

Mayor and Councillors  
Queenstown Lakes District Council

20 April 2023

**Re. Queenstown Lakes District Council Annual Plan 2023/2024**

Dear Mayor Glyn Lewers and Queenstown Lakes District Councillors,

As you may know, Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Property is New Zealand's largest industry and fastest growing source of employment. We connect property professionals and represent the interests of 220 South Island based members across the private, public and charitable sectors.

We are writing to you today in relation to the Council's draft Annual Plan 2023/2024.

We are concerned that the proposed average rates increase for 2023/24 is 13.6%, which is a significant jump from the rates increase of 5.6% last year. While we understand this has been driven by tough economic conditions and increased settlement costs, this will have a notable negative effect on efforts to revitalise Queenstown as a vibrant place to live, work and do business in a post-COVID 19 environment. Businesses are feeling the pinch with the cost-of-living crisis and we urge careful management of expenditure occurs to ensure we focus on core services to Queenstown.

We have become aware of the Council's concern surrounding the lack of residential properties for Queenstown's employees. We are in a unique position of having an overview of local authorities District Plan changes across New Zealand. Through our membership, we have an understanding of what plan changes have unintentionally stifled development in particular regions and are noticing a pattern in some areas across New Zealand. We wish to work constructively with Council by having conversations around their policy and regulating settings to help improve Queenstown housing situation.

Property Council is launching a national advocacy campaign on Housing this year and will be happy to keep the Council up to date on this as this workstream progresses.

Please contact Property Council Senior Advocacy Advisor, Sandamali Ambepitiya [sandamali@propertynz.co.nz](mailto:sandamali@propertynz.co.nz) to arrange a meeting where we can discuss Queenstown housing.

Yours sincerely,



James Riddoch  
South Island Branch Chair  
Property Council New Zealand