

2014-15



Draft Annual Plan

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The Year Ahead - A Summary from the Chief Executive

Message from the Mayor

If you're a regular Council-watcher, you'll know that this is the second consecutive year we are proposing to deliver an average zero rates increase. That comes on the back of a challenging year as we bedded in the new staff structure developed from our 2013 organisational review. The benefits of that review are that we now have a lean structure, focused on delivering core services and passing on the savings to our ratepayers.

We live in one of the fastest growing districts in the country with a huge visiting population who use our services but don't pay rates, so it's always a challenge to deliver better service at less cost. This draft plan sets out our activities for 2014/15. Many of them are routine – maintaining safe roads; delivering good quality drinking water; collecting rubbish and recycling; treating wastewater; providing parks, pools and libraries.

This year we need to make decisions on some major proposals including whether to go ahead with developing a convention centre on our Lakeview site. If you read nothing else, please look through the section on “the big issues” and tell us what you think.

Vanessa van Uden

**Mayor
Queenstown Lakes District Council**

From the Chief Executive

The coming financial year will be one of financial consolidation and delivery of operational improvements arising from the 2013 organisational review. For the second successive year we propose delivering a zero rates increase, coupled with additional debt reduction. In addition to improved financial performance, 2013/14 sees the introduction of a new performance measurement framework which is designed to enable ratepayers more easily and meaningfully assess Council's operational and financial performance. This framework will be strengthened by a proposed Otago-wide performance measurement system in 2015/16 enabling direct comparisons of Councils across the region.

In this draft plan we are also consulting on:

- The development of the Lakeview site, including the proposed Convention Centre for Queenstown;
- The proposed Sports Facility for Wanaka;
- Short to medium term improvements to the District's libraries;
- Ways in which we can improve the manner in which we communicate and consult with residents; and
- Options for managing the cost of water supply, including water metering.

Good Council decisions on these matters depend on an informed and engaged community. We encourage you to read about these issues, understand what Council is proposing, and give us your feedback.

Zero Rates Increase

The elected members continue to set an expectation of operational savings, without compromising services. The Annual Plan delivers an average rates increase of 0.0% (after allowing for growth). This is significant improvement on the 10-Year Plan for 2014/15 which proposed a 2.81% increase. Because the figure is an average, individual rates will vary. The range is -3.86% to +4.39%, depending on the value, location and services of your property (see rates for more detail page 6).

Adam Feeley

**Chief Executive
Queenstown Lakes District Council**

2014/15 Financial Highlights

We have used the Annual Plan 2013/14 (AP 13/14) as the base budget for preparing the Annual Plan 2014/15, but have reviewed this against the actual expenditure for 2012/13 and the results for 2013/14 so far. We are required to provide an explanation of how the revised budgets may have changed from what was originally included in the 10 Year Plan.

Key Assumptions

A fundamental step in the budgeting process for the Annual Plan is to review the key assumptions for the year:

- **Growth** - we have increased the forecast for growth in the district from 1.9% to 2.0% (last year the overall growth was 1.4%).
- **Interest Rate** - we have reviewed the interest rate for 14/15 and have reduced it to 6.0% from 6.5% in the 10 Year Plan (last year the weighted average interest rate for QLDC was 5.4%).
- **Depreciation** – Infrastructure assets were revalued (effective date 1 July 2013), this has resulted in an increase in depreciation expense of \$464k overall. Roading has increased by \$845k from AP 13/14 and 3 Waters has reduced by \$264k.
- **Development Contributions** – We have assumed that any changes to the Development Contribution (DC) regime will not impact the 14/15 year. This is in line with the approach from other “growth” Councils (i.e. Tauranga). The 10 Year Plan allowed for 50% of the forecast revenue in 14/15; we have used this for all DC’s except Community which remains at 40%. We used 40% for all DC’s in the AP 13/14.
- **Vested Assets** - The 10 Year Plan allowed for \$9.8m of vested assets in 14/15, we have reduced this to \$5.9m for the Annual Plan.
- **QAC Dividend** – the forecast dividend for 14/15 is reduced from \$3.6m to \$3.0m, and 100% of this is applied to debt repayment.
- **Holiday Park Outsourcing** – We have assumed that the current operational arrangements continue for 14/15.
- **Major Capital Projects** – the draft budgets for 14/15 assume that several major projects will commence in the period. There is a budget of \$8.2m for the Wanaka Sports Facility – this is 50% of the original budget with 50% deferred to 15/16. This assumes that the facility will be well under construction by early 2015.
- There is \$16.9m included for Stage 1 of Project Shotover (Queenstown Wastewater disposal upgrade) and the Council has also decided to bring forward the budgets for the Eastern Access Road at Frankton Flats (\$8.8m for 14/15) – these budgets assume that NZTA subsidy is available for the project and that developers fully contribute to the balance of the cost.

Financial Implications

The main features of the Annual Plan budget for 14/15 are:

- Operating Costs of \$88.6m which represents a reduction of \$4.1m (4.4%) to AP 13/14 and \$3.4m (3.7%) to the 10 Year Plan. This reduction in operating costs is due mainly to the impact of the organisation review and to the outsourcing of the operation of council-owned holiday parks.
- We estimate the savings attributable to the organisation review to be around \$1.8m which consist of reductions in staff costs, office accommodation costs and various corporate costs. The outsourcing of the operation of council-owned holiday parks has shifted both costs and revenues out of Council budgets.

The main favourable variances to AP 13/14 are as follows:

- Holiday Park Direct Costs (\$3.1m)
- Interest Costs (\$1.1m)
- Roading Maintenance (\$621k)
- 3 Waters Maintenance (\$363k)
- Corporate Costs (Staff, Leases etc.) (\$730k)

The reduced interest cost is due to lower than expected borrowings but also to lower than expected interest rates. The savings in infrastructure maintenance costs are as a result of a vigorous review of contracts; improved water network performance and the assumption of more risk in some instances.

The main unfavourable variances to AP 13/14 are as follows:

- Depreciation (\$464k)
- Campervan Patrols (\$196k) – offset 100% by additional revenue
- Private Plan Change Costs (\$1.08m) – offset 98% by additional revenue
- Lake Wanaka Tourism (\$102k) – additional funding sought

Both the costs of Campervan Patrols and Private Plan Changes are expected to be largely recovered by increases in revenue. The increase in funding for Lake Wanaka Tourism has come about by way of a request by the members for an annual increase in funding of around \$100k for the next 4 years. This increase will affect businesses in the Wanaka ward.

Operating Revenue is forecast at \$55.6m which represents an increase of \$6.3m (12.7%) to AP 13/14 and \$5.7m (11.5%) to the 10 Year Plan. The main reasons for this are the increase in revenue expected to be received for the Eastern Access Road at Frankton Flats. Council has agreed to bring a portion of the budget for this project forward; it is assumed that the project will be funded by NZTA subsidy and capital contributions from developers (\$8.8m). This increase is offset by the reduction in revenue associated with the outsourcing of the

operation of council-owned holiday parks.

The main favourable variances to AP 13/14 are as follows:

- Private Plan recoveries (\$1.06m)
- Campervan fines (\$196k)
- Development Contributions (\$846k)
- Grants and Subsidies (WSF) (\$1.2m)
- Grants and Subsidies (Roothing) (\$2.4m)
- Capital Contributions (Roothing) (\$3.9m)
- Vested assets (non cash) (\$463k)

The main unfavourable variances to AP 13/14 are as follows:

- Holiday Park Revenue (\$3.7m)

The cost of Capital Works is expected to be \$60.4m for the year, which represents an increase of \$29.5m (47.2%) to AP 13/14 and a \$2.0m decrease (3.3%) to the 10 Year Plan.

The main features are as follows:

- Wanaka Sports Facility – 50% deferred to 15/16 (\$8.2m)
- Roothing – Eastern Access Road (Frankton Flats) (\$8.8m) included.
- Wastewater - Project Shotover Stage 1 (\$16.9m) included.
- Additional loans of \$42.3m required (\$50m per 10 Year Plan)

Debt Repayment of \$14.1m which represents an increase of \$988k to AP 13/14 and a \$1.9m increase to the 10 Year Plan. This increase in debt repayment is financially prudent and is tied directly to the rates effect for the year.

Rating Implications

The rating effect of the proposed Annual Plan budget for 2014/15 is an average overall rates increase of 0% (after allowing for growth at 2.0%). The 10 Year Plan signalled an average overall rates increase of 2.81% (after allowing for growth at 1.5%) for 2014/15.

This year the Council could have reduced rates by up to 6% but it has decided instead to apply additional funds to debt repayment. The reason for this is to attempt to minimise the prospect of future rates increases by reducing debt now. Reducing debt has the advantage of benefitting all ratepayers through lower interest costs and by creating “headroom” which allows flexibility for future Councils.

This does not mean that every property in the district will see a zero increase for 14/15. Depending on valuation, location and the nature of services received, the likely range of movements is:

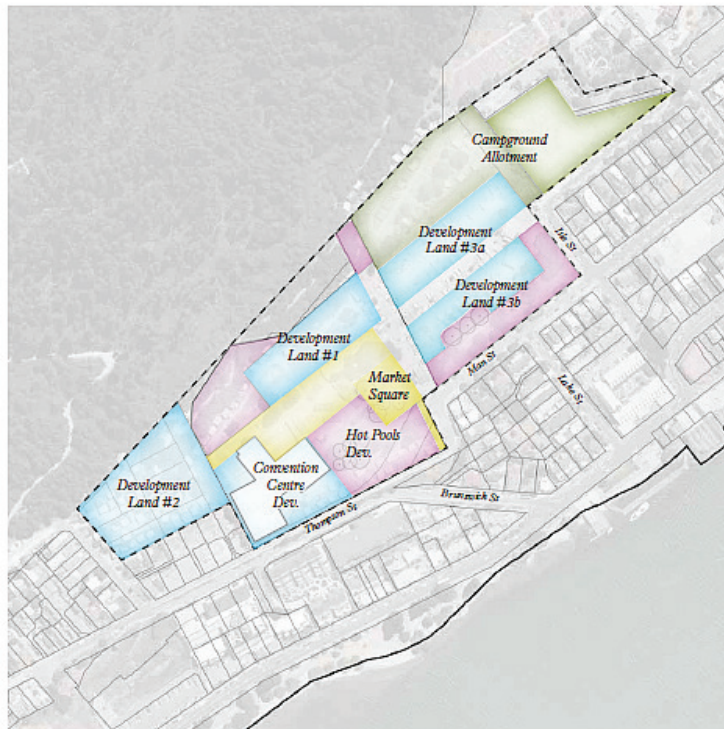
- Lower Values: -2.22% to +4.39%
- Median Values: -3.28% to +2.75%
- Higher Values: -3.86% to +2.29%

The Big Issues for 2014/15

The Council is proposing to deliver an average zero rates increase for most ratepayers this year. The budget has allowed for several major initiatives and the community's views will help the Council decide if and how these should be progressed.

1. Queenstown Convention Centre

A convention centre would attract a new type of visitor to Queenstown, providing additional economic benefits for the whole district. We know from international experience that convention centres are very rarely an attractive proposition for private enterprise to develop alone because they produce very little return, if any, on the capital invested in them. There are risks and costs associated with this proposal. However, there are also benefits to the District in terms of economic growth. A convention centre would complement our tourism strategy of attracting more high-value tourists, particularly in the shoulder seasons. That is the basis on which the Council is considering leading the development of a convention centre on our Lakeview site, on behalf of the community.



Lakeview Masterplan Option - Location 2 Areas

Convention Centre Land Area	8,804 m ²
Hot Pool Development Land Area	7,500 m ²
Freehold Development Land Area	32,486 m ²

Last year we began an extensive consultation process on the proposal to develop a convention centre for Queenstown. An independent survey conducted by Versus Research found that 54.8% of residents supported the proposal that the Council should lead the proposed development; 30.75% opposed it; and 14.4% were neutral or had no opinion. On the question of location, 54% supported Lakeview as the preferred site; 19% opposed it; and 27% were neutral or had no opinion.

Over the last year, the Council has developed a master plan for the Lakeview site. As well as a convention centre, the master plan contemplates the development of a hot pools precinct by Ngai Tahu Tourism (subject to a commercial agreement being reached) and a mixed commercial / residential precinct to be progressed by a private developer under a project development agreement with the Council. We have also reviewed the financial costs for, and economic impact of, the proposed convention centre, and undertaken a rating impact assessment. The table below sets out the possible impact on a wide range of properties across the District. It is based on several assumptions, the main ones being:

- The convention centre will cost \$52.5m to construct.
- The convention centre will not break even in its first five years of operation.
- QLDC will contribute \$27.5m to the construction costs; \$1.8m to associated infrastructure development costs; and \$3.2m of working capital over the initial five years of operation. The site, which the Council owns, is valued at approximately \$3 million based on an estimated value of \$280/m² but the actual value can only be determined once the development is finalised.
- The balance of funding will come from the Crown and other sources.
- The cost of servicing the Council's financial contribution will be from a 50 year loan with an interest rate of 6.5%
- The costs of the loan, including interest and repayment of the principal, will be allocated across the District in the following percentages:
 - 35% commercial Queenstown CBD;
 - 30% Wakatipu basin commercial;
 - 20% Wakatipu basin residential;
 - 10% Wanaka commercial;
 - 5% Wanaka residential.

We have taken a conservative (ie negative) view of the convention centre project in assessing these rating impacts. We have deliberately not factored in the significant revenue that the Council expects to receive from the remainder of the development of the Lakeview site. Of the various forecasts that have been prepared regarding the financial performance of the convention centre, we have used a "worse case" forecast rather than the original base-case assessment prepared by Horwath HTL, which forecasts the convention centre breaking even by the third year, and improving thereafter.

A detailed assessment of the financial feasibility of the convention centre, and its rating impact can be found on the Council's website www.qldc.govt.nz

We are now at the stage where the Council needs to decide whether or not to proceed with this project. The community's views will be a critical factor in this decision.

Indicative Ratings Impact on Property Types – Negative Scenario

Rating Impact			2013/14	Year 1		Year 2		Year 5	
Location	Property Type	Valuation	Total Rates (\$)	Total Rates (\$)	Change %	Total Rates (\$)	Change %	Total Rates (\$)	Change %
Queenstown	Dwelling	Low	2,008	2,032	1.2	2,030	-0.1	2,028	-0.1
Queenstown	Dwelling	Median	2,408	2,446	1.6	2,443	-0.1	2,440	-0.1
Queenstown	Dwelling	High	4,948	5,075	2.6	5,064	-0.2	5,056	-0.2
Queenstown	Commercial	Low	2,203	2,311	4.9	2,302	-0.4	2,295	-0.3
Queenstown	Commercial	Median	6,210	6,695	7.8	6,654	-0.6	6,622	-0.5
Queenstown	Commercial	High	100,529	109,138	8.6	108,408	-0.7	107,843	-0.5
Queenstown	Accommodation	Low	3,682	3,865	5.0	3,849	-0.4	3,837	-0.3
Queenstown	Accommodation	Median	8,389	8,874	5.8	8,833	-0.5	8,801	-0.4
Queenstown	Accommodation	High	258,881	275,685	6.5	274,260	-0.5	273,157	-0.4
Queenstown CBD	Commercial	Low	2,203	2,531	14.9	2,503	-1.1	2,482	-0.8
Queenstown CBD	Commercial	Median	6,210	7,684	23.7	7,559	-1.6	7,462	-1.3
Queenstown CBD	Commercial	High	100,529	126,710	26.0	124,490	-1.8	122,771	-1.4
Queenstown CBD	Accommodation	Low	3,682	4,237	15.1	4,190	-1.1	4,154	-0.9
Queenstown CBD	Accommodation	Median	8,389	9,863	17.6	9,738	-1.3	9,641	-1.0
Queenstown CBD	Accommodation	High	258,881	309,981	19.7	305,648	-1.4	302,294	-1.1
Wanaka	Dwelling	Low	2,233	2,245	0.5	2,244	0.0	2,244	0.0
Wanaka	Dwelling	Median	2,357	2,382	1.1	2,380	-0.1	2,378	-0.1
Wanaka	Dwelling	High	3,657	3,713	1.5	3,708	-0.1	3,704	-0.1
Wanaka	Commercial	Low	3,222	3,401	5.6	3,385	-0.5	3,374	-0.3
Wanaka	Commercial	Median	4,466	4,752	6.4	4,728	-0.5	4,709	-0.4
Wanaka	Commercial	High	40,876	43,819	7.2	43,570	-0.6	43,377	-0.4
Wanaka	Accommodation	Low	3,741	3,907	4.4	3,893	-0.4	3,882	-0.3
Wanaka	Accommodation	Median	6,340	6,626	4.5	6,602	-0.4	6,583	-0.3
Wanaka	Accommodation	High	57,796	61,328	6.1	61,029	-0.5	60,797	-0.4

NB: 1. Based on capital value rate with differentials.

2. Dwelling Includes: residential, country dwellings, vacant and primary industry.

3. CBD impact is based on properties within town centre zone.

4. % Change is increase/decrease from previous period.

2. New Sports Facilities

Wanaka

The Council decided in 2011 to build a sports facility at the Three Parks development site in Wanaka. A new Wanaka Sports Facility Steering Group was established in late 2013 with a mandate to recommend to the Council the facilities mix and staging of the components within the mix. The group considered a range of options which ranged from an aquatic centre and indoor sports facility at Three Parks to lesser developments at Three Parks and an upgrade to the existing community pool. They have recommended:

- The development of the Wanaka Sports Facility at Three Parks with two indoor courts; one outside artificial turf field; and carparking; and
- Refurbishment of the existing Wanaka Community Pool, including establishing a dedicated learners' pool.

The initial cost estimate for this development is \$15.6m (\$12.5m for the sports facility and \$2.1m for the pool upgrade) as compared with \$25.6m for an aquatic centre and indoor courts all at Three Parks. We propose to fund this by way of a fixed charge across the whole district for the sports facility and a targeted rate on the Wanaka ward for the Wanaka Community Pool upgrade. This means that all ratepayers would contribute towards the cost of sports facilities at Wanaka, in the same way that they contribute to local sports grounds, courts etc across the district, and that Wanaka ratepayers would pay for the community pool upgrade in the same way that Wakatipu ratepayers pay for Alpine Aqualand at Frankton.

There is a risk that the Government will change the law and prevent us from using development contributions to help pay for about a third of the Wanaka Sports Facility. This would increase the cost to ratepayers by about \$3.5 million.

Wakatipu

The Ministry of Education is building a new school at Shotover Country, to be opened in 12 months. Current plans include a half-size indoor court to double as the school hall. If this were upsized to a full-sized indoor court, catering for netball, basketball, volleyball and tennis, it would be a valuable addition to the network of sports facilities in the Wakatipu and relieve pressure on the courts at the nearby Queenstown Events Centre, potentially deferring the need for a \$9.7 million expansion currently planned to start in 2016-17.

The estimated additional cost of building a full-sized court at the school is \$1.6 million, and the Council would seek community partners to meet some of the cost. Partnerships between local authorities and schools are a common model of providing sports facilities around New Zealand. These arrangements generally provide priority access for the school during school hours and priority access for the community at other times.

Because construction of the school is beginning within weeks, we have a short timeframe in which to decide whether to proceed with this partnership.

3. Library Services

We have carried out a strategic review of library services this year, following on from last year's organisational review. The Library Services Report was completed with input from the community and library consultants and the Council is now considering its recommendations. Underlying principles are:

- Free library membership
- Libraries that reflect their local community, including their atmosphere and collections
- A balance of printed and digital material

Many of the proposals can be implemented within existing budgets or could be phased in over a period of years, but we seek community views on whether to spend \$25,000 to extend the opening hours at the Glenorchy, Kingston, Hawea, Wanaka, Queenstown and Arrowtown libraries.

The Council is considering making some front-counter and on-line Council services available at our libraries. These would include paying rates and parking fines and registering dogs.

As part of the rationalization of office space following the organisational review last year, we also propose to vacate the current rented office at Reece Crescent, Wanaka, which will save \$57,500 a year. Wanaka-based planning and building control staff will relocate to our Ardmore Street office, which is being renovated to accommodate them at a budgeted cost of \$150,000. This can include space for Customer Services staff.

During the year we will review the administration space at the library (which has already been budgeted at \$97,967) to look at providing more space for community use. As part of this review, we could include room for Customer Services staff to be based within the library without reducing the amount of space available for patrons and community use.

We seek your views as to whether we should:

- keep Customer Services staff at Ardmore Street (no extra cost)
- reduce the library administration space to provide additional community space and accommodate Customer Services staff in the library building (no additional cost)
- locate Customer Services staff at the library and build an extension to provide new community space (estimated \$60,000)

4. Water Demand and Costs

It is a common misconception that, because we are surrounded by rivers and lakes in the Queenstown Lakes District, there is no great cost to supply water and remove wastewater. Nothing could be further from the truth. The costs do not arise from sourcing the water (we do have a plentiful supply) or treating it, but rather from the cost of building and maintaining the network of pipes required to transport water and wastewater. If the public demand for the volume of water to be supplied exceeds the capacity of pipes available to deliver that water, then either the pressure (volume) of water will drop significantly, or additional pipe capacity needs to be built to meet the demand.

While the district is generally able to meet demand, there is a particular problem in summer when high visitor numbers and irrigation demands combine to place stresses on pipe capacity. If we are to avoid costly capital expenditure in the near future on expanding the capacity of

the network, the current demand (particularly over summer) needs to be reduced. There are a variety of ways in which this can be achieved. Increasing public awareness about the problem has been a feature of the past two summers with some modest reductions in demand. Storage tanks and better use of “grey water” also help reduce demands, as does finding and fixing leaks.

However, the absence of individual water meters makes it very difficult to identify particular demand issues (either through excessive use or leakage) across the network. The Council is currently considering whether introduction of meters will help manage our water costs. As part of this process, we have adopted a set of principles for managing water supply which include:

1. **Financial sustainability:** water supply must be managed in a manner that avoids financially unsustainable capital expenditure across the water supply network.
2. **Environmental responsibility:** unnecessary water demand needs to be managed in a manner that minimises avoidable adverse effects on the environment.
3. **Fair and equitable allocation of costs:** All water supply costs (both operating and capital costs) should be fairly and transparently allocated to ratepayers (i.e. without unreasonable cross-subsidisation).
4. **Efficient Management:** Water supply must be undertaken in a manner that enables the most efficient and cost-effective management of our resources and network, and therefore requires use of tools which will provide us with better information to enable this to be done.
5. **Cost recovery:** Any changes to the current form of charging for water supply must maintain the principle of cost recovery only through the reallocation.
6. **Demonstrable cost benefits:** The introduction of any form of metering should only occur when the financial and other benefits of doing so demonstrably outweigh the costs of implementation.
7. **Revenue stability:** water metering must be implemented in a manner which avoids any material revenue volatility across financial years.
8. **Complementary water management measures:** alternative or additional measures to metering need to be considered as part of a water demand management strategy, including public awareness.

5. Debt

Debt is not a bad thing, particularly for a district like Queenstown Lakes which continues to enjoy high rates of growth. Growth places additional demands on Council services, particularly on roads, water and wastewater and other key infrastructure, but it also means that there is a greater proportion of ratepayers to meet these demands. Because many of the infrastructure assets created as a result of growth will exist for generations, it is appropriate that they are funded across these generations from long term loans.

However, debt should always be carefully managed so that repayment does not become a disproportionate component of rates. The Treasury’s financial prudence guidelines recommend that the interest costs of servicing loans for a high growth local authority should be no more than 15% of its operating revenue. QLDC is planning to spend 6.7% of its revenue on debt servicing costs. However, in the coming years several major capital expenditure projects will adversely affect this figure. Accordingly, we propose reducing current debt levels to ensure we have the capacity to take on future debt to deliver major projects.

6. Community Engagement

Public consultation is an important way of enabling the community to contribute to local authority decision-making. If we are to consult well with our community, we need to outline clearly the issue or proposal under consideration; the range of solutions or options being considered; the Council’s preferred option or solution; and the way and extent to which the community can influence a decision.

From 1 December this year, we will have a new Significance and Engagement Policy which sets out how we will determine the significance of our proposals or decisions, and how we will engage with the community on the big issues. We’re taking this opportunity to ask you how you like to receive information from us, how you prefer to share your views with your elected members, and the kinds of issues you want to be consulted about. The answers to these questions will help us develop our Significance and Engagement Policy.

7. Performance

Having a performance measurement process for the operational performance of Council services is a fundamental part of public accountability. A review of local government performance measures by the Auditor-General identified several deficiencies including:

- The performance standards had little or no public input and were not therefore considered relevant;
- They were rarely reviewed or refreshed in any meaningful way;
- Failure to meet the standards had little or no consequence; and
- The actual measures used had little meaningful connection with a council’s goals.

We have reviewed our current performance measurement framework and propose significant changes. As a result, we have reduced the performance standards from approximately 150 to just 34 measures which we consider are more relevant to the matters on which the public judges our performance. You’ll find them throughout this Draft Annual Plan under “Our Accountability”, setting out exactly what our targets are for each significant activity. We developed them by referencing a range of measures used across New Zealand so that a more direct comparison of our performance with that of other local authorities can be made. We are also working with all the Otago local authorities with a view to adopting a standard set of performance measures for the region from 2015/16.

Other

Ultrafast Broadband Wanaka

In an agreement with Chorus, the Council proposes to \$250,000 by way of a loan towards the introduction of ultrafast broadband for Wanaka. The installation enables Wanaka to be eligible for Giga Town Status.

Rates for 2014/15 in more detail

The rating effect of the proposed Annual Plan budget for 2014/15 is an average overall rates increase of 0% (after allowing for growth at 2.0%). This is the second consecutive year of zero rates increases.

This does not mean that every property in the district will see a zero increase for 2014/15. Depending on valuation, location and the nature of services received, the likely range of movements is:

Lower Values: -2.22% to +4.39%
 Median Values: -3.28% to +2.75%
 Higher Values: -3.86% to +2.29%

For more detail on expected rates movements see pages 66, 67.

The main features of the proposed rates for 2014/15 are:

1. UAGC increases by \$5.00 to \$62.00 per property.
2. Waste Management Charge has decreased by \$3.00 for residential property to \$123.00.
3. Waste Management Charge has decreased by \$2.00 per non-residential property to \$88.00.
4. Aquatic Centre Charge (Wakatipu only) has decreased by \$2.00 per property to \$95.00 per annum.
5. Sports, Halls and Libraries Charge (Residential types only) has increased by \$13.00 per property to \$303.00 per annum.
6. Recreation and Events Charge (differentially set) has increased by around 12.0% (up \$21.00 per property for Residential).
7. Governance and Regulatory Charge (differentially set) has decreased by around 1.2% (down \$1.00 per property for Residential).
8. Most targeted rates for Water Supply and Wastewater are proposed to either reduce or remain at existing levels:

Water Supply	Existing	Proposed
Queenstown	\$250.00	\$240.00
Wanaka	\$170.00	\$170.00
Arrowtown	\$190.00	\$180.00
Glenorchy	\$690.00	\$710.00
Hawea	\$354.00	\$350.00
Arthurs Point	\$610.00	\$610.00
Lake Hayes	\$576.00	\$530.00
Luggate	\$540.00	\$560.00

Sewerage	Existing	Proposed
Queenstown	\$322.00	\$340.00
Wanaka	\$500.00	\$482.00
Arrowtown	\$400.00	\$390.00
Hawea	\$540.00	\$510.00
Arthurs Point	\$440.00	\$420.00
Lake Hayes	\$310.00	\$334.00
Luggate	\$560.00	\$590.00

We invite your comments

Everything in this document is a proposal, which has been prepared for your consideration. We have identified seven major issues where we seek guidance from the community, but if you feel that any of our proposed activities or projects should be done in another way, on a different scale or – perhaps – not at all, then please tell us what should change and why you feel that way.

A summary of everything in this Draft Annual Plan is on our website and will also be published along with The Mirror and The Wanaka Sun on 30 April and 1 May.

The easiest way to have your say is to read the summary and then make an on-line submission by following the link on our website www.qldc.govt.nz. If you prefer, you can use the submission form included with the summary, or simply write us a letter or email setting out your views. Be sure to include your name and daytime contact details – we can't count anonymous submissions – and specify whether you want to present your submission to Councillors at the hearings in Queenstown and Wanaka on 26 and 28 May.

We look forward to hearing your views.

Annual Plan 2014/15 Consultation Process

Consultation

The Annual Plan is an important part of the process of managing the Council. It provides an opportunity for ratepayers and residents to have their say prior to the Council confirming its plans and budgets.

The submission process April - May 2014

Timeline 2014

Council Adopts Draft Plan	17 April
Submissions Open	19 April
Submissions Close	19 May
Submissions Heard	26 May in Queenstown, 28 May in Wanaka
Plan Adopted	26 June

Have Your Say

Your feedback will become a submission to the draft Annual Plan. All submissions will be considered by all elected members before the Annual Plan is adopted. It is important that you have your say!

Your Councillors are available to discuss anything in the Draft Annual Plan. You're welcome to contact them at any time – their email addresses and phone numbers are all on our website – or come to one of the drop-in sessions:

Queenstown, Monday 5 May from 5 - 7pm in the Council Chamber, 10 Gorge Road
Wanaka, Wednesday 7 May from 11am - 2pm in the Council offices, Ardmore Street

We recommend that you take advantage of the online submission form at www.qldc.govt.nz

Submissions can also be emailed to annualplan@qldc.govt.nz or can be mailed to Annual Plan Submission, QLDC, Freepost 191078, Private Bag 50072, Queenstown 9348.

What does the Council do?

The Council delivers 26 core activities, which fall into eight different group activities. These are: Governance, Economic Development, Community, Environmental Management, Water Supply, Stormwater, Wastewater and Roading and Footpaths. The activities are summarised in Volume 1 of the 10-Year Plan and in more detail in Volume 2.

Change in Purpose for Local Government

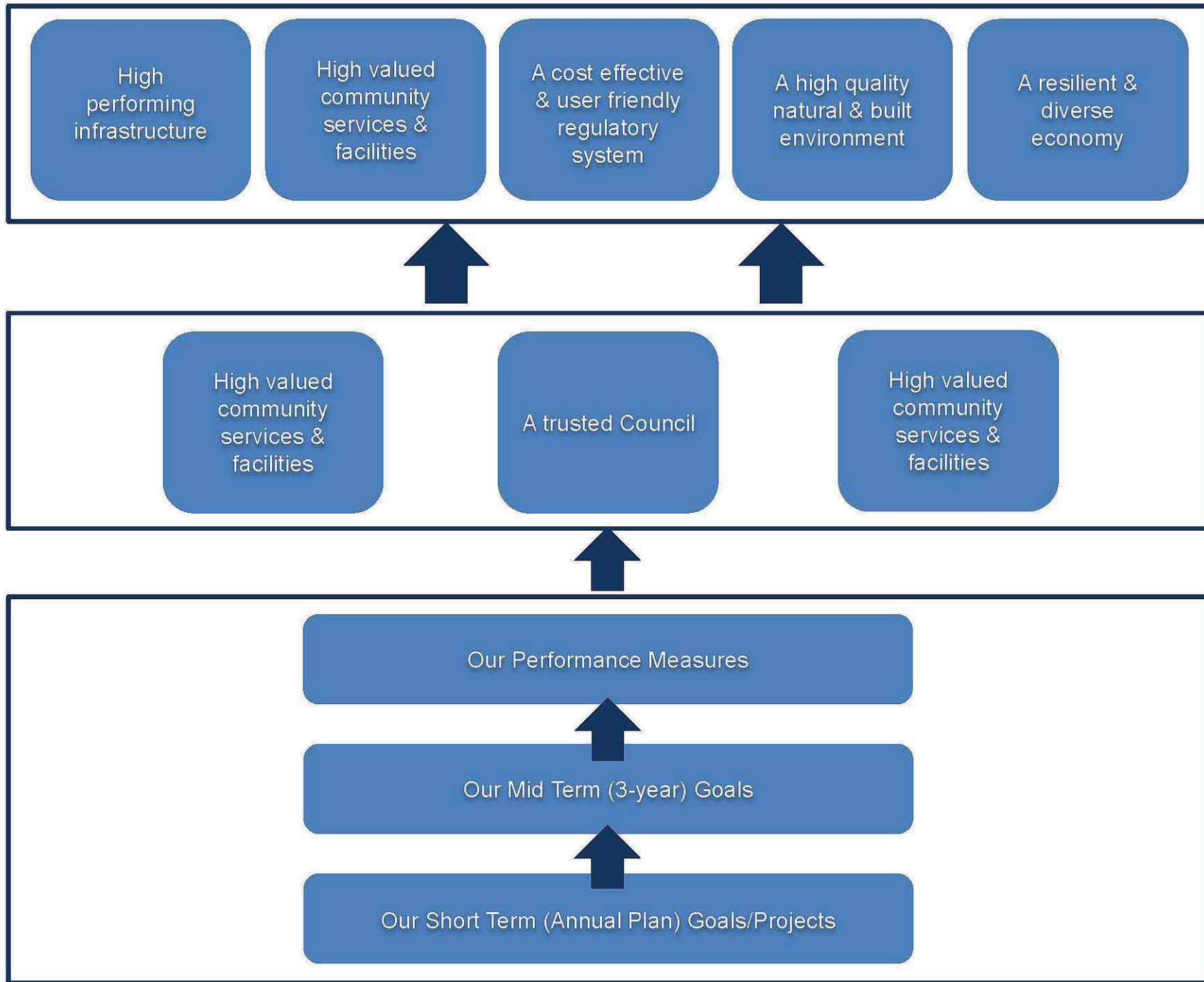
Significant changes to the Local Government Act 2002 came into effect on December 5, 2012. The most fundamental change for councils is that the purpose of local government has been amended by removing the four well-beings (to promote the social, economic, environmental and cultural well-being of communities). The role of local government is now to: 'Meet the current and future needs of communities for good quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.'

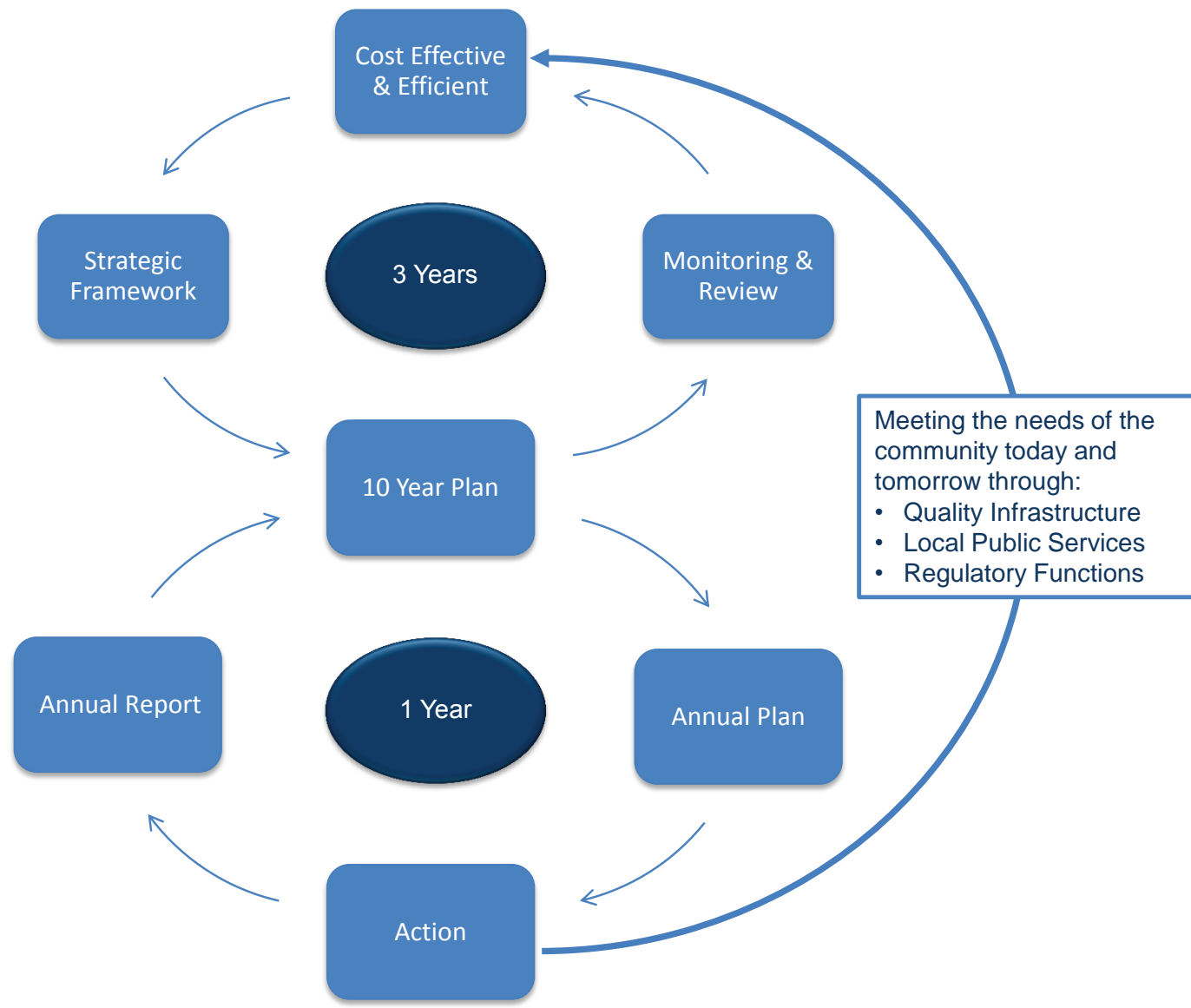
The tenor of the changes is to ensure that councils focus on "core business" and operate in a manner that reduces red tape and compliance costs; minimises rates; lowers debt and provides high quality community services and infrastructure in a cost-effective way.

Strategic Framework

In light of the changes to the Local Government Act, the Council has revised its Strategic Framework (see page 16). Our key outcomes are based around our core functions: infrastructure; community facilities and services; regulatory services; the environment and the economy.

These outcomes influence Council's short, medium and long term priorities, along with the measures set to assess the performance of Council towards those outcomes. The Council and the community can monitor progress towards achieving Community Outcomes. The Council issues its report card (Annual Report) in October each year which says how well we did.







Fact File

Area: 8467 square kilometres

Resident population (2013): 30,200

Peak Population (2011): 89,346

Rateable properties 2013: 22,300

Resident population (average day) 2013: 28,224

Source - Growth Projections 10-Year-Plan

Delegated Responsibilities as at 17 April 2014

Mayor

Vanessa van Uden

Wanaka Community Board	Councillors		Council Committees
Rachel Brown (Chair) Bryan Lloyd (Deputy) Lyal Cocks Ella Lawton Calum MacLeod Ross McRobie Mike O'Connor	Queenstown Ward Merv Aoake Craig (Ferg) Ferguson Alexa Forbes Mel Gazzard Cath Gilmour Simon Stammers-Smith	Arrowtown Ward Lex Perkins Wanaka Ward Lyal Cocks (Deputy Mayor) Ella Lawton Calum MacLeod	Audit and Risk Committee District Licensing Committee Property Subcommittee Resource Consent Commissioner Appointment Committee

Chief Executive

Adam Feeley

General Manager, Infrastructure & Assets

Erik Barnes

General Manager, Planning & Development

Marc Bretherton

Director - Human Resources

Beth Bundy

Chief Financial Officer

Stewart Burns

General Manager, Legal & Regulatory

Scott Carran

Chief Information Officer

Kirsty Martin

Director - Chief Executive's Office

Meaghan Miller

Transition Manager

Paul Speedy

General Manager, Operations

Ruth Stokes

Council Offices

Civic Centre
10 Gorge Road
Private Bag 50072
Queenstown

Phone: 03 441 0499
Fax: 03 450 2223
Email: services@qldc.govt.nz
Website: www.qldc.govt.nz

Service Centres

Arrowtown Library
58 Buckingham Street
Arrowtown
Phone: 03 442 1607

Wanaka Office
47 Ardmore Street
Wanaka
Phone: 03 443 0024
Fax: 03 443 8826

Queenstown Airport Corporation Limited*

Terminal Building, Queenstown Airport
PO Box 64
Queenstown
Phone: 03 442 3505
* A Council-controlled trading organisation

Auditors

Deloitte on behalf of the Auditor General
Dunedin

Sister Cities

Aspen, Colorado, USA (Queenstown)
Hikimi, Shimane, Japan (Wanaka)

Performance Framework - Amended from the 10-Year Plan 2012

In 2013 the Queenstown Lakes District Council undertook a comprehensive Organisational Review of the Council and its two council-controlled organisations; Lakes Leisure Ltd and Lakes Environmental Ltd. The review process highlighted issues with both the 10 Year Plan 2012 performance framework, and the changes to the Local Government Act 2002, in particular changes to the purpose of local government. It concluded that the measures were excessive in number, not well-linked to strategic outcomes, and lacked relevance to the expectations of the community. The review recommended that the Council implement a new performance measurement framework 'as soon as possible'. Consequently the review created a new role to deliver improved accountability through a reviewed performance framework.

The Council has revised the performance framework based on:

- The changes to the purpose of local government under the Local Government Act;
- The Organisational Review;
- The need to amalgamate three organisations, rendering some of the 2012 measures less meaningful;
- The relevance of the existing measures.

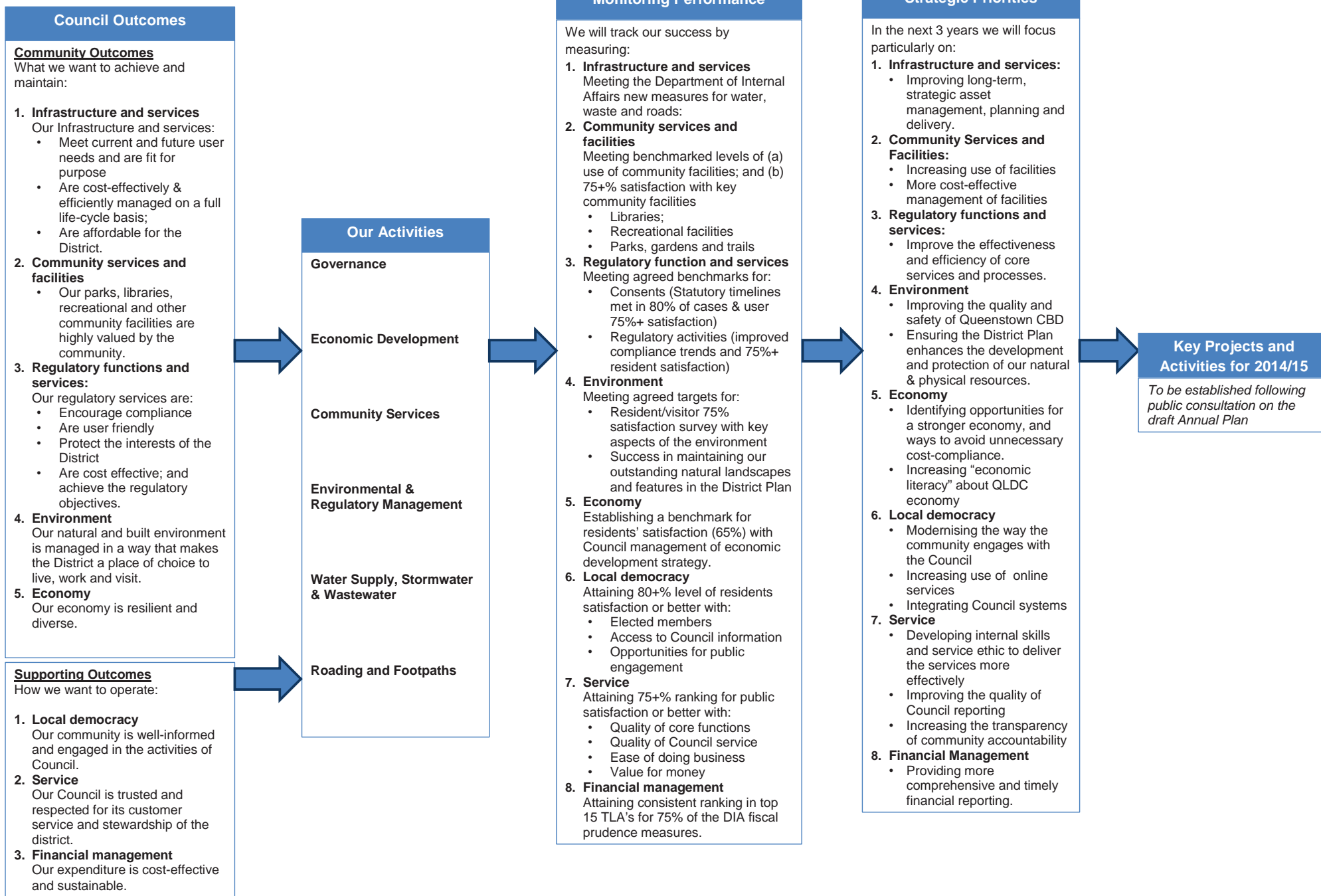
The framework does not include the mandatory measures under the Local Government Act to be introduced from 2015, although the mandatory measures are included in the plan (page 34).

The Council has included the revised framework in the Draft Annual Plan 2014/15 for consultation with the community, with the intention of reporting on these measures in the 2015 Annual Report.

The amended framework has been highlighted as a key consultation issue in the Draft Annual Plan Summary document.

Council will include the mandatory measures in the 10 Year Plan 2015 to be reported against in the 2016 Annual Report.

This is a proposed change to the 10 Year Plan, please refer to Performance Consultation (page 8)



Summary of Council Activities

Following the reorganisation of Queenstown Lakes District Council (QLDC) and development of a new Performance Framework, Council has enhanced its measurement criteria to accurately reflect the work and accomplishments achieved throughout the year. These measurements have been listed under Accountability for each section of the Council activities in this plan.

Governance

- Community Leadership
- Community Engagement
- Civil Defence and Emergency Management

Economic Development

- Tourism Promotion
- Council Property Portfolio
- Forestry
- Wanaka Airport
- Camping Grounds
- Housing

Community

- Library Services
- Community Development
- Community Grants
- Public Toilets
- Cemeteries
- Community Facilities
- Waterways Facilities
- Parks and Recreation Facilities

Environmental Management

- District Plan
- Regulatory Services
- Waterways Control
- Waste Management

Water Supply

Stormwater

Wastewater

Roading and Footpaths

Governance

Community Leadership

This activity supports elected members (Council, Committees and Wanaka Community Board) in their leadership role, to make informed decisions and monitor the delivery of services. This activity enables the exercise of powers to rate property owners and to use those funds in the wider public interest and establishing a strategic direction and advocating for and on behalf of the community.

The focus of Council's contribution to the wider public interest will be to provide the activities of local democracy, infrastructure, local public services and performance of regulatory functions whilst ensuring these activities provide quality (efficient, effective and appropriate to present and future circumstances) and are financially sustainable (cost-effective for households and businesses).

Community Engagement

The current Local Government Act changed the basis of local democracy from a model of representative democracy – where elected members represent the community and make decisions on their behalf – to consultative democracy where the community is engaged and involved in making decisions about the community they live in.

This activity aims to empower the communities of the Queenstown Lakes District to participate meaningfully in shaping the District's services, facilities and policies.

Emergency Management

The Council has wide responsibilities under the Civil Defence Emergency Management (CDEM) Act 2002 to:

- Identify the hazards and risks that the communities of the District face
- Reduce the likelihood and consequences of hazards, building resilience
- Enable communities, the Council, partner response organisations and infrastructure providers to be ready for emergencies
- Respond effectively to emergencies in partnership with communities, businesses and partner organisations
- Direct and coordinate response and recovery efforts when necessary
- Support communities to recover holistically and sustainably from emergencies

The Council is an active member of the Otago CDEM Group.

Council provides Rural Fire Units in Queenstown and Wanaka. These units comprise around 40 trained personnel and trailers containing fire suppression equipment. Council also supports community Voluntary Rural Fire Forces at Kingston, Glenorchy, Arrowtown and Makarora by providing appliances, equipment, buildings and training.

Council is responsible for rural fire control through:

- Monitoring of the fire danger
- Implementation of fire restrictions
- Administration of a fire permit system
- Provision of public information
- Suppression of all uncontrolled fires in rural areas except Department of Conservation property and urban townships covered by NZFS

Highlights of Governance

- Convention Centre - please refer to consultation (page 5)
- Community Engagement - please refer to consultation (page 8)
- Organisational Performance - please refer to consultation (page 8)
- Debt Reduction - please refer to consultation (page 8)

Our Accountability

For our performance measures please see page 32.

Forecast Financial Performance

Governance			
Summary of Forecast Financial Performance			
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
\$000	Expenditure	\$000	\$000
4,178	Governance	1,794	4,488
403	Communications	555	400
4,581	Operating Costs	2,349	4,888
2,876	Group Activity Income	3,056	3,633
1,705	Net Cost/(Surplus) of Service	(707)	1,255
-	Capital Expenditure	-	-
1,705	Funding Required/(Generated)	(707)	1,255
	Funded By: -		
4,404	Targeted Rates	2,407	4,676
-	General Rates	-	-
(2,699)	Transfers (to)/from Reserves	(3,114)	(3,421)
1,705	Total Funding	(707)	1,255
	Activity Income Includes (1)		
2,876	Other	3,056	3,633
2,876	Total Activity Income	3,056	3,633

Economic Development

This includes:

- Tourism Promotion
- Council Property Portfolio
- Community Housing

Tourism Promotion

This activity supports the commercial interests of the district by collecting tourism promotional funding and providing it to the representative bodies of those commercial interests for distribution through targeted promotion. Tourism is this district's single biggest economic driver.

Grants Paid to Promotional Organisations

Expenditure \$000	2014/15
Destination Queenstown	3,284
Lake Wanaka Tourism	738*
Arrowtown Promotion	117

* The increase for Lake Wanaka Tourism for the 2014/15 year is \$103k. This is the first of 4 annual increases as proposed by the members of LWT.

Council Property Portfolio

Council has a new Property Sales and Acquisitions Policy, to align with recent changes in local government requirements. Under this policy, Council is required to review the performance and appropriateness of its property assets on a six-monthly basis.

Council will continue to operate its property assets at current levels of service while it develops its Community Facilities Asset Management Plan (AMP). Through the AMP process, Council will review its levels of service and commence the first review under the new policy on the performance and appropriateness of its property assets. These reviews are expected to identify underperforming land that could be sold or an alternative use found for.

Forestry

QLDC owns two forests: Ben Lomond Reserve, Queenstown Hill Reserve and shares ownership of part of the Coronet Forest with Central Otago District Council (CODC) in a 75:25 split.

Wanaka Airport

Wanaka Airport is 10km east of the township on State Highway 6. There has been significant investment made in the Airport since it was opened in 1983. The facilities can now accommodate regular commercial flights, and a recent change to the District Plan extending the noise boundaries will enable the runway to be lengthened for use by larger aircraft in the future.

Although there are currently no regular commercial passenger flights in and out of Wanaka Airport, there are a many other businesses based at the Airport including aircraft maintenance, flight training, skydive, scenic flights and museums. There are approximately 60 people employed at the Airport.

Noting that Wanaka is one of the fastest growing towns in the country, it is expected there will be demand for regular commercial flights again at some stage. The Airport has significant capacity to accommodate a range of aviation activities and businesses in the future.

Camping Grounds

Council resolved to outsource the management of the Queenstown Lakeview, Arrowtown, Wanaka and Glendhu Bay Holiday Parks in October 2013. An interim three-year arrangement was put in place with the option, if Council chooses, to enter into negotiations for a long-term agreement to occur between April and July 2014.

Housing

Residential properties are generally owned by the Council as an investment for future infrastructure development (for example a Queenstown CBD bypass). Elderly housing was introduced to Arrowtown and Wanaka in the 1970's and 1980's respectively in accordance with a central government housing initiative. The Council supports the provision of affordable housing in the district.

Shaping Our Future

Shaping Our Future is an incorporated society focusing on engaging the community and other organisations and agencies to work together towards future initiatives in the district. The Council is one of many active partners in Shaping Our Future.

Highlights of Economic Development

- Completion of a master-plan for the Lakeview development, including a convention centre
- A review of campgrounds and outsourced management agreement
- Destination Queenstown 10-Year Marketing Strategic Plan (2014 review)
- Continued implementation of Wakatipu Wilding Conifer Control Group Strategy 2013-17 at \$130,000 per annum
- Shaping Our Future Forum on Economic Development (Council has funded \$80k towards an Economic Development Strategy)

Our Accountability

For our performance measures please see page 32.

Forecast Financial Performance

Economic Development			
Summary of Forecast Financial Performance			
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
	\$000 Expenditure	\$000	\$000
4,024	Tourism Promotion	4,139	4,114
454	Council Land	310	476
164	Housing	136	215
527	Wanaka Airport	502	634
358	Forestry	330	319
5,094	Holiday Parks	1,970	5,143
10,621	Operating Costs	7,387	10,901
6,355	Group Activity Income (1)	2,965	6,657
4,266	Net Cost/(Surplus) of Service	4,422	4,244
	Capital Expenditure		
-	Council Land	50	55
40	Housing	5	33
428	Wanaka Airport	474	474
107	Holiday Parks	360	120
575	Capital Works	889	682
730	Debt Repayment	1,456	719
-	Vested Assets	-	-
1,305	Capital and Debt Repayment	2,345	1,401
5,571	Funding Required/(Generated)	6,767	5,645
	Funded By: -		
3,719	Targeted Rates	3,738	3,810
674	General Rates	1,428	784
549	Loans (Internal & External)	948	782
600	Transfers (to)/from Reserves	624	239
29	Depreciation not Funded	29	29
5,571	Total Funding	6,767	5,644
	Activity Income Includes (1)		
6,355	User Charges	2,965	6,657
6,355	Total Activity Income	2,965	6,657

Community Services

This includes:

- Library Services
- Community Development
- Community Grants
- Public Toilets
- Cemeteries
- Community Facilities
- Waterways Facilities
- Parks and Recreational Facilities

The delivery of community services throughout the district has been consolidated over the last three years, while still maintaining current levels of services. The most significant project is to progress development of a Sports Facility for Wanaka. Council has now designated the site and will advance the developed design in preparation for construction in 2014/15.

More detailed information on community activities is contained in Volume 2 of the 10-Year Plan.

Library Services

Libraries provide the community with access to information, support education and the exchange of information and ideas. They are also a focus for the communities they serve. Our libraries are a shared service with Central Otago District Libraries and deliver both online access to our catalogue and range of digital resources. These resources include books, magazines, newspapers, talking books, music, videos, DVDs, e- resources and access to information databases.

Library services are now available online www.libraries.codc.qldc.govt.nz

This activity will:

- provide libraries in Queenstown, Arrowtown, Wanaka, Lake Hawea, Kingston, Glenorchy and Makarora and other areas where required;
- operate libraries as a shared service with the Central Otago District Council;
- provide library assistance and training to customers seeking information;
- provide events and activities which support literacy, learning and cultural experience;
- provide informal community space where people meet, read, study and attend programmes.

Please refer to the Library Services consultation (page 7).

Community Development

This activity captures the Council's relationships with its community, providing programmes and communications that strengthen the networks that are based around social agencies, community groups and volunteers. The Council's role in this area is generally undertaken through communication, promotion, advocacy and support. Community development is aimed at informing, involving and empowering the community.

The Council is a central point for information about community funding and funds and supports arts, culture and sporting events.

Recreation programmes include learn to swim, community sports leagues, holiday programmes, rock climbing and targeted children's and need-specific programmes.

Community Grants

This activity provides financial support to community associations for the delivery of small projects and encouragement of community engagement. It ensures community groups can access funding available through other agencies. The Council provides grants to community associations to support their activities. It also administers other grants such as the Sport New Zealand Rural Travel Fund and Creative Communities Fund. It provides advice and support to groups seeking to raise funds for community projects.

Public Toilets

The Council provides 50 public toilets across the district to meet the needs of residents and visitors. The introduction of counters to new toilet facilities and radio frequency tags for maintenance monitoring enables the Council to consistently improve toilet facilities available to the community.

Cemeteries

There are 12 designated cemeteries under the ownership of the Queenstown Lakes District Council, of which 10 are operating cemeteries. These are situated at Makarora, Queenstown, Glenorchy, Frankton, Kingston, Cardrona, Wanaka, Lake Hawea, Skippers and Arrowtown.

All cemeteries in the district are of major historical importance, including Skippers and Macetown Cemeteries. Of these only Macetown is 'closed'. A cemetery has been provided at Lower Shotover to meet future demand, once Wakatipu cemeteries are no longer operational.

Community Facilities

The Council aims to provide a range of health and fitness facilities, halls and similar multi-use indoor facilities throughout the district. Major facilities include the Queenstown Events Centre, Queenstown Memorial Centre, Lake Hayes Pavilion, Athenaeum Hall and Lake Wanaka Centre.

Community halls such as Kingston, Glenorchy, Hawea Flat, Cardrona and Luggate support local needs and are generally managed in association with hall committees supported by the Council.

Aquatic facilities include Alpine Aqualand, Arrowtown Memorial Pool and the Wanaka Community Pool. The Council also supports the Glenorchy and Hawea community pools via annual operating grants.

The Frankton Golf Centre is home to a flat, entry-level nine hole golf course, 10 bay driving range and putting green. The focus is on developing the facility as a learning centre for young golfers in the area. Please refer to the New Sports Facility consultation (page 7).

Waterways Facilities

Council is responsible for the harbourmaster service which administers bylaws and regulations and promotes water safety. The Council provides a range of boat ramps, jetties and moorings and maintains a register of waterway structures and foreshore licences. This includes boat ramps and associated structures at Glenorchy, Sunshine Bay, St Omer Park, Bay View (Kelvin Peninsula), Frankton Marina, Kingston, Hawea foreshore and Roys Bay (Wanaka). The Council has also developed a Jetties and Moorings Policy which gives guidance to those who already own a jetty or mooring and those wishing to do so, on Frankton Arm, Queenstown Bay and Kingston Arm. It allows the Council to fully consider the cumulative effects of new applications and it sets out the issues of public access.

Parks and Recreational Facilities

This activity includes providing and maintaining a network of walking and cycle trails across the District including the New Zealand Cycleway and Te Araroa Walkway. The Council provides, manages and maintains over 2084 hectares of parks and reserves from neighbourhood parks to natural areas, forests and sports parks. It also provides an extensive network of playgrounds and facilitates a wide range of activity including specialised mountain biking parks, skateparks, and other sporting activities.

The facilities supported and/or maintained by Council include:

- Queenstown Gardens and Wanaka Station Park
- 40 playgrounds and four skate parks
- Three BMX jump parks in association with local mountain bike clubs
- 32ha of sports fields in Queenstown, Arrowtown and Wanaka and Hawea
- Over 150km of walkways, tracks and mountain bike trails

Cycleway

The New Zealand Cycleway Queenstown Trail was completed in October 2012 providing a 110km circuit connecting Queenstown, Arrowtown, Gibbston, Lake Hayes and Frankton and providing access to outstanding landscapes. As well as providing increased access and recreational opportunities for locals, the trails provide day and multi-day options for visitors.

Mountain biking

The success of downhill and cross-country mountain biking has been huge and continues to grow district-wide. The Council is committed to working with operators such as Skyline, the Upper Clutha Tracks Trust and Wakatipu Trails Trusts and clubs to maintain and enhance these trails across the district. This is an exciting new industry already having an impact in terms of visitor numbers and international exposure.

CCTV Cameras and Crimes Prevention

The Council is continuing to provide funding for its Queenstown Community Guides at specified times of the year in the Central Business District. The guides are an important resource both as a support to the community as well as other agencies including the police.

The Council also continues to provide funding for the CCTV in Queenstown, Arrowtown and Wanaka, which is an important tool in preventing crime and assisting our community and other agencies e.g. police.

Highlights of Community Services

- Wanaka Sports Facility
- Events Office and Events Fund established with \$700k allocated to major events and community events
- Increased number of smaller communities being funded through community association grants and provided a funding structure
- The 'Kids Olympics' programme launched - a 10 week recreation programme involving 800 school children from Queenstown, Arrowtown and Glenorchy. In 2014/15 to include schools from the Wanaka area
- Launch of the Lake Hayes Pump Track

Our Accountability

For our performance measures please see page 32.

Forecast Financial Performance

Community Summary of Forecast Financial Performance			
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
\$000	Expenditure	\$000	\$000
7,837	Community Facilities	7,699	4,811
7,063	Active & Passive Recreation	7,612	8,071
1,348	Community Development	1,728	683
722	Community Grants	682	615
2,117	Libraries	2,597	2,223
215	Waterways	191	209
177	Cemeteries	133	187
766	Public Toilets	762	857
20,245	Operating Costs	21,404	17,656
7,478	Group Activity Income (1)	8,732	7,503
12,767	Net Cost/(Surplus) of Service	12,672	10,153
	Capital Expenditure		
854	Community Facilities	8,920	17,098
5,794	Active & Passive Recreation	4,788	4,739
273	Libraries	585	341
52	Waterways	75	35
131	Cemeteries	-	12
16	Public Toilets	160	190
7,120	Capital Works	14,528	22,415
1,561	Debt Repayment	800	1,686
-	Vested Assets	-	-
8,681	Capital and Debt Repayment	15,328	24,101
21,448	Funding Required/(Generated)	28,000	34,254
	Funded By:-		
11,398	Targeted Rates	12,925	12,618
652	General Rates	573	558
2,238	Loans (Internal & External)	6,591	12,603
4,956	Transfers (to)/from Reserves	5,710	6,560

2,204	Depreciation not Funded	2,201	1,913
21,448	Total Funding	28,000	34,252
	Activity Income Includes (1)		
4,799	User Charges	4,598	1,541
81	Grants & Subsidies	1,363	2,546
207	Other	329	200
2,391	Capital Contributions	2,442	3,216
7,478	Total Activity Income	8,732	7,503

Capital Expenditure

Major Projects (\$000)	2014/15
Halls - Wanaka Sports Facility	
Wanaka Sports Facilities building - Stage 1	8,208
Queenstown Events Centre	
Automatic Doors	75
Alpine Aqualand	
Replace Boiler	150
Parks and Reserves - Wakatipu Ward	
Playground Renewals	193
Minor Renewals	180
Parks and Reserves - Wanaka Ward	
Minor Renewals	135
Libraries	
Book Replacements	236
Library System - Selfcheck and RFID	115
Selfcheck integration (Queenstown and Wanaka)	83

Environmental Management

This includes:

- The District Plan
- Regulatory Services
- Waterways Control
- Waste Management

The District Plan

The form and content of the District Plan is governed by the Resource Management Act 1991 (RMA). The District Plan is the most effective lever the Council has at its disposal to promote sustainable growth and effectively manage economic development.

The District Plan activity includes the development and on-going monitoring of the District Plan. This also assists in the development of wider strategy for the Council including town centre strategies, a heritage strategy and an urban design strategy.

The Council has resolved to commence a review of its Operative District Plan. The review process aims to enable the plan to be restructured and simplified. Council will be able to take advantage of reforms to the RMA and fix the numerous minor problems with the plan.

Regulatory Services

Council performs a number of regulatory functions and services.

Legal Compliance

Council carries out several public well-being compliance functions such as parking; noise control; animal control; environmental hygiene; and enforcement of local bylaws.

Environmental

Resource management helps ensure protection of the environment by managing the effects of development. Where development occurs, the proposals are assessed as to how they provide adequate reserves and contribute to the sustainable operation of service infrastructure, including water, sewers, stormwater and roading.

Waste Management

Waste Management is managed in three sub-activities:

- Waste Minimisation and Recycling provides recycling and waste diversion services throughout the district. This includes kerbside recycling collection, recycling litterbins, resource recovery parks, green-waste drop off sites, composting facilities and promoting other waste minimisation initiatives
- Refuse Collection provides a weekly residential kerbside refuse collection service in the urban areas in the district. Rural areas are serviced by rural drop off points where economically viable
- Landfill Provision and Management provides facilities for disposing of solid waste and the provision of hazardous waste facilities. This includes the Victoria Flats landfill, transfer stations in Queenstown and Wanaka, collection of litterbin waste and on-going management of the closed landfills and dump sites

Council contracts out the operation of the waste management sites and the delivery of waste management services to third parties.

In the 2013/14 Annual Plan changes were initiated to the layout and traffic flow at the waste transfer stations in Frankton and Wanaka. The aim is to improve the ability for users to divert additional recyclable material from landfill. The project is expected to divert upwards of 161 tonnes of material from landfill per annum. Council's 10-Year Plan provided for additional funding in the 2014/15 financial year to complete this work, but upon review it is proposed that the funding for the Frankton transfer station is not required. Due to the complexity in the layout and proposed changes to allow for the connection of the Wanaka Wastebusters recycling site and the Wanaka transfer station it is proposed that \$40k of the originally proposed \$56,550 be retained to complete the required changes to the layout.

Highlights of Environmental Management

- Formal commencement of the District Plan Review
- Continued improvements to Wanaka Transfer Station

Our Accountability

For our performance measures please see page 32.

Forecast Financial Performance

Environmental Management Summary of Forecast Financial Performance			
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
\$000	Expenditure	\$000	\$000
9,581	Regulatory Services	9,878	4,363
467	Waterways Regulation	417	482
6,048	Waste Management	5,974	6,873
593	Emergency Services	542	640
2,304	District Plan	3,004	2,377
18,993	Operating Costs	19,815	14,735
10,705	Group Activity Income (1)	11,485	5,722
8,288	Net Cost/(Surplus) of Service	8,330	9,013
	Capital Expenditure		
-	Regulatory Services	11	-
49	Waste Management	40	113
11	Emergency Services	-	50
-	District Plan	-	-
60	Capital Works	51	163
1,784	Debt Repayment	1,750	1,193
-	Vested Assets	-	-
1,844	Capital and Debt Repayment	1,801	1,356
10,132	Funding Required/(Generated)	10,131	10,369
	Funded By:-		
7,527	Targeted Rates	7,567	8,161
635	General Rates	1,153	537
86	Loans (Internal & External)	125	272
1,769	Transfers (to)/from Reserves	1,258	1,267
115	Depreciation not Funded	28	131
10,132	Total Funding	10,131	10,368
	Activity Income Includes (1)		
9,270	User Charges	9,188	4,153
160	Grants & Subsidies	85	174
1,275	Other	2,212	1,395
10,705	Total Activity Income	11,485	5,722

Water Supply

QLDC is responsible for approximately 414km of water mains and 11 treatment plants serving approximately 15,000 properties that between them use a total of approximately 18,200 cubic metres of water per day.

The Council adopted a draft Three Waters Strategy in June 2011. The strategy recognised that the key to the management of its infrastructure is balancing the affordability of maintaining the existing networks and managing growth. To reduce risk the Council is focused on improving how we manage the network's capacity to supply water to a growing resident and visitor population, manage the aging networks across the district, and improve the level of service in an affordable way.

The Council provides safe, potable water at an agreed level of service to the community. The Council:

- Manages, operates, maintains and renews existing intakes, pump stations, treatment plants, pipes and manholes
- Complies with the requirements of legislation that govern this activity
- Facilitates the planning and development that has been approved to occur within the district

The Council, in the last 10-Year Plan, proposed significant work in response to projected growth. However there are difficulties with the long term funding of these projects and the Council has determined that by better managing the demand on its assets and optimising the use of those assets, some of the significant capital expenditure can be deferred.

High water demand due to leakage, seasonal population growth (i.e. visitors and holiday homes) and irrigation significantly affects the cost of operating and the requirement for capacity improvements on the water supplies. A reduction in water use can reduce both present and future costs to the networks. Council will be reviewing the potential costs and benefits of water metering over the coming year for possible consultation in the next 10-Year Plan (2015). To provide guidance on how Council looks at options for water metering and demand management a set of principles have been developed these include:

- Financial sustainability
- Environmental responsibility
- Fair and equitable allocation of costs
- Efficient management
- Cost recovery
- Demonstrable cost benefits
- Revenue stability
- Complementary water management measures

By deferring upgrades the projected capital expenditure cost for water has reduced to \$72m (2009: \$171m) over the 10 years.

Please refer to the Water Demand and Costs consultation (page 7)

Our Accountability

For our performance measures please see page 32.

Capital Expenditure

Major Projects (\$000)	2014/15
Queenstown	
Water Supply - Renewals - Queenstown	500
Booster Station upgrade	100
Leary's Gully Pump Station	150
Wanaka	
Water Supply - Renewals - Wanaka	345
Watermain extension to 3 Parks	460
Firefighting upgrade - Mt Aspiring Road	335
Glenorchy	
Upgrade to reservoir and treatment	141
Arrowtown	
Water Supply - Renewals - Arrowtown	149
Firefighting upgrade - Essex Avenue	173
Lake Hayes	
Lake Hayes Reservoir (Shotover Country)	150

Forecast Financial Performance

Water Supply				
Summary of Forecast Financial Performance				
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	
	\$000 Expenditure	\$000		\$000
8,357	Water Supply	7,734		9,378
8,357	Operating Costs	7,734		9,378
1,760	Group Activity Income (1)	2,013		2,473
6,597	Net Cost/(Surplus) of Service	5,721		6,905
	Capital Expenditure			
3,562	Water Supply	2,777		4,174
3,562	Capital Works	2,777		4,174
965	Debt Repayment	944		919
957	Vested Assets	1,033		1,426
6,597	Capital and Debt Repayment	4,754		6,519
12,966	Funding Required/(Generated)	10,475		13,424
	Funded By:-			
7,089	Targeted Rates	6,436		7,930
19	General Rates	6		28
3,809	Loans (Internal & External)	3,366		5,251
546	Transfers (to)/from Reserves	36		-436
618	Depreciation not Funded	631		653
12,081	Total Funding	10,475		13,426
	Activity Income Includes (1)			
59	Other	59		62
957	Vested Assets	1,033		1,426
744	Capital Contributions	921		985
1,760	Total Activity Income	2,013		2,473

Stormwater

QLDC is responsible for approximately 198km of stormwater mains, 13 detention basins and a number of interceptors (basic stormwater separators) serving approximately 10,900 properties and cater for an average 10-year flood event. The 10-Year Plan did not include a significant forward programme of works.

The Council has determined that by aligning with associated projects, usually roading, and ensuring that the project is the most appropriate for the catchment an acceptable programme can be achieved.

Our Accountability

For our performance measures please see page 32.

Capital Expenditure

Major Projects (\$000)	2014/15
Wakatipu Ward	
Stormwater - Renewals - Wakatipu	215
Wanaka	
Bremner Park Stormwater Upgrade - Interim Solution	165
Stormwater - Renewals - Wanaka	80

Forecast Financial Performance

Stormwater Summary of Forecast Financial Performance			
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
\$000	Expenditure	\$000	\$000
2,423	Stormwater	2,372	2,601
2,423	Operating Costs	2,372	2,601
1,797	Group Activity Income (1)	2,017	3,288
626	Net Cost/(Surplus) of Service	355	-687
	Capital Expenditure		
505	Stormwater	540	877
505	Capital Works	540	877
732	Debt Repayment	779	951
1,302	Vested Assets	1,431	2,707
2,539	Capital and Debt Repayment	2,750	4,535
3,165	Funding Required/(Generated)	3,105	3,848
	Funded By:-		
1,348	Targeted Rates	1,273	1,555
997	Loans (Internal & External)	1,108	1,450
327	Transfers (to)/from Reserves	194	323
493	Depreciation not Funded	530	521
3,165	Total Funding	3,105	3,849
	Activity Income Includes (1)		
285	Other	319	301
1,302	Vested Assets	1,431	2,707
210	Capital Contributions	267	280
1,797	Total Activity Income	2,017	3,288

Wastewater

The Council is responsible for approximately 362km of wastewater mains, 54 pump stations and three treatment plants serving approximately 13,400 properties that between them discharge a total of approximately 11,000 cubic metres of sewage per day. This includes the larger plants: Project Pure (wastewater treatment plant and disposal to land at Wanaka) and the Shotover Ponds (wastewater treatment and disposal to the Shotover River).

Project Shotover is the upgrade to the Wakatipu wastewater treatment facility on the Shotover Delta. Funding of \$35.9m has been included in the 10-Year Plan, based on a full upgrade. To find the best solution for the environment and the most cost effective way to deliver this project, the Council tested the market for options.

The aim is to identify options which meet the future wastewater requirements of the district, but also distributes the cost over a longer period and allows growth to fund the project as it happens. The procurement process of this project started in 2013/14 with the release and award of a design, build, operate contract. Physical works are planned to commence in the 2014/15 financial year, with completion in 2016.

A recent series of sewage overflows has shown the vulnerability of the district's sewage scheme. It also highlights the need for preventative maintenance and to educate the community on the effects of putting inappropriate material into the system.

Council proposes a larger programme of preventative maintenance in 2014/15 onwards, with a particular focus on high risk areas where overflows can lead to rivers and lakes. The programme is budgeted at \$215k per year.

To support this work it is proposed that Council develop a Trade Waste Bylaw. This will allow Council to prosecute those that illegally put items into the sewage system (i.e. fat, construction debris and foreign objects). Council will also actively work with the Otago Regional Council to prosecute people and businesses that cause overflows into our waterways.

Several of our communities will need to assess options for managing their sewage in the future. Kingston, Cardrona, and Glenorchy all currently have private sewage systems in place. Each community is looking to identify the options and costs for a Council reticulated scheme versus continuing to manage sewage on an individual basis. Funding has been provided in the next financial year for Cardrona (\$200k) and Glenorchy (\$250k) to develop proposals and cost estimates for the community to consider for potential inclusion of construction in the next 10-Year Plan (2015). Work will continue with the Kingston community to develop more affordable options before any design work occurs

Our Accountability

For our performance measures please see page 32.

Capital Expenditure

Major Projects (\$000)	2014/15
Queenstown	
Project Shotover - Stage 1	16,965
Wastewater - Renewals - Queenstown	535
Marine Parade Optimisation	325
Arrowtown	
Wastewater - Renewals - Arrowtown	123
Wanaka	
Wastewater - Renewals - Wanaka	260
Edgewater Gravity Sewer Upgrade	350
Aubrey Road East - Network Extension	635
Glenorchy	
New Scheme - Investigation and Design	250
Cardrona	
New Scheme - Investigation and Design	200

Forecast Financial Performance

Wastewater			
Summary of Forecast Financial Performance			
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
\$000	Expenditure	\$000	\$000
8,998	Wastewater	9,005	10,889
8,998	Operating Costs	9,005	10,889
2,299	Group Activity Income (1)	2,728	3,384
6,699	Net Cost/(Surplus) of Service	6,277	7,505
Capital Expenditure			
2,502	Wastewater	21,082	21,186
2,502	Capital Works	21,082	21,186
1,532	Debt Repayment	684	757
1,129	Vested Assets	1,237	1,927
5,163	Capital and Debt Repayment	23,003	23,870
11,862	Funding Required/(Generated)	29,280	31,375
Funded By:-			
6,391	Targeted Rates	6,632	7,625
293	General Rates	366	332
3,331	Loans (Internal & External)	20,745	21,442
441	Transfers (to)/from Reserves	285	431
1,406	Depreciation not Funded	1,252	1,544
11,862	Total Funding	29,280	31,374
Activity Income Includes (1)			
41	Other	53	38
1,129	Vested Assets	1,237	1,927
1,129	Capital Contributions	1,438	1,419
2,299	Total Activity Income	2,728	3,384

Rooding and Footpaths

The Council is responsible for over 800km of local roading and public carparks located in Arrowtown, Queenstown and Wanaka. In addition there are 232km of state highways within the district and these are managed by the New Zealand Transport Agency (NZTA).

The Council's transport activities are funded from a combination of local and central government funding sources.

Council Transport Strategies

Wakatipu Transportation Strategy and the Wanaka Transportation and Parking Strategy (2006/07 to 2008/09) are the two key strategies driving the long term development of the district's transportation network. Both strategies were endorsed by NZTA (or its predecessors). The Council has also adopted strategies for road safety, cycling and walking and the Transport Asset Management Plan.

The Council's strategies promote an integrated approach to projects that together will achieve significant changes to the district's transport system and travel behaviour over the next 20 years. Key drivers for the strategies have been the need to cater for growing transport demands (as a consequence of forecast resident and visitor growth) and the need to protect and – where possible – enhance district amenity.

These strategies have been instrumental to changes in the Council's transport activities over the past three years.

The Council started the review of the district's transport strategies in 2013/14 following a change to NZTA's planning processes. The focus of the review in 2013/14 was identifying the high level district wide issues, the Queenstown Town Centre and the Frankton Flats area. A review and update of the Wanaka area will occur in 2014/15. This work will be finalised in the next financial year to ensure that the new strategy informs the next Ten Year Plan (2015).

Within the next three years the key projects to come out of transport strategies will relate to the design of new roads in Wanaka and Wakatipu and ongoing parking management. These include:

- The Inner Links project, which proposes the development of a peripheral route around the Queenstown town centre
- The commencement of design work for the North Western corridor (otherwise known as the Ballantyne / Heddich / Lismore route) in Wanaka. This follows the Wanaka Transportation Strategy, which proposes the strengthening of cross town routes in Wanaka as a means of dealing with forecast traffic growth.

One of the most significant roading projects is the development of the local roads linking to the proposed state highway roundabout near Glenda Drive and the Frankton Flats area. The new state highway roundabout near Glenda Drive will progress into construction next financial year. NZTA and Council are working together to improve the intersection and access into the Frankton Flats Glenda Drive area. The project will be led by NZTA with local, national and developer funding.

Recognising the need to provide relief to the continued traffic congestion issues and the communities' requirements, Council proposes bringing forward funding for design and construction of the Eastern Access Route in the Frankton Flats area. This route will connect the road leading to the Remarkables Park shopping area to the new Glenda Drive roundabout. Funding for this project will be primarily from NZTA and Frankton Flats developers.

An important input to the development of the next 10-Year Plan will be establishing an economic network plan for the district's transportation network. The Economic Network Plan (ENP) will assist decision making on transport expenditure by assessing the economic value of each section of road. It encourages decision makers to give priority to those roads that deliver the highest economic benefit to the community.

NZTA has been reviewing their Funding Assistance Rate (FAR) model that allocates funding for road work to the Council. The changes proposed could see a reduction of NZTA's funding assistance to Council from an average of 56% to 53% funding. In dollar terms this will range in a decrease in revenue of \$500k to \$1.8m depending on the planned works programme for the year. The outcomes of this review will not be known until 2014/15 and will require Council to review planned programmes for the next 10-Year Plan.

Roading

Roading is Council's single biggest cost. This fact combined with a cut in the level of subsidy available from NZTA and the level of debt (\$28.92m) attributable to the Council's transport activity, means changes must be considered.

Council recognises the need to consider cost efficiencies; the public expectations of the quality of roads; and the extent to which roads can continue without work being done. Council and NZTA have accepted that financial sustainability considerations means we must accept a higher level of risk to extend the expected life of our roads. A joint review with Council/NZTA has led to a significant reduction of planned capital works in 2013/14 and in 2014/15. Council is working to extend the life expectancy of our road network through increased levels of resealing (water proofing the surface), drainage work and maintenance. The 2014/15 budget contains a reduced budget of capital works against the planned 2012 10-Year Plan with a reallocated operational budget to allow for the change in programmed maintenance.

Council will also continue to take the position of not providing in advance for emergency reinstatement work. This work cannot be planned for and Council's preference is to seek to fund such work through underspends in other budgets in the first instance rather than rate for such expenditure in advance.

Parking Facilities

The supply of on or off street parking has a significant effect on transport, particularly in town centres. Key considerations of parking, particularly in the Queenstown Town Centre (which is serviced by a public transport network) are to:

- Minimise traffic congestion
- Produce an acceptable return from Council land used for parking
- Ensure adequate parking is available for visitors
- Encourage awareness and use of alternatives to the single-occupant car

Our Accountability

For our performance measures please see page 32.

Capital Expenditure

Major Projects (\$000)	2014/15
Wakatipu - NZTA	
Wakatipu - Sealed Road Resurfacing	1,972
Wakatipu - Unsealed Road Metalling	669
Wakatipu - Associated Improvements	170
Wakatipu - Minor Improvements	383
Malaghans Road	1,150
Glenorchy Road (SPR)	300
Eastern Access Road - New Roads	8,813
Wanaka - NZTA	
Wanaka - Sealed Road Resurfacing	1,321
Wanaka - Unsealed Road Metalling	636
Wanaka - Minor Improvements	313
Beacon Point Road Upgrade	521
Upper Ardmore Street Improvements	190
Wakatipu Other	
Wakatipu Transportation - Minor Improvements, Non-Sub	669
Wanaka Other	
Wanaka Transportation - Minor Improvements, Non-Sub	345

Forecast Financial Performance

Rooding and Footpaths			
Summary of Forecast Financial Performance			
Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
\$000	Expenditure	\$000	\$000
18,089	Rooding and Parking	18,200	20,574
399	Parking Provision	361	405
18,488	Operating Costs	18,561	20,979
15,157	Group Activity Income (1)	21,926	15,709
3,331	Net Cost/(Surplus) of Service	(3,365)	5,270
	Capital Expenditure		
14,892	Rooding	19,617	12,074
173	Parking Provision	80	-
15,065	Capital Works	19,697	12,074
5,056	Debt Repayment	5,944	5,500
2,098	Vested Assets	2,248	3,721
22,219	Capital and Debt Repayment	27,889	21,295
25,550	Funding Required/(Generated)	24,524	26,565
	Funded By:-		
12,861	Targeted Rates	12,812	12,755
7,498	Loans (Internal & External)	6,761	8,026
1,909	Transfers (to)/from Reserves	1,331	1,938
3,282	Depreciation not Funded	3,620	3,845
25,550	Total Funding	24,524	26,564
	Activity Income Includes (1)		
963	User Charges	1,072	993
10,682	Grants & Subsidies	13,033	9,222
414	Other	443	434
2,098	Vested Assets	2,248	3,721
1,000	Capital Contributions	5,130	1,339
15,157	Total Activity Income	21,926	15,709

Performance Measures

Community Infrastructure and Services

High performing infrastructure and services that meet current and future user needs, are fit for purpose, are cost-effectively and efficiently managed on a full life-cycle basis and are affordable for the District.

Performance Measure	Target 2014-15
Water	
Total interruptions that exceed the Council's service standard (20 per month, no longer than six hours and not during peak demand times)	<240
Percentage of water and wastewater interruptions that are reconnected within six hours	100%
Cost per cubic metre of water supplied	<\$1.15
Wastewater	
Average resolution time to clean up sewer overflows	<104min
Cost per cubic metre of wastewater collected and treated	<\$2.35
Stormwater	
Total drain failures during rain event	<18
Roads and Footpaths	
Total interruptions that exceed the Council's service standard (Three per month, no longer than 12 hours and not during peak demand times)	<36
Cost per km to maintain and operate sealed roads (per km)	\$828
Cost per km to maintain and operate unsealed roads (per km)	\$85
Refuse and Recycling	
Percentage of waste diverted from commercial landfill	>30.5%
Affordability	
Percentage of capital projects delayed or deferred	30%
Percentage variance from original budget for both capital and operational expenditure	Operational Expenditure -10%/+3%
Rate of return on the commercial property portfolio	>20%
Service	
Percentage of Requests for Service (RFS) resolved within specified timeframe	95%+
Request for Service (RFS) responded to by an action officer within 24 hours of initial contact unless prior resolution	TBC

Community Services and Facilities

The District's parks, libraries and other community facilities and services are highly valued by the community.

Performance Measure	Target 2014-15
Percentage of the resident population that uses:	
Pools and Gyms	Trending towards 20%
Venues	Trending towards 20%
Libraries	Trending towards 50%
Trails	>40,000
Satisfaction with community services and facilities (sports facilities, libraries, parks and community facilities)	75%+

Regulatory Functions and Services

Regulatory requirements and services delivered by the Council encourage compliance; are user friendly; protect the interests of the District and achieve the regulatory objectives.

Performance Measure	Target 2014-15
Percentage of total consents made by the owner as applicant (non-professional)	50%
Median charge per consent (including levied and incurred cost)	New Measure
Applicants describing overall satisfaction with a. resource consent and b. building consent processing as 'excellent'	75%+
Percentage of consents processed within statutory timeframes:	
70 days for notified resource consents	80%
50 days for notified no hearing	80%
40 days for notification determination	80%
20 days for non-notified resource consents	80%
20 days for building consent processing	80%
10 days for LIMs	80%

Environment

The District's natural and built environment is high quality and makes the District a place of choice to live, work and visit.

Performance Measure	Target 2014-15
Percentage of environment court decisions that substantially confirm original Council decision	>75%

Economy

The District has a resilient and diverse economy.

Performance Measure	Target 2014-15
Growth in tourist spend (card transactions) for international and domestic visitors	TBC
Overall growth in new or developing sectors	TBC

Local Democracy

The community is well informed and engaged in the activities of Council.

Performance Measure	Target 2014-15
Number of respondents to Council surveys	TBC

Service

The Council is trusted and respected for its customer service and stewardship of the District.

Performance Measure	Target 2014-15
Percentage of calls abandoned	<7%
Percentage of communication is responded to within specified timeframes:	
Letters and emails within 5 days	95%+
Official Information Act Requests within 20 days	99%+
Councillor enquiries within 15 days	99%+
Percentage of Council services (forms and payments) that are available on the website	Trending towards 100%
Percentage of rates invoices that are sent via email	Trending towards 100%

Sound Financial Management

Council expenditure is cost-effective and sustainable.

Performance Measure	Target 2014-15
Weighted average interest rate	6.5%
Debt servicing to rates revenue	TBC
Age of debt	TBC
Rates as a percentage of household income	TBC
Capex to depreciation	Capex set in Annual Plan

Department of Internal Affairs (DIA)

Mandatory Measures

Infrastructure

Performance Measure
Water
Compliance with NZDWS
Annual percentage water losses from the treated water network
Number of complaints per 1000 connections, related to the treated water network for turbidity, taste or odour or water pressure/flow
Average response time for treated water network faults and unplanned interruptions
Average consumption per person per day
Wastewater
Number of complaints per 1000 connections related to objectionable odour or faults (including blockages)
Average response time for overflows due to blockages
Annual number of dry weather sewer overflows from the public sewerage system per 1000 connections
Compliance with network and treatment resource consents for discharge to air, land and/or water, measured by the number of abatement, infringement notices, enforcement orders and successful prosecutions
Stormwater
Number of complaints and requests for service per 1000 properties related to faults (including blockages)
Average response time when habitable floors are affected by storm water faults or flooding
Annual number of flooding events to habitable floors per 1000 properties
Compliance with network discharge resource consents, measured by abatement and infringement notices, enforcement orders and successful prosecutions
Roads and Footpaths
The annual change in the number of fatalities and serious injury crashes on the local road network OR The annual number of road deaths and serious injuries per million vehicle kilometres travelled on the local road network (to be agreed by DIA)
The average quality of ride on a sealed local road network as measured by the smooth travel exposure index
Percentage of sealed local road network that is resurfaced annually
Percentage of a local footpath network that is part of a local road network that falls within a local government organisations level of service or service standard for the condition of footpaths.
Percentage of customer service requests responded to within a specified time

Finance

Performance Measure
Rates income complies with the limits set in the financial strategy (Affordability benchmark/ rates benchmark)
Debt complies with the limits set in the council's financial strategy (Affordability benchmark/ debt benchmark)
Rates per rating unit
Net debt per rating unit
Revenue (excluding income form development and financial contributions, revaluations and vested assets) exceeds operating expenditure (Sustainability benchmark/balanced budget benchmark)
Capital expenditure on the five network infrastructure services equals or exceeds depreciation on those five services (Sustainability benchmark/balanced budget benchmark)
Borrowing costs are less than 10% of operating revenue (or 15% for those with projected growth at or above NZ average) (Sustainability benchmark/ Debt servicing benchmark)
Net cash flow from operations equals or exceeds budget (Predictability benchmark/ operations control benchmark)
Net debt is less than or equal to forecast net debt in the local authority's long term plan (Predictability benchmark/Debt control benchmark)

Financial Statements

Prospective Statement of Financial Performance of the Year Ended 30 June 2015

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$	Explanation
Operating Income (\$000)					
54,455	Targeted Rates (1)	55,401	59,040	(3,639)	Reduced rate funding due to reduced operating costs
2,116	General Rates	2,155	2,049	106	
21,386	User Charges	17,823	13,344	4,479	Direct revenue ex Lakes Environmental and Lakes Leisure
10,922	Grants and Subsidies	14,480	11,942	2,538	
5,486	Vested Assets	5,948	9,781	(3,833)	Decreased estimate (non-cash)
5,474	Development Contributions	10,197	7,240	2,957	Includes capital contribution \$3.8m for Eastern Access Road (Frankton Flats)
2,858	Dividend Income	3,038	3,618	(580)	Forecast QAC Dividend
3,017	Other Income	4,130	3,207	923	
105,714	Total Operating Income	113,172	110,221	2,951	
Cost of Services (\$000)					
4,581	Governance	2,349	4,888	(2,539)	See Below
20,245	Community	21,404	17,521	3,883	See Below
10,621	Economic Development	7,387	10,807	(3,420)	See Below
18,993	Environmental Management	19,815	14,678	5,137	See Below
18,488	Roading and Footpaths	18,561	20,823	(2,262)	See Below
8,998	Sewerage	9,005	10,687	(1,682)	See Below
8,357	Water Supply	7,734	9,284	(1,550)	See Below
2,423	Stormwater	2,372	2,577	(205)	See Below
(13)	Overhead and Internal Charges	(30)	17	(47)	
92,693	Total Operating Cost (See Table for detail)	88,597	91,282	(2,685)	
13,021	Net Surplus (\$000)	24,575	18,939	5,636	

Prospective Statement of Comprehensive Income for the Year Ended 30 June 2015

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
13,021	Net Surplus (\$000)	24,575	18,939
	Other Comprehensive Income (\$000)		
73,033	Gain/(Loss) on Revaluation	-	-
86,054	Total Comprehensive Income (\$000)	24,575	18,939

Prospective Statement of Changes in Equity for the Year Ended 30 June 2015

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15
846,357	Forecast Opening Equity (\$000)	935,205	930,928
86,054	Total Comprehensive Income	24,575	18,939
932,411	Forecast Closing Equity (\$000)	959,780	949,867

Prospective Statement of Financial Position as at 30 June 2015

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$	Explanation
Current Assets (\$000)					
382	Bank and Cash	381	381	-	
13	Short Term Investments	13	14	(1)	
9,139	Accounts Receivable	9,789	8,491	1,298	Lakes Environmental and Lakes Leisure
348	Prepayments	348	348	-	
292	Inventory - Development Property	292	292	-	
10,174	Total Current Assets (\$000)	10,823	9,526	1,297	
Non Current Assets (\$000)					
6,626	Investments	6,626	6,626	-	
66,332	Investment Properties	66,332	66,332	-	
984,251	Fixed Assets	1,028,924	1,048,389	(19,465)	Reduced capital programme, deferral of projects and reduced vested asset estimate
1,057,209	Total Non Current Assets (\$000)	1,101,882	1,121,347	(19,465)	
1,067,383	Total Assets (\$000)	1,112,705	1,130,873	(18,168)	
Current Liabilities (\$000)					
12,958	Accounts Payable	12,959	11,957	1,002	Lakes Environmental and Lakes Leisure
3,259	Other Financial Liabilities	3,259	2,309	950	Lakes Environmental and Lakes Leisure
17,813	Current Term Debt	20,506	25,011	(4,505)	Reduced capital programme and deferral of projects
34,030	Total Current Liabilities (\$000)	36,724	39,277	(2,553)	
100,942	Non Current Liabilities (\$000)	116,201	141,729	(25,528)	Reduced capital programme and deferral of projects
134,972	Total Liabilities (\$000)	152,925	181,006	(28,081)	
Public Equity (\$000)					
381,136	Revaluation Reserve	381,136	381,136	-	
10,402	Operating Reserves	12,142	2,257	9,885	
9,510	Capital Reserve	7,387	8,695	(1,308)	
531,363	Accumulated Funds	559,115	557,779	1,336	
932,411	Total Public Equity (\$000)	959,780	949,867	9,913	
1,067,383	Total Liabilities and Equity (\$000)	1,112,705	1,130,873	(18,168)	

Prospective Statement of Cash Flows for the Year Ended 30 June 2015

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$	Explanation
Cash Flows From Operating Activities (\$000)					
Cash was provided from:					
100,229	Receipts from Ratepayers and Other Income	107,225	100,439	6,786	Increased Operating Revenue (explained above)
100,229		107,225	100,439	6,786	
Cash was applied to:					
(64,157)	Payments for Expenses and Services	(59,926)	(59,626)	(300)	
(7,869)	Interest Paid on Loans	(7,549)	(9,134)	1,585	
(72,026)		(67,475)	(68,760)	1,285	
28,203	Net Cash from Operating Activities	39,750	31,679	8,071	
Cash Flows from Investing Activities (\$000)					
Cash was provided from:					
-	Proceeds from Development Properties	-	-	-	
-	Proceeds from Asset Sales	-	-	-	
-		-	-	-	
Cash was applied to:					
(30,865)	Purchase of Plant and Assets	(60,365)	(62,384)	2,019	Reduced capital programme and deferral of projects
-	Purchase of Development Property	-	-	-	
(30,865)		(60,365)	(62,384)	2,019	
(30,865)	Net Cash used in Investing Activities	(60,365)	(62,384)	2,019	
Cash Flows from Financing Activities (\$000)					
Cash was provided from:					
21,933	Long Term Debt	39,885	51,110	(11,225)	Reduced capital programme and deferral of projects
Cash was applied to:					
(19,271)	Settlement of Long Term Debt	(19,271)	(20,405)	1,134	
2,662	Net Cash from Financing Activities	20,614	30,705	(10,091)	
-	Net Increase/(Decrease) in Cash Held	(1)	-	(1)	
382	Total Cash Resources at 01 July	382	381	1	
382	Total Cash Resources at 30 June	381	381	0-	
Cash Resources represented by:					
382	Bank and Cash	381	381	-	
-	Bank Overdraft	-	-	-	
382	Total Cash Resources (\$000)	381	381	-	

Prospective Operating Expenditure By Activity (\$000)

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$	Explanation
Governance					
4,178	Community Leadership	1,794	4,488	(2,694)	Impact of Organisational Review (Chief Executive's Office & Overhead)
403	Community Information	555	400	155	
4,581	Sub Total	2,349	4,888	(2,539)	
Community					
7,837	Community Facilities	7,699	4,717	2,982	Direct costs ex Lakes Leisure less impact of Organisational review
7,063	Active & Passive Recreation	7,612	8,037	(425)	Decrease Reserves Maintenance \$253k
1,348	Community Development	1,728	683	1,045	Increase in Events funding \$450k; ex Lakes Leisure Programmes \$217k
722	Community Grants	682	615	67	-
2,117	Libraries	2,597	2,223	374	
215	Waterways Facilities	191	208	(17)	
177	Cemeteries	133	187	(54)	
766	Public Toilets	762	851	(89)	
20,245	Sub Total	21,404	17,521	3,883	
Economic Development					
4,024	Tourism Promotion	4,139	4,113	26	
454	Council Land	310	476	(166)	
164	Housing	136	215	(79)	
527	Wanaka Airport	502	634	(132)	
358	Forestry	330	319	11	-
5,094	Holiday Parks	1,970	5,050	(3,080)	\$3.1m direct costs outsourced
10,621	Sub Total	7,387	10,807	(3,420)	
Environmental Management					
9,581	Regulatory Services	9,878	4,361	5,517	Direct costs ex Lakes Environmental & Impact of Organisational review (Overhead reallocation)
467	Waterways Regulation	417	482	(65)	
2,304	District Plan	3,004	2,348	656	
593	Emergency Management	542	640	(98)	
6,048	Waste Management	5,974	6,847	(873)	Decrease Waste Mgmt Cost
18,993	Sub Total	19,815	14,678	5,137	

Prospective Operating Expenditure By Activity (\$000) continued...

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$	Explanation
	Roading and Footpaths				
18,089	Roading	18,200	20,418	(2,218)	Reductions for: Depn \$564k; Int \$360k; Mtce \$1426k
399	Parking Facilities	361	405	(44)	
18,488	Sub Total	18,561	20,823	(2,262)	
8,998	Sewerage	9,005	10,687	(1,682)	Reductions for: Depn \$594k; Int \$512k; Mtce \$436k
8,357	Water Supply	7,734	9,284	(1,550)	Reductions for: Depn \$91k; Int \$178k; Mtce \$759k; Power \$271k
2,423	Stormwater	2,372	2,577	(205)	Increase in Depn \$39k; decrease in Mtce \$157k
(13)	Overhead and Internal Charges	(30)	17	(47)	
92,693	Total Operating Cost	88,597	91,282	(2,685)	
20,666	Depreciation (included in above)	21,128	22,524	(1,396)	Impact of Infrastructure revaluation
7,869	Interest (included in above)	7,549	9,314	(1,765)	Lower borrowings & lower forecast interest rate

Capital Asset Expenditure By Activity (\$000)

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$	Explanation
	Community				
854	Community Facilities	8,920	17,099	(8,179)	Wanaka Sports Facility delayed
5,794	Active & Passive Recreation	4,788	4,739	49	-
273	Libraries	585	341	244	
52	Waterways Facilities	75	35	40	
131	Cemeteries	-	12	(12)	
16	Public Toilets	160	190	(30)	-
7,120	Sub Total	14,528	22,416	(7,888)	
	Economic Development				
-	Council Land	50	55	(5)	
40	Housing	5	33	(28)	
428	Wanaka Airport	474	474	-	
-	Forestry	-	-	-	
107	Holiday Parks	360	120	240	
575	Sub Total	889	682	207	
	Environmental Management				
-	Regulatory Services	11	-	11	
11	Emergency Management	-	50	(50)	
49	Waste Management	40	115	(75)	
60	Sub Total	51	165	(114)	
	Roading and Parking				
16,990	Roading	21,865	15,795	6,070	Includes \$8.8m for Eastern Access Road (Frankton Flats)
173	Parking Facilities	80	-	80	
17,163	Sub Total	21,945	15,795	6,150	
3,631	Sewerage	22,319	23,113	(794)	Project Shotover
4,519	Water Supply	3,810	5,600	(1,790)	Reduced capex programme
1,807	Stormwater	1,971	3,584	(1,613)	Reduced capex programme
1,477	Overhead	802	815	(13)	
36,352	Total Asset Capital Cost	66,315	72,170	(5,855)	

Capital Debt Repayment Expenditure By Activity (\$000)

Annual Plan 2013/14	Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$	Explanation
Community				
574	412	620	(208)	
793	321	941	(620)	
41	23	43	(20)	
-	-	-	-	
153	44	82	(38)	
1,561	800	1,686	(886)	
Economic Development				
559	559	559	-	
68	297	60	237	Increased debt repayment (ex Rates)
-	-	-	-	
103	600	100	500	Increased debt repayment (ex Rates)
730	1,456	719	737	
Environmental Management				
11	11	11	-	
1,573	904	904	-	
-	157	-	157	
200	678	278	400	Increased debt repayment (ex Rates)
1,784	1,750	1,193	557	
Roading and Parking				
4,641	5,726	5,065	661	Increased debt repayment (ex Rates)
415	218	435	(217)	
5,056	5,944	5,500	444	
1,532	684	757	(73)	-
965	944	919	25	-
732	779	951	(172)	-
817	1,808	561	1,247	Increased debt repayment (ex Rates)
13,177	14,165	12,286	1,879	

Total Capital Expenditure (including Debt Repayment) By Activity (\$000)

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$
	Community			
1,428	Community Facilities	9,332	17,719	(8,387)
6,587	Active & Passive Recreation	5,109	5,680	(571)
273	Libraries	585	341	244
93	Waterways Facilities	98	78	20
131	Cemeteries	-	12	(12)
169	Public Toilets	204	272	(68)
8,681	Sub Total	15,328	24,102	(8,774)
	Economic Development			
-	Council Land	50	55	(5)
599	Housing	564	592	(28)
496	Wanaka Airport	771	534	237
-	Forestry	-	-	-
210	Holiday Parks	960	220	740
1,305	Sub Total	2,345	1,401	944
	Environmental Management			
11	Regulatory Services	22	11	11
1,573	District Plan	904	904	-
11	Emergency Management	157	50	107
249	Waste Management	718	393	325
1,844	Sub Total	1,801	1,358	443
	Roading and Footpaths			
21,631	Roading	27,591	20,860	6,731
588	Parking Facilities	298	435	(137)
22,219	Sub Total	27,889	21,295	6,594
5,163	Sewerage	23,003	23,870	(867)
5,484	Water Supply	4,754	6,519	(1,765)
2,539	Stormwater	2,750	4,535	(1,785)
2,294	Overhead	2,610	1,376	1,234
49,529	Total Capital Cost	80,480	84,456	(3,976)

Capital Asset Expenditure (Growth) By Activity Group (\$000)

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$
5,465	Community	7,203	10,482	(3,279)
118	Economic Development	147	132	15
25	Environmental Management	31	58	(27)
7,845	Roading and Footpaths	10,357	8,053	2,304
2,082	Sewerage	6,608	6,504	104
2,324	Water Supply	1,882	2,198	(316)
1,405	Stormwater	1,562	2,982	(1,420)
14	Overhead	75	-	75
19,278	Total Capital Asset Cost (Growth)	27,865	30,409	(2,544)

Capital Asset Expenditure (Renewal) By Activity Group (\$000)

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$
621	Community	1,521	1,026	495
235	Economic Development	243	276	(33)
14	Environmental Management	-	47	(47)
4,410	Roading and Footpaths	3,318	3,826	(508)
1,018	Sewerage	4,222	3,742	480
1,471	Water Supply	1,115	1,577	(462)
285	Stormwater	295	303	(8)
904	Overhead	494	204	290
8,958	Total Capital Asset Cost (Renewal)	11,208	11,001	207

Capital Asset Expenditure (Other) By Activity Group (\$000)

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$
1,034	Community	5,804	10,908	(5,104)
222	Economic Development	499	274	225
22	Environmental Management	20	60	(40)
4,907	Roading and Footpaths	8,270	3,916	4,354
531	Sewerage	11,489	12,867	(1,378)
724	Water Supply	813	1,825	(1,012)
117	Stormwater	114	299	(185)
559	Overhead	233	611	(378)
8,116	Total Capital Asset Cost (Other)	27,242	30,760	(3,518)
36,352	Total Capital Asset Cost	66,315	72,170	(5,855)

Capital Debt Repayment Expenditure By Activity Group (\$000)

Annual Plan 2013/14		Annual Plan 2014/15	10 Year Plan 2014/15	Variance \$
1,561	Community	800	1,686	(886)
730	Economic Development	1,456	719	737
1,784	Environmental Management	1,750	1,193	557
5,056	Roading and Footpaths	5,944	5,500	444
1,532	Sewerage	684	757	(73)
965	Water Supply	944	919	25
732	Stormwater	779	951	(172)
817	Overhead	1,808	561	1,247
13,177	Total Capital Debt Repayment	14,165	12,286	1,879

Statement of Reserve Funds

Reserve Fund - Purpose of the Fund	Opening Balance 2014/15 \$000	Deposits \$000	Withdrawals \$000	Closing Balance 2014/15 \$000
Development Funds	14,509	6,317	(8,684)	12,142
These arise from Development and Financial Contributions levied by the Council for capital works and are intended to contribute to the growth related capital expenditure of Roothing, Water Supply, Sewerage, Stormwater, Reserve Land and Improvements and Community Facilities.				
Asset Renewal Funds	554	11,358	(11,359)	553
The Council sets aside funding to meet the renewal of its infrastructural and operating assets to ensure the continued ability to provide services.				
Emergency Reserve	2,188	-	-	2,188
Funds set aside to assist with the repair of infrastructural assets such as Roothing, Water Supply and Sewerage, in case of natural disaster.				
Asset Sale Reserves	2,753	-	-	740
Arrowtown Endowment Land Reserve	740	-	-	740
Trust Funds	3,212	-	-	3,212
Queenstown Airport Dividend Reserve	-	3,038	(3,038)	-
Total Reserve Funds	23,956	20,173	(25,140)	19,529

Statement of Accounting Policies

a Reporting Entity

The Queenstown Lakes District Council (the Council) is a Territorial Local Authority governed by the Local Government Act 2002.

The prospective financial statements have been prepared in accordance with Section 111 of the Local Government Act 2002, the Financial Reporting Act 1993 and generally accepted accounting practice. The prospective financial statements comply with New Zealand equivalents to International Financial Reporting Standards (NZ IFRS).

The prospective financial statements presented here are for the reporting entity Queenstown Lakes District Council. They do not include the consolidated prospective financial statements of Queenstown Airport Limited.

The Council is a public benefit entity whose primary objective is to provide goods and services for community and social benefit rather than for a financial return.

All available public benefit entity reporting exemptions under NZ IFRS have been adopted.

b Accounting Policies

Statement of Compliance

The financial statements of the Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 98 and Part 3 of Schedule 10, which includes the requirement to comply with New Zealand generally accepted accounting practice (NZ GAAP).

The financial statements comply with New Zealand equivalents to International Financial Reporting Standards (NZ IFRS) as appropriate for public benefit entities.

All available public benefit entity reporting exemptions under NZ IFRS have been adopted.

Basis of Preparation

The preparation of financial statements in conformity with NZ IFRS requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. The results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and in future periods if the revision affects both current and future periods.

The financial statements have been prepared on the basis of historical cost, except for the revaluation of certain non-current assets and financial instruments. Cost is based on the fair values of the consideration given in exchange for assets.

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported.

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

The financial statements are presented in thousands of New Zealand dollars. New Zealand dollars are the Council's functional currency.

The following accounting policies which materially affect the measurement of results and financial position have been applied:

Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts and GST.

Rates Revenue

Rates revenue is recognised when it is levied.

Other Revenue

(a) Rendering of Services

Revenue from the rendering of services is recognised when it is probable that the economic benefits associated with the transaction will flow to the entity. The stage of completion at balance date is assessed based on the value of services performed to date as a percentage of the total services to be performed.

(b) Interest Revenue

Interest revenue is accrued on a time basis, by reference to the principal outstanding and the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

(c) Dividend Revenue

Dividends are recognised when the entitlement to the dividends is established.

(d) Fees and Charges

Fees and charges are recognised as income when supplies and services have been rendered.

(e) Contracts and Consents

Revenue relating to contracts and consent applications that are in progress at balance date is recognised by reference to the stage of completion at balance date.

(f) Grant Revenue

Government grants are received from NZTA which subsidises part of the Council's costs in maintaining the local roading infrastructure. The subsidies are recognised as revenue upon entitlement as conditions pertaining to eligible expenditure have been fulfilled.

Grants and subsidies are recognised upon entitlement as conditions pertaining to eligible expenditure have been fulfilled.

(g) Development Contributions

The revenue recognition point for development and financial contributions is at the later of the point when the Council is ready to provide the service for which the contribution was levied, or the event that will give rise to a requirement for a development or financial contribution under the legislation.

Development contributions are classified as part of the "Other Revenue".

Other Gains and Losses

(a) Sale of investment property, property, plant and equipment, property intended for sale and financial assets.

Net gains or losses on the sale of investment property, property plant and equipment, property intended for sale and financial assets are recognised when an unconditional contract is in place and it is probable that the Council will receive the consideration due.

(b) Assets Acquired for Nil or Nominal Consideration

Certain infrastructural assets have been vested to the Council as part of the subdivision covenant process. Such vested assets are recognised as revenue when the significant risks and rewards of ownership have been transferred to the Council and when the obligation to accept the transfer of the assets to the Council has been determined.

Grant expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Discretionary grants are those grants where the Council has no obligation to award on receipt of the grant application and are recognised as expenditure when a successful applicant has been notified of the Council's decision.

Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Rentals payable under operating leases are charged to the Statement of Financial Performance on a basis representative of the pattern of benefits to be derived from the leased asset.

(a) Council as Lessor

Amounts due from lessees under finance leases are recorded as receivables at the amount of the net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the leases.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease.

(b) Council as Lessee

Assets held under finance leases are recognised at their fair value or, if lower, at amounts equal to the present value of the minimum lease payments, each determined at the inception of the lease. The corresponding liability to the lessor is included in the Statement of Financial Position as a finance lease obligation.

Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged directly against income, unless they are directly attributable to qualifying assets, in which case they are capitalised.

Rentals payable under operating leases are charged to income on a straight line basis over the term of the relevant lease.

(c) Lease Incentives

Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight line basis over the lease term.

Goods and Services Tax

Revenues, expenses, assets and liabilities are recognised net of the amount of goods and services tax (GST), except for receivables and payables which are recognised inclusive of GST. Where GST is not recoverable as an input tax it is recognised as part of the related asset or expense.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and other short-term highly liquid deposits that are readily convertible to a known amount of cash.

Financial Instruments

Financial assets and financial liabilities are recognised on the Council's Statement of Financial Position when the Council becomes a party to contractual provisions of the instrument.

Investments are recognised and derecognised on trade date where purchase or sale of an investment is under a contract, whose terms require delivery of the investment within the timeframe established by the market concerned, and are initially measured at fair value, net of transaction costs, except for those financial assets classified as fair value through profit or loss which are initially valued at fair value.

(i) Financial Assets

Financial Assets are classified into the following specified categories: financial assets 'at fair value through profit or loss', 'held-to-maturity' investments, 'available-for-sale' financial assets, and 'loans and receivables'. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

The effective interest method, referred to below, is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the interest rate that exactly discounts estimated future cash receipts through the expected life of the financial asset, or, where appropriate, a shorter period.

Financial Assets at Fair Value Through Profit or Loss

Financial assets are classified as financial assets at fair value through profit or loss where the financial asset:

- Has been acquired principally for the purpose of selling in the near future;
- Is a part of an identified portfolio of financial instruments that the Council and Group manages together and has a recent actual pattern of short-term profit-taking; or
- Is a derivative that is not designated and effective as a hedging instrument.

Financial assets at fair value through profit or loss are stated at fair value, with any resultant gain or loss recognised in the Statement of Financial Performance. The net gain or loss is recognised in the Statement of Financial Performance and incorporates any dividend or interest earned on the financial asset. Fair value is determined in the manner described later in this note.

Held-to-Maturity Investments

Investments are recorded at amortised cost using the effective interest method less impairment, with revenue recognised on an effective yield basis.

The Council does not hold any financial assets in this category.

Available-for-Sale Financial Assets

Equity Investments held by the Council classified as being available-for-sale are stated at fair value. Fair value is determined in the manner described later in this note. Gains and losses arising from changes in fair value are recognised in Other Comprehensive Income, with the exception of impairment losses which are recognised in the Statement of Financial Performance. Where the investment is disposed of or is determined to be impaired, the cumulative gain or loss previously recognised in Other Comprehensive Income is included in the Statement of Financial Performance for the period.

Dividends on available-for-sale equity instruments are recognised in the Statement of Financial Performance when the Council's right to receive payments is established.

Loans and Receivables

Trade receivables, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method less impairment. Interest is recognised by applying the effective interest rate.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment is established when there is objective evidence that the Council will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision is expensed in the Statement of Financial Performance.

Loans, including loans to community organisations made by the Council at nil, or below-market interest rates are initially recognised at the present value of their expected future cash flows and discounted at the current market rate of return for a similar asset/investment. They are subsequently measured at amortised cost using the effective interest method. The difference between the face value and present value of expected future cash flows of the loan is recognised in the Statement of Financial Performance as a grant.

Until 1 July 1998 in certain circumstances funds were required to be set aside each year to meet future payments of loans and commitments. These funds, described as Sinking Funds, are administered by independent Sinking Fund Commissioners appointed by the Council. The funds are included in the Statement of Financial Position. The Council now voluntarily contributes to sinking funds to build up funds to pay off debt principal. Deposits are included within this classification.

Impairment of Financial Assets

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that as a result of one or more events that occurred after the initial recognition of the financial asset the estimated future cash flows of the investment have been impacted. For financial assets carried at amortised cost, the amount of the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables where the carrying amount is reduced through the use of an allowance account. When a trade receivable is uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in the Statement of Financial Performance.

With the exception of available-for-sale equity instruments, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through the Statement of Financial Performance to the extent the carrying amount of the investment at the date of impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

(ii) Financial Liabilities

Trade and Other Payables

Trade payables and other accounts payable are recognised when the Council becomes obliged to make future payments resulting from the purchase of goods and services.

Trade and other payables are initially recognised at fair value and are subsequently measured at amortised cost, using the effective interest method.

Borrowings

Borrowings are recorded initially at fair value, net of transaction costs.

Subsequent to initial recognition, borrowings are measured at amortised cost with any difference between the initial recognised amount and the redemption value being recognised in the Statement of Financial Performance over the period of the borrowing using the effective interest method.

(iii) Derivative Financial Instruments

The Council enters into certain derivative financial instruments to manage its exposure to interest rate risk, including interest rate swaps.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re measured to their fair value at each balance date. The resulting gain or loss is recognised in the Statement of Financial Performance immediately unless the derivative is designated and effective as a hedging instrument, in which event the nature and

timing of the recognition in profit or loss depends on the nature of the hedging relationship. Council does not undertake hedge accounting in relation to its derivative financial instruments.

A derivative is presented as a non current asset or a non current liability if the remaining maturity of the instrument is more than 12 months and is not expected to be realised or settled within 12 months. Other derivatives are presented as current assets or current liabilities.

Fair Value Estimation

The fair value of financial instruments traded in active markets (such as listed equities) is based on quoted market prices at the balance date. The quoted market price used for financial assets held by the Council is the current bid price; the appropriate quoted market price for financial liabilities is the current offer price.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Council uses a variety of methods and makes assumptions that are based on market conditions existing as each balance date.

Quoted market prices or dealer quotes for similar instruments are used for long-term investment and debt instruments held.

Embedded Derivatives

Derivatives embedded in other financial instruments or other host contracts are treated as separate derivatives when their risks and characteristics are not closely related to those of host contracts and the host contracts are not measured at fair value with changes in fair value recognised in the Statement of Financial Performance.

Inventories

Development Properties

Development properties classified within Inventory are stated at the lower of cost or net realisable value. Cost includes planning expenditure and any other expenditure to bring the Development property to its present condition.

Other inventories

Inventories are valued at the lower of cost and net realisable value. Cost is determined on a weighted average basis with an appropriate allowance for obsolescence and deterioration.

Properties Intended for Sale

Properties intended for sale are measured at the lower of carrying amount and fair value less costs to sell. Properties are classified as intended for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use.

Property, Plant and Equipment

The Council has the following classes of property, plant and equipment:

Operational Assets

- Council owned land, buildings and building improvements, foreshore structures, plant and equipment, furniture and office equipment and library books; and

Infrastructure Assets

- Infrastructure assets are the fixed utility systems owned by the Council. Each asset type includes all items that are required for the network to function:
 - Sewer, stormwater, water
 - Roads, bridges and lighting
 - Land under roads

Cost

Operational Assets and Land under Roads are recorded at cost less accumulated depreciation and any accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the assets. Where an asset is acquired for no cost, or for a nominal cost, it is recognised at fair value at the date of acquisition. When significant, interest costs incurred during the period required to construct an item of property, plant and equipment are capitalised as part of the asset's total cost.

Accounting for Revaluations

Infrastructural assets other than Land under Roads are stated at fair value less accumulated depreciation and any impairment losses recognised after the date of revaluation.

Infrastructure assets, land and buildings acquired or constructed after the date of the latest revaluation are carried at cost, which approximates fair value. Revaluations are carried out with sufficient regularity to ensure that the carrying amount does not differ materially from fair value at the balance sheet date.

The results of revaluing are credited or debited to an asset revaluation reserve for that class of asset. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed to the Statement of Financial Performance. Any subsequent increase in revaluation that offsets a previous decrease in value recognised in the Statement of Financial Performance will be recognised first in the Statement of Financial Performance up to the amount previously expensed, and then credited to the revaluation reserve for that class of asset.

Sewer, Stormwater, Water

Sewer, stormwater and water assets are stated at fair value, which is optimised depreciated replacement cost value as at 1 July, 2013 by Rationale, independent valuers. Acquisitions subsequent to 1 July, 2013 are at cost.

Roads, Bridges and Lighting

Roading assets are stated at fair value, which is optimised depreciated replacement cost value as at 1 July, 2013 by MWH Limited, independent valuers. Bridges and lighting are stated at valuation which is optimised depreciated replacement cost value.

Depreciation

Operational assets with the exception of land, are depreciated on a straight-line basis to write-off the asset to its estimated residual value over its estimated useful life.

Infrastructural assets, with the exception of land under roads, are depreciated on a straight-line basis to write off the fair value of the asset to its estimated residual values over its estimated useful life.

Expenditure incurred to maintain these assets at full operating capability is charged to the Statement of Financial Performance in the year incurred.

The following estimated useful lives are used in the calculation of depreciation.

Operational Assets	Rate (%)	Method
Buildings	2.0% - 33%	SL
Building improvements	1.67% - 6.67%	SL
Runway	1.25% - 6.67%	SL
Plant and equipment	5.5% - 28%	SL
Motor vehicles	20% - 26%	DV
Furniture and office equipment	10% - 33%	SL
Computer equipment	25%	SL
Library books	10%	SL
Infrastructural Assets		
Sewerage	1.67% - 10%	SL
Water Supply	1.67% - 10%	SL
Stormwater	1.67% - 10%	SL
Roading - Basecourse	2.1%	SL
Roading - Bridges	2.6%	SL
Roading - Surfacing	8.6%	SL
Roading - Other	1% - 10%	SL

The estimated useful lives, residual values and depreciation method are reviewed at the end of each annual reporting period.

Disposal

An item of property, plant and equipment is derecognised upon disposal or recognised as impaired when no future economic benefits are expected to arise from the continued use of the asset.

Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Financial Performance in the period the asset is derecognised.

Forestry assets

Forestry assets are independently revalued annually at fair value less estimated point of sale costs. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate.

Gains or losses arising on initial recognition of biological assets at fair value less estimated point of sale costs and from a change in fair value less estimated point of sale costs are recognised in the Statement of Financial Performance.

The costs to maintain the forestry assets are included in the Statement of Financial Performance.

Emission Trading Scheme Accounting Policy

New Zealand Units (NZUs) allocated as a result of the company's participation in the Emissions Trading Scheme (ETS) are treated as intangible assets, and recorded at cost.

The difference between initial cost and the disposal price of the units is treated as revenue in Surplus/(Deficit) for the period.

Liabilities for surrender of NZUs (or cash) are accrued at the time the forests are harvested, or removed in any other way, in accordance with the terms of the ETS legislation.

Liabilities are accounted for at settlement value, being the cost of any NZUs on hand to meet the obligation plus the fair value of any shortfall in NZUs to meet the obligation.

Investment Properties

Investment properties are held to earn rentals and/or for capital gains. Property held to meet service delivery objectives are excluded from Investment Properties and included with Property, Plant and Equipment. The investment properties are measured at fair value at the reporting date. Gains or losses arising from changes in the fair value of the investment properties are included in the Statement of Financial Performance in the period in which they arise.

Finite life intangible assets

Finite life intangible assets are recorded at cost less accumulated amortisation. Amortisation is charged on a straight line basis over their estimated useful life. The estimated useful life and amortisation period is reviewed at the end of each annual reporting period.

Intangible assets acquired in a business combination

All potential intangible assets acquired in a business combination are identified and recognised separately from goodwill where they satisfy the definition of an intangible asset and their fair value can be measured reliably.

Intangible Assets - Software acquisition and development

Acquired computer software licenses are recorded at cost less accumulated amortisation. Amortisation is charged on a straight line basis over their estimated useful life. The estimated useful life and amortisation period is reviewed at the end of each annual reporting period.

Costs associated with maintaining computer software are recognised as an expense when incurred. Costs that are directly associated with the development of software for internal use by the Council are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.

Impairment of Non-Financial Assets

At each reporting date, the Council reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Council estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Goodwill, intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment annually and whenever there is an indication that the asset may be impaired. An impairment of goodwill is not subsequently reversed.

Recoverable amount is the higher of fair value less costs to sell and value in use. Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the asset's ability to generate net cash inflows and where the entity would, if deprived of the asset, replace it's remaining future economic benefits or service potential. In assessing value in use for cash-generating assets, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised in the Statement of Financial Performance immediately, unless the relevant asset is carried at fair value, in which case the impairment loss is treated as a revaluation decrease, via other comprehensive income.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in the Statement of Financial Performance immediately, unless the relevant asset is carried at fair value, in which case the reversal of the impairment loss is treated as a revaluation increase, via other comprehensive income.

Employee Benefits

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave, and sick leave when it is probable that settlement will be required and they are capable of being measured reliably.

Provisions made in respect of employee benefits expected to be settled within 12 months, are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

Provisions made in respect of employee benefits which are not expected to be settled within 12 months are measured as the present value of the estimated future cash outflows to be made by the Council in respect of services provided by employees up to reporting date.

Provisions

Provisions are recognised when the Council has a present obligation, the future sacrifice of economic benefits is probable, and the amount of the provision can be measured reliably.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cashflows estimated to settle the present obligation, its carrying amount is the present value of those cashflows.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognised as an asset if it is virtually certain that recovery will be received and the amount of the receivable can be measured reliably.

Statement of Cashflows

Cash means cash balances on hand, held in bank accounts and demand deposits that the Council invests in as part of its day to day cash management.

Operating activities include cash received from all income sources of the Council and record the cash payments made for the supply of goods and services.

Investing activities are those activities relating to the acquisition and disposal of non-current assets.

Financing activities comprise the change in equity and debt structure of the Council.

Equity

Equity is the community's interest in the Council and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves.

Reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by Council.

Restricted and Council Created Reserves

Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Restricted reserves are those subject to specific conditions accepted as binding by the Council and which may not be revised by the Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included in restricted reserves are reserves restricted by Council decision. The Council may alter them without references to any third party or the Courts. Transfers to and from these reserves are at the discretion of the Council.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the Council to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due.

Financial guarantee contracts are initially recognised at fair value. If a financial guarantee contract was issued in a stand-alone arm's length transaction to an unrelated party, its fair value at inception is equal to the consideration received. When no consideration is received a provision is recognised based on the probability the Council will be required to reimburse a holder for a loss incurred, discounted to present value. The portion of the guarantee that remains unrecognised, prior to discounting to fair value, is disclosed as a contingent liability.

Financial guarantees are subsequently measured at the initial recognition amount less any amortisation, however if the Council assesses that it is probable that expenditure will be required to settle a guarantee, then the provision for the guarantee is measured at the present value of the future expenditure.

Allocation of Overheads

Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities based on the cost drivers and related activity/usage information.

Direct costs are those costs that are directly attributable to a significant activity. Indirect costs are those costs that cannot be identified in an economically feasible manner with a specific significant activity.

Balancing the Budget

The Local Government Act 2002 contains a requirement to balance the budget. Section 100 states:

1. *A local authority must ensure that each year's projected operating revenues are set at a level sufficient to meet that years projected operating expenses.*
2. *Despite subsection (1), a local authority may set projected operating revenues at a different level from that required by that subsection if the local authority resolves that it is financially prudent to do so, having regard to -*
 - a) *The estimated expenses of achieving and maintaining the predicted levels of service provision set out in the 10 Year Plan, including the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and*
 - b) *The projected revenue available to fund the estimated expenses associated with maintaining the service capacity and integrity to assets throughout their useful life; and*
 - c) *The equitable allocation of responsibility for funding the provision and maintenance of assets and facilities throughout their useful life; and*
 - d) *The funding and financial policies adopted under section 102.*

Council comfortably meets these requirements over the timeframe of the plan. The forecast 10 year Statement of Financial Performance shows strong operating surpluses, which demonstrates that Council balances its budget requirements overall.

Funding of Depreciation

The funding of depreciation is an implied requirement of the "balanced budget" provision of the new Local Government Act. It requires that the Council fully fund all operating costs, including reductions in the useful life or quality of assets.

The requirement arises from Government concern that some local authorities were not adequately maintaining infrastructural assets. In instances where this occurred, current ratepayers were paying too little and leaving a major financial burden for future generations.

Queenstown Lakes District has in recent years provided adequately for asset renewal. A major effort has been made over the past decade to address deferred maintenance and the budgets have provided for the renewal of infrastructure.

The Council now has far more reliable asset information and a much better understanding of the life cycle of its assets.

The new Act provides a more flexible approach in the requirement to fully fund depreciation.

The revised interpretation has allowed Councils flexibility in four key areas which we have taken advantage of in preparing these budgets:

- (i) The Council needs to fund depreciation only on its share of roading funding. The component attributable to Transfund is excluded. Allowing for SPR roading arrangements and other subsidisable costs 60% of roading depreciation will be funded (2013/14 – 60%);
- (ii) Depreciation on Community facilities may not need to be funded as they are often funded by non-Council sources and will never be replaced in the same form at the end of their useful life. Depreciation on halls, libraries, and other facilities (including the Events Centre) will therefore not be funded;
- (iii) The Council has accepted that it is not reasonable to fund depreciation where a community has funded a water or sewerage scheme, by lump sum contributions or loan charges. That community ends up paying twice – for loan charges and depreciation;
- (iv) Because we have generally maintained the value of our infrastructure the Council will use funded depreciation to finance renewal projects and repay loans. It cannot be used to fund new assets or asset improvements.

These changes have focused on the intent of legislation, the maintenance of the capacity of major operational assets. This Council has had this focus for some time now and so is not greatly affected by the new provisions.

The impact of the above decision has led to the following amounts of depreciation not being funded:

	Total Depreciation 2014/15 (\$000)	Depreciation Not Funded 2014/15 (\$000)
Roading	9,067	3,620
Sewerage	3,022	1,252
Water	2,269	631
Stormwater	1,539	530
Community/other	5,231	2909
Total	21,128	8,942

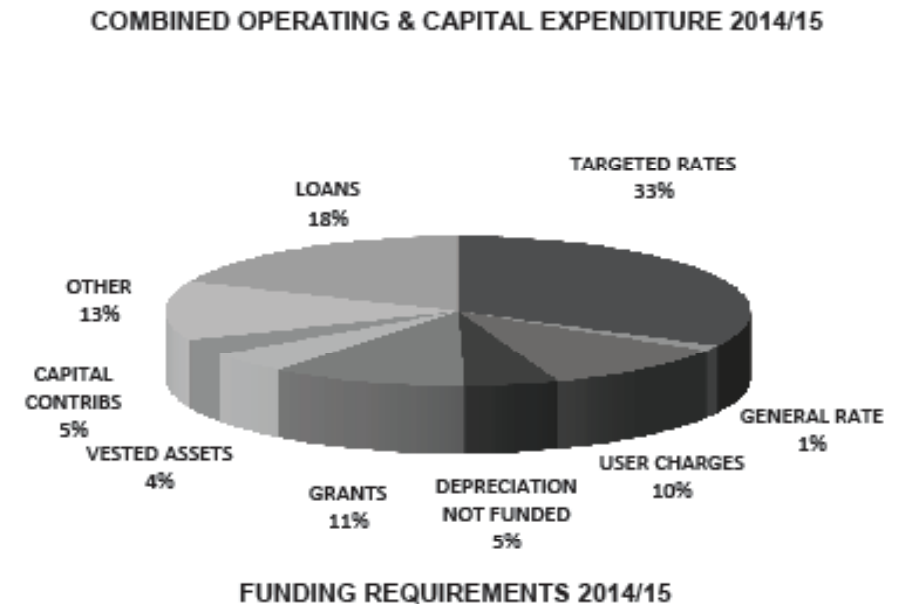
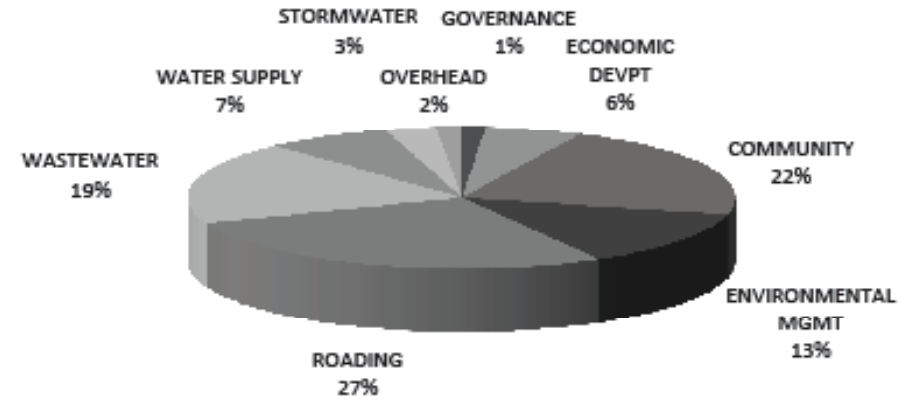
Funding Impact Statement

Background

Clause 10 of Schedule 10 to the Local Government Act 2002 requires each Council to prepare a Funding Impact Statement as part of its Annual Plan, which states:

- (a) The revenue and financing mechanisms to be used by the local authority for the year; and
- (b) The nature of and any reasons for any departure from the funding impact statement in the 10 Year Plan for that year.
- (c) In relation to any general rate, -
 - (i) The valuation system on which the general rate is to be assessed;
 - (ii) Whether a uniform annual general charge is to be included; and if so:
 - How that uniform annual general charge will be calculated; and
 - The local authority's definition of a separately used or inhabited part of a rating unit, if the charge is to be calculated on this basis.
 - (iv) Whether the general rate is to be set differentially, and, if so -
 - The categories of rateable land, within the meaning of section 14 of the Local Government (rating) Act 2002, to be used; and
 - The objectives of the differential rate, in terms of the total revenue sought from each category of rateable land or of the relationship between the rates set of rateable land in each category; and
- (d) In relation to each targeted rate -
 - (i) The activities or groups of activities for which the targeted rate is to be set; and
 - (ii) The category, or categories, of rateable land, within the meaning of section 17 of the Local Government (rating) Act 2002, to be used; and
 - (iii) For each such category, how liability for the targeted rate is to be calculated; and
 - (iv) If the targeted rate is set differentially, the total revenue sought from each category of rateable land or the relationship between the rates set on the rateable land in each category.

Following is the Funding Impact Statement for the period commencing 1 July 2014.



Funding Impact Statement

Annual Plan 2013/14 \$000		Annual Plan 2014/15 \$000	10 Year Plan 2014/15 \$000	Variance \$ \$000	Explanation
Sources of Operating Funding					
2,116	General Rates	2,155	2,049	106	
54,455	Targeted Rates	55,401	59,040	(3,639)	Reduced rate funding due to reduced operating costs
21,386	User Charges	17,823	13,344	4,479	Direct revenue ex Lakes Environmental and Lakes Leisure
3,749	Grants & Subsidies for Operating expenditure	3,478	4,020	(542)	
2,858	Dividends from Investments	3,038	3,618	(580)	Forecast QAC Dividend
3,017	Other Operating Funding	4,130	3,207	923	
87,581	Total Sources of Operating Funding	86,025	85,278	747	
Applications of Operating Funding					
64,158	Payments to Staff and Suppliers	59,920	59,624	296	Direct costs ex LE & LL, offset by Org REview savings
7,869	Finance Costs	7,549	9,134	(1,585)	Reduced borrowing and lower interest rates than forecast
72,027	Total Applications of Operating Funding	67,469	68,758	(1,289)	
15,554	Surplus/(Deficit) of Operating Funding	18,556	16,520	2,036	
Sources of Capital Funding					
7,173	Grants & Subsidies for Capital expenditure	11,002	7,922	3,080	
5,474	Development Contributions	10,197	7,240	2,957	Includes capital contribution \$3.8m for Eastern Access Road (Frankton Flats)
-	Gross Proceeds from Property Sales	-	-	-	
2,662	Increase/(Decrease) in Debt	20,614	30,705	(10,091)	Reduced capital programme and deferral of projects
15,309	Total Sources of Capital Funding	41,813	45,867	(4,054)	
Applications of Capital Funding					
Capital Expenditure					
13,788	- to meet additional demand	21,905	20,628	1,277	
8,958	- to replace existing assets	11,208	11,001	207	
8,119	- to improve the level of service	27,252	30,760	(3,508)	Wanaka Sports Facility delayed
(2)	Increase/(Decrease) in Reserves	4	(2)	6	
-	Increase/(Decrease) of Investments	-	-	-	
30,863	Total Applications of Capital Funding	60,369	62,387	(2,018)	
(15,554)	Surplus/(Deficit) of Capital Funding	(18,556)	(16,520)	(2,036)	
-	Funding Balance	-	-	-	

Reconciliation of Funding Impact Statement to Prospective Statement of Financial Performance

Annual Plan 2013/14 \$000		Annual Plan 2014/15 \$000	10 Year Plan 2014/15 \$000	Variance \$
INCOME				
Statement of Financial Performance:				
105,714	Total Operating Income	113,172	110,221	2,951
Funding Impact Statement:				
87,581	Total Sources of Operating Funding	86,025	85,278	747
Plus Sources of Capital Funding:				
7,173	Grants & Subsidies for Capital expenditure	11,002	7,922	3,080
5,474	Development Contributions	10,197	7,240	2,957
	- Gross Proceeds from Property Sales	-	-	-
	- Less Cost of Property Sales	-	-	-
Plus Non Cash Items:				
5,486	Vested Assets	5,948	9,781	(3,833)
	- Revaluation - Non Current Assets	-	-	-
105,714	Total Income	113,172	110,221	2,951
EXPENDITURE				
Statement of Financial Performance:				
92,693	Total Operating Cost	88,597	91,282	(2,685)
Funding Impact Statement:				
72,027	Total Applications of Operating Funding	67,469	68,758	(1,289)
Plus Non Cash Items:				
20,666	Depreciation	21,128	22,524	(1,396)
92,693	Total Expenditure	88,597	91,282	(2,685)

Proposed Rates and Charges for 2014/15

The rating system used by Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 September 2011 are to be used for the 2014/15 rating year. All proposed rates in the section that follows are inclusive of GST.

Uniform Annual General Charge

Pursuant to sections 15 of the Local Government (Rating) Act 2002 (the Act), Council proposes to set a uniform annual general charge of \$62.00 on each separately used or inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$1,388,745) will be used to fund the costs associated with the following activities:

- Cemeteries.
- Community development and grants.
- Property including housing and Wanaka airport
- A general contribution to the promotion of the district.

Sports, Halls & Libraries Annual Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted annual charge of \$303.00 on each separately used or inhabited part of every rating unit with a residential component in the district:

1.	Residential	\$303.00
2.	Hydro Electric Power	\$0.00
3.	Vacant Sections	\$303.00
4.	Accommodation	\$0.00
5.	CBD Accommodation	\$0.00
6.	Commercial	\$0.00
7.	CBD Commercial	\$0.00
8.	Primary Industry	\$303.00
9.	Country Dwelling	\$303.00
10.	Other	\$0.00
11.	Mixed Use Apportioned	\$303.00

The targeted recreation charge revenue (\$5,821,068) will be used to fund the costs associated with the following activities:

- Community grants (for recreational activities).
- District library services.
- Public halls and other community facilities.
- Active recreation facilities including sportsfields and community swimming pools (excludes Alpine Aqualand).

Governance Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential governance rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.000231 cents in the \$
2.	Hydro Electric Power	0.000116 cents in the \$
3.	Vacant Sections	0.000231 cents in the \$
4.	Accommodation	0.000231 cents in the \$
5.	CBD Accommodation	0.000231 cents in the \$
6.	Commercial	0.000231 cents in the \$
7.	CBD Commercial	0.000231 cents in the \$
8.	Primary Industry	0.000164 cents in the \$
9.	Country Dwelling	0.000231 cents in the \$
10.	Other	0.000231 cents in the \$
11.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The governance rate revenue (\$3,787,875) will be used to fund 80% of the costs associated with the following activities:

- Cost of democratic functions including Council and standing committees
- Cost of communications and management of Council including corporate, financial and rating administration services.

Regulatory Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential regulatory rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.000308 cents in the \$
2.	Hydro Electric Power	0.000139 cents in the \$
3.	Vacant Sections	0.000308 cents in the \$
4.	Accommodation	0.000323 cents in the \$
5.	CBD Accommodation	0.000323 cents in the \$
6.	Commercial	0.000277 cents in the \$
7.	CBD Commercial	0.000277 cents in the \$
8.	Primary Industry	0.000200 cents in the \$
9.	Country Dwelling	0.000286 cents in the \$
10.	Other	0.000308 cents in the \$
11.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The regulatory rate revenue (\$4,907,443) will be used to fund 80% of the costs associated with the following activities:

- Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing.

Governance & Regulatory Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted Governance & Regulatory Charge on each separately used or inhabited part of every rating unit in the district as follows:

1.	Residential	\$84.00
2.	Hydro Electric Power	\$164.00
3.	Vacant Sections	\$84.00
4.	Accommodation	\$122.00
5.	CBD Accommodation	\$122.00
6.	Commercial	\$164.00
7.	CBD Commercial	\$164.00
8.	Primary Industry	\$210.00
9.	Country Dwelling	\$84.00
10.	Other	\$84.00
11.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Governance & Regulatory Charge revenue (\$2,173,829) will be used to fund 20% of the

costs associated with the following activities:

- Cost of democratic functions including Council and standing committees
- Cost of communications and management of Council including corporate, financial and rating administration services.
- Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing.

Recreation & Events Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential recreation and events rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

:

1.	Residential	0.000224 cents in the \$
2.	Hydro Electric Power	0.000082 cents in the \$
3.	Vacant Sections	0.000224 cents in the \$
4.	Accommodation	0.000811 cents in the \$
5.	CBD Accommodation	0.000811 cents in the \$
6.	Commercial	0.000164 cents in the \$
7.	CBD Commercial	0.000164 cents in the \$
8.	Primary Industry	0.000029 cents in the \$
9.	Country Dwelling	0.000085 cents in the \$
10.	Other	0.000224 cents in the \$
11.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The recreation and events rate revenue (\$3,826,668) will be used to fund 50% of the costs associated with the following activities:

- Passive recreation areas, gardens, walkways and reserves.
- The provision on public toilets.
- Provision of events and facilitation events.
- Contribution to the operating shortfall of Alpine Aqualand attributable to non residents

Recreation & Events Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a new targeted Recreation & Events Charge on each separately used or inhabited part of every rating unit in the district as follows:

1.	Residential	\$127.00
2.	Hydro Electric Power	\$212.00
3.	Vacant Sections	\$127.00
4.	Accommodation	\$686.00
5.	CBD Accommodation	\$686.00
6.	Commercial	\$212.00
7.	CBD Commercial	\$212.00
8.	Primary Industry	\$90.00
9.	Country Dwelling	\$90.00
10.	Other	\$127.00
11.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The recreation and events charge revenue (\$3,826,668) will be used to fund 50% of the costs associated with the following activities:

- Passive recreation areas, gardens, walkways and reserves.
- The provision on public toilets.
- Provision of events and facilitation events.
- Contribution to the operating shortfall of Alpine Aqualand attributable to non residents

General Rate

Pursuant to Sections 13 and 14 of the Act, Council proposes to set a differential general rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1.	Residential	0.000062 cents in the \$
2.	Hydro Electric Power	0.000025 cents in the \$
3.	Vacant Sections	0.000062 cents in the \$
4.	Accommodation	0.000078 cents in the \$
5.	CBD Accommodation	0.000078 cents in the \$
6.	Commercial	0.000050 cents in the \$
7.	CBD Commercial	0.000050 cents in the \$
8.	Primary Industry	0.000072 cents in the \$
9.	Country Dwelling	0.000067 cents in the \$
10.	Other	0.000062 cents in the \$
11.	Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or

Accommodation and 75% Residential or Country Dwelling as appropriate.

The general rate revenue (\$1,078,193) will be used to fund the costs associated with the following activities:

- Provision of emergency services (civil defense & rural fire).
- Waste management including landfill establishment.
- Forestry including wilding pine control

Roading Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Wanaka ward on the Queenstown Lakes District as follows:

1.	Residential	0.000626 cents in the \$
2.	Hydro Electric Power	0.000157 cents in the \$
3.	Vacant Sections	0.000939 cents in the \$
4.	Accommodation	0.002348 cents in the \$
5.	CBD Accommodation	0.002348 cents in the \$
6.	Commercial	0.002348 cents in the \$
7.	CBD Commercial	0.002348 cents in the \$
8.	Primary Industry	0.000507 cents in the \$
9.	Country Dwelling	0.000639 cents in the \$
10.	Other	0.000626 cents in the \$
11.	Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wanaka roading rate revenue (\$4,796,604) will be used to fund the costs associated with the following activities:

- Wanaka wards roading network, which includes footpaths and other amenities within the road reserve.
- The development of town centre areas.
- The maintenance and upgrading of roading drainage systems.

Roading Rate (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Queenstown/Wakatipu and Arrowtown wards of the Queenstown Lakes District as follows:

1.	Residential	0.000493 cents in the \$
2.	Hydro Electric Power	0.000123 cents in the \$
3.	Vacant Sections	0.000740 cents in the \$
4.	Accommodation	0.001849 cents in the \$
5.	CBD Accommodation	0.001849 cents in the \$
6.	Commercial	0.001849 cents in the \$
7.	CBD Commercial	0.001849 cents in the \$
8.	Primary Industry	0.000399 cents in the \$
9.	Country Dwelling	0.000503 cents in the \$
10.	Other	0.000493 cents in the \$
11.	Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wakatipu/Arrowtown roading rate revenue (\$9,936,784) will be used to fund the costs associated with the following activities:

- Wakatipu/Arrowtown ward's roading network, which includes footpaths and other amenities within the road reserve.
- The development of town centre areas.
- The maintenance and upgrading of roading drainage systems.

Stormwater Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Wanaka ward of the Queenstown Lakes District as follows:

1.	Residential	0.000184 cents in the \$
2.	Vacant Sections	0.000184 cents in the \$
3.	Accommodation	0.000184 cents in the \$
4.	CBD Accommodation	0.000184 cents in the \$
5.	Commercial	0.000184 cents in the \$
6.	CBD Commercial	0.000184 cents in the \$
7.	Other	0.000184 cents in the \$
8.	Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Wanaka stormwater rate revenue (\$678,215) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

Stormwater Rate (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Queenstown/Wakatipu and Arrowtown wards of the Queenstown Lakes District as follows:

1.	Residential (ii)	0.000092 cents in the \$
2.	Vacant Sections (ii)	0.000092 cents in the \$
3.	Accommodation	0.000092 cents in the \$
4.	CBD Accommodation	0.000092 cents in the \$
5.	Commercial	0.000092 cents in the \$
6.	CBD Commercial	0.000092 cents in the \$
7.	Other	0.000092 cents in the \$
8.	Mixed Use Apportioned	See note (i)

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

Note (ii) Excludes property within the Jacks Point Special Zone.

The Wakatipu/Arrowtown stormwater rate revenue (\$786,275) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

Tourism Promotion Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Wanaka ward of the Queenstown Lakes District as follows:

1.	Accommodation	0.001102 cents in the \$
2.	CBD Accommodation	0.001102 cents in the \$
3.	Commercial	0.001102 cents in the \$
4.	CBD Commercial	0.001102 cents in the \$
5.	Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wanaka tourism promotion rate revenue (\$807,107) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Lake Wanaka Tourism.

Tourism Promotion Rate (Queenstown/Wakatipu Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Queenstown/Wakatipu Wards of the Queenstown Lakes District as follows:

1.	Accommodation	0.001232 cents in the \$
2.	CBD Accommodation	0.001232 cents in the \$
3.	Commercial	0.001232 cents in the \$
4.	CBD Commercial	0.001232 cents in the \$
5.	Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Wakatipu tourism promotion rate revenue (\$3,586,089) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Destination Queenstown

Tourism Promotion Rate (Arrowtown Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Arrowtown Ward of the Queenstown Lakes District as follows:

1.	Accommodation	0.001312 cents in the \$
2.	CBD Accommodation	0.001312 cents in the \$
3.	Commercial	0.001312 cents in the \$
4.	CBD Commercial	0.001312 cents in the \$
5.	Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Arrowtown tourism promotion rate revenue (\$128,414) will be used to fund the costs associated with financing the

- To finance promotional activities of the Arrowtown Promotion Association.

Waste Management Charges

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted waste management charge on each separately used or inhabited part of every rating unit in the district, as follows:

1.	Residential	\$123.00
2.	Hydro Electric Power	\$88.00
3.	Vacant Sections	\$88.00
4.	Accommodation	\$88.00
5.	CBD Accommodation	\$88.00
6.	Commercial	\$88.00
7.	CBD Commercial	\$88.00
8.	Primary Industry	\$123.00
9.	Country Dwelling	\$123.00
10.	Other	\$88.00
11.	Mixed Use Apportioned	\$123.00

The Waste Management Charge revenue (\$2,524,240) will be used to fund the costs associated with the following activities:

- To fund the operating deficit of the transfer stations and the recycling initiatives proposed in the Waste Management Strategy.

Aquatic Centre Charge (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted Aquatic Centre charge of \$95.00 on each separately used or inhabited part of every rating unit with a residential component in the Queenstown / Wakatipu and Arrowtown Wards:

1.	Residential	\$95.00
2.	Hydro Electric Power	\$0.00
3.	Vacant Sections	\$95.00
4.	Accommodation	\$0.00
5.	CBD Accommodation	\$0.00
6.	Commercial	\$0.00
7.	CBD Commercial	\$0.00
8.	Primary Industry	\$95.00
9.	Country Dwelling	\$95.00
10.	Other	\$0.00
11.	Mixed Use Apportioned	\$95.00

The Aquatic Centre Charge revenue (\$1,131,365) will be used to fund the costs associated with the following activities:

- To fund the operating shortfall of Alpine Aqualand attributable to residents

Water Supply Rates

Queenstown and District Water Supply, Arrowtown Water Supply and Wanaka Water Supply

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted rate for water supply on each separately used or inhabited part of every connected or serviceable rating unit within the respective water supply areas as follows:

Queenstown and District water supply:	\$240.00
Arrowtown water supply:	\$180.00
Wanaka and District water supply:	\$170.00

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential water supply rate based on land use on the rateable capital value of all rating units connected in the following water supply areas.

	Queenstown (cents in the \$)	Arrowtown (cents in the \$)	Wanaka (cents in the \$)
1. Residential	0.000232	0.000302	0.000282
2. Accommodation	0.000418	0.000544	0.000508
3. CBD Accommodation	0.000418	0.000544	0.000508
4. Commercial	0.000339	0.000441	0.000412
5. CBD Commercial	0.000339	0.000441	0.000412
6. Primary Industry	0.000172	0.000223	0.000209
7. Country Dwelling	0.000190	0.000248	0.000231
8. Other	0.000232	0.000302	0.000282
9. Mixed Use Apportioned	See note (i)	See note (i)	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

Other Water Supplies

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted rate for water supply on each separately used or inhabited part of every rating unit connected to the respective scheme, and a half charge on each separately used or inhabited part of every serviceable rating unit.

Water Supply	Full Charge (\$)	Half Charge (\$)
Arthurs Point	610.00	305.00
Glenorchy	710.00	355.00
Hawea	350.00	175.00
Lake Hayes	530.00	265.00
Luggate	560.00	280.00

The Targeted Water Supply Rates revenue (\$7,320,331) will be used to fund the costs associated with the following activities:

- (i) To provide supplies of potable (drinkable) water to the above communities.

Water Scheme Loan Rate

(i) Luggate Water Supply

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted water scheme loan rate of \$424.22 on every connected or serviceable rating unit within the Luggate water supply area, other than those in respect of which the ratepayer has elected to make the lump sum contribution.

(ii) Lake Hayes Water Supply Area

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted water scheme loan rate of \$426.27 on every connected or serviceable rating unit within the Lake Hayes water supply area, other than those in respect of which ratepayer has elected to make the lump sum.

The Targeted Water Scheme Loan Revenue (\$28,832) will be used to fund the costs associated with the following activities:

Revenue sought by way of annual loan charges is to cover the cost of financing loans raised to pay for the capital cost of water schemes.

Sewerage Rates

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage rate on every rating unit connected to a district sewerage scheme, on the basis on one full charge per first pan or urinal connected, with a discounted charge on every subsequent pan or urinal connected. A half charge will apply to every serviceable rating unit. The charges for each scheme are set out in the schedule below.

Note: every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

Sewerage Scheme	Charge for 1st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1 connected (\$)
Wanaka/Albert Town	482.00	241.00	241.00
Arrowtown	390.00	195.00	195.00
Arthurs Point	420.00	210.00	302.40
Hawea	510.00	255.00	255.00
Lake Hayes	334.00	167.00	167.00
Luggate	590.00	295.00	295.00
Queenstown	340.00	170.00	170.00

The Targeted Sewerage Rates revenue (\$7,560,303) will be used to fund the costs associated with providing public sewerage services to the above communities.

Sewerage Scheme Loan Rates

(i) Arthurs Point (East) Sewerage Area

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Arthur's Point (east) Sewerage area, on the basis on one charge per pan or urinal connected or capable of being capable of being connected of \$288.27, on the first pan or urinal, and \$207.55 for each subsequent pan or urinal.

(ii) Lake Hayes Sewerage Area

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Lake Hayes Sewerage scheme area, on the basis of one charge per pan or urinal connected or capable of being connected of \$353.18, on the first pan or urinal, and \$176.59 for each subsequent pan or urinal.

Note:

- The targeted sewerage scheme loan rate will not apply to those properties in respect of which the ratepayer elected to make the lump sum contribution; and
- Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

The Targeted Sewerage Scheme Loan Rates revenue (\$50,616) will be used to fund the costs associated with the following activities:

- Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of sewerage schemes.

Due Dates for Payments

The Council proposes that the above rates and charges for the financial year commencing on the 1st day of July 2014 are payable in four instalments, the due dates and last days for payment without penalty being as follows:

	Due Date	Last Day for Payment (without 10% penalty)
Instalment One	29 August 2014	26 September 2014
Instalment Two	24 October 2014	28 November 2014
Instalment Three	23 January 2015	27 February 2015
Instalment Four	24 April 2015	29 May 2015

Payment of Rates

Rates payments can be made during normal office hours at:

- Civic Centre, 10 Gorge Road, Queenstown
- Wanaka Service Centre, Ardmore Street, Wanaka
- Arrowtown Public Library, Buckingham Street, Arrowtown

Or by direct debit and internet banking.

Additional Charges (Penalties)

Pursuant to Sections 24, 57 and 58 of the Act, Council proposes that the following penalties will apply under delegated authority to the Rating Administrator:

- A penalty of 10% will be added to the rates and charges levied in each instalment which remains unpaid on the day after the last day for payment date as shown above (i.e. the penalty will be added on 27 September 2014, 28 November 2014, 28 February 2015 and 29 May 2015 respectively).
- A penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year and remaining unpaid on 30 September 2014.
- A second penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year which remains unpaid on 31 March 2015.

Indicative Rate Movements for 2014/15 - Lower Values

Property Type	CV	Location	Movement	
			%	\$
Residential	\$395,000	Queenstown	0.65%	\$13
Commercial	\$260,000	Queenstown	-0.01%	\$0
Accommodation	\$440,000	Queenstown	2.08%	\$77
M/U Accommodation	\$445,000	Queenstown	1.10%	\$29
Vacant	\$175,000	Queenstown	2.41%	\$34
M/U Commercial	\$420,000	Queenstown	0.05%	\$1
Residential	\$465,000	Wanaka	0.38%	\$8
Commercial	\$440,000	Wanaka	1.51%	\$49
Accommodation	\$410,000	Wanaka	4.39%	\$164
M/U Accommodation	\$400,000	Wanaka	1.99%	\$51
Primary Industry	\$950,000	Wanaka	0.58%	\$10
Country Dwelling	\$720,000	Wanaka	1.09%	\$17
Vacant	\$190,000	Wanaka	1.72%	\$24
M/U Commercial	\$360,000	Wanaka	0.94%	\$22
Residential	\$490,000	Arrowtown	-2.10%	-\$47
Commercial	\$380,000	Arrowtown	-2.07%	-\$59
Accommodation	\$325,000	Arrowtown	1.55%	\$49
M/U Accommodation	\$400,000	Arrowtown	-0.55%	-\$14
Vacant	\$215,000	Arrowtown	1.28%	\$19
M/U Commercial	\$500,000	Arrowtown	-2.22%	-\$59
Primary Industry	\$960,000	Wakatipu	0.54%	\$9
Country Dwelling	\$715,000	Wakatipu	1.06%	\$17
Residential	\$275,000	Glenorchy	2.99%	\$55
Residential	\$250,000	Albert town	0.73%	\$13
Residential	\$280,000	Hawea	-0.02%	\$0
Residential	\$275,000	Kingston	3.05%	\$35
Residential	\$390,000	Arthur's Point	0.61%	\$14

Indicative Rate Movements for 2014/15 - Median Values

Property Type	CV	Location	Movement	
			%	\$
Residential	\$626,918	Queenstown	-0.26%	-\$6
Commercial	\$1,167,853	Queenstown	-2.66%	-\$165
Accommodation	\$1,167,853	Queenstown	0.62%	\$52
M/U Accommodation	\$754,261	Queenstown	0.01%	\$0
Vacant	\$391,824	Queenstown	1.80%	\$32
M/U Commercial	\$754,261	Queenstown	-1.16%	-\$37
Residential	\$528,962	Wanaka	0.30%	\$7
Commercial	\$704,739	Wanaka	1.50%	\$67
Accommodation	\$704,739	Wanaka	2.75%	\$174
M/U Accommodation	\$587,736	Wanaka	1.78%	\$55
Primary Industry	\$3,262,479	Wanaka	-1.01%	-\$40
Country Dwelling	\$1,076,790	Wanaka	0.52%	\$11
Vacant	\$293,868	Wanaka	1.38%	\$22
M/U Commercial	\$587,736	Wanaka	0.74%	\$22
Residential	\$460,393	Arrowtown	-1.98%	-\$43
Commercial	\$1,107,447	Arrowtown	-3.28%	-\$203
Accommodation	\$1,107,447	Arrowtown	-1.13%	-\$97
M/U Accommodation	\$617,123	Arrowtown	-1.37%	-\$43
Vacant	\$244,890	Arrowtown	1.22%	\$19
M/U Commercial	\$617,123	Arrowtown	-2.62%	-\$78
Primary Industry	\$2,669,301	Wakatipu	-0.85%	-\$27
Country Dwelling	\$1,391,338	Wakatipu	0.19%	\$5
Residential	\$450,598	Glenorchy	2.60%	\$54
Residential	\$293,868	Albert town	0.65%	\$12
Residential	\$362,437	Hawea	-0.07%	-\$1
Residential	\$450,598	Kingston	2.46%	\$34
Residential	\$489,780	Arthur's Point	0.56%	\$14

Indicative Rate Movements for 2014/15 - Higher Values

Property Type	CV	Location	Movement	
			%	\$
Residential	\$2,100,000	Queenstown	-2.60%	-\$129
Commercial	\$20,750,000	Queenstown	-3.49%	-\$3,510
Accommodation	\$40,500,000	Queenstown	-0.58%	-\$1,509
M/U Accommodation	\$2,675,000	Queenstown	-2.10%	-\$175
Vacant	\$640,000	Queenstown	1.34%	\$30
M/U Commercial	\$920,000	Queenstown	-1.56%	-\$56
Residential	\$1,200,000	Wanaka	-0.23%	-\$8
Commercial	\$7,250,000	Wanaka	1.11%	\$453
Accommodation	\$8,700,000	Wanaka	0.65%	\$378
M/U Accommodation	\$2,500,000	Wanaka	1.15%	\$98
Primary Industry	\$6,850,000	Wanaka	-1.05%	-\$88
Country Dwelling	\$2,000,000	Wanaka	-0.19%	-\$6
Vacant	\$800,000	Wanaka	0.50%	\$13
M/U Commercial	\$690,000	Wanaka	0.68%	\$22
Residential	\$1,175,000	Arrowtown	-3.86%	-\$136
Commercial	\$2,875,000	Arrowtown	-3.79%	-\$574
Accommodation	\$1,100,000	Arrowtown	0.35%	\$25
M/U Accommodation	\$1,400,000	Arrowtown	-2.80%	-\$148
Vacant	\$550,000	Arrowtown	0.76%	\$15
M/U Commercial	\$690,000	Arrowtown	-2.82%	-\$89
Primary Industry	\$7,000,000	Wakatipu	-1.69%	-\$119
Country Dwelling	\$4,100,000	Wakatipu	-0.78%	-\$44
Residential	\$630,000	Glenorchy	2.29%	\$54
Residential	\$550,000	Albert town	0.27%	\$7
Residential	\$650,000	Hawea	-0.19%	-\$5
Residential	\$670,000	Kingston	1.96%	\$33
Residential	\$750,000	Arthur's Point	0.58%	\$13

Differential Matters Used to Define Categories of Rateable Land

Where Council's propose to assess rates on a differential basis they are limited to the list of matters specified in Schedule Two of the Local Government (Rating) Act 2002. Council is required to state which matters will be used for what purpose, and the category or categories of any differentials.

Differentials by Land Use

The categories are:

1. Residential

All rating units which are used exclusively or principally for residential purposes, but excluding properties categorised as pursuant to clause 8 (Primary Industry), clause 9 (Country Dwelling) or to clause 11 (Mixed Use Apportioned).

2. Hydro Electric Power

All rating units on which there are structures used exclusively or principally for, or in connection with, the generation of hydro-electric power, including structures used to control the flow of water to other structures used for generating hydro-electric power

3. Vacant Sections

All rating units which are vacant properties and suitable for development.

4. Accommodation

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis (nightly, weekly or for periods up to a month) including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties; but excluding properties categorised as pursuant to clause 11 (Mixed Use Apportioned) or clause 5 (CBD Accommodation).

5. CBD Accommodation

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as pursuant to clause 11 (Mixed Use Apportioned).

6. Commercial

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes; but excluding properties categorised as Hydro-Electric Power, Accommodation, CBD Accommodation, Primary Industry, or pursuant to clause 11 (Mixed Use Apportioned) or clause 7 (CBD Commercial).

7. CBD Commercial

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as CBD Accommodation or pursuant to clause 11 (Mixed Use Apportioned).

8. Primary Industry

All rating units:

- Used exclusively or principally for agricultural or horticultural purposes including dairying, stock fattening, arable farming, sheep, market gardens, vineyards, orchards, specialist livestock, forestry or other similar uses, or
- Which are ten hectares or more in area and located in any of the Rural or Special Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year.

9. Country Dwelling

All rating units of less than 10 hectares, located in any of the Rural Zones (except for the land zoned as Rural Residential north of Wanaka township in the vicinity of Beacon Point Road bounded by the low density residential zone to the south, Penrith Park zone to the north and Peninsula Bay to the east and the land zoned as Rural General off Mt Iron Drive comprising of Liverpool Way; Cascade Drive; Bevan Place and Islington Place) or Special Zones (excluding Penrith Park; Remarkables Park; Quail Rise; Woodbury Park; Lake Hayes Estate; Shotover Country; Jacks Point; Peninsula Bay; and Meadow Park) as shown in the Queenstown Lakes District Council's District Plan, which are used exclusively for Residential purposes.

10. Other

Any rating unit not classified under any of the other categories.

11. Mixed Use Apportioned

All rating units which are used in part, but not exclusively, for residential purposes, and in part, but not principally, for commercial or accommodation purposes. Usage in part may be determined by:

- a. The physical portion of the rating unit used for the purpose, or
- b. The amount of time (on an annual basis) that the rating unit is used for the purpose.

Note: the Mixed Use Apportioned classification will not be applied to residential rating units used for accommodation purposes for a single period of up to 28 consecutive days in any rating year.

These categories are used to differentiate the following rates:

- general rate, targeted rates; roading rate, stormwater rate, tourism promotion rate, waste management charge, water supply rates.

Targeted Rates Based on Location

The categories are:

1. Location within the Wanaka ward.
2. Location within the Queenstown/Wakatipu ward or the Arrowtown ward.

These categories are used to differentiate the following targeted rates:

- roading rate, stormwater rate, tourism promotion rate.

Targeted Rates Based on Availability of Service

The categories are:

1. Connected

Any rating unit that is connected to a Council operated water scheme or is connected to a public sewerage drain.

2. Serviceable

Any rating unit within the area of service that is not connected to a Council operated water scheme but is within 100 metres of any part of the waterworks and to which water can be supplied. Any rating unit within the area of service, that is not connected to a public sewerage drain, but is within 30 metres of such a drain, and is capable of being connected.

These categories are used to differentiate the following targeted rates:

- water supply rates, water scheme loan rates, sewerage rates, sewerage scheme loan rates.

Definition of “Separately Used or Inhabited Parts of a Rating Unit”

Where rates are calculated on each separately used or inhabited part of a rating unit, the following definition will apply:

The basis of a unit of occupancy is that which can be separately let and permanently occupied. For the purpose of this charge, where the occupancy is an accessory one or is ancillary to another property or part thereof no separately used part exists. For example:

- Not separately used parts of a rating unit:
 - A residential sleep-out or granny flat without independent kitchen facilities.
 - A hotel room with or without kitchen facilities.
 - Motel rooms with or without kitchen facilities.
 - Individual storage garages/sheds/partitioned areas of a warehouse.
 - Individual offices/premises of partners in a partnership.
- These are separately used parts of a rating unit:
 - Flats/apartments.
 - Flats which share kitchen/bathroom facilities.
 - Separately leased commercial areas even though they may share a reception.
 - Rooms in a residential hostel with a common kitchen.

2014 Annual Review of Council’s Policy on Development Contributions and Financial Contributions

Following is a list of the changes made as a result of the 2014 Annual Review process. These changes will apply to any application for resource consent, building consent or service connection lodged on or after 17 April 2014 and granted on or after 1 July 2014. For applications received prior to 17 April 2014, Council will apply the provisions of the pre-existing policies.

Annual Calculation Updates:

- Updated 2012/13 capital expenditure with actual figures from 2013 Annual Report.
- Updated past capital expenditure to 2014 dollars.
- Inflated present and future capital expenditure to 2014 dollars.

Annual Policy Reviews:

- Updated capital expenditure for the 2014/15 to 2021/22 financial years.
- Updated capital expenditure for the 2013/14 financial year based on the 2013/14 Budget (including carry-overs).
- Land Use Differentials have been reviewed and recalculated using the latest Gross Floor Area (GFA) information from Quotable Value Limited.
- A correction to Wastewater Land use differentials for Commercial and Industrial.
- A clarification of the approach taken to historic credits where land has been rezoned but not yet developed.

Policy on Development Contributions and Financial Contributions

Overview

The Queenstown Lakes District is experiencing significant growth in its population, visitors, development and the local economy. This growth generates high levels of subdivision and development activity which places increasing pressure on the assets and services provided by the Council. Significant investment in additional assets and services is accordingly required to meet the demands of growth.

Historically, QLDC has sought a contribution towards the expansion of the District's reserves, community facilities and infrastructure from those developments which place additional demands on these services. In order to levy these contributions Council may employ:

- Financial Contributions imposed as a condition of a resource consent pursuant to Section 108, 220, 407 or 409 of the Resource Management Act (RMA) 1991. Council has withdrawn most of the provision relating to Financial Contributions from Section 15 of the District Plan.
- Development Contributions as defined by the provisions of Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 (LGA 2002). To make use of these provisions Council must adopt a Policy on Development Contributions as Part of the Council's 10 Year Plan. Development Contributions are based on the fiscal implications of growth.

Development contributions may be sought in respect of any development that generates a demand for reserves, network or community infrastructure. Council will assess whether development contributions are payable in relation to the development when an application for one of the following is made:

- (i) Resource Consent
- (ii) Building Consent
- (iii) Authorisation for a Service Connection

This policy has been prepared to meet the requirements of Section 106(2) of the LGA 2002. The full methodology that demonstrates how the calculations for development contributions were made is contained in a separate document which is available to the public as per section 106 (3) of the Act.

Reasons for using Development and Financial Contributions

Council intends to entirely fund the portion of capital expenditure (CAPEX) that is attributable to growth by either Financial or Development Contributions wherever it is legally, fairly, reasonably and practically possible to do so.

Council considers that Development and Financial Contributions are the best mechanism available to ensure the cost of growth sits with those who have created the need for that cost. Council considers it inappropriate to burden the community as a whole, by way of rating or other payment means, to meet the cost of existing growth.

Section 101(3) of the LGA 2002 requires that the following be considered:

The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of:

- (a) in relation to each activity to be funded -
 - (i) the community outcomes to which the activity primarily contributes; and
 - (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
 - (iii) the period in or over which those benefits are expected to occur; and
 - (iv) the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
 - (v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- (b) the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community

Council's Revenue & Financing Policy considers each of these factors in relation to each activity to be funded. In addition, Council has specifically considered these factors in relation to the Development Contributions and Financial Contributions Policy:

(i) Community Outcomes

This policy contributes to:

- Managing growth in a sustainable way
- Quality landscapes, natural environment and enhanced public access
- Effective and efficient infrastructure that meets the needs of growth
- High quality urban environments respectful of the character of the individual communities.

(ii) Distribution of Benefits

Council apportions all capital expenditure into the classifications of growth, renewal, level of service and statutory obligations, by the geographic areas of benefit. This apportionment represents the distribution of benefit to the community as a whole, to identifiable parts of the community and to individuals.

(iii) Period Over Which The Benefits Are Expected to Occur

Once a Development or Financial contribution has been paid in relation to a subdivision or development, the benefits of the asset, service, or environmental enhancement shall occur indefinitely (at a set level of service for that asset, service, or environmental enhancement as defined at any one time).

(iv) Action or Inaction That Contributes to the Need For This Activity

The provision of assets, services, or environmental standards that promote the community outcomes may not be willingly provided by the development community. In addition Council is often the only viable supplier (often legally required to provide services) of these services and therefore Council has a moral and legal obligation to supply additional assets, services to meet the new community needs.

(v) Costs and Benefits of Funding This Activity (Development and Financial Contributions)

The benefits to the existing community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development and financial contributions.

(vi) Allocation Of Liability For Revenue Needs

The liability for revenue falls directly with the development community. At the effective date of this Policy, Council does not perceive any impact on the social, economic, environmental and cultural well-being of this particular sector of the community. At any stage in the future where there maybe impacts of this nature, Council may revisit this Policy.

Assets Included in the Development and Financial Contributions Policy

Assets included in this policy are:

- Network infrastructure for water supplies, wastewater, stormwater and transportation.
- Reserve land.
- Community infrastructure including the development and acquisition of reserve land to use as reserve and facilities needed on that reserve and other public amenities such as halls, libraries, public toilets, parking facilities and the like.
- Other Assets. Financial Contributions can be required to avoid remedy or mitigate adverse effects of development that are of a non-fiscal nature. These may include contributions that avoid, remedy or mitigate the effects of development on biodiversity, landscape, amenity values or the provision of specific assets by the developer/subdivider (i.e. access easements in gross). As the Development Contributions provisions of the LGA 2002 specifically relate to fiscal impacts or effects of growth, Financial Contributions for non-fiscal impacts of effects of development will need to be assessed through the RMA and District Plan processes. Chapter 15 of the District Plan (not operative) and any subsequent variations shall be considered in this policy.

Which Contributions Will Apply

Council has recently completed the process of removing parts of the Financial Contributions rules, policies and objectives under the provisions of Part 15 of the Queenstown Lakes District Plan. This has made Section 15 operative and Council can no longer impose Financial Contributions pursuant to Section 489 of the RMA.

Until the 2007 version of the Policy, Council has assessed Development Contributions on any application for resource consent, building consent or service connection lodged after 8 May 2004 and granted on or after 1 July 2004. It is now deemed appropriate to amend the application date of the Policy so that Development Contributions may also be assessed on any application for resource consent, building consent or service connection lodged before 8 May 2004 and granted on or after 1 July 2007. This amendment will affect very few applications as most applications received prior to 8 May 2004 have either been granted previously or withdrawn.

The Council cannot require a Development Contribution for a reserve; network infrastructure or community infrastructure if and to the extent that it has under Section 108, 407 or 409 of the RMA imposed a condition on a resource consent in relation to the same development for the same purpose. Council shall in requiring contributions, clearly identify under what circumstances and upon which legislation (RMA 1991, LGA 2002) a contribution is required.

The following tables indicate:

- Where Financial and Development Contributions are to be sought such that no duplication of levy for the same effect/benefit will occur.
- How much is to be charged per dwelling equivalent for each asset type within each area.

Changes to Assessment Policy 2012

Council has revised the development contribution policy process to allow for the recalculation of unpaid development contributions. Before 2012, an assessment of contributions payable was made at the time the consent was issued and this assessment stood for the duration of a valid consent. Under revised policy, if development contributions are not paid within 24 months of a consent being issued contributions will be recalculated under the latest version of the policy.

Effectively this means that any Development Contribution Notice (DCN) is valid for 24 months from the time of issue:

- All DCN's issued after 1 July 2012 will be valid for 24 months from the date of issue and then recalculated for payment under the policy relevant at that time.

Types of Contributions Required by Geographic Area - With Urban Areas and Townships (includes all land uses with an urban area)

Water Supply	Wastewater	Stormwater	Transportation	Reserve Land	Reserve Improvements	Community Facilities	Other/ Miscellaneous
Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Wanaka Albert Town Hawea Luggate	Queenstown Arrowtown Lake Hayes Arthurs Point Wanaka Albert Town Hawea	Queenstown Arrowtown Glenorchy Wanaka Albert Town Hawea Luggate Arthur's Point Lake Hayes Kingston	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthur's Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona
Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004. Land, Money or Combination of Both	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Financial Contributions Environmental Effects – Chapter 15 District Plan and variations i.e. Environmental Considerations.
Kingston No Scheme Available To be assessed at the time a scheme is required and charged to all connections.	Glenorchy Kingston Luggate No Scheme Available To be assessed at the time a scheme is required and charged to all connections.	 No Scheme assets of significance. No Contributions to be sought.					

Types of Contributions Required by Geographic Area - Within Rural Areas

Water Supply	Wastewater	Stormwater	Transportation	Reserve Land	Reserve Improvements	Community Facilities	Other/ Miscellaneous
Rural General and other rural zonings. Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings. Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs.	Rural General and other rural zonings. Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004. Land, Money or Combination of Both	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings. Financial Contributions Environmental Effects - Chapter 15 District Plan and variations i.e. Environmental Considerations.
Hawea Rural Residential Development Contributions Hawea development contributions payable	Hawea Rural Residential Development Contributions Hawea development contributions payable.	Hawea Rural Residential Development Contributions Hawea development contributions payable.					
Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.					

Schedule of Development Contributions per Dwelling Equivalent Required by Contributing Area 2014/15 (Excluding GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Reserve Improvements* (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses								
Queenstown	2,552	6,144	1,304	2,414	1,359	3,627	17,400	27.5m ²
Arrowtown	5,655	8,130	770	2,414	1,359	3,627	21,955	27.5m ²
Glenorchy	8,322	-	756	2,414	1,359	3,627	16,478	27.5m ²
Lake Hayes	2,743	6,720	-	2,414	1,359	3,627	16,863	27.5m ²
Arthurs Point	2,278	4,717	-	2,414	1,359	3,627	14,395	27.5m ²
Kingston	-	-	-	2,414	1,359	3,627	7,400	
Wanaka	3,841	6,420	2,044	2,754	1,312	2,501	18,872	27.5m ²
Hawea	5,772	6,373	548	2,754	1,312	2,501	19,260	27.5m ²
Albert Town	3,841	6,420	1,053	2,754	1,312	2,501	17,881	27.5m ²
Luggate	1,775	775	-	2,754	1,312	2,501	9,117	27.5m ²
Other Wakatipu Townships	-	-	-	2,414	1,359	3,627	7,400	27.5m ²
Other Wanaka Townships	-	-	-	2,754	1,312	2,501	6,567	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style								
Wakatipu Rural	-	-	-	2,414	1,359	3,627	7,400	27.5m ²
Wanaka Rural	-	-	-	2,754	1,312	2,501	6,567	27.5m ²
Hawea Rural Res.	5,772	6,373	548	2,754	1,312	2,501	19,260	27.5m ²
Aubrey Road Rural Res.	3,841	6,420	2,044	2,754	1,312	2,501	18,872	27.5m ²

* Reserve Improvements contribution excludes requirement for 27.5m² reserve land contribution.

Notes:

1. Development Contributions for water supply, wastewater, stormwater, reserves and community facilities have been assessed and will be collected using the LGA 2002 from 1 July 2004.
2. Transportation development contributions have been assessed and will be collected using the LGA 2002 from 1 July 2006.
3. Development contributions are triggered and may become payable on the granting of:
 - a. A Resource Consent.
 - b. A Building Consent.
 - c. An authorisation for a service connection.

As the sequence of development is not always consistent, development contributions shall be required at the first available opportunity. At each and every subsequent opportunity the development will be reviewed and additional contributions required if the units of demand assessed for the development exceed those previously paid for.

Overview of Calculation Methodology

A brief introduction to the development contributions calculation method is presented herein. A full disclosure of the methodology and calculations is available from QLDC for public inspection at:

- Wanaka Service Centre, Ardmore Street, Wanaka.
- Civic Centre, 10 Gorge Road, Queenstown.

The current Development Contributions model applies to Water Supply, Wastewater, Stormwater, Reserves, Community Facilities and Transportation.

The key concept of the approach is to define the total capital expenditure (CAPEX) for growth consumed by the growth population over a period of time. This consumption of CAPEX for growth is then apportioned among the increased number of units of demand (dwelling equivalents) over the same time period. This defines the long run average cost of growth per unit of demand, defined as the dwelling equivalent contribution. This can be represented by the following formula.

$$\text{Dwelling Equivalent Contribution} = \frac{\text{Sum of CAPEX for Growth Consumed in Analysis Period}}{\text{Sum of New Dwelling Equivalents in Analysis Period}}$$

The calculation method can be simplified according to the following steps:

- Step 1: Assess capital expenditure for growth on an asset by asset basis using financial reports (past expenditure) and projected expenditure.
- Step 2: Apportion capital expenditure for growth by the growth population (dwelling equivalents) over the design life of the asset, to assess the \$/unit of demand.
- Step 3: For each year in the analysis period determine the total consumption of asset capacity for each asset identified, namely – \$/unit of demand x the number units of demand.
- Step 4: Sum for all assets in each year in the analysis period, namely total capacity consumed in that year, measured in \$.
- Step 5: Sum each year in the ten year analysis period and divide by the growth population (new dwelling equivalents) projected over the analysis period to determine the dwelling equivalent contribution.

Capital Expenditure

Only capital expenditure (CAPEX) is considered in the model. All Operational Expenditure is excluded, including internal overheads.

Capital expenditure is identified from two sources, namely:

- a) Activity Management Plans (formally Asset Management plans) and
- b) Financial Reports.

The Activity Management Plans are used for assessing projected CAPEX. The AMPs are formal planning documents that include long term expenditure forecasts.

CAPEX for Growth Apportionments

The CAPEX identified above has been apportioned into five cost drivers. These being Growth, Renewal, Level of Service, Statutory and Deferred Works/Other. The growth apportionment is the significant driver for assessing development contributions. The cost drivers have been assessed using several methods.

These are:

- Asset Capacity.
- Using Design Life of New Assets to Approximate Growth Percentage.
- Assessed using professional judgement.

Following the completion of the growth study, Council updated its infrastructure models for water supply (WaterGEMS - Bentley Systems), wastewater (SewerGEMS - Bentley Systems) and developed a Transportation and Parking model (Tracks - Gabites Porter). These models provide a detailed insight into the effects of growth and consequently accurate growth apportionments can be made.

Land Use Differentials

Land use differentials are an important part of the calculations. They enable all development and subdivision types (residential and non-residential) to be considered. Non-residential activities can be described using a common unit of demand, which in this case is the dwelling equivalent.

The following table summarises how to calculate the number of dwelling equivalents (DE's) for a non-residential subdivision or development based on the Gross Floor Area (GFA).

Dwelling Equivalent Calculation Table

Category	Water Supply		Wastewater	Stormwater	Reserve Improvements & Community Facilities		Reserve Land		Transportation	
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Multi Unit Residential Accommodation	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Commercial	0.25	1.30	0.50	0.38	0.81	0.96	0.81	0.96	1.26	1.86
Industrial	0.16	1.17	0.20	0.38	0.04	0.02	0.04	0.02	2.08	2.76
Country Dwelling	0.16	1.17	0.20	0.38	0.04	0.02	0.04	0.02	1.01	1.25
CBD Accommodation	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	0.66 DE's per Dwelling	0.66 DE's per Dwelling	1.73 DE's per Dwelling	2.87 DE's per Dwelling
CBD Commercial	0.25	1.30	0.50	0.38	0.81	0.96	0.81	0.96	1.26	1.86
Mixed Use Accomm.	0.16	1.17	0.20	0.38	0.04	0.02	0.04	0.02	2.08	2.76
Mixed Use Comm.	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	0.38	0.70	0.65	0.70	0.65	0.95	1.04
Primary Industry	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	0.38	0.70	0.65	0.70	0.65	0.91	0.79
Restaurant/Bar	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling	0.66 DE's per Dwelling	0.66 DE's per Dwelling	1.34 DE's per 27Ha	1.3 DE's per 41Ha
	0.83	1.17	0.46	0.38	0.04	0.02	0.04	0.02	2.08	2.76

Note: A residential property is always 1 Dwelling Equivalent (DE) or has 160m² GFA and 260m² impervious surface area (ISA). Gross Floor Area (GFA) is defined, as in the District Plan, as 'the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings'. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.

The detailed methodology and formulas used to develop the above table are explained in the Detailed Supporting Document.

If the Gross Floor Area (GFA) is unknown, which may be the case at the subdivision or land use consent stage, then the following table will be used to estimate the GFA.

Category	Building Coverage	No. of Floors
Residential Accommodation	Assume 160m ² per Dwelling Unit 55%	2
Commercial	75%	1
Industrial	30%	1
Country Dwelling	Assume 160m ² Dwelling Unit	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 160m ² per Dwelling Unit	
Restaurant/Bar	Use Commercial or CBD Commercial	

Note: When an estimate of the GFA is used in the development contribution assessment then Council will only charge 75% of the calculated contribution at this stage.

Multi Unit Residential Developments

This relates to any development that involves the development of three or more residential units within a single site, it does not include additions, alterations or accessory buildings.

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

Residential Flats

When assessing the number of dwelling equivalents for residential flat developments instead of allowing one (or half) dwelling equivalent per unit the assessment will be done using the GFA of the flat and the residential flat differentials shown in the above table. This method more clearly defines the impact of residential flats and will make them more affordable.

Reserve Land Contribution

The land contribution has been assessed at 27.5m² for each residential property. At Council's discretion the contribution can be either land or cash or a combination of land and cash.

In some instances, Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. It may be appropriate, for example, to allow reserve assets to vest in Council through the subdivision consent process, where they meet Council's reserve requirements, and credit them against the contributions required. Any such proposals will need to be the subject of an agreement with Council before the consent is issued, and will be dealt with on a case by case basis.

Whether the financial contribution is or includes land, the value of the land shall be determined by Council. In granting the consent the Council shall in its decision give reasons for the valuation of the land.

Where a cash contribution is to be made in lieu of land, payment shall be calculated as follows:

- The market value of the new sites is the sale value of the sites at the date on which the subdivision consent is granted, as if the sites had been subdivided in accordance with the subdivision consent.
- The market value of the new sites shall be capped at \$1500 per m² and this maximum value will be reviewed by Council annually.
- Lots for roads, utilities, reserves, access or similar purposes shall be excluded from the calculation.
- Market value of a new site in the case of a stratum title under the Unit Titles Act, where the site is not situated on the ground, shall be calculated as if the site were on the ground.
- In Rural Zones (except for Rural Visitor Zones), where the lots created are greater than 4000m², the market value of each lot shall be the market value of the rural residential site of 4000m² within that lot, being the most likely site for a building platform.
- The value of the land contribution per m², in Rural Zones (except for Rural Visitor Zones) shall be the market value as defined in (e) above divided by 1000m².

The Parks Strategy, approved by Council on 18 October 2002 reviewed the current land provision that has been made for parks and reserves. Each land block has been categorised as a specific type of reserve. Policies have been established about the quantity, quality, location and size of future categories of reserves.

Historically it seems that where reserve contributions have been made in terms of land, the land in some situations has been of a poor quality, difficult topography, poor access and at times of too large or too small a size to meet any specific need. The Parks Strategy has identified that the major need in the next 20 years, will be for neighbourhood and local reserve. The land for district reserves has been secured and developed or partly developed. Some of the existing neighbourhood reserves have been developed or are partly developed and there are a few that have yet to be created although land provision has been made. Local reserves, which provide the opportunity to preserve amenity features and create green links, will continue to be needed.

Local Reserves and Neighbourhood Reserves will need to be allowed for in keeping with the terms of the policies in this Strategy. It is suggested that 5m² per person or 12.5m² per

residential dwelling will provide sufficient land for Local Reserves for the purposes described above in the future. For Neighbourhood Reserves the assessment is 6m² per person or 15m² per residential dwelling.

This contribution of 27.5m² per dwelling equivalent has been reviewed and is still considered appropriate. The Parks Strategy does however need to be updated to incorporate new information such as the 2004 Growth Options Study.

Council is able to take either land or cash compensation in lieu of the land contribution or a combination of both as a condition of subdivision and development approval. Most of the existing reserve land is under developed and funding is needed to enhance reserves, particularly to provide for future population. Generally land should not be taken for reserves unless the criteria for a Neighbourhood Reserve are met or for a Local Reserve to protect amenity or landscape features, to create green corridors or to protect scenic backdrops and heritage landscapes.

An analysis of projected demand for reserve land has been completed using nine contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$58.51m. This is based on the 27.5m² (12.5m² local reserves and 15m² neighbourhood reserves) desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 46% of this total demand is likely to be provided through the provision of vested land from developers.

The total value of reserve land that is expected to be vested in Council amounts to a total of \$26.96m for the 10 year period, which equates to an average annual value of \$2.39m for the Wakatipu Ward and \$0.26m for Wanaka. Council has not included any provision for specific reserve purchases within its 10 Year Plan 10 year capital expenditure. This is because the Asset Management Plan for Reserves does not include the necessary detail to enable this. However, Council has updated its projections in this area and has produced a reserve land acquisition programme. This detail will be included in future versions of the Parks Strategy, Activity Management Plan and 10 Year Plan.

The reserve land acquisition programme is a guide only due to its reliance on average land values rather than actual land values and the effect of the statutory maximums and the land value cap. Therefore it will require frequent monitoring and adjustment.

Maximum Contributions

Section 203 of the Local Government Act 2002 allows the following maximum contributions.

“Development contributions for reserves must not exceed the greater of -

- a) 7.5% of the value of the additional allotments created by a subdivision; and*
- b) the value equivalent of 20 square metres of land for each additional household unit created by the development.”*

Note: Council will ensure that the statutory maximum is not exceeded in the application of the policy and calculation methods.

Significant Assumptions Used in the Calculation of Development Contributions

As both the 10 Year Plan and this Policy rely on the same base data, the significant forecasting assumptions disclosed in Volume 3 of the 10 Year Plan pp 3-7 also apply to this Policy. All information used in the calculations of either development or financial contributions is the best available at the time. Council is proceeding with numerous strategic studies which will aid in delivering improved information. Council is committed to updating its contribution calculations as the results of these studies become available.

Financial Considerations

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars - effective 1 July 2014.
- Inflation is applied to past capital projects only.
- Interest costs have been assessed based on the weighted average cost of capital (WACC) over the first 10 year period from 1 July 2012. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the 10 year period are used to determine the proportion of the growth cost that will be funded by debt. A 6.5% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the 10 Year Plan effective at 1 July 2012 and subsequent Annual Plans. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

Growth Projections

These have been estimated using the best information available.

- Growth Options Study 2004 – Council engaged services from the market place to complete its own growth study. These projections detailed residential, visitor and commercial/ industrial growth. The results of this study have been applied to all infrastructure studies completed since including water, wastewater and transportation. These growth projections have been updated in 2011 using the latest Tourism Research Council projections and the results of the 2004/05 Peak Population Survey.

The following table identifies what growth projections have been applied to different contributing areas or catchments used in specific calculations:

Growth Projections Source Data

Contributing Area	Growth Projections Used
Wakatipu Ward	Growth Options Study 2004 (Updated 2011)
Queenstown	Growth Options Study 2004 (Updated 2011)
Arrowtown	Growth Options Study 2004 (Updated 2011)
Glenorchy	Growth Options Study 2004 (Updated 2011)
Lake Hayes	Growth Options Study 2004 (Updated 2011)
Arthurs Point	Growth Options Study 2004 (Updated 2011)
Wanaka Ward	Growth Options Study 2004 (Updated 2011)
Wanaka	Growth Options Study 2004 (Updated 2011)
Hawea	Growth Options Study 2004 (Updated 2011)
Albert Town	Growth Options Study 2004 (Updated 2011)
Luggate	Growth Options Study 2004 (Updated 2011)
Kingston	Growth Options Study 2004 (Updated 2011)

Council produces a six monthly dwelling capacity study. This study identifies the ultimate number of dwellings in specific areas given the existing district plan zonings. This is used as a guide to define where growth in specific contributing areas will cease. Growth projections are converted into units of demand or dwelling equivalents which are used to apportion the growth cost to define a dwelling equivalent contribution. Assessing total dwelling equivalents involves converting non-residential land uses into dwelling equivalents and adding this to the number of dwellings. This is completed using land use conversion factors.

Monitoring and Review of Development Contributions Policy

Council will monitor and review the following:

- Annual Calculation Updates:
 - Identify capital expenditure actually undertaken and whether the projections remain reasonable. This may include adding or deleting capital projects.
 - Update capital costs to reflect a year of inflation. This will be based on SNZ Labour cost index and Producer Price Index.
 - Review population projections.
 - Any asset planning initiatives including changing levels of service, updated capital projections.
 - Update any new information that has become available. This may include updated population projections, additional zoning and scheme boundary changes.
 - Correction of any errors or omissions.

- Annual Policy Reviews:
 - Any changes to the policy direction of Council that affects this policy. This may include changes to the 10 Year Plan, Revenue and Financing Policy and strategic studies.
 - New information affecting the land use differential analysis.
 - Inclusion of any Financial Contributions as derived from a variation to the District Plan and in particular Chapter 15.

Postponement or Remission

Council may allow for postponement or remission of contributions in the following circumstances:

- a) Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. It may be appropriate, for example, to allow reserve assets to vest in Council through the subdivision consent process, where they meet Council's reserve requirements, and credit them against the contributions required. Any such proposals will need to be the subject of an agreement with Council before the consent is issued, and will be dealt with on a case by case basis.
- b) Where an applicant can demonstrate that a development creates a significantly different demand on infrastructure than could usually be expected under the relevant land use category, Council will individually assess any such development taking into account the unusual demand characteristics.

All applications for Postponement or Remission must be made in writing to the Chief Executive Officer of the Council.

Refunds and Reimbursement

Where Council required a development/financial contribution as part of subdivision or development activities and where the documentation (resource consent, building consent or connection authorisation) permitting that subdivision or development has lapsed, Council will refund the contribution. This does not prevent Council from requiring development/financial contributions in the future. Council may retain a portion of the contribution of a value equivalent to the costs incurred by the Council in processing/assessing the contribution required by the subdivision or development.

When Will Payment be required

Development contributions may be sought in respect of any development that generates a demand for reserves, network or community infrastructure. Council will assess whether development contributions are payable in relation to the development when an application for one of the following is made:

- (i) Resource Consent
- (ii) Building Consent
- (iii) Authorisation for a Service Connection

Any Development contributions assessed will be payable on granting of consent with a due date for payment as follows:

- Resource consent (subdivision) – prior to the issue of S224c certificate;
- Resource consent (other) – prior to commencement of the consent except where a building consent is required then payment shall be prior to the issue of the code of compliance certificate or prior to the connection to Council services, whichever comes first.
- Building consent – prior to the issue of the code of compliance certificate or prior to the connection to Council services, whichever comes first.
- Service connection – prior to connection.

If development contributions are not paid within 24 months of a consent being issued contributions will be recalculated under the latest version of the policy.

Effectively this means that any Development Contribution Notice (DCN) is valid for 24 months from the time of issue:

- All DCN's issued after 1 July 2012 will be valid for 24 months from the date of issue and then recalculated for payment under the policy relevant at that time.

If payment is not received the Council may (under section 208 of the LGA):

- Withhold S224c Certificate on a subdivision;
- Prevent the commencement of a resource consent for a development
- Withhold a code of compliance certificate under the Building Act
- Withhold a service connection to a development.

In each case the Council may register the Development Contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land for which the contribution was required.

Credits

There are three types of credits anticipated:

1. Historic Credits – ‘Deemed’
2. Historic Credits – ‘Cash’; and
3. Actual Credits

1. Historic Credits - ‘Deemed’

In assessing Development Contributions the Council will determine if a site has a historic entitlement. Sites within existing contributing areas that have existed prior to financial contribution requirements and those that have already paid in full under Council policy at the time will be eligible.

Historic entitlement will be recognised and given a ‘deemed’ credit based on the characteristics of the site immediately preceding the proposed development. Deemed credits will be identified on the ‘Development Contribution Notice’ and will be converted to ‘dwelling equivalents units’ for each type of service.

The following deemed credits are anticipated (not intended as an exclusive list):

- For residential subdivisions (where the residual lot remains residential) the existing lot will be allocated a credit of one ‘Dwelling Equivalent’ and no Development Contribution will be payable on the residual lot.
- Where a residential subdivision is developed (i.e. vacant lot built upon) one ‘Dwelling Equivalent’ credit will be allocated to each underlying lot.
- Redevelopment of sites containing non-residential activities will be given historical credits based on ‘Dwelling Equivalents’ assessed in terms of the relevant ‘unit’ (i.e. GFA) prior to redevelopment. In situations where the land has been rezoned, but not yet developed or subdivided, credits will be assessed on the previous zoning.
- Any excess historical credits that are identified as a result of an amalgamation of individual titles will accrue on the new amalgamated title but will lapse if not utilised within a period of three years.

2. Historic Credits - Cash

On sites that have been subdivided and contributions paid, but which have not been developed prior to the new policy being implemented, developers may request an assessment of ‘cash’ credits for the site.

The Council will invite applicants to submit with their applications, records of the amount(s) paid at the time of the subdivision. The Council will then take into account the actual amounts paid for each service in determining the total development contributions payable for each service.

In some instances, particularly industrial and commercial sites, the amount paid may exceed the amount required under the new policy. If there is a surplus this will be recorded on the 'Development Contribution Notice'. This cash credit may be used to off-set contributions that would otherwise be payable on future development and expansion of activities on the site. It should be noted that these credits will be specific to the service for which they were paid (i.e. not transferable between services, for example, a positive reserve contribution will not be able to off-set a water contribution). They will also be site specific (not transferable) and non refundable unless the refund provisions of the Act apply.

3. Actual Credits - Credits accrued under the new policy

The term 'actual' credit refers to credits accrued under the new policy. As indicated above, details of assessments made and payments received will be recorded on the 'Development Contribution Notice'. The balance of the 'Development Contribution Notice' may in some circumstances be positive.

The Council is able to assess the amount of contributions payable at successive stages of the development cycle (i.e. resource consent, building consent and service connection). Should the development contribution assessment be based on an estimate of the future building Gross Floor Area (GFA), which is likely to be the case at subdivision consent stage, then this assessment will be based on 75% of the maximum GFA allowed for on the site under the existing provisions of the District Plan. Council may review the percentage to be charged at this stage should the applicant satisfactorily demonstrate that the actual site utilisation will be significantly less than the estimate.

This may mean that additional contributions are assessed at the building consent stage. This approach will limit the amount of actual credits accumulated. There will be no time limit within which these credits must be used.

Delegations

The Elected Members of Council shall determine where a development or financial contribution will be sought. They have the authority to set the quantum of those contributions.

The Chief Executive will ensure the Policy is implemented.

Capital Expenditure Attributed to Growth

The following tables demonstrate the nature and level of expected capital expenditure required by Council and the portion that is attributable to growth. A table is produced for each activity (asset type) which shows the CAPEX for each geographic area where a contribution has been assessed. The CAPEX attributable to growth is apportioned equitably among the growth population to define a set charge for each unit of demand. The unit of demand is expressed in terms of a dwelling equivalent.

Additional tables are provided which detail the debt funding ratio which will apply to each area.

Water Supply Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Queenstown							
Reticulation	1,923,045	1,416,752	506,293	74%	3,130,503	3,579	875
Pump Station	780,461	320,638	459,823	41%	1,636,384	3,579	457
Decommissioning Works	0	0	0	0%	-	3,579	0
Unspecified Expenditure	0	0	0	0%	78,754	3,579	22
Storage	6,061,866	5,978,064	83,802	99%	2,838,077	3,579	793
New Scheme	0	0	0	0%	-	3,579	0
Intake	0	0	0	0%	941,281	3,579	263
Renewals	7,145,079	0	7,145,079	0%	-	3,579	0
Investigations	0	0	0	0%	-	3,579	0
Management	380,934	91,158	289,777	24%	81,563	3,579	23
Conveyance	0	0	0	0%	-	3,579	0
Emergency Conveyance	0	0	0	0%	-	3,579	0
Flow Metering	0	0	0	0%	95,235	3,579	27
Treatment Facility	860,709	267,423	593,286	31%	247,731	3,579	69
Forward Design	0	0	0	0%	-	3,579	0
Minor Works	0	0	0	0%	-	3,579	0
Asset Management System	0	0	0	0%	83,847	3,579	23
Total Water Supply - Queenstown	17,152,095	8,074,034	9,078,060	47%	9,133,376	3,579	2,552

Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Arrowtown							
Reticulation	173,140	19,045	154,095	11%	308,715	175	1,766
Pump Station	0	0	0	0%	5,610	175	32
Decomissioning Works	0	0	0	0%	-	175	0
Unspecified Expenditure	0	0	0	0%	73,362	175	420
Storage	678,600	0	678,600	0%	225,516	175	1,290
New Scheme	0	0	0	0%	-	175	0
Intake	0	0	0	0%	307,540	175	1,759
Renewals	2,293,984	0	2,293,984	0%	-	175	0
Investigations	0	0	0	0%	-	175	0
Management	107,436	9,341	98,095	9%	23,047	175	132
Conveyance	0	0	0	0%	-	175	0
Emergency Conveyance	0	0	0	0%	-	175	0
Flow Metering	0	0	0	0%	8,797	175	50
Treatment Facility	209,018	24,509	184,509	12%	20,836	175	119
Forward Design	0	0	0	0%	-	175	0
Minor Works	0	0	0	0%	138	175	1
Asset Management System	0	0	0	0%	15,202	175	87
Total Water Supply - Arrowtown	3,462,178	52,896	3,409,283	2%	988,761	175	5,655

Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Glenorchy							
Reticulation	72,064	32,152	39,912	45%	65,886	35	1,891
Pump Station	48,597	12,320	36,278	25%	9,016	35	259
Decommissioning Works	0	0	0	0%	-	35	0
Unspecified Expenditure	0	0	0	0%	12,370	35	355
Storage	571,632	245,028	326,604	43%	60,042	35	1,723
New Scheme	0	0	0	0%	124,254	35	3,566
Intake	0	0	0	0%	2,663	35	76
Renewals	135,878	0	135,878	0%	-	35	0
Investigations	0	0	0	0%	-	35	0
Management	4,949	1,189	3,761	24%	1,210	35	35
Conveyance	0	0	0	0%	-	35	0
Emergency Conveyance	0	0	0	0%	-	35	0
Flow Metering	0	0	0	0%	950	35	27
Treatment Facility	0	0	0	0%	120	35	3
Forward Design	0	0	0	0%	8,034	35	231
Minor Works	113,100	26,723	86,377	24%	5,134	35	147
Asset Management System	0	0	0	0%	256	35	7
Total Water Supply - Glenorchy	946,222	317,412	628,810	34%	289,934	35	8,322

Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Lake Hayes							
Reticulation	0	0	0	0%	154,911	104	1,494
Pump Station	0	0	0	0%	-	104	0
Decomissioning Works	0	0	0	0%	-	104	0
Unspecified Expenditure	0	0	0	0%	826	104	8
Storage	150,000	0	150,000	0%	22,310	104	215
New Scheme	0	0	0	0%	43,980	104	424
Intake	0	0	0	0%	-	104	0
Renewals	125,087	0	125,087	0%	-	104	0
Investigations	0	0	0	0%	-	104	0
Management	34,584	7,325	27,258	21%	5,091	104	49
Conveyance	0	0	0	0%	-	104	0
Emergency Conveyance	0	0	0	0%	-	104	0
Flow Metering	282,750	0	282,750	0%	7,333	104	71
Treatment Facility	0	0	0	0%	47,193	104	455
Forward Design	0	0	0	0%	-	104	0
Minor Works	0	0	0	0%	-	104	0
Asset Management System	0	0	0	0%	2,827	104	27
Total Water Supply - Lake Hayes	592,421	7,325	585,096	1%	284,472	104	2,743

Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Arthurs Point							
Reticulation	30,000	15,598	14,402	52%	285,973	451	634
Pump Station	0	0	0	0%	-	451	0
Decomissioning Works	0	0	0	0%	-	451	0
Unspecified Expenditure	0	0	0	0%	30,550	451	68
Storage	148	56	92	38%	451	451	1
New Scheme	0	0	0	0%	435,282	451	965
Intake	1,302,478	754,019	548,459	58%	207,892	451	461
Renewals	348,847	0	348,847	0%	3,543	451	8
Investigations	0	0	0	0%	-	451	0
Management	19,047	9,591	9,456	50%	7,302	451	16
Conveyance	0	0	0	0%	-	451	0
Emergency Conveyance	0	0	0	0%	-	451	0
Flow Metering	0	0	0	0%	-	451	0
Treatment Facility	216,459	139,357	77,103	64%	38,735	451	86
Forward Design	0	0	0	0%	-	451	0
Minor Works	0	0	0	0%	6,745	451	15
Asset Management System	0	0	0	0%	11,281	451	25
Total Water Supply - Arthurs Point	1,916,979	918,621	998,358	48%	1,027,754	451	2,278

Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Wanaka							
Reticulation	7,155,682	3,543,884	3,611,798	50%	2,098,555	1,588	1,321
Pump Station	472,392	118,327	354,065	25%	168,745	1,588	106
Decommissioning Works	0	0	0	0%	-	1,588	0
Unspecified Expenditure	0	0	0	0%	109,269	1,588	69
Storage	3,152,812	2,559,640	593,171	81%	3,179,359	1,588	2,002
New Scheme	0	0	0	0%	-	1,588	0
Intake	582,451	276,332	306,119	47%	149,813	1,588	94
Renewals	4,105,213	0	4,105,213	0%	-	1,588	0
Investigations	0	0	0	0%	8	1,588	0
Management	145,699	40,904	104,795	28%	27,133	1,588	17
Conveyance	0	0	0	0%	-	1,588	0
Emergency Conveyance	0	0	0	0%	-	1,588	0
Flow Metering	0	0	0	0%	28,501	1,588	18
Treatment Facility	4,997,677	1,166,876	3,830,801	23%	254,017	1,588	160
Forward Design	0	0	0	0%	75,512	1,588	48
Minor Works	0	0	0	0%	601	1,588	0
Asset Management System	0	0	0	0%	9,304	1,588	6
Total Water Supply - Wanaka	20,611,926	7,705,962	12,905,964	37%	6,100,818	1,588	3,841

Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Hawea							
Reticulation	0	0	0	0%	250,473	78	3,213
Pump Station	0	0	0	0%	14	78	0
Decomissioning Works	0	0	0	0%	-	78	0
Unspecified Expenditure	0	0	0	0%	5,354	78	69
Storage	4,407	1,190	3,217	27%	1,699	78	22
New Scheme	0	0	0	0%	24,479	78	314
Intake	1,295,127	592,455	702,672	46%	148,323	78	1,902
Renewals	104,990	0	104,990	0%	-	78	0
Investigations	0	0	0	0%	-	78	0
Management	13,337	2,384	10,953	18%	2,046	78	26
Conveyance	0	0	0	0%	-	78	0
Emergency Conveyance	0	0	0	0%	-	78	0
Flow Metering	0	0	0	0%	10,206	78	131
Treatment Facility	0	0	0	0%	5,991	78	77
Forward Design	0	0	0	0%	-	78	0
Minor Works	0	0	0	0%	1,189	78	15
Asset Management System	0	0	0	0%	222	78	3
Total Water Supply - Hawea	1,417,861	596,029	821,832	42%	449,995	78	5,772

Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Luggate							
Reticulation	20,629	6,917	13,711	34%	5,528	42	132
Pump Station	50,639	14,619	36,020	29%	10,404	42	249
Decommissioning Works	0	0	0	0%	-	42	0
Unspecified Expenditure	0	0	0	0%	-	42	0
Storage	0	0	0	0%	2,630	42	63
New Scheme	0	0	0	0%	-	42	0
Intake	0	0	0	0%	-	42	0
Renewals	150,370	0	150,370	0%	-	42	0
Investigations	0	0	0	0%	-	42	0
Management	12,316	2,538	9,777	21%	3,462	42	83
Conveyance	0	0	0	0%	-	42	0
Emergency Conveyance	0	0	0	0%	-	42	0
Flow Metering	0	0	0	0%	7,599	42	182
Treatment Facility	338,017	144,742	193,275	43%	44,480	42	1,065
Forward Design	0	0	0	0%	-	42	0
Minor Works	0	0	0	0%	7	42	0
Asset Management System	0	0	0	0%	-	42	0
Total Water Supply - Luggate	571,971	168,817	403,154	30%	74,110	42	1,775

Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %	
Queenstown										
Queenstown							Existing Debt	4,907,625		
Queenstown	2012/13	1,832,067	443,224	443,224	330	778,442	842,505	4,508,344	84%	
Queenstown	2013/14	2,518,118	532,726	975,950	330	811,218	1,685,010	4,198,565	71%	
Queenstown	2014/15	680,000	130,373	1,106,323	330	842,505	2,527,515	3,486,433	58%	
Queenstown	2015/16	1,210,846	336,677	1,442,999	330	872,302	3,370,020	2,980,604	47%	
Queenstown	2016/17	592,767	-	1,442,999	378	1,034,696	4,333,975	2,016,649	32%	
Queenstown	2017/18	2,961,832	2,262,000	3,704,999	378	1,074,754	5,297,930	3,314,694	38%	
Queenstown	2018/19	4,415,864	3,916,635	7,621,634	378	1,112,256	6,261,885	6,267,374	50%	
Queenstown	2019/20	735,150	-	7,621,634	378	1,151,462	7,225,840	5,303,419	42%	
Queenstown	2020/21	1,187,550	452,400	8,074,034	378	1,195,782	8,189,795	4,791,864	37%	
Queenstown	2021/22	1,017,900	-	8,074,034	370	1,218,062	9,133,376	3,848,283	30%	
			8,074,034		3,579				Queenstown Weighted Debt Funding Ratio	50%
Arrowtown										
Arrowtown							Existing Debt	1,914,170		
Arrowtown	2012/13	111,380	5,881	5,881	33	171,296	185,393	1,734,658	90%	
Arrowtown	2013/14	321,608	27,969	33,850	33	178,508	370,786	1,577,235	81%	
Arrowtown	2014/15	322,140	19,045	52,896	33	185,393	556,178	1,410,887	72%	
Arrowtown	2015/16	844,575	-	52,896	33	191,950	741,571	1,225,495	62%	
Arrowtown	2016/17	165,975	-	52,896	7	44,244	782,791	1,184,275	60%	
Arrowtown	2017/18	339,300	-	52,896	7	45,957	824,010	1,143,056	58%	
Arrowtown	2018/19	339,300	-	52,896	7	47,561	865,230	1,101,836	56%	
Arrowtown	2019/20	339,300	-	52,896	7	49,237	906,449	1,060,617	54%	
Arrowtown	2020/21	339,300	-	52,896	7	51,133	947,669	1,019,397	52%	
Arrowtown	2021/22	339,300	-	52,896	7	53,046	988,761	978,305	50%	
			52,896		175				Arrowtown Weighted Debt Funding Ratio	66%

Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
Glenorchy									
Glenorchy							Existing Debt	269,819	
Glenorchy	2012/13	140,630	44,644	44,644	3	23,944	25,915	288,548	92%
Glenorchy	2013/14	23,778	1,017	45,661	3	24,952	51,830	263,650	84%
Glenorchy	2014/15	160,349	54,389	100,050	3	25,915	77,745	292,124	79%
Glenorchy	2015/16	442,317	190,639	290,689	3	26,831	103,659	456,849	82%
Glenorchy	2016/17	15,118	-	290,689	4	32,498	133,936	426,572	76%
Glenorchy	2017/18	16,887	-	290,689	4	33,756	164,212	396,296	71%
Glenorchy	2018/19	17,078	-	290,689	4	34,934	194,489	366,019	65%
Glenorchy	2019/20	118,755	26,723	317,412	4	36,166	224,765	362,466	62%
Glenorchy	2020/21	5,655	-	317,412	4	37,558	255,042	332,189	57%
Glenorchy	2021/22	5,655	-	317,412	4	45,043	289,934	297,296	51%
			317,412		35	Glenorchy Weighted Debt Funding Ratio			72%
Lake Hayes									
Lake Hayes							Existing Debt	2,195,785	
Lake Hayes	2012/13	71,788	7,115	7,115	9	21,554	23,328	2,179,571	99%
Lake Hayes	2013/14	17,595	211	7,325	9	22,462	46,657	2,156,454	98%
Lake Hayes	2014/15	166,000	-	7,325	9	23,328	69,985	2,133,125	97%
Lake Hayes	2015/16	300,846	-	7,325	9	24,153	93,313	2,109,797	96%
Lake Hayes	2016/17	-	-	7,325	11	33,159	124,205	2,078,905	94%
Lake Hayes	2017/18	-	-	7,325	11	34,442	155,096	2,048,014	93%
Lake Hayes	2018/19	18,096	-	7,325	11	35,644	185,988	2,017,122	92%
Lake Hayes	2019/20	-	-	7,325	11	36,901	216,880	1,986,230	90%
Lake Hayes	2020/21	18,096	-	7,325	11	38,321	247,771	1,955,339	89%
Lake Hayes	2021/22	-	-	7,325	13	47,376	284,472	1,918,638	87%
			7,325		104	Lake Hayes Weighted Debt Funding Ratio			94%

Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
Arthurs Point									
Arthurs Point							Existing Debt	0	
Arthurs Point	2012/13	78,131	12,127	12,127	39	81,462	88,166	-76,039	-627%
Arthurs Point	2013/14	240,080	142,728	154,855	39	84,892	176,332	-21,477	-14%
Arthurs Point	2014/15	46,500	15,598	170,453	39	88,166	264,498	-94,046	-55%
Arthurs Point	2015/16	98,955	52,261	222,714	39	91,284	352,665	-129,951	-58%
Arthurs Point	2016/17	17,783	-	222,714	48	116,532	461,230	-238,516	-107%
Arthurs Point	2017/18	17,783	-	222,714	48	121,044	569,795	-347,081	-156%
Arthurs Point	2018/19	1,230,002	695,908	918,621	48	125,267	678,360	240,262	26%
Arthurs Point	2019/20	18,096	-	918,621	48	129,683	786,925	131,697	14%
Arthurs Point	2020/21	84,825	-	918,621	48	134,674	895,490	23,132	3%
Arthurs Point	2021/22	84,825	-	918,621	58	170,739	1,027,754	-109,132	-12%
			918,621		451	Arthurs Point Weighted Debt Funding Ratio		0%	
Wanaka									
Wanaka							Existing Debt	0	
Wanaka	2012/13	1,134,152	160,259	160,259	163	578,276	625,866	-465,607	-291%
Wanaka	2013/14	1,758,858	661,677	821,936	163	602,624	1,251,732	-429,796	-52%
Wanaka	2014/15	1,364,782	628,002	1,449,938	163	625,866	1,877,598	-427,660	-29%
Wanaka	2015/16	3,336,012	1,287,330	2,737,269	163	648,001	2,503,464	233,804	9%
Wanaka	2016/17	426,381	-	2,737,269	157	648,552	3,107,675	-370,406	-14%
Wanaka	2017/18	316,438	8,231	2,745,500	157	673,660	3,711,886	-966,386	-35%
Wanaka	2018/19	823,163	118,610	2,864,109	157	697,166	4,316,096	-1,451,987	-51%
Wanaka	2019/20	3,540,115	1,163,713	4,027,822	157	721,741	4,920,307	-892,485	-22%
Wanaka	2020/21	4,026,204	1,608,112	5,635,934	157	749,520	5,524,518	111,416	2%
Wanaka	2021/22	3,885,822	2,070,028	7,705,962	150	743,942	6,100,818	1,605,144	21%
			7,705,962		1,588	Wanaka Weighted Debt Funding Ratio		0%	

Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
Hawea									
Hawea							Existing Debt	391,768	
Hawea	2012/13	36,193	8,265	8,265	7	39,420	42,664	357,369	89%
Hawea	2013/14	1,083,827	499,988	508,253	7	41,079	85,328	814,693	91%
Hawea	2014/15	14,000	-	508,253	7	42,664	127,991	772,030	86%
Hawea	2015/16	5,928	-	508,253	7	44,173	170,655	729,366	81%
Hawea	2016/17	5,928	-	508,253	9	54,008	220,970	679,050	75%
Hawea	2017/18	5,928	-	508,253	9	56,099	271,286	628,735	70%
Hawea	2018/19	5,928	-	508,253	9	58,056	321,601	578,420	64%
Hawea	2019/20	237,510	87,776	596,029	9	60,103	371,916	615,881	62%
Hawea	2020/21	11,310	-	596,029	9	62,416	422,232	565,566	57%
Hawea	2021/22	11,310	-	596,029	5	35,840	449,995	537,802	54%
			596,029		78		Hawea Weighted Debt Funding Ratio		74%
Luggate									
Luggate							Existing Debt	0	
Luggate	2012/13	133,765	36,324	36,324	4	7,324	7,927	28,397	78%
Luggate	2013/14	23,819	669	36,992	4	7,632	15,853	21,139	57%
Luggate	2014/15	23,893	1,701	38,694	4	7,927	23,780	14,914	39%
Luggate	2015/16	302,178	130,123	168,817	4	8,207	31,707	137,110	81%
Luggate	2016/17	14,800	-	168,817	4	7,586	38,774	130,043	77%
Luggate	2017/18	14,703	-	168,817	4	7,879	45,841	122,976	73%
Luggate	2018/19	14,703	-	168,817	4	8,154	52,908	115,909	69%
Luggate	2019/20	14,703	-	168,817	4	8,442	59,975	108,841	64%
Luggate	2020/21	14,703	-	168,817	4	8,767	67,042	101,774	60%
Luggate	2021/22	14,703	-	168,817	4	9,123	74,110	94,707	56%
			168,817		42		Luggate Weighted Debt Funding Ratio		69%

Wastewater Capital Expenditure for Development Contributions (excluding GST)

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Queenstown							
Asset Management System	0	0	0	0%	-	2,887	0
Investigations	0	0	0	0%	2,849	2,887	1
Management	236,662	88,126	148,536	37%	172,188	2,887	60
Minor Works	0	0	0	0%	-	2,887	0
New Scheme	0	0	0	0%	-	2,887	0
Pump Station	8,440,864	6,244,975	2,195,889	74%	4,235,041	2,887	1,467
Renewals	5,270,860	0	5,270,860	0%	377	2,887	0
Reticulation	9,064,626	6,240,455	2,824,171	69%	6,350,566	2,887	2,200
Storage	0	0	0	0%	-	2,887	0
Treatment Facility	30,851,119	8,726,819	22,124,300	28%	6,313,476	2,887	2,187
Unspecified Expenditure	0	0	0	0%	663,091	2,887	230
Total Wastewater - Queenstown	53,864,132	21,300,376	32,563,756	40%	17,737,587	2,887	6,144
Arrowtown							
Asset Management System	0	0	0	0%	-	153	0
Investigations	0	0	0	0%	-	153	0
Management	31,276	3,873	27,403	12%	28,980	153	189
Minor Works	0	0	0	0%	-	153	0
New Scheme	0	0	0	0%	-	153	0
Pump Station	0	0	0	0%	165,816	153	1,084
Renewals	1,530,688	0	1,530,688	0%	5,168	153	34
Reticulation	0	0	0	0%	670,531	153	4,382
Storage	0	0	0	0%	-	153	0
Treatment Facility	3,412,639	367,978	3,044,661	11%	366,891	153	2,398
Unspecified Expenditure	0	0	0	0%	6,577	153	43
Total Wastewater - Arrowtown	4,974,603	371,851	4,602,753	7%	1,243,964	153	8,130

Wastewater Capital Expenditure for Development Contributions (excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Lake Hayes							
Asset Management System	0	0	0	0%	-	86	0
Investigations	0	0	0	0%	-	86	0
Management	14,121	3,025	11,096	21%	1,927	86	22
Minor Works	0	0	0	0%	-	86	0
New Scheme	0	0	0	0%	-	86	0
Pump Station	306,716	143,202	163,515	47%	86,126	86	1,001
Renewals	1,020,345	0	1,020,345	0%	-	86	0
Reticulation	0	0	0	0%	330,770	86	3,843
Storage	0	0	0	0%	-	86	0
Treatment Facility	1,688,960	315,720	1,373,240	19%	159,554	86	1,854
Unspecified Expenditure	0	0	0	0%	-	86	0
Total Wastewater - Lake Hayes	3,030,142	461,947	2,568,195	15%	578,376	86	6,720
Arthurs Point							
Asset Management System	0	0	0	0%	-	230	0
Investigations	0	0	0	0%	-	230	0
Management	14,152	6,890	7,262	49%	8,871	230	39
Minor Works	0	0	0	0%	-	230	0
New Scheme	0	0	0	0%	163,834	230	712
Pump Station	81,398	51,377	30,021	63%	13,286	230	58
Renewals	186,908	0	186,908	0%	-	230	0
Reticulation	0	0	0	0%	546,486	230	2,376
Storage	0	0	0	0%	-	230	0
Treatment Facility	1,795,705	685,625	1,110,080	38%	332,402	230	1,446
Unspecified Expenditure	0	0	0	0%	19,915	230	87
Total Wastewater - Arthurs Point	2,078,163	743,892	1,334,270	36%	1,084,794	230	4,717

Wastewater Capital Expenditure for Development Contributions (excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Wanaka							
Asset Management System	0	0	0	0%	-	1,296	0
Investigations	0	0	0	0%	1,244	1,296	1
Management	120,667	29,255	91,412	24%	34,866	1,296	27
Minor Works	0	0	0	0%	-	1,296	0
New Scheme	0	0	0	0%	-	1,296	0
Pump Station	1,316,253	1,262,283	53,969	96%	1,088,145	1,296	839
Renewals	1,880,267	0	1,880,267	0%	1,987	1,296	2
Reticulation	2,863,603	1,352,504	1,511,099	47%	1,122,414	1,296	866
Storage	0	0	0	0%	-	1,296	0
Treatment Facility	82,509	50,120	32,389	61%	5,965,436	1,296	4,602
Unspecified Expenditure	0	0	0	0%	107,022	1,296	83
Total Wastewater - Wanaka	6,263,299	2,694,162	3,569,136	43%	8,321,115	1,296	6,420
Hawea							
Asset Management System	0	0	0	0%	-	71	0
Investigations	0	0	0	0%	-	71	0
Management	8,185	1,453	6,732	18%	1,528	71	21
Minor Works	0	0	0	0%	-	71	0
New Scheme	0	0	0	0%	-	71	0
Pump Station	131,131	15,663	115,469	12%	142,170	71	1,999
Renewals	579,371	0	579,371	0%	-	71	0
Reticulation	65,000	52,000	13,000	80%	135,288	71	1,902
Storage	0	0	0	0%	-	71	0
Treatment Facility	565,315	72,088	493,228	13%	163,351	71	2,297
Unspecified Expenditure	0	0	0	0%	10,926	71	154
Total Wastewater - Hawea	1,349,002	141,204	1,207,798	10%	453,263	71	6,373

Wastewater Capital Expenditure for Development Contributions (excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Luggate							
Asset Management System	0	0	0	0%	-	159	0
Investigations	40,823	40,823	0	100%	41,313	159	261
Management	5,487	4,193	1,294	76%	5,832	159	37
Minor Works	0	0	0	0%	-	159	0
New Scheme	0	0	0	0%	-	159	0
Pump Station	82,503	63,048	19,455	76%	75,801	159	478
Renewals	266,885	0	266,885	0%	-	159	0
Reticulation	0	0	0	0%	-	159	0
Storage	0	0	0	0%	-	159	0
Treatment Facility	0	0	0	0%	-	159	0
Unspecified Expenditure	0	0	0	0%	-	159	0
Total Wastewater - Luggate	395,699	108,064	287,635	27%	122,946	159	775

Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
Queenstown									
Queenstown							Existing Debt	8,800,011	
Queenstown	2012/13	2,871,959	1,406,045	1,406,045	260	1,595,813	1,595,813	8,610,243	84%
Queenstown	2013/14	4,347,280	1,493,558	2,899,603	260	1,595,813	3,191,626	8,507,988	73%
Queenstown	2014/15	14,813,145	3,185,144	6,084,747	260	1,595,813	4,787,438	10,097,320	68%
Queenstown	2015/16	8,215,220	3,566,262	9,651,009	260	1,595,813	6,383,251	12,067,769	65%
Queenstown	2016/17	3,262,107	1,525,384	11,176,393	309	1,899,798	8,283,049	11,693,354	59%
Queenstown	2017/18	9,153,614	5,911,242	17,087,635	309	1,899,798	10,182,848	15,704,798	61%
Queenstown	2018/19	4,418,158	3,178,993	20,266,628	309	1,899,798	12,082,646	16,983,993	58%
Queenstown	2019/20	395,850	-	20,266,628	309	1,899,798	13,982,445	15,084,194	52%
Queenstown	2020/21	395,850	-	20,266,628	309	1,899,798	15,882,243	13,184,396	45%
Queenstown	2021/22	5,990,949	1,033,748	21,300,376	302	1,855,344	17,737,587	12,362,800	41%
			21,300,376		2,887		Queenstown Weighted Debt Funding Ratio		59%
Arrowtown									
Arrowtown							Existing Debt	1,271,944	
Arrowtown	2012/13	231,599	67,415	67,415	30	243,423	243,423	1,095,936	82%
Arrowtown	2013/14	420,484	34,493	101,908	30	243,423	486,847	887,005	65%
Arrowtown	2014/15	1,710,075	56,530	158,438	30	243,423	730,270	700,112	49%
Arrowtown	2015/16	930,752	191,432	349,870	30	243,423	973,693	648,120	40%
Arrowtown	2016/17	289,300	-	349,870	6	45,040	1,018,733	603,080	37%
Arrowtown	2017/18	177,830	-	349,870	6	45,040	1,063,773	558,040	34%
Arrowtown	2018/19	270,098	-	349,870	6	45,040	1,108,813	513,001	32%
Arrowtown	2019/20	113,100	-	349,870	6	45,040	1,153,853	467,961	29%
Arrowtown	2020/21	113,100	-	349,870	6	45,040	1,198,893	422,921	26%
Arrowtown	2021/22	718,264	21,981	371,851	6	45,071	1,243,964	399,831	24%
			371,851		153		Arrowtown Weighted Debt Funding Ratio		48%

Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont..

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
Glenorchy									
Glenorchy							Existing Debt	179,746	
Glenorchy	2012/13	32,397	11,833	11,833	2	13,949	13,949	177,630	93%
Glenorchy	2013/14	-	-	11,833	2	13,949	27,897	163,681	85%
Glenorchy	2014/15	250,000	91,311	103,144	2	13,949	41,846	241,044	85%
Glenorchy	2015/16	2,581,034	942,711	1,045,855	2	13,949	55,795	1,169,807	95%
Glenorchy	2016/17	-	-	1,045,855	2	19,437	75,231	1,150,370	94%
Glenorchy	2017/18	-	-	1,045,855	2	19,437	94,668	1,130,933	92%
Glenorchy	2018/19	-	-	1,045,855	2	19,437	114,105	1,111,497	91%
Glenorchy	2019/20	-	-	1,045,855	2	19,437	133,541	1,092,060	89%
Glenorchy	2020/21	-	-	1,045,855	2	19,437	152,978	1,072,624	88%
Glenorchy	2021/22	-	-	1,045,855	3	25,043	178,021	1,047,580	85%
			1,045,855		20		Glenorchy Weighted Debt Funding Ratio		91%
Lake Hayes									
Lake Hayes							Existing Debt	-	
Lake Hayes	2012/13	121,438	34,136	34,136	7	47,240	47,240	-13,105	-38%
Lake Hayes	2013/14	203,703	29,848	63,983	7	47,240	94,481	-30,498	-48%
Lake Hayes	2014/15	1,020,563	209,119	273,102	7	47,240	141,721	131,381	48%
Lake Hayes	2015/16	589,045	149,460	422,562	7	47,240	188,962	233,600	55%
Lake Hayes	2016/17	229,425	-	422,562	9	62,898	251,859	170,702	40%
Lake Hayes	2017/18	157,370	-	422,562	9	62,898	314,757	107,804	26%
Lake Hayes	2018/19	139,842	-	422,562	9	62,898	377,655	44,907	11%
Lake Hayes	2019/20	84,825	-	422,562	9	62,898	440,553	-17,991	-4%
Lake Hayes	2020/21	84,825	-	422,562	9	62,898	503,451	-80,889	-19%
Lake Hayes	2021/22	399,106	39,385	461,947	11	74,926	578,376	-116,430	-25%
			461,947		86		Lake Hayes Weighted Debt Funding Ratio		24%

Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont..

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %	
Arthurs Point										
Arthurs Point							Existing Debt	-		
Arthurs Point	2012/13	78,280	28,167	28,167	20	93,273	93,273	-65,106	-231%	
Arthurs Point	2013/14	242,408	115,106	143,273	20	93,273	186,546	-43,273	-30%	
Arthurs Point	2014/15	817,524	262,121	405,393	20	93,273	279,819	125,575	31%	
Arthurs Point	2015/16	472,831	249,869	655,262	20	93,273	373,092	282,170	43%	
Arthurs Point	2016/17	22,620	-	655,262	24	114,575	487,667	167,595	26%	
Arthurs Point	2017/18	22,620	-	655,262	24	114,575	602,242	53,020	8%	
Arthurs Point	2018/19	22,620	-	655,262	24	114,575	716,818	-61,555	-9%	
Arthurs Point	2019/20	22,620	-	655,262	24	114,575	831,393	-176,131	-27%	
Arthurs Point	2020/21	22,620	-	655,262	24	114,575	945,968	-290,706	-44%	
Arthurs Point	2021/22	354,019	88,630	743,892	29	138,826	1,084,794	-340,902	-46%	
			743,892		230				Arthurs Point Weighted Debt Funding Ratio	59%
Wanaka & Albert Town										
Wanaka							Existing Debt	7,252,841		
Wanaka	2012/13	241,170	17,349	17,349	134	857,938	857,938	6,411,892	88%	
Wanaka	2013/14	442,249	56,583	73,932	134	857,938	1,715,876	5,610,536	77%	
Wanaka	2014/15	2,026,510	1,291,739	1,365,670	134	857,938	2,573,814	6,044,337	70%	
Wanaka	2015/16	593,793	462,101	1,827,771	134	857,938	3,431,753	5,648,500	62%	
Wanaka	2016/17	96,600	8,900	1,836,672	128	822,510	4,254,263	4,834,890	53%	
Wanaka	2017/18	560,209	85,081	1,921,753	128	822,510	5,076,773	4,097,461	45%	
Wanaka	2018/19	183,622	-	1,921,753	128	822,510	5,899,283	3,274,951	36%	
Wanaka	2019/20	197,925	-	1,921,753	128	822,510	6,721,793	2,452,441	27%	
Wanaka	2020/21	197,925	-	1,921,753	128	822,510	7,544,303	1,629,931	18%	
Wanaka	2021/22	1,723,296	772,409	2,694,162	121	776,812	8,321,115	1,625,529	16%	
			2,694,162		1,296				Wanaka Weighted Debt Funding Ratio	59%

Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont..

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
Hawea									
Hawea							Existing Debt	781,554	
Hawea	2012/13	713,476	51,202	51,202	7	42,818	42,818	789,938	95%
Hawea	2013/14	129,832	14,772	65,974	7	42,818	85,637	761,892	90%
Hawea	2014/15	123,000	52,000	117,974	7	42,818	128,455	771,073	86%
Hawea	2015/16	23,711	-	117,974	7	42,818	171,273	728,255	81%
Hawea	2016/17	-	-	117,974	8	51,046	222,320	677,209	75%
Hawea	2017/18	86,393	-	117,974	8	51,046	273,366	626,162	70%
Hawea	2018/19	12,460	-	117,974	8	51,046	324,413	575,116	64%
Hawea	2019/20	90,480	1,326	119,301	8	51,046	375,459	525,396	58%
Hawea	2020/21	56,550	-	119,301	8	51,046	426,505	474,349	53%
Hawea	2021/22	113,100	21,903	141,204	4	26,758	453,263	469,495	51%
			141,204		71		Hawea Weighted Debt Funding Ratio		75%
Luggate									
Luggate							Existing Debt	-	
Luggate	2012/13	4,723	453	453	1	503	503	-50	-11%
Luggate	2013/14	24,546	14,563	15,016	1	503	1,005	14,011	93%
Luggate	2014/15	121,003	93,048	108,064	1	503	1,508	106,556	99%
Luggate	2015/16	35,061	-	108,064	1	503	2,010	106,054	98%
Luggate	2016/17	35,061	-	108,064	1	437	2,447	105,617	98%
Luggate	2017/18	35,061	-	108,064	1	437	2,884	105,180	97%
Luggate	2018/19	35,061	-	108,064	1	437	3,321	104,743	97%
Luggate	2019/20	35,061	-	108,064	1	437	3,758	104,306	97%
Luggate	2020/21	35,061	-	108,064	1	437	4,195	103,869	96%
Luggate	2021/22	35,061	-	108,064	153	118,751	122,946	-14,882	-14%
			108,064		159		Luggate Weighted Debt Funding Ratio		95%

Stormwater Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Queenstown							
Asset Management System	0	0	0	0%	130,343	2,328	56
Emergency Conveyance	0	0	0	0%	-	2,328	0
Flood Protection	0	0	0	0%	340,337	2,328	146
Flow Metering	0	0	0	0%	-	2,328	0
Intake	0	0	0	0%	-	2,328	0
Investigations	0	0	0	0%	16,176	2,328	7
Management	42,130	1,937	40,193	5%	309,734	2,328	133
Minor Works	0	0	0	0%	23,626	2,328	10
Pump Station	0	0	0	0%	-	2,328	0
Renewals	118,471	0	118,471	0%	52,082	2,328	22
Reticulation	3,525,879	1,995,658	1,530,221	57%	1,953,763	2,328	839
Storage	0	0	0	0%	-	2,328	0
Stormwater Upgrades	0	0	0	0%	172,807	2,328	74
Treatment Facility	0	0	0	0%	36,658	2,328	16
Total Stormwater - Queenstown	3,686,480	1,997,595	1,688,885	54%	3,035,525	2,328	1,304
Arrowtown							
Flood Protection	0	0	0	0%	-	133	0
Forward Design	0	0	0	0%	-	133	0
Investigations	0	0	0	0%	1,003	133	8
Management	0	0	0	0%	-	133	0
Minor Works	0	0	0	0%	-	133	0
Renewals	0	0	0	0%	1,366	133	10
Reticulation	0	0	0	0%	97,650	133	736
Storage	0	0	0	0%	-	133	0
Stormwater Upgrades	0	0	0	0%	2,126	133	16
Treatment Facility	0	0	0	0%	-	133	0
Total Stormwater - Arrowtown	0	0	0	0%	102,145	133	770

Stormwater Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Glenorchy							
Flood Protection	0	0	0	0%	3,014	36	85
Forward Design	0	0	0	0%	-	36	0
Investigations	0	0	0	0%	34	36	1
Management	0	0	0	0%	-	36	0
Stormwater Upgrades	0	0	0	0%	64	36	2
Minor Works	0	0	0	0%	-	36	0
Renewals	0	0	0	0%	-	36	0
Reticulation	0	0	0	0%	23,818	36	669
Storage	0	0	0	0%	-	36	0
Treatment Facility	0	0	0	0%	-	36	0
Total Stormwater - Glenorchy	0	0	0	0%	26,930	36	756
Wanaka							
Asset Management System	0	0	0	0%	18,744	1,050	18
Emergency Conveyance	0	0	0	0%	-	1,050	0
Flood Protection	0	0	0	0%	24,454	1,050	23
Forward Design	0	0	0	0%	-	1,050	0
Intake	0	0	0	0%	-	1,050	0
Investigations	0	0	0	0%	44,418	1,050	42
Management	31,513	0	31,513	0%	48,661	1,050	46
Minor Works	0	0	0	0%	13,379	1,050	13
Pump Station	0	0	0	0%	-	1,050	0
Renewals	0	0	0	0%	41,964	1,050	40
Reticulation	802,294	389,485	412,809	49%	1,842,455	1,050	1,754
Stormwater Upgrades	0	0	0	0%	113,070	1,050	108
Treatment Facility	0	0	0	0%	-	1,050	0
Total Stormwater - Wanaka	833,807	389,485	444,322	47%	2,147,145	1,050	2,044

Stormwater Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Hawea							
Flood Protection	0	0	0	0%	-	62	0
Forward Design	0	0	0	0%	-	62	0
Investigations	0	0	0	0%	89	62	1
Management	0	0	0	0%	-	62	0
Minor Works	0	0	0	0%	-	62	0
Renewals	0	0	0	0%	-	62	0
Reticulation	0	0	0	0%	32,990	62	531
Storage	0	0	0	0%	-	62	0
Stormwater Upgrades	0	0	0	0%	970	62	16
Treatment Facility	0	0	0	0%	-	62	0
Total Stormwater - Hawea	0	0	0	0%	34,049	62	548
Albert Town							
Flood Protection	0	0	0	0%	24,301	120	203
Forward Design	0	0	0	0%	-	120	0
Investigations	0	0	0	0%	2,841	120	24
Management	0	0	0	0%	8,552	120	71
Minor Works	0	0	0	0%	-	120	0
Renewals	0	0	0	0%	-	120	0
Reticulation	0	0	0	0%	88,365	120	738
Storage	0	0	0	0%	-	120	0
Stormwater Upgrades	0	0	0	0%	2,018	120	17
Treatment Facility	0	0	0	0%	-	120	0
Total Stormwater - Albert Town	0	0	0	0%	126,076	120	1,053

Stormwater Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Debt %
Queenstown							Existing Debt	1,707,290	
Queenstown	2012/13	623,013	184,415	184,415	207	269,951	269,951	1,621,754	86%
Queenstown	2013/14	716,769	700,967	885,382	207	269,951	539,901	2,052,771	79%
Queenstown	2014/15	-	-	885,382	207	269,951	809,852	1,782,820	69%
Queenstown	2015/16	-	-	885,382	207	269,951	1,079,803	1,512,869	58%
Queenstown	2016/17	-	-	885,382	251	327,801	1,407,604	1,185,068	46%
Queenstown	2017/18	79,170	38,426	923,808	251	327,801	1,735,405	895,693	34%
Queenstown	2018/19	343,038	163,723	1,087,531	251	327,801	2,063,206	731,616	26%
Queenstown	2019/20	1,924,490	910,064	1,997,595	251	327,801	2,391,006	1,313,879	35%
Queenstown	2020/21	-	-	1,997,595	251	327,801	2,718,807	986,078	27%
Queenstown	2021/22	-	-	1,997,595	243	316,718	3,035,525	669,360	18%
			1,997,595		2,328		Queenstown Weighted Debt Funding Ratio		55%
Arrowtown							Existing Debt	328,283	
Arrowtown	2012/13	-	-	-	28	21,303	21,303	306,980	94%
Arrowtown	2013/14	-	-	-	28	21,303	42,606	285,677	87%
Arrowtown	2014/15	-	-	-	28	21,303	63,909	264,374	81%
Arrowtown	2015/16	-	-	-	28	21,303	85,213	243,071	74%
Arrowtown	2016/17	-	-	-	4	2,838	88,051	240,232	73%
Arrowtown	2017/18	-	-	-	4	2,838	90,889	237,394	72%
Arrowtown	2018/19	-	-	-	4	2,838	93,728	234,555	71%
Arrowtown	2019/20	-	-	-	4	2,838	96,566	231,717	71%
Arrowtown	2020/21	-	-	-	4	2,838	99,405	228,879	70%
Arrowtown	2021/22	-	-	-	4	2,740	102,145	226,138	69%
					133		Arrowtown Debt Funding Ratio		77%

Stormwater Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Debt %
Glenorchy							Existing Debt	18,716	
Glenorchy	2012/13	-	-	-	3	2,378	2,378	16,339	87%
Glenorchy	2013/14	-	-	-	3	2,378	4,755	13,961	75%
Glenorchy	2014/15	-	-	-	3	2,378	7,133	11,583	62%
Glenorchy	2015/16	-	-	-	3	2,378	9,511	9,206	49%
Glenorchy	2016/17	-	-	-	4	2,826	12,337	6,380	34%
Glenorchy	2017/18	-	-	-	4	2,826	15,163	3,553	19%
Glenorchy	2018/19	-	-	-	4	2,826	17,989	727	4%
Glenorchy	2019/20	-	-	-	4	2,826	20,815	-2,099	-11%
Glenorchy	2020/21	-	-	-	4	2,826	23,641	-4,925	-26%
Glenorchy	2021/22	-	-	-	4	3,288	26,930	-8,214	-44%
					36		Glenorchy Weighted Debt Funding Ratio		44%
Wanaka							Existing Debt	1,625,852	
Wanaka	2012/13	188,371	-	-	109	222,461	222,461	1,403,391	86%
Wanaka	2013/14	232,665	83,156	83,156	109	222,461	444,922	1,264,087	74%
Wanaka	2014/15	219,603	113,161	196,317	109	222,461	667,382	1,154,786	63%
Wanaka	2015/16	193,168	193,168	389,485	109	222,461	889,843	1,125,494	56%
Wanaka	2016/17	-	-	389,485	104	211,849	1,101,692	913,645	45%
Wanaka	2017/18	-	-	389,485	104	211,849	1,313,541	701,796	35%
Wanaka	2018/19	-	-	389,485	104	211,849	1,525,390	489,947	24%
Wanaka	2019/20	-	-	389,485	104	211,849	1,737,239	278,098	14%
Wanaka	2020/21	-	-	389,485	104	211,849	1,949,088	66,249	3%
Wanaka	2021/22	-	-	389,485	97	198,057	2,147,145	-131,808	-7%
			389,485		1,050		Wanaka Debt Funding Ratio		57%

Stormwater Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Debt %
Hawea							Existing Debt	38,602	
Hawea	2012/13	-	-	-	6	3,249	3,249	35,353	92%
Hawea	2013/14	-	-	-	6	3,249	6,497	32,105	83%
Hawea	2014/15	-	-	-	6	3,249	9,746	28,856	75%
Hawea	2015/16	-	-	-	6	3,249	12,995	25,607	66%
Hawea	2016/17	-	-	-	7	3,792	16,787	21,815	57%
Hawea	2017/18	-	-	-	7	3,792	20,579	18,023	47%
Hawea	2018/19	-	-	-	7	3,792	24,371	14,231	37%
Hawea	2019/20	-	-	-	7	3,792	28,163	10,439	27%
Hawea	2020/21	-	-	-	7	3,792	31,955	6,648	17%
Hawea	2021/22	-	-	-	4	2,095	34,049	4,553	12%
					62		Hawea Weighted Debt Funding Ratio		65%
Albert Town							Existing Debt	119,217	
Albert Town	2012/13	-	-	-	12	13,128	13,128	106,089	89%
Albert Town	2013/14	-	-	-	12	13,128	26,256	92,961	78%
Albert Town	2014/15	-	-	-	12	13,128	39,384	79,833	67%
Albert Town	2015/16	-	-	-	12	13,128	52,512	66,705	56%
Albert Town	2016/17	-	-	-	12	12,415	64,928	54,290	46%
Albert Town	2017/18	-	-	-	12	12,415	77,343	41,874	35%
Albert Town	2018/19	-	-	-	12	12,415	89,759	29,459	25%
Albert Town	2019/20	-	-	-	12	12,415	102,174	17,043	14%
Albert Town	2020/21	-	-	-	12	12,415	114,589	4,628	4%
Albert Town	2021/22	-	-	-	11	11,487	126,076	-6,859	-6%
					120		Albert Town Debt Funding Ratio		61%

Reserve Improvements & Community Facilities - Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Reserve Improvements - Wakatipu							
Parks and Reserves - Wakatipu Ward	4,903,193	726,664	4,176,529	15%	2,652,836	2951	899
Walkways - Wakatipu Ward	1,119,554	206,434	913,120	18%	850,911	2951	288
Council Land - Reserve Land - Wakatipu	101,651	33,545	68,106	33%	52,001	2951	18
Cemeteries - Wakatipu Ward	216,640	216,640	0	100%	251,621	2951	85
	6,341,039	1,183,283	5,157,755	19%	3,807,369	2951	1,290
Reserve Improvements - Wanaka							
Parks and Reserves - Wanaka Ward	3,115,018	470,769	2,644,249	15%	1,592,934	2105	757
Walkways - Wanaka Ward	0	0	0	0%	380,579	2105	181
Council Land - Reserve Land - Wanaka	0	0	0	0%	526,675	2105	250
Council Land - Reserve Land - Hawea	0	0	0	0%	1,913	2105	1
Cemeteries - Wanaka Ward	77,992	77,992	0	100%	112,882	2105	54
	3,193,010	548,761	2,644,249	17%	2,614,983	2105	1,243
Reserve Improvements - District Wide							
Parks and Reserves - Wakatipu Ward	834,587	143,488	691,100	17%	276,482	5056	55
Parks and Reserves - Wanaka Ward	380,128	103,706	276,422	27%	71,721	5056	14
	1,214,716	247,194	967,522	20%	348,202	5056	69

Reserve Improvements & Community Facilities - Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Community Facilities - Wakatipu							
Alpine Aqualand	628,838	60,550	568,288	10%	2,851,744	2951	966
Council Land - Non-Reserve - Wakatipu	0	0	0	0%	74,024	2951	25
Waterways Facilities - Wakatipu Ward	194,152	0	194,152	0%	108,856	2951	37
Halls - Queenstown	1,116,010	142,948	973,063	13%	683,959	2951	232
Halls - Events Centre	18,160,980	6,485,301	11,675,679	36%	5,643,042	2951	1,912
Halls - Lake Hayes Pavillion	0	0	0	0%	-	2951	-
Halls - Arrowtown	264,341	12,824	251,517	5%	23,811	2951	8
Halls - Glenorchy	12,000	0	12,000	0%	3,032	2951	1
Halls - Queenstown Community Centre	22,000	0	22,000	0%	21,875	2951	7
Buildings - Heritage	0	0	0	0%	102,767	2951	35
Buildings - Toilets - Wakatipu Ward	1,887,654	240,386	1,647,268	13%	582,248	2951	197
Community Development - Swimming Pools	16,000	0	16,000	0%	324,904	2951	110
Libraries - Queenstown	1,249,902	63,969	1,185,933	5%	68,940	2951	23
Libraries - Arrowtown	510,433	13,306	497,127	3%	12,835	2951	4
Libraries - Glenorchy	131,149	3,758	127,391	3%	4,842	2951	2
Libraries - Kingston	24,129	0	24,129	0%	-	2951	-
Health and Fitness centre	50,700	0	50,700	0%	-	2951	-
Frankton Golf Course	80,000	0	80,000	0%	-	2951	-
Events Centre	10,000	750	9,250	8%	832	2951	0
Rural Fire - District Wide	0	0	0	0%	-	2951	-
	24,358,288	7,023,792	17,334,497	29%	10,507,711	2951	3,560

Reserve Improvements & Community Facilities - Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Community Facilities - Wanaka							
Waterways Facilities - Wanaka Ward	1,278,907	1,019,112	259,794	80%	595,989	2105	283
Halls - Arts & Community Centre	0	0	0	0%	1,000,860	2105	476
Halls - Hawea	134,173	18,787	115,386	14%	18,711	2105	9
Halls - Luggate	82,024	0	82,024	0%	11,447	2105	5
Halls - Cardrona	15,000	0	15,000	0%	24,184	2105	11
Halls - Wanaka Community Centre	213,798	0	213,798	0%	1,109,990	2105	527
Halls - Wanaka Sports Facility	16,934,822	5,384,905	11,549,917	32%	1,934,420	2105	919
Buildings - Toilets - Wanaka Ward	1,316,498	83,125	1,233,373	6%	201,818	2105	96
Community Development - Swimming Pools	36,000	0	36,000	0%	35,383	2105	17
Wanaka Aquatic Centre	173,620	0	173,620	0%	-	2105	-
Libraries - Wanaka	1,148,941	23,357	1,125,584	2%	184,174	2105	88
Libraries - Hawea	134,943	4,162	130,781	3%	6,207	2105	3
	21,468,726	6,533,448	14,935,278	30%	5,123,183	2105	2,434
Community Facilities - District Wide							
Halls - Events Centre	0	0	0	0%	93,699	5056	19
Rural Fire - District Wide	335,468	39,614	295,854	12%	31,317	5056	6
Halls - Lake Hayes Pavillion	141,664	14,772	126,892	10%	76,369	5056	15
Community Development - District Wide	0	0	0	0%	135,357	5056	27
	477,132	54,386	422,746	11%	336,742	5056	67

Reserve Improvements & Community Facilities - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
Wakatipu - Reserve Improvements							Existing Debt	2,407,230	
Wakatipu	2012/13	1,370,949	286,224	286,224	272	350,661	350,661	2,342,792	87.0%
Wakatipu	2013/14	509,018	170,938	457,161	272	350,661	701,323	2,163,069	75.5%
Wakatipu	2014/15	681,709	110,756	567,917	272	350,661	1,051,984	1,923,163	64.6%
Wakatipu	2015/16	1,259,107	300,128	868,045	272	350,661	1,402,645	1,872,629	57.2%
Wakatipu	2016/17	270,447	22,514	890,559	311	401,021	1,803,667	1,494,123	45.3%
Wakatipu	2017/18	524,220	63,080	953,639	311	401,021	2,204,688	1,156,181	34.4%
Wakatipu	2018/19	369,436	58,253	1,011,893	311	401,021	2,605,709	813,414	23.8%
Wakatipu	2019/20	566,145	63,080	1,074,973	311	401,021	3,006,730	475,472	13.7%
Wakatipu	2020/21	223,864	22,514	1,097,487	311	401,021	3,407,751	96,966	2.8%
Wakatipu	2021/22	566,145	85,796	1,183,283	310	399,617	3,807,369	-216,855	-6.0%
		6,341,039	1,183,283		2,951	3,807,369	Wakatipu Weighted Debt Funding Ratio		58%
Wakatipu - Community Facilities							Existing Debt	9,066,646	
Wakatipu	2012/13	2,062,959	297,668	297,668	272	967,768	967,768	8,396,547	89.7%
Wakatipu	2013/14	438,329	44,993	342,661	272	967,768	1,935,535	7,473,772	79.4%
Wakatipu	2014/15	1,034,944	41,758	384,419	272	967,768	2,903,303	6,547,763	69.3%
Wakatipu	2015/16	8,749,063	3,635,478	4,019,897	272	967,768	3,871,070	9,215,473	70.4%
Wakatipu	2016/17	5,144,959	1,551,637	5,571,534	311	1,106,753	4,977,823	9,660,357	66.0%
Wakatipu	2017/18	485,497	56,108	5,627,642	311	1,106,753	6,084,575	8,609,713	58.6%
Wakatipu	2018/19	733,853	98,995	5,726,637	311	1,106,753	7,191,328	7,601,955	51.4%
Wakatipu	2019/20	322,492	26,265	5,752,901	311	1,106,753	8,298,081	6,521,466	44.0%
Wakatipu	2020/21	331,500	39,218	5,792,119	311	1,106,753	9,404,833	5,453,932	36.7%
Wakatipu	2021/22	5,054,693	1,231,672	7,023,792	310	1,102,878	10,507,711	5,582,726	34.7%
		24,358,288	7,023,792		2,951	10,507,711	Wakatipu Weighted Debt Funding Ratio		62%

Reserve Improvements & Community Facilities - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
Wanaka - Reserve Improvements							Existing Debt	-	
Wanaka	2012/13	505,310	121,125	121,125	220	273,690	273,690	-152,565	-126.0%
Wanaka	2013/14	163,663	13,793	134,918	220	273,690	547,380	-412,462	-305.7%
Wanaka	2014/15	185,000	22,672	157,591	220	273,690	821,070	-663,479	-421.0%
Wanaka	2015/16	784,259	157,467	315,058	220	273,690	1,094,760	-779,702	-247.5%
Wanaka	2016/17	273,364	29,440	344,498	206	256,103	1,350,863	-1,006,365	-292.1%
Wanaka	2017/18	506,280	106,798	451,296	206	256,103	1,606,966	-1,155,670	-256.1%
Wanaka	2018/19	187,312	13,793	465,090	206	256,103	1,863,069	-1,397,980	-300.6%
Wanaka	2019/20	197,989	25,437	490,527	206	256,103	2,119,172	-1,628,645	-332.0%
Wanaka	2020/21	191,843	41,293	531,820	206	256,103	2,375,275	-1,843,455	-346.6%
Wanaka	2021/22	197,989	16,940	548,761	193	239,707	2,614,983	-2,066,222	-376.5%
		3,193,010	548,761		2,105	2,614,983	Wanaka Weighted Debt Funding Ratio		0%
Wanaka - Community Facilities							Existing Debt	254,202	
Wanaka	2012/13	334,932	55,418	55,418	220	536,204	536,204	-226,584	-73.2%
Wanaka	2013/14	790,525	208,447	263,864	220	536,204	1,072,408	-554,341	-107.0%
Wanaka	2014/15	8,467,432	2,616,028	2,879,892	220	536,204	1,608,611	1,525,482	48.7%
Wanaka	2015/16	8,557,941	2,596,241	5,476,133	220	536,204	2,144,815	3,585,520	62.6%
Wanaka	2016/17	683,786	41,172	5,517,304	206	501,748	2,646,563	3,124,943	54.1%
Wanaka	2017/18	780,838	442,762	5,960,066	206	501,748	3,148,312	3,065,956	49.3%
Wanaka	2018/19	972,006	565,097	6,525,163	206	501,748	3,650,060	3,129,305	46.2%
Wanaka	2019/20	251,589	2,762	6,527,925	206	501,748	4,151,808	2,630,318	38.8%
Wanaka	2020/21	361,589	2,762	6,530,687	206	501,748	4,653,557	2,131,332	31.4%
Wanaka	2021/22	268,089	2,762	6,533,448	193	469,626	5,123,183	1,664,467	24.5%
		21,468,726	6,533,448		2,105	5,123,183	Wanaka Weighted Debt Funding Ratio		41%

Reserve Improvements & Community Facilities - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
District Wide - Reserve Improvements							Existing Debt	-	
District Wide	2012/13	26,898	-	-	492	33,890	33,890	-33,890	0.0%
District Wide	2013/14	17,493	3,674	3,674	492	33,890	67,781	-64,107	-1744.9%
District Wide	2014/15	193,166	33,868	37,542	492	33,890	101,671	-64,129	-170.8%
District Wide	2015/16	283,545	87,485	125,027	492	33,890	135,561	-10,534	-8.4%
District Wide	2016/17	478,166	82,800	207,828	517	35,604	171,165	36,662	17.6%
District Wide	2017/18	29,114	5,320	213,147	517	35,604	206,770	6,378	3.0%
District Wide	2018/19	93,166	17,023	230,171	517	35,604	242,374	-12,203	-5.3%
District Wide	2019/20	-	-	230,171	517	35,604	277,978	-47,807	-20.8%
District Wide	2020/21	93,166	17,023	247,194	517	35,604	313,582	-66,388	-26.9%
District Wide	2021/22	-	-	247,194	503	34,620	348,202	-101,009	-40.9%
		1,214,716	247,194		5,056	348,202	District Wide Weighted Debt Funding Ratio		0%
District Wide - Community Facilities							Existing Debt	3,159,762	
District Wide	2012/13	114,976	9,202	9,202	492	32,775	32,775	3,136,189	99.0%
District Wide	2013/14	11,646	538	9,740	492	32,775	65,550	3,103,952	97.9%
District Wide	2014/15	236,756	-	9,740	492	32,775	98,325	3,071,177	96.9%
District Wide	2015/16	119,982	20,853	30,593	492	32,775	131,100	3,059,255	95.9%
District Wide	2016/17	17,469	538	31,130	517	34,432	165,532	3,025,360	94.8%
District Wide	2017/18	5,823	538	31,668	517	34,432	199,964	2,991,466	93.7%
District Wide	2018/19	138,781	21,105	52,773	517	34,432	234,396	2,978,139	92.7%
District Wide	2019/20	5,823	538	53,311	517	34,432	268,829	2,944,244	91.6%
District Wide	2020/21	5,823	538	53,849	517	34,432	303,261	2,910,350	90.6%
District Wide	2021/22	56,810	538	54,386	503	33,481	336,742	2,877,407	89.5%
		713,888	54,386		5,056	336,742	District Wide Weighted Debt Funding Ratio		94%

Reserve Land - Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries (GL Code Location)	Capital Cost				"Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)"	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	"Contribution Per Lot (2014/15 \$)"
	10 Year Total Capital Cost (2014/15 \$)	"Capital Cost Funded by Growth (2014/15 \$)"	"Capital Cost Funded by Other Sources (2014/15 \$)"	Percentage Attributable to Growth			
Queenstown - Reserve Land							
Reserves	17,817,116	17,817,116	0	100%	15,528,521	1825	27.5m ²
		17,817,116	0		15,528,521	1825	27.5m²
Arrowtown - Reserve Land							
Reserves	1,506,993	1,506,993	0	100%	1,907,715	206	27.5m ²
		1,506,993	0		1,907,715	206	27.5m²
Glenorchy - Reserve Land							
Reserves	627,211	627,211	0	100%	815,884	323	27.5m ²
		627,211	0		815,884	323	27.5m²
Kingston - Reserve Land							
Reserves	0	0	0	0%	407,818	46	27.5m ²
		0	0		407,818	46	27.5m²
Wakatipu Rural - Reserve Land							
Reserves	0	0	0	0%	-	0	27.5m ²
		0	0		0	0	27.5m²
Wanaka - Reserve Land							
Reserves	2,535,891	2,535,891	0	100%	7,113,153	976	27.5m ²
		2,535,891	0		7,113,153	976	27.5m²
Luggate/Hawea - Reserve Land							
Reserves	2,195,485	2,195,485	0	100%	1,648,410	260	27.5m ²
		2,195,485	0		1,648,410	260	27.5m²
Makarora - Reserve Land							
Reserves	0	0	0	0%	-	33	27.5m ²
		0	0		0	33	27.5m²
Wanaka Rural - Reserve Land							
Reserves	0	0	0	0%	-	0	27.5m ²
		0	0		0	0	27.5m²

Reserve Land - Debt Funding Ratio - 10 Year Plan Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
Queenstown - Reserve Land							Existing Debt	-	
Queenstown	2012/13	2,143,017	2,143,017	2,143,017	254	2,163,366	2,163,366	-20,349	-0.9%
Queenstown	2013/14	2,965,241	2,965,241	5,108,258	260	2,215,864	4,379,230	729,028	14.3%
Queenstown	2014/15	2,233,943	2,233,943	7,342,202	259	2,205,396	6,584,626	757,575	10.3%
Queenstown	2015/16	2,786,944	2,786,944	10,129,145	261	2,216,857	8,801,483	1,327,662	13.1%
Queenstown	2016/17	2,379,143	2,379,143	12,508,288	237	2,017,888	10,819,371	1,688,917	13.5%
Queenstown	2017/18	1,606,856	1,606,856	14,115,144	242	2,061,476	12,880,847	1,234,297	8.7%
Queenstown	2018/19	3,701,972	3,701,972	17,817,116	77	652,520	13,533,368	4,283,748	24.0%
Queenstown	2019/20	-	-	17,817,116	77	659,046	14,192,413	3,624,703	20.3%
Queenstown	2020/21	-	-	17,817,116	78	665,636	14,858,049	2,959,066	16.6%
Queenstown	2021/22	-	-	17,817,116	79	670,472	15,528,521	2,288,595	12.8%
		17,817,116	17,817,116		1,825	15,528,521	Queenstown Weighted Debt Funding Ratio		17%
Arrowtown - Reserve Land							Existing Debt	-	
Arrowtown	2012/13	-	-	-	26	236,455	236,455	-236,455	0.0%
Arrowtown	2013/14	1,061,963	1,061,963	1,061,963	26	241,762	478,216	583,747	55.0%
Arrowtown	2014/15	-	-	1,061,963	28	262,063	740,279	321,684	30.3%
Arrowtown	2015/16	-	-	1,061,963	30	277,718	1,017,997	43,966	4.1%
Arrowtown	2016/17	-	-	1,061,963	27	251,083	1,269,080	-207,117	-19.5%
Arrowtown	2017/18	445,030	445,030	1,506,993	28	256,095	1,525,176	-18,183	-1.2%
Arrowtown	2018/19	-	-	1,506,993	10	94,700	1,619,875	-112,882	-7.5%
Arrowtown	2019/20	-	-	1,506,993	10	95,647	1,715,522	-208,529	-13.8%
Arrowtown	2020/21	-	-	1,506,993	10	96,603	1,812,125	-305,132	-20.2%
Arrowtown	2021/22	-	-	1,506,993	10	95,590	1,907,715	-400,722	-26.6%
		1,506,993	1,506,993		206	1,907,715	Arrowtown Weighted Debt Funding Ratio		7%

Reserve Land - Debt Funding Ratio - 10 Year Plan Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
Glenorchy - Reserve Land							Existing Debt	-	
Glenorchy	2012/13	446,994	446,994	446,994	42	105,163	105,163	341,830	76.5%
Glenorchy	2013/14	-	-	446,994	43	107,656	212,819	234,174	52.4%
Glenorchy	2014/15	-	-	446,994	50	125,168	337,987	109,006	24.4%
Glenorchy	2015/16	180,217	180,217	627,211	55	137,941	475,929	151,282	24.1%
Glenorchy	2016/17	-	-	627,211	49	124,095	600,024	27,187	4.3%
Glenorchy	2017/18	-	-	627,211	50	126,674	726,698	-99,487	-15.9%
Glenorchy	2018/19	-	-	627,211	9	21,965	748,663	-121,452	-19.4%
Glenorchy	2019/20	-	-	627,211	9	22,185	770,848	-143,637	-22.9%
Glenorchy	2020/21	-	-	627,211	9	22,406	793,254	-166,043	-26.5%
Glenorchy	2021/22	-	-	627,211	9	22,630	815,884	-188,674	-30.1%
		627,211	627,211		323	815,884	Glenorchy Weighted Debt Funding Ratio		17%
Kingston - Reserve Land							Existing Debt	-	
Kingston	2012/13	-	-	-	6	54,881	54,881	-54,881	0.0%
Kingston	2013/14	-	-	-	6	56,276	111,157	-111,157	0.0%
Kingston	2014/15	-	-	-	7	57,849	169,006	-169,006	0.0%
Kingston	2015/16	-	-	-	7	59,412	228,418	-228,418	0.0%
Kingston	2016/17	-	-	-	6	51,260	279,678	-279,678	0.0%
Kingston	2017/18	-	-	-	6	52,356	332,033	-332,033	0.0%
Kingston	2018/19	-	-	-	3	24,624	356,657	-356,657	0.0%
Kingston	2019/20	-	-	-	3	24,870	381,527	-381,527	0.0%
Kingston	2020/21	-	-	-	3	25,119	406,645	-406,645	0.0%
Kingston	2021/22	-	-	-	0	1,173	407,818	-407,818	0.0%
		-	-		46	407,818	Kingston Weighted Debt Funding Ratio		0%

Reserve Land - Debt Funding Ratio - 10 Year Plan Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
Wanaka - Reserve Land							Existing Debt	-	
Wanaka	2012/13	617,332	617,332	617,332	144	1,052,089	1,052,089	-434,756	-70.4%
Wanaka	2013/14	256,710	256,710	874,042	148	1,077,680	2,129,769	-1,255,726	-143.7%
Wanaka	2014/15	367,787	367,787	1,241,829	143	1,039,658	3,169,427	-1,927,598	-155.2%
Wanaka	2015/16	266,013	266,013	1,507,842	134	978,942	4,148,369	-2,640,527	-175.1%
Wanaka	2016/17	228,564	228,564	1,736,406	120	873,493	5,021,863	-3,285,456	-189.2%
Wanaka	2017/18	225,820	225,820	1,962,227	122	891,763	5,913,625	-3,951,398	-201.4%
Wanaka	2018/19	573,664	573,664	2,535,891	41	301,985	6,215,610	-3,679,719	-145.1%
Wanaka	2019/20	-	-	2,535,891	41	296,209	6,511,819	-3,975,928	-156.8%
Wanaka	2020/21	-	-	2,535,891	41	299,171	6,810,990	-4,275,099	-168.6%
Wanaka	2021/22	-	-	2,535,891	41	302,163	7,113,153	-4,577,262	-180.5%
		2,535,891	2,535,891		976	7,113,153	Wanaka Weighted Debt Funding Ratio		0%
Luggate/Hawea - Reserve Land							Existing Debt	-	
Luggate/Hawea	2012/13	-	-	-	26	164,717	164,717	-164,717	0.0%
Luggate/Hawea	2013/14	353,381	353,381	353,381	27	168,499	333,217	20,164	5.7%
Luggate/Hawea	2014/15	679,767	679,767	1,033,147	34	218,788	552,005	481,143	46.6%
Luggate/Hawea	2015/16	433,813	433,813	1,466,960	45	286,033	838,037	628,923	42.9%
Luggate/Hawea	2016/17	-	-	1,466,960	40	251,040	1,089,077	377,883	25.8%
Luggate/Hawea	2017/18	728,525	728,525	2,195,485	40	256,181	1,345,258	850,227	38.7%
Luggate/Hawea	2018/19	-	-	2,195,485	12	74,660	1,419,919	775,567	35.3%
Luggate/Hawea	2019/20	-	-	2,195,485	12	75,407	1,495,326	700,159	31.9%
Luggate/Hawea	2020/21	-	-	2,195,485	12	76,161	1,571,487	623,998	28.4%
Luggate/Hawea	2021/22	-	-	2,195,485	12	76,923	1,648,410	547,076	24.9%
		2,195,485	2,195,485		260	1,648,410	Luggate Weighted Debt Funding Ratio		34%

Transportation - Capital Expenditure for Development Contributions

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Wakatipu							
Advance property purchase	0	0	0	0%	760,861	7,113	107
Amenity Enhancement	0	0	0	0%	-	7,113	0
Associated improvements	3,386,877	1,016,063	2,370,814	30%	637,937	7,113	90
Bridge Reconstruction	0	0	0	0%	-	7,113	0
Cycle facilities	72,187	18,047	54,140	25%	196,223	7,113	28
Demand management	0	0	0	0%	-	7,113	0
Drainage renewals	1,031,252	257,813	773,439	25%	233,644	7,113	33
Emergency Works Contingency	0	0	0	0%	-	7,113	0
Environmental Renewals	0	0	0	0%	237	7,113	0
Kerb & Channel Construction	0	0	0	0%	223,572	7,113	31
Land Aquisition	0	0	0	0%	-	7,113	0
Minor Improvements	7,611,302	1,522,260	6,089,042	20%	692,700	7,113	97
New roads	1,964,132	1,571,306	392,826	80%	943,015	7,113	133
New traffic management facilities	0	0	0	0%	-	7,113	0
Other Structures	0	0	0	0%	1,644	7,113	0
Parking Equipment	0	0	0	0%	-	7,113	0
Passenger transport infrastructure	46,406	9,254	37,153	20%	91,953	7,113	13
Passenger transport road improvements	0	0	0	0%	-	7,113	0
Pedestrian and Cycle facilities	0	0	0	0%	759,615	7,113	107
Pedestrian facilities	0	0	0	0%	700,073	7,113	98
Power Reticulation Undergrounding	0	0	0	0%	-	7,113	0
Preventive maintenance	6,531	1,306	5,224	20%	21,220	7,113	3
Property purchase (local roads)	193,074	154,459	38,615	80%	172,817	7,113	24
Replacement of bridges & other structures	538,329	161,499	376,830	30%	89,633	7,113	13
Road reconstruction	1,047,985	390,119	657,866	37%	1,168,477	7,113	164
Roading General	0	0	0	0%	1,089,812	7,113	153
Seal extension	0	0	0	0%	588,708	7,113	83
Sealed road pavement rehabilitation	18,024,650	6,308,627	11,716,022	35%	5,164,442	7,113	726

Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Wakatipu - Continued							
Sealed road resurfacing	10,331,001	2,582,750	7,748,251	25%	1,238,585	7,113	174
Street Furniture	0	0	0	0%	33,900	7,113	5
Streetlighting	0	0	0	0%	177,226	7,113	25
Structure Component	0	0	0	0%	-	7,113	0
Structures component replacements	316,531	94,959	221,572	30%	16,206	7,113	2
Studies and strategies	0	0	0	0%	69,671	7,113	10
Traffic Service renewals	0	0	0	0%	-	7,113	0
Town Centre Improvements	0	0	0	0%	1,289,740	7,113	181
Traffic services renewals	2,471,367	1,119,398	1,351,969	45%	429,320	7,113	60
Unsealed road metalling	3,512,209	351,221	3,160,989	10%	129,311	7,113	18
TOTAL - Wakatipu	50,553,832	15,559,080	34,994,751	31%	16,920,541		2,379

Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Wanaka							
Advance property purchase	0	0	0	0%	-	3,052	0
Amenity Enhancement	0	0	0	0%	-	3,052	0
Associated improvements	2,441,898	610,475	1,831,424	25%	152,002	3,052	50
Cycle facilities	68,684	17,171	51,513	25%	190,007	3,052	62
Demand management	0	0	0	0%	2,939	3,052	1
Drainage renewals	306,315	79,670	226,645	26%	71,796	3,052	24
Emergency Works Contingency	0	0	0	0%	-	3,052	0
Environmental Renewals	0	0	0	0%	390	3,052	0
Kerb & Channel Construction	0	0	0	0%	480,206	3,052	157
Land Aquisition	0	0	0	0%	-	3,052	0
Minor Improvements	5,213,383	744,507	4,468,876	14%	321,838	3,052	105
New roads	0	0	0	0%	167,141	3,052	55
New traffic management facilities	0	0	0	0%	170	3,052	0
Other Structures	0	0	0	0%	-	3,052	0
Parking Equipment	0	0	0	0%	-	3,052	0
Passenger transport infrastructure	0	0	0	0%	14,998	3,052	5
Pedestrian and Cycle facilities	0	0	0	0%	10,313	3,052	3
Pedestrian facilities	0	0	0	0%	406,734	3,052	133
Power Reticulation Undergrounding	123,145	0	123,145	0%	170,563	3,052	56
Preventive maintenance	1,936	290	1,645	15%	686	3,052	0
Property purchase (local roads)	0	0	0	0%	20,857	3,052	7
Replacement of bridges & other structures	0	0	0	0%	117,046	3,052	38
Road reconstruction	1,348,426	370,831	977,596	28%	447,246	3,052	147
Roading General	0	0	0	0%	345,815	3,052	113
Seal extension	0	0	0	0%	1,525,337	3,052	500
Seal extension - residential	0	0	0	0%	1,371,025	3,052	449
Sealed road pavement rehabilitation	11,824,695	2,956,174	8,868,521	25%	690,937	3,052	226
Sealed road resurfacing	7,623,939	1,524,788	6,099,152	20%	1,046,658	3,052	343

Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
Wanaka - Continued							
Street Furniture	0	0	0	0%	8,392	3,052	3
Streetlighting	36,270	5,440	30,829	15%	113,130	3,052	37
Structure Component	0	0	0	0%	-	3,052	0
Structures component replacements	281,305	70,326	210,979	25%	8,643	3,052	3
Studies and strategies	0	0	0	0%	132,938	3,052	44
Traffic Service renewals	0	0	0	0%	-	3,052	0
Town Centre Improvements	0	0	0	0%	242,004	3,052	79
Traffic services renewals	1,135,100	245,211	889,888	22%	99,135	3,052	32
Unsealed road metalling	3,339,269	333,927	3,005,342	10%	140,858	3,052	46
TOTAL - Wanaka	33,744,364	6,958,810	26,785,553	21%	8,299,804		2,719

Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
District wide							
Associated improvements	52,491	13,123	39,368	25%	8,084	10,165	1
Drainage renewals	31,814	7,953	23,860	25%	4,495	10,165	0
Kerb & Channel Construction	0	0	0	0%	1,630	10,165	0
Land Aquisition	0	0	0	0%	-	10,165	0
Minor Improvements	32,230	4,835	27,396	15%	7,746	10,165	1
Preventive maintenance	0	0	0	0%	1,906	10,165	0
Replacement of bridges & other structures	0	0	0	0%	4,745	10,165	0
Road reconstruction	0	0	0	0%	56,076	10,165	6
Seal extension	0	0	0	0%	114,182	10,165	11
Sealed road pavement rehabilitation	259,469	64,867	194,602	25%	130,077	10,165	13
Sealed road resurfacing	156,541	29,360	127,181	19%	23,954	10,165	2
Structures component replacements	36,021	9,005	27,016	25%	1,043	10,165	0
Studies and strategies	0	0	0	0%	571	10,165	0
Traffic services renewals	23,374	4,171	19,203	18%	2,721	10,165	0
TOTAL - District Wide	591,940	133,314	458,626	23%	357,230		35

Transportation - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Year	CAPEX QLDC (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	DebtBalance (2014/15 \$)	Debt %
Wakatipu							Existing Debt	18,238,949	
Wakatipu	2013	5,836,546	2,115,342	2,115,342	678	1,612,943	1,612,943	18,741,347	92%
Wakatipu	2014	7,836,366	3,315,357	5,430,698	678	1,612,943	3,225,887	20,443,760	86%
Wakatipu	2015	3,321,649	809,156	6,239,854	678	1,612,943	4,838,830	19,639,973	80%
Wakatipu	2016	4,779,333	1,410,844	7,650,698	724	1,723,006	6,561,836	19,327,811	75%
Wakatipu	2017	5,671,622	1,592,519	9,243,217	724	1,723,006	8,284,842	19,197,325	70%
Wakatipu	2018	5,894,952	1,676,898	10,920,116	724	1,723,006	10,007,847	19,151,217	66%
Wakatipu	2019	4,632,085	1,268,361	12,188,476	724	1,723,006	11,730,853	18,696,572	61%
Wakatipu	2020	4,886,875	1,330,317	13,518,793	724	1,723,006	13,453,858	18,303,884	58%
Wakatipu	2021	3,217,395	828,301	14,347,094	729	1,733,341	15,187,200	17,398,843	53%
Wakatipu	2022	4,477,009	1,211,986	15,559,080	729	1,733,341	16,920,541	16,877,488	50%
		50,553,832	15,559,080		7,113	16,920,541		Wakatipu Weighted Debt Funding Ratio	70%
District Wide							Existing Debt	-	
District Wide	2013	174,354	38,047	38,047	993	34,887	34,887	3,160	8%
District Wide	2014	13,861	3,191	41,238	993	34,887	69,773	-28,535	-69%
District Wide	2015	8,579	2,145	43,383	993	34,887	104,660	-61,277	-141%
District Wide	2016	11,089	2,505	45,888	1029	36,145	140,804	-94,917	-207%
District Wide	2017	50,999	10,339	56,227	1029	36,145	176,949	-120,722	-215%
District Wide	2018	23,671	5,842	62,069	1029	36,145	213,093	-151,024	-243%
District Wide	2019	99,048	23,753	85,822	1029	36,145	249,238	-163,416	-190%
District Wide	2020	101,096	24,409	110,231	1029	36,145	285,382	-175,151	-159%
District Wide	2021	97,197	20,390	130,621	1022	35,924	321,306	-190,685	-146%
District Wide	2022	12,047	2,693	133,314	1022	35,924	357,230	-223,915	-168%
		591,940	133,314		10,165	357,230		District Wide Weighted Debt Funding Ratio	0%

Transportation - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Year	CAPEX QLDC (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	DebtBalance (2014/15 \$)	Debt %
Wanaka							Existing Debt	9,858,175	
Wanaka	2013	3,433,708	740,675	740,675	315	855,693	855,693	9,743,157	92%
Wanaka	2014	2,592,818	441,312	1,181,987	315	855,693	1,711,386	9,328,775	84%
Wanaka	2015	2,638,123	433,309	1,615,296	315	855,693	2,567,080	8,906,391	78%
Wanaka	2016	5,248,604	1,176,623	2,791,919	304	827,221	3,394,301	9,255,793	73%
Wanaka	2017	3,512,214	736,660	3,528,579	304	827,221	4,221,522	9,165,232	68%
Wanaka	2018	2,860,095	604,857	4,133,436	304	827,221	5,048,743	8,942,868	64%
Wanaka	2019	3,875,973	849,772	4,983,208	304	827,221	5,875,964	8,965,419	60%
Wanaka	2020	2,632,071	507,310	5,490,518	304	827,221	6,703,185	8,645,508	56%
Wanaka	2021	3,481,424	740,161	6,230,679	294	798,309	7,501,494	8,587,359	53%
Wanaka	2022	3,469,335	728,132	6,958,810	294	798,309	8,299,804	8,517,182	51%
		33,744,364	6,958,810		3,052	8,299,804	Wanaka Weighted Debt Funding Ratio		69%

Draft Annual Plan • 2014-2015



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