

Pre-election report 2025

Rīpoata pōtitanga i mua 2025





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What is a pre-election report?

A pre-election report is prepared by the Chief Executive, independent of the Mayor and Councillors and is a legislative requirement of the Local Government Act 2002. It is intended as a tool to promote debate by providing a summary of financial and general information, which should assist both voters and candidates in the run up to the local body election in October 2025.

Why it's been prepared

We want everyone to understand what is planned for our district, the challenges and opportunities ahead, and where we currently stand – so we can all make better decisions.

Audit information

This report is not required to be audited and includes information from QLDC audited reports and unaudited information.

**/ A message from the
Chief Executive /**

**/ He karere nā te
Kaiwhakahaere Matua /**

The local government election will be held on 11 October 2025. Under the Local Government Act 2002, it is the responsibility of the Chief Executive to prepare a pre-election report (PER) to inform both the local community and prospective candidates who may choose to stand for the position of Mayor, Councillor, or Community Board member. It is essential that this report is entirely politically neutral.

The PER brings together information contained in the Long Term Plan 2024-2034, Annual Reports, and the latest Annual Plan (2025-2026). In the plan cycle the Council must review the Long Term Plan every three years and in 2024 this was deferred from the statutory June date to be adopted in September. This timeline allowed more time to meet changed government requirements for planning and delivery of three waters infrastructure, and to reintroduce water assets back into Council's long term budgets.

In the interim years Council must adopt an Annual Plan, which identifies any planned changes to the Long Term Plan 2024-2034 (LTP). Council decided at a meeting in February 2025 that it did not need to formally consult on the draft Annual Plan for 2025-2026. This was due to analysis of draft budgets and investment plans determining no material or significant changes to projects, resources or costs for

the financial year from the content of the LTP. The deferred LTP timeline also meant it had been a shorter-than-normal period before needing to consider an Annual Plan. Therefore, Council agreed to share information to remind the community what Council had already committed to through the Annual Plan, provide updates on progress since the LTP was adopted and an informal opportunity to share general feedback. The Local Government Act 2002 enables this approach.

Residential growth in the district has continued to outpace the rest of the country and visitor numbers are now beyond pre-COVID levels. Providing the services and infrastructure to respond to that growth and maintain the wellbeing of our communities remains a priority challenge. Whether that's capacity on our roads, maintaining a high-quality drinking water supply, collection and processing of waste and recycling, or delivering community sports, recreational, library and parks facilities for essential social wellbeing. As the district grows, so do the needs and expectations of our people.

Over the past three years, Council has continued to invest in meeting these community and infrastructure needs. Highlights include opening Wānaka's recreation facility – Paetara Aspiring Central, progressing further with

the Wānaka lakefront development, significant investment in active travel for both Wānaka and around Queenstown, finishing the upgrades to Queenstown's town centre, completion of the Queenstown arterial stage one, and delivering water supply, stormwater and wastewater upgrades right across the district.

Planning for the future

The LTP was adopted in September 2024 and developed with affordability as a priority for all involved. The ongoing challenging economic environment has meant that inflation, high interest and insurance rates, electricity and government compliance costs are not only shaping budgets across the local government sector but also worldwide. In developing the LTP, Council extensively reviewed operational costs and activity to look for opportunities to reduce expenditure. Delivering services continues to cost more and the plan reflected the need to "cut our cloth" accordingly.

Over the last three years, Council has also been navigating multiple programmes of government reform, and a change in government created further uncertainty and more change. This is particularly pertinent to the current government's Local Water

Done Well programme to address Aotearoa New Zealand's water infrastructure challenges through an increased focus on long term financial sustainability. Three Waters provision makes up a significant portion of Council expenditure and service delivery and consideration given to investment prioritisation and rates increases. The plan aims to deliver a future water services system that emphasises balance between economic, environmental, and water quality outcomes, while enabling local communities and councils to determine how these services are delivered.

The Local Government (Water Services Preliminary Arrangements) Act 2024 was the first legislation to support Local Water Done Well and was enacted in September 2024. The Act set out several transitional provisions, including a requirement for all councils to prepare and submit a Water Services Delivery Plan to government. The plan must describe the current state of a council's water assets and services as well as the future arrangements for delivery of water services and must demonstrate financial sustainability of water services.

The Act provides an opportunity for councils to review current arrangements and to consider whether there are better alternatives to provide sustainable and efficient water services, addressing current challenges and laying the

foundation for future improvements. As the report is published, Council will have completed extensive community consultation on an alternative model to deliver water services, being a Water Services Council Controlled Organisation (WSCCO) fully owned by Council but operating independently with its own specialist board and management. Thank you to everyone who has taken the time to get informed and participate in this significant decision for Council and the community. A final decision on that model will be made by the Council at the end of July and the final Water Services Delivery Plan approved late August for submission to the Department of Internal Affairs by 3 September.

In the LTP, Council was clear in its commitment to seek alternative forms of funding to help ease the burden of investment on local ratepayers and residents. Considering disposal of surplus assets contributes to this intent. In February 2025, Council confirmed the sale of the last remaining 9.5ha block of Commonage land off Vancouver Drive in Queenstown. The land is intended for residential development and was vested in Council by government in 1971. Less than two years ago this property was valued at between \$25-29M and successfully sold for \$33M.

Central Government has also introduced a new 'Regional Deal'¹ framework which Council is actively pursuing in partnership with Central Otago District Council and Otago Regional Council. At the time of preparing this report, Council was awaiting a decision from government on its proposal². The proposal reflects a collective vision for growth that builds on the region's dominant tourism and viticultural sectors, maximises investment and visitation for New Zealand, and ensures the region remains an attractive and liveable destination. The five packages of work in the proposal to support economic growth are: Leverage the visitor economy to boost economic growth; Transform the transport system; Electrify Otago Central Lakes; Leverage private investment to deliver public health services; Share the value created from growth. Council looks forward to sharing more information on the outcome of the proposal. If approved, the proposed regional deal for Central Otago and Queenstown Lakes would provide a path to support continued economic growth that also addresses the growth pressures the community has been experiencing for some time.

Reforms have not been the only challenge Council has faced over the last three years that continue to shape our present and future. 2022-2023 saw Council adversely

affected by building defect claims. Many New Zealanders will be familiar with the term, "leaky buildings" which affected some properties built between the late 1980s and mid-2000s. Case law in New Zealand provides examples where developers, builders and other groups who were responsible for designing and constructing the buildings in question have often been wound up or declared bankrupt. Council, in recent years, experienced an increase in the number of claims against it by property owners relating to weather tightness and other building defects; and a material increase in the operational expenditure by Council to defend and resolve such claims. Council's overriding objective continues to be to resolve such claims while minimising the financial impact on ratepayers now and in the future. Claims in the last few years and the cost to defend them has impacted Council debt levels, the wider capital investment programme, and ultimately, ratepayers. For legal reasons, Council is unable to disclose amounts relating to specific claims, however, coupled with the increase in servicing and repaying debt, Council must acknowledge the significance of these claims and the need to respond to them. In June 2023, Council adopted its Annual Plan 2023-2024 as one of the last decisions of the financial year, confirming that these settlements

have led to higher borrowings and higher interest costs. Council has continued to vigorously defend these types of claims and lobby for a change to the legal framework that exposes ratepayers to speculative claims with the risk of inequitable financial outcomes.

Setting strategic direction

Setting the strategic direction, policies and the investment work programme is core responsibilities for the Council. This important work can also include advocating on behalf of the community with other central and local agencies, for example Otago Regional Council or Central Government, on their plans, legislation or other proposals that may affect our district and those who live here. QLDC regularly reviews proposals and, with formal approval from the Council, submits on behalf of QLDC and its communities. In the last year submissions³ have included electoral reform, building insulation requirements, and the Otago Regional Council draft Annual Plan 2025-2026.

Housing capacity and access to affordable homes remains a pressure for the district. This has been an area of focus for Council for many years and work has continued to champion the needs of locals through a variety of channels.

¹ <https://www.dia.govt.nz/Regional-Deals>

² <https://www.qldc.govt.nz/media/512lniww/1a-proposal-final-for-review.pdf>

³ <https://www.qldc.govt.nz/your-council/council-documents/submissions-from-qldc/>

One key initiative is the Grow Well Whaiora partnership's Joint Housing Action Plan, endorsed by Council in August 2023. The action plan was jointly created by Council, Ministry of Housing and Urban Development, Kāinga Ora, and Queenstown Lakes Community Housing Trust. It also had input from Kāi Tahu and Otago Regional Council. The plan aims to ensure the community can easily access homes that are quality, secure, stable, and affordable, and features nine housing solutions which largely focus on the less-visible, but-vital levers and regulations that influence the building and availability of housing. Solutions include exploring public-private partnerships, buying and developing land, seeking rental solutions for the district's workforce, and continuing to support and amplify Queenstown Lakes Community Housing Trust's work. Progress on the action plan is now regularly reported publicly through Council's Planning & Strategy Committee meetings.

Alongside housing, the challenge of the district's largely singular economy and the risk that poses has been a focus for QLDC. This focus has been underpinned by Quality of Life⁴ survey results showing that around half of the district's residents do not see a future for themselves locally due

to a lack of career choices and higher pay opportunities. Council's Economic Futures team works to diversify the local economy and encourage higher value jobs. The aim of this is to provide our residents with access to better incomes and more work choices outside of the dominant tourism and construction industries. The team's role is to look to the future and facilitate the shaping of a business environment that is diverse, resilient and sustainable.

In August 2024, the Council endorsed the Queenstown Lakes Economic Diversification Plan⁵. The plan — titled *New pathways to a thriving future | Kā ara hou ki te anamata tōnui* — was designed to foster a wider range of industries and career opportunities across the district. Council's endorsement added to the support of 18 other local organisations that committed to the plan. The plan gives an overview of diversification challenges and opportunities, the vision and guiding principles, as well as outlining the strategic pillars, objectives, and projects, alongside foundations for success over the coming years.

A drive for diversification also saw QLDC collaborate with the Regional Arts Organisation Three Lakes Cultural Trust (TLCT), Lakes District Museum and Kāi Tahu to develop Te

Muka Toi, Te Muka Tākata | The Creativity, Culture and Heritage Strategy⁶ for the Queenstown Lakes District. This is a strategy to drive activity and investment to realise the full potential of creativity, culture and heritage in the district and was endorsed by the Council in June 2024. The Strategy is underpinned by five foundations and five strategic priorities. These identify actions and opportunities to deliver the Strategy through a ten-year implementation plan. This plan will act as a road map to be collectively owned and delivered, with ongoing leadership from all three organisations.

Managing our district's impact on the climate and local biodiversity has continued to be a strategic priority for Council in the last three years. A guiding document for this organisational commitment remains the Climate and Biodiversity Plan⁷. The Climate and Biodiversity Plan 2022-2025 was the second iteration of this strategic document and was adopted by Council in June 2022. This plan placed a stronger focus on the ecological emergency by committing to a range of biodiversity protection and restoration actions in addition to those focused on greenhouse gas (GHG) emissions reduction and climate adaptation. It set out how the district will respond to climate

change and includes actions ranging from reducing carbon emissions through more effective land-use planning and infrastructure design, to regenerating native forest. Council's commitment to the plan can be seen through action such as a decision in the LTP to bring forward funding to invest in community and sports facilities in Queenstown and Wānaka, which includes clean energy upgrades at aquatic facilities (which aligns with action 1.16 in the Climate and Biodiversity Plan). Currently our aquatic facilities are powered by LPG. Converting to a renewable energy source is more efficient and offers lower running costs over the long term, emitting little to no greenhouse gases or pollutants into the air.

In response to community expectations, the Council's Resilience and Climate Action team took steps to improve the public visibility of the climate and biodiversity work programme and its delivery performance. This information is now shared through a Climate Action website⁸ and regular opt-in newsletter which provide a vehicle for communicating action implementation progress and celebrating stories of success from Council and its partner network.

⁴ <https://www.qldc.govt.nz/community/community-research/>

⁵ <https://www.qldc.govt.nz/community/economic-development/diversifying-our-economy/>

⁶ <https://www.qldc.govt.nz/community/arts-culture-and-heritage/creativity-culture-and-heritage-strategy/>

⁷ <https://www.qldc.govt.nz/your-council/climate-change-and-biodiversity/>

⁸ <https://climateaction.qldc.govt.nz/our-actions/>

At the time of preparing this report the 2025-2028 iteration of the plan had been subject to community feedback with a focus on strengthening the relationship between Council and the local partner network to help accelerate the transformational progress that is already underway across sectors within the district. The plan includes a total of 51 actions across these seven outcome areas. The actions are a mixture of Council led, or partnership driven, and either new or continuing projects based on work that has started during the 2022-2025 plan. All actions will be funded from budgets that have been set in the LTP. Approval of the final Climate and Biodiversity Plan 2025-2028 is expected at the end of July.

Valued community spaces

Stewardship of some of Aotearoa New Zealand's most iconic landscape is a key responsibility of this Council. Planning for the preservation of local reserves whilst ensuring they remain inviting and valued spaces is a long but vital process.

In December 2021, Queenstown Lakes District Council reached an agreement to purchase nearly 100ha of land around Mount Iron and Little Mount Iron in Wānaka.

Since that time, Council has worked closely with the local community, Iwi and the Department of Conservation on plans for Mount Iron's long-term future, acting as kaitiaki and holding the land as public reserve in perpetuity on its behalf. The keystone result of this extensive engagement was the production of a reserve management plan⁹ which was approved and adopted by Council in April 2025. This plan provides a community led vision for how Mount Iron Reserve can be experienced and valued, now and into the future. Thank you to everyone who participated in this important work, bringing the community together to protect its recreation, scenic, cultural, ecological and geological values.

Project Tohu¹⁰ is one of the largest revegetation programmes currently being undertaken in Aotearoa New Zealand, transitioning from an ex-Douglas fir plantation (exotic species) into indigenous vegetation. This follows the successful harvest of Coronet Forest, carried out between January 2020 and May 2023, which removed over 90,000 tonnes of timber from the site and with it, a major wilding source. In April 2024, Council awarded the contract to deliver our aspirational vision to "recloak" Coronet Forest to Te Tapu o Tāne and e3Scientific Limited.

The project site covers 200 ha on the south facing slopes of Coronet Peak close to Arrowtown and rises to its highest point of 930m. Project Tohu, led by Council, will plant over 500,000 indigenous species of grasses, scrubs and trees. The project is still in the early planning stages of this regeneration project. The first year of work involves site preparation and planning. A seven km fence line has been installed around the perimeter of the site and staged aerial spraying has been carried out to eliminate any established Douglas Fir seedlings. Pest control operations were carried out in March-April 2025 to support autumn planting which will continue over three years. Plant maintenance will continue from 2027-2030.

In the future a community mountain bike trail network, horse and walking trails and local picnic areas will be available at the site for the community to enjoy. The Coronet Trail Network Plan¹¹ was adopted by the Council in September 2024. This shows all recreational trails proposed for the area which we've been working closely with the Coronet Forest Recreational Working Group to develop. The network plan will be implemented in stages as funding becomes available.

Elsewhere in the wider Whakatipu, the development of reserve management plans progressed to

help shape the future of special community destinations such as Te-Taumata-o-Hakitekura Ben Lomond, Te Tapunui Queenstown Hill, and Jardine Park.

In the Upper Clutha, significant progress has been made on the Wānaka Lakefront¹² development in the last few years. Originally produced in 2016 following three months of public consultation, the Wānaka Lakefront Development Plan aims to create people-friendly places on the lakefront and make strong connections with Wānaka's town centre. The latest stage completed was in November 2024, improving safety and existing active travel connections on the lakefront between Wānaka's marina and yacht club. New sections of the 2.5km shared pathway Te Ara Wānaka have been installed, running alongside the bank between Lakeside Road and the marina, before connecting with the Eely Point lakeside trail. Given this location is widely used by vehicles, boats, and trailers throughout the year, the formalised pathway will help to keep people safe while maintaining the existing space for recreational lake users. The project also delivered new parking locations for those using the marina, while safeguarding the boat and trailer parking area nearby too. This latest addition to Te Ara Wānaka will help

⁹ <https://www.qldc.govt.nz/media/lhbk1ocx/qldc-mount-iron-reserve-management-plan-2025.pdf>

¹⁰ <https://www.qldc.govt.nz/your-council/major-projects/project-tohu/>

¹¹ https://www.qldc.govt.nz/media/a0djvwvc/qldc-coronet-trail-network-plan_oct24.pdf

¹² <https://www.qldc.govt.nz/your-council/major-projects/wanaka-lakefront-development-plan/>

to separate vehicles and people moving through the area on foot, by bike, scooter or wheeled mobility device.

In May 2024, the Luggate community welcomed a new and improved place to play as the highly anticipated Hopkins Street Playground opened. The space located next to Whare Mahana Luggate Memorial Centre introduced plenty of features to delight children of all ages, from a climbing structure and swings to a new double flying fox. Community support and feedback played a significant role in ensuring the new playground would meet the needs of residents and visitors for years to come.

Investing in essential infrastructure

As a key enabling project for the Queenstown Town Centre, the Arterial Road¹³ unlocks a range of other benefits, including improved access for public transport, opportunities for more people-friendly streets and space for the town centre to grow and flourish. Stage one, linking Melbourne and Henry streets was officially opened in January 2025. The opening followed a blessing ceremony which was an opportunity to acknowledge the Kāi Tahu narratives and values incorporated into stunning artworks included on the precast concrete retaining walls along the new road.

The end of 2024 saw the completion of a significant safety upgrade in Wānaka, with the completion of a new roundabout at the intersection of Ballantyne Road and Riverbank Road. The roundabout has created a safer environment for all road users in the area, and improved active travel connectivity along Ballantyne Road through to Wastebusters. The project also included raised safety tables on all lanes leading into the roundabout and upgrades to stormwater management in the area.

Construction was also completed of a roundabout at the intersection of Capell Avenue and Domain Road in Hāwea. The new roundabout was another opportunity to deliver simple but effective solutions for the safety of all road users in the Upper Clutha.

Safety was also the driver in a range of works completed as part of a programme between QLDC and Waka Kotahi NZTA around the Upper Clutha. Upgrades included over 9 kilometres of new safety barriers, additional signage, minor earthworks and roadside improvements, road markings, and a range of landscaping and native planting. This was delivered as 1.9km of new safety barriers along Wānaka-Mount Aspiring Road, with no overtaking markings, signage, and minor roadside improvements. In addition, 7 kilometres of new safety barriers has been installed on Cardrona Valley Road between Wānaka and Cardrona.

In response to the community's passion for cycling and alternative transport, active travel received a boost with the completion of a shared pathway linking McChesney Bridge, Arthurs Point and Queenstown¹⁴. The route was identified as one of eight priority trails for the Whakatipu Active Travel Network: an integrated network of trails for walking and cycling that connects to public transport, providing a genuine alternative to getting around by car. In Wānaka, the Schools to Pool¹⁵ footpath upgrades finished in September 2024, following the installation of a final raised safety table on the upper section of Ardmore Street near its intersection with Ballantyne Road. The three-metre-wide shared pathway connects Holy Family Catholic School, Wānaka Primary School, and Mount Aspiring College with Wānaka Recreation Centre providing a safe, 4.5km cross-town link.

Three waters investment has continued in the last few years, despite the uncertainty of government reforms. In December 2024, Glenorchy's water treatment upgrades were completed which included the delivery of a new UV water treatment solution as part of the organisation's response to the cryptosporidium outbreak that affected Queenstown's water supply in October 2023. In January 2025, work was completed to upgrade

a section of the main trunk water supply line on Frankton Road, which delivers water to the wider Queenstown and Frankton areas. Approximately 300 metres of a new and stronger pipe were installed between 645 and 723 Frankton Road, along with a ridermain, and isolation valves. Replacing the existing infrastructure reduces the risk of future issues, extended water shutdowns in the area, and the potential for flooding to private properties. Installing isolation valves means less properties will be affected by a water shutdown if a leak or break occurs in the future.

A new community water supply scheme is also now available for the Cardrona area. Following consultation in 2022, QLDC partnered with the investors of Mount Cardrona Station to deliver drinking water for the area. Delivering with a private partner meant the scheme could be delivered more affordably which is a great outcome for the Cardrona community. The new scheme is fully compliant with drinking water standards and supports any long term needs that future growth might bring.

A project got underway to implement upgrades to the wastewater network in the Upper Clutha that will respond to and futureproof Hāwea's wastewater needs, minimise the chance

¹³ <https://www.qldc.govt.nz/your-council/major-projects/queenstown-town-centre-arterial/>

¹⁴ <https://www.qldc.govt.nz/your-council/major-projects/arthurs-point-to-queenstown-shared-path/>

¹⁵ <https://www.qldc.govt.nz/your-council/major-projects/schools-to-pool-active-travel-route/>

of contaminants entering the natural environment during the treatment and disposal process, and increase the capacity and resilience of the wider Wānaka and Albert Town wastewater network. Detailed design for this project is complete which includes a new wastewater pump station in Hāwea, pipeline to Albert Town, upgrades to the Riverbank Road pump station, upgrades to Project Pure, and decommissioning of the existing Hāwea treatment plant. Procurement is underway for a partner to deliver this key project with construction intended to start in spring 2025.

There is significant growth related capital investment planned for Te Pūtahi Ladies Mile (\$113.7M) and Te Tapuae Southern Corridor (\$178.6M) in the LTP. Most of this investment is related to three waters and is planned from year 4 onwards which allows time for investigation of different financing tools for this growth-related infrastructure. This will include consideration of the Infrastructure Funding and Financing Act (IFFA), which allows new growth infrastructure to be delivered and financed without the debt showing on Council's balance sheet. Under the IFFA, the beneficiaries of the infrastructure are charged by way of an annual levy. Council will also look to make Developer Agreements which

require higher up-front payments from developers towards growth servicing costs or for developers to provide trunk infrastructure in exchange for credits on future development contributions.

Other significant growth-related investment is going ahead at Kingston (\$77.6M) and in the Upper Clutha (\$275M) which includes water supply scheme upgrades at Hāwea and Luggate, and Beacon Point, Cardrona wastewater scheme upgrade, Stone Street stormwater supply upgrades, Upper Clutha and Southwest Wānaka conveyance schemes, and Project Pure future works. This comprises mainly three waters infrastructure and is supported by Council successfully accessing \$24M of central government funding through the Housing Infrastructure Fund (HIF) for Kingston and the Infrastructure Acceleration Fund (IAF) in the Upper Clutha.

Increasing capacity for the district to effectively manage waste and recycling is a priority as the population continues to grow. In December 2023, Council confirmed the purchase of 8.3ha of land on Ballantyne Road in Wānaka. The newly acquired land, which is directly adjacent to the existing refuse transfer station and Wastebusters site, is intended to play a pivotal role in advancing waste management practices within the Upper Clutha.

Airport infrastructure

Wānaka Airport is an important asset for the Council and its communities, not just in the Upper Clutha but across the district. The airport is a natural attraction for visiting aviators and anyone interested in a range of aviation-related attractions and events, such as the Warbirds Over Wānaka International Air Show. There are more than 11 businesses with around 250 people working in and around the airport on day-to-day operations. These operations include scheduled domestic return service to/ from Christchurch with Sounds Air and a large and growing number of helicopters offering training and charter.

Queenstown Airport Corporation manages Wānaka Airport's day-to-day operations on behalf of QLDC under a management services agreement. These management services include noise monitoring, property management, regulatory planning and compliance, and liaising with the airport community on day-to-day matters.

Two key programmes of work have been initiated in the last 18 months to ensure that Wānaka airport continues to meet the needs of current and future generations. The first is work underway to obtain a 'Qualifying Aerodrome Operator Certificate' for the airport as it has passed a threshold of activity

which requires this status¹⁶. As a result, the Civil Aviation Authority (CAA) has issued a letter notifying QLDC that it requires the airport to achieve qualifying status under Part 139 of the Civil Aviation Rules. The alternative – not achieving certification – would restrict activity at the airport to below current levels which would have a negative effect on current users and the local community. The agreed deadline to achieve qualifying status is 1 July 2027.

With budget in the LTP, work is underway to achieve this status and includes physical works to provide a safe operating environment e.g. tree removal, strip widening and new fencing to support safe access to the airstrip (expected to take approx. 2-3 years) and preparing a Safety Management System that includes specific policies, procedures and documentation (10-12 months' work).

The future use of Wānaka Airport is the other programme of work underway. In July 2024 as part of LTP consultation, QLDC signalled its intent to begin a process to develop a long term plan for the Wānaka airport¹⁷. After open market procurement, that process began in April 2025 being led by Egis NZ Ltd, a global group with dedicated teams throughout New Zealand bringing relevant sector expertise and advisory services. The Egis Group has experience in managing 20 airports worldwide and is

¹⁶ <https://www.qldc.govt.nz/your-council/major-projects/wanaka-airport-certification/>

¹⁷ <https://www.qldc.govt.nz/your-council/major-projects/wanaka-airport-future-review/>

committed to delivering projects that drive social, economic, and environmental benefits for local communities. Egis has developed a programme of engagement with the community and key stakeholders, and at the time of preparing this report was preparing for meetings with the airport's private and commercial users, the Wānaka-Upper Clutha Community Board, and community drop-in sessions as the end of June. Council looks forward to providing more information on this significant process as it develops.

Back in mid-2023, Council also put in place the Wānaka Airport Liaison Committee¹⁸ and appointed the former Chief Executive of Environment Southland, Rob Phillips as independent chair. A requirement of the District Plan¹⁹, the committee's responsibilities include reviewing complaints relating to airport operations or noise, assisting QLDC (in its role as regulator) and Queenstown Airport Corporation to communicate and engage with the community, and reviewing progress on any airport development activity. The Committee meets twice-yearly and all agendas and minutes are available on the QLDC website.

QLDC is also the majority shareholder for the Queenstown Airport Corporation (QAC) which owns and operates Queenstown Airport. As a Council-controlled Trading Organisation, it has an appointed Board of Directors²⁰ to oversee its activities such as the implementation of its strategic plan and Queenstown Airport masterplan. The Council is responsible for appointing the directors and the election of Chair and Deputy Chair. In October 2024, the Council and QAC farewelled long-term Chair, Adrienne Young-Cooper who had reached her maximum tenure. Current Chair, Simon Flood, was subsequently elected having previously held the position of Deputy Chair. New appointments were also made to the Board in October 2023, October 2024, and January 2025.

Council receives a regular dividend from QAC via its 75.01% ownership stake and continues to benefit from strong financial performance at Queenstown Airport with the 2023/2024 dividend income at \$11.2 (\$3.7M above budget). Council continues to utilise forecast dividends from QAC to repay generally funded debt.

Council's regulatory role

QLDC's functions include regulatory roles and responsibilities such as operating as a building consent authority which requires accreditation by International Accreditation New Zealand. Gaining and successfully maintaining this regularly reviewed accreditation ensures that QLDC has appropriate, documented and implemented policies, procedures, systems, and effective quality assurance systems, along with employees and contractors with appropriate building control competencies and qualifications to undertake their statutory functions. QLDC was last reviewed and accredited in October 2023.

Under the Local Government Act 2002, council can make bylaws for reasons such protecting the public from nuisance, protecting, promoting and maintaining public health and safety, or minimising the potential for offensive behaviour in public places. QLDC has a number of existing bylaws²¹ that must be regularly reviewed to ensure they are current and fit for purpose in a rapidly changing context. The last few years has been an exceptionally busy period in this space and has required significant input from the district's communities to help inform new and updated bylaws.

Earlier in 2025, the Council adopted a new Navigation Safety Bylaw | Te Ture ā-Rohe mō te Haumaru Whakaterere reinforcing its commitment to keeping the district's lakes, rivers, and waterways safe for everyone to enjoy. The adoption of the bylaw marked the culmination of a comprehensive consultation process, which included a series of public meetings in September 2024, a submission period in October, and subsequent hearings and deliberations. The 2025 bylaw introduced key updates to enhance safety and improve the experience for all water users.

In November 2023, following support from public submissions, the Council adopted the updated Cemeteries Bylaw | Kā Ture Urupā setting out how QLDC cares for and maintains the ten operational cemeteries across the district from Skippers Canyon to Makarora. An often-sensitive topic, the bylaw sets out a framework for having a welcoming and accessible space for remembering loved ones. The updated bylaw included clearer definitions around fees as well as strengthening provisions around vehicle use in cemeteries.

Other bylaw developments and reviews in the last three years have included the Waste Management and Minimisation Bylaw,

¹⁸ <https://www.qldc.govt.nz/services/airports/wanaka-airport/#committee>

¹⁹ See page A1-117 in Appendix 1: <https://www.qldc.govt.nz/media/f1znovyf/a1-designations-mar-2023.pdf>

²⁰ <https://www.queenstownairport.co.nz/leadership>

²¹ <https://www.qldc.govt.nz/your-council/council-documents/bylaws/>

Brothel Control Bylaw | Kā Ture Whakahaere, Activities in Public Places Bylaw | Ngā ture mahi ki ngā wāhi tūmatanui, and Activities in Public Places Bylaw.

In September 2024, the Council's decision to adopt the Freedom Camping Bylaw 2021 was ruled invalid, following a judicial review challenge by the New Zealand Motor Caravan Association (NZMCA). The main focus of the NZMCA challenge was on Council's alleged consideration of irrelevant matters being the effects of freedom camping on neighbouring areas. The High Court ruled that these were irrelevant considerations. Whilst a disappointing outcome, work quickly began to review and develop a new Freedom Camping Bylaw for the district. The absence of a bylaw created some challenges during the summer 2024/2025 period with Council having to rely on other instruments such as the Reserves Act to enforce poor camping behaviour and unfortunately there was an increase in such conduct especially toward late summer.

At the time of preparing this report, the Council has approved the development of a new bylaw and for community consultation on that bylaw to take place. The final bylaw is proposed to be considered by the Council at its meeting on 9 October.

The ongoing review of the District Plan continues whilst the organisation works under two plans, the Operative District Plan and the Proposed District Plan. The review began back in 2015 setting out to provide a more accessible and transparent plan that provides more certainty to property owners and a clear strategic direction for the district as well as additional scope for intensification in suitable locations. Significant work has been undertaken through notifications, submissions, objections and appeals with many chapters of the District Plan now reviewed and ratified by the Council. Recognising this world of dual District Plans can be challenging to navigate, in late 2024 QLDC launched ePlans²².

There's a specific ePlan for the Operative District Plan and one for the Proposed District Plan. They're hosted online, easier to use, and provide better functionality for all users. Using these new plans, users can see all the plan provisions that apply to a property in one single place, instead of having to switch between online maps and multiple PDFs and chapters. These new plans are compliant with central government's National Planning Standards.

Significant variations in the District Plan have also passed numerous milestones. In November 2024, QLDC's Te Pūhahi Ladies Mile

streamlined planning process Variation was approved by Minister for the Environment, Penny Simmonds. Housing continues to be one of the biggest challenges faced in the district, and Te Pūhahi Ladies Mile Variation ensures more land is available to be developed sustainably to accommodate increased density and more affordable housing options for our current and future residents. The Variation was one mechanism through which Council could help to address Queenstown's pressing housing needs, and in a way that reflects the diversity of residents needed to support economic growth without impacting negatively on the environment. Te Pūhahi Ladies Mile is also acknowledged as one of the Priority Areas earmarked for development in the Queenstown Lakes Spatial Plan²³.

In June 2024, the Council gave approval to notify a variation to the Proposed District Plan to introduce additional landscape schedules in the Upper Clutha. Introducing schedules for one Outstanding Natural Feature (ONF) and 12 Rural Character Landscapes (RCL) located around Wānaka, Hāwea, Luggate, and other parts of the Upper Clutha, these schedules would be used to outline the values of identified landscapes, and to help provide clarity on what needs to be protected, maintained, or

enhanced in these areas. A period of further submissions concluded in March 2025. Timing has yet to be confirmed for this Variation to come back to the Council for a final decision.

Council has also continued work in drafting a structure plan for Te Tapuae Southern Corridor²⁴, the land that sits south of Kawarau River around Hanley's Farm, Jack's Point and Homestead Bay. It's one of six Priority Development Areas identified in the Queenstown Lakes Spatial Plan. A structure plan guides development in an area to make sure it includes the infrastructure and services required, and to deliver what our community needs now, and will need in the future. Development of land in Te Tapuae Southern Corridor is already underway, from Jack's Point through to Hanley's Farm and Parkridge. Creating a structure plan will make sure the houses, parks and reserves, services, and infrastructure our community needs are all considered and factored into the future of the area. Updates on progress to develop the draft plan have been reported through Council's Planning & Strategy Committee and will be presented to the Council in the spring.

As highlighted earlier in this introduction, growth remains a significant challenge for Council. The average day population for

²² <https://www.qldc.govt.nz/your-council/district-plan/eplans/>

²³ <https://www.qldc.govt.nz/your-council/council-documents/queenstown-lakes-spatial-plan/>

²⁴ <https://www.qldc.govt.nz/your-council/major-projects/te-tapuae-southern-corridor/>

the district is projected to increase from an estimated 81,660 people in 2025 to an estimated 104,108 in 2035. This is a growth rate of 2.5% per annum. This consists of residents and visitors of all types. Reflective of this is the high volume of processing activity relating to resource and building consents.

The resource consents team continues to achieve cost-effective and increasingly efficient resource consenting services for the community, including assisting with interdisciplinary QLDC projects and taskforce groups, while maintaining its role as one of the guardians of our unique environment. The resource consents team issued 983 decisions this year of which 94.75% were processed within required timeframes. For every month of the year the team achieved at least 90% or greater decisions processed within timeframes, and in June 2024 100% were processed within timeframes.

The building services team is responsible for ensuring buildings are constructed in a safe manner, and all aspects of the building code and the Building Act 2004 are complied with. This is achieved through the consenting and compliance process. This includes processing approximately 1,700 residential and commercial building consents (with a built value of

over \$1 billion) and undertaking 16,000 inspections annually. For financial year 2022-2023, QLDC processed 1,391 building consents with a consented value of \$993M and undertook 18,000 inspections. QLDC ranked fourth in Aotearoa New Zealand for the total value of building consents issued and fifth for the number of building consents issued.

Community development initiatives

Over many decades, Queenstown Lakes has welcomed waves of migrants from different parts of the world, as well as from all over Aotearoa New Zealand, producing diverse and vibrant local communities. In recent years, the rapid growth of our district has changed the makeup of our communities. The traditional terms of local, visitor and worker are no longer sufficient, as there is far more diversity and richness in the whakapapa of our district. QLDC is proud to be a part of Welcoming Communities | Te Waharoa ki ngā Hapori²⁵, a programme to support newcomers to feel welcome and able to participate in the economic, civic, cultural and social life of their new community. QLDC met the

requirements to be accredited as an Established Welcoming Community in December 2024. This is stage two of four accreditation levels within the Welcoming Communities programme which include – Committed, Established, Advanced and Excelling.

In September 2024, the Community & Services Committee adopted the Queenstown Lakes District Welcoming Plan 2024-2027²⁶. The Welcoming Plan identifies key actions to deliver on these, including proposed timeframes. It is a living document, where communities can take ownership, drive and adapt the actions to suit their needs. QLDC will continue to work with its partners to develop a funding strategy to continue the implementation and sustainability of the Welcoming Plan, including monitoring and measuring its impact.

As part of its commitment to welcoming and celebrating, Council also launched a new book 'Our Community Kai Story – Tales of food, people and connection across Queenstown Lakes'²⁷ in September 2023. The book was created as a tribute to the local community as a way to celebrate the district's collective resilience following the effect of the global pandemic. It shares stories to honour where the district's locals have come from,

to give thanks to the district's communities and to look forward with a sense of renewal and hope. All proceeds from the book are donated to local food-related causes.

In April 2025, QLDC also released an updated Newcomers Guide²⁸ filled with local resources and services to help new residents adjust to their chosen home here in Queenstown Lakes. Available online at the QLDC website, the guide provides valuable information on community life, housing, emergency preparedness, and local government.

Council also continues to support community initiatives with a broad range of annual funding opportunities²⁹. These include the Community Fund, Events Fund, Waste Minimisation Community Fund, Arts, Culture & Heritage Fund, and the Get Active Community Grant. Assessing applications and approving fund allocations can be a challenging task, and the elected councillors spend many hours assessing applications, seeing presentations, and debating allocations.

In the last few years, the Council has supported many worthy initiatives. In 2024, 13 waste reduction projects secured a share of the \$60,000 Waste Minimisation

²⁵ <https://www.qldc.govt.nz/community/welcoming-communities/>

²⁶ <https://www.qldc.govt.nz/community/welcoming-communities/our-welcoming-plan/>

²⁷ <https://www.qldc.govt.nz/2023/november/23-11-07-invitation-to-celebrate-our-community-kai-story-book-launch-events/>

²⁸ <https://www.qldc.govt.nz/community/newcomers-guide/>

²⁹ <https://www.qldc.govt.nz/community/community-funding/>

Community Fund. Among the successful applicants is Wānaka's Proficiency, whose project Brew & Reuse transforms grain bags from the brewing process into reusable tote bags. After being sourced from breweries, the bags are thoroughly cleaned to remove residual grain. From there, 95% of the grain bag is cut to a pattern and sewn to make upcycled tote bags that are sturdy and spacious, for errands like grocery shopping. Further transformation in the district was recognised in a newly funded Tool Library at the Wānaka Community Workshop, while Naylor Love aimed to use its grant to reduce the amount of construction waste going to landfill and, in the process, transform industry and community mindsets.

QLDC is committed to supporting a balanced portfolio of events across the district, both commercial and community-led. The 2024 Events Fund supported a broad range of events from Queenstown Marathon and Challenge Wānaka, to the Arrowtown Autumn Festival, Wao Summit, and OUT & About Wānaka.

In total, 12 organisations received free passes to sport & recreation facilities through the Get Active Community Grant. The community organisations receiving the grant included: ADL, Central Otago Living Options Charitable Trust, Community Link, Happiness House Trust, Japanese Family Society of Queenstown, Kāhu Youth Trust,

MINT Charitable Trust, Pact, Remarkable Cancer Gym Charitable Trust, Wakatipu Senior Citizens Association, Wakatipu Youth Trust and the Whakatipu Buddy Programme.

Focusing on the development and wellbeing of the district's smaller communities remains a priority for this Council. This is a careful balance of ensuring they have the services and facilities they need whilst retaining their unique character and qualities. Council funds community groups and activities through in-kind support and grants, supporting initiatives that contribute to achieving our community wellbeing outcomes.

2023-2024 was the first full year of dedicated resource in Council's community associations relationship manager role. With an initial focus on improving connection and communication with the community associations, a large part of 2023-2024 saw a natural shift in the programme working across internal departments providing advice on projects and strategic work ensuring the community's voice was heard and needs were advocated for. Capability and capacity advice, resources and tools provided to community associations has helped support them to successfully work towards and complete their local community projects. Continuous updates and communications were provided through the regular

'Community News' newsletter, curated specifically for community associations. New and ongoing key stakeholder relationships were established and maintained with community partners such as Civil Defence and Emergency Management and New Zealand Police to promote local resilience.

Investing in Sport & Recreation

For some time, Council has been considering the redevelopment of rezoned land at 101 Ballantyne Road³⁰ as an opportunity to build a multi-use green space in the Wānaka area to support the changing and future needs of the growing community. A masterplan has been developed for the site, setting a clear path for the development of sport, recreation and open space facilities for the next 20 years, to complement existing facilities in the area. In October 2024, that project received the green light for faster remediation as the next step in making the masterplan a reality. The Council approved an agreement with a private landowner to remediate any contamination, complete earthworks using clean fill, and grass the site. Whilst this work will not in itself create usable playing fields, it would in time help achieve the long-term vision of developing a Ballantyne Road Sports Hub for community use. At the same time,

the Council agreed to bring forward just over \$5M from Year 6 of the LTP as part of a capital reforecast. This will enable consenting aspects of the Ballantyne Road project to begin with work on site able to start mid-2025.

In March 2024, two exciting projects come to a successful completion in the Arrowtown-Kawarau and Queenstown Whakatipu wards. The Shotover Country cricket wickets and Queenstown Events Centre's outdoor basketball hoop were both completed for the district to enjoy. The Shotover Country cricket wickets support both junior and senior cricket players and cost \$47,000 to complete. The wickets, with maintenance, are expected to last at least ten years and support hundreds of games of competitive cricket. The basketball hoop was provided by Basketball NZ in partnership with Schick as part of a basketball promotional campaign. The hoop was installed on the artificial turf and was in use almost straight away once the protective fencing was removed.

Awards and recognition were also forthcoming for some of Council's sporting initiatives. In December 2023, the QLDC Swim School was recognised with a 'platinum standard' rating for Alpine Aqualand and Wānaka Recreation Centre. Ahead of that in the November, the team at Alpine Health and Fitness were honoured to receive

³⁰ <https://www.qldc.govt.nz/your-council/major-projects/101-ballantyne-road-masterplan/>

Exercise NZ's 2023 Community Award for its Leisurelys programme aimed at those aged 65 and over. The Leisurelys programme was introduced in 2009 and offers the over-65s an extensive timetable of specific exercise classes aimed at supporting members mentally, socially and physically. The classes include gym, RPM (bikes), balance, dance, walking, strength, stretch, Pilates and aquafit. The Community Award is granted to a programme that emphasises participation in a population that would normally find access to exercise programmes difficult.

In adopting the LTP, Council also confirmed that it would bring forward investment in the Whakatipu where sports fields and community facilities have been under considerable pressure. The decision was to bring funding forward to 2025/2026 to deliver a community centre building (formerly the temporary hall in Luggate), carpark and access extension, three sports fields, necessary site infrastructure services, and a toilet/change block, at 516 Ladies Mile. Once complete, this facility will directly service the fast-growing areas of Lake Hayes Estate and Shotover Country and cater for growth in Te Pūtahi Ladies Mile when rezoning is approved in the future. It is also easily accessible to other areas across Whakatipu.

Responding to emergencies

Two challenges came in the form of emergency response situations in 2023. On 18 September 2023, Council issued a Boil Water notice to Queenstown and Frankton residents and businesses on the public water supply. This followed confirmed local cases of illness caused by the protozoa, *Cryptosporidium*. Although the source was never confirmed, a public health investigation suggested that potential contamination of the water supply was the likely cause. Temporary fresh water supplies were then situated around Queenstown and plans quickly put in place to implement temporary UV treatment. The boil water notice was lifted on 8 December 2023, following a staged reduction in the affected area and confirmation from the water regulator, Taumata Arowai, that compliance order requirements were met. This resulted in the accelerated installation of protozoa barriers (in the form of UV treatment) at Council's water treatment plants district-wide, with the largest schemes brought into compliance within the 2023-2024 financial year and the balance on track to be compliant by the end of 2025.

Also in September 2023, Council declared a State of Emergency in response to an extreme weather event, setting up a temporary

evacuation centre in central Queenstown. Heavy rainfall across the district saw flooding and slips, with Queenstown town centre worst hit. In particular, the area around Upper Brecon Street was badly affected, with approximately one third of the Queenstown Cemetery submerged by mud and forestry debris. The event also saw flooding through Reavers Lane, and cordons put in place for public safety. Response crews very quickly cleaned up debris in town and most roads were reopened within 24 hours. The Council and emergency response then moved into a transitional recovery phase, thanks to tremendous efforts by everyone involved whether volunteers, contractors, emergency response staff or Council officers. The cemetery reopened on 21 December 2023 after over 700 tonnes of silt and debris had been removed. This enabled affected families and friends to pay respect to their loved ones as part of a ceremony hosted by Council and Kāi Tahu Mana Whenua, with support from Skyline.

A massive thank you to everyone involved in both responses which tested the community's resilience whilst many were personally and directly affected. We also appreciate the positive engagement and patience of those affected as the Council and partners responded.

At the beginning of 2025, QLDC made the difficult decision to use powers under section 330/330A

of the Resource Management Act 1991 (RMA) to undertake emergency works at the Shotover Wastewater Treatment Plant. The works related to ongoing performance issues with the disposal field and not the performance of the treatment facility itself. These emergency works were utilised to address an elevated risk to aircraft operations in the area arising from increased waterfowl activity in and around the now ponded disposal field.

As of 31 March, Council began diverting treated wastewater from the disposal field and discharging it directly into the Shotover River, using a historic channel previously used for the same activity prior to 2019 (consistent with the Resource Consent in place at the time). Discharge to water is not an uncommon approach for the disposal of treated wastewater in New Zealand (or internationally), with approximately 200 facilities across the country discharging directly to water currently.

Work is already underway to construct and commission a new, additional Modified Ludzack-Ettinger (MLE) reactor train which is due to be completed before the end of 2025. This will result in further significant improvements to the quality of the treated water discharged from the facility by enabling the removal of oxidation ponds from the treatment process. Currently 20% of the raw

wastewater continues to be treated within the pond system, which we are progressively decommissioning.

Following the decommissioning of the remaining oxidation ponds, an additional 'calamity pond' will be constructed by the end of 2027 in the southern area of Pond 3. This will enable treated water to be diverted away from the disposal solution and temporarily stored in the unlikely event the quality of the treated water is compromised. If that ever was the case, the stored water will then be able to be pumped back for re-processing through the facility.

In response to the current challenges with the existing disposal field, QLDC has allocated \$77.5M through the current LTP to implement a new disposal strategy for the Shotover WWTP. This project commenced in October 2024 and a new disposal solution is expected to be in operation by the end of 2030.

The Council reviewed a "long list" of options for the future disposal of treated wastewater at a public workshop in April. Alongside this, consultants have commenced site investigation works on the Shotover Delta and in parallel are planning site investigation works on the Frankton flats area. Site investigations and detailed analysis of short-term options will continue through to July with Council anticipated to make a final decision later in the year.

I encourage both voters and potential candidates to engage in informed debate about the issues facing our community, as well as what Council leadership and direction should look like for the next three years. I also invite everyone to actively engage with Council decision-making, whether that's through participating in the many consultations and engagement opportunities regularly available or to find out more about the decision-making process by joining Council, Committee and Community Board meetings online or in person. Meeting and workshop agendas and report materials are all available on the QLDC website³¹ along with recordings of previous meetings. These can be a great source for understanding more about the complexities Councils deal with.

The QLDC team is here to provide information and support through the election process and this report is part of that. Finally, I encourage all potential electors to take the time to participate in the upcoming elections, make your voices heard, and deliver a strong mandate to your Council.



Mike Theelen
Chief Executive

³¹ <https://www.qldc.govt.nz/your-council/council-meetings/>



**/ Queenstown
Lakes District /**


**/ Te Rohe o Kā
Roto o Tāhuna /**

Welcome to the Queenstown Lakes – our home, our passion, our place. This land has a rich history of welcoming and providing for people, of forging deep connections to whenua and the environment. Visitors soak in the community spirit and feel a sense of awe within nature. The soaring peaks of Glenorchy, the beech forests of Makarora, the historic township of Arrowtown, the gateway of Kingston, and the vibrant centres of Queenstown and Wānaka are only a few of the elements that shape this place’s unique identity. The region’s magnetism will continue to beckon people to visit, work and live here, bringing welcome diversity. Many locals nurture a deep love for this unique place and have a strong desire to contribute to its future.

Queenstown Lakes District is renowned for its natural beauty and is one of the fastest growing districts in Aotearoa New Zealand - world-class hospitality, and lifestyles that are the envy of many, a thriving tourism industry thanks to its impressive natural landscapes contribute to its popularity.

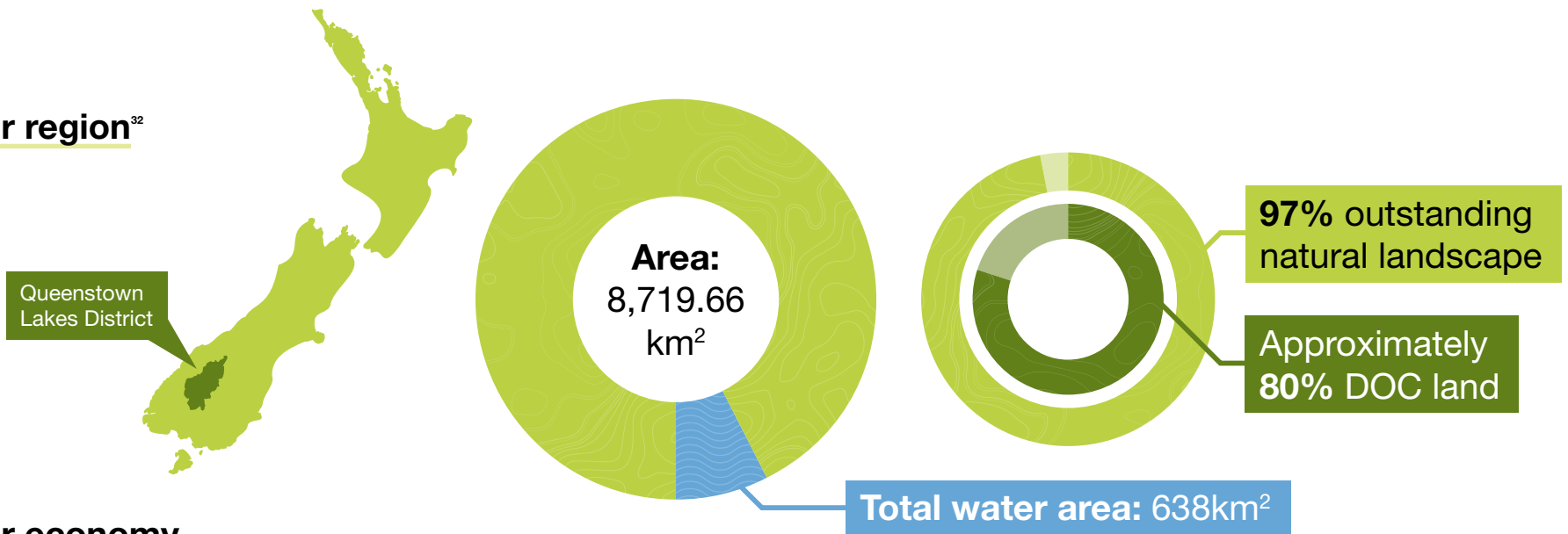
The natural environment makes the area a highly sought-after location as a place to live, invest, play and visit. However, while growth in the visitor economy and local population has created many jobs, it has also exacerbated several challenges for the community. The reliance on tourism and population growth to fuel our economy restricts career choices and economic resilience. As a result, Queenstown Lakes has become the least economically diverse district in Aotearoa New Zealand and interconnected issues of housing, cost of living, employment, and infrastructure impact our residents.

A frequently mentioned issue across the recent Quality of Life survey was the district’s declining affordability. The increasing costs for housing, both rental and purchasing, coupled with the cost-of-living issues facing all of New Zealand, have made living in the district increasingly unaffordable for some residents. These issues appear to be increasing economic disparity in the district as the results from this year’s survey sees a significant climb in the proportion of respondents who state they have no disposable income. More detail about the challenges our district is facing can be found on page 173 of

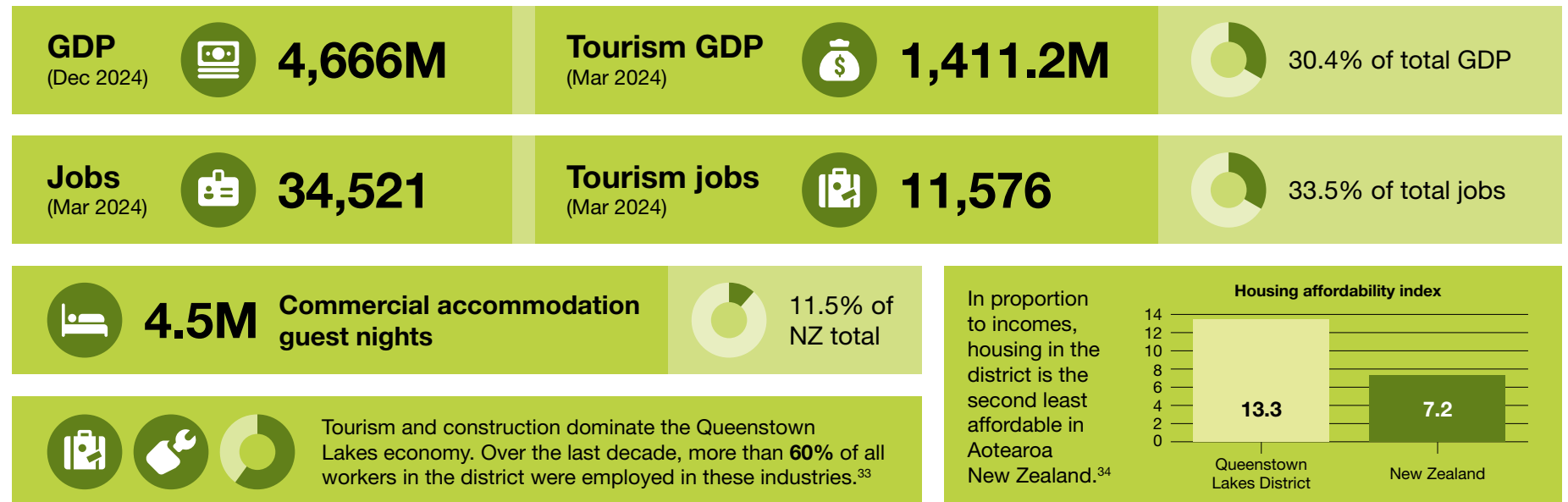
 [QLDC’s Long Term Plan 2024-2034.](#)



Our region³²



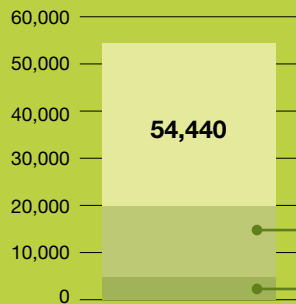
Our economy



Our people

Population

(May 2025)



Median age:
35.5 years³⁵



38% of our population
is aged **25–39**³⁶



9% of our population
identify as **Māori**³⁷



Our population is projected to grow on
average by **2.5% per annum**³⁸ until 2035

What our people think about living here



76% of our population
rate their quality of life as
good or extremely good.³⁹



The natural environment,
the people in our communities,
and the lifestyle our district offers are
key contributors to locals' wellbeing.

Interested in
knowing more?
Visit [www.qldc.govt.nz/
wellbeing-dashboard](https://www.qldc.govt.nz/wellbeing-dashboard)
for more information
about local wellbeing
insights.



³⁵ <https://tools.summaries.stats.govt.nz/places/TA/queenstown-lakes-district>

^{36, 37, 39} <https://www.qldc.govt.nz/community/community-research#quality-of-life>

³⁸ QLDC Demand Projections 2025: <https://www.qldc.govt.nz/community/population-and-demand/>

/ Our Council /

/ Tō Tātou Kaunihera /

Our elected Council comprises the Mayor and 11 Councillors. The Mayor represents the district, while the Councillors represent the three areas (Wards) of the district: Queenstown-Whakatipu, Arrowtown-Kawarau, and Wānaka-Upper Clutha.

We also have one community board, with seven members covering Wānaka-Upper Clutha. The Wānaka-Upper Clutha Community Board has four elected members and three further members appointed from the Council. The Council and elected Community Board members are elected every three years.

Role of Council

Council holds overall responsibility and accountability for the proper direction and control of the district's activities. The elected Council appoints a Chief Executive under section 42 of the Local Government Act 2002 to manage day-to-day operations, who then appoints managers to oversee key areas of Council activity.

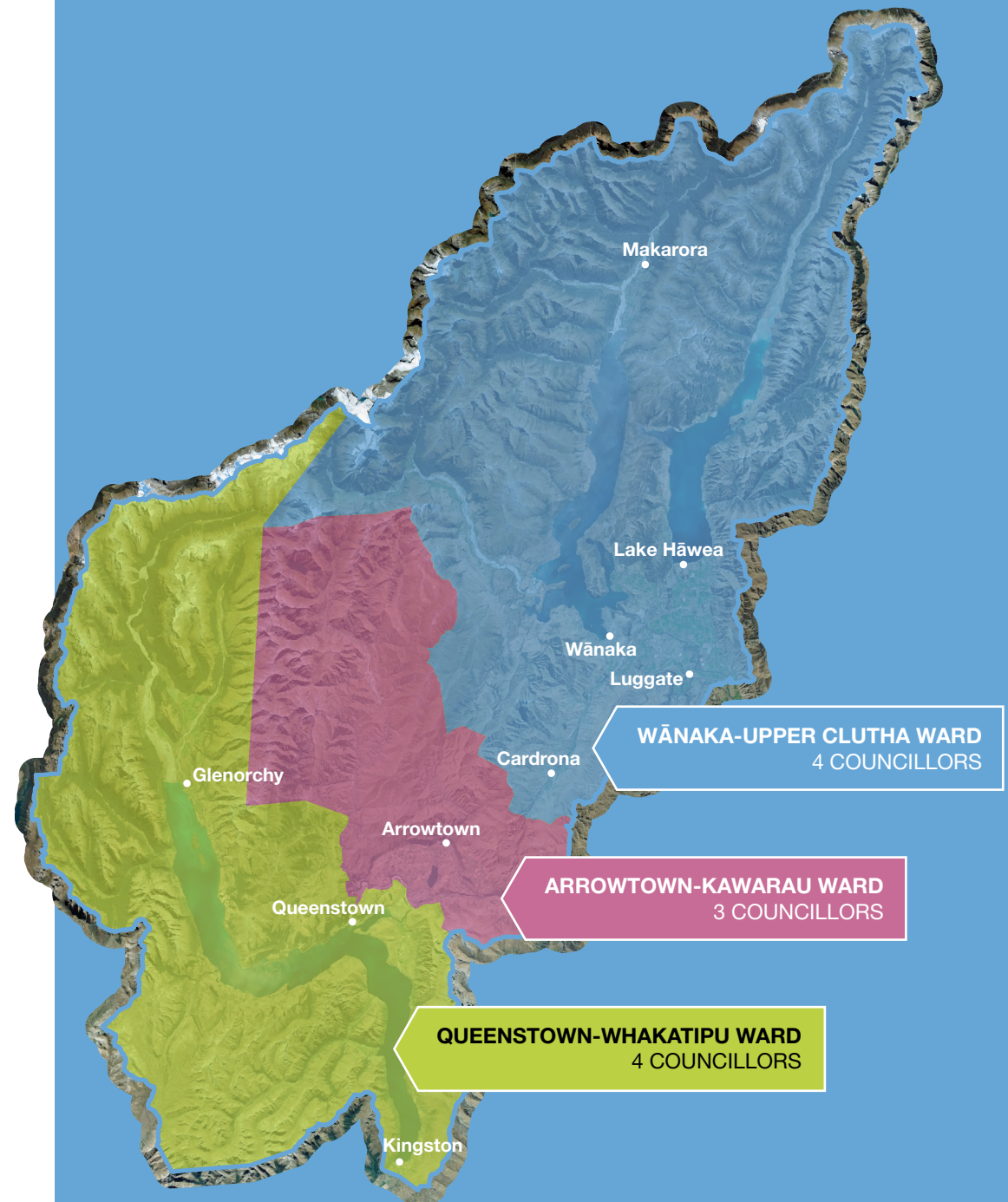
What does Council do?

The elected Council concentrates on setting policy and strategic direction, while management is concerned with:

- > providing policy advice to inform Council's decision making.
- > implementing policy and strategy, and monitoring these approaches.

Council's regulatory functions, in adherence to legislation, must maintain an appropriate separation from political influence. However, management reports to Council and the community against a suite of key performance indicators (KPI's) in terms of its performance of these activities. These are reported monthly, quarterly and annually on the QLDC website with annual reports being independently audited.

Read more
about how QLDC
is performing here:
[www.qldc.govt.nz/
monthly-reports](http://www.qldc.govt.nz/monthly-reports)



Council is responsible for:



Setting long term goals and priorities for the local authority



Setting the budget



Adopting policies, strategies and bylaws that guide the local authority's operations



Monitoring the local authority's performance and financial management



Maintaining and cultivating Council's relationship with Kāi Tahu as mana whenua and their involvement in decision making



Engaging with their local community



Enabling community participation and decision-making on local issues



Promoting the social, economic, environmental, and cultural well-being of the community

Read more about this important relationship on page 15 in the Annual Report 2023-2024

Management is responsible for:



Providing policy advice to Council to inform their decision making



Implementing and administering policies, bylaws, strategies and regulations and upholding the law



Managing key risks facing the district



Maintaining the integrity of management control systems



Ensuring effective succession of elected members

Wānaka- Upper Clutha Community Board

The Wānaka-Upper Clutha Community Board | Te Poari Haporiki Wānaka is not a committee of Council but a separate unincorporated body established under section 49 of the Local Government Act 2002. Its role is to represent and advocate for the Upper Clutha community. Council has delegated a wide range of decision-making powers to the Wānaka-Upper Clutha Community Board for facilities and services within the Wānaka-Upper Clutha ward.

Did you know?

Council also has committees that exist to help to monitor and assist in the effective delivery of Council's specific responsibilities.

Read more about them on our website:

[www.qldc.govt.nz/
meetings-and-delegations](http://www.qldc.govt.nz/meetings-and-delegations)



Our planning cycle

LONG TERM PLAN

- > Reviewed every three years
- > Ten year horizon but with a 30 Year Infrastructure Strategy
- > The Long Term Plan sets the direction of the Council, providing a long term focus on how it will deliver against the strategic framework
- > Explains the purpose, direction and cost of each Council activity
- > The Long Term Plan 2024-2034 can be downloaded from www.qldc.govt.nz/ltp

STRATEGIC FRAMEWORK

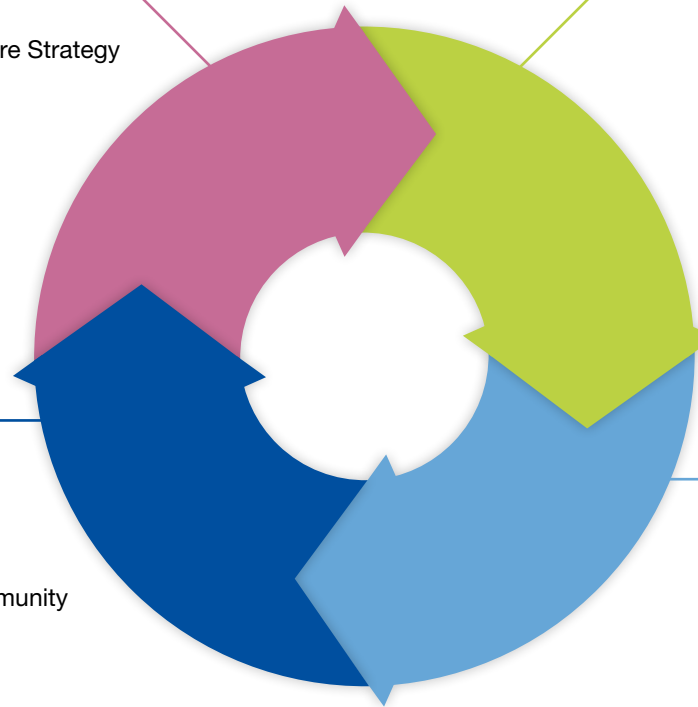
- > Outlines how the community's aspirations and wellbeing drive everything we do
- > The framework identifies areas we need to prioritise to address local issues and make meaningful progress towards meeting the community outcomes outlined in Vision Beyond 2050
- > The Strategic Framework and Investment Priorities can be read at www.qldc.govt.nz/your-council/our-strategic-framework

ANNUAL PLAN

- > Completed in each of the two years between the Long Term Plan
- > Confirms what the Council plans to do in the 12 months ahead to achieve the direction set in the Long Term Plan
- > Past Annual Plans can be downloaded from www.qldc.govt.nz/annual-plans

ANNUAL REPORT

- > Produced every year
- > Reports back to the community on whether the Council has done what it planned to do
- > Past Annual Reports can be downloaded from www.qldc.govt.nz/annual-reports



/ Our strategic priorities
and major projects for
the next 3 years /

/ Ō mātou whakaarotau
rautaki me kā kaupapa
matua ā kā tau e 3 /

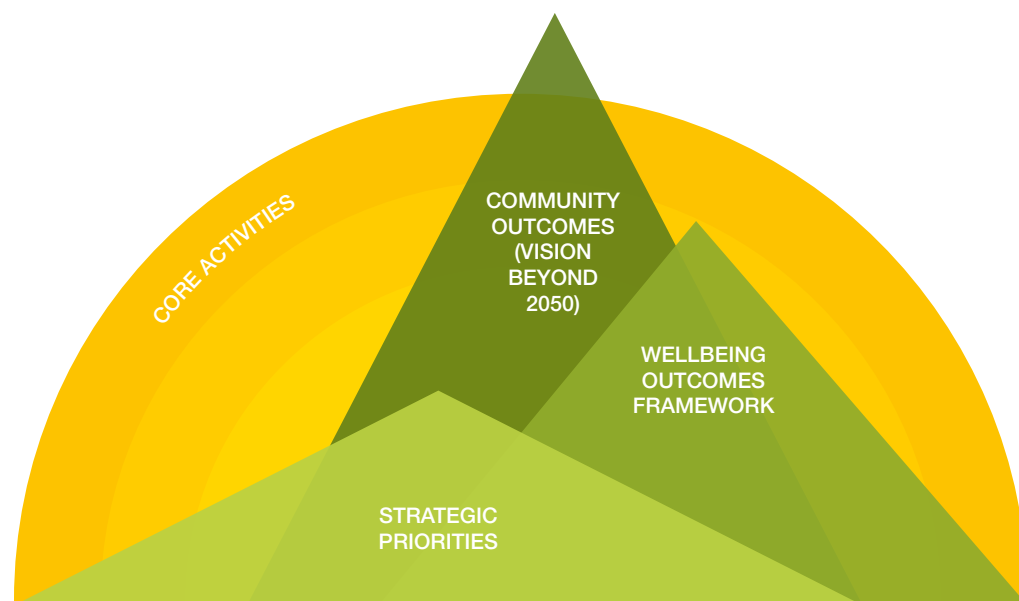
Local government is navigating a complex and uncertain future, with ongoing and upcoming Government reforms set to significantly impact how infrastructure and services are planned and funded.

In Queenstown Lakes District, rapid growth and high visitor numbers – combined with limited alternatives to rates and development contributions – create funding challenges. The district's Long Term Plan 2024-2034 sets out the opportunities, challenges and constraints influencing Council's strategic thinking and planning process for the next ten years.

Read more about the
Long Term Plan here:
www.qldc.govt.nz/ltp

Our strategic framework and investment priorities

Despite the challenges, our commitment to the community's aspirations and wellbeing drives everything we do. Our strategic framework identifies areas we need to prioritise to address local issues and make meaningful progress towards meeting community outcomes. We have used this framework to build the current capital programme for the district. The first two years of the capital programme in the LTP 2024-2034 focus on getting the basics right, with other strategic investments only being included in addition to these from year three.



OUR COMMUNITY OUTCOMES...	<div> Thriving people Whakapuāwai Hapori </div> <div> Living Te Ao Māori Whakatinana i te ao Māori </div> <div> Opportunities for all He ōhaka taurikura </div> <div> Breathtaking creativity Whakaohoooho Auahataka </div> <div> Deafening dawn chorus Waraki </div> <div> Zero carbon communities Parakore hapori </div> <div> Disaster-defying resilience He Hapori Aumangea </div> <div> Pride in sharing our places Kia noho tahi tātou katoa </div>
...ARE SUPPORTED BY OUR WELLBEING OUTCOMES FRAMEWORK...	<div> CROSS CUTTING Equity Mātauraka Kāi Tahu Resilience Sustainability </div> <div> PEOPLE Healthy and fulfilled people A good standard of living </div> <div> PLACE A healthy natural environment An enabling built environment </div> <div> COMMUNITY Connected communities Belonging and identity Participation and governance </div>
...AND DELIVERED EVERYDAY THROUGH OUR CORE ACTIVITIES...	<div> Community Partnerships Libraries Sport & Recreation Community Facilities and Venues Parks and Reserves Property District Plan Planning Policy Resource Consents Water Supply Wastewater Stormwater Transport Waste Minimisation and Management Strategic Growth - Spatial Plan Economy Climate Action and Resilience Regulatory Functions and Services Local Democracy Emergency Management Finance and Support Services </div>
...AND THROUGH ADDITIONAL FOCUS ON OUR STRATEGIC INVESTMENT PRIORITIES.	<div> GET THE BASICS RIGHT FIRST Protect human and environmental health Maintain levels of service Undertake essential renewals Ensuring we're ready for the future </div> <div> DIRECTLY INVEST IN INFRASTRUCTURE & SERVICES Create well designed communities Provide for growth Build resilience and ability to adapt to the future Enhance performance of the transport network Create thriving town centres Reduce carbon emissions </div> <div> INVEST THROUGH PARTNERSHIP WITH OTHERS Diversify the economy Build a sustainable tourism system Improve housing affordability </div>

OUR COMMUNITY OUTCOMES

As defined in Vision Beyond 2050⁴⁰, ‘A unique place. An inspiring future | He wāhi Tūhāhā. He āmua whakaohoho’. These outcomes reflect the community’s aspirations for itself and the values that collectively define what is unique about our district. They are owned by the whole community and have been recognised by organisations across the district.

OUR WELLBEING OUTCOMES

The community outcomes are supported by our Wellbeing Outcomes Framework, which guides how Council contributes to the wellbeing of our people and environment now and into the future. This framework is based on the Wellbeing Framework for Otago developed by Otago Regional Council in conjunction with councils across the region. These outcomes are summarised and can be read in detail at www.qldc.govt.nz/our-strategic-framework

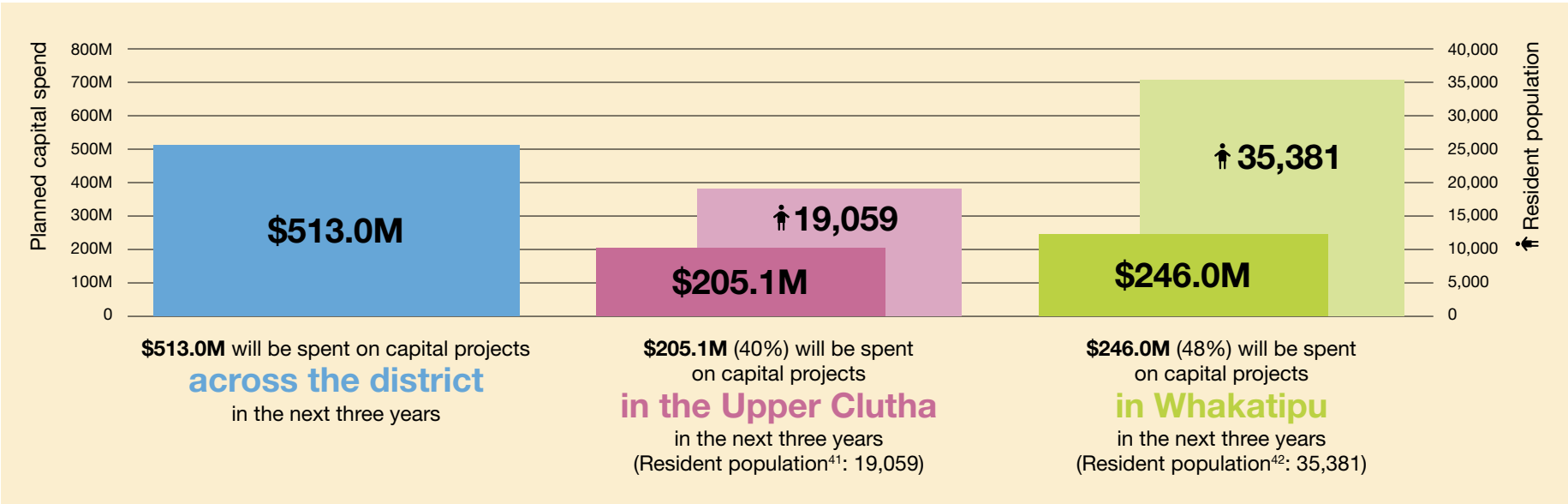
CORE SERVICES

The community and wellbeing outcomes are delivered every day through our core services. As a high growth area with limited resources, there are challenges and constraints we must work within, some of which are outside of our control.

STRATEGIC INVESTMENT PRIORITIES

We have identified specific strategic priorities that require additional focus, investment, or partnerships to address district-specific issues or aspirations. Our strategic investment priorities are outlined on page 15 of the district's Long Term Plan 2024-2034.

Planned capital spend across the district in the next three years



⁴⁰ <https://www.qldc.govt.nz/our-strategic-framework>
^{41, 42} Population figures taken from QLDC Demand Projections May 2025:
<https://www.qldc.govt.nz/community/population-and-demand/>

Significant community interest projects for the next three years⁴³

<\$1M

\$1-8M

>\$8M



Major capital projects over \$5M for the next three years

The capital projects listed are those with a capital expenditure of over \$5M within the financial years detailed (FY25/26–FY27/28). Projects below this can be found in the district's Long Term Plan 2024-2034⁴⁴.

Area	Location	Project Name	Description	Total LTP Funding 24-34	LTP Funding 2025/26	LTP Funding 2026/27	LTP Funding 2027/28
District Wide	District Wide	New Waste Facilities (WM)	Waste Management - Whakatipu	77,208,208	1,243,440	19,653,085	28,357,969
District Wide	District Wide	Compliance Response - UV Treatment (WS)	Infrastructure & Assets Administration	17,964,043	8,743,916	-	-
Upper Clutha	Wānaka	Wānaka Waste Facilities (WM)	Waste Management - Wānaka	10,264,054	2,018,941	7,745,112	-
Upper Clutha	Wānaka	Stone Street Upgrades (SW)	Stormwater - Wānaka	11,270,143	-	1,100,342	10,169,800
Upper Clutha	Wānaka	Rockabilly Gully Erosion Protection (SW)	Stormwater - Wānaka	5,492,708	2,854,966	2,357,418	-
Upper Clutha	Wānaka	Sealed Road Resurfacing - Wānaka (TR)	Roading NZTA - Wānaka	17,811,408	1,732,083	1,766,056	1,691,024
Upper Clutha	Wānaka	Southwest Wānaka Conveyance Scheme (WW)	Wastewater - Wānaka	26,013,904	362,670	5,049,151	10,370,279
Upper Clutha	Wānaka	North Wānaka Conveyance Stage 2 (WW)	Wastewater - Wānaka	15,983,164	7,927,965	7,799,611	-
Upper Clutha	Wānaka	LoS Performance - Wānaka (WW)	Wastewater - Wānaka	17,526,692	1,762,244	1,805,951	1,854,591
Upper Clutha	Wānaka	Project Pure Future Works (WW)	Wastewater - Wānaka	45,380,124	72,535	1,391,201	3,959,687
Upper Clutha	Upper Clutha	Upper Clutha Conveyance Scheme (WW)	Wastewater - Hāwea	85,801,135	19,689,872	25,575,993	26,264,828
Upper Clutha	Wānaka	Beacon Point Supply Upgrades (WS)	Water Supply - Wānaka	28,623,338	414,480	2,466,478	9,850,196
Upper Clutha	Wānaka	Filtration - Wānaka (WS)	Water Supply - Wānaka	6,179,608	544,207	5,577,046	-
Upper Clutha	Hāwea	Hāwea Scheme Upgrades (WS)	Water Supply - Hāwea	24,431,011	414,480	2,314,028	4,752,702
Whakatipu	Eastern Corridor	516 Ladies Mile Stage 1	516 Ladies Mile Community Buildings	5,341,147	1,848,780	3,351,360	-
Whakatipu	Arrowtown	Coronet Forest Revegetation	Parks & Reserves - Whakatipu	9,654,552	2,864,471	3,029,874	1,674,214
Whakatipu	Whakatipu	Sealed Road Resurfacing - Whakatipu (TR)	Roading NZTA - Whakatipu	30,143,285	2,931,306	2,988,799	2,861,819
Whakatipu	Frankton	QEC - Energy Upgrade	Queenstown Events Centre	5,158,718	969,518	4,189,200	-
Whakatipu	Frankton	QEC Indoor Courts, Carpark, Sports Field	Queenstown Events Centre	46,014,013	770,325	4,189,200	20,183,352
Whakatipu	Queenstown	CBD to Frankton Conveyance (WW)	Wastewater - Queenstown	37,742,218	13,346,770	13,423,912	9,949,354
Whakatipu	Frankton	Frankton Beach to Shotover Conveyance (WW)	Wastewater - Queenstown	33,768,693	414,480	2,910,227	9,962,027
Whakatipu	Queenstown	Renewals - Queenstown (WW)	Wastewater - Queenstown	27,567,524	2,656,011	2,963,434	3,166,268
Whakatipu	Kingston	Kingston New Scheme (WW)	Wastewater - Kingston	38,844,739	12,048,758	8,884,306	-
Whakatipu	Frankton	Project Shotover Stage 3 (WW)	Wastewater - Project Shotover	29,949,714	9,456,265	2,119,356	-
Whakatipu	Frankton	Shotover Disposal Field (WW)	Wastewater - Project Shotover	77,089,207	2,288,692	5,215,520	26,779,943
Whakatipu	Queenstown	Demand Mgt - Queenstown (WS)	Water Supply - Queenstown	22,986,541	314,231	2,576,200	3,306,980
Whakatipu	Southern Corridor	Southern Corridor New Scheme (WS)	Water Supply - Queenstown	86,005,396	401,315	2,429,320	7,509,653
Whakatipu	Kingston	Kingston New Scheme (WS)	Water Supply - Kingston	21,059,219	4,867,254	-	325,720
				899,241,556	102,959,975	142,872,182	182,990,405

⁴⁴ For a visualisation of the overall capital investment approved in the Long Term Plan in September 2024, see the dashboard available at this link: [QLDC - Long Term Plan \(LTP\)](#)

Resource Management Act reforms

The Government is undertaking a reform of the resource management system with a three-phased approach, which is already underway and is expected to carry on for the next three years and beyond. The reforms intend to make consenting processes more straightforward, while safeguarding the environment and human health, adapting to the effects of climate change and reducing the risks from natural hazards, improving regulatory quality in the system and upholding Treaty of Waitangi settlements and other related arrangements. The district's housing and infrastructure development plans will be impacted by these reforms but the significance and the detail of these changes for Queenstown Lakes District is still unknown while the proposed legislation changes are passed through Government. More information can be found here: <https://environment.govt.nz/what-government-is-doing/areas-of-work/rma/changes-to-resource-management/>

The Government's Fast Track Approvals Act came into force on 23 December 2024, establishing a fast-track approvals regime for infrastructure and development projects of national and regional significance. While Council has

no decision-making role in the approval process, it is considered an 'affected party' and must be consulted. With 8 local projects formally listed in the legislation and more anticipated, this will become a major area of work and will likely place even further pressure on the capacity of our district's infrastructure.

Local Water Done Well

In June we proposed a new model for the future delivery of water services in the district, as part of central government's Local Water Done Well legislation and its plan to address Aotearoa New Zealand's water infrastructure challenges to ensure safe, reliable, and sustainable water services throughout the country.

As part of this reform, councils must consider and consult with their communities on at least two arrangements for how water supply, wastewater, and stormwater services will be delivered, one of which must be an alternative to their existing approach.

Water reform has been underway in Aotearoa New Zealand for almost a decade now. Local Water Done Well aims to emphasise a balance between economic, environmental, and water quality outcomes, while enabling local communities and

councils to determine how these services are delivered. Further legislation will introduce new planning and accountability requirements and a new regulatory regime. The proposed regulatory regime, together with the existing legislative requirements, will set a baseline level of performance regardless of the delivery model chosen.

WHAT WE PROPOSED

We assessed two models for delivering water, wastewater, and stormwater services and proposed establishing a Water Services Council Controlled Organisation (WSCCO) to manage and deliver these services. The alternative would be to continue to deliver water services in-house, recognising that changes would need to be made to enable Council to respond to the new regulatory environment.

Under the proposed model, the WSCCO would be fully owned by QLDC, but the organisation would be governed by its own independent specialist board and management. QLDC would be the only shareholder and would appoint board members based on the skills and experience needed for proper governance of the new organisation. Developing legislation will prevent a WSCCO from being privatised which means that the WSCCO will remain wholly owned by QLDC.

Household charges for water under the proposed WSCCO are estimated to be 5.2% higher on average in the medium-term (2024-2034) when compared with an in-house model, but 10.1% lower on average in the long-term (2034-2044) compared with that same in-house model. This is because a WSCCO has different borrowing requirements, meaning higher water charges would be required initially to deliver the same services and capital projects QLDC currently has planned. These initial higher charges would generate more revenue in the short-term, repaying debt faster and leaving the WSCCO with less debt than the in-house model by 2034.

WHAT HAPPENS NEXT AND STAY IN THE LOOP

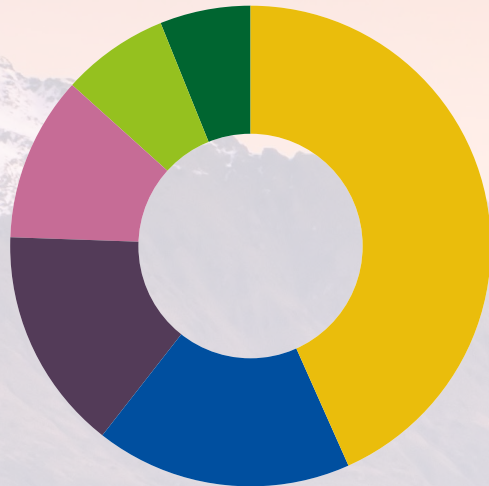
A detailed consultation document on our proposed model for the future delivery of water services and information on the different options assessed and how they scored is available online at <https://letstalk.qldc.govt.nz>

At the time of publishing this report, Council is considering the feedback we received and will decide on the proposed future delivery model on Thursday 31 July 2025.

QLDC must then prepare and submit a Water Services Delivery Plan (WSDP) to central government, describing the current state of our water assets and services as well as the future arrangements for delivery of water services.

/ Council's finances: Where the money comes from and how it's spent /

Where the money comes from



43% Rates

17% Borrowing

15% User Fees

11% Development Contributions

7% Grants

6% Other

How the money is spent



19% Community Services and Facilities



17% Transport



13% Wastewater



9% Economy



9% Regulatory Functions and Services



8% Water Supply



8% Waste Management



7% Environment



5% Stormwater



5% Local Democracy



**/ Council's
financial position /**

**/ Te tūka pūtea o
te Kaunihera /**

Introduction

The Financial Strategy is outlined in full in the Long Term Plan 2024-2034 as a means of demonstrating prudent financial management. It is used as a tool when the Council makes big funding decisions, so that the community can understand the implication of the decision on rates, debt and investments.

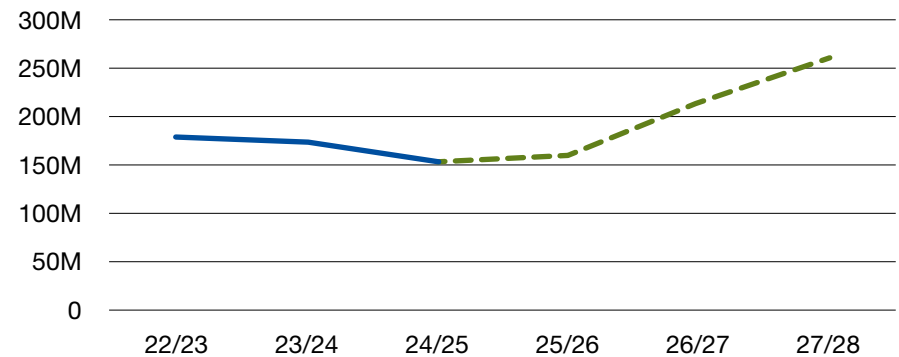
The following graphs show how the Council has performed against the Financial Strategy for the past three years, and the forecast for the next three years.

This graph shows our capital expenditure spend actuals and then budgeted spend in the Annual Plan and Long Term Plan for future years.

Capital programme

Capital expenditure within the Long Term Plan 2024-2034 is much higher than previously forecast. It amounts to \$2.444B over the ten years (2021: \$1.673B) of which \$979M (40%) is required due to growth, around 19% of the total capital expenditure is required to renew or replace existing assets and around 41% is required to provide increased levels of service.

Actual and Forecast Capital Works



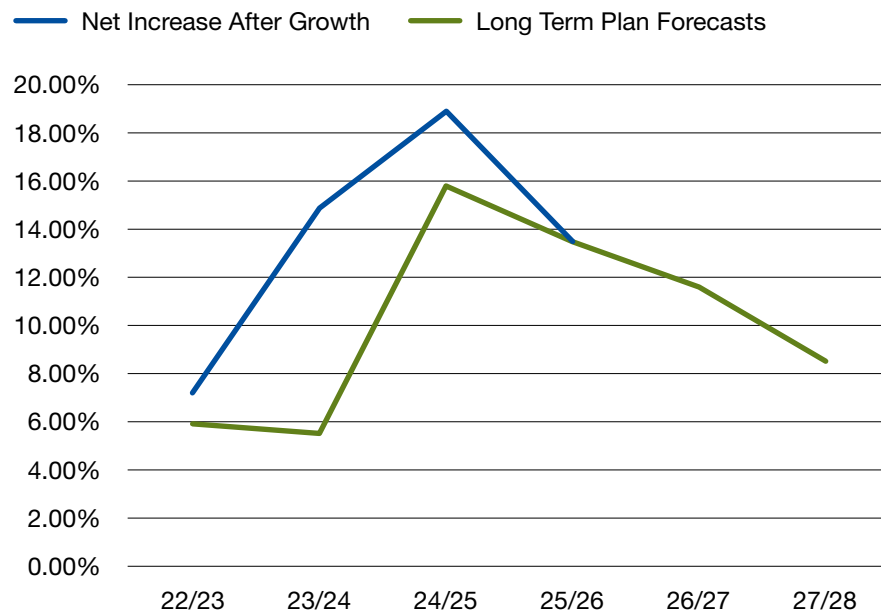
Rates

This graph shows the actual rates increases over the past three years compared to the increases forecast in the Annual Plan 2025-2026 and the Long Term Plan 2024-34.

The large increase for 19/20 reflects the impact of the introduction of the new solid waste contract which offered a universal (3 bin) residential kerbside rubbish and recycling collection service from 1 July 2019. The lower than budgeted 20/21 rates increase was a response to COVID-19 with all budgets reviewed and rates impact minimised for the district. The Council had disclosed the rating impact of these budget changes as part of the Annual Plan.

The combined impact of Council's 2022-2023 budget changes, responses to community and internal submissions, and mitigating actions to defend leaky building related legal claims moved the average rates increase to 6.5%, slightly above the self-imposed net rates increase limit.

Rates Increase - Actual and Forecast (after allowing for growth)

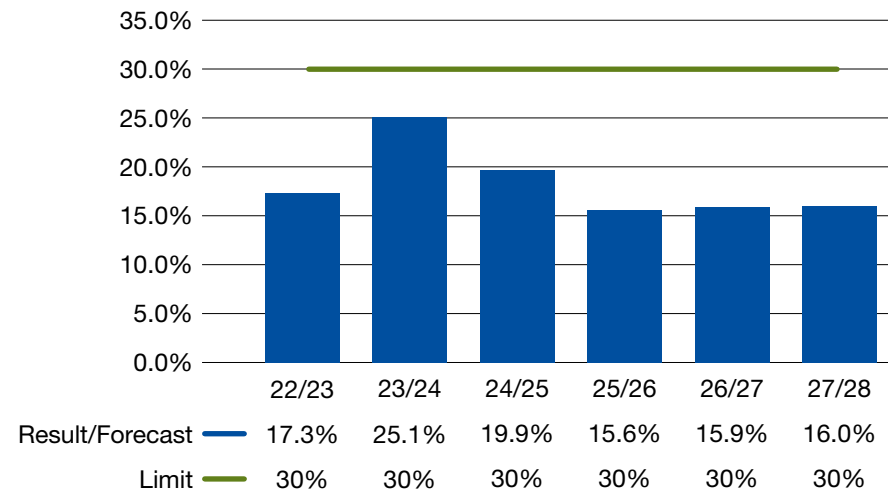


Debt levels

In order to deliver the substantial capital programme the Council will need to rely on borrowing. The amount of borrowing required is significantly above the amount anticipated in the Long Term Plan 2024-2034. The Council has maintained a credit rating of AA - which will facilitate a higher borrowing limit and has spent a considerable amount of time and effort working through the capital programme to ensure that it is affordable, necessary, and deliverable. The growth portion of the capital programme will be largely funded by development contributions in the long run but must be funded primarily by debt in the first instance. Some of this debt will be via the Housing Infrastructure Fund to allow the Council to prepare for anticipated growth and to direct development activities in specific areas. This allows for the Council to spread the cost of large infrastructure projects over the expected life of the asset. Using debt in this way means that future residents and ratepayers contribute a fair share to the use they make of a facility.

This graph shows our interest expense as a percentage of rates revenue against our target as set in our financial strategy. The following graphs demonstrate how the Council is maintaining affordability through self-imposed borrowing limits.

Interest Expense/Rates Revenue

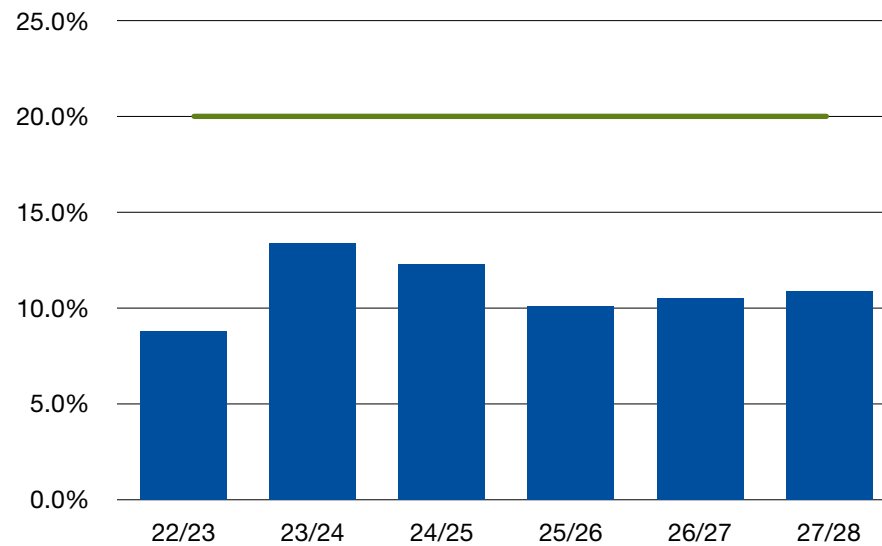


Debt versus revenue

This graph shows our interest expense as a percentage of total revenue against our target as set in our financial strategy.

Interest expense/Total revenue

— Result/Forecast — Limit

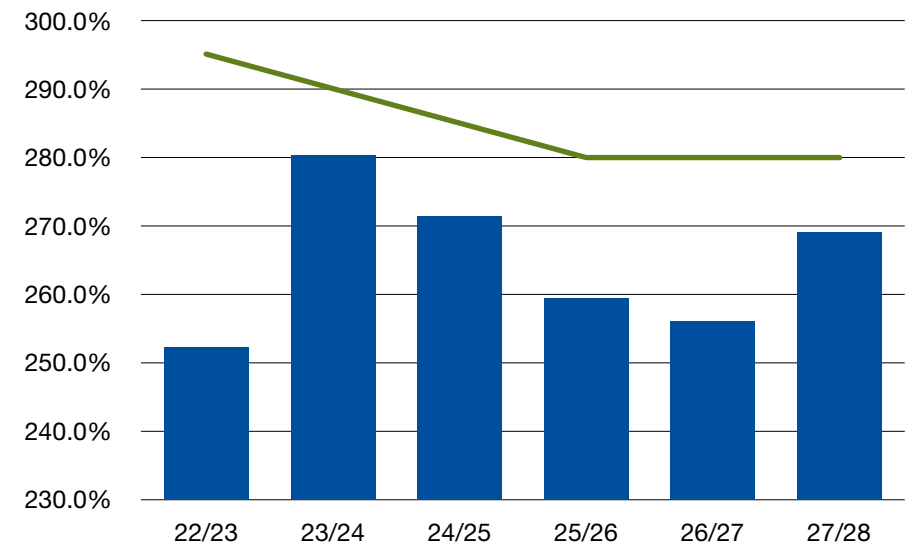


Year	Result	Limit
22/23	8.8%	0.2
23/24	13.4%	0.2
24/25	12.3%	0.2
25/26	10.1%	0.2
26/27	10.5%	0.2
27/28	10.9%	0.2

This graph shows our net debt as a percentage of total revenue against our target as set in our financial strategy.

Net debt/Total revenue

— Result/Forecast — Limit



Year	Result	Limit
22/23	252.4%	295%
23/24	280.3%	290%
24/25	271.4%	285%
25/26	259.6%	280%
26/27	256.2%	280%
27/28	269.1%	280%

Funding Impact Statement for the year ended 30 June 2025 - Whole of Council (\$'000)

The Funding Impact Statement shows the amounts we receive and pay out each year. It shows what's received, how it's used to provide services, what is spent on assets to provide future services and how these assets are funded.

Actual 2022/23	Actual 2023/24	Estimate 2024/25		Annual Plan 2025/26	Long Term Plan 2026/27	Long Term Plan 2027/28
			Sources of Operating Funding			
5,932	8,040	7,736	General Rates, Uniform Annual General Charge, Rates Penalties	11,711	12,583	15,856
99,651	116,265	142,674	Targeted Rates	164,988	191,353	213,021
7,222	9,103	9,411	Subsidies & Grants for Operating Purposes	7,268	7,411	7,800
43,228	42,707	54,619	Fees & Charges	52,131	52,132	54,303
6,498	12,695	10,737	Interest & Dividends from Investments	13,775	13,452	9,907
8,625	13,476	10,580	Local Authorities Fuel Tax, Fines, Infringement Fees & Other Receipts	12,166	12,170	12,949
171,156	202,286	235,757	Total Sources of Operating Funding	262,039	289,101	313,836
			Applications of Operating Funding			
247,510	167,633	173,760	Payments to Staff & Suppliers	178,720	181,623	190,332
18,290	31,172	30,002	Finance Costs	27,650	32,402	36,568
-	-	-	Other Operating Funding Applications	-	-	-
265,800	198,805	203,762	Total Applications of Operating Funding	206,370	214,025	226,900
(94,644)	3,481	31,995	Surplus/(Deficit) of Operating Funding	55,669	75,076	86,936
			Sources of Capital Funding			
37,509	29,936	16,386	Subsidies & Grants for Capital Expenditure	12,736	19,147	22,697
17,485	27,485	39,314	Development & Financial Contributions	32,551	33,910	33,753
177,457	60,430	61,612	Increase/(Decrease) in Debt	46,037	64,259	93,602
-	-	-	Gross Proceeds from Sale of Assets	105	-	(1,561)
232,451	117,851	117,312	Total Sources of Capital Funding	91,429	117,316	148,491
			Applications of Capital Funding			
			Capital Expenditure			
67,976	72,938	58,208	- to meet additional demand	60,502	69,652	90,153
49,029	33,552	35,534	- to replace existing assets	37,787	56,908	57,602
62,429	67,322	58,802	- to improve the level of service	61,080	88,000	113,284
(41,627)	(52,480)	-3,237	Increase/(Decrease) in Reserves	(12,271)	(22,168)	(25,612)
-	-	-	Increase/(Decrease) of Investments	-	-	-
137,807	121,332	149,307	Total Applications of Capital Funding	147,098	192,392	235,427
94,644	(3,481)	(31,995)	Surplus/(Deficit) of Capital Funding	(55,669)	(75,076)	(86,936)
-	-	-	Funding Balance	-	-	-

Summary Balance Sheet – Statement of financial position as at 30 June 2025 (\$'000)

The Council's forecast net worth for 2025/2026 is \$3.05B. This is calculated as the difference between our total assets (what Council owns) and total liabilities (what Council owes to lenders and suppliers).

Actual 2022/23	Actual 2023/24	Estimate 2024/25		Annual Plan 2025/26	Long Term Plan 2026/27	Long Term Plan 2027/28
			Current Assets			
2,481	11,015	20,308	Financial assets	3,443	4,114	4,114
49,774	54,071	43,854	Other current assets	39,694	45,006	46,802
52,255	65,086	64,162	Total Current Assets	43,137	49,120	50,916
			Non-Current Assets			
12,612	12,708	22,232	Financial assets	17,834	19,440	21,781
2,961,301	3,145,032	3,242,330	Other non-current assets	3,778,633	4,072,132	4,424,364
2,973,913	3,157,740	3,264,562	Total Non-Current Assets	3,796,467	4,091,572	4,446,145
3,026,168	3,222,826	3,328,724	Total Assets	3,839,604	4,140,692	4,497,061
			Current Liabilities			
109,000	145,468	192,000	Borrowings	179,285	199,452	181,956
60,243	60,377	66,933	Other current liabilities	70,254	65,410	68,836
169,243	205,845	258,933	Total Current Liabilities	249,539	264,862	250,792
			Non-Current Liabilities			
417,732	505,370	520,450	Borrowings	539,854	598,356	727,825
-	-	-	Other non-current liabilities	-	-	-
417,732	505,370	520,450	Total Non-Current Liabilities	539,854	598,356	727,825
2,439,193	2,511,611	2,549,341	Public Equity	3,050,211	3,277,474	3,518,444
3,026,168	3,222,826	3,328,724	Total Equity and Liabilities	3,839,604	4,140,692	4,497,061

**/ Stand for Queenstown
Lakes District /**

**/ Tū pakari mō te Rohe Kā
Roto o Tāhuna /**

If you're considering standing for Mayor, Councillor or as a Community Board member, visit [LGNZ's website](#) which offers plenty of support for people wanting to represent the communities across this beautiful district we're lucky to call home.

Key dates

JULY 2025

Nominations open:
Friday 4 July

AUGUST 2025

Nominations close:
12.00pm, Friday 1 August

SEPTEMBER 2025

Election papers delivered:
Tuesday 9 September–
Monday 22 September

OCTOBER 2025

Voting closes:
Saturday 11 October 2025
at noon and preliminary results
are available mid-afternoon

Voting period:
Tuesday 9 September–Saturday 11 October

What further information, induction and training can newly elected members expect?

Following the local body elections, all successful elected members (Mayor, Councillors, and Community Board) take part in an induction programme to help them understand their roles, responsibilities, and how they'll work together as a team.

Held over the first four to six months of the new three-year period, the programme covers key topics such as the role of local government, legislation, council finances, and major work programmes. A full calendar is provided to successful candidates in their first week.

To help candidates get the most out of this programme, the first month (as known at the time of writing) is outlined on the next page.

Electoral Officer
Warwick Lampp
T: 0800 666 048
E: iro@electionz.com

Deputy Electoral Officer
Jane Roberts
E: governance@qldc.govt.nz

42 / PRE-ELECTION REPORT 2025 / STAND FOR QUEENSTOWN LAKES DISTRICT

Date	What
Saturday 11 October	On election day, the preliminary results are available mid-afternoon. At this point all candidates are contacted by Council staff to advise whether they have been successfully elected.
Monday 13 October	A welcome pack of documents will be issued to all elected members, including a full induction programme, an elected members' handbook, relevant policy documents, and forms.
Tuesday 14 October	All elected members have one-on-one meetings with the Mayor and Chief Executive.
Thursday 16 October	Mayor and Councillors meet with the Council's Executive Leadership Team in the morning. In the afternoon, time is planned with the Democracy Services team to organise photographs, IT equipment, access passes and other orientation activities.
Monday 20 and Tuesday 21 October	LGNZ Mayoral hui in Wellington. This event is for the Mayor only.
Thursday 23 October	Democracy Services team to organise photographs, IT equipment, access passes and other orientation activities for Wānaka-Upper Clutha Community Board in Wānaka.
Wednesday 29 October	LGNZ – elected member induction for all councillors and community board members in Dunedin. Support will be provided with travel and accommodation.
Thursday 30 October	Inaugural meeting of the new Council at Lake Hayes Pavilion, to include declarations (swearing in) of the Mayor and Councillors. Elected members are welcome to invite whānau to attend and enjoy light refreshments after the meeting.
Tuesday 4 November	Inaugural meeting of the new Wānaka-Upper Clutha Community Board at the Lake Wānaka Centre. Community Board members are welcome to invite whānau to attend and enjoy light refreshments after the meeting.
Wednesday 5 November	What to expect in the first 100 days – a workshop led by Meeting & Governance Solutions.
Thursday 6 November	Chairing meetings effectively – a workshop led by Meetings & Governance Solutions.

Other activities include a full-day Mayor and Councillor retreat, the first citizenship ceremony of the triennium, a local government overview led by Simpson Grierson lawyers, strategic site bus tours, and a joint session with the Council and Wānaka-Upper Clutha Community Board. Development opportunities are provided throughout an elected members' time with Council to prepare them for relevant tasks, such as oversight of the Long Term Planning process.

Te Reo Māori translation: Please note, QLDC uses the local Kāi Tahu dialect which replaces 'Ng' with 'K', e.g. tākata (people) instead of tāngata

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linkedin.com

