or appropriately prioritise spending.
- 1.7 As outlined in the Mayor's discussion at the start of the DAP consultation document, the District faces many challenges. An effective response to these challenges will require Council switching from a reactive, to a proactive approach.
- 1.8 However, becoming more proactive does not in and of itself mean that Council must 'be all things to all people', or take on roles it is not optimally placed to deliver on. For some of the issues discussed, the optimal role for Council is to facilitate discussions or advocate for effective and practical Queenstown District specific solutions, rather than addressing the issue directly or unilaterally.

- 1.9 The need for balance is widely recognised through the consultation document, which refers frequently to the roles Council is fulfilling (or proposing to fulfil) and the other agents Council is working with on specific challenges.
- 1.10 Federated Farmers wholly supports these discussions. We underline the need for Council to continue to be clear not only around what the challenges are, but also what Council's proposed response is, and who else is (or should be) involved.
- 1.11 Our concern is that if this does not occur, Council may be viewed as the 'one stop shop' for all of the challenges facing the District's ratepayers or visitors. This in turn increases expectations and pressure on Council's resources, ultimately translating to higher spending and higher rates.
- 1.12 Federated Farmers recognises that the DAP is the beginning of the discussion around some of these challenges. We also recognise the preparation for the 2018 Long Term Plan (LTP), which will seek to take some of these discussions further, will commence in 2017.
- 1.13 Therefore, we are asking Council to consider our submission points in relation to both the 2017 Draft Annual Plan, and in the processes informing the 2018 LTP, as appropriate. We are also keen to engage with Council on these and other relevant matters in the process of developing the LTP.

**Summary of submissions:**

**Federated Farmers supports the way Council has clearly outlined what it considers to be the key challenges for the District through the Draft Annual Plan. We also support Council explaining the parties and agencies Council is engaging with in considering how best to address the key challenges facing the District.**

**We encourage Council to continue to be clear on what roles the Council is proposing to fulfil in response to the challenges outlined, and what Council expects of other agencies or parties.**

**We are interested in engaging with Council on key issues in the development of the 2018-28 Long Term Plan.**

**2.1 Proposed additional spending and rates increases**

- 2.2 The Consultation document explains that the proposed DAP will result in 'an average rates increase of 4.5%'. While we support Council's proposed focus on explaining the rating impact of the DAP, it should also be clear that this average increase is 'after allowing for growth of 3.0% in the rates database'.<sup>1</sup>

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<sup>1</sup> Draft Annual Plan, page 12.



- 2.3 According to page 103 of the DAP, total Operating Expenditure is increasing from \$103.85 million in 2016/17, to a proposed \$116.65 million in 2017/18, a 12.3 percent (\$12.8 million) year on year increase.
- 2.4 Operating revenue is increasing by 9.7 percent overall in 2017/18, with Targeted Rates increasing by 7.1 percent, General Rates increasing by 13.5 percent and User Charges increasing by 38.6 percent, compared to 2016/17.
- 2.5 The rating impacts of this additional expenditure for example properties are explained on pages 12 and 13 of the Draft Annual Plan. While we recognise the impacts on specific individual ratepayers will differ, the representative examples indicate farmers will be facing increases of between 1 percent and 6 percent, depending on the property's location and access to services.
- 2.6 Federated Farmers strongly supports Council's current, intelligently targeted funding policies in relation to both the General Rate and Targeted Rates. We ask that these are retained (with minor updating as needed) in the development of the 2018-28 LTP.
- 2.7 Council has clearly explained the drivers for these increases in the DAP consultation document. Further, Federated Farmers broadly agrees that Council needs to respond to the challenges outlined.
- 2.8 We recognise both that there are very real drivers for this additional expenditure, and that the impact of additional spending will be ameliorated in part (indeed is to a large extent driven by) the District's significant population growth.
- 2.9 However, we underline the significant (albeit necessary) nature of the increased spending, and emphasise the need to ensure that Council's roles in respect to addressing the challenges outlined are clearly considered and defined.
- 2.10 While, as outlined at page 4 of the DAP consultation document, some landowners may be eligible for a rates rebate, this is not the case for farmers. Farming is an industry facing volatile returns and (particularly currently) a number of increasing costs, particularly in the regulatory space.
- 2.11 However, we ask Council to be cognisant that there is limited capacity for farmers to take on cost increases of such significance, particularly over a prolonged period of time.

**Summary of submissions:**

**Federated Farmers notes the significant proposed increases in Operating Expenditure of 12.3 percent between 2016/17 and 2017/18.**

**However, we also note that the rating impact of this increased spending is in large part ameliorated by the growth in the District's ratepayer base, and by increased fees and charges revenue.**

**We note, from Council's example rating properties, that farms will face a rates increase of between 1 percent and 6 percent, depending on their location and access to services.**

**We consider this a reasonable result given the lack of funding options available to Council. However, we underline the limited ability of farmers to take on additional costs, particularly over time.**

**We strongly support the District's current, intelligently targeted rating policies. We ask that these are retained (with minor updating as needed) in the development of the 2018-28 LTP.**

### **3.2 Specific feedback on key consultation matters**

- 3.3 Council's consultation document outlines Council's position on a number of key matters. Federated Farmers seeks to provide specific feedback on some of these matters.
- 3.4 Water Quality – Federated Farmers supports Council's focus on keeping the District's lakes and rivers pristine. The District's water quality is a key reason why people choose to visit, live and work in the District, and maintaining water quality or improving it where needed is a goal we can all agree on.
- 3.5 We agree that delivering on this goal requires everyone in the District working together, and we agree that Council can play a key leadership and advocacy role. We consider key priorities are:
- a) Gaining a clearer understanding of the key contributors where there is poor or deteriorating water quality;
  - b) Addressing point source discharges, and;
  - c) Preventing the introduction and spread of pest plants where these may impact water quality or water quantity.
- 3.6 Council will be aware that rural water quality issues are already specifically addressed through the operative Otago Water Plan. Federated Farmers and individual farmers and catchment groups are committed to the success of this plan. We would welcome the opportunity to work with QLDC as the focus of the Otago Water Plan turns from rural to urban discharges.
- 3.7 Roading congestion and meeting future roading demand – Federated Farmers agrees that the District's roading network is not currently 'fit for purpose', and that if nothing is done to future proof roading levels of service, this will simply get worse, given current projections for increased road usage.
- 3.8 We consider the District's roading issues are to a large extent driven by non-resident roading usage. We are firmly of the view that this non-resident usage is a national issue, given the increasing prevalence of (and importance of) tourism to the national economy.

- 3.9 We consider road use of this nature (tourism traffic and through traffic) should be funded primarily by the NZTA's road usage derived revenue (recovered through road user charges, fuel taxes and registration) rather than being borne primarily by the District's ratepayer base. We fully support Council working with the NZTA to find solutions to roading congestion and future roading demand, which do not rely on the District's ratepayer base to fund.
- 3.10 Infrastructure – As with roading, Federated Farmers agrees that current infrastructure is not fit for purpose, particularly given likely future growth in demand. We consider this is an issue that needs to be addressed, and that Council has a key leadership role to play.
- 3.11 From a farming perspective, the failure to provide sufficient toilets, refuse and waste disposal facilities can have significant adverse impacts on farming, particularly in relation to Freedom Camping. A lack of appropriate toilet and waste disposal facilities means that our rural areas and farming operations are effectively used as waste and effluent dumping sites for some campers. This is becoming an increasing issue for the District's farmers and further, it is a blight on the environment and landscape the District's popularity relies upon, .
- 3.12 Federated Farmers strongly supports Council looking at current and future projected demand for toilets, waste disposal and refuse services in order to ascertain what additional services are required. We also support Council focusing strongly on the implementation of the Freedom Camping bylaw in order to ensure both the requirements are met, and that these requirements remain fit for purpose.
- 3.13 Spreading the cost – Federated Farmers broadly agrees that, to an extent, everyone benefits from infrastructure that keeps the environment safe. However, Council's discussion around 'spreading the cost' focusses solely on benefit, and not on exacerbation. Depending on the type of infrastructure, a greater weighting will apply to exacerbation versus benefit when considering how specific infrastructure will be funded.
- 3.14 For example, targeted rating of infrastructure with clearly identifiable exacerbators (for example, those with connected sewerage) will both encourage more efficient usage, and recognise that this is a level of service that other ratepayers do not receive, and therefore should not be required to pay significant amounts for. This differs for other infrastructure, for example public toilets, where the direct beneficiaries and exacerbators are harder to identify, and the benefit provided is more of a public good benefit.
- 3.15 Therefore, while we broadly agree that greater support may be needed for smaller, isolated communities, a 'fair solution' will depend to a large extent on the type of infrastructure provided, and the level of costs borne by the general District versus the local communities. There is no detail in the DAP around what Council intends by this, and so we would welcome further information prior to developing a position on a specific proposal.

- 3.16 Pest management – Pest plants and pest animals comprise a significant threat to the District's rural landscapes, and productive economy. They are also a good, practical example of the 'stitch in time' approach; where spending money now can significantly reduce costs later. Council will be aware that the Otago Regional Pest Management Strategy is under review. Federated Farmers appreciates Council's current support for and awareness of pest plant and pest animal management, and we encourage Council to further consider these areas in the development of the 2018-28 LTP.
- 3.17 Housing affordability – Federated Farmers agrees that housing affordability is a key issue for the District. While a balance between greenfield development and increasing density within urban areas is required, we encourage Council focusing on use of existing urban or urban growth areas as a preference to unrestrained greenfield development in rural areas.
- 3.18 Sharing the costs – Federated Farmers is cognisant of the fact that Queenstown Lakes has a relatively low resident population compared to the demand for the District's services. We consider the District plays a critical role in attracting visitors to New Zealand, and that the benefits of the District's attraction to visitors extends well beyond the District.
- 3.19 We are also aware that Council has very few options when it comes to allocating the costs created by the demand for Council's infrastructure and services, beyond targeting the relatively small ratepayer base. Council's current rating policy does all it can to attempt to capture visitor related costs through targeted rates aimed at the visitor industry. Federated Farmers supports this approach. However, we recognise that it is an example of Council making best use of the available tools, rather than being a panacea.
- 3.20 Further, we recognise it does not effectively or efficiently capture infrastructure usage and costs created by those outside of the District who are not utilising visitor accommodation (for example, Freedom Camping).
- 3.21 In the first instance, Federated Farmers agrees with Council that smart applications to the NZTA and the Government Infrastructure Fund is the 'low hanging fruit'. We welcome the opportunity to support applications through these avenues. We are firmly of the view that more funding should be made through national funds like the 'Regional Mid-Sized Tourism Facilities Grants Fund', and we support both Council's specific case for funding through these avenues, and that additional national funding should be made available through this and similar funds.
- 3.22 Further, we recognise that Queenstown Lakes District is one of the prime examples in the argument for a Visitor Levy. A well designed and allocated Visitor Levy would be of benefit to farmers in Districts like Queenstown Lakes, with high tourism throughput and high infrastructure costs. We support Council making a case for a national Visitor Levy on behalf of the District. We would also support other avenues for additional, nationally collected tourism related revenue to be re-allocated back to Districts with high visitor numbers, for example through GST derived from tourism spending.

- 3.23 The District Plan – Federated Farmers has been a submitter to Stage 1 of the District Plan review. Overall we were supportive of Council’s proposed approach. However, many of our positions in Stage 2 of the review will be materially impacted by the decisions made on Stage 1 of the District Plan. Given the importance of the District Plan, we fully support Council’s intention to appropriately resource the planning processes. However, we encourage a focus on reaching decisions on Stage 1 of the District Plan as a priority to beginning Stage 2.

**Summary of submissions:**

**Water Quality** – Federated Farmers supports Council’s focus on keeping the District’s lakes and rivers pristine. We welcome the opportunity to work with QLDC as the focus of the Otago Water Plan turns from rural to urban discharges. We consider key priorities for the District are:

- a) Gaining a clearer understanding of the key contributors where there is poor or deteriorating water quality;
- b) Addressing point source discharges, and;
- c) Preventing the introduction and spread of pest plants where these may impact water quality or water quantity.

**Roading congestion and meeting future roading demand** – Federated Farmers agrees that the District’s current roading network is not currently ‘fit for purpose’. We are of the view that non-resident usage is a national issue, given the increasing prevalence of (and importance of) tourism to the national economy, and we consider this should be funded primarily by the NZTA’s road usage derived revenue, rather than being borne primarily by the District’s ratepayer base.

**Infrastructure** – Federated Farmers strongly supports Council looking at current and future projected demand for toilets, waste disposal and refuse services in order to ascertain what additional services are required.

**Spreading the cost** – Federated Farmers broadly agrees that greater support may be needed for smaller, isolated communities. However, a ‘fair solution’ will depend to a large extent on the type of infrastructure provided, and the level of costs borne by the general District versus the local communities. We welcome additional information in relation to this issue.

**Pest management** – Federated Farmers appreciates Council’s current support for and awareness of pest plant and pest animal management, and we encourage Council to further consider these areas in the development of the 2018-28 LTP.

**Housing affordability** – Federated Farmers encourages Council to focus on use of existing urban or urban growth areas, as a preference to unrestrained greenfield development in rural areas.

**Sharing the costs** – Federated Farmers agrees with Council that smart applications to the NZTA and the Government Infrastructure Fund is the ‘low hanging fruit’. We welcome the opportunity to support applications through



these avenues. We support Council making a case for a Visitor Levy on behalf of the District.

**The District Plan** – Federated Farmers supports Council's intention to appropriately resource the planning processes. However, we encourage a focus on reaching decisions on Stage 1 of the District Plan as a priority to beginning Stage 2.

#### **4.1 Fees and Charges Review 2017**

- 4.2 In addition to the proposed rates increases, farmers as resource users will also be facing changes to some of their fees and charges for resource consents as a result of the Fees and Charges review 2017.
- 4.3 Federated Farmers is cognisant of the fact Council faces a choice in reviewing the Fees and Charges; that these costs are either borne by the ratepayer or the resource user. As a general view, we support Council allocating the costs of resource consent and costs associated with Section 150 of the Local Government Act primarily through fees and charges, where these are fair, reasonable and indicative of the direct costs to Council, as an alternative to recovering these costs through rates.
- 4.4 We consider the current approach to funding the various activities within Planning and Development, with 80 percent of costs recovered from the private individual, and 20 percent funded by the wider public, is a balanced approach and broadly, a reasonable reflection of the benefit derived from development in the District.

#### **Summary of submissions:**

**Federated Farmers supports Council allocating costs associated with resource consent processes and costs associated with Section 150 of the Local Government Act primarily through fees and charges as an alternative to recovering these costs through rates.**

**We consider the current '80 percent private, 20 percent public' approach to funding costs reasonable and balanced.**

#### **5.1 About Federated Farmers**

- 5.2 Federated Farmers welcomes the opportunity to comment Queenstown Lakes District Council's Draft Annual Plan 2017-2018.
- 5.3 Federated Farmers of New Zealand is a voluntary, member-based organisation that represents farming and other rural businesses. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand farmers.
- 5.4 The Federation aims to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices.

## Submitters Comment

I would like to see funding allocated for the construction of an international standard BMX racing track in the Lake Hayes Estate/Shotover Country area. The track would provide an area for people of all ages to race, train and enjoy bmx riding/racing. It would also be a potential draw card for visitors with regular local race meetings, regional race meetings, South Island Regional Championships, Nationals Championships and possibly international BMX races.

The track will would not require a particularly large area of land and if located near LHE/Shotover Country would be readily accessible to a large number of children and families.

Cromwell has recently built a very good BMX facility and Alexandra have had one for some time. I believe that with Queenstown's burgeoning population and it's popularity as a visitor destination, an international standard BMX race track would be prove to be very popular. I also believe there would be strong local volunteer support to help build and maintain the facilities.

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# COTTER Elmo

Outside Sports

Wakatipu

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# COTTER James

Wanaka/Upper Clutha

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## Submitters Comment

Chlorination of the Hawea water supply - the Hawea community have not been consulted on this proposal by council. We want chlorine free water. We have an upgraded uv treatment system that cost 1.5 million dollars. There has been no recorded ecoli since this upgrade. We have the best water in the country. We do not want a toxin added to our water.

As a ratepayer I reject the council's reasons as to why they want chlorination. The Hawea community have spoken and it's clear we do not want chlorination. Council need to listen to the residents. They need to concentrate on what's before them and not follow what other council's are doing. Please listen to the majority.

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# COUNSELL Lisa

Wakatipu

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## Submitters Comment

Traffic congestion (this is really affecting the quality of life in the area), keeping the town centre a place for locals not just tourists, keeping infrastructure inline with the requirements of a busy small town

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# COUSINS Jeanette

Wanaka/Upper Clutha

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## Submitters Comment

I'm having severe concerns about the chlorination of our waters in this region, especially now with the Hawea township being challenged to possibly have this put in their water system permanently. Chlorine is a toxin, to both humans and our environment. Also the voices of the people of Hawea seem to be ignored. From what I understand the majority of the Hawea community doesn't want this, nor do I. I live with my family on land with our own bore (luckily) but it still concerns me because this is about the health of everyone in our community, and the health of the environment. I also understand that the grey waters go into the ground directly, which must reach ALL of our waterways at some point, the lakes included. It's pretty obvious that this is not sustainable in the long run. I'm hoping our children and their children can continue to enjoy, swim in and drink, clear, clean water in every way, so I find all of this completely and utterly unacceptable.

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## Submitters Comment

I feel there has been a significant lack of financial support from the QLDC for the Queenstown Mountain Bike Club (QMBC).

Mountain biking is one of the fastest growing sports in the world and brings in significant ancillary revenue to the Queenstown and Wanaka areas. QMBC are building great trails which are attracting visitors to our region, which in turn assists local business; it also increases the use of open space which should be encouraged.

I would like to see the QMBC supported financially in their efforts to build more trails.

thank you.

Oliver Coutts

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## Submitters Comment

Dear Sir / madam,

I am encouraged that you are looking to improve in all of these areas. I have outlined some of my thoughts below.

### 1. Dark windows limit

As per Klosters in Switzerland, there should be a limit (max. percentage) of holiday homes allowed. This has a number of benefits including keeping housing prices under control for locals.

### 2. Scale and Density

The most beautiful resort towns that I have been too always have a good sense of scale. Queenstown does not have this. Look at places like Bellagio, Vevey, Montreux, Lucerne, Dubrovnik, Amsterdam etc. Encourage simple but beautiful apartment blocks with 4 or 5 stories. Scale brings beauty while density stops sprawl and removes the necessity for many vehicles. Not every room from every house should have a lake or mountain view. Some want cheaper accommodation while others want more. Create variety by increasing heights substantially. Keep public open green spaces sacred. Have a 3D map with protected sight lines, but allow height elsewhere (e.g. St Pauls in London). Allow for detached houses, but also allow for semi-detached houses, terraces and apartment blocks. The setback rules are far too big. 1m setback is sufficient for most boundaries. If it's not, then boundary is too close to the road. If you have walked around any of the areas I mentioned above then you will understand.

### 3. People per room

There should not be more than say 2 people per bedroom. When I lived in Zurich, a co-worker was on his own in a one bedroom apartment. He then brought his wife and child over to live with him. They were promptly told that they must find larger accommodation as the one bedroom flat allows for a maximum of two people. Allowing 40 people in a house and 6 to a room should be an offence and the house owner should be fined. This will also bring balance to the housing market as well as nicer place to live and work.

### 4. Balanced transport

Encourage walking by closing roads in the centre of town. People are capable of walking a few hundred meters and don't need to drive up to the shop or bank. Encourage a cafe culture without the noise, fumes and danger of motor vehicles. Tax petrol and diesel service vehicles while subsidising electric service vehicles in these pedestrian central areas. See Zermatt and Wengen for examples. They have a lovely charm and character.

Having all of the shops and supermarkets centralised around Frankton creates bottlenecks for transport. The Frankton road cannot be easily widened so for those that live on the Fernhill side of Queenstown, they should have supermarkets and shops in their area. Fernhill is too heavily biased with houses and needs to be balanced with amenities to prevent unnecessary car journeys.

### 5. Ugliness

Try and discourage ugliness as it is there for a long time. Hire a town planner from a (European) town/city that is beautiful and ensure they have good taste. Probably Italian. For example, the extension to Eichardts hotel is an eyesore both externally and internally. Give a beautiful design flexibility while being hard on mediocrity.

6. Growth rate

Growth is good, but the rate of growth needs to be controlled. Without this control, then services and infrastructure get out of balance. It will also give you time to see mistakes and change direction when they are spotted.

7. Use the lake

The lake is pretty, but good be prettier. Zurich has a wine festival each year by mooring all of their lake ships together and all of the local wineries show off their wines with wine tasting.

Regards,  
Aaron Cowie  
Guildford  
Surrey  
England



# COX Craig

Wakatipu

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## Submitters Comment

As a keen mountain biker myself, and in the interests of continued bicycle tourism in the Queenstown Lakes area, and for the recreational and health benefits of all those who like to ride mountain bikes, I would like to see the QLDC provide funding and continue to support the Queenstown Mountain Bike Club in their efforts to build and maintain mountain bike trails.

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## Submitters Comment

I am a keen mountain biker and really enjoy riding the trails that the Queenstown Mountain Biking Club has built over the past 15 years. These trails attract visitors from all over the world, and Queenstown has become a renowned mountain biking destination. Even though the club has built some excellent trails I want them to build more. Considering the spin off benefits to the town in general, and how much the club has achieved on the smell of an oily rag, I think it is only fair that the council financially support for the club in their efforts. I support the club's request for funding to be included in the Annual Plan.

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# CROFUT-BRITTINGHAM Amelia

Wanaka/Upper Clutha

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## Submitters Comment

I would like to comment on the proposed chlorination of the Lake Hawea water.

I am strongly against the permanent, full time chlorination of the Lake Hawea water. I have been to several town meetings on this issue and come away from each one feeling that the community is collectively clearly opposed to chlorination, speaking together with a uniform and strong position.

I am afraid that the council is not listening to our wishes, as in the discussions between the council and the public I have seen the public stand together and clearly oppose this proposed action. The council insists that there will be "consultation", however based on what I have seen I feel sure the public voice will be ignored. It has been very obvious in what the wishes of the people are, and yet permanent full time chlorination remains a likely possibility.

I am open to chlorination in response to a specific water quality event, however the strong chemicals are obvious both by taste in drinking water and by smell after doing dishes, flushing the toilet, or taking a shower, and I do not accept that they are needed in our water supply on a full time, permanent basis. I do not wish to have this toxin in my water.

My impression is that the council's desire to chlorinate has more to do with a perceived lowered tolerance to a water quality event than it to do with the actual danger of such an event occurring, and I believe that this kind of fear based and litigious decision making sets a bad precedent for local government, especially when it acting against the express will of the people.

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# CUNNINGHAM Paul

Hawea Community Association Ltd

Wanaka/Upper Clutha

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## Submitters Comment

Chlorination of Hawea water supply.

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**Hawea Community Association Submission to QLDC for the 2017-18 Draft Annual Plan – on sections relating to chlorination of the Lake Hawea town water supply. 25 April 2017**

1. The Lake Hawea community is concerned with the inclusion in the draft QLDC Annual Plan of the following statements (page 15) implying chlorination of the township water supply:

*“We have included \$500,000 in the budget to enable the permanent chlorination of all QLDC community water supplies that don’t already have this level of treatment. This includes Arrowtown, Glendhu Bay, Hawea, Arthur’s Point, Luggate and Glenorchy. This will provide uniformity of treatment across our district. A significant programme of works will be considered as part of the 10-Year Plan to ensure all our drinking water supplies meet NZ Drinking Water Standards”.*

*“We will hold community meetings during the consultation period for this annual plan to provide additional opportunities for residents to express their views on this issue. The decision on whether to chlorinate these supplies permanently will be made as part of the adoption of the annual plan at the end of June, when the Council will have considered all feedback”.*

2. These statements and associated comments from QLDC members makes permanent chlorination for all these areas sound like a ‘fait accompli’.
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**10.** We note that Christchurch city does not use chlorination and there is no suggestion to protect the reticulation by chlorination except for where shallow bores are used. That risk has been overcome for now by not using the shallow bores. Other measures are used to protect the reticulation, with chlorination on being used on a temporary basis if there is an E.coli contamination. Has the Council sought information from the Christchurch City Council as to the rationale that they have applied to enable them to make the decision not to permanently chlorinate their water supply - when they have, presumably, received the same communications from their District Health Board following the Havelock North incident.

**11.** The Lake Hawea community responds to the above information and DHB/QLDC recommendations:

There are no statements on the DHB websites referring to a recommendation to chlorinate water in our district, nor does Dr Reid of the DHB, have the power to order councils to chlorinate.

In other words, QLDC are considering taking the easy “tick box” route to water safety.

Dr Reid’s second recommendation appears to be ignored by QLDC (“*This may mean that improvement measures identified in water safety plans but not yet implemented may need to be accelerated.*”)

**12.** If the current infrastructure at Lake Hawea is not yet graded (see QLDC Three Waters Asset Management Plan 2016) or if the system does not comply with NZ Drinking water safety standards ( i.e. the recent upgraded bore at Scott’s Beach and the current UV filtration system,) then the community has a right to query why such large sums of money been spent on a system that is still not secure.? Chlorination will not negate the need for monitoring the integrity of the current infrastructure.

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*"Mr Theelan said that while Arrowtown and Hawea both had effective UV treatment, that did not guard against contamination entering the network once water left the reservoir. Anytime there is a new connection to the network from a new property, for example , there is a risk that contaminants will enter the supply. Chlorination guards against this, by disinfecting water right through to the tap."*

**14.** This is factually incorrect regarding the risk of contaminants entering the water network via new connections. Current standard practice demands that all new pipes are hyper-chlorinated before connection under supervision from council building inspectors. New pipes are hyper-chlorinated then flushed out onto a UV pad before being connected to the network. Not only is the statement given by Mr Theelen misleading, but there is a lack of knowledge of standards adhered to by the Drainlayer's Association regarding requirements at new sites and pre-pipe treatment.

**15.** Residents need to be given the option of having un-chlorinated and fully tested water in compliance with NZ Drinking Water Standards 2008, unless there are further unacceptable transgressions based on testing - in which case there would be a short period of chlorination. Based on the assumption that previous contamination of the reservoir has now been exposed and corrected, the community should have confidence that qualified contractors are employed to keep this asset viable. Ministry of Health specifies Compliance as having quality procedures such as taking regular samples but not at the same time of the day or week. (see Drinking Water Standards for NZ Ministry of Health). The community also needs to have access to the test results via the Council's website.

**16.** We accept that the QLDC (under section 69V of the Health Act) is required to take "all practicable steps to comply with drinking water standards". This does not necessarily mean that permanent chlorination is required to meet these standards.

**17.** We hope that QLDC is not motivated by fear of litigation in its approach to management of Lake Hawea water quality standards. We, the Hawea community, seek a continuation of the collaborative approach that we have enjoyed in the past with QLDC, and hope that we can proceed with evidence based dialogue supporting our joint decisions as to the best solution to the long term maintenance of Lake Hawea's town water supply.

**18.** If the (apparent) decision by Council to permanently chlorinate the Lake Hawea water supply is made as a consequence of a 'fear of litigation' should there be an outbreak of illness in the community or in visitors to the community – we request that the Council provides the Hawea Community Association with a copy of all of the legal advice that it has received in connection with this risk.

**19.** We note that (under section 69Y of the Health Act) QLDC has a “duty to monitor drinking water”. Whether or not permanent chlorination is applied, monitoring must continue. We suggest that for Lake Hawea town water supply that the QLDC delay any decision to apply permanent chlorination for a year. In this time, monitoring should continue, and QLDC should seek professional advice so that all alternatives to chlorination could be assessed and all issues resolved in consultation with the Lake Hawea Community Association and members of the Lake Hawea community.

**Hawea Community Association Submission to QLDC for the 2017-18 Draft Annual Plan –  
on sections relating to chlorination of the Lake Hawea town water supply. 25 April 2017**

1. The Lake Hawea community is concerned with the inclusion in the draft QLDC Annual Plan of the following statements (page 15) implying chlorination of the township water supply:

*“We have included \$500,000 in the budget to enable the permanent chlorination of all QLDC community water supplies that don’t already have this level of treatment. This includes Arrowtown, Glendhu Bay, Hawea, Arthur’s Point, Luggate and Glenorchy. This will provide uniformity of treatment across our district. A significant programme of works will be considered as part of the 10-Year Plan to ensure all our drinking water supplies meet NZ Drinking Water Standards”.*

*“We will hold community meetings during the consultation period for this annual plan to provide additional opportunities for residents to express their views on this issue. The decision on whether to chlorinate these supplies permanently will be made as part of the adoption of the annual plan at the end of June, when the Council will have considered all feedback”.*

2. These statements and associated comments from QLDC members makes permanent chlorination for all these areas sound like a ‘fait accompli’.
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*"Mr Theelan said that while Arrowtown and Hawea both had effective UV treatment, that did not guard against contamination entering the network once water left the reservoir. Anytime there is a new connection to the network from a new property, for example , there is a risk that contaminants will enter the supply. Chlorination guards against this, by disinfecting water right through to the tap."*

**14.** This is factually incorrect regarding the risk of contaminants entering the water network via new connections. Current standard practice demands that all new pipes are hyper-chlorinated before connection under supervision from council building inspectors. New pipes are hyper-chlorinated then flushed out onto a UV pad before being connected to the network. Not only is the statement given by Mr Theelen misleading, but there is a lack of knowledge of standards adhered to by the Drainlayer's Association regarding requirements at new sites and pre-pipe treatment.

**15.** Residents need to be given the option of having un-chlorinated and fully tested water in compliance with NZ Drinking Water Standards 2008, unless there are further unacceptable transgressions based on testing - in which case there would be a short period of chlorination. Based on the assumption that previous contamination of the reservoir has now been exposed and corrected, the community should have confidence that qualified contractors are employed to keep this asset viable. Ministry of Health specifies Compliance as having quality procedures such as taking regular samples but not at the same time of the day or week. (see Drinking Water Standards for NZ Ministry of Health). The community also needs to have access to the test results via the Council's website.

**16.** We accept that the QLDC (under section 69V of the Health Act) is required to take "all practicable steps to comply with drinking water standards". This does not necessarily mean that permanent chlorination is required to meet these standards.

**17.** We hope that QLDC is not motivated by fear of litigation in its approach to management of Lake Hawea water quality standards. We, the Hawea community, seek a continuation of the collaborative approach that we have enjoyed in the past with QLDC, and hope that we can proceed with evidence based dialogue supporting our joint decisions as to the best solution to the long term maintenance of Lake Hawea's town water supply.

**18.** If the (apparent) decision by Council to permanently chlorinate the Lake Hawea water supply is made as a consequence of a 'fear of litigation' should there be an outbreak of illness in the community or in visitors to the community – we request that the Council provides the Hawea Community Association with a copy of all of the legal advice that it has received in connection with this risk.

**19.** We note that (under section 69Y of the Health Act) QLDC has a “duty to monitor drinking water”. Whether or not permanent chlorination is applied, monitoring must continue. We suggest that for Lake Hawea town water supply that the QLDC delay any decision to apply permanent chlorination for a year. In this time, monitoring should continue, and QLDC should seek professional advice so that all alternatives to chlorination could be assessed and all issues resolved in consultation with the Lake Hawea Community Association and members of the Lake Hawea community.

# CUNNINGHAMOVA Radka

Wakatipu

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## Submitters Comment

I'd like to comment on #5

I do not wish to have chlorinated water in Glenorchy. So far we've had the tastiest water in the region with no health problems. I believe chlorine in water actually damages health as it kills "good" bacteria in the gut.

Thank you for your time and consideration.

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# DARBY John

Jacks Point Developments Ltd

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## Submitters Comment


Please see attached submission

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**Submission to QLDC & ORC Annual Plans – Public Transport**

To: Queenstown Lakes District Council  
By email: [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

To: Otago Regional Council  
[info@orc.govt.nz](mailto:info@orc.govt.nz)

Name of Submitter: Jacks Point Developments Limited  
Contact Details: John Darby, Director  
Jacks Point Developments Limited  


**Background**

Jacks Point Developments Limited is the developer of existing Jack's Point residential areas.

Jack's Point has a current estimated permanent population of around 650 adults and comprises over 350 homes either completed or under construction with another 100 homes with design approval. The community is growing rapidly and is expected to more than double in size over the next few years. Long term there will be over 4,000 homes in the zone which includes the neighbouring Henley Downs and Homestead Bay areas and the planned village beside Lake Tewa.

The community at Jack's Point is a diverse with a mix of families, couples and holiday home owners. There is a high proportion of families with children and our last local census estimates there to be over 300 children currently living at Jack's Point. Most residents travel to the Frankton or Queenstown areas for work, school and shopping.

In addition to residents, every day hundreds of people visit Jack's Point for business, employment and to enjoy the amenities and recreational facilities here. The number of visitors is also anticipated to increase substantially in the next few years.

Jack's Point has three existing bus stops which form a loop around Jack's Point. At present these are used by the school buses.

**Submission in Support**

Jacks Point Developments Limited supports QLDC and ORC in the proposed improvements to public transport and supports the increased subsidy and proposed fare structure.

We support the route changes, and the inclusion of Jack's Point on the route and in the targeted rating area.

We encourage ORC and QLDC to ensure that services are both frequent and cover the whole day and evening as we believe this is needed to ensure this is a genuinely convenient alternative to travelling by car. We believe this is particularly important as taxi fares between Jack's Point and Frankton or Queenstown can be very expensive.

**Hearing**

Jacks Point Developments Limited wishes to be heard in support of its submission

# DAVIES John

Wakatipu

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## Submitters Comment

I am an avid mountain biker from the UK and have been living and working in Queenstown since November. Over the summer period I have massively enjoyed riding the trails that the Queenstown Mountain Biking Club has built and maintained. These trails attract visitors from all over the world, and Queenstown has become a renowned mountain biking destination, especially for riders from the UK . Even though the club has built some excellent trails, there is great potential for the expansion of the trail network and Queenstown's riding reputation. I have also been a part of the Wednesday volunteer dig crew nights, where I've experienced first hand the hard work and determination of the Queenstown Mountain Bike Club.

Given the above I strongly feel the council should financially support the club in their efforts, to continue to keep Queenstown the leading mountainbike destination in New Zealand. I support the club's request for funding to be included in the Annual Plan.

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# DAVIS Corrine

Wakatipu

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## Submitters Comment

I strongly oppose the chlorination of the Glenorchy Water Supply

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# DAVIS Thor

Wakatipu

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## Submitters Comment

I strongly oppose the chlorination of the Glenorchy Water supply

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# DE ROSA Jonathan

Wakatipu

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# DE VRIES Emil

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# DEDO Kathy

Wanaka/Upper Clutha

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## Submitters Comment

This submission indicates my personal support for the submission made by the Wanaka Primary School Board of Trustees (submitted by Andrew Howard) in regards to road safety and the Transport, Cycleway and Walkway Network.

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### Submitters Comment

#### LINK UPPER CLUTHA SUBMISSION #1 OF 2: REQUEST FOR FINANCIAL SUPPORT

LINK Upper Clutha, governed by the Alpine Community Development Trust (ACDT), supports the Queenstown Lakes District Council's plans to create a "Community Services" division and a Community Services General Manager. We look forward to hearing more about what is envisioned. The ACDT and its operating units Community Networks Wanaka and LINK Upper Clutha are well placed to partner with Council in developing the concept, especially to include a holistic view that goes well beyond the physical community assets of our district. It is encouraging that one of Council's long term outcomes is to highly value community services.

This is the first of two submissions LINK is making on the 2017-18 Annual Plan, this one is a request for financial support of two community projects: LINK Community Fund and Community Capability Building – Communication Skills.

#### LINK BACKGROUND

LINK Upper Clutha is the central government-supported, locally driven community development scheme that is working to connect our community as it grows. Our vision is to create a united approach to community development and social and economic enterprise in the Upper Clutha. Our mission is to build community success through innovative partnerships and coordinated infrastructure.

In order to be community-led, LINK has spent several months listening to the people of the Upper Clutha, through our quick input mechanism of the 3 Questions survey, in-depth interviews with community leaders, informal interactions, and group discussions. LINK also conducted an extensive asset-mapping exercise in 2016, seeking to understand our region's current economic, community, and physical strengths.

LINK is now working on a variety of projects to support the Upper Clutha community, prioritising those that create partnerships and efficiency across community segments. Our funding from the Department of Internal Affairs is primarily for wages to drive this community development work, and does not provide specific funding for the community-led projects that emerge. We have identified two projects for 2017 for which we seek QLDC funding support in the 2017-18 financial year.

#### 1. LINK COMMUNITY FUND

The LINK Community Fund is a contestable fund of \$10,000 to enable and support community-led initiatives in the Upper Clutha community and to foster connections in our neighbourhoods. Any group or individual may apply for up to \$1,000 for a single project. The amount funded must be matched by volunteer hours and/or in-kind support. The LINK team will provide support and advice on project management, budgeting, marketing, sourcing materials, collaboration efforts and any other support

needed.

Projects must be designed to deliver benefit for the community and the following criteria will apply for assessing applications:

- Demonstrated benefit for the wider community – not commercial in nature
- Timeframe for completion (within 12 months)
- Demonstrates collaboration with multiple sectors of the community
- Must provide a simple budget and plan showing steps, timeframes and expenditure along with in-kind support and estimate of volunteer hours

LINK is requesting that QLDC partner with us by providing a financial contribution of \$4000 towards the Community Fund to provide tangible support for community-led development in the Upper Clutha.

Benefits of the community fund include:

- Enabling connections and collaboration at all levels in our community
- Inspiring others to act – showing how small changes can lead to big benefits
- Help to maintain the sense of community in the Upper Clutha
- Encouraging active citizenship
- Capability building – planning, budgeting, promotions, teamwork

We currently have \$5000 in seed funding from the Department of Internal Affairs which supports LINK, with the expectation that we would raise another \$5000 from local partners who support the goals and principles of the fund.

We acknowledge that Council provides in-kind support for some community groups that seek it, which can be very helpful. However, the LINK Community Fund meets a community need that the current QLDC community funding does not. Council funding criteria limit the type of group or event that can apply for cash funds, in particular small community efforts often do not meet the criteria.

We envision the LINK Community Fund will accelerate grassroots community groups toward meeting their goals in small but tangible ways – e.g., providing a boost to help them collaborate, engage community members, market an event, produce materials. As a community collaboration incubator, we already provide time and advice to community groups; this fund would enable action when a relatively small amount of money would make a difference.

#### Financial Detail

Total cost of project \$10,000

LINK contribution \$5,000 plus time to coordinate, promote, manage fund

Other local funders \$1,000

Amount applied for - QLDC \$4,000

## 2. COMMUNITY CAPABILITY BUILDING -- GET DOTTED COMMUNICATION SKILLS

One of the key findings from our research is that due to the Upper Clutha's exponential growth, better communication and community infrastructure are required. People often operate within their own community segments/siloes and aren't building efficient relationships. Duplication of effort and competition for resources are cited as problems. One project LINK would like to pursue is community education in the area of communication. Get Dotted is a programme that has been very successfully run in Wanaka (2009), focusing on understanding different communication and personality styles. LINK wants to bring the Dots facilitator Amy Scott to town to facilitate two sessions:

- 3-hour community evening where attendees gain an understanding of their own and others' communication styles, learn to work from their natural strengths, and take away practical tips for more effective communication with others. Previously this programme attracted 350 people, with overwhelmingly positive feedback about its effectiveness and long-term impact on attendees. Some of its appeal is that attendees can put learnings to work in any role they might be in – employer, employee, parent, teammate, committee member.
- 1.5 hour workshop with community leaders the following day – with a focus on putting these skills to work in a way that specifically identifies how key stakeholders can work more collaboratively and see results for community benefit.

We believe these sessions not only will have tangible benefits in community building, but also foster lifelong learning and capability building for the individuals who participate.

#### Financial Detail

Total cost of project \$8,500

(speaker fees and expenses \$8000, advertising \$500)

LINK contribution \$3,500

(plus time to coordinate, promote, and run event)

Other local funders \$1,000

Amount applied for - QLDC \$4,000



### Submitters Comment

#### LINK UPPER CLUTHA SUBMISSION #2 OF 2: UPDATE AND COMMUNITY ENGAGEMENT RESULTS

LINK Upper Clutha, governed by the Alpine Community Development Trust (ACDT), supports the Queenstown Lakes District Council's plans to create a "Community Services" division and a Community Services General Manager(1). We look forward to hearing more about what is envisioned. The ACDT and its operating units Community Networks Wanaka and LINK Upper Clutha are well placed to partner with Council in developing the concept, especially to include a holistic view that goes well beyond the physical community assets of our district. It is encouraging that one of Council's long term outcomes is to highly value community services(2).

This is the second of two submissions LINK is making on the 2017-18 Annual Plan, the intention of this submission is to briefly update the Council on what we've learned and continue a dialogue about where we're going.

#### LINK BACKGROUND AND ENGAGEMENT ACTIVITY

A year ago at Annual Plan time, LINK wasn't yet LINK... we were the Upper Clutha Community Development Scheme, a newly awarded three-year initiative, funded by the Department of Internal Affairs and governed by the Alpine Community Development Trust, working to build a strategic community infrastructure to accommodate our high growth rate and future-proof our success as a region.

Since then, we've hired staff, developed a vision and mission, conducted a comprehensive asset mapping exercise, engaged broadly and deeply with our community, and started working on community-led projects.

LINK Upper Clutha's vision is to create a united approach to community development and social and economic enterprise in the Upper Clutha. Our mission is to build community success through innovative partnerships and coordinated infrastructure.

In order to be community-led, LINK has spent several months listening to the people of the Upper Clutha, through our quick input mechanism of the 3 Questions survey, in-depth interviews with community leaders, informal interactions, and group discussions. The survey asked:

1. What do you love about your community?
2. What could be even better?
3. How could you help?

These questions were asked in person, on paper, and online. The goal was to "go wide" and hear from as many people as possible, providing the opportunity for engagement to all. We now have approximately 600 responses in our database.

LINK has also “gone deep” by interviewing key stakeholders and community leaders about what makes successful connection and community building – uncovering stories in more detail that highlight our communities’ strengths and opportunities. LINK also conducted an extensive asset-mapping exercise in 2016, seeking to understand our region’s current economic, community, and physical strengths.

The results of this data-gathering allow us to represent what our community values – and how to preserve these values – as we face unprecedented growth and its associated challenges. The results also indicate the apprehension many feel when faced with the growth that is outside individuals’ control.

The attached document summarises some preliminary key findings of the 3 Questions survey. Please note this information is only recently collated and we are working on different ways to present the data to be most useful. The headlines are not surprising, but the individual responses are very informative and indicate a passion for Wanaka that is not to be taken lightly. The data is represented in a wordle format, with the responses most mentioned appearing in larger font size in the document.

We would like to meet with Councillors to discuss these results in more detail, and together draw conclusions from the data that will assist Council decision-making. In particular we hope to contribute to Council’s intention to pursue Community-led Development and a Social Policy for the district.

#### Footnotes

(1) 2017-18 Annual Plan, p68

(2) 2015-2025 Ten Year Plan, Vol 1, p23



# Three Questions Survey Summary for Annual Plan Submission

DRAFT  
28<sup>th</sup> April 2017



- Preliminary key findings based on answers to Question 1 (*What do you love about your community?*) and Question 2 (*How could it be even better?*)
- Question 3 (*How could you help?*) is still being collated due to the wide variety of responses received
- Total number of responses received - 577

# What do you love about your community?

## Top 10 themes



A word cloud of community themes. The words are arranged in a roughly circular pattern, with 'Natural-environment' being the largest and most central. Other prominent words include 'Friendliness', 'Sense-of-community', and 'Supportive-community'. Smaller words like 'People', 'Safe', and 'Access-to-the-outdoors' are also visible. The colors of the words vary, including shades of blue, green, purple, and brown.

Active-People/lots-to-do  
People  
Small-size  
Diversity/vibrancy  
Friendliness  
Safe  
Natural-environment  
Supportive-community  
Sense-of-community  
Access-to-the-outdoors

# What do you love about your community?

## Top 5 Themes

*Access-to-the-outdoors*

*Friendliness*

*Natural-environment*

*Sense-of-community*

*Supportive-community*



# What do you love? Number 1 – 140 responses

the mountains, the lake,  
the potential to heal a  
degraded landscape

The location in the  
mountains and on a lake - at  
the bottom of a mad world

Open beautiful  
peaceful spaces

The surrounding  
beauty and tranquillity  
of the area

The landscape, living in a small  
community, the rivers and  
lakes, the dynamic people,  
being able to be outdoors

living in a welcoming  
community on the edge of  
the best outdoor recreation  
area in the world

This place, the landscape, the  
interactions with it that can be  
had here with the landscape  
year round. Original reason for  
moving to Wanaka

Safe, clean environment with great  
outdoor activity opportunities.

"The outstanding natural  
beauty of Wanaka, this is  
a treasure that should  
not be taken for granted  
or lost as we grow"

The beauty of the place

Open spaces, greenery,  
friendly people, nice  
clean country feel and  
nature at its finest

The serene (and clean!)  
environment that is Wanaka.  
We are surrounded by beauty  
and I believe most of the  
community would like to  
preserve our natural resources  
and pristine environment.

Mountains, rivers,  
lakes, environment

## Natural Environment

The environment , the commitment that  
local people have to this community and  
willingness to work for it

We love the Lake, the Mountains, the  
climate, the beautiful autumn tints. We  
came here 20 odd years ago because of this.

Everyone enjoys the wonderful  
scenery, friendly people, climate.

The natural environment which attracts a  
certain kind of person who appreciates and  
values the natural world

# What do you love? Number 2 – 106 responses

Everyone says hi when you pass

The friendliness of everyone living in a welcoming community on the edge of the best outdoor recreation area in the world

Friendly people that love Wanaka's outdoor environment

Community feel with friendly people

Friendly approach to newcomers

I like the way all age groups mix so readily and are accepted

The people are all very supportive and friendly

It's small enough that life is slower, people still stop and say Hi and are more connected.

We are welcoming to visitors while being protective of the great outdoor resource on our doorstep.

Friendliness of people esp shops and on the street

Friendliness

Still small and friendly enough to be a community, just.

It is welcoming and has a great spirit. .

Small, friendly, focused on our wonderful environment.

The friendliness of the people, seeing people walking, cycling, always smiling, people are generally friendly (this getting less and less)

The smiling faces, because we all choose to live in this amazing part of the world

The friendliness and openness of local residents

It is a happy small town community where people smile at you

Everyone smiles, the generosity of folk, how folk gather for community events

Friendly and welcoming community

It is so beautiful and people are so friendly happy and helpful



# What do you love? Number 3 – 86 responses

The community is solid and still feels like a small town even though we are growing at a huge rate

I love the Wanaka community, there is something special and unique about it that draws me and always makes me feel at home.

Sense of community spirit, still feel like a big family

Its kind of small and tight knit

Amazing community spirit

the sense of community

## Sense of Community

A sense of being in a community where you can have your say and be heard,

The scenery and the family feeling the people bring to the community. Even without close family around people here are often like minded and become like family.

I love the sense of belonging that us "Upper Clutha citizens" have through sports, love to nature and appreciation for living in what we all describe as paradise. I appreciate how we care for one another and there is a tight sense of community.

People focussed on wellbeing of the community

There is a sense of willingness to assist change and make our community able to stay as a community even though it's growing

The community "vibe"

Small, local community vibe.

That it is a community.

That there's still a feel of intimacy in town, despite the yearly increasing number of tourists.

# What do you love? Number 4 – 85 responses

The support older people can access

How everyone pulls together to help others out when needed.

The way the community supports the activities that occur in Wanaka - eg volunteering, the weekly markets.

The support that unconditionally gets provided to those in need (me when I needed it).

The sense of fellowship, of helping each other out. I love that my first port of call to find out the answer to anything local is not Google, it's our local people.

People look after each other.

## Supportive Community

Caring community, let's keep it that way

I love the fact that people come together to help and support each other without an expectation of anything in return, karma is good and strong around here

How quickly they gather round to fundraise and support each other.

The compassion - willing to help others in need

People are connected and help each other when needed

the support locals have for each other and understanding when tackling big issues

Community initiatives that are about supporting each other across all walks of life. I appreciate how we care for one another and there is a tight sense of community. I love how we all come together for Christmas to help someone in need, or how the local businesses support sporting events.

That the whole town merges together whenever needed be it family crisis, state of emergency or just fundraising it makes me very proud to be a local.

# What do you love? Number 5 – 73 responses

Kids can bike and grow up in the outdoors, lots to do, snow-boarding, biking, kayaking

The walking tracks, trails and Stick Forrest MTB tracks close to town.

Access to natural landscapes

I love what nature offers on our doorstep.

Accessibility to goodness

The ability to get outdoors and play (paddleboarding, skiing, mt biking, running, bbqing) with equally outgoing people. With little distance to travel to each activity.

Lots of outdoor experiences for our kids to grow up with, without all the "entertainment" mentality of cities.

The outdoor activities we can enjoy are so unique and must be protected from the hands of developers who look at every opportunity to maximise their investment.

Lots of trails providing easy access to nature as well as town

The fantastic outdoor opportunities, bike tracks, lakes and rivers, waves and hikes

Access to nature (rivers, hiking, mountains, lake, biking).

Access to natural landscapes

## Access to the outdoors

The outdoors is relatively affordable to access for everybody. This has created a town of people who have the can do attitude and at weekends go Mt Biking, Hiking, Fishing, Camping. This in turn creates a more balanced community.

Opportunity for enjoying the environment great opportunities to get out and do things

The ability to access the great outdoors so readily

The fantastic mix of stunning playground including mountain lakes and trails right at our finger tips

# How could it be even better?

## Top 5 Themes

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

I would like to see much better planning and foresight used with regards to residential developments in the area.

More say on section development  
Resilience planning especially food which in itself encourages diversity and community.

We should already be thinking and planning for the town centre becoming a pedestrian zone now, or we'll end up like Queenstown.

a vision statement for what we want Wanaka to be/what our values are as a community and local planning decisions made to fit that statement.

More forward planning to prevent over crowding of tracks, parking shortages and traffic congestion due to rapid growth

Future proofing sports facilities for growth and wellbeing

Long term planning (50 years) not planning for the next 5- 10 years

Long term planning, trying not to lose the soul

Manage Growth

infrastructure needs to keep up with growth, planning is key

Planning for the future not just looking at the \$\$ and the now.

I'd like to see more strategic planning! We need to plan for future growth without losing the relaxed feel of Wanaka.

A formulated town plan which is geared towards the residents needs; not the business community and not tourism.

A cohesive town planning process that connects the various parts of wanaka eg industrial together not mixed with residential, town to have a centre and heart

increased democratic process for sensitive issues, sensitive identified by consultative process. Processes like this one to gather scope .

Start planning 20/30 years ahead for smart sustainable development of town.

Better consideration from QLDC- we are not a suburb of QT and do not want end up in the same strangled situation. need more resources and controlled, planned growth- it is not all about tourism, real risk of kiwis being shut out.

With a fairly rapid increase in population the infrastructure needs to be in place before there is a crisis - eg Queenstown with its chaotic roading and parking.

The growth here is phenomenal, I think the roads will have to be wider and new roads are being built too narrow - biking space has to be considered.

Understanding and accommodating rapid growth and providing infrastructure

This town needs to grow some better infrastructure to cope with the population, fast tracking of supermarkets, more secondary school choices, less focus on tourism and skiing/the lake for jobs and more focus on an academic base.

## Better Infrastructure

A fairer slice of the cake from QLDC infrastructure

Better infrastructure eg internet, safe transport routes eg bike lanes, improved roads

Moving infrastructure, technology and services in to the future. It feels very isolated at times in terms of the access to services

Sort parking and roading issues making it easier for locals and tourists

The infrastructure to cope with more residents, tourists etc. is not keeping up.

Provide facilities as town grows e.g. sport fields, schools

building parking building by new police buildings

Parking is clearly becoming more of a problem, not sure how to address it - maybe free parking created outside of town with a free shuttle bus

Urgent attention to infrastructure is needed to ensure as we grow we can cope with the influx of new residents and visitors alike.

Paid parking, so there is opportunity for all the community to access the business area. More mobility parking to specialised services. "

Getting more involved  
with your neighbour

strengthening existing  
networks developing  
new ones as the  
population grows

I want to see the new people coming in included  
and working on projects that already exist -  
connecting and creating a nice web of old and new

I'd love to see a website  
where community  
groups in the area could  
list their initiatives and  
photos

Places/activities where people  
regularly meet and get to know  
others/feel part of the community.

More centralised coordination of  
community efforts - same people,  
duplication of admin and limited  
resources

More people being  
involved in  
community groups

## A more connected community

More cohesion.  
Bring class/  
organisations  
together.

effective friendly and snappy forums for sharing,  
educating and collaborating to achieve great outcomes

Create systems to help with information  
sharing and fundraising etc

Having a central repository of groups and events and  
mechanisms to promote them would both remove  
the burden of groups to "advertise" for their activities  
and enable everyone to be "in the know".

Improved opportunities for community to  
mix and communicate with each other

More linking of community/services/people

Bring people together more  
Making people more aware of how  
they can be involved in the community.

Getting more  
involved with  
your  
neighbour

Across the generations activity groups to introduce the younger cohort of  
newcomers to the retired of Wanaka cohort who are starting to feel out numbered.

more people offering  
volunteer time

Affordable housing  
solutions for families etc.

"Affordable housing is an obvious issue, but I'd also include high  
food prices as a problem. There might be a way to have more  
affordable food in Wanaka

Housing supply is a huge issue and the constant  
purchasing by out of towners/foreigners of local  
residences for unoccupied holiday homes is causing a  
large strain on those that choose to live here year round.

More Affordable  
groceries/petrol etc.  
more options and  
competition

More permanent  
jobs year round

Ensure that Wanaka doesn't  
become the playground for  
rich people with a  
predominance of vacant  
holiday homes.

That the wages are higher

More  
Affordable

Sustainable &  
Affordable Housing  
for people and  
families supporting  
this great town.

Living wages for all  
service industry staff.

Council could be  
more responsive  
and pragmatic /  
housing prices are  
too high / to  
live/visit this town

More rental accommodation and cheaper  
housing for first time local kiwi people!!!

A solution to the housing  
situation apartments?  
Semi detached houses?

Real initiatives for  
Affordable housing

"It seems the rich are getting richer with investment property and a lot of people are  
starting to struggle particularly families. More affordable housing options. It's really  
sad to see people struggle with high rents and searching for somewhere to live."

I worry about seeing lower income families, and young people  
being blocked from this community due to high living costs. I  
don't want it to be for financially price lived people only..

More affordable housing and  
support for your local families



Ensuring the water supply in Wanaka is free of the 'snow' that is clogging up our filters and pipes.

To police freedom campers and other visitors more rigorously from dumping their waste and polluting our beautiful environment.

More funding for scientists to be able to manage our water quality in the Lake as well as Lake Snow control. This is a huge concern to myself and others that live and visit Wanaka

More education for our young on vital knowledge to living sustainably and in harmony with their environment

I am concerned about preserving our environment specifically the lakes and rivers

Protect natural environments.

## Protect the environment

We need more trees, shrubs and ground cover to heal the desertification

The pristine condition of our lakes and rivers is paramount  
- I would like to see more action on protecting water condition and establishing cause and 'cure' of lake snow.

For the future of Wanaka? sustainable growth, care given to not ruining what we have here; the beautiful environment, lakes etc.

To inspire everyone to follow the respect for the environment and other people in the community cleaner lake

Much more needs to be done as a community to protect our unique space, be that water, air pollution or other big issues facing us, I would like more funding to help these groups make their voices heard.

Manage (charge for service/ access) visitor numbers and behaviour to reduce wear and tear on our ecology and environment

Bigger effort made to keep freedom campers out! Preserve our lakes & rivers so we have beautiful places for our recreation.

Very tight restrictions on dairy farming and the obvious impact farming practices are having on our lake and rivers.

# DEKKER Percy

Wanaka/Upper Clutha

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## Submitters Comment

Chlorination of Luggate water supply.

We are against blanket chlorination of the Luggate water supply ( artesian).

We would agree to temporary chlorination in the unlikely event that the water supply is contaminated.

We see it as unacceptable that a perfect water quality resource should be chemically altered and as a result be degraded.

We are wholehearted in support of the idea for tourist visiting NZ to pay a tourist tax, to be paid via, rental car, hotel, motel, camping and motorhome rentals. Tourist who want to do freedom camping will have to apply for a permit and pay for this.

Kind regards

Percy & Joan Dekker  
50 Alice Burn Drive  
Luggate RD3  
Cromwell 9383

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# DENMEAD SHEENA

Wakatipu

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## Submitters Comment

Please fund QMTBC mountain bike track maintenance and creation. The club, run by volunteers and supported by local business and personal donations, is providing vital tourism infrastructure for Queenstown. Mountain biking is a year round activity that attracts many people to QT and has a large positive flow on effect to supporting many local businesses.

Funding their work would attract new and repeat visitors for QT for mountain biking.

Many thanks,

Sheena

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# DESSY-MOORE Lisa

Wakatipu

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## Submitters Comment

To whom it may concern:

My name is Lia Dessy-Moore. I've been a local for 13 years and like many of us, have seen Queenstown change rapidly.

The one issue I feel affected mostly by is traffic and parking. Our lives have changed in a negative way because of that. There is unfortunately a bit of stress associated with this.

We try to avoid coming into town by car, we live in Central Queenstown and it's taking us 40 minutes sometimes to get to Frankton. The other day it took my friend 50 minutes to get to town from Kelvin Heights.

Dropping our daughter at daycare forces us (and the rest of the parents) to park temporarily on yellow lines or even dangerous spots at times as there is no room at all after so many parks were removed from the car park near the library.

Finding a parking space in town and in Frankton is very challenging, even if I'm prepared to pay for it some days in a private car park.

My concern is that it's only going to get worse...

I was thinking that the large car parks owned by Council next to the library, the one in the corner of Ballarat st and Stanley st and the one in the corner of McBride and Gray st could be turned into multilevel car parking, with a few levels underground, then the street level (or ground level) could be to rent it out for retail/restaurants/cafes etc (good rent return) maybe some offices in the first level and if possible, even more parking in higher levels.

I know it sounds very expensive and ambitious but I think it could truly solve parking issues at least for a few years!

Also Council will get a return out of it by charging for rent and also a reasonable fee for parking.

I know it's probably an unrealistic idea but I thought I should put it out there...

We are very grateful with you for your continuous hard work!  
We know you're doing your very best!

Thank you for asking for our opinions and for listening to the community.

Kind Regards.

Lia Dessy-Moore

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# DETHLEFSEN Eva

Wakatipu

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## Submitters Comment

Surporting the Queenstown Mountain Bike Club, because the work they are doing is very important to our community. They play a big part in yhe fact that Queenstown, and all of NZ is becoming more and more famous in the MTB world. The trails they build and help maintain are world class, and is part of why this place is such a unique place to live.

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# DEVANTIER Luke

Wakatipu

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## Submitters Comment

I would love to see funding for the growing mountain biking community.

The plan for \$2 buses is also awesome!!

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# DICK Brent

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## Submitters Comment

I would like to provide feedback regarding the QLDC Annual Plan, in particular the proposal to chlorinate the Arrowtown water supply.

There needs to be a separate public consultation that deals only with the Arrowtown chlorination proposal. Combining this into the Annual plan is downing it in the noise of the Annual Plan. Its not good enough.

The example of the 2016 Havelock North water contamination issue does not justify the knee jerk reaction to chlorinate all QLDC water supplies to avoid council prosecution. That incident was a result of poor bore location. This is not relevant to the Arrowtown water supply situation.

In 2014 a UV treatment plant was installed at great cost to improve the water. This alone is enough to provide a long term safe solution.

When I lived in Christchurch I enjoyed a chlorine free water supply with no risk. There is no reason why this cannot be achieved in Arrowtown too.

Chlorination is unnecessary. Don't do it.

At the very least, this issue deserves proper focus and consultation "in arrowtown"

Many Thanks  
Brent Dick

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# DIMMOCK Chelsie

Wakatipu

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## Submitters Comment

Funding for the growth and upkeep of the mountain bike trails around the wakatipu.

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# DOLAMORE Norman

Wakatipu

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## Submitters Comment

That the water taxi be included in the public transport scheme..

At \$10 .00 one way, a ride for 5 mins I think is excessive and from the end of the Kelvin Peninsula. If it was \$5.00 one way I believe that more people would use it. Of course some jetties would perhaps need an upgrade and that could be offset by fewer stops.

Also needed is a parking building in town, Boundry Street car park preferably as it is close to town. Bottom area to accommodate camper vans as well as cars and coaches for overnight parking.

Multi level with offices on the top. Yes it will cost \$\$\$\$\$\$, lots of them and it will never be cheaper than now.

Queenstown will always be having a increase in visitors in the future so council needs to get ahead of the game, not the catch up that at present is being operated.

New builds also need to accomodate off road parking regardless of what type of build it is.

Also need to back off the aggressive enforcement against coaches parking overnight and enforce excessive engine running, especially in the colder mornings of winter.

Diesel engine do not produce heat by idleing for the benefit of passengers.

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# DOOLEY Ronan

Wakatipu

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## Submitters Comment

I am a devout mountain biker and love all the trails around this beautiful place we are lucky enough to call home. It makes me so stoked when people come from all over the planet to ride the trails our volunteers have worked so hard to create. Without the Queenstown mountain bike club coordinating these endeavours we would not be the mountain bike destination we are today, with cruisey trails anyone can have a go at right through to world class free style parks we are at the forefront of all things MTB in New Zealand (and Australia)

Would love to see some funding go towards adding to the already amazing trail network we have.

Thankyou for taking the time to have a read of my 2 cents

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# DORSEY Anna

Wakatipu

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## Submitters Comment

AS a parent of young children living in Arthurs Point I am concerned about the difficulty of finding a car park during end of school hours to collect my children from school. I think that changes to the current parking model are urgently needed otherwise people are going to be increasingly in danger from bad parking due to lack of any other options and children and adults health could be at risk.

I think that the \$2 bus fare model may help relieve some traffic issues and support it as a good way of helping to reduce the car traffic burden, especially if this is supported by park and ride options for people who do not live near a bus route.

I think that the proposed playground will be an excellent asset to the shorefront however this will only be utilised by locals if the parking situation is improved, otherwise it could be more utilised by visitors than the local community,

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# DOUGLAS Meryn

Wakatipu

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## Submitters Comment

I strongly object to the Glenorchy drinking water supply being chlorinated. Because our water is clean, pure and hasn't caused any health problems in the past. I have been drinking this water ever since the water supply first went into the township.

# ECKFORD Ian

Wakatipu

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## Submitters Comment

1/ I regularly drive from Lake Hayes Estate to Remarkables Park. I would like to see faster progress on the final Hawthorn Dr access road. There doesn't, appear to be any work being undertaken on the Pack n Save end of the new road. The time spent sitting parked on Kawarau Rd is a waste of time and fuel. The double laning of the Grant Rd to Airport roundabout should be of highest priority.

2/. The expenditure of \$600'000 of ratepayers money on rearranging the bus service seems to be a questionable investment. Where is the proof that this will work. Why can't this money be spent on the above?

3/ The consent for the Queenstown retirement resort at Ladies Ml has not allowed for a roundabout / intersection upgrade at the earliest time and at a cost to the developer. This should be remedied as soon as possible.

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# ELLIOTT Jocelyn and Rod

Wanaka/Upper Clutha

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## Submitters Comment

Chlorination of Lake Hawea Water.

The Hawea community majority wants chlorine-free water (petition and meeting votes).

It is still unclear why the upgraded uv treatment system and water intakes (\$1.5million) are being rejected even though there has been no recorded ecoli outbreak since the upgrade in April last year.

Permanent chlorination in Hawea is not necessary to meet NZ Drinking Water Standards (UV water treatment)

The community is willing to accept temporary chlorination when/if considered necessary i.e. for outbreaks.

As residents and ratepayers we reject the Council's reasons as to why they want to permanently chlorinate.

One of the many reasons people love Hawea is the chlorine-free drinking water!

thanks

Rodney and Jocelyn

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# ENGLISH Elisabeth

Wanaka/Upper Clutha

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## Submitters Comment

I am submitting a response to the chlorination of Hawea water.

We have stated on numerous times that we are against this, that we want chlorine free water, through meetings and petitions and yet chlorination has gone ahead without proper consultation. I feel like we have not been listened to.

There have been no recorded ecoli outbreaks since the upgrade in April last year, so why has the upgraded uv treatment system (\$1.5million) been rejected, particularly so soon after installation. This a woefully unwise use of our tax money if it is not going to be used to its full potential, ie providing clean water without chlorine.

We are, as we have shown, willing to accept temporary chlorination when/if considered necessary i.e. for outbreaks so why the need for permanent chlorination?

You have suggested concern for contamination throughout reticulation during work on pipes etc but work is fastidious and standards adhered to so if they and you are doing your job properly, why the need for chlorine?

I am wholeheartedly against the chlorination of Hawean water and want it stated thus. We have not been respected or listened to during this process.

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# ESTERHUYSE Cobus

Wakatipu

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## Submitters Comment

I'd like to appeal for funding to be allocated to the Queenstown Mountain Bike Club (QMTBC) in order to empower it to build more mountain bike trails in the Queenstown area.

I'm an example of the fact that mountain biking, and specifically the trails in the Queenstown area, serves as a powerful attraction for visitors to the area. Queenstown already has a great reputation as a riding destination. That reputation is what brought me here and, in the end, made me decide to stay. No doubt additional trails and upgrades can attract an even greater amount of visitors and therefore an influx of spending.

QMTBC plays an invaluable role in the creation of new trails in the area. They know what riders enjoy and I have a lot of respect for their work. I ask that you strongly consider allocating funds to the club.

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# EVERATT Rachel

Wakatipu

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## Submitters Comment

QLDC proposal to add CHLORINE to Arthur's Point drinking water.

I and my family are against the proposal of Adding chlorine to the drinking water.

Please leave our water as it is.

We don't want you to add that rubbish to the already beautiful and safe drink8ng water that we have.

Leave it alone.

I am against the QLDC proposal to add CHLORINE to the Arthur's Point drinking water.

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# EVARD Matthew

Wanaka/Upper Clutha

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## Submitters Comment

Please see attached word file

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## ANNUAL PLAN SUBMISSION – 2017/2018

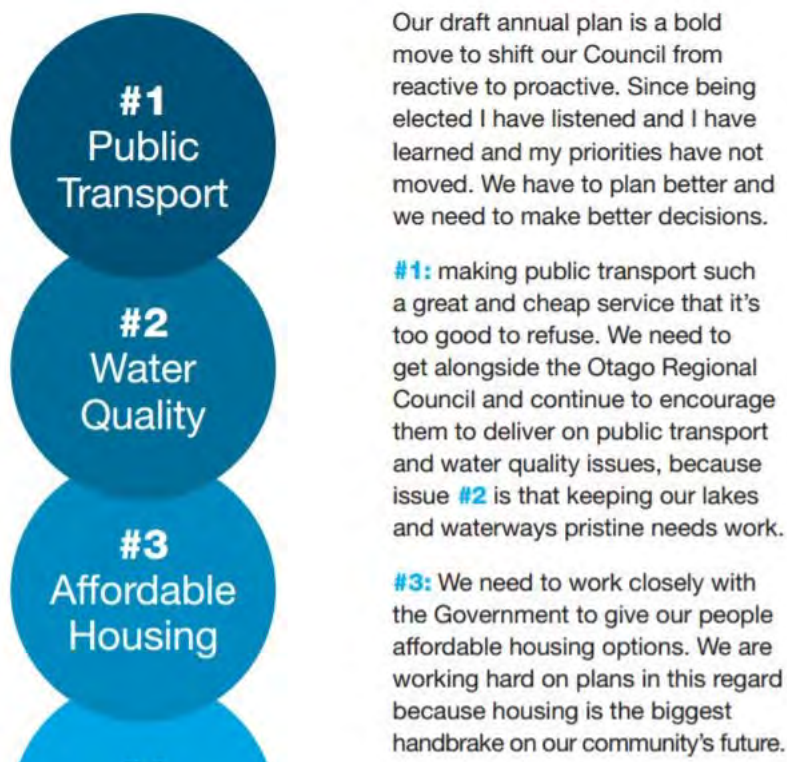
Matthew Evrard (NB wording as my partner Anna Simmonds)



Wanaka

Like many of my fellow ratepayers, my concerns are the rampant, poorly monitored and managed deterioration of our environment as we grow.

I question the motivation of council to include water quality as a real and active high priority. I certainly applaud the sentiment, but feel the inclusion of the #2 priority as water quality appears to be an afterthought. Every other priority in your documentation is allocated a whole paragraph, and much more funding than the \$150,000 for 'further investigation of lake snow'.



The money which is being allocated to the 'chlorination and compliance' (totalling \$500,000) should not be included as funding towards this aim, it is a mere ambulance at the bottom of the hill which contributes nothing to addressing or solving the issues which resulted in the requirement for chlorination in the first place.

I would strongly urge council to define a clear set of environmental impact parameters, whereby things like the silt buildup at the Wanaka Marina is monitored and controlled. I would love to see our town lead the world in its management of our natural environment over and above the financial gain of hasty exponential housing and tourism growth. In the longer term a focus on the above will become of far greater value (both financial and personal) to our community than any short term monetary gain.

A suggestion toward recognising that all financial economic systems are a wholly owned subsidiary of the earth would be to create a maximum build size. Imagine the design innovation which could come from having more financial resources going in to a smaller footprint!

I believe that minimum build sizes in this town have resulted in many buildings clad in cheap materials, constructed with a focus on nothing more than the achievement of the monstrous size requirements.

#### Conclusions

I would request that significantly more funding be appropriated for further repair, research and monitoring to save the alarming decline of the clarity and quality of our lakes and river beds. I have not met any person who has lived in this town for more than five years that doesn't agree our lake is deteriorating, and I don't believe we have to continue on this path.

Consideration towards a radical turnaround in the move towards bigger and bigger homes with a maximum build size rather than a minimum being the norm.

Thank you for your time in reading my submission and I hope that you can incorporate this viewpoint. I have reason to believe it is a common one among long term residents.

# FAIRMAID Shane

Riverton Queenstown Limited

Wakatipu

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## Submitters Comment

Development Contributions - Multi-unit policy.  
Please refer letter attached.

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27 April 2017

Queenstown Lakes District Council

Attention: Mike Theelen, CEO

Dear Sir,

**SUBMISSION ON THE QUEENSTOWN LAKES DISTRICT COUNCIL DRAFT ANNUAL PLAN 2017-2018**

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Riverton Queenstown Ltd (Riverton) seek amendments to the Draft Annual Plan 2017-2018. With regard to the Development Contributions policy pertaining to multi-unit developments, the current statement in the policy is:

*MULTI UNIT RESIDENTIAL DEVELOPMENTS This relates to any development that involves the development of three or more residential units within a single site, it does not include additions, alterations or accessory buildings. When assessing the number of dwelling equivalents for multi unit developments, instead of allowing one dwelling equivalent per unit, the assessment will be done using the GFA of the development and the multi unit residential differentials shown in the above table. This method more clearly defines the impact of multi unit residential developments when compared to visitor accommodation and will make most developments of this type more affordable.*

The draft Annual Plan proposes an amendment, whereby the reference to 'three or more residential units within a single site', is amended to 'three or more residential units/apartments within a single site'.

We consider that this clarifies that the policy should be applied to attached multi-unit dwellings, rather than just to apartments – noting that recent discussions between Riverton and Council officers, with regard to the Arthurs Point Bullendale development, has been that Council officers interpret the multi-unit policy as only applying to the apartments in the development.

In Riverton's view, this is the wrong interpretation, and the proposed amendments confirm that view. If Council's intent was only to apply the multi-unit policy to apartments, then Council would be proposing to amend the policy so that the term 'residential units' is deleted, and replaced by the term 'apartments.'

Therefore, in part, Riverton generally supports the amendments as proposed.

However, Riverton considers that further additions to the policy are required to aid with clarity in interpretation.

In particular, another related point of disagreement with Council officers has been around the phrase:

*'This relates to any development that involves the development of three or more residential units within a single site'.*

In relation to Riverton's Arthurs Point development, Council officers have advised that as each of the attached townhouses in the development will ultimately be on their own freehold title, that the multi-unit policy does not apply as there will only be one residential unit per site (in terms of the ultimate outcome of one dwelling per freehold title). Riverton considers that this interpretation is not in the spirit of the policy, nor in its original intent, which Riverton considers to have two key facets:

- On average, smaller multi-unit dwellings have smaller building coverages, and lower occupancies, which all things being equal on an averaged basis generates less impact per dwelling on Council's infrastructure: therefore, it is both logical, and just, to charge lower development contributions per dwelling.
- Lower development contributions on multi-unit development assists with the overall feasibility, and ultimate affordability of multi-unit development, which Council seeks to enable in urban locations.

Riverton considers that the statement *'This relates to any development that involves the development of three or more residential units within a single site'* should be read as relating to the development as a whole, as consented, on the site subject to the resource consent approval.

We note that other Councils in New Zealand provide greater clarity around their multi-unit development contributions policy. For example, Auckland Council provides multi-unit 'discounts' for *attached* dwellings, which includes attached townhouses / terrace housing, as well as apartment units. To further clarify, Auckland Council's policy clearly outlines that multi-unit 'discounts' will not apply to detached dwellings, even if they are small detached townhouses on small sections.

Riverton submits that greater clarity can be provided in QLDC's policy if the following amendments are made (deletions struck through, additions underlined):

*MULTI UNIT RESIDENTIAL DEVELOPMENTS This relates to any development that involves the development of three or more attached residential units or apartments ~~within a single site~~, it does not include additions, alterations or accessory buildings. When assessing the number of dwelling*

*equivalents for multi unit developments, instead of allowing one dwelling equivalent per unit, the assessment will be done using the GFA of the development and the multi unit residential differentials shown in the above table. This method more clearly defines the impact of multi unit residential developments when compared to visitor accommodation and will make most developments of this type more affordable.*

These amendments remove the ambiguity of the reference ‘*within a single site*’, making it clear that the multi-unit policy applies to any development - whatever it’s ultimate form in terms of land titling – where the dwellings are attached or apartments.

Council can be assured that these changes will not result in unintended negative consequences, for example large (160 square metre-plus gross floor area) *attached* dwellings gaining substantial discounts. This is due to the fact that the quantum of the multi-unit ‘discount’ is ultimately determined by the floor area of each dwelling. As an example, this would mean that a 10 unit attached townhouse development comprising 3 bedroom townhouses each of 150 square metres would obtain minimal discount, whilst a 10 unit attached townhouse development comprising 2 bedroom townhouses each of 70 square metres would obtain a significant discount.

Finally, we consider that if Council is serious about meaningfully addressing the housing affordability issue in the district, then it requires a range of tools which collectively make a difference – as there is no one ‘silver bullet’. The application of the multi-unit policy across the whole of the Bullendale development – as better enabled by our requested amendments - would collectively represent a significant cost saving, which at the *very least* provides valuable contingency against factors such as escalation in building material costs, which have the potential to tip projects -and therefore housing delivery - over.

## **Conclusion**

Thank you for your consideration of our submission. We would appreciate the opportunity of presenting our submission to Council.

Yours sincerely,



**MATTHEW PAETZ (on behalf of Riverton Queenstown Limited)**  
Auckland Planning Manager

DDI





# FALLON Patrick

Wakatipu

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## Submitters Comment

Mountain biking. Mountain biking these days in Queenstown is a huge part of the summer economy in this town and the Queenstown Mountain Bike Club is a non-profit organisation which has put Queenstown on the world mountain biking map and as a result has brought in a lot of \$\$\$ to Queenstown and the people who live here and yet they receive no funding.

The way our winters are going the ski industry is going to suffer in years to come with warmer winters and little to no snow on our small low altitude mountains. Mountain biking is the future of adventure tourism in Queenstown, it's time to start supporting it.

# FARMER Bruce

Wakatipu

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## Submitters Comment

### 1) Waste water system proposal in Glenorchy

The provision of an sustainable, affordable waste water treatment process appropriate for the community and protection of the lake. The currently proposed system is a wasteful of capital, energy and water, outdated and and not sustainable.

### 2) Chlorination of the water supply in Glenorchy

Justification of the proposal based upon a full risk assessment and the consideration of other methods and technologies that are more sustainable.

### 3) Risk assessments of projects to a standard that considers fully the earthquake and other events.

### 4) Community consultation to the standard required in council proceedings

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## Submitters Comment

I am a keen mountain biker and love riding here in Queenstown.

I love the trails QTMBC have built and think it would be great for the community, and for Queenstown as a mountain biking destination if the trail network was further expanded. I don't know the in's and out's of the numbers, but I expect the return on investment for investing in trails would have to be pretty strong.

I lived in Sydney until 2 months ago, and so can offer a perspective on how Australians approach coming here for a riding trip.

For Australians, they have 2 lift assisted bike parks serving their 23mill population. Sydney's closest one is a 6 hour drive. So you can see the appeal of coming to Queenstown or Rotorua.

The overall impression of NZ was that Queenstown is good for 2-3 days of downhill riding on the gondola - any longer and you start to get tired of the trails. And you can easily spend 1 or 2 weeks riding in Rotorua.

So the more trails you have the longer people will stay.

Also, the trails below the gondola are heavily skewed towards downhill riding, and heavily skewed towards really difficult trails too. This makes Queenstown far less appealing to beginner and intermediate riders, as well as enduro riders and people who like flatter trails. Many of these riders would go to Rotorua instead I expect where these riding styles and difficulty levels are better catered to.

It's also worth adding that enduro riding seems to be the fastest growing riding style. And that Rotorua has much better enduro trails (the Redwoods) than Queenstown, and they have a huge number of trails.

However, Rotorua's enduro trails are not gondola assisted. So continuing to build a stronger and stronger network around the gondola would put Queenstown on a strong footing compared to Rotorua.

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# FARRIER Michael

Wakatipu

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## Submitters Comment

I live in Arrowtown and support the draft annual plan in most aspects.

As a household ratepayer I believe that greater effort needs to be taken to find a way to levy visitors so that cavities that they mainly use are not a cost to ratepayers. For example, toilets in the bus park and parking areas in general.

There was no consultation with residents on the toilet block that is to be located in the bus parking area. A public toilet behind the library would have been more accessible to locals.

It is also suggested that some consideration is given to the provision of new waste and recycling bins. These are currently haphazardly placed and in places there is not a recycling bin alongside a rubbish bin. When rubbish bins overflow rubbish is placed in the recycling bins. The bin design and signage needs to be addressed. It is also suggested that better provision is made for tourists who need to dispose of bags of household rubbish.

I fully support the continued chlorination of the Arrowtown water supply. It would be irresponsible for the QLDC not to chlorinate.

In order to appease those people who do not want the water to be chlorinated perhaps a tapped un-chlorinated supply could be provided at a suitable location near the reservoirs. This could be treated with UV. In Lower Hutt a tapped supply from a spring is provided outside the Dowse art gallery - people bring their own containers and fill them from the tap. The Council could also consider providing drinking fountains.

I support any effort to protect the supply intake of the Arrowtown water supply and also all efforts to ensure storm water run-off does not contaminate the lakes and rivers.

I support a Council Office that houses all employees in the Wakatipu basin. I suggest that with the vacant buildings at Remarkable's Park that this may be a suitable location for offices. In my opinion with the spread of population in the Wakatipu basin there is little justification for it to be located in Queenstown.

In regard to the use of Arrowtown Buckingham Green it would be good if further capital expenditure could be considered in regard to levelling the grassed area on the second level. Additionally the Council might like to consider consulting on and providing a band rotunda type structure on the Green as a permanent entertainment stage.

The condition of footpaths in Arrowtown is not necessarily an Annual plan issue however I believe some urgent consideration needs to be given to the present condition of the footpaths, new footpaths and the street lighting of footpaths. I on several occasions I have watched people in wheelchairs and mobility scooters try to negotiate the intersection of Bedford Street/Surry Street and Centennial Avenue. In many streets there is a need to walk down the road and in many places the verges

are obstructed by trees, gardens and parked vehicles. The current footpaths are often used by cyclists since the width of the roads are not conducive to cyclists (although scooter riders often seen on the road).

On the basis of public safety the QLDC needs to consider reducing the speed limit around the town until improved footpaths are provided.

# FERNANDEZ Aaron

Alta

Wakatipu

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## Submitters Comment

We believe that mountainbiking is very important to our business and the local community. Queenstown is becoming known as a biking destination throughout the world.

We would like to see financial support for the mountainbike club in order for them to build new trails and maintain old trails.

Rotorua makes more money from mtb than forestry.

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# FERRIS Paul

Wakatipu

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## Submitters Comment

I think the focus if the plan is good.

Glenorchy sewerage should not be a burden on the small number of rate payers when there are system that are modern and working. Small capital cost would upgrade most residents schemes. There is a need to upgrade some plant but not all . We don't need a big town solution for all the village.

I do not see the need for chlorinated water in Glenorchy.

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# FINDLAY Sandra

Wanaka Swim Club

Wanaka/Upper Clutha

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## Submitters Comment

The Wanaka Swim Club committee are concerned about the safe cycle and walkway access for our swimmers from the current Primary and Secondary Schools to the new aquatic facility currently being built. Our swimmers are either finishing their sessions before school or attending after school. These periods see a high number of cars on the road at this time with Plantation Road and the round about at Anderson Road particularly busy. Many of our swimmers will willingly bike to and from the aquatic centre. The question we raise is how can the community ensure the safety of our kids, especially in crossing the main arterial route.

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# FITZPATRICK Brian

Remarkables Park Limited

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## Submitters Comment

Please see attached submisison

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# **QLDC Draft Annual Plan**

## **Submission by Remarkables Park Limited (RPL)**

Thank you for the opportunity to make a submission on Councils' draft Annual Plan.

RPL's submission covers:

- Road connections between SH6 and the EAR and the airport
- A pedestrian connection between Robertson St and the new Kawarau Bridge
- A trail connection alongside the Kawarau River south of the new bridge
- A request to relocate used playground equipment from the Bathhouse playground to Remarkables Park
- A request to continue examination of a Frankton Library hub in association with the Emergency Management Centre study
- A request to consider an alternative location for the proposed Council administration building
- Support for the Council's public transport initiatives
- Suggestions for the performance measures for playgrounds, roading and resource consents/building consents
- Development Contributions

RPL has made a separate submission on the fees and charges review.

### **1.0 Additional Capital Expenditure associated with new Kawarau Bridge**

Thank you for the opportunity to make a submission on Councils' draft Annual Plan. RPL notes the new capital expenditure items identified at Page 10 of the Annual Plan and is concerned that, while improvements to water and sewer connections associated with the new bridge are proposed, the Annual Plan has not identified the need to upgrade vehicle and pedestrian connections associated with completion of the bridge.

#### **1.1 Vehicle Connections**

RPL repeats its submission to last year's Annual Plan that Council needs to allocate funding to improve the connection between SH6, near the new bridge, and the Eastern Arterial Road. There will be significant increases in usage of both Lucas Place and the informal bypass through Robertson Street, Douglas Street, and Humphrey Street with the opening of the Eastern Arterial Route and again with the opening of the new Wakatipu High School in February 2018. This usage will be further amplified by the new developments currently underway at Jacks Point and at Hanley's Farm. RPL further notes that Council and NZTA have both identified that use of the EAR as a bypass will relieve pressure on other parts of SH6 - particularly the BP roundabout. Both agencies are encouraging use of the EAR as a bypass, yet doing so will cause further problems (particularly in and around the airport, Lucas Place, Douglas and Humphrey Streets) unless improvements are made to the connecting roads. Conversely, if improvements are made, for example a Humphrey Street connection, it would greatly improve roading efficiency.

A direct connection between SH6 and Lucas Place via an extension of Humphrey St would be quicker and shorter and would affect considerably fewer residential properties than the existing informal Robertson Street - Douglas Street - Humphrey Street bypass used by many motorists (including the Ritchies bus service). It would also provide a more direct route for airport traffic heading south or arriving from the

south and so relieve pressure on the SH6/Lucas Place roundabout. This is important because that roundabout and the roundabout at the terminal access already regularly clog up to such an extent that all north-south traffic comes to a standstill.

## **1.2 Pedestrian Connections**

### **Footpath connection on the north side of the bridge**

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 or a ramp to connect the footpath to Robertson Street. There is already a clear demand for a safe direct pedestrian 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. Even despite the constraints caused by current bridge construction, hotel guests can be seen walking from the Hilton Hotels, dragging bags on the gravel roadside edges, trying to access the Airport or Remarkables Park Town Centre.

NZTA and the contractor have previously indicated that they were investigating a pedestrian connection from the new bridge footpath to the trails network near the Frankton Kindergarten. The terrain looks very steep and it could be difficult to establish a path at a good gradient in this location. RPL would not discourage that work but notes that this would be a trail connection and not a direct footpath connection, suitable for airport users, as proposed by RPL.

RPL submits that Council should make provision in the Annual Plan for steps or a pedestrian ramp to be constructed between Robertson Street and SH6. The land required to form this footpath is already owned by Council as road.

### **Trail connection on the south side of the bridge**

It would appear that inadequate thought has been given to the provision of a future trail to the south of the Kawarau Falls Bridge. Council will be very familiar with the success of the Queenstown Trails Trust trails and it should be immediately apparent that a trail from the southern end of the bridge along the river edge south to Boyd Road would be hugely popular and would help keep students and other cycle commuters from Jacks Point and Hanley's Farm off 2.2km stretch of busy State Highway. It is noted that NZTA proposes to form a path on the other side of the road as far as Peninsular Road but this is far less desirable than a trail along the river edge and doesn't extend far enough. In addition it introduces a possible safety issue by encouraging cyclists to cross the highway at the Peninsular Road intersection.

RPL submits that the Annual Plan should make provision for the initial 250 metres of trail on the river side of the State Highway to be shaped up now (at lower cost) while the southern approach to the bridge is being constructed.

## **2.0 Capital Expenditure - Playgrounds**

Page 15 of the Annual Plan notes that \$680,000 has been allocated for an upgrade of the playground beside the Bathhouse – “for a complete refresh including landscaping and state of the art play gear”. RPL is not opposed to this proposal but

has a suggestion for use of the play equipment that would be removed from the Bathhouse playground.

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 earlier 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."*

In 2016 RPL again submitted that council should allocate funding towards development of a new playground in the vicinity of the Remarkables Park Town Centre. That submission 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 (e.g. adjacent to where they shop, visit their doctor, dentist or bank or take other family members to school).

RPL now submits that a playground should be established at the Remarkables Park Town Centre and, at the least, the used play equipment that would be removed from the Bathhouse playground should be relocated to Remarkables Park and a playground be established using that equipment. RPL would be willing to contribute to the costs of re-establishing the equipment on an agreed site.

### **3.0 Capital Expenditure - Property**

Page 10 of the Annual Plan identifies an intention to spend \$0.9m to investigate the suitability of the Queenstown Events Centre as an Emergency Operations Centre and the suitability of Council Offices to service growth in the district. RPL would support such investigations and would also support Council completing the investigation into the siting of a library at Frankton. There are some important potential links between these facilities, which is why RPL submits that they should be considered together.

#### **3.1 Frankton Hub Library and Emergency Management Centre**

The previous Council sought submissions on a Frankton Hub Library in 2015 but did not advance the concept. RPL made a submission in support of the idea. As part of that submission RPL supported the suggestion that a library at Frankton could act as an emergency management centre. RPL submitted then that Queenstown Town Centre is known to be susceptible to flooding and alluvial fan hazard. Council's own hazards maps show that parts of the Queenstown Town Centre are also susceptible to liquefaction and Tsunami risk. Importantly Queenstown town centre 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 high, flat, stable land away from hills and with ready access to alternative transport routes and modes and easy access for staff who would man the EMC. A location at Remarkables Park, on the EAR (links to the State Highway in either direction) and adjacent to the airport (with helicopter access in the event of an emergency that disrupts use of the runway) meets all of the criteria for a suitable emergency management centre.

It is good to see Council now recognising (in the current Annual Plan) the benefit of siting an emergency management centre at Frankton and considering the possibility of adapting the Events Centre for this purpose. In RPL's view, while a building like the Events Centre may be able to house a large number of people after an emergency event, a crisis control centre has different requirements and these may well be better met in a building that normally functions as a library. (A strong resilient building that can house permanent storage of important documents and containing state of the art technology and communications facilities and safe, suitable meeting rooms). RPL considers that it would be sensible for Council to consider both needs at the same time.

In RPL's submission, the optimum place within Remarkables Park/Frankton to site a new community library would be close to the new Wakatipu High School and the existing Southern Institute of Technology (SIT) campus. Such siting would be convenient for users (including high school students, teachers, lecturers and parents) but would also provide a great opportunity for sharing resources, including staff. A site close to the Remarkables Park Town Centre, with ample shared parking, would be ideal for those wanting to combine a library visit with a shopping trip or a trip to collect students from the high school. Being sited on the Eastern Arterial Road it would also be central and readily accessible for the expanding communities in Lake Hayes Estate, Shotover Country, Bridesdale, Quail Rise, Five Mile/Queenstown Central, Frankton, Kelvin Heights, Jacks Point and Hanley Farm.

RPL submits that Council, when considering how to meet its emergency management needs, should include consideration of a Remarkables Park/Frankton library as a dual use emergency management centre.

### **3.2 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 town centre, is at odds with Council's wish to reduce traffic congestion in the Queenstown town centre and enhance the visitor experience. An option for Council to reduce traffic congestion and improve the tourist experience of Queenstown then would be to follow Wakatipu High School's lead and relocate Council's main administration activities to a location where they are more accessible to more of 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 the Queenstown town centre 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 an offset of development contributions or buying cheaper, flat, easily-developed land in Remarkables Park/Frankton and using the surplus to offset the building costs.

Relocating Council's offices to Frankton or Remarkables Park town centre would reduce town centre parking demand and congestion and free up more space to accommodate growing tourism activities and businesses. It would also reduce the financial demands on ratepayers. A decision to retain a more expensive downtown Queenstown location should also be weighed up against the benefits for ratepayers who wish to visit Council not having to come into the downtown area.

A decision to build a new Council administration building has very long term effects and warrants careful consideration and, in particular, a careful eye for the future. To put the matter in context it is worth noting that in 1863 the Provincial Government decided to make Frankton the administrative centre of the district because it was more central than Queenstown. It surveyed a town at Frankton and called tenders for the construction of wooden administrative buildings to house police and other administrative officials and replace the "tented camp headquarters" at Queenstown. The decision was however reversed after strong opposition, particularly from the business people in Queenstown.

A Queenstown administration base has served the community well while it was a small community based predominantly around Queenstown Bay but 154 years on the Council would do well to consider what other patterns have emerged or are emerging. The Council's own growth statistics show that the population base is no longer around Queenstown Bay and that over the next decade the predominant employment base will no longer be in Queenstown Bay. It will be at Frankton/Remarkables Park and on-going growth of employment at Frankton/Remarkables Park is predicted by Council to considerably outstrip job growth in the Queenstown town centre.

For some years the Wakatipu's major sporting facilities have been at Frankton. After a serious debate about alternative Queenstown locations, the community's aquatic centre was established at Frankton. From the beginning of 2018 the Wakatipu's only high school will be based in Frankton. The great preponderance of industrial activity is at Frankton and it is undoubtedly the case that the shops and services used most often by Queenstown and Wakatipu residents are at Frankton. It is also evident that the resident community of the Wakatipu does not live in Queenstown Bay, but in a number of pods (Arrowtown, Lake Hayes Estate, Shotover Country, Jacks Point, Quail Rise, Dalefield, Arthurs Point, Frankton Arm, Remarkables Park, Queenstown itself and soon Bridesdale, Hanley Farm, Five Mile, Kawarau Falls and Queenstown Country Club) that adjoin or surround Frankton.

When considering where to site its next office the Council needs to seriously consider how it can best serve its community; whom it is serving and where its community wants to find its services. It would also pay to remember that it is no longer the Queenstown Borough Council. It is the Queenstown Lakes District Council. Its communities and interests lie well beyond the old borough boundaries. (This includes Wanaka, Hawea and Kinston, which are all significantly closer to Remarkables Park/Frankton).



It is easy (and understandable) for Council and Council staff to be somewhat inward looking and to see the Council as the main game in town and to believe that the majority of other businesses are based in town because the Council is there. But the truth is that tourism is the main game in town and tourists do not come to Queenstown to interact with the Council or their staff. The average tourist may well benefit from some of the services provided by Council (eg clean streets and toilets) but it would only be a tiny percentage who would ever turn up at a Council office – eg to pay a parking fine.

It is also important, when assessing the requirements (and location) of a new Council administration building, to change one's mind-set about the visits that are made to council offices in the digital age. Where once architects, builders and lawyers would stand at a council office counter poring over A1 plans and paper files, all of QLDC's plans, building records and resource consent files have been digitised and are available for inspection on line. The district plan is available (and much easier to read) on line. Resource consent and building consent applications are lodged on line without the need to visit a Council office or stand in a queue. The convenience of being a short walk from the Council's office is no longer an important consideration for planners, architects, builders and lawyers. Likewise, rates, dog registrations and parking fines are all paid on-line without the need to visit a council office.

Interestingly this change seems to have already been recognised to some extent by Council managers. We note that Council's Church Street office - which houses Parks and Reserves, Property and Infrastructure, IT and HR staff - operates without a receptionist and with no reception desk. Staff at the Church Street office do meet with ratepayers and developers but this office arrangement suggests that it is infrequent and that most communication happens in other ways.

The relocation of Wakatipu High School to Remarkables Park town centre will not only help reduce road congestion on the approaches to Queenstown, it also creates a significant opportunity for Queenstown when the site and its buildings become available for alternative uses. Conversion to workers' accommodation is one option that has been discussed. Similarly the freeing up of office space and parking in the Queenstown town centre, that would be associated with a relocation of QLDC office functions to Frankton, should not be viewed as a threat. It would be an excellent opportunity for tourism related activities to establish themselves in key sites in town - perhaps redeveloping the Gorge Road office site or developing other sites that Council may have been "saving" for an office building. It is also possible that freeing up the Gorge Rd office would finally encourage an amalgamation of titles and a substantial new development on the important Stanley Street/Gorge Road /Templeton Way corner. There would appear to be no current surplus of office space in Queenstown town centre and, in any event, a number of the conversions of upper storey town centre premises to visitor accommodation and apartments appear to have been successful.

RPL submits that Council from a community perspective should seriously consider options for a new administrative building both within Queenstown Bay and at Frankton and to then consult with its community on the costs and benefits of those options. It is also a mandatory requirement of the Local Government Act that it should do so.

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.

## **4.0 Public Transport**

RPL supports Council taking steps in partnership with ORC to radically improve public transport in the Wakatipu Basin. RPL has made a submission to ORC on its advertised proposals. A copy of that submission is attached.

## **5.0 Performance Measures**

### **5.1 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.

### **5.2 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 town centre. It is good to see the current Council taking the issue seriously but RPL submits that performance measures related to roading congestion and the level of service of roads should be included in the Annual Plan so that the Council and the community can judge their performance and so that NZTA and central government can take note of the results and have a stronger basis for providing financial assistance to Council

### **5.3 Performance Measures – Resource Consents and Building Consents**

It is insufficient for Council to report compliance with statutory standards on an annual basis. It would be relatively simple to show monthly consent processing statistics on Council's website. The information is already collected by Council staff and RPL submits that it should be shared with ratepayers and those who have an interest in it. This would provide a greater incentive to comply with the statutory standards.

In addition to showing the percentage of consents processed within statutory requirements, the website should also show the average processing days for consents on an on-going basis so that ratepayers can see when improvements are being made.

## **6. Development Contributions**

**6.1** RPL believes the current Development Contribution regime acts as a disincentive to development, creates inequities between old and new developments and tends to unnecessarily inflate the price of land and the affordability of housing in the district. This applies to both new housing and existing housing - the price of which is "dragged up" by the cost of new housing. RPL submits that the Council should consider the abolition of all development contributions – or at least those acting as the greatest disincentive to development in the Queenstown Lakes District.



RPL suspects that the total rates increase from generated growth would more than offset the loss of any development contributions, without the need for any increase to individual rates. However, notwithstanding those fundamental concerns with development contributions, there are some changes proposed in the current Annual Plan that RPL would support.

**6.2** RPL supports Amendment 5, being the change to the methodology for how non-residential developments are considered at subdivision stage. RPL has previously submitted that there should be a complete change to the timing of development charges for commercial and industrial land. Amendment 5 does not make the changes that RPL has previously requested but, in terms of equity, it is at least considered to be an improvement on the existing regime.

**6.3** RPL supports the proposal to further reduce the development contributions that would apply to residential flats (part of Amendment 8). This support is not based on any direct benefit to RPL. RPL would like to see Council use residential flats as a test case for a total review of Development Contributions in the future. We interpret this proposal as recognition by Council that high DCs have in the past acted as a disincentive to the development of residential flats. As a consequence the pool of affordable rental accommodation has not grown proportionally and as a further consequence a number of “flats” have been developed without building consent (and possibly without meeting building standards) so as to avoid paying development contributions. RPL predicts that reducing the DCs for residential flats will lead to growth in the number of residential flats that are constructed (and possibly a surge in the number of “flats” that are now sought to be legitimised by their owners). RPL would encourage Council to monitor residential flat construction numbers over the past 15 years (as a proportion of other residential development) and compare it to DC charges over that period so it can then measure whether the new proposal to reduce DCs proves to be effective at encouraging development of residential flats.

**6.4** RPL notes the proposal to clarify the definitions of Greenfield and Brownfield sites (Amendment 8) and requests that footnote 3 to the definition be further clarified by a proposed addition.

The Annual Plan provision that refers to footnote 3 is set out in italics below together with footnotes 2 and 3, with the proposed clarification to footnote 3 shown underlined.

*Consideration will be given to whether there is existing accessible<sup>2</sup> reserve land within 800m of the site, and whether the reserve is of an appropriate size and purpose<sup>3</sup> relative to the proposed development and existing surrounding developments.*

*2 For a reserve to be ‘accessible’ it is considered it should (be) easily accessed by pedestrians. Council retains discretion on the consideration of what is appropriately accessible in any given case.*

*3 For reserve land to meet its purpose for recreation, it includes reserve areas that can be used for active and passive recreation including at, open park spaces usable for play activities e.g. kicking a ball. To avoid doubt, reserves do not include Department of Conservation land, Ministry of Education land, road reserves, esplanade reserves, drainage reserves or public walkways*

with ROW easements in favour of Council but do include public trails that are part of the Queenstown Trails Trust network.

As background to this request it is noted that RPL has a 15 year agreement with the Trails Trust to maintain the 4.6km of trails adjoining RPL land that are shown marked orange on the attached plan. RPL maintains these trails on Council's land at RPL's cost.

In addition to developing and constructing the upper trail, RPL managed and underwrote the cost of a major slip repair on the lower trail in 2016 (and itself made a substantial cash contribution to the repair cost). This section of trail, which would otherwise have remained closed, is once again available for full community use.

These trails are an excellent recreational asset for walkers and cyclists but, in the case of the trails that adjoin the RPZ, they also provide easy access to the river for residents, future high school students, fishermen, photographers and artists. They do readily meet the purpose of providing active and passive recreation and they are of course easily accessed by pedestrians. The site is unusual in that, unlike the rest of the trails network, it contains both an upper trail and a trail at water level as well as a couple of connecting trails.

A good test that these trails would meet Council's own standards for recreation is found in the Performance Measures for Parks and Trails at page 71 of the Annual Plan. The level of service stated there for the Council's parks and trails is: *"The Council provides well maintained green space, trails and cycle ways for the community to enjoy sports and leisure activities"*



If after considering this submission Council is unsure that the proposed wording should apply to all Trails Trust trails throughout the district, RPL would accept a more specific clarification as follows: "but, in the case of the trails network adjoining the RPZ, do include public trails that are part of the Queenstown Trails Trust network".

**6.5** RPL is strongly opposed to the items included in the last column of the schedule that is included at Amendment 9 (page 11 of the proposed amendments to the DC policy). These items place an additional transport levy on RPL land specifically related to the Eastern arterial Road.

Council appears to be continuing with the notion that 92% of the Council's cost of constructing the EAR should be met by landowners (principally RPL) and that only 8% should be funded out of rates. This is despite both NZTA and Council making public statements that the public will be able to use the EAR to avoid and reduce congestion on the two legs of State Highway 6 and particularly at the BP roundabout.

Council seems to have adopted the suggestion from its advisors that the Eastern Arterial Road should be treated like any other subdivision road, drawing a comparison with roads within Shotover Country that have been constructed by the developer. This fails to recognise that the EAR serves a significant other purpose as an arterial road. It is a function that roads within Shotover Country do not serve. The other roads within RPL's land – including the 700 metre section of the EAR from outside the Remarkables Park shopping centre to Mountain Ash Drive – have all been constructed by RPL as the developer. But in the case of the EAR, Council entered a separate agreement with RPL that Council would construct this road.

Furthermore, given that one of the major purposes of the EAR was to cater for growth in the district (including providing an alternative link between the two sections of SH6), it would be appropriate under the Council's current Development Contributions regime to apportion the cost more widely across the district in the same way that the "standard transportation levy" imposed on RPL developments is used to fund new roads elsewhere in the district.

**RPL requests to be heard** in support of its submissions

# **Proposed Changes to: Wakatipu Public Transport Network**

## **Submission by Remarkables Park Limited (RPL) and Shotover Park Ltd (SPL)**

**21 April 2017**

### **1.0 The Future of Public Transport**

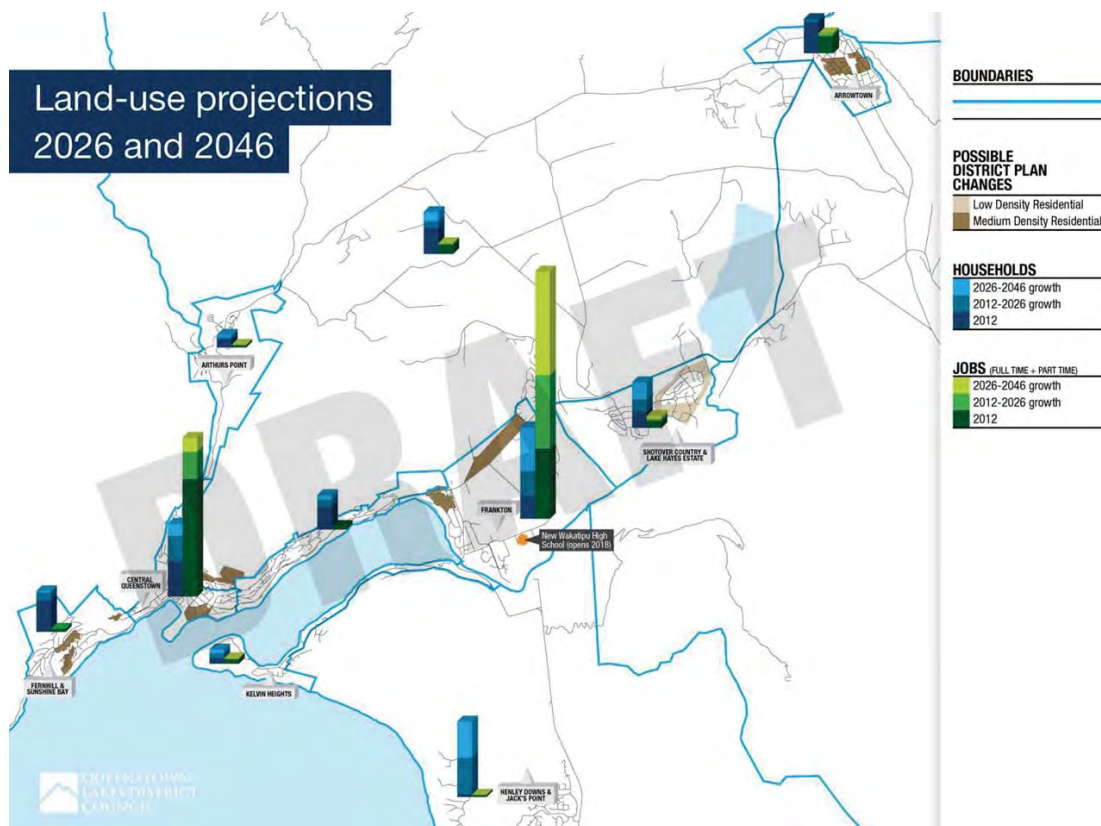
RPL/SPL supports ORC's proposal to improve the Wakatipu region's public transport network and offer lower fares, subsidised services and consistent frequency. RPL/SPL supports efforts to reduce resident and visitor reliance on cars and better meet the needs of our population, our visitors and the projected growth of both groups.

### **1.1 Frankton Congestion**

RPL/SPL submits that traffic congestion has required urgent attention for some time, and that when planning the new public transport network consideration be given to the existing routes taken by cars and buses, and how more frequent bus services will affect this. It's suggested attention is paid to the vicinity of the Airport and at Remarkables Park, in anticipation of the significant extra car movements the opening of the Eastern Arterial Road (EAR) will generate.

### **2.0 Land Use**

RPL/SPL understands that a resident survey was conducted to help inform the public transport proposals and that proposals were also informed by ORC's belief that around 70% of the region's workforce travel to the CBD for jobs, and the remainder is spread around the region. RPL/SPL asks that this assumption is revisited, based on QLDC's Land-Use Projections for 2026 and 2046 (snapshot below), which indicate that in 2012 only 55% of jobs were based in central Queenstown. It's clear that projected growth for 2012 – 2016 was centred around Frankton, as opposed to the CBD. With the recent opening of new developments at both Five Mile and Remarkables Park Town Centre it is likely that currently over half of the jobs are at Frankton and that this proportion is growing.



### 3.0 Feedback on Proposed Routes and Services

#### 3.1 Route #4

##### 3.1.1 Wakatipu High School Students

The new Wakatipu High School at Remarkables Park will open in January 2018 with around 1,200 students and capacity for up to 1,800 students.

It makes good economic sense for students to utilise and support the public bus service, however our suggestion would be for route #4 to travel to the new Wakatipu High School via the EAR as opposed to SH6, dropping students from the large residential areas of Lake Hayes Estate, Shotover Country and eventually Bridesdale directly outside the school. This would shorten the journey and be safer, avoiding bus transfers and significant extra congestion at the Frankton bus shelter. Even if this alternative EAR route was only used at peak times of the day to coincide with High School start and finish, we believe it would have a significantly positive outcome.

##### 3.1.2 Frankton Bus Shelter

It's of some concern that route #4, potentially bringing Wakatipu High School students from large and growing residential areas (Lake Hayes Estate, Shotover Country and Bridesdale), will require passengers to alight and change buses at the Frankton bus shelter to then travel onwards to school. The current Frankton bus shelter is not only used for Ritchies passenger pick-up/transfers, but is also used by several tourism companies to collect and drop-off visitors taking trips around and outside the region (e.g. Milford Sound).

We believe the current facility may not be large enough to accommodate both the public and High School students at peak times in the morning and late afternoon



safely and efficiently. This will become of even greater concern if, as ORC has indicated, the Ministry of Education intends to reduce the number of school buses in 2018/2019 in favour of students using the proposed new bus service.

### **3.1.3 Public Transport to Glenda Drive (right of pic) and**

*March 2016 Glenda Drive*

It's acknowledged that many of the customers of Glenda Drive's light industrial and building trade-related businesses will be arriving in vans to collect supplies, however RPL/SPL asks that further consideration be given to the people employed by businesses/trade showrooms/services at Glenda Drive and their public transport requirements.

### **3.1.4 Public Transport to Shotover Park**

PAK'nSAVE at Shotover Park employs 150 people, around a further 120 work at Mitre 10 Mega and businesses on many of the other 33 sites at Shotover Park are operating or about to open.

People working at all of these businesses should have the option of convenient and regular bus services. Running route #4 along the EAR in the morning and afternoon would also help deliver the Glenda Drive and Shotover Park workforce to and from work without needing to drive.

RPL/SPL also submits that consideration needs to be given to the ease of access shoppers have to supermarkets in the region. Locals and visitors need to be incentivised to use an enhanced bus service and vastly reducing fares to \$2 will help; so too will placing bus stops in close proximity to the businesses/services bus users are most likely to need.

*Shotover Park (mid-left,  
under construction)*



### **3.2 Bus Stops on the Remarkables Park end of Hawthorne Drive**

RPL/SPL understands from ORC that two new bus stops are proposed on the Remarkables Park end of Hawthorne Drive to drop-off and collect bus users from the shopping area, replacing the stop currently located outside H&J Smith. The new eastbound bus stop is suggested to be opposite New World and the new westbound bus stop directly outside New World on Hawthorne Drive. RPL/SPL proposes a safer,

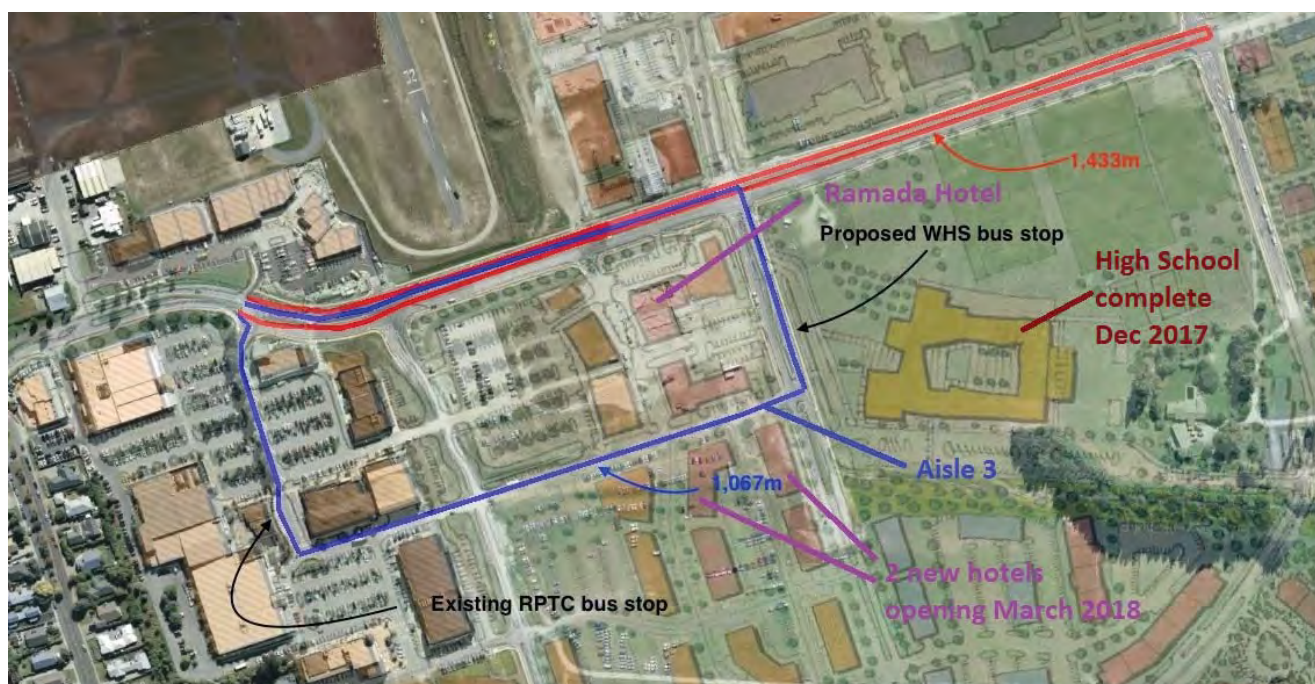
shorter, more convenient route that will also save the cost of constructing two new bus stops in this busy location (outlined below in 3.3).

### **3.3 Bus Turning and Safety on Hawthorne Drive – An Alternative Option**

RPL/SPL understands proposed bus routes #1 and #3 are intended to travel eastward on Hawthorne Drive before dropping passengers opposite the new Wakatipu High School and turning around beyond the school on Mountain Ash Drive.

RPL/SPL is concerned about the safety and viability of this proposed manoeuvre once the road is open and fully operational. An alternative, and shorter, route option is suggested by RPL/SPL which will also be safer.

The suggestion shown below is to follow the blue route, turning into Red Oaks Drive, stopping outside the High School, then turning right into what is currently called "Aisle 3" and driving out through the town centre. This route passes the existing bus stop and shelter opposite the ASB so would avoid the need to form two new bus stops outside the New World supermarket as ORC was proposing. RPL/SPL would envisage creating one new bus stop directly outside the school on Red Oaks Drive. It would be immediately adjacent to the pedestrian entry to the school and so would avoid any road crossings for students. RPL/SPL notes that the suggested route provides a saving of approx. 366 metres on each trip - possibly more depending on how ORC proposes to resolve the turn at Mountain Ash Drive.



We would also note that the two hotel buildings shown south of "Aisle 3" are currently under construction (due for completion in March 2018) and formation of this road could be arranged to coincide with commencement of the new service. This proposed new route would not only get students to and from school more easily and safely, it would have the potential to provide even easier access to public transport (and the Airport) for visitors to the region staying at the Ramada Hotel (72 beds) Wyndham Garden Queenstown Hotel (98 beds) and Apartments (55 apartments of 1, 2 + 3 bedrooms).

**We would appreciate the opportunity to speak to this submission.**

**Contact details:**

Lisa Nilsen



Remarkables Park Ltd

# FLUKER Kate

Wakatipu

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## Submitters Comment

More support to the mountain bike club to build more trails to support the growing industry.

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## Submitters Comment

Instead of pushing rates up higher and higher, surely the council can levy the visitors who come here in huge numbers.

It does not seem fair for ratepayers to pay higher and higher rates for the use of the town by increasing number of visitors and the costs that they incur.

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# FORSYTH Jane

Wanaka/Upper Clutha

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## Submitters Comment

1) the ideas for public transport around Q'town are great and long overdue. Would also like to see some for Wanaka - in particular between Wanaka/ Lake Hawea and maybe Hawea Flat.

2) Lake Hawea water chlorination. I am opposed to permanent dosing of our water with chlorine. I am aware of why it is being recommended, but I don't accept that is it necessary.

Firstly, the Lake Hawea water supply is not at all comparable with the Havelock North situation, which has resulted in those recommendations from Public Health South. The outbreak of illness due to surface water contaminating the town supply could not happen here due to our new state of the art bore field and UV treatment. If that is working correctly, that is (if not, why not?).

Secondly, any E coli issues we have had at Lake Hawea since the commissioning of the above new system must be due to reticulation and reservoir factors. The largest problem was, I know for a fact, caused by possums in the reservoir - a situation that should by now be fixed to stop them getting in. Other issues in the reticulation system should be fixed right there in the reticulation system, not by universal chlorine dosage. By all means chlorinate the water when it is needed - but not all the time.

3) thank you for the opportunity to make this submission

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# FRANK Diego

Wakatipu

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## Submitters Comment

Queenstown Mountain bike club

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# FRASER Paul

Wakatipu

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## Submitters Comment

I wish to submit re chlorination of Glenorchy township water supply . I don't support this . The water in Glenorchy is pure and much appreciated by locals and tourists alike . You would be hard pressed to find a nicer tasting water in NZ and to add a chemical would be a great shame and unnecessary . There is no contamination and never has been . The lands around and upstream are largely retired from farming activities . Also would like to submit on spending any more of ratepayers money on proposed wastewater scheme until plan change 6B comes to fruition .

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# FRASER Trish

Sustainable Glenorchy

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## Submitters Comment

Please see attached submission

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## Submission on QLDC's Annual Plan 2017

**Submission of:** Sustainable Glenorchy Incorporated

**Address:** [REDACTED]  
[REDACTED]

**Contact Ph:** [REDACTED]

We DO wish to speak at the hearing in Queenstown on the 31<sup>st</sup> of May.

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### Summary

Sustainable Glenorchy - on behalf of its 63 members - wishes to submit the following:

1. **Chlorination**: We oppose the proposal to chlorinate Glenorchy's water supply and to allocate funds for that purpose. Further, we request that the decision on whether to chlorinate the district's small-community water supplies be set aside so that a separate decision-making process can be implemented for each affected community, allowing QLDC to assess the unique set of risks associated with each supply and to consider all practicable options in consultation with those communities.
2. **Peninsular Reserve Management Plan**: We request that QLDC set aside funds for the completion of a Reserve Management Plan for the Peninsular Reserve to the South of the Glenorchy Township; that plan is required to be submitted to the Minister this year under the Reserves Act 1977. Alternatively, QLDC could request an extension from the Minister and consider the matter in the next Long Term Plan.
3. **Water use monitoring**: We also request that QLDC set aside funds for a programme to monitor water use within the township: we request that all large businesses have their water metered; and that a counter is placed in both the men's and women's public toilets (for the purpose of assessing wastewater flows).

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### Chlorination of the Glenorchy water supply

Glenorchy residents - and visitors to the area - are fortunate to enjoy pure, untreated drinking water straight from the tap (no plastic bottles required). There has never been a case of illness attributed to drinking it and the taste doesn't go unnoticed or unappreciated.

The water is drawn from an aquifer around 15m deep at the Southern end of and, importantly, *upstream* of the township; as a result, the supply is not affected by activities within the township. It is, however, affected by activities within the Bucklerburn catchment:

There are 8 residential properties within 2km of the wells within that catchment – only 5 of which are regularly or permanently occupied. Unlike the area surrounding Havelock North's

water supply, there is no intensive agriculture in this area; in fact, much of the farmland nearby (on Wyuna Station) is being re-zoned for extremely low intensity residential use.

The purpose of the proposed chlorination is to kill bacteria and viruses in the reticulation network. *E. coli* is used by scientists as an indicator of water quality, specifically the presence of bacteria and viruses such as *Cryptosporidium* and *Giardia*. We'd like the Council to note that **no *E. coli* has ever been found in the Glenorchy community supply**: not in the bore water; nor the reservoirs; nor in samples from taps around the township.

In addition, the risk of contamination within any reticulation network is positively correlated with the length of time the water spends within the network. In Glenorchy's case, the distance the water travels from the well to the reservoirs and then homes, is very short.

So, based on what we know about this supply (and in the absence of any risk assessment to the contrary), the risk of contamination appears to be extremely low –which begs the question: “why should we chlorinate?”

QLDC is under no obligation to chlorinate; rather, it is required to supply safe drinking water and to reduce any risks to an acceptable level. Those risks - both the type and the level of risk - will be different for each community, depending on the water's source; the activities on adjacent land; the length of the reticulation network; and the state or repair of the reservoirs and pipes.

We are asking that QLDC meets its obligations under the LGA 2002 by considering this matter independently for each small community. To that end, we request that the Council undertake an assessment of the public health risk associated with Glenorchy's water supply (in line with ISO 13000) and then consider all practicable options for reducing any risks to an acceptable level. We submit that the long list should include improved monitoring and maintenance of the reticulation network in the first instance.

### **The Peninsular Reserve Management Plan**

In 2012 the Peninsular Reserve – more than 50ha of prime land - was vested in QLDC as a Recreation Reserve.

The land is leased by Cabo Ltd for grazing and that lease does not expire until 2039. Around 7ha of land has been set aside for use by the community and in 2011/12 the community drew up plans for the land, which were not developed into a formal plan as the vesting was not complete at the time.

It is now 2017 and a Reserve Management Plan is *required* under the Reserves Act 1977 pursuant to section 41(1). If the Council does not meet this requirement (by submitting a plan this year) there is a chance that the vesting could be cancelled under section 27(2).

We request that the Council either:

1. Allocate funds for a Reserve Management Plan for the land and undertake to complete the plan this year; or
2. Formally request that the Minister extend the timeframe for submission of that plan pursuant to section 41(2), with the intention of allocating funds in the next Long Term Plan and submitting the Reserve Management Plan within the new time frame (if granted).

### **Water Monitoring & toilet counters**

Accurately estimating wastewater flows, will reduce the risk of under or oversizing any wastewater scheme; it will also allow us to fairly assess the dwelling equivalent estimates (DEs). We note that Council has already requested that this work be undertaken (see Minutes from June 15 2016). Other than what is required to achieve this request, Sustainable Glenorchy requests that no more money is spent advancing a wastewater scheme, until Plan Change 6B is operative.



## Submitters Comment

Upping levels of service - YES

Keeping Glenorchy rubbish-free would be good. I and many others are constantly picking up rubbish – some of it very unpleasant. The weeds around town are also not good, is there no gardening service for Glenorchy?

More public toilets is a must. I believe this goes in the long term plan in September but actually even a few more toilets like the toilet on the waterfront - DOC style toilets – would be good. We need one strategically placed at the start of the Lagoon Walkway and one halfway along at the back of the Golf Course. Clear signage indicating where the toilets are would also help.

Chlorination for our community water supplies - NO

I strongly oppose the proposal to chlorinate Glenorchy's water supply. We are lucky to have some of the best water in the world. Visitors to Glenorchy often comment on it and it is something most of us in Glenorchy highly value.

The approach Council is taking would appear to be that of using 'a sledgehammer to crack a nut'. As far as we are aware there is no problem with the water in Glenorchy, no E.coli has ever been found in the water supply.

I would like the Council to reject this proposal. I do not know anyone who supports it and it would appear to be the same in Hawea.

Spreading the costs – MAYBE NEEDS MORE DISCUSSION

Spreading the costs would appear to be a good idea if we go ahead with a wastewater system but I believe Council is currently looking for a solution for Glenorchy and that maybe anything from the status quo to an expensive, overly-engineered system for the community. If we remain with the status quo then there will be no cost to the community and therefore no extra rates. I think there should be monitoring of current onsite systems and that is a cost that should be absorbed by our rates probably.

We pay a lot for water – more than twice what Queenstown pays at just over \$700 per dwelling. It would be good if this cost was spread over the district but if this does happen we should still have a say on what happens to our water here. I'm sure Queenstowners appreciate our chlorine-free water as much as we do. In fact, most of our Queenstown friends fill up water bottles to take home with them when they come to Glenorchy for a visit.

Wastewater management

Before any further work is carried out on the proposed hybrid gravity wastewater scheme for Glenorchy, the Council should install some water meters on a range of properties, particularly businesses, to gain information about Glenorchy's consumption. I am not convinced Glenorchy needs a community scheme and I think firstly we need to establish if there is a problem and if so, where it is and from there look at a range of options to solve the problem.

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# FREEDMAN Amy

Wakatipu

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## Submitters Comment

Funding for the Queenstown Mountain Bike Club

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# FREW Amber

Wakatipu

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## Submitters Comment

Water quality, please DO NOT add chlorine to our water supply in Glenorchy. Our source is very close to town so there is no need. If the bore and pipes were miles away then there maybe a need to consider addressing bacteria problems. Do you have any records of our town water supply been contaminated in the last 10 years? We love the taste of our water as it is. So please NO CHLORINE in Glenorchy's water supply.

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# FULFORD Duncann

Wanaka/Upper Clutha

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## Submitters Comment

Affordable housing and funding for Queenstown Mountain Bike club

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# GALVAZI Tony

Wakatipu

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## Submitters Comment

I am a keen mountain biker and really enjoy riding the trails that the Queenstown Mountain Biking Club have made. I also look forward to the day I can take my children on these trails so it is important to me that they are well constructed and maintained. These trails also attract visitors from all over the world, and Queenstown has become a renowned mountain biking destination. Even though the club has built some excellent trails I want them to build more and trails for all abilities. I support the club's request for funding to be included in the Annual Plan.

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# GALLEY Martin

Disc Golf Wanaka Incorporated

Wanaka/Upper Clutha

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## Submitters Comment

We are interested in the recreational use of Faulks Terrace Reserve.

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27<sup>th</sup> April 2017

Annual Plan Administrator  
QLDC  
Queenstown



**Re : Faulks Terrace Reserve 9 Hole Disc Golf Course**  
**Proposal to Queenstown Lakes District Council Annual Plan 2017**

To Whom It May Concern:

Please find below:

- Proposal for a 9-hole disc golf course at Faulks Terrace Reserve, Wanaka.
- A list of existing disc golf courses in New Zealand (appendix A)
- An example of the proposed disc golf targets and tee boxes (appendix B)
- A map indicating the initial intended positions of the Tees and Targets for the proposed course (appendix C).

## **1. Introduction**

Disc Golf Wanaka Incorporated is an incorporated society incorporated on the 15<sup>th</sup> November 2011. We currently have 75 members.

There are 5 committee members as follows: -

- Chairperson – Martin Galley, [REDACTED]
- Secretary – Ed Waddington, [REDACTED]
- Treasurer – Robyn Agnew, [REDACTED]
- Course Development Officer – Ben Thomson, [REDACTED]
- Social Secretary – Dom Hayden, [REDACTED]

### ***Rationale:***

Local councils have found that there are few recreational activities that offer the high cost to benefit ratio of disc golf. Disc golf has relatively low capital and maintenance costs compared with other recreational installations, is environmentally sound, is played year-round in all climates and is enjoyed immediately, even by beginners of all ages. There are now more than 22 permanent Disc Golf courses in New Zealand (listed in appendix A).

### ***What Is Disc Golf?***

Disc Golf is played much like traditional golf. Instead of hitting a ball into a hole, you throw a disc into a metal basket or at a target (such as posts, pipes or trees). The goal is the same: to complete the course in the fewest number of shots. A golf disc is thrown from the tee to each target or hole. Players make each consecutive shot from the spot where the previous throw has landed. The trees, shrubs and terrain provide challenging obstacles for the golfer. Finally, the "putt" hits the target and the hole is completed.

### ***Who Can Play?***

Everyone can. In studies measuring participation in recreational activities, "throwing a Frisbee" has consistently been a top-ten activity. A disc golf course appeals to many because of its low cost, simple skill and moderate fitness levels required to begin to play. Men and women, young and old, families with small children -- all can play disc golf. Disc golf is easy to understand and enjoy. Players match their pace to their capabilities and proceed from there.



### ***How Much Does It Cost to Play?***

The courses in New Zealand are generally located in city or regional parks where the public play for free. Some courses (e.g. Wanaka and Queenstown) are maintained by local clubs who fundraise and volunteer for upkeep. The equipment itself is quite inexpensive – discs designed for golf sell for \$15 to \$35 each and only one is needed to get started.

## **2. Project Outline**

### ***What Kind of Construction Would Be Planned for Faulks Terrace Reserve?***

The installation of a 9-hole disc golf course at Faulks Terrace Reserve would include the construction of tees and the installation of signs and basket targets (see diagram in appendix B). No trees would need to be planted or removed. Some branches usually need to be trimmed near a few tees and targets, especially near eye level range for safety.

**Tees:** Each hole would have two tees, a short one for novice players and a longer one for advanced players. The tees would be constructed using hard surface pavers laid on crusher dust (like the ones at the Lismore Park and Eely Point Reserve Disc Golf Courses).

**Targets:** 9 baskets. Each basket target mounted on a pipe that slides inside a pipe sleeve cemented into a hole measuring approximately 20cm in diameter and 60cm deep. Pipe sleeves for the targets will be located below ground level. Each basket would have at least two pipe sleeves, so they can be moved to reduce compaction or erosion and allow variety on the course.

**Signage:** Each hole would have a sign indicating the number, length, recommended flight path and par. A map, rules and information board would be installed close to the first hole. Small signs would indicate tee positions for each next hole. Signs warning other park users of discs being flown in areas that could be conflict zones. We have however carefully chosen the holes so as to avoid this.

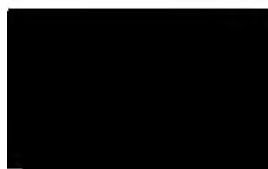
**Parking:** We believe there is sufficient parking for disc/Frisbee golf players already in place around Faulks Terrace Reserve. Parking for players starting at hole number one is located along Faulks Terrace.

**Public Safety:** The proposed course stays clear of the surrounding roads and paths.

- Targets will be positioned so that players will easily be able to see whether other park users are anywhere in the vicinity of each flight path. The general rule in Disc Golf is "don't throw where there is a chance of someone being hit."
- If it becomes clear that there are areas of potential conflict, or the flight path cannot be fully observed from the tee, then a spotter will observe prior to throwing. A sign will indicate where the spotter should stand (as is currently being done in Queenstown).



- The course would have little impact on the park. If a conflict were to arise we will happily meet with the concerned parties and alter the course where needed
- Prior to installing the course, a map of existing waterlines will be examined so as to avoid any potential interference.



### ***What Maintenance Is Required for a Disc Golf Course at Faulks Terrace Reserve?***

There would be minimal maintenance needs for the course. The targets are made of welded steel anchored in concrete and need no regular maintenance. In the unlikely event that one of the targets is damaged beyond repair or stolen, Disc Golf Wanaka Incorporated would organize a replacement.

Disc Golf Wanaka Club members would undertake an initial clean up of the area and then maintain it as a trash-free zone. With 2 anchor placements per hole, wear and tear on any one area is reduced. High foot traffic areas used by players may need occasional maintenance to prevent erosion and soil compacting. We would happily accept QLDC staff direction for any maintenance.

### ***How Much Land Is Needed?***

This short 9-hole course proposed would cover approximately 4 acres, depending on design. Our proposal uses areas where there is currently very little usage.

In addition, the course does not need exclusive use - it can co-exist amicably with other active and passive recreation uses such as hiking, dog-walking, etc.

Finally, the relative portability of targets and signs would allow the council to inexpensively relocate the course to another site if needed.

## **3. Community Benefits**

The installation of another disc golf course in Wanaka would benefit the surrounding community by further increasing and enhancing recreational opportunities, park safety and conservation goals. It would provide an additional disc golf option, for the Wanaka community in an under utilized area.

**Recreation:** A disc golf course would provide an inexpensive form of recreation for people of all age and skill levels and a great addition to Faulks Terrace Reserve. In North America, disc golf and other individual pursuits (e.g. mountain biking) are integrated into the physical education curriculum. Another disc golf course would give youth in the neighborhood a further healthy and challenging outlet for their energies and would allow members of Disc Golf Wanaka to organize more competitions and workshops on their behalf.

**Safety:** A disc golf course at Faulks Terrace Reserve would increase foot traffic in the area at times during the day and steadily during evenings and weekends. The influx of purposeful visitors would discourage the presence of individuals who are only in the park to cause mischief and perhaps engage in crime. Areas that are infrequently used and considered unsafe would be "opened-up" by the course. New Zealand evidence indicates that vandalism decreases in parks where disc golf courses are established as has been evidenced by the course at Lismore Park.

**Conservation:** Disc golf can be an environment-friendly sport. Unlike traditional golf, a disc golf course would not require trees to be removed, grass mowed and watered daily, plants uprooted or non-native species planted. Many courses can be designed to fit into the existing flora of a park like Faulks Terrace Reserve. The impact of a disc golf course on the surrounding area is minimal.



Each hole has multiple pin placements, ensuring that no one area gets constant foot traffic (this has the added benefit of providing new challenges to players). In addition, disc golfers overall tend to take great pride in where they play, helping reduce potential litter on the course. In the long-term, a disc golf course would also help in the preservation of the park by giving young people in the neighborhood a stake in its preservation and protection.

#### 4. Funding

**Costs:** A 9-hole disc golf course with two sets of tees, professional signs and targets can be purchased and installed for under \$10,000, less than the cost of a single tennis court. A 9-hole course can serve more than 45 people at any time, compared with a tennis court (4 maximum) or netball court (14 maximum). The total area of the tee pads is 36 square meters, also less than either a netball or tennis court.

On this occasion, Disc Golf Wanaka Incorporated are asking the Queenstown Lakes District Council to again fund the equipment required for this course to the amount of \$10,000. If approved, Disc Golf Wanaka Club would install the tee pads, targets and signage on the course. Disc Golf Wanaka would make available maps and score cards.

We look forward to hearing from you regarding this exciting recreational project proposal.

Yours sincerely,

Martin Galley  
Chairman Disc Golf Wanaka

**Appendix A: Existing disc golf courses**



Invercargill Queens Park (18 holes) in progress	Rotorua Redwoods Ngapuna Reserve (18 holes)
Queenstown Gardens (18 holes)	Gisborne (9 holes)
Tucker Beach, near Queenstown (18 holes)	Waiheke Island (18 holes)
Wanaka Lismore Park (18 holes)	Dargaville (9 holes)
Wanaka Eely Point Reserve (9 holes)	Kawakawa
Twizel Greenbelt (18 holes)	Kaitaia
Christchurch Jellie Park (18 holes)	Auckland Waitawa Regional Park (27 holes)
Dunedin Chingford Park (9 holes)	Auckland Pae O Te Rangi (18 holes)
Nelson Isel Park (18 holes)	Auckland Henderson Park (9 holes)
Te Anau (9 holes)	Auckland Woodhill Mountain Bike park (18 holes)
Timaru (9 holes – under construction)	
Tauranga McLaren Falls Park (18 holes)	
Upper Hutt Harcourt Park (18 holes)	
Petone Hikoikoi Reserve (9 holes)	

**Appendix B: Photograph of Disc Golf Basket and Tee box**

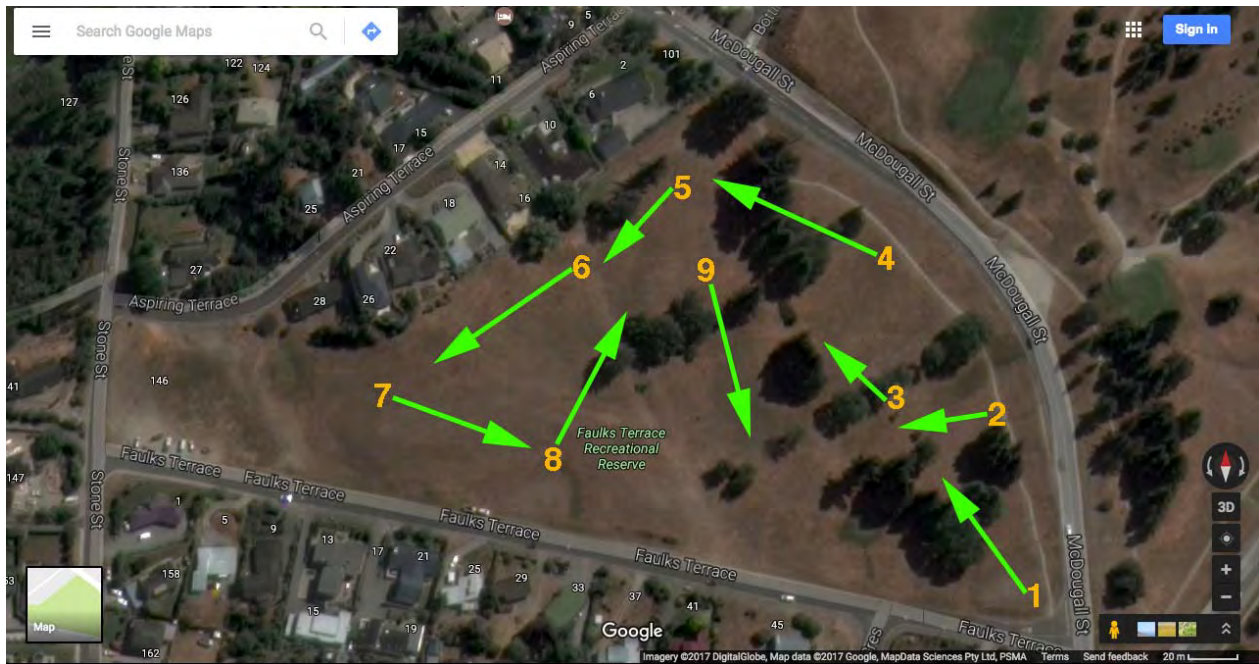


Tee Pad

Frisbee Golf Basket Target



## Appendix C: Map of proposed layout of 9-hole disc golf course at Faulks Terrace Reserve, Wanaka



# GAPPER Eddie

Wakatipu

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## Submitters Comment

I would like to see more investment into transport and recreational trails for bikes around the Wakatipu.

Without investment in infrastructure it will be impossible to encourage modal shift from cars to bikes.

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# GARDEN Richard

Wakatipu

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## Submitters Comment

I am strongly against the proposal to chlorinate the Arthur's Point water supply. The present UV treatment system is working perfectly with no issues. The bores are not subject too surface water contamination and the ground water is extremely clean. There is no intensive agriculture or any industrial activities in the catchment so minimal source of biological contamination. The water coming from the bores is so clean that there is no need for any sort of filtering (almost zero suspended matter) so there is no problem with the issue of turbidity reducing the effectiveness of the UV treatment system. We do not need a council to put toxins in our water supply when there is no actual need and we do not need to be burdened with the expense when there are far more pressing needs in our community.

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# GARDINER Roger

Wanaka Residents Association

Wanaka/Upper Clutha

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## Submitters Comment

Funding application to QLDC for .2 of a FTE, to cover the Saturday supervision of Correction Offenders for Community Projects. In particular the Fish & Game wetland restoration and pathway construction project.

Project Partners in Wetlands Restoration:

Corrections Dept

Wanaka Residents Association

Otago Fish & Game

Te Kakano Native Trust

Upper Clutha Tracks Trust

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# GARDINER Roger

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## Submitters Comment

Please see attached submission

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## Submission. 2017/18 Annual Plan

- I attended a public meeting in April (hosted by Jan Maxwell in Wanaka), regarding the Annual Plan process, and how to make submissions. At this meeting I expressed some frustration about how the Council presents its Annual Plan information.
- I represent approximately 8 business owners whose businesses front Lower Ardmore Street, between Helwick Street and Dungarvon Street. ( I own a commercial building in this zone)
- We have been engaging with Council and the Community board for some 18 months, since the '*Lake Wanaka Lakefront Development Plan*' as publicly presented on May 20<sup>th</sup> 2016, and adopted by the Wanaka Community Board on June 8<sup>th</sup> 2016.
- Very recently we have engaged Garth Falconer, the consultant who prepared this plan, to produce further drawings that better meet the needs of the business affected by the proposed Option 4, which was adopted by the Community Board. (We will present these to the WCB in due course) .
- With the substantial tourist growth in both resident and visitor numbers, the waterfront is under considerable pressure and there is now urgency to get this staged redevelopment underway.
- On behalf of the businesses I represent, I have engaged with the Annual Plan process ( attended a meeting and read the plan), in an attempt to find out what commitment is being made to this lakefront redevelopment.
- In the "Its Time to Step Up", summarised document, only the following specific Wanaka projects are mentioned:
  - Delivering the Wanaka Aquatic facility
  - Chlorinating the Hawea water supply
  - Mt Aspiring Road widening
  - Mt Aspiring Car Park
  - \$2.0M potential Wanaka land purchase.
- No mention of ant funding for the Lakefront Development.
- I needed to read the entire Annual Plan document, comprising 210 pages to eventually find on Page 68, under the *Section Community Services & Facilities*, that we are planning to "undertake improvements to the open spaces and facilities on the Queenstown and Wanaka lakefronts".
- Not a specific reference to the time consuming and costly Lake Front Development Plan that the Wanaka Community spent considerable time engaging with QLDC back in late 2015 and early 2016.
- The project gets a mention, but is lumped in with a Queenstown initiative. .
- Despite searching, I can find no specific commitment or allocation for the Wanaka Lakefront Development.
- Making some assumptions, there may be some allocation under the following .
  - On Page 107, under *Operating Expenditure for Community Facilities*, the figure of \$10, 597M is budgeted for, similar to last year. This is Opex, so unlikely to be an allocation here.
  - On Page 109, under *Capital Expenditure on Community Facilities*, \$6.455M is being budgeted for, down from \$8.4 the previous year. Mention is made of a \$5.0 mil commitment to the Wanaka aquatic centre, so if this is being allowed for, the remaining budget looks light. This Capex line item covers both Wanaka and Queenstown, and is \$2.0 mil less than last year. Should there be reason for concern .....maybe ???
- Therefore, I wish to clarify, **is there funding for the Foreshore Lakefront in this years' Annual Plan .???**

- If there is funding, how much ?? Is the sum meaningful in terms of making progress with the Development Plan ??
- In our opinion, the Annual Plan document, contains a lot of general policy statements, charts, pictures and tables, but it lacks simple detail that would allow Ratepayers to make a meaningful submissions.
- I suggest specific items of proposed expenditure, exceeding say \$20,000, be included as a separate line item. Specific Wanaka projects might be listed in a separate table ??
- Ratepayers need to see where their money is being spent. Without this analysis, it is almost impossible to either support or not support the plan. In many areas, we don't know where the money is being spent, or what it is being spent on. How can Ratepayers engage in this consultation without this basic information.??
- Conclusion.
  - After reading the entire 210 pages of the Annual Plan, I am still none the wiser regarding any financial commitments, or otherwise, to fund the Wanaka Lakefront Development Plan.
  - We wish to see some substantial funding towards this project being included in the 2017/81 Plan.
- I wish to speak to this Submission

Roger Gardiner

**On Behalf of:**

Alchemy Café

WaterBar

Kebab Shop

Alivate Bar & Restaurant

Subway

The DoughBin

Kai Whakapai Café & Bar

# GARDINER Rupert

Wakatipu

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## Submitters Comment

'Population growth in the Queenstown Lakes District being unavoidable the environment needs to see a higher level of protection.

The Remarkables mountain range (Hector Range) is a unique place that provides an ideal playground as, apart from where the operations of NZSKI presently are, it is so far preserved from man made structures.

The Remarkables offers an opportunity to discover the outdoors, to learn to respect the land and appreciate its beauty away from man made structures.

Should there be a greater impact on the land, fauna and flora this will mean that our local community will lose opportunities to connect with the place, for our students, children to be raised learning to respect their Whenua (the land) and for our national and international visitors to come for what the place is: preserved, beautiful and respected.

Operations of NZSKI must remain contained to where they presently are (Rastus Burn Recreational Area) to avoid any further damage to the land and encroachment to the land that is so far conserved and appeal to many locals and visitors for what it is.

This area needs exceptional protection so it is not damaged and lost to future generations and any expansion of ski area needs to carefully managed.

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# GARDINER Rupert

Queenstown mountain bike club

Wakatipu

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## Submitters Comment

Queenstown mountain bike club needs the council support to maintain and build new and existing bike trails. Mountain biking brings in a large portion of people to the region with some trails being of world class standard. Plus biking gets people off the roads.

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# GARLICK Fiona

Wakatipu

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## Submitters Comment

I do not want permanent chlorination of the Arrowtown water supply.

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# GEBBIE Joel

Wakatipu

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## Submitters Comment

I think the visitor levy is a good idea to contribute to the amount of development that needs to happen here in Queenstown. It's become too easy and cheap for people to visit. And having moved here permanently and seeing the current situation in this town, I have no objection to the increase in rates. If Queenstown was a cheap place to live it would be destroyed!

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# GILLIES Tina

Wanaka/Upper Clutha

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## Submitters Comment

My family and I strongly object to the permanent chlorination of the Lake Hawea water supply. I cannot believe that no one on the council pays any attention to the feelings of its rate payers concerning this.

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## Submitters Comment

Re chlorination of Hawea water:

1. The people of the Hawea community have repeatedly, and in full voice, expressed their preference for unchlorinated water and backed up that preference with financial support for a uv water treatment system, installed in the late '80s. This has been upgraded since, several times.
  2. I remain unconvinced that the uv water treatment, with the upgraded bore field, is not adequate to meet NZ drinking water standards. "If it's not broke, don't fix it"
  3. We have a duty of care to set a high standard at this top end of the catchment. Permanent chlorination represents the lowest common denominator which may be appropriate in large urban areas but certainly not in our small community, adjacent to a magnificent, clear water source.
  4. At this crucial time, when our waterways are in crisis, to mask any contamination with chlorination, rather than moving toward increasingly thorough testing, is going completely in the wrong direction. It may fulfill a lazy, ill-conceived, short-term political agenda but it is not the response we demand from our elected representatives. Let us pause, put aside our fears and do the right thing, by our citizens, and our beautiful environment.
  5. I agree with all points made in the HCA submission.
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## Submitters Comment

I'd like to speak to the proposal to chlorinate all small community water supplies.

Firstly, to consider this matter through the Annual Plan process is inappropriate. And it is equally inappropriate to consider 'blanket' chlorination of the townships.

This decision must be dealt with one community at a time; a risk assessment should be undertaken for each community in line with ISO 13000 (as your infrastructure policy requires); and all practicable options for maintaining a safe water supply should be considered in consultation with the communities. One option should always be improved monitoring and maintenance of the existing network - it may cost more but the community pays and so the community should get that option.

Considering Glenorchy's supply: no illness has ever been attributed to our water supply; no E.coli has ever been found in our water supply; the land use in the catchment affecting the supply is very low intensity; and our reticulation network is very short.

Therefore, in the absence of any evidence to the contrary I submit that Glenorchy is an extremely low risk water supply; in fact, the known risks associated with chlorination (the formation of toxic compounds which QLDC must test for) may outweigh the risks of not chlorinating.

The community is absolutely unified in its opposition to this proposal. Our water is beautiful and we want you to ensure it stays that way - if we have to pay for that privilege then give us the figures and let US decide.

I'd also like to voice my opposition to further spending on the proposed wastewater scheme in Glenorchy. My position is that we should wait until Plan Change 6B is operative and until we know whether costs can be spread across the ward.

If QLDC decide to push on with that scheme then I request that funding is allocated to monitoring the water use of all businesses and amenities over the course of a year so that QLDC can make an informed application to discharge (based on accurate figures)

Thanks

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# GLISON Aimee

Wakatipu

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## Submitters Comment

I came to live in queenstown for the mountain biking and have been blown away by the trails and the sense of community that the QMTBC have created! It's world class and I would love to see them get more financial support so that they can continue to grow the sport and bring more people to queenstown for the riding. More trails will mean more space for everyone!

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# GLOVER John

Wakatipu

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## Submitters Comment

I am opposed to the proposed chlorination of the Glenorchy water supply in the absence of a site specific assessment of the risks to that supply and a full evaluation of the options that could be implemented in the case that additional measures are required to safeguard the supply.

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## Submitters Comment

Hi there

Firstly, thank you for maintaining our road. It is our lifeline for business and for getting our kids to school.

Water

Glenorchy water tastes wonderful! If there is a need, then I understand why you would chlorinate. Please can we first establish if there is a genuine need.

Wastewater

Thank you for the indication that the cost of providing a sewerage system would be amortised over the whole district. This will make this more viable for a smaller community. As a business owner in the Glenorchy high street, not knowing whether we should do our own system on site or whether there is definitely a system coming that we have to hook into has held up development in the community.

Transport

As a mother who transports her kids from Kinloch to town for after school activities and with the prospect of high school near the airport, we support any streamlining of the system.

LAKE - The lake infrastructure could be improved. With the new marina in the final stages of sign off, it would be great to look at starting a network down the lake for those of us in Glenorchy. I understand the process of gaining consent was around 7 years. Would there be anyway with assisting with the streamlining of this process so a viable jetty could be put in for large boat access at the head of the lake. A jetty and boat service has become viable with current numbers from Queenstown and this only stands to grow.

Many thanks for your focus on these community needs.

Toni Glover

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# GOLDEN Anita

Shaping our Future

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## Submitters Comment

Please see the attached submission

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## Submission to Queenstown Lakes District Council Annual Plan 2017-18

Shaping our Future Steering Group submits in support for a \$60,000 grant included in the 2017-18 Annual Plan.

Shaping our Future has successfully delivered Queenstown Transport and Glenorchy Visioning in the 2016/17 FY and has two taskforces in progress. Wanaka Transport is due back to public forum on 4<sup>th</sup> May and Arrowtown Community Visioning towards the middle of 2017.

The Steering Group has recently revisited their Strategic plan and agreed a refreshed strategic direction which will deliver increased community involvement and education, actionable recommendations and more diversified funding. Please see the attached update for further information on our strategic direction and planned activity for 2017-18.

In the transition to our new funding model we seek additional financial support from council to assist with increased executive support ie increasing the grant from \$50,000 to \$60,000 for 2017-18. Over the past year the SoF Executive has been working significant additional unpaid hours to assist the taskforces deliver a quality product. We propose increasing her hours from 15 to 25 hours per week with the purpose of enhancing our current processes, developing a fast track process, following up on recommendations to ensure they are actioned and increasing engagement with our communities. This budget allows for two new in-depth forums per year and allows for the development of a fast track process and four fast track forums, which we will work with QLDC to trial. The \$60,000 grant would be applied as follows:

Projects Requiring Funding by QLDC	2017/18 Budget
Executive Services 25 hours	\$52,000
Forum Support – 2x in depth, 4 x fast track	\$12,000
<b>Total</b>	<b>\$64,000</b>

Total spend for 2017/18 is forecast at \$79,840. The balance will be funded by member fees, grants and surplus funds. Further detail is set out in the attached report.

For more information about the organisation and its future project planning please visit [www.shapingourfuture.org.nz](http://www.shapingourfuture.org.nz) , see the Annual Report 2016 or contact Chairman Mark Edghill on [REDACTED]

We would like to be heard in support of our submission

Yours sincerely

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

Mark Edghill

Chairman Shaping our Future Steering Group



Shaping Our Future Inc.  
Report to Queenstown Lakes District Council  
April 2017

## **Shaping our Future – Forward Perspective to end of FY 2017-18**

### **1. Operating Entity**

Shaping our Future Inc has now been operating for five years. During this time Shaping our Future's forum and taskforce processes have been refined and adopted to tackle not only major issues (e.g. visitors, events, transport etc.) but also to assist communities to shape their futures (e.g. Glenorchy and Arrowtown). Increasingly the Shaping our Future organisation is being approached to run community issue forums and help communities plan for their futures.

### **2. Governance**

Shaping Our Future is an incorporated society with tax exemption. It is guided by an annually elected volunteer Steering Group.

### **3. Steering Group 2016/17**

Mark Edghill (Chair), Alastair Porter (Deputy Chair), AJ Mason (Treasurer), Ralph Hanan, Esther Whitehead, Guy Hughes, Reece Gibson, Linda White, Kathy Dedo, Mandy Bell

New Members Elected at 2016 AGM in November: Reece Gibson, Guy Hughes, Linda White

Eight members are from Queenstown and two from Wanaka. Within Shaping our Future rules there is availability for two co-opted members and this is currently under discussion, particularly to add additional Wanaka representation.

## 4. Strategic Plan

The Shaping our Future Steering Group has recently refreshed its Strategic Plan with updated objectives, strategies and plan for the coming financial year. A summary of our draft Strategic Plan is below (more detail and actions are attached in the full document):

**Goal/End Game:** Shaping our communities' future proactively, equitably and sustainably

**Process** means to achieve end goals: Replace traditional top down approach with Community led processes undertaking of reviews and making actionable recommendations that are forwarded to funding organisations/decision makers

Objectives	Informed Community	Immediate Issues – Fast track process(es)	Deep Dive process	Expanded & Engaged Membership	Diversified Funding Sources	Governance
<b>Strategy / Outcome</b>	An informed community that is better able to make decisions about their future goals	Multiple engagement channels (including digital) to enable SOF to provide a relatively rapid response to short to medium term community issues	Effective process to achieve community engagement and actionable recommendations relating to longer term complex community issues.	Increasing listed membership and seeking to involve more members in more processes including community feedback and expert assistance	Diversify funding sources to support the sustainable growth of Shaping our Future activities	Engaged SoF Steering Group with effective governance processes

**Who** to undertake SOF workload. Initially Steering Group members together with the Executive will lead the delivery of the Strategies. This will likely include co-opted assistance, partnerships and corporate sponsored support. Coordination, Implementation and Measuring Success as well as ongoing monthly administration creates a heavy workload for SOF's executive administration. Increased time and funding for this administration role is critically important to the forward work program of SOF.



## 5. Forum Update:

Shaping our Future supported four in depth complex forum topics through 2016/17. The Queenstown Transport and Glenorchy Community reports returned to forum in the last half of 2016. The final reports have been signed off by the Steering Group and Shaping our Future will be moving to action in the coming months.

Wanaka Transport Draft Report is returning to public forum on May 4<sup>th</sup> 2017. The Arrowtown Community Visioning report is in the final recommendations stage and due towards the end of 2016/17 FY.

The Steering Group will seek feedback from QLDC and the community to identify new forum topics and issues. We are also developing assessment criteria to prioritise proposed topics.

## 6. FY 16/17 Financial Forecast

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 re-developing [www.shapingourfuture.org.nz](http://www.shapingourfuture.org.nz) and producing our annual progress report. We are a lean organisation run by a volunteer Steering Group and task forces. We rarely 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. We budgeted for a deficit reducing cash reserves and are forecasting to come in under spend.

	Actual to 31/12/2016	Forecast to 30/06/2017	Forecast FY 16/17	Budget FY 16/17
<b>Income</b>				
<b>Membership</b>	3,650	1,000	4,650	5,000
<b>QLDC Funding</b>	25,000	25,000	50,000	50,000
<b>Interest</b>	19	19	38	80
<b>Total Income</b>	28,669	26,019	54,688	55,080
<b>Expenses</b>				
<b>Executive</b>	(20,091)	(18,000)	(38,091)	(38,000)
<b>Website</b>	(9,128)	(500)	(9,628)	(12,500)
<b>Forum Facilitation and Co</b>	(5,114)	(4,500)	(9,614)	(12,500)
<b>Marketing</b>	(1,281)	(2,000)	(3,281)	(4,000)
<b>FY Accounts for AGM</b>	(518)		(518)	(580)
<b>Miscellaneous</b>	(204)		(204)	(1,000)
<b>RWT</b>	(6)		(6)	(12)
<b>Total Expenses</b>	(36,342)	(25,000)	(61,342)	(68,592)
<b>Net Income/Expenses</b>	(7,673)	1,019	(6,654)	(13,512)
<b>Opening Cash Balance</b>			17,550	17,550
<b>Closing Cash Balance</b>		-	10,896	4,038

**Notes:**

- Total QLDC Annual Plan funding is \$50k. \$25k drawn down for second half of FY 16/17
- New Shaping our Future Website was launched on 8<sup>th</sup> November 2016. Costs included are for build and design, account management, website domain, email and site hosting. We were under budget in delivering the new website. Some additional work will be required in 2017/18FY
- Forum and Facilitation costs relate to Transport and Glenorchy second public forums. Projected costs are for Wanaka Transport and Arrowtown Community 2<sup>nd</sup> forum. We are forecasting being under budget as we had no new forum topics in FY16/17 due to the workload from the four taskforces in place.
- Marketing/Advertising – we achieved savings due to combining advertising for GY/Transport and SoF AGM where possible.

**7. FY 17/18 – Proposed Budget**

To fund the new strategic plan we intend to diversify funding sources, including seeking grants from local trusts. We are also evaluating the opportunity to hold a profitable annual conference as part of our **Informed Community** strategy which would attract corporate sponsorships. We are seeking an increase in the QLDC grant in FY18 from \$50,000 to \$60,000 and then plan to hold that funding flat and fund growth through other sources (the QLDC grant has not changed in the past 5 years). The increased funding will support the delivery of both deep dive and fast track processes and allow time to establish the new funding sources.

Dollars	Forecast FY16/17	Budget FY17/18
<b>Income</b>		
Membership	4,650	4,000
QLDC	50,000	60,000
Grants		7,500
Credit Interest	38	40
	54,688	71,540
<b>Expenses</b>		
Executive	(38,091)	(52,000)
Website/ On line engagement	(9,628)	(4,350)
Marketing/Advertising	(3,281)	(7,000)
AGM		(2,000)
Forums	(9,614)	(12,000)
Xero and Accounts	(518)	(1,484)
Miscellaneous	(204)	(1,000)
RWT	(6)	(6)
	(61,342)	(79,840)
<b>Net Surplus/ (Deficit)</b>	<b>(6,654)</b>	<b>(8,300)</b>
Opening cash balance 30 June 2017	17,550	10,896
Closing cash balance 30 June 2018	10,896	2,596

#### Notes:

- Executive Co-ordination hours increase from 15 to 25 hours per week
- Online engagement and website includes hosting, web support and development on online tools and use of technology to deliver fast track engagements
- Marketing / Advertising costs include print and online advertising for forums and SoF Events
- AGM costs include Annual Report and AGM staging costs
- Forum costs include facilitation, venue (where necessary), equipment and refreshments for deep dive and fast track forums
- Increase accounting costs associated with improving governance of our financial reporting and accounting processes (including moving from Excel to Xero)
- Within our Strategic Plan we have proposed an annual conference. This would be self-funding (conference fees and sponsorship).

## 8. Background:

### Shaping our Future Process

A key function of Shaping our Future is the forum process – it's how Shaping our Future engages with community members on different topics. Shaping our Future encourages collective community future thinking and working towards a long term vision.

Shaping our Future's 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.

## **2015-2017**

**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 established in 2016.

**Glenorchy Visioning Forum** – Forum held 11/12th April 2015 with second forum in November 2016. The report was finalised in early 2017 with an action plan now underway.

**Lakes District Transportation Forum** – Forum held in Queenstown and Wanaka in May 2015. The Queenstown Report was returned to public forum in November 2016 with the final report approved by the Steering Group in early 2017. Work is underway meeting with all the key stakeholders. The Wanaka draft report is returning to public forum on 4<sup>th</sup> May 2017.

**Arrowtown Community Visioning** - Forum held in August 2015 over two nights in Arrowtown. Taskforce established in early 2016 with final recommendations expected by May 2017.

**April 2016 – Events Forum** – Taskforce to be established with new streamlined process for review and assessment.

## Shaping our Future - Strategic Plan 2017 - 2019

1	Goal/End Game: Shaping our communities' future proactively, equitably and sustainably						
2	Process means to achieve end goals: Replace traditional top down approach with Community led processes undertaking of reviews and making recommendations that are forwarded to funding organisations/decision makers						
3	Objectives	Informed Community	Immediate Issues – Fast track process(es)	Deep Dive process	Expanded & Engaged Membership	Diversified Funding Sources	Governance
4	Strategy / Outcome	An informed community that is better able to make decisions about their future goals	Multiple engagement channels (including digital) to enable SOF to provide a relatively rapid response to short to medium term	Effective process to achieve community engagement and actionable recommendations relating to longer term complex	Increasing listed membership and seeking to involve more members in more processes including community feedback and expert	Diversify funding sources to support the sustainable growth of Shaping our Future activities	Engaged SoF Steering Group with effective governance processes
5	Supporting actions:	Conferencing ‘Future Issues & Thinking	Optimise online opportunities for engagement	Review of current forum process - clarifying taskforce roles and responsibilities, resources needed, investigation of use of online	Online Engagement	Seek QLDC Funding 2017/18	Assess skills on SG - where are the gaps, use co-option to fill gaps
		Conference Co-ordinator	Design fast track process	Process to follow up on recommendations to ensure actioned	Refresh Community Priorities	Seek wider funding sources including:	Clarify roles and responsibilities within SG
		Speakers/Workshops/Outreach engagement			Media/advertising events	Government Agencies, Charitable Trusts,LGOs, Corporates	Improve financial governance processes including operating plans, budgets, forecasts & moving to Xero
6	Timeframes:	2017-2019	2017	2017	2017-2019	2017-2019	2017
7	Measurements of Success:	Attendance numbers at conference/forums/workshops	Delivery of recommendations	Delivery of recommendations	Membership numbers	Number of funding sources	SG has diverse complementary range of skills necessary to deliver strategic plan
		Website/Facebook engagement visits/analysis	Follow up re recommendations and implementation	Recommendations are actioned	Community participation in SoF events	Sufficient funding to support growth in activities	SG roles and responsibilities well understood
			SoF responds quickly to urgent requests				SG response rate to reports etc
							Accuracy and timeliness of financial reporting and forecasting
8	SG Member Resp	Esther, Guy, Alastair, AJ, Linda	Reece, Ralph, Esther, Kathy		Kathy, Linda, AJ, Guy	Guy, Linda, Mandy	Mark, AJ, Anita
Who to undertake SOF workload. Initially SG member together with the Executive will design/work together on the Functions, Strategies and Supporting Actions. This will likely include coopted assistance, partnerships and corporate sponsored support. Coordination, Implementation and Measuring Success as well as ongoing monthly administration creates a heavy workload for SOF's executive administration. Increased time and funding for this administration role is critically important to the forward work program of SOF.							

# GOLDSMITH Warwick

Hansen Family Partnership, FII Holdings Limited &  
Universal Developments Limited

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## Submitters Comment

Please see attached submission

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# Memorandum

**Date** 28 April 2017  
**To** Queenstown Lakes District Council  
**From** Anderson Lloyd (on behalf of the landowners detailed below)  
**Subject** Submission to the Annual Plan 2017 - Link road between SH6 and Quail Rise

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- 1 This is a submission to the Annual Plan 2017 lodged on behalf of three landowners who own land on the Frankton Flats, on the northern side of SH6, adjoining and east of the new roundabout which currently provides road access to Pak N' Save and Mitre 10 and which is intended to connect to the proposed Eastern Arterial Route (**EAR Roundabout**). These landowners are the Hansen Family Partnership, FII Holdings Limited and Universal Developments Limited (**Submitters**). The Submitters own adjoining parcels of land (**Submitters' Land**) which, together, are located between the EAR Roundabout and Ferry Hill Drive in Quail Rise.
- 2 The EAR Roundabout currently has three entry/exit points – west toward Queenstown, south toward Pak N' Save/Mitre 10 and east towards Cromwell. However it has been designed to accommodate a fourth 'leg' to the north. The Submitters understand that NZTA designed the EAR Roundabout with the objective of achieving a fourth leg connecting through to Ferry Hill Drive within Quail Rise on the basis that, once that link is in place, NZTA will then be able to address current safety issues at the Tuckers Beach Road/SH6 intersection.
- 3 The Submitters understand this intention and are willing to accommodate it in terms of future development of their respective lands. However the Council does not appear to be planning for this future roading link. In particular there is no proposed designation for this future road contained within the District Plan Review (**DPR**).
- 4 The publicly notified DPR proposes to rezone the Submitters' Land as Medium Density Residential (**MDR**). The Submitters have lodged submissions to the DPR supporting the rezoning of the Submitters' Land as either MDR or Mixed Business Use (**MBU**) which will allow other uses as well as residential. Whether the outcome is MDR or MBU or a combination, it is highly likely that the Submitters' Land will be rezoned for development.
- 5 The zoning outcome should be known within about twelve months. Some of the Submitters are currently making development plans in anticipation of rezoning. It is likely that resource consent applications will be lodged in relation to the development of all or part of the Submitters' Land within the period of the 2017-2018 Annual Plan. This highlights the importance of addressing the roading link issue sooner rather than later.
- 6 A significant point which Council needs to be aware of is that the Council cannot take land for a public roading link through conditions on a resource consent application. Resource consent conditions must reasonably relate to the development proposed in the consent application, and cannot extend to take land for a wider public benefit which does not relate to the development under consideration.
- 7 The Submitters are happy to accommodate NZTA's objective but they want to know where the road will be located so they can plan accordingly and (some of them) want to lodge application(s) for consent within the next twelve months. That essentially requires the Council to initiate a road designation procedure.
- 8 The Submitters also consider that the Council should amend the Annual Plan and/or the Ten Year Plan to provide for the implementation of this roading link once the designation process

# Memorandum

has been completed. The Submitters are aware that there is considerable pressure on NZTA to address safety issues at the Tuckers Beach Road/SH6 intersection. The Submitters further understand that NZTA sees this proposed roading link as an essential component of a strategy to address the Tuckers Beach Road/SH6 intersection.

- 9 Accordingly the Submitters request that:
  - (a) The Council includes in the Annual Plan provision for the initiation and completion of a road designation procedure linking the EAR Roundabout with Ferry Hill Drive in Quail Rise;
  - (b) The Council amend the Annual Plan, and if necessary the Ten Year Plan, to provide for the implementation of this roading link once the designation process has been completed.
- 10 The Submitters request the right to be heard at the hearing of Submissions to the Annual Plan.



Warwick Goldsmith

Counsel for Hansen Family Partnership, FII Holdings Limited and Universal Developments Limited



# GOLLOP Ronda

Wakatipu

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## Submitters Comment

I strongly oppose the chlorination of the Glenorchy Water Supply

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# GOLLOP Ronda

Wakatipu

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## Submitters Comment

I strongly oppose the chlorination of the Glenorchy Water Supply

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# GONZALEZ Karelia

Wakatipu

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# GORTON Delvina

Public Health South

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## Submitters Comment

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**SUBMISSION ON: Queenstown Lakes District Council 2017/18 Annual Plan**

**To:** **QLDC – Annual Plan Feedback**  
**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**  
**PO Box 2180**  
**Frankton**  
**Queenstown 9349**

**Contact Person:** **Delvina Gorton**

**Our Reference:** **17Mar16**

**Date:** **26 April 2017**

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**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 319,200. 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 Queenstown Lakes District Council (QLDC) relating to the 2017-2018 Annual Plan.

**General Comments**

We commend Council for addressing some of the more challenging issues facing the region, such as public transport, water quality, affordable housing, congestion and growth and infrastructure, which impact on health and wellbeing. We fully support the Mayor’s intention to move to a more proactive approach to these issues.

Please find enclosed our detailed feedback on your plan in the table below. Items A – J are issues of interest to us in the order they appear in your plan. Additional priorities for Southern DHB are listed as K - O.

	QLDC issue	DHB priorities	Comment
A	Infrastructure (general)		<p>We strongly support the development of a Town Centre Masterplan to guide urban design and re-development. The built environment has a strong impact on health, wellbeing, and quality of life. We support changes that prioritise walking and cycling within the town centre, traffic calming and traffic reduction, provision of secure bike parking, smokefree environments and open spaces. We recommend this Masterplan is extended to include a wider overall strategy for growth and development in the Queenstown-Lakes district. A strategy is an important part of moving to a more proactive approach towards managing growth and development.</p> <p>We support a focus on emergency management and risk and resilience for natural hazards and climate change.</p>
B	Water Supply		We support QLDC's ongoing work to meet compliance as stipulated in the Drinking Water Standards for New Zealand 2005 (Revised 2008) (DWSNZ2005/08) through chlorination of those smaller community supplies that are not using this disinfection method in this Annual Plan which would be reflected in the Council's Long Term Plan (LTP). It is also required that other compliances as listed in the DWSNZ2005/08 in particular that of the Protozoal compliance to be considered in the Council's next LTP.
C	Wastewater		<p>We support provision of wastewater services to Cardrona, Kingston and Glenorchy and investigation of the most cost effective and efficient options. This is a high priority for these localities and it is time to take action on addressing the issue.</p> <p>We note the increasing number of septic tanks for treatment of sewage in the region. There will be a natural limit to the safe number of onsite wastewater systems, but we do not currently know what it is. We encourage a proactive approach to managing onsite wastewater systems, as waiting for problems to develop will create a difficult situation to manage. We recommend an investigation into septic tanks to assist with planning and to develop a plan for connection to reticulated systems over time.</p>
D	Stormwater		We support the ongoing investment in stormwater runoff controls to prevent flooding events and contribute to the water quality within the urban catchment.
E	Transport, Roothing, Parking and Footpaths		We support QLDC and ORC jointly developing solutions to increase public transport patronage and reduce individual car use. A reliable, low-cost, and accessible public transport system is needed to encourage use, along with initiatives to reduce individual car usage such as increased parking charges. A transport policy that prioritises active transport (cycling and walking) and public transport is supported. This not only improves health through increased physical activity but reduces traffic congestion to reduce vehicle emissions and the adverse impact on air quality.
F	Waste Management		We support effective systems for reuse of bio waste provided it is done in a way that reduces the public health risk to an acceptable level.
G	Community Services and Facilities		<p>We support continued investment in community services and facilities that provide quality sport and recreation opportunities, build community cohesion and are accessible for people of all ages, ethnicities and physical capacities. We recommend a broader approach to health in provision of sport and recreation opportunities and open spaces that includes a focus on smokefree, alcohol and drug-free environments and healthy food (when available).</p> <p>We support open space network planning that provides a comprehensive, connected, safe and accessible network of open and green spaces.</p>
H	Regulatory Functions and Services		<p><i>Freedom Camping:</i> We support QLDC in reviewing the Freedom Camping Bylaw due to the heavy demand for freedom camping in the region and anecdotal reports of unsanitary conditions (including with self-contained vehicles).</p> <p><i>Alcohol:</i> We support QLDC in their plans to review the Alcohol Ban Bylaw and undertake an analysis of alcohol-related harm. We recommend this is undertaken within the development of a local alcohol policy, under the Sale &amp; Supply of Alcohol Act 2012, with the intent of reducing alcohol-related harm in the region.</p> <p>We recommend development of a Trade Waste Bylaw to control discharge to the public wastewater or stormwater system to protect those systems, the environment and public health.</p>
I	Environment		<i>Housing:</i> We support QLDC in establishing a housing and accommodation taskforce to address affordability and security of housing ownership and tenancy. Good quality housing that is well insulated, warm and dry is a determinant of health outcomes. Inadequate housing supply, overcrowding and substandard housing affects the health of residents. We refer you to correspondence with the previous Mayor in relation to public health concerns about overcrowding (for example, multiple beds per room) and the associated hygiene and infection control issues. We recommend considering increasing housing density (compared to sprawling suburbs) as it is better able to support local provision of services and public transport, and creates compact, mixed-use and walkable environments.
J	Economy		<i>Events:</i> We support QLDC in providing events for the community as they help create a vibrant place to live. We recommend Council take the opportunity with events to create an environment which supports sunsmart behaviours, smokefree environments and minimises alcohol-related harm.
K		Smokefree 2025	We recommend a district wide approach to encouraging smokefree outdoor spaces, including cafes and restaurants. This approach has achieved positive outcomes for business in other cities. The Smokefree Aotearoa 2025 target is an aspirational goal that necessitates an increased focus and it is timely for local government to consider initiatives that will provide a platform to further denormalise smoking in New Zealand. Public Health South will continue to support council smokefree facilities, spaces and events by way of signage, policy development and promotion.
L		Opportunities for Active Transport	Local government is uniquely placed to create supportive environments to promote opportunities for physical activity and active living in communities. Walking and cycling are two of the easiest ways people can stay active. We support connected walking and cycling routes that are safe and well maintained. Linking destinations and the quality of the routes has a direct influence on their attractiveness for walking and cycling. We recommend that council has an articulated focus on 1) the connectivity of cycleways, especially considering the rapid growth that is occurring, 2) mode separation, 3) the existing quality of footpaths, 4) adequate street lighting, and 5) considers pedestrian prioritisation at traffic lights.
M		Building Community Food Resilience	We encourage Council to support community gardens and fruit tree planting on reserves. We recommend council supports ongoing work which enhances the local food supply. With good community support and energy such projects are likely to be sustainable. This contributes to building community skills and resilience which is especially important in emergency situations.
N		Health in All Policies (HiAP)	Health begins where we live, learn, work and play. Many factors influence how healthy we are including housing, safe neighbourhoods, clean air and water, the food we eat, how active we are, easy access to transport, education, employment and recreation. Organisations outside the health sector, including local government, influence community health and wellbeing. International organisations, including the World Health Organisation acknowledge this, and recommend a Health in all Policies approach. Public Health South would welcome the opportunity to trial this approach with QLDC.
O		Fluoridation	We recommend QLDC consider community fluoridation of water supplies as this approach is an important public health measure for maintenance of good oral health and prevention of tooth decay.

## **Summary**

Southern DHB appreciates the opportunity to comment on the 2017/2018 Annual Plan consultation document.

We wish to be heard in regard to this submission.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Delvina Gorton', with a stylized, cursive script.

Delvina Gorton  
**Health Protection Officer**

## Submitters Comment

Instead of just reacting to the inevitable impacts of unfettered growth the council needs to engage the community in a reasoned forward looking debate about the scale and speed of future growth. Some fear it is too late and we are already well down the path to destroying much of what attracted most of us to this area, but there is still time for the Council to show some actual leadership in determining and controlling future outcomes.

Given the priorities in the plan are all about 'catch up' it is hard not to agree with them but please do it within the context of the above.

One specific request. Given the need to get more cars off our roads and encourage more people on to bikes, I hope the council will find some room in its budget to support QMTBC and their fantastic efforts in building bike trails around the area.

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# GREEN Margaret

Wakatipu

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## Submitters Comment

I, Margaret Green, would like to propose that we fund the Queenstown Bike Club to some degree

Queenstown is a fantastic area and we are lucky so many people from Queenstown area itself, New Zealand and overseas come to bike on our great mountain bike trails.

Many of these trails have been 'built' by Queenstown bike Club members in their own spare time, often at night, just showing what a high calibre of people we have living here.

My two sons, my daughter and my 12 year old grandson use the trails with great enjoyment along with many of their friends.

Thank you for the opportunity to put forward this suggestion.

Best Regards  
Margaret Green

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## Submitters Comment

I would like to see the QLDC play a leading role as a guardian of our nearby conservation areas.

In particular I am most concerned about The Remarkables Conservation area and the threat of NZSki extending its developments into the Doolans and Wye catchments.

The Remarkables down to the Hector mountains is quite unique in New Zealand as a dry, high alpine area with it's own unique and fragile flora and fauna and must be protected for people today and the next generation. If development is allowed to continue we risk losing this precious and wild landscape. It is also an area relatively accessible for most outdoors people for camping, tramping, photography, climbing, ski touring, nature studies.

In my view it deserves to be given National Park status and hopefully before any further concessions are given or damage and degradation to the area.

I know QLDC has only a small role to play in influencing the status and protection of the Remarkables, with the Department of Conservation being the main custodian, but I believe our council should play its part in raising the profile of this unique conservation area and include this as an ongoing issue to be addressed in the District Plan.

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# GREEN Philip

Wakatipu

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## Submitters Comment

I would like to see in the plan:

- continued widening of roads to allow cycle safe areas on the road shoulders.
  - low cost airport parking to mitigate issues on SH6 parking
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# GREENE Erin

Wakatipu

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## Submitters Comment

Affordable public transport, increased pay parking central in town, greater network of walking and cycle trails,

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## Submitters Comment

Feedback on TELL US WHAT YOU THINK

Qt and Wanaka rates should be increased much more in high financial return areas to stabilise growth which would then require less increase in infrastructure for the whole area slowing growth and allowing time to decide whether the area is to grow like topsy as now, or stopped to allow these rare and beautiful NZ gems to give value for all who can afford to visit it.

Look at the road widths in Peninsula bay- an example of greed which will be future car accident areas as the new young families mature with more vehicles parked on road sides.

Look at the grass verges in WK as a bad example of too much growth and no where else to go. Frankton is an example of good planning but overloading the Airport is not. Crime has bred in QT aided by better customs, drug sales, and poor housing areas

The Rowing Club rooms in WK must not go ahead. The Scurr development should not have been allowed. You are in charge. You must live within your income as we do - not deferring payments and selling our assetts just to take the pressure off!

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# GUERREIRO Edward

Wakatipu

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## Submitters Comment

Queenstown mountain bike trails. Queenstown is quickly becoming a global mountain biking destination, bringing in tourists and money to the region. Additional funding would greatly expand the scope of mountain biking trail building and events in queenstown. A particular aspect of missed opportunity is the lack of sufficient funding for the bike festival which could become a large tourist draw if it was organized correctly and with actual events.

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## Submitters Comment

I am a keen mountain biker and really enjoy riding the trails that the Queenstown Mountain Biking Club has built over the past 15 years. These trails attract visitors from all over the world, and Queenstown has become a renowned mountain biking destination. Even though the club has built some excellent trails I want them to build more. Considering the spin off benefits to the town in general, and how much the club has achieved on the smell of an oily rag, I think it is only fair that the council financially support for the club in their efforts. I support the club's request for funding to be included in the Annual Plan.

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## Submitters Comment

Water Quality: Our water in Glenorchy is good already and comes from a good, clean source. I do not want to drink or wash in chlorinated water, especially when there is no need for it. Please do not chlorinate our water.

Growth & Infrastructure: We have almost lost the Glenorchy that people come up here to see. This community needs help with the infrastructure such as toilets, rubbish facilities to keep up with the huge influx we now get daily, all year.

We also need to be liaising with the "tour groups" that bring van and bus loads of people to Glenorchy every day, to ensure we retain the beauty and pristine-ness of our environment, and to protect the quality of life of the residents of Glenorchy.

Areas of concern are: rubbish being dropped everywhere; human waste being left everywhere; bus parking - designated areas perhaps needed; ensuring tour groups have the concessions needed to be taken on walks on DOC land etc.; education about private property and encroaching on people's privacy. As an example, some of the tour groups drive their vans onto people's private property (when they are not home) and let their clients wander around taking photos! All of these things are already out of control and residents are becoming a bit "anti" and so are not as welcoming as we could be. Hopefully we have not missed the boat to be proactive and steer this growth in a positive way.

Also of concern are Drones. They are becoming a lot more prevalent and are definitely encroaching on people's privacy. It would be great to think of a way to control their use.

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# HALKETT leigh

Wakatipu

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## Submitters Comment

I love living in Queenstown. Part of this reason is the epic Mountain biking that is on our door step. The mountain bike club does a great job developing and maintaining this trail network. It would be awesome to see ongoing council support for the club, including financial support.

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## Submitters Comment

Community Services and Facilities / Property

My submission is to request that an appropriate piece of QLDC land is set aside and a plan established to develop a Community Facility for the safe use of rifles.  
(Commonly known and referred to as a rifle range).

There is currently no facility or land set aside for rifle use in Queenstown on public or private land.

Need:

Land with an area for shooting approximately 200m long and 50m wide. The most appropriate location would be an area where noise has minor effects on surrounding residents. Noise can be mitigated through conditions prescribed on the range use.

Issue:

Safety

In the past there have been reasonably accessible public areas considered "safe" to sight in a rifle. These areas were in the past considered "remote areas", however with the increase of tourism and community growth, to find areas where it is appropriate to fire a rifle is very difficult, particularly with the influx of freedom campers.

This has resulted in a significant safety concern.

Local reserves and marginal strips are used for sighting in rifles across the Wakatipu; this is a significant risk to the community. From my perspective the most at risk groups are dog walkers, runners, freedom campers and people that venture off formed tracks.

Queenstown is the gateway to one of the most desirable places in the world to hunt. Central Otago is renowned for its exceptional hunting opportunities; thousands of people travel through the district every year for this sole purpose, yet there are no facilities available to check their rifle for accuracy before they head off on their respective trips.

The local New Zealand Deer Stalkers Association comprises of 145 members in the Southern Lakes Branch, additionally there are 148 in the Upper Clutha. This is a fraction of the number of people who participate in hunting in the region.

Key Benefits:

- Safer community through having a designated area to use rifles.
- Community need recognised and facility provided.
- Increased level of firearm safety through having a facility where training and learning can take place in a controlled environment.

Community Groups:

The New Zealand Deer Stalkers Association (NZDA) and Trap Shooting Club could assist.

Cost:

Minor cost, land is the key asset. The facility could be as simple as a piece of land that has a shooting area 200m long and 50 m wide with berm or hill side along the back boundary. However the larger the area of land the better to provide a buffer-zone for noise.

Any physical features could likely be constructed by the local NZDA through a working bee.

## Submitters Comment

I regard the proposed rates increases as unacceptable and unaffordable for many people. The Council is using unexpected growth as an excuse for raising rates far above what was predicted in the 10 Year Plan, less than 2 years ago. Growth brings in revenue as well as some increased costs, and this Council appears unwilling to exert the discipline needed to maintain the yearly rates increases to an affordable and defensible level. There was some hope that the election of a Mayor with some business experience might bring about a change of approach but, to date, ratepayers are being presented with the "same old" approach to huge increases year-on-year. As a monopoly provider, the Council is not required to exercise the discipline of a successful business, and ratepayers are simply captive to whatever is presented - this time dressed up with an expensive PR exercise. The Council needs urgently to undertake a full, and robust, efficiency review to see where significant savings can be made, so that rates increases can be kept within a 2-3% range, as an absolute maximum.

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# HAMILTON Joanna and Scott

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## Submitters Comment

To whom it may concern,

I am writing to express our deep disappointment at the possible permanent chlorination of our lovely UV filtered water supply at Lake Hawea.

As a resident here of over 13 years our family and visitors have always loved the wonderful tasting water here and taken great pride in it. We have a fabulous UV water filter system already set up in Lake Hawea. It is quite unique in NZ, and was expensive to install. To go ahead and chlorinate Hawea permanently is a huge waste of money and something that the majority of Hawea people do not wish to have, we have signed various petitions etc that reflect this.

Unfortunately we stopped having a bath when the chlorination was on from Dec-March as it was like sitting in a swimming pool and it stunk terribly, and so did my skin afterwards. If we wanted to swim in a pool we would go to one, but its no fun having a bath anymore. We choose to have no chlorine thanks.

A recent Swiss visitor to the area was appalled to hear of the chlorination and said that NZ is so behind and that they were doing that 20 years ago in Switzerland and now they all have clean untampered water supplies from bores etc. Furthermore, Chlorine is also not good for the health which Jen Rumore has shared research on at public meetings.

It would be great if QLDC could be more forward thinking in their approach to managing our water supplies and that they listen to the wishes of the majority of locals and work with the wonderful UV filter system that is already in place, and to use allocated money for other areas that are of much greater concern. I ask that we may continue to have our UV filtered water system today and in the future. It is a treasured asset to the Hawea community and people.

With hope, Joanna and Scott Hamilton

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# HANAN Dame Elizabeth

Wakatipu

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## Submitters Comment

### TRAFFIC ISSUES

There needs to be planning for the intersection of McDonnell Road, Malaghans Road, Arrowtown- Lake Hayes Road and Berkshire Street before an accident takes place. A Retirement Village has been consented at the intersection of McDonnell Road and Hogan Gully Road with around 120 houses as well as the workers travelling there increasing the traffic along McDonnell Road. There is already heavy traffic between Millbrook and The Hills golf courses as well as traffic heading into Arrowtown on the Arrowtown- Lake Hayes Road.

Traffic exiting McDonnell Road can find it increasing difficult at this intersection and often cars ignore the stop sign at Malaghans Road. The signage is inadequate to manage further heavy traffic flows.

A roundabout would certainly make a difference here and should be in the planning stages now before the potential increase in traffic.

It is time this was considered in the Annual Plan for this year and funding allowed.

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# HANNING Nicki

Wanaka/Upper Clutha

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## Submitters Comment

I disapprove of the idea that to have safe clean drinking water we need to chlorinate our water supply. I am totally opposed due to the taste, smell and safety of using chlorinated water to bath my children, to cook with and to drink. Leave it as is using the current UV treatment system. As a rate payer we have a voice and we need to be heard instead of applying a blanket answer to a very sensitive community issue.

Let the community speak and listen to those that voted you in.

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# HANSEN Paul

Wakatipu

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## Submitters Comment

I am Totally opposed to any Chlorination of Glenorchys.. Perfect Water !.. I Have Resided in Glenorchy for over 30 years and Have always been proud of our great drinking Water. Regular testing will Show everyone that Our water supply is Clean and Very Healthy.

Keep G.Y. Chlorine Free !

Paul Hansen

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# HARDING-SHAW Dave

Wakatipu

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## Submitters Comment

I am a keen mountain biker and really enjoy riding the trails that the Queenstown Mountain Biking Club has built over the past 15 years. My wife and I moved here from Wellington 3 years ago, and our now raising our son here. These trails were a key element of our decision to move here, and they attract visitors from all over the world, and Queenstown has become a renowned mountain biking destination. Even though the club has built some excellent trails I want them to build more. Considering the spin off benefits to the town in general, and how much the club has achieved off their own back, I think it is only fair that the council financially support for the club in their efforts. I support the club's request for funding to be included in the Annual Plan.

# HARKER Pip

Wanaka/Upper Clutha

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## Submitters Comment

As a Hawea community member it doesn't feel that we have been 'consulted' regarding chlorination, only informed. We don't want chlorination and have made that abundantly clear time and time again. The Council has given it's reasons for chlorinating but, even though I was at the last meeting, this, a. didn't wash with me (nor anyone I spoke to) and, b. it seems to me it would mean even less care for the lake water quality i.e. the people are "safe" so we have no need to test it regularly. I urge the Council to do 'the will of the people' as you were elected to 'serve'. The community accepts the Council may want to chlorinate occasionally - we see cows around the lakes edge regularly and know that in the summer months it all blows down the intake end of the lake - but actually the upgraded intakes have not failed anyone yet so why why why you are determined to chlorinate noone seems sure.

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# HARRIS Monica

Wanaka/Upper Clutha

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## Submitters Comment

In wanaka we need more parking. Maybe make new world parking and parking by pembroke park multi level as it is impossible to find parking during busy tourist time. Also need a crossing by brownston st on the park side to the lakefront. The grass is all worn as so many people cross there even though there is no path. Crosswalks on both sides of every street in town should be added for ease of buggy walkers.

Do not chlorinate the water supply. If you need hazzard suits to add to the water supply it is not safe for human consumption. This ruins peoples health! There are many other countties that do not chlorinate the water supply. We need to find a better way.

Need to better enforce the slow inconsiderate nervous drivers. Possibly make driving tests more vigerous to ensure public safety and prevent accidents which cost peoples lives and damage costs, as well as frustration having to drive behind them.

Need to paln better for the growth by providing incentives for businesses to come to wanaka. Everything being built is housing. If there are no jobs, people will not be able to afford to stay and everybody will have to leave causing a huge crash. Also there is nowhere to buy items. Majority of shopping needs to be done online. Competition is good and gets people better prices (ex not 2 new worlds in wanaka but maybe new world & countdown- stop the monopoly), and more choice. But please still keep out fast food joints.

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# HARRIS Neville

Wanaka/Upper Clutha

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## Submitters Comment

Wanaka Foreshore Plan Expenditure

In my opinion any expenditure in this area should be deferred in this years annual Plan

Reason:

The whole recently approved Foreshore Management Plan (Roys Bay) should be reviewed as it is quite clear that many aspects of the plan are not in keeping with what people of Wanaka want. Removing cars from that area will create parking problems elsewhere. People have appreciated being able to park beside the lake and has been a tradition since Wanaka began. Being a long time local I have not heard anyone who agrees with the current Plan as produced, the whole area should be left in it's natural state and not be dotted with gardens which will be washed away in the first flood.

I find it a bit rich an Auckland Planner telling Wanaka people how to landscape their lakeside areas.

Neville Harris

Ex Councillor & long time resident

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# HASSELMAN Amanda

Wakatipu

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## Submitters Comment

### CHLORINATION OF WATER SUPPLIES

-untreated drinking water is a massive privilege both in the context of NZ and the rest of the world so it is extraordinarily difficult to allocate an appropriate value to that privilege.

-chlorination is recommended as the most cost effective method of treating local water supplies but this doesn't take into account the value (both financial and other) to small communities of knowing that their water has not been treated.

-if community displeasure at the possibility of chlorination is an indicator of value, we must place a high price on the privilege of drinking untreated water.

-perhaps QLDC could explore other measures such as deepening the bores below the level of possible contamination and upgrading reticulation .

-if an appropriate high value is attached to the privilege of free access to untreated water is factored in, the cost benefit of higher capital costs might be offset

Many thanks

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# HASSELMAN Mark and Amanda

Wakatipu

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## Submitters Comment

We heartily support

- affordable public transport to ease congestion in partnership with ORC. Attention will need to be paid to the routes so they are speedy and efficient without unnecessary delays.
- more negotiation with government so a tourist levy/bed tax becomes a reality. As a district we bear a disproportionate burden on our resources.
- Town Centre Master Plan is necessary as the middle of Queenstown is rapidly becoming removed from the local community. It is no longer a community focus but a traffic hazard to be negotiated on the way to Frankton.
- Glenorchy Town Centre, although on a much smaller scale requires its own specific planning too; roads are being used as pavements and there is a growing safety issue.
- spreading the cost of large scale infrastructure such as wastewater and freshwater throughout the district will make such projects more achievable for small communities
- QLDC achieving their environmental goals via the financial support of existing community groups. There is a lot of good biodiversity work already happening which could do with extra funding. Routeburn Dart Wildlife Trust is one such group involved with large scale predator control at the head of Lake Wakatipu.
- keep supporting the Library; it's a fantastic resource for out of town locals.

We do not support

- chlorination of small community water supplies. Untreated drinking water is a valuable privilege and additional research could be done to improve supply by reticulation upgrades or bore deepening before resorting to chemical treatment.

Thanks for all the hard work

Amanda and Mark Hasselman

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# HAWKINS David

Wanaka/Upper Clutha

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## Submitters Comment

Chlorination of Luggate and Hawea water supplies. I urge the council to think again on this proposal. I ask that council invest the money in improvements to the infrastructure to minimise further the extremely low current risk of contamination of our water supplies. Christchurch have gone down this route and countries like the Netherlands have long recognised the risks associated with Chlorination and do not chlorinate. Germany and Switzerland are following the Dutch lead. Our international, as well as local guests regularly comment on how good our water tastes. It would be a shame to lose this distinct advantage and treat for our visitors. I am sure we can do better than simply chlorinating our water, a move that none of the residents seem to want.

Luggate Hall. This well used facility is in need of some measures to make the building safe in an earthquake. There is no other suitable facility in Luggate for the many uses the Hall has. I would like to see some funds set aside for the remedial work.

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# HEATON John

Wanaka/Upper Clutha

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## Submitters Comment

Please see attached submission

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## **Submission: QLDC Draft Annual Plan – 2017-2018**

From:

John Heaton

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

### **Chlorination**

- For many folk, this is very emotive. Arguably it could have been restated around safety.
- I would rather not have the water chlorinated.
- But for safety's sake I conditionally agree that chlorination should happen:
  - I have come to understand this is not just a Hawea issue. That other communities in NZ and around the world have concerns and are taking a variety of approaches.
  - I am pleased that Council (Ulrich) has been investigating these alternatives and I look forward to Council sharing the result of this investigation.
  - It seems that the core Council concern is the reticulation system.
    - ⇒ I would like Council to allocate funds to investigate Hawea's reticulation.
    - ⇒ And the systems of other affected areas.
    - ⇒ That these investigations begin immediately.
    - ⇒ That the community is informed of the parameters for the investigation and is kept informed of findings during the investigation so that there are few if any surprises when a final report to Council and community is prepared.
    - ⇒ That the final report gives an indication of any costs involved in rectifying any deficiencies found.

### **Water supply bore heads**

- Given how new the Hawea bores are, it is a surprise to find that they are not appropriately installed.
- 2 things follow:
  - ⇒ Council needs to undertake an internal investigation and change its processes so as to be assured that the opportunity for such defects in other projects, of all types, does not occur.
  - ⇒ Funds are allocated to rectify all bore heads in the QLDC district (as it seems all bore heads are deficient).

## **Communication**

The communication around the chlorination of the Hawea water supply over Christmas was very poor. Council will have known some weeks prior to Chlorination happening that it was to take place. Council should have communicated immediately rather than waiting. To choose not to do so is somewhat disrespectful of the communities involved.

Council promised to stop chlorination at the end of March and this occurred as promised. It would have been good to advise the community that the chlorination had stopped.

I appreciate that communication is a balancing act. We risk being overloaded with too much information.

At a recent plan consultation meeting, I was asked how I would like to be communicated with. One of the assumptions behind that question seemed to be that the amount of information was adequate but just not getting to me. I don't think the amount of information is adequate.

Suggestions:

- ⇒ Scuttlebutt is an appropriate mechanism. But it needs to be regular. Every month. Not occasional as it is currently.
- ⇒ Short articles in Scuttlebutt could point folk to web links on Council's website where more detail, sometimes considerably more detail, would be available.
- ⇒ Make the same information available in Council offices, libraries and other appropriate sites – electronically.

The district faces numerous challenges as our population grows and our tourist numbers grow. (I recognise I am stating the obvious.) Everyone needs the opportunity to be well informed and involved as the many, often difficult, decisions are made.

## **Sharing the costs – Tourism**

We all, businesses and community alike, benefit to a greater or lesser extent from tourism. I am yet to be convinced that a tourist (everyone who is not a QLDC resident) levy is the answer.

As we all benefit, so we should all contribute to the costs of solutions. To the degree to which we individually benefit.

No, its not easy. But action for some things is needed now. As an example, the toilets at Roy's Peak carpark are a bit up the track. Either folk cannot be bothered walking, or the signs are inadequate, or the toilets are not appropriately placed. The result is that they nip across the road and behind the bushes. That it is NZTA land (I guess) isn't the point.

I imagine there are dozens of such examples. We need to work ourselves to be in front of, rather than behind, the 8 ball.

- ⇒ So the "Watch this space" comment in the plan is inadequate.
- ⇒ Council needs to finance real action to address this.

# HEAZLEWOOD Graeme

Wakatipu

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## Submitters Comment

I wish to put a submission in to appose the permanent chlorination of the Arrowtown water supply I like others think there needs to be a full investigation into this proposal. I have been living in Arrowtown for 23 years after shifting here with my wife to take up a position of Plumbing & Drainage Officer for the Q.L.D.C. & during my time with them I built up a large knowledge of the infrastructure of wastewater & water systems in the area & I am aware of the surface water contamination of Queenstown water by wastewater near the water intake. I am now associated with an environment company which deal with potable water testing of private schemes & designs of wastewater treatment systems. Much has also been made about the Havelock North contamination but this was also surface water contamination from sheep faeces after heavy rainfall into a known unsecure bore.

It should be noted that the drinking water standards class all surface water takes highly suspicious so should be treated & bore water requiring testing most private schemes we test are done monthly. The Arrowtown bores are UV treated. It should also be noted that new water connections to the water reticulation is done with special tapping machines with the water reticulation under pressure which keeps possible contamination out. I hope I will be able to attend the meeting.

Regards G C Heazlwood

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# HEBBARD Bruce

Albert Town Community Association

Wanaka/Upper Clutha

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## Submitters Comment

Please refer to attached File

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Albert Town Community Association (ATCA) has 11 committee representatives, and 122 paid-up member/families.

Albert Town is a high growth area with a lot of young new families. It includes the development of Riverside Park, a 224-lot subdivision which is now complete.

### Submission to Annual Plan 2017-2018

#### Road Safety

Heavy traffic and speeding issues continue to be a danger to residents and road users along Alison Avenue and Gunn Road. The ATCA have written to the Chief Executive outlining our concerns. Maybe it will be possible to make this road a local road as opposed to it being a collector road. Last year Andrew Edgar proposed a roundabout at the Gunn Road, Alison Avenue, Hikuwai road intersection as a traffic calming measure.

The ATCA requests funding set aside for an investigation of these safety issues and for the resulting remedial work.

#### Public Toilets

Albert Town is the meeting point of three cycling/walking tracks which are becoming more popular each year. Residents continue to be asked for the location of the nearest toilets (1.1 Km or 14 minutes' walk away) and in some cases offer the use of their facilities. A request was made last year for Toilets at the Albert Town end of the Wanaka track the most popular track for walkers. Earlier this year human waste was found in the area of the Gunn Road/Alison Avenue intersection. This is the suggested location for new toilets over the last few years by the ATCA. Recently two letters from the ATCA has been send to the QLDC regarding this issue.

As the need for toilets in this area continues to grow each year requests funding is set aside for toilets in this location. This could be done in conjunction with the Department of Conservation and/or the Government's national tracks initiative.

#### Access to River from Bridge Terrace

Access up the steps at the Albert Town Bridge between the lower and Upper Terraces are difficult for those using them for prams or buggies. The ATCA has been asked by members if these steps and handrail can be improved to make access easier and safer for users. Any work here needs to be carried out in such a manner to protect the integrity of the of the bank as regards the known landslip problem in the area

### Albert Town Lagoon

The ATCA along with Parks and gardens and the wider community are continuing the good work in maintaining and upgrading this important wildlife reserve. The ATCA requests the funding continues at least at the current level in the parks budget.

### Footpath Programme

The ATCA requests further funding is allocated to complete the next of the footpaths as submitted in the ten year plan last year, in order of priority. The ATCA's top priority is the surfacing of the Kingston street footpath in asphalt ( people use the road as this path is too rough for prams or walkers), followed by a footpath in Bernard road. Last year a large number of new footpaths were completed in Wanaka which must mean the Albert Town paths are now moving to the highest priority in the Wanaka Ward.

### Kerb and Channelling

The ATCA requests all or part of the unfinished kerb and channelling in Alison Avenue is completed in the next financial year.

We requested funding to complete some or all of the Alison Avenue section in the 2017-2018 financial year.

### Community Grant

We request that the \$5000 community grant is continued for the next financial year.

## Submitters Comment

I oppose the plan for the council to subsidise the local busservice.

I am never able to use the service as my work always finishes after the last bus has left at 11pm.

Queenstown is a "party" town and many establishments have their staff working well after the last bus has left.

Also I see that the subsidised busservice would be more of a benefit to tourist than to locals.

I would only support it if it would be for residents only, and you have to have proof of residency in queenstown, such as rates bill.

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Also I see the 10 year plan as beneficial but personally would like to plan even further out, like 50 to 100 years.

As Queenstown will keep on growing, I would suggest to put aside for the future areas that can be suitable for light rail/tram transport. Keep certain areas free from buildings so that in the far future if necessary rail transport can be laid. Personally I can see Queenstown filling up the entire basin inbetween Lake Wakatipu and Arrowtown in the next 50 to 100 years. Wth maybe even a million people living here. As for all that growth will certainly be happening already take in mind that our airport will be getting too small in the future as well.

Now with all the empty land just beside Kingston, plan ahead and buy land there, where in the future maybe our airport has to move to. ( where the Kingston flyer drives).

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# HELMORE James

Lake Wanaka Tourism

Wanaka/Upper Clutha

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## Submitters Comment

please see attached document

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27 April 2017

## Submission to QLDC re Annual Plan 2017/18

LWT is seeking support from QLDC on a range of initiatives outlined below in order to improve the quality of our visitor experience and sustain our economy.

The visitor economy delivers significant social and economic benefit to the Wanaka region (aka the Wanaka ward or Upper Clutha region). It is the primary economic driver for the Wanaka region, with visitors spending \$477 million (YE Feb 2017) sustaining businesses, jobs and a level of amenity not normally available to a resident population of approx. 10,000 people.

These initiatives will require resourcing included in the 2017/18 annual plan. LWT firmly believes that these initiatives will not only benefit our visitors but also our resident community.

Initiatives are outlined under the "8 priority actions for council manifesto" framework created by the Tourism Industry Association, and are closely aligned to the industry's Tourism 2025 growth framework.

**Priority 1: Destination Management** - this is the most important thing councils can do – look after and invest in the quality of their region as a destination.

- LWT would like to see QLDC take a stronger leadership role in planning and communicating to our community how the Wanaka region will be developed in a proactive and timely manner to cater for visitor growth, ie: what the future looks like across areas like water quality, major roading flows, public transport, tracks, parking, freedom camping, CBD/lakefront connection, affordable worker accommodation, commercial / residential zoning changes, etc. This will also benefit our growing residential population.
- The community needs to be engaged in this process - through an updated 2020 workshop process (or similar) - to ensure any changes help retain and enhance our sense of community, protect our environment and deliver an economic return to business.
- Current issues that need immediate action include:
  - Freedom Camping: more active enforcement is required to cover the entire Upper Clutha area. LWT requests that QLDC allocate resource to this and setup a "text response line" so members of the community can provide timely and relevant information on behaviour that does not meet freedom camping standards. LWT will actively promote this to its members and encourage its use.
  - Water Quality, immediate research on the factors impacting our water quality needs to occur, both through advocacy/submission to ORC and direct action.
- Destination Management is specifically included in LWT's Strategic Plan as one of our 7 key strategies, and LWT will be more active in advocating on areas that affect visitor's satisfaction with their experience in our destination.

Lake Wanaka Tourism

New Zealand



**Priority 2: Infrastructure Facilitation** - with the rapid growth in visitor numbers, councils have to invest in essential infrastructure and enable the private sector to develop infrastructure by minimising red tape.

- LWT requests that QLDC invests in specific research to more accurately quantify peak visitor demand (eg: visitor flows/dwell times) through the Wanaka region to inform where the appropriate provision of visitor infrastructure is needed – eg: toilets, parking, rubbish, signage, etc
- This customised research is available through QRIOUS and is based on anonymised aggregated cellular data. Approximately \$30,000 would be required to setup the initial report (subject to specific criteria being established) to cover the Wanaka region, or around \$60,000 if QLDC wished to cover the entire Queenstown Lake District. Reports in subsequent years would be at a discounted level.
- LWT would like to see a review of the signage policy (specifically way finding) to improve the ability of visitors to navigate around the Wanaka region by foot, bike and car. We have excellent examples from locations like Banff that we can provide and would like to see implemented in the Wanaka region as better signage will improve the visitor experience.

**Priority 3: Events Programming** - Events are one of the best tools for encouraging people to visit a community.

- Supporting events is one of LWT's 7 key strategies as events provide visitors a compelling reason to visit at specific times on the year. Events help achieve LWT's objectives to spread visitor demand to shoulder/off peak periods, increase visitor stay length and increase visitor value.
- LWT would like to see QLDC's event fund continued and stronger collaboration and better communication between QLDC and LWT to determine the best mix of iconic and developing events for the Wanaka region.

**Priority 4: Measuring Visitor Satisfaction** - It's important to understand what visitors think of your community. If they are happy businesses can grow. If there is low satisfaction it can be addressed.

- LWT is in the process of introducing new measures to monitor visitor satisfaction and is happy to share this with QLDC.

**Priority 5: Off-Peak Marketing** - Attracting people to visit throughout the year will develop a sustainable visitor industry with more permanent jobs.

- Another of LWT's 7 key strategies is activity that attracts shoulder/off peak visitation – key areas are Conference & Incentive, weddings, and events – with work currently being done to develop our education sector, targeting short/medium stay visitors.
- LWT welcomes the opening of the Wanaka Recreation Centre and would request that QLDC develop an appropriate business model to proactively target the C&I sector, specifically allocating resource to

promoting this facility through consumer and trade channels (eg: attending the Meetings tradeshow) and ensuring its sales function has a customer centric “make it easy” approach. Done correctly this will also reduce the burden of this facility on the ratepayer.

**Priority 6: Regional Development & Tourism** - Tourism supports regional growth and needs to be incorporated into regional development strategies. It also complements a community's other industries, such as wine, horticulture and farming.

- As a founding member of the Aspiring Tracks Network (ATN) group, LWT supports the development of a Transport Strategy for the Upper Clutha that incorporates usage of tracks and trails - to provide recreational opportunities for both visitors and residents alike, and to link our communities. (note priority 2 above for request to improve signage way finding)
- LWT would like to see the ATN Strategy delivered at a holistic level, and this condition introduced for any funding provided to external entities by QLDC.
- LWT also supports the introduction and development of an Economic Development function - through the CUBE – for the Wanaka region to diversify our economy. We are working together where appropriate to advance mutual goals – one example is developing our education offering.

**Priority 7: Enabling Airport & Port Facility Development** - Better connections through great air and cruise links are vital to growing tourism. If an airport or port is council-owned, long-term plans need to be aligned with tourism industry forecasts.

- LWT supports the ongoing development of Queenstown Airport as our region's major gateway.
- LWT also supports the development of Wanaka Airport, on the proviso that appropriate consultation takes place to ensure “the greater good of Wanaka aspirations” are specifically included in the Statement of Intent to QLDC and executed as part of its business plan.
- Specific areas of interest to LWT include the retention of general aviation services to visitors, provision for Warbirds over Wanaka to continue operating and developing the airport as a base for mountain flying and pilot training.

**Priority 8: Sustainable Tourism Positioning** - Every region needs to demonstrate its commitment to look after its economic future and the resources it uses to operate.

- LWT would like to see QLDC take a stronger leadership role in helping position our region for a sustainable future.
- A recent “Sustainability key to combating Overtourism” article on Skift provides a good definition of what sustainable tourism is:

*Sustainable tourism takes many different forms but the shared objective of sustainable tourism is to retain the economic and social advantages of tourism development, while reducing or mitigating any undesirable impacts on the natural, historic, cultural or social environment.*

*However, the problem is that it requires “the informed participation of all relevant stakeholders, as well as strong political leadership to ensure wide participation and consensus building” – and this isn’t always easy to find.*

*Achieving sustainable tourism is a continuous process and it requires constant monitoring of impacts, introducing the necessary preventive and corrective measures whenever necessary.*

Thank you for the opportunity to make a submission on the 2017/18 Annual Plan. LWT is happy to provide further information on any of these points and work with QLDC on implementation plans.

Kind regards

James

James Helmore  
General Manager  
Lake Wanaka Tourism

# HELMORE Susan

Wanaka/Upper Clutha

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## Submitters Comment

I have written my concern about Freedom Camping in the attached document.

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## FREEDOM CAMPING

The council need to take a stronger position and put in some active strategies to control freedom camping and to minimise the negative environmental AND social impact this is having in our region.

A few years ago, vans rarely parked up in a public place and camped for the night. Whereas now it is an extremely common sight. I am reflecting on my experience seeing vans, camper vans and ordinary cars, parked on roadsides, streets, by the lake, in car parks, all around our area. I think this is an issue that the council need to seriously address as this is going to get out of control and before we know it these areas will not be as they were, our environment will not be respected by visitors and our children will not be able to visit these sights and enjoy them. I also believe that it is not something the council can do on their own, but needs to be done in collaboration with DOC, Lake Wanaka Tourism, NZTA, all other councils around New Zealand and most importantly, with central government.

**Why should vans be allowed to park overnight in places that we use to recreate in?** I have seen a lady in a small car converted to a camper, wash her underwear in the drinking fountain at the small car park beside Bremner Bay. I have seen a big group of vans and cars parked near the Aspiring Lookout car park, blocking the track that I was running on. Amongst several issues, this also made me feel unsafe, when I should be able to run along this track at 9am in the morning without fear. I have seen the Rocky Mountain car park full of cars and campers at 7:30 am with people around them sitting in camping chairs eating breakfast or brushing their teeth, clearly overnight campers. The car park was so full that as a day walker, we struggled to find a car park. And there isn't even a toilet located at this car park. I have heard of vans and cars parked up at the playground in Albert Town, where young children wait for the bus, and play in the park. I have seen vans and cars parked along the roadside along the Cardona Valley Road near Riverbank Road which doesn't create a good image as a main entry road into our town. I have heard of people camping on private land when they don't have permission.

**Why should freedom campers be allowed to wee and poo anywhere they please?** This is revolting. I have photos of toilet paper left all over the area near to the Aspiring Lookout car park. There is a DOC long drop a few metres away but it appears these tourists would prefer the fresh air of an open toilet around grass and trees, and just leave their waste in public view. Not only is this an eyesore to the rest of us using these areas, there is also a huge environmental risk that faeces will enter the waterways and contaminate the lake. This is the lake that we swim in, fish in, boat on, and the very water that we drink. I recall being taught as a young Girl Guide that when you go tramping in the bush that the biggest no no was to poo close to a river as this could infect the water and cause giardia. Do our visitors know these risks? And clearly the fact that a toilet is close by, or that they supposedly have their own toilet in the van or car, isn't stopping people from using the land to deposit their body waste. My children have seen this on several walks and it has repulsed them also. I also wonder whether freedom campers are using our lakes and rivers to wash their dishes in or to wash their hair. Do we really want soap and shampoo in our lake? We might argue that it is such a small amount with little to no risk if a handful of people do this, but



Girl in a small blue car and a van parked overnight at Bremner Bay, beside the water fountain that was being used as a laundry.  
FEB 2017





imagine in the future if we let this continue, hundreds of people could be doing this on a daily basis. We don't want this to happen to our lake which already is under pressure from weed, silt and other issues. If there are things we can control, like this, we need to do it, now!



**Why do cars and very small vans sometimes have the 'self contained' sticker on the back when there clearly is no room for a toilet on board?** I have been wondering who governs the assessment and allocation of these stickers. I have been very tempted to ask a car or van where their toilet is on board as I cannot imagine where it would be stored or practically, how they could use it. I just have a feeling that visitors are pulling the wool over our eyes on this one and sourcing stickers when they may have a mug or a plastic container that they believe is their self contained toilet.



**Why should freedom campers display their clothing for all to see?** The young lady at the Bremner bay car park was washing her black lacy knickers and bra in the water fountain on the morning that I parked there to go for a run. This is disgusting. Many a times you go to the lakefront car park, or even the supermarket car park and you see washing strung out to dry for the world to see. My children yesterday mentioned they saw a van with two girls, parked up at the pool car park, with their washing draped over trees and the fence. My children don't need to see this in a public place!



**Why should freedom campers not contribute to local infrastructure and services such as public toilets and rubbish bins, by staying and paying at designated camping grounds?** It costs very little to stay at a DOC camping ground, \$5, maybe \$8 an adult a night. Or at a private camping ground it may be \$15 a night. However through rates, this money in some way must go towards looking after our roads, our public toilets, our rubbish bins, signage. All the aspects that a visitor takes for granted, but typically makes their stay more enjoyable. The local DOC camping grounds are wonderful and at least have toilets that campers are expected to use. They are never packed to capacity so I am not sure what the excuse is that freedom campers have for why they don't use them.



Approximately 11 vans and cars as well as a tent, parked overnight in the area near to Aspiring Lookout car park. Cars with self contained stickers, vans and cars with no stickers, toilet paper everywhere, cars blocking the track access. FEB 2017

In my view freedom camping is not controlled and it is only going to get worse. Freedom camping is impacting the environment in a negative way, impacting other peoples experiences of these areas and causing social impacts as well. Several actions need to be taken urgently. Some of my suggestions include:

- Local councils throughout New Zealand need to talk together about the overall global message that they wish freedom campers to be aware of. There should be no local bylaws allowing different rules.
- There needs to be clear signs to tell visitors that freedom camping is not allowed in most places.
- If people (including New Zealanders) want to freedom camp there needs to be clear information as to where this is allowed and what is allowed there and this is monitored and controlled.
- There needs to be better assessment and allocation of self contained stickers which really should only be caravans and larger camping vans.
- The council need to patrol the freedom camping areas, particularly in summer, more frequently and imposing immediate fines, or even clamping/towing.
- Visitors need to be educated about how to respect our environment, especially as we are meant to be a 'clean and green' country. I wonder if they would poo in their own backyard. They need to use rubbish bins, use toilets and showers.
- DOC should market their camping grounds more effectively to the freedom camping market. They need to compete with apps that are available that show people where to freedom camp. DOC need to become creative and stand out.

I could continue, but will stop now. I hope I have raised your awareness that freedom camping is a local issue, a big issue, a social issue, an environmental issue and one that is only going to get bigger every year, unless something is done about it. We, the people who live here, are unable to do a lot, other than get frustrated and grumpy and upset by what we see and experience. We pay our rates and our taxes in the belief that the council and other government organisations will step up and do something. Come on Queenstown Lakes District Council, you need to do more. We don't want our children's children to live with polluted waterways, polluted reserves, areas that they don't feel comfortable visiting or using. We don't want them to look back to 2017 and wish that something had been done.

Susan Helmore  
28th April 2017

#### **What Olivia and Charlie think about freedom camping.**

If no one cares about the environment we will end up having a dirty place. If people throw toilet paper on the ground with dirty wee and poo it could affect the plants growing. If it gets into the lake, the lake will start going all yellow and brown and we wouldn't want to swim in it or drink the water. It looks yucky when I see people's washing hung over a tree or a fence. Some people wash their dirty plates and clothes in the lake which is yucky too. I don't like seeing vans parked up in places where we want to play and use for better uses like picnics and swimming. I think the people who freedom camp should go to a camping ground and pay for their camping. By Charlie (8) and Olivia (10)



# HENDERSON Amanda & Dugald

Wanaka/Upper Clutha

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## Submitters Comment

We are making a submission to show our disappointment at the councils lack of research based facts as to why they intend to chlorinate Hawea Residents drinking water supply. In fear of being taken to court following Havelock North's incident, is very short sighted considering what actually happened there. Here, we now have modern UV treatment systems and water intakes, allowing the local people and visitors to be treated to clean pure water. We as a family know how fortunate we are to drink pure tasting water straight from our taps. This would not be the case if it was permanently chlorinated.

We fully accept that if there is a bacteria detected in a sample, the system would be 'flushed' through with chlorine which has been present practice. One of us has worked for Thames Water Utilities in the UK, where chlorination is standard practice. E-coli would sometimes be detected from a water sample, even though the water is chlorinated. Then a boil notice would be issued, until a clear sample was tested. Let's follow suit of Christchurch City Council and stand up for what we have - a very precious and beautiful resource.

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