

# Proposed Amendments to Funding & Financial Policies



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# Introduction

## Consultation on Proposed Amendments to Funding and Financial Policies

In accordance with the Local Government Act 2002, Council wishes to initiate consultation on amendments to the following Funding and Financial Policies:

- > Policy on Development Contributions
- > Revenue and Financing Policy
- > Rates Remission and Postponement Policies

### Policy on Development Contributions

The proposed amendments to the Policy on Development Contributions include:

- A. Updated contribution calculations based on the proposed capital programme in the 2015-25 10 Year Plan.
- B. Changes to the assessment of Reserve Land contributions (Council is intending to reduce the requirement so that contributions are only applicable where there is currently limited provision).
- C. New contributing area for Shotover Country – confirming existing approach to water and wastewater contributions in the area.
- D. New contributing area for Frankton Flats – proposed approach to fund provision of planned new stormwater capex in the area.

Generally the contributions (under A. above) have decreased from the 2014/15 Policy. This is due to the reduction in proposed capex for 2015-25 and also the changes in legislation which has impacted contributions for reserves and community facilities. Please find attached a schedule which summarises the movements.

The proposed changes to Reserve Land contributions (under B. above) will result in less assessments for Reserve Land and will rely on a set of standard land valuations (rather than requiring independent valuations to be undertaken at the applicants cost). This will mean that we will move from a position where Reserve Land contributions were almost universally assessed to a position where assessments will only be made only in situations where there is currently limited provision (i.e. greenfield residential subdivision). This should make many types of development more affordable.

### Revenue and Financing Policy

The amendments to the Revenue and Financing Policy reflect the proposed funding approach to the Queenstown Convention Centre included in the 10 Year Plan Consultation Document.

### Rates Remission and Postponement Policies

The amendments to the Rates Remission and Postponement Policies are only minor and reflect changes to the application dates and updated references to Council officers and Council committees.

- E. Changes to the application dates – these have been brought forward from 31 October to 15 July of the rating year in question. This is required in order to calculate the remissions in advance of striking the rates.
- F. Updated references to Council officers and Council committees. Council has recently re-structured and the names of positions and committees have changed.
- G. Changes to the Definition of “Separately Used or Inhabited Parts of a Rating Unit”. Council has amended this Policy (“J”) to give more clarity on the definition of “independent residence” which covers the growing number of residential flats.

Submissions close on **Thursday 30 April 2015**. They can e-mailed to [services@qldc.govt.nz](mailto:services@qldc.govt.nz) or posted to Financial Policy Submission, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348.

# Revenue and Financing Policy

## Background

Section 102(4) (a) of the Local Government Act 2002 requires each Council to adopt a Revenue and Financing Policy, which must be adopted through the special consultation process.

Section 103 outlines that this Policy must state the Council's policies in respect of the funding of both operating expenses and capital expenditure from listed sources, with the sources as outlined in section 103(2) being:

- A** General rates including:
  - i** choice of valuation system; and
  - ii** differential rating; and
  - iii** uniform annual general charges;
- B** targeted rates;
- C** fees and charges;
- D** Interests and dividends from investments;
- E** borrowing;
- F** proceeds from asset sales;
- G** development contributions under the Local Government Act 2002;
- H** financial contributions under the Resource Management Act 1991;
- I** grants and subsidies;
- J** any other source.

Section 101(3) states that in identifying the appropriate sources the Council must consider 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 must also consider with regards to each activity to be funded:

- A** the community outcomes to which the activity primarily contributes; and
- B** the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
- C** the period in or over which those benefits are expected to occur; and
- D** the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and

- E** the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

Queenstown Lakes District Council has undertaken several comprehensive reviews of its funding principles in the past through the development, adoption and review of its Funding Policy. These reviews were completed in 1998, 2001 and again in 2002. Comprehensive reviews under the Local Government Act 2002 were undertaken during 2005/06, 2008/09 and 2011/12.

## [A] Funding Sources - Operational Expenditure

The 'revenue' part of the title 'Revenue and Financing Policy' relates to funding of operating expenditure. The following sources of income are recognised in the operating statement:

### Rates

A number of Council activities are funded by a combination of revenue types. Council practice is to initially account for income from fees and charges, and grants and subsidies or other income sources. If the activity still requires additional funding, the remainder is funded by way of a rate.

Council will use a capital value rating system across the district. Capital value is preferred to land value because Council believes that it generally provides a better surrogate for the allocation of cost for Council services. Rates are generally used where it is economically impractical to use fees and charges.

There are two classification types for rates:

- General rates - Include Uniform Annual General Charge (UAGC) and capital valued based rate.
- Targeted rates - Include capital valued based Rooding Rate, Tourism Promotion Rate, Convention Centre Rate, Governance Rate, Recreation and Events Rate, Regulatory Rate, Water Supply Rate and Stormwater Rate, and fixed annual charges for Sewerage, Water Supply, Waste Management, Recreation and Events, Governance and Regulatory, Convention Centre, Queenstown Aquatic Centre and Sports, Halls and Libraries.

In the next section of the policy 'Funding Operational Expenditure by Activity' the tables illustrate the outcome of the analysis undertaken by the Council in relation to Section 101 (3). The last table for each activity details how the activity is proposed to be funded. Generally, these tables show that where a private benefit exists, the cost of this is recovered by user fees or a targeted rate. The cost of public benefits is usually rate funded, with the general rate and a range of targeted capital value rates used to fund 'property' related activities and the UAGC, fixed targeted annual charges and a range of targeted capital value rates used to fund 'people' related activities.

### Fees and Charges

There is a wide range of revenue under this general title. Generally, Council will look to use fees and charges to recover the 'private benefit' costs of a particular activity (see table on following page) if it is economically viable to do so.

### Grants and Subsidies

Some activities of Council qualify for a grant or subsidy from the Crown. In particular, Council receives a subsidy from NZTA for qualifying roading expenditure. Other smaller grants are also received from the Crown, for example; NZ Fire Service and Creative NZ.

Interest and dividends from investments

Interest income is recognised from all investment sources but is very minor. The majority of investment income is used to offset rates.

Council can now expect a regular dividend from Queenstown Airport Corporation (QAC). It is proposed to utilise forecasted dividends from QAC to repay debt.

### Other Sources of Income

Other sources of income include parking infringement fines, petrol tax, rates penalties and concession income. This is a catch-all classification and the income is treated in the same way as fees and charges.

### Funding Operational Expenditure By Activity

The tables in the following section illustrate the outcome of the analysis undertaken by the Council in relation to Section 101 (3). The first table in each activity analysis labelled 'Community Outcome' shows the community outcomes to which each activity primarily contributes and thereby satisfies the requirement of Section 101(3) (a) referred to in the background section. This table shows only the primary contributions and it is acknowledged that some activities contribute to more outcomes than those shown.

The second table in each activity analysis labelled 'Funding Principles' shows how the funding principles in Section 101(3) b) to e) above relate to the activity. This analysis assists Council in determining which funding mechanisms are appropriate for each activity. Generally those activities which score low for user pays or for cost/benefit of separate funding are best funded by general rates, whilst those scoring higher in those areas are best funded by user charges or targeted rates. The low/medium/high rating relates to the degree by which each activity conforms to the following economic principles:

- 1 Distribution of Benefit - Degree to which benefits can be attributed to individuals/groups rather than community as a whole.
- 2 Period of Benefit - Degree to which benefits can be attributed to future period.
- 3 Extent of Action/Inaction - Degree to which action or inaction of group or individuals give rise to need for expenditure.
- 4 Cost/Benefit of Separate Funding - Degree to which cost and benefits justify separate funding of this activity.

The third table in each activity details how each activity is proposed to be funded. Generally, this table shows that where a private benefit exists, the cost of this is recovered by user fees or a targeted rate. The cost of public benefits is usually general rate funded, with the capital value rate used to fund 'property' related activities and the UAGC used to fund 'people' related activities.

## Governance

### Community Leadership

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Community Leadership	Y	Y	Y	Y	Y	Y

This activity includes strategic planning and the setting of the overall direction by the Council, Community Board and various committees. This also includes all activities undertaken in relation to public involvement in the democratic process including elections, the holding of public meetings as well as the preparation of the statutory plans and reports, including the Council Community Plan, Annual Plan and Annual Report.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Separate Funding
Community Leadership	Low	Med	Low	Low

This activity is completely public good with no scope for user charges and will therefore be funded 80% from the district-wide targeted capital value based Governance Rate and 20% from the Governance and Regulatory Charge .

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Community Leadership	0%	100%	0%	0%	100%	-	Gov Rate (80%)/Gov & Reg Chg (20%)

## Communications

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Community Development	-	Y	-	-	-	-

The purpose of this activity is to provide for the distribution of information to residents and ratepayers. It is also designed to help keep residents informed via the Council newsletter 'Scuttlebutt' and the website.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Community Development	Low	Low	Low	Low

This activity is largely public good and will therefore be funded 90% from the district-wide targeted capital value based Governance Rate and the Governance and Regulatory Charge with the remainder provided by cost recoveries.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Community Development	0%	100%	0%	10%	90%	Fees & Charges	Gov Rate (80%)/Gov & Reg Chg (20%)

## Economic Development

### Tourism Promotion

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Tourism Marketing	Y	-	-	-	-	-

Council makes grants to ward based promotion organisations, which market the district as a visitor destination and therefore increases the economic benefits to the district from its major industry.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Tourism Marketing	Low	Low	Low	Low

This activity exhibits a large degree of private benefit with a distinct group of beneficiaries and will be funded 95% from the Targeted Rate for Tourism Promotion based on capital value and applied on a ward basis, and 5% from the Uniform Annual General Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Tourism Marketing	95%	5%	0%	95%	5%	Targeted CV Rate (Tourism Promotion)	UAGC

## Community Assets

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Community Assets	Y	Y	Y	-	-	Y

The Council is involved in these activities to provide the maximum possible return from assets involved. This activity includes residential and commercial subdivisions, Queenstown Lakeview Holiday Park, leased camping grounds, Wanaka Airport, forests, rental housing, elderly person housing, and road closing/legalisation. This activity also includes any undeveloped areas of land which will be maintained at a minimum level until decisions about their final use is made.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Community Assets	High	High	Low	High

This activity almost exclusively provides private goods to clearly distinct groups of beneficiaries and will be funded by user charges with any surplus derived used to reduce general rate requirement.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Community Assets	100%	0%	0%	100%	0%	Fees & Charges	-

## Convention Centre

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Community Assets	Y	-	Y	-	-	Y

The Council is proposing to be involved in this activity to provide the opportunity for economic growth within the district. The convention centre proposal for Queenstown is included in the TYP with an estimated completion date of 2017/18.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Community Assets	High	High	Low	High

This activity provides a relatively high degree of private good but there is also an element of public good. It is expected that this activity will be largely funded by user charges (60 to 80%) with any funding deficit derived from the proposed district-wide targeted capital value Convention Centre Rate for business ratepayers and the fixed Convention Centre Charge for residential ratepayers. The targeted capital value Convention Centre Rate will recognize the Queenstown CBD as the primary area of benefit.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Community Assets	80%	20%	0%	75%	25%	Fees & Charges	Con Centre CV (19.25%)/ Con Centre Chg (5.75%)



## Community

### Library Services

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Library Services	-	Y	-	-	Y	-

The purpose of this activity is to help meet the information, cultural, educational and recreational needs of its users in a timely, convenient and cost effective manner. This is achieved through the joint management of libraries with the Central Otago District. There are six libraries within the district; at Queenstown, Arrowtown, Wanaka, Hawea, Kingston and Glenorchy. The services include book and magazine loans, a reference and information service, compact disc and video rentals, and research. Some of the specialist services provided include a local history collection and a special needs service including large print and talking books, and foreign language text. The libraries also act as community information centres holding community information and contact names and addresses.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Library Services	Med	Low	Low	Low

This activity provides a relatively high degree of private good but there is also a significant element of public good. Council wishes to encourage the use of library facilities and will therefore limit the user charge element to the minimum. The activity will therefore be funded 90% from the district-wide targeted fixed Sports, Halls and Libraries Charge and 10% from user charges for some specialised or high demand services. The Sports, Halls and Libraries Charge will be targeted at properties with a residential component and not at businesses.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Library Services	65%	35%	0%	10%	90%	Fees, Charges & Fines	Fixed Sports, Halls & Libraries Charge

### Community Development

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Community Development	-	Y	-	-	-	-

The purpose of this activity is to help keep residents informed of the recreational, social and cultural opportunities in the area and to assist groups in maximising the benefits they provide to the community. Assistance will also be provided to those seeking financial support from organisations other than Council. The Council is also involved in events including programmes at New Year and the annual Christmas Show.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Community Development	Low	Low	Low	Low

This activity is largely public good with for the recreational and cultural activities and will therefore be funded 90% from the district-wide targeted capital value based Recreation and Recreation and Events Charge with the remainder provided by cost recoveries.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Community Development	0%	100%	0%	10%	90%	Fees & Charges	Rec & Events Rate (50%)/ Rec & Events Chg (50%)



## Community Grants

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Community Grants	-	Y	-	-	Y	-

The purpose of this activity is the provision of grants to assist community groups to provide a range of activities and services in the district. These include the Lakes District Museum; Aspiring Arts Trust; Sports Central; the Wakatipu Trails Trust and various community associations.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Community Grants	Low	Low	Low	Low

This activity is largely public good with no scope for user charges and will therefore will be 84% funded from the Uniform Annual General Charge and 16% funded from the district-wide targeted capital value based Recreation and Events Rate and Recreation and Events Charge for the grants made to organisations for recreational purposes. This analysis relates to the cost of the activity after allowing for the receipt of grants by Council in its role as agent.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Community Grants	0%	100%	0%	10%	100%	-	Rec & Events Rate (8%)/ Rec & Events Chg (8%)/ UAGC (84%)

## Public Toilets

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Public Toilets	-	Y	Y	-	-	Y

The purpose of this activity is to provide a range of public toilets throughout the district to meet the needs of locals and visitors. The principal objective is to protect the public environment through the provision of clean, accessible and conveniently located public toilets.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Public Toilets	Med	Med	Low	Low

This activity provides a relatively high degree of private good but there is also a significant element of public good. Council recognises that these facilities are used to large degree by visitors to the district and has considered the option of user charges but has rejected this on the basis of efficiency. The activity will therefore be funded 100% from the district-wide targeted capital value based Recreation and Events Rate and the Recreation and Events Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Public Toilets	80%	20%	0%	0%	100%	-	Rec & Events Rate (50%)/ Rec & Events Chg (50%)

## Cemeteries

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Cemeteries	-	Y	-	-	Y	-

The purpose of this activity is to provide for cemeteries throughout the district. Services provided by the Council include areas for the burial of human remains, interment of human ashes, the maintenance of burial records and the maintenance of grounds.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Cemeteries	High	Med	Low	Med

This activity provides a relatively high degree of private good but there is also a significant element of public good. This activity will therefore be funded 60% from user charges in the form of plot sales and burial fees with the balance of 40% coming from the Uniform Annual General Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Cemeteries	60%	40%	0%	60%	40%	Fees & Charges	UAGC

## Community Facilities

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Community Facilities	-	Y	Y	-	-	Y

The purpose of this activity is to help provide community halls, community swimming pools and other multi-use indoor facilities for the district. This includes the facilities at the Queenstown Events Centre; Lake Wanaka Centre; Memorial Hall; Lake Hayes Pavilion; Arrowtown Hall; Arrowtown Pool and Wanaka Community Pool. The Queenstown Aquatic Centre is included in a separate activity – Aquatics (see below).

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Community Facilities	High	Med	Low	Med

This activity provides a relatively high degree of private good but there is also a significant element of public good. Council wishes to encourage the use of community facilities and will therefore limit the user charge element to 30%. Council has also determined that it will not seek to fund the depreciation expense associated with these assets. The activity will therefore be funded 70% from the district-wide targeted fixed Sports, Halls and Libraries Charge and 30% from user charges. The Sports, Halls and Libraries Charge will be targeted at properties with a residential component and not at businesses.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Community Facilities	70%	30%	0%	30%	70%	Fees & Charges	Fixed Sports, Halls & Libraries Charge

## Aquatics

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Aquatics	-	Y	Y	-	-	Y

The purpose of this activity is to help provide indoor aquatic facilities for the district. This includes the Queenstown Aquatic Centre (Alpine Aqualand) and the new Wanaka Pool.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Aquatics	High	High	Low	Med

This activity provides a relatively high degree of private good but there is also a significant element of public good. Council wishes to encourage the use of aquatic facilities and will therefore limit the user charge element to 60%; this is in line with the original feasibility report which indicated that 60% of operational costs should be recovered from users directly. Council has also determined that it will not seek to fund the depreciation expense associated with these assets.

This activity will therefore be funded 40% from the ward based Aquatic Centre Charges only and 60% from user charges. The Aquatic Centre Charge will be targeted at properties with a residential component and not at businesses. The remaining 10% of the operating short-fall attributable to visitors will be funded from the proposed district-wide targeted capital value based Recreation and Events Rate.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Aquatics	70%	30%	0%	60%	40%	Fees & Charges	Fixed Aquatics Charge (90%) / Recreation & Events CV Rate (10%)

## Waterways Facilities

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Waterways Facilities	-	Y	-	Y	-	Y

The purpose of this activity is to help provide affordable and accessible water based recreation facilities throughout the district that may also be used by commercial operators. This activity includes the maintenance and development of Council owned waterways facilities including ramps, jetties and marinas. This does not include facilities which are attached to Council land but owned by other organisations i.e. yacht clubs, individuals or companies, nor does it include facilities that are leased out such as the Queenstown Main Town Pier.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Waterways Facilities	High	Med	Low	Med

Over the past five years, Council has made a substantial investment to improve waterways assets throughout the district. It is now appropriate for the target for recovery from user charges be increased from 10% to 40%. It is recognised that there are real difficulties in terms of designing an effective and efficient regime for the collection of boating user fees and that we must rely on our local bylaw for fees.

This activity will be funded 40% from user charges with the balance of 60% coming from the revenue generated from waterways based concessions.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Waterways Facilities	90%	10%	0%	40%	60%	Fees & Charges	Waterways Concession

## Parks & Recreation Facilities

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Parks & Recreation Facilities	-	Y	Y	Y	Y	Y

The purpose of the activity is to help provide affordable and accessible recreation facilities throughout the district. This includes the maintenance and development of primarily outdoor recreation facilities that are owned by Council. This activity includes most items that are traditionally called parks and reserves and covers the maintenance and development of outdoor passive recreation areas as well as sports fields, playgrounds and the trail network.

This activity does not include facilities which are on Council land but are owned by other organisations i.e. some bowling, tennis and golf clubs. Multi-use indoor facilities are covered in the Community Facilities activity.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Parks & Recreation Facilities	Low	Med	Low	Low

The analysis delivers a funding target of 5% for user fees with the balance of 35% (for the Private Funding Target) being met from commercial lease income derived from reserves. This leaves 60% recovered from the district-wide targeted fixed Sports, Halls and Libraries Charge (17.5%) for sportfields and 42.5% from the district-wide targeted capital value based Recreation and Events Rate and the Recreation and Events Charge for the balance of costs.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Parks & Recreation Facilities	35%	65%	0%	40%	60%	Lease Income (35%) / Fees & Charges (5%)	Fixed Sports, Halls & Libraries Charge (17.5%) / Rec & Events Rate (21.25%) / Rec & Events Chg (21.25%)

## Environmental Management

### District Plan

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
District Plan	Y	Y	Y	Y	Y	Y

This activity includes work on the development, adoption and refinement of the District Plan. (NB Processing of resource consents is covered under Regulatory Services). The objectives of the District Plan are set out in the Resource Management Act, "The establishment, implementation and review of the objectives, policies and methods of achieving integrated management of the effects of the use, development or management of land and associated natural and physical resources of the district".

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
District Plan	Low	High	Med	Low

This activity is largely public good with some scope for user charges (private plan changes and district plan sales). The balance of the cost of this activity will be funded from the proposed district-wide targeted capital value based Regulatory Rate and the Governance and Regulatory Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
District Plan	5%	95%	0%	5%	95%	Fees & Charges	Regulatory CV Rate / Reg Chg

## Resource Consent Administration

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Resource Consent Administration	Y	Y	Y	Y	Y	Y

This activity includes all aspects of the resource consent process, including receiving and processing the applications; managing files; monitoring consents and responding to public enquiries.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Resource Consent Administration	Low	High	Med	Low

The private benefit element of resource consent processing activities (assessed at 90%) will be funded from user charges, with the public element funded from the proposed district-wide targeted capital value based Regulatory Rate and the Governance and Regulatory Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Resource Consent Administration	90%	10%	0%	90%	10%	Fees & Charges	Regulatory CV Rate / Reg Chg

## Building Consent Administration

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Building Consent Administration	-	Y	Y	-	-	Y

This activity includes all aspects of the building consent process, including receiving and processing the applications; managing files; inspecting building work; issuing PIMS and LIMs and responding to public enquiries.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Building Consent Administration	High	Med	Med	High

The private benefit element of building consent processing activities (assessed at 95%) will be funded from user charges, with the public element funded from the proposed district-wide targeted capital value based Regulatory Rate and the Governance and Regulatory Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Building Consent Administration	90%	5%	5%	95%	5%	Application Fees & Hourly Charges	Regulatory CV Rate / Reg Chg

## Bylaw and General Enforcement

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Bylaw and General Enforcement	-	Y	Y	Y	-	-

This activity includes the patrolling of all designated, time restricted and metered areas in Queenstown, Wanaka and Arrowtown and other general patrolling; managing files; issuing and processing of parking infringement notices and responding to public enquiries.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Bylaw and General Enforcement	High	Low	High	Med

This activity provides some degree of private good but there is also a significant element of public good and exacerbator factor. The private benefit element of bylaw and enforcement activities (assessed at 30%) will be funded from user charges with the public element funded from the proposed district-wide targeted capital value based Regulatory Rate and the Governance and Regulatory Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Bylaw and General Enforcement	25%	50%	25%	30%	70%	Permit Fees and Hourly Charges	Reg Rate (80%)/ Reg Chg (20%)

## Parking Administration

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Parking Administration	Y	Y	Y	Y	Y	Y

This activity includes the patrolling of all designated, time restricted and metered areas in Queenstown, Wanaka and Arrowtown and other general patrolling; managing files; issuing and processing of parking infringement notices and responding to public enquiries.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Parking Administration	Med	Low	High	Med

The private benefit element of parking administration activities (assessed at 100%) will be funded from infringement fees and user charges.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Parking Administration	15%	15%	70%	100%	0%	Infringement Fines and Rental Charges	N/A

## Environmental Health

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Environmental Health	-	Y	-	-	-	-

This activity includes the inspection and licensing of premises involved in the manufacture/ preparation/sale of food, hair dressers, mortuaries, camping grounds, winemakers etc.; managing files; investigation and enforcement of public health issues and responding to public enquiries.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Environmental Health	High	Low	Med	High

This activity provides some degree of private good but there is also a significant element of public good. Environmental health will therefore be funded 50% from user charges and 50% from the district-wide targeted capital value based Regulatory Rate and the Governance and Regulatory Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Environmental Health	45%	50%	5%	50%	50%	Certification Fees and Hourly Charges	Reg Rate (80%)/ Reg Chg (20%)

## Liquor Licensing

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Liquor	-	Y	Y	-	-	-

This activity includes the inspection, monitoring and licensing of premises involved in the sale of liquor; managing files; issuing and renewal of licences and certificates and responding to public enquiries.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Liquor	High	Low	Med	High

This activity provides some degree of private good but there is also a significant element of public good and exacerbator factor. Liquor licensing will therefore be funded 60% from user charges and 40% from the district-wide targeted capital value based Regulatory Rate and the Governance and Regulatory Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Liquor	50%	25%	25%	60%	40%	Licensing and Certification Fees and Hourly Charges	Reg Rate (80%)/ Reg Chg (20%)



## Animal Control

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Animal Control	-	Y	Y	-	-	-

This activity includes provision of animal ranger services including impounding; managing files; disposal of animals and responding to public enquiries.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Animal Control	Med	Low	High	High

This activity provides some degree of private good but there is also a significant element of public good and a significant exacerbator factor. Animal Control will therefore be funded 55% from registration fees and impounding charges and 45% from the district-wide targeted capital value based Regulatory Rate and the Governance and Regulatory Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Animal Control	10%	30%	60%	55%	45%	Registration and Impound Fees	Reg Rate (80%)/ Reg Chg (20%)

## Waterways Control

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Waterways Control	-	Y	-	Y	-	-

The purpose of this activity is to control waterways based activities in the district. This is achieved under the Waterways Bylaw through the activities of the Harbourmaster in the inspection, enforcement and promotion of the safe use of local waterways.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Waterways Control	Med	Low	Med	Med

This activity provides some degree of private good but there is also a significant element of public good. Waterways Control will therefore be funded from user charges under the Bylaw as far as practicable (estimated at 35%), and thereafter from the revenue generated from waterways based concessions.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Waterways Control	35%	65%	0%	35%	65%	Fees & Charges	Waterways Concession

## Emergency Management

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Emergency Management	-	Y	-	Y	-	Y

The purpose of this activity is to ensure the district is prepared to respond appropriately to Civil Defence or Rural Fire emergencies by having appropriate plans and procedures in place. This is primarily achieved by the development of a Civil Defence Plan and the establishment and maintenance of the required communications and other infrastructure. With rural fire this also includes supporting one Rural Fire Unit, two volunteer fire brigades based at Kingston and Glenorchy, and providing limited financial support to the Arrowtown, Hawea and Luggate volunteer fire brigades with respect to rural fire response. There are also arrangements in place to ensure additional trained resources are available when required.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Emergency Management	Low	Low	Med	Low

This activity is largely public good with no scope for user charges and will therefore will be funded by the capital value based General Rate. This analysis relates to the cost of the activity after allowing for any central government subsidies in this area (estimated at 30%).

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Emergency Management	0%	100%	0%	0%	100%	-	General CV Rate (70%) / Grants (30%)

## Landfill Provision and Management

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Landfill Provision and Management	Y	Y	-	Y	-	Y

The purpose of this activity is to provide facilities for the purpose of disposing of solid waste and the provision of hazardous waste facilities for the district in accordance with Regional Council and environmental requirements. This activity includes the operation of one sanitary landfill and transfer stations in Queenstown and Wanaka. In addition, the Council is required to monitor and rehabilitate its disused landfill sites at Hawea, Tuckers Beach, Wanaka, Kingston, Glenorchy and Makarora.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Landfill Provision and Management	Med	High	High	Med

This activity provides some degree of private good but there is also a significant element of public good and exacerbator factor. This activity will therefore be funded 60% from user charges in the form of transfer station fees and disposal fees (excluding landfill levy), 35% coming from the targeted fixed Waste Management Charge, with the balance of 5% coming from the general capital value based rate to cover the cost of existing waste management loans and the rehabilitation of disused tips.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Landfill Provision and Management	70%	20%	10%	60%	40%	Fees & Charges	Waste Management Charge (35%) / General CV Rate (5%)

## Recycling

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Recycling	Y	Y	-	Y	-	Y

The purpose of this activity is to provide refuse recycling services throughout the district. This includes the provision of residential kerbside recycling collection services in Queenstown, Arrowtown, Glenorchy, Kingston, Wanaka, Hawea, Albert Town Luggate and Makarora. It also includes the operation of resource recovery centres in Queenstown and Wanaka.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Recycling	Med	High	High	Med

This activity provides some degree of private good but there is also a significant element of public good and exacerbator factor. This activity will therefore be funded 50% from user charges in the form of landfill levy and disposal fees, and 50% coming from the targeted fixed Waste Management Charge.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Recycling	50%	20%	30%	50%	50%	Fees & Charges (includes landfill levy)	Waste Management Charge

## Refuse Collection

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Refuse Collection	Y	Y	-	Y	-	Y

The purpose of this activity is to provide a kerbside residual waste collection service in Queenstown, Arrowtown, Glenorchy, Kingston, Wanaka, Hawea, Albert Town Luggate and Makarora.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Refuse Collection	High	Low	Med	High

This activity is largely private good and will be funded 100% from user charges.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Refuse Collection	90%	10%	0%	100%	0%	Fees & Charges	-

## Utilities

### Water Supply

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Water Supply	Y	Y	-	Y	-	Y

The purpose of this activity is to provide reliable, high quality water supplies for domestic and commercial consumers and for fire fighting purposes. Council has provided water schemes in Queenstown, Arrowtown, Glenorchy, Lake Hayes, Arthurs Point, Wanaka, Hawea, Albert Town and Luggate.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Water Supply	High	High	Med	High

This activity is largely private good in nature and Council recognises that the best way of recovering cost would be via volumetric charges and water meters. However, the costs of introducing such a system are seen as prohibitive at present, and this activity will therefore be funded 40% from the Targeted Uniform Rate (Water) which will be charged to all serviceable properties in the nature of a supply charge and 60% from a Targeted Water Rate based on Capital Value and applied on a scheme basis to all properties connected to the public water supply.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Water Supply	90%	10%	0%	100%	0%	Targeted Uniform Rate (water) / Targeted CV Rate (water)	-

## Stormwater

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Stormwater	Y	Y	-	Y	-	Y

The primary purpose is to provide reliable and efficient stormwater collection and disposal systems from buildings and land in Queenstown, Arrowtown, Glenorchy, Wanaka, Hawea and Albert Town.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Stormwater	Low	Med	Med	Med

This activity is largely public good in nature and will therefore be funded 100% from a Targeted Stormwater Rate based on Capital Value and applied on a ward basis to all urban properties.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Stormwater	0%	100%	0%	0%	100%	-	Stormwater CV Rate

## Wastewater

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Wastewater	Y	Y	-	Y	-	Y

The primary purpose is to provide reliable and efficient sewage collection, treatment and disposal systems that meet all discharge consent conditions. Sewerage schemes are provided in Queenstown, Arrowtown, Arthur's Point, Wanaka, Hawea, Albert Town and Lake Hayes with feasibility studies underway for Kingston, Glenorchy.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Wastewater	High	High	Med	High

This activity is largely private good and the operational costs will therefore be funded by a Targeted Uniform Sewerage Charge which is charged out on the basis of the number of connected pans / urinals within the property. A rating unit used primarily as a residence for one household shall be deemed to have not more than one pan / urinal in accordance with the Local Government (Rating) Act 2002. Remission policies have been developed in relation to the application of this rate to businesses with multiple connections and to various non profit organisations.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Wastewater	90%	10%	0%	100%	0%	Sewerage Charge	-

## Roading and Footpaths

### Town Centres

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Town Centres	Y	Y	Y	-	Y	Y

The purpose of this activity is to provide attractive and safe town centres that are well maintained and developed to meet the changing needs of the district. This includes the maintenance and development of street furniture, specialised lighting, signage and other facilities that contribute to the atmosphere of the Town Centres. It also includes street cleaning in these areas. This is considered as a separate activity as the requirements of these areas are significantly different to that of an urban street.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Town Centres	Med	Med	High	Med

This activity provides some degree of private good but there is also a significant element of public good. After allowing for any NZTA subsidy this activity will be funded 100% from a Targeted Roding Rate based on Capital Value and applied on a ward basis to all properties.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Town Centres	50%	50%	0%	50%	50%	Roding CV Rate	Roding CV Rate

## Parking Facilities

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Parking Facilities	Y	-	Y	-	-	Y

The objective of this activity is to provide a range of on and off street parking in the town centres of the district. The enforcement of parking and other restrictions are covered as a separate activity within Regulatory Services.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Parking Facilities	High	Med	Med	High

This activity provides a large degree of private good but there is also a minor element of public good. This activity will therefore be funded 100% from user charges.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Parking Facilities	80%	20%	0%	100%	0%	Fees & Charges	-

## Roading

Activity	Community Outcome					
	Strong, Diverse Economy	Safe, Healthy, Strong Community	High Quality Urban Environment	Landscapes Natural Environment	Local Cultural Heritage	Effective, Efficient Infrastructure
Roading	Y	-	Y	Y	-	Y

The purpose of this activity is to provide a reliable, efficient and safe roading network that is well maintained and developed to meet the changing needs of the district. This covers all the requirements of a 'boundary to boundary' corridor and includes pavement, footpath and bridge maintenance and development. It also includes traffic safety services such as road marking, sign posting, street lighting and accident. It does not include the items covered under the Town Centre activity.

Activity	Funding Principles			
	Distribution of Benefit (user pays)	Period of Benefit (Intergenerational Equity)	Extent of Action/Inaction (Exacerbator Pays)	Cost/Benefit of Seperate Funding
Roading	Low	Med	High	Med

This activity provides some degree of private good but there is also a significant element of public good and exacerbator factor. After allowing for any NZTA subsidy and Petrol Tax (estimated at 45%), this activity will be funded from a Targeted Roding Rate based on Capital Value and applied on a ward basis to all properties.

Activity	Economic Benefit Assessment			Funding Targets		Funding Mechanism	
	Private	Public	Exacerbator	Private	Public	Private	Public
Roading	50%	20%	30%	45%	55%	NZTA Subsidy / Petrol Tax	Roding CV Rate

## [B] Funding Sources - Capital Expenditure

Funding to pay for new assets will come from a mix of borrowing, development or financial contributions, grants and subsidies, capital revenue, reserves and asset sales. Generally the costs of new assets will not be met from rates; however a portion the costs of servicing loans will be.

Funding for new capital works will depend on the nature of the work in particular the reasons (cost drivers) which have made the work necessary. There are three main cost drivers recognised by Council:

- > Growth
- > Level of Service Shift
- > Renewal

### [a] Capital Expenditure due to Growth

The Queenstown Lakes District has experienced 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.

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.

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 has used:

- > Financial Contributions imposed as a condition of a resource consent (Resource Management Act 1991) – applies to consents received prior to 8 May 2004.
- > Development Contributions as defined by the provisions of the Local Government Act 2002 (LGA 2002) - applies to consents received after to 8 May 2004.

Council has a Policy on Development Contributions This is updated on an annual basis.

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:

- (i) *the community outcomes to which the activity primarily contributes.*
- (ii) *the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals.*
- (iii) *the period in or over which those benefits are expected to occur.*

- (iv) *the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity.*
- (v) *the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.*
- (vi) *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.*

Responses to these requirements in relation to the Development Contributions and Financial Contributions Policy are:

#### (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.

#### (iv) 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.



Types of Assets included in the Development Contribution Policy are:

- > Network infrastructure for water supplies, wastewater, stormwater and roading.
- > 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.

#### **Funding Sources for Growth Capital Expenditure in order of priority:**

- i. Vested Assets
- ii. Development or Financial Contributions
- iii. Capital Grants and subsidies attributable to growth portion
- iv. Borrowing

#### **[b] Capital Expenditure due to Shifts in Levels Of Service, Statutory Requirements or Other Reasons but not including Growth or Renewals.**

The cost driver for a significant portion of capital works within the Queenstown Lakes District relates to increasing of levels of service for the community. Sometimes these improvements to levels of service are required because of changes to legislation or resource consent conditions, which means that there is often little discretion with regard to the decision. An example of this would be the requirement to provide additional water treatment facilities as a result of the introduction of new Water Treatment Standards.

In other cases, the increase in level of service is a community driven decision. An example of this would be the construction of the Queenstown Aquatic Centre (Alpine Aqualand). Council's approach to funding for this type of Capital expenditure is to initially apply for grants from national and local funding organisations and to apply the proceeds of land sales from the Commonage in Queenstown or Scurr Heights in Wanaka.

Funding from the Commonage in Queenstown is restricted by statute to be applied for the benefit of the Old Queenstown Borough for the purposes of Water and Sewerage upgrades. Proceeds from Scurr Heights land in Wanaka is restricted for use to the Wanaka ward and can be applied to variety of infrastructure purposes including water, wastewater, roading or community (recreational) purposes.

#### **Funding Sources for Other Capital Expenditure in order of priority:**

- i. Capital Grants and subsidies
- ii. Capital Revenues and Asset sale proceeds
- iii. Capital Reserves
- iv. Borrowing
- v. Rates

#### **[c] Capital Expenditure due to Renewals.**

Renewal capital works are those capital expenditure costs that are incurred in restoring an asset to previous service levels, usually reflected in the amount that an asset has depreciated. Therefore by using those depreciation funds Council is attempting to maintain infrastructural networks to at least their existing service level.

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 54% of roading depreciation will be funded.
- 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.

#### **Funding Sources Renewal Capital Expenditure in order of priority:**

- i. Depreciation Reserves
- ii. Borrowing
- iii. Rates

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# Rates Remission and Postponement Policies

These policies are prepared pursuant to Sections 102, 109 and 110 of the Local Government Act 2002.

## Remission Policies

### A. Community, Sporting and Other Organisations

#### Objective

To facilitate the ongoing provision of community services or recreational opportunities for the residents of the Queenstown Lakes District Council.

The purpose of granting rates remission to an organisation is to:

- > Assist the organisation's survival.
- > Make membership of the organisation more accessible to the general public, particularly children, youth, young families, aged people, and economically disadvantaged people.

#### Conditions and Criteria

The land must be owned by the Council or owned, occupied or leased by an organisation (with liability for rates), which is used exclusively or principally for sporting, recreation, or community purposes.

The organisation must not operate for private pecuniary profit.

The application for rate remission must be made to the Council prior to 15 July of the rating year in question. New applications received during a rating year will be applicable from the commencement of the following year. Applications will not be backdated.

Organisations making application should include the following documents in support of their application:

- > Statement of Objectives.
- > Full financial accounts.
- > Details of any Leases (where applicable).
- > Information on activities and programmes.
- > Details of membership or clients.

#### Application

Generally, the Policy will not apply to groups or organisations whose primary purpose is to address the needs of adult members (over 18 years) for entertainment or social interaction, or who engage in recreational, sporting, or community services as a secondary purpose only.

Remissions to any qualifying organisation shall be on the basis of 100% reduction in rates and charges except that no remission will be granted on targeted rates/charges for water supply, sewerage disposal or refuse collection, or areas used for bars.

The policy shall apply to the ratepayers who meet the relevant criteria as jointly approved by the Chair of the Property Sub-Committee and the Financial Controller.

### B. Land Protected for Natural, Historic or Cultural Conservation Purposes

#### Objective

To preserve and promote natural resources and heritage, to encourage the protection of land for natural, historic or cultural purposes.

#### Conditions and Criteria

Ratepayers with rating units which have some feature of cultural, natural or historic heritage which is voluntarily protected may qualify for remission of rates under this part of the Policy.

Land that is non-rateable under Section 8 of the Local Government (Rating) Act 2002 and is liable only for targeted rates covering water supply, sewerage disposal or refuse collection will not qualify for remission under this part of the Policy.

#### Application

Applications must be in writing and should be supported by documentary evidence of the protected status of the rating unit e.g. a copy of the Covenant or other legal mechanism. This may include areas of land protected under the District Plan as significant indigenous vegetation or heritage buildings classified as QLDC Category 1.

In considering any application for remission of rates under this part of the policy the Council will consider the following criteria:

- > The extent to which the preservation of natural, cultural and historic heritage will be promoted by granting remission of rates on the rating unit.
- > The degree to which features of natural, cultural or historic heritage are present on the land.
- > The degree to which features of natural, cultural or historic heritage inhibit the economic utilisation of the land.

The extent of any remission shall be determined by the Property Sub-Committee on a case by case basis.

If an application is approved the Council may direct its valuation service provider to inspect the rating unit and prepare a valuation that will take into account any restrictions on the use that may be made of the land imposed by the protection mechanism. Ratepayers should note that the valuation service provider's decision is final as there are no statutory rights of objection or appeal, for valuations of this nature.

In granting remissions under this part of the Policy, the Council may specify certain conditions before remission will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.

## C. Land Affected by Natural Calamity

### Objective

To enable rate relief to be provided where the use that may be made of any land has been detrimentally affected by natural calamity.

### Conditions and Criteria

Council may remit wholly or in part, any rate or charge made and levied in respect of the land, where it considers it to be fair and reasonable to do so.

### Application

The extent of any remission shall be determined by the Property Sub-Committee on a case by case basis.

If an application is approved the Council may direct its valuation service provider to inspect the rating unit and prepare a valuation that will take into account any restrictions on the use that may be made of the land as a result of the natural calamity. Ratepayers should note that the valuation service provider's decision is final as there are no statutory rights of objection or appeal, for valuations of this nature.

## D. Uniform Annual Charges and Targeted Rates on Contiguous Rating Units in Separate Ownership, Used Jointly as a Single Entity

### Objective

To limit the incidence of multiple charges where a farming or other business entity consists of a number of contiguous rating units with different owners.

### Conditions and Criteria

Each rating unit must be leased to the operator for a term not less than five years.

The operator must provide Council with a statutory declaration confirming that each unit will be operated as part of the entity.

The ratepayer will remain liable for at least one uniform annual general charge and one set of each type of targeted rate calculated as a fixed amount per rating unit.

### Application

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Financial Controller.

## E. Rate Penalties

### Objective

To enable Council to remit penalties where:

- > Payment has not been received by the penalty date, due to circumstances outside the ratepayer's control; or
- > it is deemed equitable to remit the penalty for other reasons.

### Conditions and Criteria

Each application will be considered on its merits and remission may be granted where it is considered just an equitable to do so.

The Council will consider remission of rate penalties where an application is made and meets any of the following criteria:

- > payment has been late due to significant family disruption. [Significant family disruption would include death, illness, or accident]; or
- > the ratepayer is able to provide evidence that their payment has gone astray in the post, or the late payment has otherwise resulted from matters outside their control; or
- > penalties have arisen through processing errors in Council's records or an outstanding balance has arisen as a result of a shortfall caused by the operation of an agreed payment plan; or
- > the ratepayer provides a reasonable explanation of the circumstances which caused the late payment, and this is the first occasion on which late payment has occurred.

### Application

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Financial Controller.

## F. Sundry Remissions

### Objective

To remit rates and charges that are the result of fundamental errors; or where the balance owing is considered uneconomic to recover; or where the amount levied is unable to be recovered pursuant to Sections 67-76 of the Local Government (Rating) Act 2002, or where Council or its delegated officer(s) consider the levy impractical to recover.

### Conditions and Criteria

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Accounting Manager.

### Application

Postponed rates will be registered as a Statutory Land Charge on the rating unit's title.

The policy shall apply to the ratepayers who meet the relevant criteria as jointly approved by the Chair of the Property Sub-Committee and the Financial Controller

## G. Policy for Remission and Postponement of Rates on Maori Freehold Land

Section 102(4)(f) of the Local Government Act 2002 requires Council to adopt a policy on the remission and postponement of rates on Maori freehold land; section 108 and Schedule 11 set out the matters to be considered.

### Objective

To recognise that certain Maori Freehold land may have particular conditions, features, ownership structures, or other circumstances that make it appropriate to provide for remission from certain rates and to avoid further alienation of Maori freehold land.

### Conditions and Criteria

Maori freehold land is defined in the Local Government (Rating) Act 2002 as land whose beneficial ownership has been determined by a freehold order issued by the Maori Land Court. Only land that is subject of such an order may qualify for remission under this policy.

Council will consider remission of rates on land that comes within the following criteria:

- > The land is unoccupied and no income is derived from that land; and/or
- > The land is better set aside for non-use (whenua rahui) because of its natural features; and/or
- > The land is inaccessible and unoccupied.

#### **Application**

The policy shall apply to ratepayers who meet the relevant criteria as approved by the Financial Controller.

### **H. Remission of Postponed Rates**

#### **Objective**

Council has adopted a number of policy statements that grants a postponement of rates to ratepayers under certain circumstances. A number of these policies contain a provision that allow the postponed rates to be written off or remitted after a predetermined period, subject to the terms and conditions of the policy being complied with.

This policy statement provides the power for those postponements to be remitted in accordance with the postponement policies.

#### **Conditions and Criteria**

1. The conditions that gave rise to the postponement of the rates must have been fully complied with over the term of the postponement period.
2. Subject to the conditions and criteria being complied with as set out in (1) above, Council will remit the applicable postponed rates without any further applications being required from the ratepayer.
3. This policy statement will only apply to those rate postponement policy statements that provide for the rates to be remitted after a predetermined period of time.

#### **Application**

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Financial Controller.

### **I. Remission of Rates on Land that has Made Lump Sum Contributions**

#### **Objective**

A number of water and sewerage schemes have been developed using loans. In certain cases the ratepayers were offered the opportunity to make a lump sum contribution rather than paying an annual loan rate. Because some ratepayers made the lump sum contributions it would be inappropriate to charge them any costs relating to these loans. The most appropriate solution to resolving this problem would be to offer these ratepayers a remission of rates equal to the amount of the rate that they were previously exempt from paying.

This policy statement provides the authority to make the necessary remissions.

#### **Conditions and Criteria**

1. Rating unit must have previously paid a lump sum contribution in lieu of paying a loan rate.
2. The amount of the remission must not exceed the amount of the exemption from paying the loan rate.
3. The remission will only apply for so long as the underlying loan which gave rise to the loan rate remains in existence.

#### **Application**

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Financial Controller.

### **J. Rating of Separately Used or Inhabited Parts of a Rating Unit**

#### **Objective**

To limit the incidence of multiple charges on a property containing separate uses or separate inhabitants, where it is equitable to do so.

#### **Conditions and Criteria**

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

- > Any part of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement.
- > Any part or parts of a rating unit that is used or occupied by the ratepayer for more than one single use.

The following are considered to be separately used parts of a rating unit:

- > Individual flats or apartments
- > Separately leased commercial areas which are leased on a rating unit basis
- > Vacant rating units
- > Single rating units which contain multiple uses such as a shop with a dwelling or commercial activity with a dwelling
- > A residential building or part of a residential building that is used, or can be used as an independent residence.

An independent residence is defined as a liveable space with its own kitchen, living and toilet/bathroom/laundry facilities that can be deemed to be a secondary unit to the main residence. Note: the definition of a kitchen comes from the District Plan.

The following are not considered to be separately used parts of a rating unit:

- > A residential sleep-out or granny flat that does not meet the definition of an independent residence
- > A hotel room with or without kitchen facilities
- > A motel room with or without kitchen facilities
- > Individual storage garages/sheds/portioned areas of a warehouse
- > Individual offices or premises of business partners.

District Plan definition of a Kitchen:

Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.

### Application

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Financial Controller.

## Postponement Policies

### K. Residential Land Subject to Zone Changes

#### Objective

To ensure that owners of residential rating units which are rezoned are not unduly penalised by an increase rates as a result of the zone change.

#### Conditions and Criteria

To qualify for postponement under this part of the Policy, the rating unit must:

- > Be situated within the area of land that has been rezoned.
- > Be listed as a 'residential' property for differential rating purposes.

In addition the ratepayer must:

- > Have been the property owner prior to the zone change being initiated.
- > Reside permanently in the rating unit.
- > Will not have actively sort rezoning.

Postponement of rates will apply to the change in land value only of the property as a result of zoning changes.

Any postponed rates will be postponed until:

- > The death of ratepayer(s); or
- > Until the ratepayer(s) ceases to be the owner or occupier of the rating unit; or

- > Until the ratepayer(s) ceases to use the property as his/her residence; or
- > Until a date determined by the Council in any particular case.

At any time, the applicant may elect to postpone the payment of a lesser sum than that which they would be entitled to have postponed to this Policy by paying the postponed rates or any part thereof.

Postponed rates will be registered as a Statutory Land Charge on the rating unit's title.

Council will add to the postponed rates all financial and administrative costs to ensure neutrality. The financial cost will be the interest Council will incur at the rate of Council's cost of borrowing for funding rates postponed, plus a margin to cover other costs (these will include Council's own in-house administrative costs).

### Application

The application for rate postponement must be made to the Council prior to 15 July of the rating year in question. New applications received during a rating year will be applicable from the commencement of the following year. Applications will not be backdated.

If an application is approved the Council will direct its valuation service provider to inspect the rating unit and prepare a valuation that will treat the rating unit as if it were a comparable rating unit elsewhere in the district. Ratepayers should note that the valuation service provider's decision is final as there are no statutory rights of objection or appeal, for valuations of this nature.

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Financial Controller. The extent of any postponement will be based on valuations supplied by its valuation service provider.

### L. Postponement Policy - Extreme Financial Hardship

#### Objective

To assist ratepayers experiencing extreme financial hardship.

#### Conditions and Criteria

The ratepayer must make written application to the Council.

When considering whether extreme financial circumstances exist, all of the ratepayer's personal circumstances will be relevant.

The Council must postpone rates in accordance with the Policy where the application meets all of the following criteria:

- > The ratepayer must be the current owner of the rating unit.
- > Generally, this policy will apply to rating units used for residential purposes.
- > The Council must be satisfied that the ratepayer is unlikely to have sufficient funds left over after the payment of rates, for normal health care, appropriate provision for maintenance of his/her home and chattels at an adequate standard, as well as making provision for normal day to day living expense.
- > The ratepayer must not own any other rating units or investment properties or other realisable assets.
- > The ratepayer must make acceptable arrangements for payment of future rates, for example by setting up a system for regular payments.

The Council may add a postponement fee to the rating year in which the application is made although the Council may consider backdating past the rating year in which the application is made depending on the circumstances.

Any postponed rates will be postponed until:

- > The death of ratepayer(s); or
- > Until the ratepayer(s) ceases to be the owner or occupier of the rating unit; or
- > Until the ratepayer(s) ceases to use the property as his/her residence; or
- > Until a date determined by the Council in any particular case.

At any time, the applicant may elect to postpone the payment of a lesser sum than that which they would be entitled to have postponed to this Policy by paying the postponed rates or any part thereof.

### **Application**

Postponed rates will be registered as a Statutory Land Charge on the rating unit's title.

The policy shall apply to the ratepayers who meet the relevant criteria as jointly approved by the Chair of the Property Sub-Committee and the Financial Controller

## **M. Policy for Rate Postponement for Farmland**

### **Objective**

To ensure that owners of rural rating units used as farmland but with the potential for non-farming development are not unduly penalised by rating valuations which reflect in some measure the potential use to which the land may be put.

### **Conditions and Criteria**

The policy will apply to the rating units that are:

- > Actively farmed by the ratepayer as an economic farming unit and be the primary source of income for the property owner.
- > Ten hectares in area or more.
- > Farmland whose rateable value in some measure is attributed to the potential use to which the land may be put for residential, commercial, industrial, or other non-farming development.

The application for rate postponement must be made to the Council prior to 31 October of the rating year in question. New applications received during a rating year will be applicable from the commencement of the following year. Applications will not be backdated.

Ratepayers making application should include the following documents in support of their application:

- > Details of ownership of the rating unit.
- > Full financial accounts.
- > Information on the farming activities.

### **Application**

If an application is approved the Council will request its Valuation Service Provider to determine a rates-postponement value of the land. The purpose of this requirement is to exclude any potential

value that, at the date of valuation, the land may have for residential purposes, or for commercial, industrial, or other non-farming use in order to preserve uniformity and equitable relativity with comparable parcels of farmland whose valuation do not contain any such potential value.

The rates postponed for any rating period will be an amount equal to the difference between the amount of the rates for that period calculated according to the rateable land value of the property and the amount of the rates that would be payable for that period if the rates postponement land value of the property were its rateable land value.

No objection to the amount of any rate-postponement value determined by the Council and its Valuation Service Provider will be upheld.

- > All rates whose payment has been postponed and which have not been written off become due and payable immediately on.
- > The land ceasing to be farmland.
- > The land being subdivided.
- > The value of the land ceasing to include a portion of its value attributable to the potential use to which the land may be put for residential, commercial, industrial, or other non-farming development.
- > The interest of the person who was the ratepayer at the date on which the rates postponement land value was entered on the Council's Rating Information Database becoming vested in another person other than the ratepayer's spouse, the executor/administrator of the ratepayer's estate or where the ratepayer was the proprietor of the interest as a trustee, a new trustee under the trust.

Postponed rates may be registered as a charge against the land so that in the event that the property is sold the Council has first call against any of the proceeds of that sale.

The policy shall apply to the ratepayers who meet the relevant criteria as approved by the Financial Controller.

## **N. Policy for Rate Postponement for Elderly**

### **Objective**

To give ratepayers 65 years of age and over a choice between paying rates now or later subject to the full cost of postponement being met by that ratepayer and Council being satisfied that the risk of loss in any case is minimal.

### **General Approach**

Only rating units defined as Residential or Country Dwelling and resided in permanently by the applicant(s) will be eligible for consideration of rates postponement under the criteria and conditions of this policy.

Current and all future rates may be postponed indefinitely if at least one ratepayer (or, if the ratepayer is a family trust, at least one named occupier) is 65 years of age or older, until one of the conditions a-c (under conditions) becomes applicable.

Owners of units in retirement villages will be eligible provided that Council is satisfied payment of postponed rates can be adequately secured.



Council will add to the postponed rates all financial and administrative costs to ensure neutrality.

Council will establish a reserve fund out of which to meet any shortfall between the net realisation on sale of a property and the amount outstanding for postponed rates and accrued charges, at the time of sale. This will ensure, that neither the ratepayer(s) nor the ratepayer(s') estate will be liable for any shortfall.

### **Conditions and Criteria**

#### **a) Eligibility**

Ratepayers are eligible for postponement provided that the following criteria are met by the ratepayer(s):

- > Be at least 65 years of age.
- > Reside permanently in the residence and use for personal residential purposes.
- > Be a New Zealand citizen.
- > Own no other property.
- > The rateable property must be classified as 'residential' or 'country dwelling' in the Council's rates database.

#### **b) Risk**

Council must be satisfied, on reasonable assumptions, that the risk of any shortfall when postponed rates and accrued charges are ultimately paid is negligible. To determine this, a financial model has been developed that will forecast expected equity when the payment falls due. Eligibility for full postponement is dependent upon remaining equity forecast by this model being acceptable to the Council. If it is not, Council will adjust its postponement offer to bring it within an acceptable level.

#### **c) Insurance**

The property must be insured for its full value and evidence of this produced annually. To assist ratepayers who are currently uninsured, Council is arranging through its insurers for the development of a group insurance policy to provide all risks cover, with an excess of \$2,500. This will achieve cover against catastrophic loss at minimum cost. The premium will be added to rates and thus come within the postponement arrangements.

#### **Conditions**

Any postponed rates (under this policy) will be postponed until:

- a) The death of the ratepayer(s) or named individual or couple;
- b) Until the ratepayer(s) ceases to be the owner or occupier of the rating unit (if the ratepayer sells the property in order to purchase another within the Council's District, Council will consider transferring the outstanding balance, or as much as is needed, to facilitate the purchase, provided it is satisfied that there is adequate security in the new property for eventual repayment); or
- c) Until the ratepayer(s) ceases to use the property as his/her residence.

Council will charge an annual fee on postponed rates for the period between the due date and the date they are paid. This fee is designed to cover Councils administrative and financial costs and may vary from year to year.

The financial cost will be the interest Council will incur at the rate of Council's cost of borrowing for

funding rates postponed, plus a margin to cover other costs (these will include Council's own in-house costs, a 1% p.a. levy on outstanding balances to cover external management and promotion costs, and a reserve fund levy of 0.25% p.a., and a contribution to cover the cost of counselling).

To protect Council against any suggestion of undue influence, applicants will be asked to obtain advice from an appropriately qualified and trained counsellor. A counsellor's certificate confirming this, will be required before postponement is granted. This service will be provided by a council approved and suitably qualified organisation.

The postponed rates or any part thereof may be paid at any time. The applicant may elect to postpone the payment of a lesser sum than that which they would be entitled to have postponed pursuant to this policy.

Postponed rates will be registered as a statutory land charge on the rating unit title. This means that Council will have first call on the proceeds of any revenue from the sale or lease of the rating unit.

#### **Review or Suspension of Policy**

The policy is in place indefinitely and can be reviewed subject to the requirements of the Local Government Act 2002 at any time. Any resulting modifications will not change the entitlement of people already in the scheme. This includes the suspension while the ratepayers having to pay future rates but not previously postponed rates, until the ratepayer is required under conditions (a-c) to make payment.

Council reserves the right not to postpone any further rates once the total of postponed rates and accrued charges exceeds 80% of the rateable value of the property as recorded in Council's rating information database.

The policy consciously acknowledges that future changes in policy could include withdrawal of the postponement option.

#### **Application**

Applications for rate postponement must be made on the required application form which will be available from the QLDC offices.

The application must be made to the Council prior to 15 July of the rating year in question. New applications received during a rating year will be applicable from the commencement of the following year. Applications will not be backdated.



# 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 TYP. 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 -
  - > the community outcomes to which the activity primarily contributes; and
  - > the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
  - > the period in or over which those benefits are expected to occur; and
  - > the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
  - > 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.

**Type of Contributions Required By Geographic Area - Within 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					

# Type 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	Rural General and other rural zonings	Rural General and other rural zonings	Rural General and other rural zonings	Rural General and other rural zonings	Rural General and other rural zonings	Rural General and other rural zonings	Rural General and other rural zonings
Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	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
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 2015/16 (Excluding GST)**

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Reserve Improvements * (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
<b>Urban Areas - Including All Land Uses</b>								
Queenstown	3,309	5,935	1,417	2,316	1,112	2,417	16,506	27.5m <sup>2</sup>
Frankton Flats	3,309	5,935	7,901	2,316	1,112	2,417	22,990	27.5m <sup>2</sup>
Arrowtown	4,333	5,722	970	2,316	1,112	2,417	16,871	27.5m <sup>2</sup>
Glenorchy	6,728		685	2,316	1,112	2,417	13,259	27.5m <sup>2</sup>
Lake Hayes	3,128	7,416		2,316	1,112	2,417	16,389	27.5m <sup>2</sup>
Shotover Country	3,128	2,504		2,316	1,112	2,417	11,477	27.5m <sup>2</sup>
Arthur's Point	3,617	4,685		2,316	1,112	2,417	14,148	27.5m <sup>2</sup>
Kingston				2,316	1,112	2,417	5,845	27.5m <sup>2</sup>
Wanaka	2,458	6,776	1,979	2,138	1,150	960	15,463	27.5m <sup>2</sup>
Hawea	3,494	7,355	510	2,138	1,150	960	15,608	27.5m <sup>2</sup>
Albert Town	2,458	6,776	941	2,138	1,150	960	14,425	27.5m <sup>2</sup>
Luggate	2,175	4,119		2,138	1,150	960	10,543	27.5m <sup>2</sup>
Other Wakatipu Townships				2,316	1,112	2,417	5,845	27.5m <sup>2</sup>
Other Wanaka Townships				2,138	1,150	960	4,249	27.5m <sup>2</sup>
<b>Rural Areas - Including all Rural Residential/Rural Life Style</b>								
Wakatipu Rural				2,316	1,112	2,417	5,845	27.5m <sup>2</sup>
Wanaka Rural				2,138	1,150	960	4,249	27.5m <sup>2</sup>
Hawea Rural Res.	3,494	7,355	510	2,138	1,150	960	15,608	27.5m <sup>2</sup>
Aubrey Road Rural Res.	2,458	6,776	1,979	2,138	1,150	960	15,463	27.5m <sup>2</sup>

\* Reserve Improvements contribution excludes requirement for 27.5m<sup>2</sup> 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**

	Water Supply		Wastewater	Stormwater	Reserve Improvements and Community Facilities		Reserve Land		Transportation	
Category	Dwelling Equivalents per 100m² GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m² GFA	Dwelling Equivalents per 100m² Impervious Surface Area	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka
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	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Industrial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	1.04	1.19
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.34 DE's per Dwelling	3.01 DE's per Dwelling
Other	To be individually assessed at the time of application									
CBD Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
CBD Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Mixed Use Accom.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.78	0.95	1.30	1.38
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.59	0.71	0.97	0.99
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.69 DE's per 27Ha	1.83 DE's per 41Ha
Restaurant/Bar	0.83	1.17	0.46	0.38	0.04	0.06	0.00	0.00	2.15	2.56

Note: 1. A residential property is always 1 Dwelling Equivalent (DE) or has 160m<sup>2</sup> GFA. 2. A residential property is always assumed to have 260m<sup>2</sup> Impermeable Surface Area (ISA). 3. Non-residential developments (Commercial, Industrial, CBD Commercial, Mixed Use Commercial and Restaurant/Bar) will not be assessed for a Reserve Improvements contribution.



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	Assume 160m <sup>2</sup> per Dwelling Unit	
Accommodation	55%	2
Commercial	75%	1
Industrial	30%	1
Country Dwelling	Assume 160m <sup>2</sup> Dwelling Unit	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 160m <sup>2</sup> 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

A portion of development contributions paid to Council is utilised for the provision and improvement of reserve land within the Queenstown Lakes District. It is Council's aim to have adequate provision of accessible reserve land of high quality to serve its growing population. However, the reserve land development contribution level is significant relative to the cost of an overall development and can have an adverse effect of deterring investment in development within the Queenstown Lakes District. This can be one of the barriers towards the provision of affordable housing. Through this policy, Council will ensure reserve land contributions are only applicable where there is currently limited provision. The following Reserve Land Contribution Policy has been established based on how the District is currently served by accessible reserve land, and how Council aims to meet demand for future provision of reserves.

The Queenstown Lakes District currently has a publicly accessible park provision of approximately 1,813 hectares. Based on a usual resident population of 29,500<sup>1</sup> this equates to 61.45 hectares of park per 1000 residents. This level of service is significantly higher than the national average of approximately 21 hectares per 1000 residents and while it is desirable to maintain the current ratio of recreational land to population it is not considered necessary to increase the level of recreational land provision per capita. Existing residential areas enjoy a good provision of local parks, sports fields, esplanade strips adjoining lake and river margins, lakeside beaches, a significant walking and biking trails and track network and surrounding Department of Conservation reserves. Queenstown Lakes District residents and visitors use a mix of different types of these reserve areas for a variety of active and passive recreation purposes.

Although provision of land used for recreation purposes is high, much of the land is underdeveloped and continual improvement is required to ensure reserve land is functional and of high quality. This generates the ongoing need for development contributions for reserve improvements as new developments continue to increase the usage of reserves across the District.

Whilst development contributions for reserve improvements remain applicable, in respect to the future requirement for obtaining reserve land, there is scope to reduce development contributions for reserve land acquisition in residential areas that currently have adequate reserve provision. This revised policy looks to ensuring that land acquisition only occurs when real demand exists and also ensures the reduction of ongoing maintenance costs for unnecessary reserve land that would be borne by ratepayers.

For new developments within areas that do not have adequate reserve provision there will be a need for additional reserves to meet the recreational demand of the new residents in those areas. Accordingly, development contributions for reserve land acquisition will continue to be required.

The below helps identify those areas which are deemed to have reserve land take requirements

### Greenfield Sites

The land contribution has been assessed at 27.5m<sup>2</sup> for each residential property that requires a reserve land contribution component<sup>2</sup>. In this policy the term 'residential' includes visitor accommodation<sup>3</sup>. This provision has been reviewed and is still considered appropriate. This land contribution will remain applicable to development of 'Greenfield' sites where development will result in increased population and the associated demand for accessible reserve provision.

<sup>1</sup> 2015 Estimate based on medium growth from 2013 census - Queenstown Lakes District Projections for Resident Population, Dwellings and Rating Units to 2065 April 2014

<sup>2</sup> Parks Strategy 2002

<sup>3</sup> As per the Local Government Act amendments 2014

‘Greenfield’ sites are considered to be undeveloped land parcels that do not have existing subdivision consents for future residential development by the time this policy has been adopted). Special Housing Areas (SHAs) and undeveloped land proposed to be subdivided in District Plan Special Zones are also considered Greenfield sites.

Generally, ‘Greenfield’ developments are in areas with rural zoning. Where development is proposed that will create new land parcels in urban areas (urban areas in this policy are all zones apart from rural type zones) that do not have existing subdivision consents for future residential development by the time this policy has been adopted, consideration for reserve land contributions will be on a case by case basis.

Consideration will be given as to whether there is existing accessible reserve land, and to whether this reserve land is of an appropriate size and purpose relative to the size of the proposed development. For a reserve to be ‘accessible’ it is considered it should generally be within 800m of a property it serves and easily accessible by foot. Council retains discretion on the consideration of what is appropriately accessible in any given case. For reserve land to meet its purpose for recreation it would generally include reserve areas that can be used for active and passive recreation including open park spaces usable for play activities. To avoid doubt, suitable recreation reserves do not include esplanade reserves, drainage reserves or public walkways with ROW easements in favour of Council.

At Council’s discretion, the land contribution will be 27.5m<sup>2</sup> for each residential property. If existing reserves are of adequate size (greater than or equal to 27.5m<sup>2</sup> per residential unit) and purpose, and are accessible (within 800m by foot of each residential unit) to the proposed development then generally no reserve land contributions are to be made.

#### Country Dwelling Greenfield Sites

In Rural Zones where the lots developed/subdivided are greater than 4000m<sup>2</sup>, these lots will be subject to a reduced level of development contributions for reserve land contributions as the demand for reserve land tends to be less than the demand generated by new land parcels that are of a smaller size and within more highly developed areas. Land contribution in lieu of cash contributions will generally not be accepted for these type of developments/subdivision. The establishment of piecemeal reserve land parcels spread through rural areas is undesirable as is generally not accessible to the recreational demand and therefore cash contributions will be applicable to enable Council to acquire the most suitable land to serve the needs of the community.

#### Brownfield Sites

We have a good provision of accessible reserve land in our developed urban areas. As such there is an opportunity to reduce development contributions for reserve land acquisition in these areas. Reserve land contributions will therefore not be applicable to development of ‘Brownfield’ sites. ‘Brownfield’ sites are considered to be existing land parcels proposed for residential development or that have subdivision consents for future residential development by the time this policy is adopted, and that are within existing urban areas.

#### When a Reserve Land Contribution is Required

At Council’s discretion the reserves contribution can be either land or cash or a combination of both. Consultation with Council is required prior to an application for an outline development plan, a plan change, a resource or building consent being lodged. In some instances, Council may accept or require a contribution to the equivalent value in the form of land or infrastructure.

An outcome of the consultation will be to form a developer’s agreement as to whether cash or land or both are appropriate in any given case. For example, to allow reserve assets to vest in Council through the subdivision consent process, where they are considered of a suitable standard in terms of Council’s reserve requirements, and credit them against the contributions required.

Land offered to Council in lieu of cash development contributions for Reserve Land acquisition must be of a suitable standard, size and purpose to be accepted by Council. This shall be at the discretion of Council and the following guidelines will assist developers to provide proposals for suitable land:

Characteristic	Standard
Gradient	Land offered shall be generally easily maintainable flat land. This will ensure costly maintenance of unsuitable high gradient land is not borne by ratepayers in the future and land provided is suitable for recreational purposes. In some cases, where Council deems it appropriate, land not meeting this gradient standard may be acceptable to allow land not suitable for active use to be accepted to protect amenity or landscape features, to protect scenic backdrops and heritage landscapes or to create walking or cycling connections that cannot otherwise be made on gentler gradients.
Size	27.5m <sup>2</sup> per potential residential unit. Reserves shall be of a usable size. Pocket parks are generally not to be accepted unless they protect amenity or landscape features, or protect scenic backdrops and heritage landscapes or create walking or cycling connections that cannot otherwise be made through the provision of existing reserves or new larger reserves.
Unrestricted	No legal covenants that will restrict Council from meeting its Reserves Act Obligations
Accessible	Within 800m of housing or accommodation it serves

If a cash contribution is required, the value of the land shall fall into the category of either urban or township. The land values for the two wards have been calculated as averages as follows:

Category of Land	Land Value
<b>Wakatipu Ward</b>	
Urban	\$335/m <sup>2</sup>
Township	\$150/m <sup>2</sup>
<b>Glenorchy</b>	
Urban	\$235/m <sup>2</sup>
Township	\$150/m <sup>2</sup>

These values will be reviewed yearly; see Maximum Contributions below.

If the applicant considers these values to be incorrect, then the applicant may request Council to obtain a valuation of the land which is at the applicant's expense. Where this process is applied, payment shall be calculated as follows:

- A.** The market value of the new sites is the sale value of the sites at the date on which the valuation is requested.
- B.** The market value of the new sites shall be capped at \$1500 per m<sup>2</sup> and this maximum value will be reviewed by Council annually.
- C.** Lots for roads, utilities, reserves, access or similar purposes shall be excluded from the calculation.
- D.** 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.
- E.** In Rural Zones (except for Rural Visitor Zones), where the lots created are greater than 4000m<sup>2</sup>, the market value of each lot shall be the market value of the rural residential site of 4000m<sup>2</sup> within that lot, being the most likely site for a building platform.
- F.** The value of the land contribution per m<sup>2</sup>, in Rural Zones (except for Rural Visitor Zones) shall be the market value as defined in (e) above divided by 1000m<sup>2</sup>.

Most of the existing reserve land in the District is under developed and funding is needed to enhance reserves, particularly to provide for future population growth projections. Generally land should not be taken for reserves unless it is required for Greenfield development or in some rare cases to protect scenic backdrops and heritage landscapes, or to create new walking or cycling connections that cannot otherwise be made.

An analysis of projected demand for reserve land has been completed using two 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 \$19.1m. This is based on the 27.5m<sup>2</sup> 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 70% of this total demand is likely to be provided through the provision of vested land from developers.

## 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 TYP and this Policy rely on the same base data, the significant forecasting assumptions disclosed in Volume 2 of the TYP pp 4-8 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 2015.
- 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 2015. 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 6.0% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the TYP effective at 1 July 2015 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 Projections 2014 – 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.

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 TYP, 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.** 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.

## Reconsiderations & Objections

An applicant may request Council to reconsider the requirement to pay a development contribution if the applicant has grounds to believe that:

- A.** the development contribution was incorrectly calculated or assessed under the Council's development contributions policy; or
- B.** Council incorrectly applied its development contributions policy; or
- C.** the information used to assess the person's development against the development contributions policy, or the way Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A request for reconsideration must be made in writing stating clearly on which grounds the applicant believes the Council has erred. The request for reconsideration must be made within 10 working days after the date on which the person lodging the request receives notice from Council of the level of development contribution that Council requires. This request should be addressed to:

- > Development Contribution Officer (QLDC), Private Bag 50072, Queenstown 9348
- > Email: [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

The steps that Council will apply when reconsidering the requirement to make a development contribution are:

- I.** The appropriate Council officer shall review the reconsideration request,
- II.** The Council officer may request further relevant information from the applicant,
- III.** The Council officer will make a recommendation to the delegated authority,

Council will, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the person who made the request.

A reconsideration cannot be requested if the applicant has already lodged an objection. If the applicant is not satisfied with the outcome of the reconsideration, they may lodge an objection as specified in the Local Government Act 2002 Amendment Act (No 3) 2014, s199C to s199N.

## 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.
- > • 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 Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>QUEENSTOWN</b>							
Reticulation	4,385,588	2,195,882	2,189,706	50%	2,957,728	1,982	1,493
Pump Station	0	0	0	0%	971,887	1,982	490
Decommissioning Works	0	0	0	0%	-	1,982	0
Unspecified Expenditure	0	0	0	0%	38,424	1,982	19
Storage	3,158,046	2,809,942	348,104	89%	1,514,149	1,982	764
New Scheme	0	0	0	0%	-	1,982	0
Intake	725,026	171,952	553,075	24%	514,482	1,982	260
Renewals	8,614,509	0	8,614,509	0%	-	1,982	0
Investigations	0	0	0	0%	-	1,982	0
Management	445,533	89,866	355,667	20%	50,754	1,982	26
Conveyance	0	0	0	0%	-	1,982	0
Emergency Conveyance	0	0	0	0%	-	1,982	0
Flow Metering	0	0	0	0%	55,385	1,982	28
Treatment Facility	1,205,757	270,249	935,508	22%	408,460	1,982	206
Forward Design	0	0	0	0%	-	1,982	0
Minor Works	0	0	0	0%	-	1,982	0
Asset Management System	0	0	0	0%	45,867	1,982	23
<b>Total Water Supply - Queenstown</b>	<b>18,534,459</b>	<b>5,537,890</b>	<b>12,996,569</b>	<b>30%</b>	<b>6,557,135</b>	<b>1,982</b>	<b>3,309</b>



## Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>ARROWTOWN</b>							
Reticulation	0	0	0	0%	269,334	114	2,360
Pump Station	0	0	0	0%	7,488	114	66
Decomissioning Works	0	0	0	0%	-	114	0
Unspecified Expenditure	0	0	0	0%	16,967	114	149
Storage	100,000	5,898	94,102	6%	132,221	114	1,159
New Scheme	0	0	0	0%	-	114	0
Intake	0	0	0	0%	46,342	114	406
Renewals	1,383,115	0	1,383,115	0%	-	114	0
Investigations	0	0	0	0%	-	114	0
Management	65,101	18,583	46,517	29%	5,008	114	44
Conveyance	0	0	0	0%	-	114	0
Emergency Conveyance	0	0	0	0%	-	114	0
Flow Metering	0	0	0	0%	1,537	114	13
Treatment Facility	0	0	0	0%	11,580	114	101
Forward Design	0	0	0	0%	-	114	0
Minor Works	0	0	0	0%	173	114	2
Asset Management System	0	0	0	0%	3,879	114	34
<b>Total Water Supply - Arrowtown</b>	<b>1,548,216</b>	<b>24,481</b>	<b>1,523,734</b>	<b>2%</b>	<b>494,528</b>	<b>114</b>	<b>4,333</b>

## Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>GLENORCHY</b>							
Reticulation	0	0	0	0%	51,712	33	1,570
Pump Station	0	0	0	0%	8,851	33	269
Decommissioning Works	0	0	0	0%	-	33	0
Unspecified Expenditure	0	0	0	0%	10,781	33	327
Storage	430,284	175,357	254,926	41%	79,879	33	2,425
New Scheme	0	0	0	0%	48,161	33	1,462
Intake	0	0	0	0%	3,115	33	95
Renewals	264,340	0	264,340	0%	-	33	0
Investigations	0	0	0	0%	-	33	0
Management	8,692	1,602	7,091	18%	933	33	28
Conveyance	0	0	0	0%	-	33	0
Emergency Conveyance	0	0	0	0%	-	33	0
Flow Metering	0	0	0	0%	1,777	33	54
Treatment Facility	0	0	0	0%	244	33	7
Forward Design	0	0	0	0%	5,497	33	167
Minor Works	113,100	21,982	91,118	19%	9,827	33	298
Asset Management System	0	0	0	0%	832	33	25
<b>Total Water Supply - Glenorchy</b>	<b>816,417</b>	<b>198,941</b>	<b>617,475</b>	<b>24%</b>	<b>221,610</b>	<b>33</b>	<b>6,728</b>

## Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>LAKE HAYES</b>							
Reticulation	403,696	153,404	250,292	38%	152,008	79	1,933
Pump Station	0	0	0	0%	-	79	0
Decomissioning Works	0	0	0	0%	-	79	0
Unspecified Expenditure	0	0	0	0%	136	79	2
Storage	0	0	0	0%	22,407	79	285
New Scheme	0	0	0	0%	40,950	79	521
Intake	0	0	0	0%	-	79	0
Renewals	874,114	0	874,114	0%	-	79	0
Investigations	0	0	0	0%	-	79	0
Management	31,441	5,439	26,001	17%	1,983	79	25
Conveyance	0	0	0	0%	-	79	0
Emergency Conveyance	0	0	0	0%	-	79	0
Flow Metering	463,710	29,858	433,852	6%	13,904	79	177
Treatment Facility	0	0	0	0%	11,659	79	148
Forward Design	0	0	0	0%	-	79	0
Minor Works	0	0	0	0%	-	79	0
Asset Management System	0	0	0	0%	2,976	79	38
<b>Total Water Supply - Lake Hayes</b>	<b>1,772,961</b>	<b>188,702</b>	<b>1,584,259</b>	<b>11%</b>	<b>246,024</b>	<b>79</b>	<b>3,128</b>

## Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>ARTHURS POINT</b>							
Reticulation	0	0	0	0%	258,052	169	1,530
Pump Station	0	0	0	0%	-	169	0
Decommissioning Works	0	0	0	0%	-	169	0
Unspecified Expenditure	0	0	0	0%	5,327	169	32
Storage	0	0	0	0%	278	169	2
New Scheme	0	0	0	0%	160,855	169	953
Intake	1,212,219	518,830	693,389	43%	128,109	169	759
Renewals	420,044	0	420,044	0%	7,117	169	42
Investigations	0	0	0	0%	-	169	0
Management	31,441	6,085	25,355	19%	2,710	169	16
Conveyance	0	0	0	0%	-	169	0
Emergency Conveyance	0	0	0	0%	-	169	0
Flow Metering	0	0	0	0%	-	169	0
Treatment Facility	0	0	0	0%	36,156	169	214
Forward Design	0	0	0	0%	-	169	0
Minor Works	0	0	0	0%	5,617	169	33
Asset Management System	0	0	0	0%	6,063	169	36
<b>Total Water Supply - Arthurs Point</b>	<b>1,663,703</b>	<b>524,915</b>	<b>1,138,788</b>	<b>32%</b>	<b>610,284</b>	<b>169</b>	<b>3,617</b>

## Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>WANAKA</b>	Wanaka						
Reticulation	3,836,372	2,485,385	1,350,987	65%	1,640,238	1,580	1,038
Pump Station	0	0	0	0%	132,448	1,580	84
Decomissioning Works	0	0	0	0%	-	1,580	0
Unspecified Expenditure	0	0	0	0%	75,812	1,580	48
Storage	2,575,210	2,057,880	517,330	80%	1,615,886	1,580	1,023
New Scheme	0	0	0	0%	-	1,580	0
Intake	1,653,595	1,115,549	538,046	67%	305,000	1,580	193
Renewals	5,436,903	0	5,436,903	0%	-	1,580	0
Investigations	0	0	0	0%	7	1,580	0
Management	260,218	58,381	201,837	22%	23,220	1,580	15
Conveyance	0	0	0	0%	-	1,580	0
Emergency Conveyance	0	0	0	0%	-	1,580	0
Flow Metering	0	0	0	0%	16,206	1,580	10
Treatment Facility	0	0	0	0%	33,122	1,580	21
Forward Design	0	0	0	0%	27,839	1,580	18
Minor Works	0	0	0	0%	648	1,580	0
Asset Management System	0	0	0	0%	12,855	1,580	8
<b>Total Water Supply - Wanaka</b>	<b>13,762,298</b>	<b>5,717,195</b>	<b>8,045,102</b>	<b>42%</b>	<b>3,883,280</b>	<b>1,580</b>	<b>2,458</b>

## Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>HAWEA</b>							
Reticulation	0	0	0	0%	314,488	115	2,739
Pump Station	0	0	0	0%	75	115	1
Decommissioning Works	0	0	0	0%	-	115	0
Unspecified Expenditure	0	0	0	0%	1,872	115	16
Storage	0	0	0	0%	1,533	115	13
New Scheme	0	0	0	0%	-	115	0
Intake	276,200	116,633	159,567	42%	44,863	115	391
Renewals	397,717	0	397,717	0%	-	115	0
Investigations	0	0	0	0%	-	115	0
Management	24,598	5,115	19,483	21%	2,320	115	20
Conveyance	0	0	0	0%	-	115	0
Emergency Conveyance	0	0	0	0%	-	115	0
Flow Metering	113,100	26,341	86,759	23%	23,228	115	202
Treatment Facility	0	0	0	0%	7,826	115	68
Forward Design	0	0	0	0%	-	115	0
Minor Works	0	0	0	0%	4,834	115	42
Asset Management System	0	0	0	0%	182	115	2
<b>Total Water Supply - Hawea</b>	<b>811,615</b>	<b>148,089</b>	<b>663,526</b>	<b>18%</b>	<b>401,220</b>	<b>115</b>	<b>3,494</b>

## Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>LUGGATE</b>							
Reticulation	0	0	0	0%	3,391	40	86
Pump Station	0	0	0	0%	7,502	40	189
Decomissioning Works	0	0	0	0%	-	40	0
Unspecified Expenditure	0	0	0	0%	675	40	17
Storage	0	0	0	0%	19,456	40	491
New Scheme	0	0	0	0%	-	40	0
Intake	0	0	0	0%	-	40	0
Renewals	243,064	0	243,064	0%	-	40	0
Investigations	0	0	0	0%	1,832	40	46
Management	7,305	1,644	5,661	23%	1,873	40	47
Conveyance	0	0	0	0%	-	40	0
Emergency Conveyance	0	0	0	0%	-	40	0
Flow Metering	0	0	0	0%	4,202	40	106
Treatment Facility	287,378	131,538	155,840	46%	45,158	40	1,140
Forward Design	0	0	0	0%	-	40	0
Minor Works	0	0	0	0%	10	40	0
Asset Management System	0	0	0	0%	2,083	40	53
<b>Total Water Supply - Luggate</b>	<b>537,747</b>	<b>133,182</b>	<b>404,565</b>	<b>25%</b>	<b>86,181</b>	<b>40</b>	<b>2,175</b>



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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>QUEENSTOWN</b>									
Queenstown							Existing Debt	5,382,152	
Queenstown	2015/16	1,791,035	851,789	851,789	160	530,972	530,972	5,702,968	91%
Queenstown	2016/17	5,434,018	2,464,188	3,315,977	216	714,845	1,245,817	7,452,312	86%
Queenstown	2017/18	1,589,681	1,022,373	4,338,350	216	714,845	1,960,662	7,759,840	80%
Queenstown	2018/19	1,101,297	53,518	4,391,868	216	714,845	2,675,507	7,098,513	73%
Queenstown	2019/20	1,057,625	6,641	4,398,509	216	714,845	3,390,352	6,390,308	65%
Queenstown	2020/21	2,921,978	763,211	5,161,720	216	714,845	4,105,197	6,438,675	61%
Queenstown	2021/22	1,082,197	11,597	5,173,317	185	612,985	4,718,182	5,837,287	55%
Queenstown	2022/23	1,074,167	9,977	5,183,294	185	612,985	5,331,166	5,234,280	50%
Queenstown	2023/24	1,410,383	345,040	5,528,334	185	612,985	5,944,151	4,966,335	46%
Queenstown	2024/25	1,072,079	9,556	5,537,890	185	612,985	6,557,135	4,362,907	40%
			<b>5,537,890</b>		<b>1,982</b>			<b>Queenstown Weighted Debt Funding Ratio</b>	<b>67%</b>

<b>ARROWTOWN</b>									
Arrowtown							Existing Debt	1,868,299	
Arrowtown	2015/16	251,436	9,645	9,645	20	88,709	88,709	1,789,234	95%
Arrowtown	2016/17	144,340	1,721	11,365	11	46,656	135,366	1,744,299	93%
Arrowtown	2017/18	141,480	904	12,270	11	46,656	182,022	1,698,547	90%
Arrowtown	2018/19	142,536	1,206	13,476	11	46,656	228,678	1,653,096	88%
Arrowtown	2019/20	143,122	1,373	14,849	11	46,656	275,335	1,607,813	85%
Arrowtown	2020/21	142,066	1,072	15,921	11	46,656	321,991	1,562,228	83%
Arrowtown	2021/22	146,713	2,398	18,319	10	43,134	365,125	1,521,492	81%
Arrowtown	2022/23	145,539	2,063	20,382	10	43,134	408,260	1,480,421	78%
Arrowtown	2023/24	145,750	2,123	22,505	10	43,134	451,394	1,439,411	76%
Arrowtown	2024/25	145,234	1,976	24,481	10	43,134	494,528	1,398,252	74%
			<b>24,481</b>		<b>114</b>			<b>Arrowtown Weighted Debt Funding Ratio</b>	<b>85%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>GLENORCHY</b>									
Glenorchy							Existing Debt	263,382	
Glenorchy	2015/16	458,470	175,680	175,680	3	18,727	18,727	420,335	96%
Glenorchy	2016/17	27,239	148	175,828	3	22,299	41,026	398,184	91%
Glenorchy	2017/18	26,857	78	175,906	3	22,299	63,326	375,963	86%
Glenorchy	2018/19	26,998	104	176,010	3	22,299	85,625	353,768	81%
Glenorchy	2019/20	140,176	22,101	198,111	3	22,299	107,924	353,569	77%
Glenorchy	2020/21	26,935	92	198,203	3	22,299	130,223	331,362	72%
Glenorchy	2021/22	27,556	207	198,410	3	22,847	153,070	308,722	67%
Glenorchy	2022/23	27,399	178	198,588	3	22,847	175,917	286,053	62%
Glenorchy	2023/24	27,427	183	198,771	3	22,847	198,763	263,389	57%
Glenorchy	2024/25	27,358	170	198,941	3	22,847	221,610	240,713	52%
			<b>198,941</b>		<b>33</b>			<b>Glenorchy Weighted Debt Funding Ratio</b>	<b>76%</b>

<b>LAKE HAYES</b>									
Lake Hayes							Existing Debt	0	
Lake Hayes	2015/16	93,750	1,097	1,097	5	14,147	14,147	-13,051	-1190%
Lake Hayes	2016/17	494,019	153,908	155,005	8	23,841	37,988	117,016	75%
Lake Hayes	2017/18	88,941	265	155,269	8	23,841	61,830	93,440	60%
Lake Hayes	2018/19	553,161	30,211	185,481	8	23,841	85,671	99,810	54%
Lake Hayes	2019/20	89,735	402	185,883	8	23,841	109,512	76,371	41%
Lake Hayes	2020/21	89,225	314	186,196	8	23,841	133,353	52,843	28%
Lake Hayes	2021/22	91,469	702	186,898	9	28,168	161,521	25,377	14%
Lake Hayes	2022/23	90,902	604	187,502	9	28,168	189,689	-2,186	-1%
Lake Hayes	2023/24	91,004	622	188,124	9	28,168	217,856	-29,732	-16%
Lake Hayes	2024/25	90,755	578	188,702	9	28,168	246,024	-57,322	-30%
			<b>188,702</b>		<b>79</b>			<b>Lake Hayes Weighted Debt Funding Ratio</b>	<b>12%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>ARTHURS POINT</b>									
Arthurs Point							Existing Debt	0	
Arthurs Point	2015/16	48,343	1,227	1,227	20	70,855	70,855	-69,629	-5675%
Arthurs Point	2016/17	44,916	563	1,790	20	70,794	141,649	-139,859	-7812%
Arthurs Point	2017/18	164,534	52,084	53,874	20	70,794	212,443	-158,569	-294%
Arthurs Point	2018/19	1,135,263	467,436	521,311	20	70,794	283,237	238,074	46%
Arthurs Point	2019/20	44,328	450	521,761	20	70,794	354,031	167,730	32%
Arthurs Point	2020/21	43,818	351	522,112	20	70,794	424,824	97,287	19%
Arthurs Point	2021/22	46,062	785	522,897	13	46,365	471,189	51,708	10%
Arthurs Point	2022/23	45,495	676	523,573	13	46,365	517,554	6,018	1%
Arthurs Point	2023/24	45,597	695	524,268	13	46,365	563,919	-39,652	-8%
Arthurs Point	2024/25	45,348	647	524,915	13	46,365	610,284	-85,370	-16%
			<b>524,915</b>		<b>169</b>			<b>Arthurs Point Weighted Debt Funding Ratio</b>	<b>0%</b>

<b>WANAKA</b>									
Wanaka							Existing Debt	0	
Wanaka	2015/16	656,703	98,711	98,711	161	396,524	396,524	-297,812	-302%
Wanaka	2016/17	620,861	83,067	181,778	164	404,313	800,837	-619,058	-341%
Wanaka	2017/18	428,904	58,735	240,513	164	404,313	1,205,150	-964,637	-401%
Wanaka	2018/19	1,370,061	532,428	772,942	164	404,313	1,609,463	-836,522	-108%
Wanaka	2019/20	2,529,223	722,371	1,495,313	164	404,313	2,013,777	-518,464	-35%
Wanaka	2020/21	652,423	3,367	1,498,680	164	404,313	2,418,090	-919,410	-61%
Wanaka	2021/22	863,693	193,817	1,692,496	149	366,297	2,784,387	-1,091,891	-65%
Wanaka	2022/23	4,174,739	3,147,789	4,840,285	149	366,297	3,150,685	1,689,601	35%
Wanaka	2023/24	1,800,608	870,702	5,710,987	149	366,297	3,516,982	2,194,005	38%
Wanaka	2024/25	665,086	6,208	5,717,195	149	366,297	3,883,280	1,833,916	32%
			<b>5,801,701</b>		<b>1,580</b>			<b>Wanaka &amp; Albert Town Weighted Debt Funding Ratio</b>	<b>0%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>HAWEA</b>									
Hawea							Existing Debt	391,107	
Hawea	2015/16	44,731	1,031	1,031	12	41,911	41,911	350,227	89%
Hawea	2016/17	268,249	96,489	97,520	12	41,279	83,190	405,437	83%
Hawea	2017/18	154,069	26,590	124,110	12	41,279	124,469	390,748	76%
Hawea	2018/19	41,368	332	124,442	12	41,279	165,747	349,801	68%
Hawea	2019/20	41,589	378	124,820	12	41,279	207,026	308,901	60%
Hawea	2020/21	41,190	295	125,115	12	41,279	248,305	267,917	52%
Hawea	2021/22	42,946	660	125,775	11	38,229	286,533	230,348	45%
Hawea	2022/23	42,503	568	126,342	11	38,229	324,762	192,687	37%
Hawea	2023/24	42,582	584	126,927	11	38,229	362,991	155,043	30%
Hawea	2024/25	92,387	21,162	148,089	11	38,229	401,220	137,976	26%
			<b>148,089</b>		<b>115</b>			<b>Hawea Weighted Debt Funding Ratio</b>	<b>63%</b>

<b>LUGGATE</b>									
Luggate							Existing Debt	0	
Luggate	2015/16	25,779	331	331	4	9,119	9,119	-8,787	-2651%
Luggate	2016/17	24,983	152	484	4	8,571	17,690	-17,206	-3557%
Luggate	2017/18	24,662	80	564	4	8,571	26,261	-25,697	-4559%
Luggate	2018/19	24,780	107	670	4	8,571	34,832	-34,162	-5096%
Luggate	2019/20	24,846	121	792	4	8,571	43,403	-42,611	-5381%
Luggate	2020/21	24,728	95	887	4	8,571	51,974	-51,087	-5762%
Luggate	2021/22	312,627	131,750	132,637	4	8,552	60,526	72,111	54%
Luggate	2022/23	25,117	183	132,819	4	8,552	69,078	63,742	48%
Luggate	2023/24	25,141	188	133,007	4	8,552	77,629	55,378	42%
Luggate	2024/25	25,083	175	133,182	4	8,552	86,181	47,001	35%
			<b>133,182</b>		<b>40</b>			<b>Luggate Weighted Debt Funding Ratio</b>	<b>0%</b>

**Wastewater Capital Expenditure for Development Contributions (excluding GST)**

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>QUEENSTOWN</b>							
Asset Management System	0	0	0	0%	-	1,816	0
Investigations	0	0	0	0%	479	1,816	0
Management	555,160	118,317	436,843	21%	50,949	1,816	28
Minor Works	0	0	0	0%	-	1,816	0
New Scheme	0	0	0	0%	-	1,816	0
Pump Station	3,393,000	1,466,778	1,926,222	43%	1,405,503	1,816	774
Renewals	2,963,303	0	2,963,303	0%	1,677	1,816	1
Reticulation	9,806,261	5,519,850	4,286,411	56%	4,353,520	1,816	2,397
Storage	580,084	580,084	0	100%	275,233	1,816	152
Treatment Facility	18,611,021	3,442,894	15,168,127	18%	4,548,253	1,816	2,504
Unspecified Expenditure	0	0	0	0%	143,142	1,816	79
<b>Total WASTEWATER - Queenstown</b>	<b>35,908,829</b>	<b>11,127,922</b>	<b>24,780,907</b>	<b>31%</b>	<b>10,778,755</b>	<b>1,816</b>	<b>5,935</b>

<b>ARROWTOWN</b>							
Asset Management System	0	0	0	0%	-	86	0
Investigations	0	0	0	0%	-	86	0
Management	79,296	9,147	70,150	12%	3,375	86	39
Minor Works	0	0	0	0%	-	86	0
New Scheme	0	0	0	0%	-	86	0
Pump Station	0	0	0	0%	53,106	86	617
Renewals	1,051,610	0	1,051,610	0%	6,406	86	74
Reticulation	0	0	0	0%	210,371	86	2,443
Storage	0	0	0	0%	-	86	0
Treatment Facility	882,339	163,226	719,114	18%	215,605	86	2,504
Unspecified Expenditure	0	0	0	0%	3,798	86	44
<b>Total WASTEWATER - Arrowtown</b>	<b>2,013,246</b>	<b>172,373</b>	<b>1,840,873</b>	<b>9%</b>	<b>492,662</b>	<b>86</b>	<b>5,722</b>

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>LAKE HAYES</b>							
Asset Management System	0	0	0	0%	-	66	0
Investigations	0	0	0	0%	-	66	0
Management	36,115	5,417	30,698	15%	1,574	66	24
Minor Works	0	0	0	0%	4,034	66	61
New Scheme	0	0	0	0%	-	66	0
Pump Station	0	0	0	0%	65,574	66	998
Renewals	0	0	0	0%	-	66	0
Reticulation	0	0	0	0%	251,560	66	3,829
Storage	0	0	0	0%	-	66	0
Treatment Facility	673,268	124,549	548,718	18%	164,536	66	2,504
Unspecified Expenditure	0	0	0	0%	-	66	0
<b>Total WASTEWATER - Lake Hayes</b>	<b>762,585</b>	<b>129,967</b>	<b>632,618</b>	<b>17%</b>	<b>487,279</b>	<b>66</b>	<b>7,416</b>

<b>ARTHURS POINT</b>							
Asset Management System	0	0	0	0%	-	115	0
Investigations	0	0	0	0%	-	115	0
Management	27,456	5,747	21,709	21%	2,330	115	20
Minor Works	0	0	0	0%	-	115	0
New Scheme	0	0	0	0%	-	115	0
Pump Station	0	0	0	0%	-	115	0
Renewals	19,098	0	19,098	0%	-	115	0
Reticulation	127,609	27,680	99,929	22%	245,078	115	2,122
Storage	0	0	0	0%	-	115	0
Treatment Facility	1,183,478	218,934	964,544	18%	289,224	115	2,504
Unspecified Expenditure	0	0	0	0%	4,499	115	39
<b>Total WASTEWATER - Arthurs Point</b>	<b>1,357,642</b>	<b>252,362</b>	<b>1,105,280</b>	<b>19%</b>	<b>541,131</b>	<b>115</b>	<b>4,685</b>

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>WANAKA</b>							
Asset Management System	0	0	0	0%	-	1,299	0
Investigations	320,028	72,323	247,704	23%	26,379	1,299	20
Management	0	0	0	0%	6,019	1,299	5
Minor Works	0	0	0	0%	-	1,299	0
New Scheme	0	0	0	0%	-	1,299	0
Pump Station	1,238,332	1,059,161	179,172	86%	1,050,372	1,299	809
Renewals	1,105,314	0	1,105,314	0%	4,447	1,299	3
Reticulation	3,026,776	1,254,390	1,772,386	41%	1,233,651	1,299	950
Storage	0	0	0	0%	-	1,299	0
Treatment Facility	3,000,000	507,669	2,492,331	17%	6,366,614	1,299	4,901
Unspecified Expenditure	0	0	0	0%	115,982	1,299	89
<b>Total WASTEWATER - Wanaka</b>	<b>8,690,450</b>	<b>2,893,543</b>	<b>5,796,907</b>	<b>33%</b>	<b>8,803,464</b>	<b>1,299</b>	<b>6,776</b>

<b>HAWEA</b>							
Asset Management System	0	0	0	0%	-	108	0
Investigations	0	0	0	0%	-	108	0
Management	31,961	6,596	25,364	21%	2,988	108	28
Minor Works	0	0	0	0%	-	108	0
New Scheme	0	0	0	0%	-	108	0
Pump Station	33,930	2,266	31,664	7%	202,154	108	1,878
Renewals	281,500	0	281,500	0%	-	108	0
Reticulation	0	0	0	0%	199,132	108	1,850
Storage	0	0	0	0%	-	108	0
Treatment Facility	4,256,550	1,766,017	2,490,533	41%	374,384	108	3,479
Unspecified Expenditure	0	0	0	0%	12,937	108	120
<b>Total WASTEWATER - Hawea</b>	<b>4,603,941</b>	<b>1,774,879</b>	<b>2,829,062</b>	<b>39%</b>	<b>791,595</b>	<b>108</b>	<b>7,355</b>



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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>LUGGATE</b>							
Asset Management System	0	0	0	0%	-	9	0
Investigations	526,801	108,705	418,096	21%	31,305	9	3,374
Management	2,910	34	2,877	1%	118	9	13
Minor Works	0	0	0	0%	-	9	0
New Scheme	0	0	0	0%	-	9	0
Pump Station	0	0	0	0%	6,799	9	733
Renewals	106,654	0	106,654	0%	-	9	0
Reticulation	0	0	0	0%	-	9	0
Storage	0	0	0	0%	-	9	0
Treatment Facility	0	0	0	0%	-	9	0
Unspecified Expenditure	0	0	0	0%	-	9	0
<b>Total WASTEWATER - Luggate</b>	<b>636,365</b>	<b>108,739</b>	<b>527,627</b>	<b>17%</b>	<b>38,222</b>	<b>9</b>	<b>4,119</b>

<b>SHOTOVER COUNTRY</b>							
Asset Management System	0	0	0	0%	-	362	0
Investigations	0	0	0	0%	-	362	0
Management	0	0	0	0%	-	362	0
Minor Works	0	0	0	0%	-	362	0
New Scheme	0	0	0	0%	-	362	0
Pump Station	0	0	0	0%	-	362	0
Renewals	0	0	0	0%	-	362	0
Reticulation	0	0	0	0%	-	362	0
Storage	0	0	0	0%	-	362	0
Treatment Facility	3,709,379	686,206	3,023,172	18%	906,516	362	2,504
Unspecified Expenditure	0	0	0	0%	-	362	0
<b>Total WASTEWATER - Shotover Country</b>	<b>3,709,379</b>	<b>686,206</b>	<b>3,023,172</b>	<b>18%</b>	<b>906,516</b>	<b>362</b>	<b>2,504</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>QUEENSTOWN</b>									
Queenstown								10,784,517	
Queenstown	2015/16	11,852,710	2,488,850	2,488,850	159	945,683	945,683	12,327,684	93%
Queenstown	2016/17	2,397,595	1,066,974	3,555,824	205	1,215,777	2,161,460	12,178,881	85%
Queenstown	2017/18	5,800,872	2,979,415	6,535,239	205	1,215,777	3,377,237	13,942,520	81%
Queenstown	2018/19	5,429,021	2,518,463	9,053,703	205	1,215,777	4,593,014	15,245,206	77%
Queenstown	2019/20	5,091,892	1,270,587	10,324,290	205	1,215,777	5,808,790	15,300,017	72%
Queenstown	2020/21	332,340	5,666	10,329,956	205	1,215,777	7,024,567	14,089,906	67%
Queenstown	2021/22	2,677,268	298,980	10,628,935	158	938,547	7,963,114	13,450,338	63%
Queenstown	2022/23	2,463,826	467,747	11,096,682	158	938,547	8,901,661	12,979,538	59%
Queenstown	2023/24	372,382	14,199	11,110,882	158	938,547	9,840,208	12,055,190	55%
Queenstown	2024/25	346,297	8,640	11,119,522	158	938,547	10,778,755	11,125,283	51%
			<b>11,119,522</b>		<b>1,816</b>			<b>Queenstown Weighted Debt Funding Ratio</b>	<b>71%</b>

<b>ARROWTOWN</b>									
Arrowtown								1,485,912	
Arrowtown	2015/16	1,512,279	119,845	119,845	17	95,795	95,795	1,509,962	94%
Arrowtown	2016/17	267,817	13,524	133,369	8	46,350	142,145	1,477,136	91%
Arrowtown	2017/18	394,014	14,761	148,130	8	46,350	188,494	1,445,548	88%
Arrowtown	2018/19	112,611	534	148,664	8	46,350	234,844	1,399,732	86%
Arrowtown	2019/20	394,607	14,830	163,494	8	46,350	281,194	1,368,212	83%
Arrowtown	2020/21	111,780	438	163,932	8	46,350	327,544	1,322,300	80%
Arrowtown	2021/22	404,076	15,922	179,854	7	41,286	368,830	1,296,936	78%
Arrowtown	2022/23	118,639	1,229	181,083	7	41,286	410,116	1,256,879	75%
Arrowtown	2023/24	117,500	1,098	182,181	7	41,286	451,402	1,216,691	73%
Arrowtown	2024/25	113,774	668	182,849	7	41,286	492,688	1,176,073	70%
			<b>182,849</b>		<b>86</b>			<b>Arrowtown Weighted Debt Funding Ratio</b>	<b>83%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>GLENORCHY</b>									
Glenorchy								210,305	
Glenorchy	2015/16	253,816	89,704	89,704	3	45,858	45,858	254,152	85%
Glenorchy	2016/17	5,386,587	1,920,207	2,009,911	3	49,335	95,193	2,125,023	96%
Glenorchy	2017/18	683	102	2,010,013	3	49,335	144,528	2,075,790	93%
Glenorchy	2018/19	987	148	2,010,161	3	49,335	193,863	2,026,603	91%
Glenorchy	2019/20	810	121	2,010,282	3	49,335	243,198	1,977,389	89%
Glenorchy	2020/21	810	121	2,010,403	3	49,335	292,533	1,928,175	87%
Glenorchy	2021/22	2,829	423	2,010,826	3	52,968	345,501	1,875,630	84%
Glenorchy	2022/23	2,272	340	2,011,166	3	52,968	398,468	1,823,002	82%
Glenorchy	2023/24	2,029	304	2,011,469	3	52,968	451,436	1,770,338	80%
Glenorchy	2024/25	1,235	185	2,011,654	3	52,968	504,404	1,717,556	77%
			<b>2,011,654</b>		<b>28</b>			<b>Glenorchy Weighted Debt Funding Ratio</b>	<b>87%</b>
<b>LAKE HAYES</b>									
Lake Hayes								-	
Lake Hayes	2015/16	703,179	91,574	91,574	4	27,938	27,938	63,636	69%
Lake Hayes	2016/17	83,031	10,239	101,813	6	47,113	75,051	26,762	26%
Lake Hayes	2017/18	144,673	12,629	114,442	6	47,113	122,164	-7,721	-7%
Lake Hayes	2018/19	7,428	316	114,758	6	47,113	169,276	-54,518	-48%
Lake Hayes	2019/20	144,943	12,670	127,428	6	47,113	216,389	-88,961	-70%
Lake Hayes	2020/21	7,050	259	127,688	6	47,113	263,502	-135,814	-106%
Lake Hayes	2021/22	149,256	13,317	141,004	8	55,940	319,441	-178,437	-127%
Lake Hayes	2022/23	10,173	728	141,732	8	55,940	375,381	-233,649	-165%
Lake Hayes	2023/24	9,654	650	142,382	8	55,940	431,320	-288,938	-203%
Lake Hayes	2024/25	7,957	396	142,778	8	55,940	487,260	-344,482	-241%
			<b>142,778</b>		<b>66</b>			<b>Lake Hayes Debt Funding Ratio</b>	<b>0%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>ARTHURS POINT</b>									
Arthurs Point								-	
Arthurs Point	2015/16	590,929	139,159	139,159	14	65,264	65,264	73,895	53%
Arthurs Point	2016/17	67,317	15,408	154,567	13	59,042	124,306	30,261	20%
Arthurs Point	2017/18	119,543	15,489	170,057	13	59,042	183,347	-13,291	-8%
Arthurs Point	2018/19	3,512	335	170,392	13	59,042	242,389	-71,997	-42%
Arthurs Point	2019/20	119,749	15,532	185,924	13	59,042	301,431	-115,506	-62%
Arthurs Point	2020/21	3,225	275	186,200	13	59,042	360,472	-174,273	-94%
Arthurs Point	2021/22	123,027	16,219	202,418	10	45,165	405,637	-203,219	-100%
Arthurs Point	2022/23	133,209	28,453	230,871	10	45,165	450,802	-219,931	-95%
Arthurs Point	2023/24	5,205	690	231,560	10	45,165	495,967	-264,406	-114%
Arthurs Point	2024/25	3,915	420	231,980	10	45,165	541,131	-309,151	-133%
			<b>231,980</b>		<b>115</b>			<b>Arthurs Point Debt Funding Ratio</b>	<b>0%</b>

<b>WANAKA AND ALBERT TOWN</b>									
Wanaka								5,186,481	
Wanaka	2015/16	540,758	64,967	64,967	140	947,669	947,669	4,303,780	82%
Wanaka	2016/17	563,636	6,155	71,122	135	915,449	1,863,117	3,394,486	65%
Wanaka	2017/18	551,470	77,047	148,169	135	915,449	2,778,566	2,556,084	48%
Wanaka	2018/19	1,277,008	714,222	862,391	135	915,449	3,694,015	2,354,857	39%
Wanaka	2019/20	1,433,946	1,224,153	2,086,544	135	915,449	4,609,463	2,663,561	37%
Wanaka	2020/21	3,125,856	511,132	2,597,676	135	915,449	5,524,912	2,259,245	29%
Wanaka	2021/22	761,401	272,187	2,869,863	121	819,638	6,344,550	1,711,794	21%
Wanaka	2022/23	153,536	9,719	2,879,582	121	819,638	7,164,188	901,875	11%
Wanaka	2023/24	148,938	8,680	2,888,261	121	819,638	7,983,826	90,916	1%
Wanaka	2024/25	133,901	5,281	2,893,543	121	819,638	8,803,464	-723,440	-9%
			<b>2,893,543</b>		<b>1,299</b>			<b>Wanaka Weighted Debt Funding Ratio</b>	<b>47%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
<b>HAWEA</b>									
Hawea								822,765	
Hawea	2015/16	35,362	1,489	1,489	11	83,849	83,849	740,404	90%
Hawea	2016/17	30,870	561	2,050	11	81,401	165,250	659,564	80%
Hawea	2017/18	29,441	267	2,316	11	81,401	246,651	578,430	70%
Hawea	2018/19	30,015	385	2,701	11	81,401	328,052	497,414	60%
Hawea	2019/20	63,610	2,582	5,283	11	81,401	409,453	418,595	51%
Hawea	2020/21	29,680	316	5,599	11	81,401	490,854	337,509	41%
Hawea	2021/22	90,047	24,566	30,164	10	75,185	566,039	286,890	34%
Hawea	2022/23	4,232,445	1,743,441	1,773,606	10	75,185	641,225	1,955,146	75%
Hawea	2023/24	31,986	792	1,774,397	10	75,185	716,410	1,880,753	72%
Hawea	2024/25	30,484	482	1,774,879	10	75,185	791,595	1,806,049	70%
			<b>1,774,879</b>		<b>108</b>			<b>Hawea Weighted Debt Funding Ratio</b>	<b>70%</b>

<b>LUGGATE</b>									
Luggate									
Luggate	2015/16	37,662	5,443	5,443	1	4,044	4,044	1,399	26%
Luggate	2016/17	63,593	10,873	16,316	1	3,801	7,845	8,471	52%
Luggate	2017/18	89,803	16,307	32,623	1	3,801	11,647	20,977	64%
Luggate	2018/19	116,195	21,743	54,366	1	3,801	15,448	38,918	72%
Luggate	2019/20	116,165	21,743	76,109	1	3,801	19,249	56,859	75%
Luggate	2020/21	89,825	16,307	92,416	1	3,801	23,051	69,365	75%
Luggate	2021/22	63,832	10,876	103,292	1	3,793	26,844	76,449	74%
Luggate	2022/23	37,396	5,440	108,732	1	3,793	30,636	78,096	72%
Luggate	2023/24	11,015	4	108,736	1	3,793	34,429	74,307	68%
Luggate	2024/25	10,878	2	108,739	1	3,793	38,222	70,517	65%
			<b>108,739</b>		<b>9</b>			<b>Luggate Debt Funding Ratio</b>	<b>71%</b>

**Stormwater Capital Expenditure for Development Contributions (excluding GST)**

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2011/12 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>QUEENSTOWN</b>							
Asset Management System	0	0	0	0%	15,682	899	17
Emergency Conveyance	0	0	0	0%	-	899	0
Flood Protection	0	0	0	0%	162,980	899	181
Flow Metering	0	0	0	0%	-	899	0
Intake	0	0	0	0%	-	899	0
Investigations	0	0	0	0%	186	899	0
Management	331,912	68,545	263,367	21%	23,793	899	26
Minor Works	0	0	0	0%	10,065	899	11
Pump Station	0	0	0	0%	-	899	0
Renewals	0	0	0	0%	32,762	899	36
Reticulation	828,426	236,954	591,473	29%	903,331	899	1,005
Storage	0	0	0	0%	-	899	0
Stormwater Upgrades	0	0	0	0%	118,632	899	132
Treatment Facility	0	0	0	0%	6,537	899	7
<b>TOTAL STORMWATER - QUEENSTOWN</b>	<b>1,160,338</b>	<b>305,498</b>	<b>854,840</b>	<b>26%</b>	<b>1,273,969</b>	<b>899</b>	<b>1,417</b>

<b>ARROWTOWN</b>							
Flood Protection	0	0	0	0%	-	70	0
Forward Design	0	0	0	0%	-	70	0
Investigations	0	0	0	0%	26	70	0
Management	0	0	0	0%	-	70	0
Minor Works	0	0	0	0%	-	70	0
Renewals	0	0	0	0%	2,885	70	41
Reticulation	0	0	0	0%	63,936	70	909
Storage	0	0	0	0%	-	70	0
Stormwater Upgrades	0	0	0	0%	1,388	70	20
Treatment Facility	0	0	0	0%	-	70	0
<b>TOTAL STORMWATER - ARROWTOWN</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>68,235</b>	<b>70</b>	<b>970</b>

**Stormwater Capital Expenditure for Development Contributions (excluding GST) cont...**

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2011/12 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>GLENORCHY</b>							
Flood Protection	0	0	0	0%	3,323	31	109
Forward Design	0	0	0	0%	-	31	0
Investigations	0	0	0	0%	3	31	0
Management	0	0	0	0%	-	31	0
Stormwater Upgrades	0	0	0	0%	129	31	4
Minor Works	0	0	0	0%	-	31	0
Renewals	0	0	0	0%	-	31	0
Reticulation	0	0	0	0%	17,439	31	572
Storage	0	0	0	0%	-	31	0
Treatment Facility	0	0	0	0%	-	31	0
<b>TOTAL STORMWATER - GLENORCHY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>20,894</b>	<b>31</b>	<b>685</b>

<b>FRANKTON FLATS</b>							
Flood Protection	0	0	0	0%	-	256	0
Forward Design	0	0	0	0%	-	256	0
Investigations	0	0	0	0%	-	256	0
Management	0	0	0	0%	17,035	256	67
Minor Works	0	0	0	0%	-	256	0
Renewals	0	0	0	0%	-	256	0
Reticulation	3,698,370	3,698,370	0	100%	1,918,068	256	7,502
Storage	0	0	0	0%	-	256	0
Treatment Facility	0	0	0	0%	84,986	256	332
<b>TOTAL STORMWATER - FRANKTON FLATS</b>	<b>3,698,370</b>	<b>3,698,370</b>	<b>0</b>	<b>100%</b>	<b>2,020,089</b>	<b>256</b>	<b>7,901</b>



**Stormwater Capital Expenditure for Development Contributions (excluding GST) cont...**

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2011/12 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>WANAKA</b>							
Asset Management System	0	0	0	0%	7,254	1,012	7
Emergency Conveyance	0	0	0	0%	-	1,012	0
Flood Protection	0	0	0	0%	27,252	1,012	27
Forward Design	0	0	0	0%	-	1,012	0
Intake	0	0	0	0%	-	1,012	0
Investigations	0	0	0	0%	2,245	1,012	2
Management	184,128	41,138	142,990	22%	14,638	1,012	14
Minor Works	0	0	0	0%	11,620	1,012	11
Pump Station	0	0	0	0%	-	1,012	0
Renewals	0	0	0	0%	40,466	1,012	40
Reticulation	257,821	225,934	31,887	88%	1,745,251	1,012	1,724
Stormwater Upgrades	0	0	0	0%	154,497	1,012	153
Treatment Facility	0	0	0	0%	-	1,012	0
<b>TOTAL STORMWATER - WANAKA</b>	<b>441,950</b>	<b>267,073</b>	<b>174,877</b>	<b>60%</b>	<b>2,003,223</b>	<b>1,012</b>	<b>1,979</b>

<b>HAWEA</b>							
Flood Protection	0	0	0	0%	-	94	0
Forward Design	0	0	0	0%	-	94	0
Investigations	0	0	0	0%	7	94	0
Management	0	0	0	0%	-	94	0
Minor Works	0	0	0	0%	-	94	0
Renewals	0	0	0	0%	-	94	0
Reticulation	0	0	0	0%	46,736	94	495
Storage	0	0	0	0%	-	94	0
Stormwater Upgrades	0	0	0	0%	1,388	94	15
Treatment Facility	0	0	0	0%	-	94	0
<b>TOTAL STORMWATER - HAWEA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>48,131</b>	<b>94</b>	<b>510</b>

**Stormwater Capital Expenditure for Development Contributions (excluding GST) cont...**

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2011/12 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>LUGGATE</b>							
Flood Protection	0	0	0	0%	-	36	0
Forward Design	0	0	0	0%	-	36	0
Investigations	0	0	0	0%	912	36	25
Management	0	0	0	0%	-	36	0
Minor Works	0	0	0	0%	-	36	0
Renewals	0	0	0	0%	-	36	0
Reticulation	0	0	0	0%	565	36	16
Storage	0	0	0	0%	-	36	0
Treatment Facility	0	0	0	0%	-	36	0
<b>TOTAL STORMWATER - LUGGATE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>1,477</b>	<b>36</b>	<b>41</b>

<b>ALBERT TOWN</b>							
Flood Protection	0	0	0	0%	24,974	114	220
Forward Design	0	0	0	0%	-	114	0
Investigations	0	0	0	0%	13	114	0
Management	0	0	0	0%	-	114	0
Minor Works	0	0	0	0%	-	114	0
Renewals	0	0	0	0%	-	114	0
Reticulation	0	0	0	0%	79,992	114	703
Storage	0	0	0	0%	-	114	0
Stormwater Upgrades	0	0	0	0%	2,016	114	18
Treatment Facility	0	0	0	0%	-	114	0
<b>TOTAL STORMWATER - ALBERT TOWN</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>106,995</b>	<b>114</b>	<b>941</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
<b>QUEENSTOWN</b>								<b>1,855,361</b>	
Queenstown	2015/16	140,931	30,642	30,642	97	138,009	138,009	1,747,994	93%
Queenstown	2016/17	465,388	104,660	135,302	94	133,068	271,077	1,719,587	86%
Queenstown	2017/18	101,682	38,194	173,496	94	133,068	404,145	1,624,713	80%
Queenstown	2018/19	49,145	10,149	183,646	94	133,068	537,213	1,501,794	74%
Queenstown	2019/20	226,679	85,400	269,046	94	133,068	670,281	1,454,126	68%
Queenstown	2020/21	32,763	6,766	275,812	94	133,068	803,349	1,327,824	62%
Queenstown	2021/22	32,763	6,766	282,578	83	117,655	921,004	1,216,935	57%
Queenstown	2022/23	36,040	7,443	290,021	83	117,655	1,038,659	1,106,723	52%
Queenstown	2023/24	36,654	7,570	297,591	83	117,655	1,156,314	996,638	46%
Queenstown	2024/25	38,292	7,908	305,498	83	117,655	1,273,969	886,891	41%
			<b>305,498</b>	<b>-</b>	<b>899</b>			<b>Queenstown Weighted Debt Funding Ratio</b>	<b>69%</b>

<b>ARROWTOWN</b>								<b>356,755</b>	
Arrowtown	2015/16	-	-	-	15	14,403	14,403	342,352	96%
Arrowtown	2016/17	-	-	-	6	6,048	20,451	336,304	94%
Arrowtown	2017/18	-	-	-	6	6,048	26,499	330,255	93%
Arrowtown	2018/19	-	-	-	6	6,048	32,548	324,207	91%
Arrowtown	2019/20	-	-	-	6	6,048	38,596	318,159	89%
Arrowtown	2020/21	-	-	-	6	6,048	44,644	312,110	87%
Arrowtown	2021/22	-	-	-	6	5,898	50,542	306,213	86%
Arrowtown	2022/23	-	-	-	6	5,898	56,440	300,315	84%
Arrowtown	2023/24	-	-	-	6	5,898	62,338	294,417	83%
Arrowtown	2024/25	-	-	-	6	5,898	68,235	288,520	81%
			<b>-</b>	<b>-</b>	<b>70</b>			<b>Arrowtown Debt Funding Ratio</b>	<b>89%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
<b>GLENORCHY</b>								<b>20,340</b>	
Glenorchy	2015/16	-	-	-	3	2,079	2,079	18,261	90%
Glenorchy	2016/17	-	-	-	3	2,038	4,117	16,223	80%
Glenorchy	2017/18	-	-	-	3	2,038	6,155	14,184	70%
Glenorchy	2018/19	-	-	-	3	2,038	8,194	12,146	60%
Glenorchy	2019/20	-	-	-	3	2,038	10,232	10,108	50%
Glenorchy	2020/21	-	-	-	3	2,038	12,270	8,069	40%
Glenorchy	2021/22	-	-	-	3	2,156	14,426	5,913	29%
Glenorchy	2022/23	-	-	-	3	2,156	16,582	3,757	18%
Glenorchy	2023/24	-	-	-	3	2,156	18,738	1,601	8%
Glenorchy	2024/25	-	-	-	3	2,156	20,894	-555	-3%
			-	-	<b>31</b>			<b>Glenorchy Weighted Debt Funding Ratio</b>	<b>63%</b>

<b>FRANKTON FLATS</b>								-	
Frankton Flats	2015/16	1,012,219	1,012,219	1,012,219	0	-	-	1,012,219	100%
Frankton Flats	2016/17	2,574,871	2,574,871	3,587,090	29	227,775	227,775	3,359,315	94%
Frankton Flats	2017/18	111,280	111,280	3,698,370	29	227,775	455,550	3,242,820	88%
Frankton Flats	2018/19	-	-	3,698,370	29	227,775	683,325	3,015,045	82%
Frankton Flats	2019/20	-	-	3,698,370	29	227,775	911,100	2,787,270	75%
Frankton Flats	2020/21	-	-	3,698,370	29	227,775	1,138,875	2,559,495	69%
Frankton Flats	2021/22	-	-	3,698,370	28	220,303	1,359,179	2,339,191	63%
Frankton Flats	2022/23	-	-	3,698,370	28	220,303	1,579,482	2,118,888	57%
Frankton Flats	2023/24	-	-	3,698,370	28	220,303	1,799,786	1,898,584	51%
Frankton Flats	2024/25	-	-	3,698,370	28	220,303	2,020,089	1,678,281	45%
			<b>3,698,370</b>	-	<b>256</b>			<b>Kingston Weighted Debt Funding Ratio</b>	<b>74%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
<b>WANAKA</b>								<b>1,759,854</b>	
Wanaka	2015/16	66,944	29,792	29,792	110	218,221	218,221	1,571,425	88%
Wanaka	2016/17	14,685	3,281	33,073	103	204,551	422,772	1,370,154	76%
Wanaka	2017/18	110,145	100,447	133,520	103	204,551	627,324	1,266,050	67%
Wanaka	2018/19	127,263	106,091	239,611	103	204,551	831,875	1,167,590	58%
Wanaka	2019/20	24,991	5,584	245,195	103	204,551	1,036,426	968,623	48%
Wanaka	2020/21	18,176	4,061	249,256	103	204,551	1,240,978	768,132	38%
Wanaka	2021/22	18,176	4,061	253,317	96	190,561	1,431,539	581,632	29%
Wanaka	2022/23	19,993	4,467	257,784	96	190,561	1,622,100	395,537	20%
Wanaka	2023/24	20,334	4,543	262,327	96	190,561	1,812,661	209,519	10%
Wanaka	2024/25	21,243	4,746	267,073	96	190,561	2,003,223	23,704	1%
			<b>267,073</b>	<b>-</b>	<b>1,012</b>			<b>Wanaka Weighted Debt Funding Ratio</b>	<b>60%</b>

<b>HAWEA</b>								<b>41,784</b>	
Hawea	2015/16	-	-	-	10	5,072	5,072	36,712	88%
Hawea	2016/17	-	-	-	10	4,938	10,010	31,774	76%
Hawea	2017/18	-	-	-	10	4,938	14,948	26,836	64%
Hawea	2018/19	-	-	-	10	4,938	19,886	21,897	52%
Hawea	2019/20	-	-	-	10	4,938	24,825	16,959	41%
Hawea	2020/21	-	-	-	10	4,938	29,763	12,021	29%
Hawea	2021/22	-	-	-	9	4,592	34,355	7,429	18%
Hawea	2022/23	-	-	-	9	4,592	38,947	2,837	7%
Hawea	2023/24	-	-	-	9	4,592	43,539	-1,755	-4%
Hawea	2024/25	-	-	-	9	4,592	48,131	-6,347	-15%
			<b>-</b>	<b>-</b>	<b>94</b>			<b>Hawea Debt Funding Ratio</b>	<b>58%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
<b>ALBERT TOWN</b>								<b>129,043</b>	
Albert Town	2015/16	-	-	-	13	12,061	12,061	116,983	91%
Albert Town	2016/17	-	-	-	11	10,818	22,878	106,165	82%
Albert Town	2017/18	-	-	-	11	10,818	33,696	95,347	74%
Albert Town	2018/19	-	-	-	11	10,818	44,514	84,529	66%
Albert Town	2019/20	-	-	-	11	10,818	55,332	73,712	57%
Albert Town	2020/21	-	-	-	11	10,818	66,149	62,894	49%
Albert Town	2021/22	-	-	-	11	10,211	76,361	52,682	41%
Albert Town	2022/23	-	-	-	11	10,211	86,572	42,471	33%
Albert Town	2023/24	-	-	-	11	10,211	96,784	32,260	25%
Albert Town	2024/25	-	-	-	11	10,211	106,995	22,048	17%
			-	-	<b>114</b>			<b>Albert Town Debt Funding Ratio</b>	<b>64%</b>

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>RESERVE IMPROVEMENTS - WAKATIPU</b>							
Parks and Reserves - Wakatipu Ward	7,171,922	1,233,994	5,937,928	17%	2,898,258	3,126	927
Walkways - Wakatipu Ward	1,477,390	173,702	1,303,688	12%	256,068	3,126	82
Council Land - Reserve Land - Wakatipu	0	0	0	0%	40,743	3,126	13
Cemeteries - Wakatipu Ward	39,254	0	39,254	0%	57,068	3,126	18
<b>Total - RESERVE IMPROVEMENTS - WAKATIPU</b>	<b>8,688,566</b>	<b>1,407,695</b>	<b>7,280,871</b>	<b>16%</b>	<b>3,252,136</b>	<b>3,126</b>	<b>1,040</b>

<b>RESERVE IMPROVEMENTS - WANAKA</b>							
Parks and Reserves - Wanaka Ward	3,463,670	623,979	2,839,692	18%	1,738,267	2,198	791
Walkways - Wanaka Ward	179,097	34,208	144,890	19%	116,941	2,198	53
Council Land - Reserve Land - Wanaka	0	0	0	0%	465,582	2,198	212
Council Land - Reserve Land - Hawea	0	0	0	0%	-	2,198	-
Cemeteries - Wanaka Ward	0	0	0	0%	47,899	2,198	22
<b>Total - RESERVE IMPROVEMENTS - WANAKA</b>	<b>3,642,767</b>	<b>658,186</b>	<b>2,984,581</b>	<b>18%</b>	<b>2,368,689</b>	<b>2,198</b>	<b>1,078</b>

<b>RESERVE IMPROVEMENTS - DISTRICT WIDE</b>							
Parks and Reserves - Wakatipu Ward	88,322	18,548	69,774	21%	320,835	5,324	60
Parks and Reserves - Wanaka Ward	98,135	29,398	68,738	30%	66,465	5,324	12
<b>Total - RESERVE IMPROVEMENTS - DISTRICT WIDE</b>	<b>186,457</b>	<b>47,945</b>	<b>138,512</b>	<b>26%</b>	<b>387,299</b>	<b>5,324</b>	<b>72</b>



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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>COMMUNITY FACILITIES - WAKATIPU</b>							
Alpine Aqualand	524,286	0	524,286	0%	3,593,925	3,126	1,150
Council Land - Non-Reserve - Wakatipu	0	0	0	0%	40,091	3,126	13
Waterways Facilities - Wakatipu Ward	207,203	0	207,203	0%	107,466	3,126	34
Halls - Queenstown	340,039	26,400	313,639	8%	774,604	3,126	248
Halls - Events Centre	749,601	0	749,601	0%	1,850,036	3,126	592
Halls - Convention Centre	58,996,000	0	58,996,000	0%	-	3,126	-
Halls - Lake Hayes Pavillion	0	0	0	0%	-	3,126	-
Halls - Arrowtown	179,068	6,689	172,378	4%	27,402	3,126	9
Halls - Glenorchy	107,000	0	107,000	0%	8,844	3,126	3
Halls - Queenstown Community Centre	102,641	0	102,641	0%	28,487	3,126	9
Buildings - Heritage	0	0	0	0%	226,797	3,126	73
Buildings - Toilets - Wakatipu Ward	457,785	62,432	395,353	14%	251,784	3,126	81
Community Development - Swimming Pools	166,310	0	166,310	0%	501,084	3,126	160
Libraries - Queenstown	4,975,608	0	4,975,608	0%	5,627	3,126	2
Libraries - Arrowtown	43,500	0	43,500	0%	-	3,126	-
Libraries - Glenorchy	28,000	0	28,000	0%	1,544	3,126	0
Libraries - Kingston	30,000	0	30,000	0%	-	3,126	-
Health and Fitness centre	392,542	0	392,542	0%	-	3,126	-
Frankton Golf Course	0	0	0	0%	-	3,126	-
Events Centre	0	0	0	0%	-	3,126	-
Rural Fire - District Wide	0	0	0	0%	-	3,126	-
Waka - Non Res	33,000	0	33,000	0%	-	3,126	-
<b>Total - COMMUNITY FACILITIES - WAKATIPU</b>	<b>67,332,582</b>	<b>95,521</b>	<b>67,237,061</b>	<b>0%</b>	<b>7,417,691</b>	<b>3,126</b>	<b>2,373</b>

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>COMMUNITY FACILITIES - WANAKA</b>							
Waterways Facilities - Wanaka Ward	1,156,225	0	1,156,225	0%	136,211	2,198	62
Halls - Arts & Community Centre	12,000	0	12,000	0%	751,004	2,198	342
Halls - Hawea	110,068	18,350	91,718	17%	18,831	2,198	9
Halls - Luggate	42,000	0	42,000	0%	5,012	2,198	2
Halls - Cardrona	47,000	0	47,000	0%	25,670	2,198	12
Halls - Wanaka Community Centre	406,303	0	406,303	0%	858,719	2,198	391
Halls - Wanaka Sports Facility	11,481,845	0	11,481,845	0%	-	2,198	-
Buildings - Toilets - Wanaka Ward	821,508	95,042	726,466	12%	95,433	2,198	43
Community Development - Swimming Pools	0	0	0	0%	114,585	2,198	52
Wanaka Swimming Pool	11,810,800	0	11,810,800	0%	-	2,198	-
Libraries - Wanaka	320,438	0	320,438	0%	4,480	2,198	2
Libraries - Hawea	23,438	0	23,438	0%	2,749	2,198	1
<b>Total - COMMUNITY FACILITIES - WANAKA</b>	<b>26,231,624</b>	<b>113,392</b>	<b>26,118,233</b>	<b>0%</b>	<b>2,012,695</b>	<b>2,198</b>	<b>916</b>

<b>COMMUNITY FACILITIES - DISTRICT WIDE</b>							
Community Development - Swimming Pools	80,000	0	80,000	0%	-	5,324	-
Rural Fire - District Wide	30,000	0	30,000	0%	41,598	5,324	8
Libraries - Queenstown	1,459,000	0	1,459,000	0%	-	5,324	-
Libraries - Wanaka	1,198,075	0	1,198,075	0%	-	5,324	-
Halls - Lake Hayes Pavillion	65,754	5,662	60,092	9%	21,122	5,324	4
Community Development - District Wide	0	0	0	0%	174,406	5,324	33
<b>Total - COMMUNITY FACILITIES - DISTRICT WIDE</b>	<b>2,832,829</b>	<b>5,662</b>	<b>2,827,166</b>	<b>0%</b>	<b>237,127</b>	<b>5,324</b>	<b>45</b>

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

"Project Summaries (GL Code Location)"	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
Wakatipu - Reserve Land							
Reserves	\$12,676,011	\$12,676,011	\$-	100%	\$12,941,950	1,466	27.5 m²
Wanaka - Reserve Land							
Reserves	\$6,250,756	\$6,250,756	\$-	100%	\$6,140,868	994	27.5 m²
<b>Total - Reserve Land</b>	<b>\$18,926,767</b>	<b>\$18,926,767</b>	<b>\$-</b>		<b>\$19,082,819</b>	<b>2,460</b>	

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Net Cost Balance (2015/16 \$)	Debt %
<b>WAKATIPU - Reserve Improvements</b>									
								2,685,876	
Wakatipu	2015/16	1,652,988	308,249	308,249	468	486,562	486,562	2,507,563	83.7%
Wakatipu	2016/17	1,280,508	192,789	501,038	328	341,626	828,188	2,358,726	74.0%
Wakatipu	2017/18	752,012	120,954	621,992	328	341,626	1,169,813	2,138,054	64.6%
Wakatipu	2018/19	873,410	134,118	756,109	328	341,626	1,511,439	1,930,546	56.1%
Wakatipu	2019/20	724,908	116,021	872,130	328	341,626	1,853,065	1,704,941	47.9%
Wakatipu	2020/21	559,451	90,304	962,434	328	341,626	2,194,691	1,453,619	39.8%
Wakatipu	2021/22	740,731	135,841	1,098,275	254	264,361	2,459,052	1,325,099	35.0%
Wakatipu	2022/23	523,227	79,593	1,177,869	254	264,361	2,723,414	1,140,331	29.5%
Wakatipu	2023/24	579,804	81,900	1,259,769	254	264,361	2,987,775	957,870	24.3%
Wakatipu	2024/25	1,001,526	147,927	1,407,695	254	264,361	3,252,136	841,435	20.6%
<b>Wakatipu</b>		<b>8,688,566</b>	<b>1,407,695</b>	<b>-</b>	<b>3,126</b>	<b>3,252,136</b>		<b>Wakatipu Weighted Debt Funding Ratio</b>	<b>54%</b>

<b>WAKATIPU - Community Facilities</b>									
								8,504,631	
Wakatipu	2015/16	2,604,980	1,302	1,302	468	1,109,783	1,109,783	7,396,151	87.0%
Wakatipu	2016/17	25,285,262	12,120	13,423	328	779,203	1,888,986	6,629,068	77.8%
Wakatipu	2017/18	31,087,762	13,461	26,884	328	779,203	2,668,189	5,863,326	68.7%
Wakatipu	2018/19	493,153	28,144	55,028	328	779,203	3,447,393	5,112,266	59.7%
Wakatipu	2019/20	1,564,635	-	55,028	328	779,203	4,226,596	4,333,063	50.6%
Wakatipu	2020/21	5,148,674	20,827	75,855	328	779,203	5,005,800	3,574,686	41.7%
Wakatipu	2021/22	188,667	-	75,855	254	602,973	5,608,773	2,971,713	34.6%
Wakatipu	2022/23	339,322	-	75,855	254	602,973	6,211,746	2,368,740	27.6%
Wakatipu	2023/24	276,506	19,666	95,521	254	602,973	6,814,719	1,785,434	20.8%
Wakatipu	2024/25	343,622	-	95,521	254	602,973	7,417,691	1,182,461	13.7%
<b>Wakatipu</b>		<b>67,332,582</b>	<b>95,521</b>	<b>-</b>	<b>3,126</b>	<b>7,417,691</b>		<b>Wakatipu Weighted Debt Funding Ratio</b>	<b>60%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Net Cost Balance (2015/16 \$)	Debt %
<b>WANAKA - Reserve Improvements</b>									
								-	
Wanaka	2015/16	12,481,430	185,188	185,188	194	209,549	209,549	-24,361	-13.2%
Wanaka	2016/17	11,371,475	43,603	228,791	236	254,343	463,892	-235,101	-102.8%
Wanaka	2017/18	231,910	35,964	264,755	236	254,343	718,234	-453,479	-171.3%
Wanaka	2018/19	1,426,855	119,692	384,447	236	254,343	972,577	-588,130	-153.0%
Wanaka	2019/20	335,700	49,412	433,859	236	254,343	1,226,920	-793,060	-182.8%
Wanaka	2020/21	173,401	32,428	466,287	236	254,343	1,481,262	-1,014,975	-217.7%
Wanaka	2021/22	29,501	49,695	515,982	206	221,857	1,703,119	-1,187,136	-230.1%
Wanaka	2022/23	102,301	48,439	564,422	206	221,857	1,924,975	-1,360,554	-241.1%
Wanaka	2023/24	27,501	34,640	599,061	206	221,857	2,146,832	-1,547,771	-258.4%
Wanaka	2024/25	51,551	59,125	658,186	206	221,857	2,368,689	-1,710,502	-259.9%
		<b>26,231,624</b>	<b>658,186</b>	-	<b>2,198</b>	<b>2,368,689</b>		<b>Wanaka Weighted Debt Funding Ratio</b>	<b>0%</b>

<b>WANAKA - Community Facilities</b>									
								155,952	
Wanaka	2015/16	9,588,011	8,998	8,998	194	178,116	178,116	-13,166	-8.0%
Wanaka	2016/17	14,492,498	15,850	24,848	236	216,190	394,306	-213,507	-118.1%
Wanaka	2017/18	243,110	-	24,848	236	216,190	610,497	-429,697	-237.7%
Wanaka	2018/19	1,441,355	52,309	77,157	236	216,190	826,687	-593,578	-254.6%
Wanaka	2019/20	362,500	31,651	108,807	236	216,190	1,042,877	-778,118	-293.9%
Wanaka	2020/21	193,401	2,751	111,558	236	216,190	1,259,068	-991,558	-370.7%
Wanaka	2021/22	30,501	-	111,558	206	188,577	1,447,645	-1,180,135	-441.2%
Wanaka	2022/23	128,451	-	111,558	206	188,577	1,636,222	-1,368,712	-511.6%
Wanaka	2023/24	27,501	-	111,558	206	188,577	1,824,800	-1,557,289	-582.1%
Wanaka	2024/25	51,551	1,834	113,392	206	188,577	2,013,377	-1,744,033	-647.5%
		<b>26,558,879</b>	<b>113,392</b>	-	<b>2,198</b>	<b>2,013,377</b>		<b>Wanaka Weighted Debt Funding Ratio</b>	<b>0%</b>

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Net Cost Balance (2015/16 \$)	Debt %
<b>District Wide - Reserve Improvements</b>									
								-	
District Wide	2015/16	29,441	6,183	6,183	662	48,168	48,168	-41,985	-679.1%
District Wide	2016/17	98,135	29,398	35,580	564	41,057	89,225	-53,645	-150.8%
District Wide	2017/18	14,720	3,091	38,671	564	41,057	130,282	-91,611	-236.9%
District Wide	2018/19	-	-	38,671	564	41,057	171,339	-132,668	-343.1%
District Wide	2019/20	14,720	3,091	41,763	564	41,057	212,396	-170,634	-408.6%
District Wide	2020/21	-	-	41,763	564	41,057	253,453	-211,691	-506.9%
District Wide	2021/22	14,720	3,091	44,854	460	33,462	286,915	-242,061	-539.7%
District Wide	2022/23	-	-	44,854	460	33,462	320,376	-275,522	-614.3%
District Wide	2023/24	14,720	3,091	47,945	460	33,462	353,838	-305,893	-638.0%
District Wide	2024/25	-	-	47,945	460	33,462	387,299	-339,354	-707.8%
		<b>186,457</b>	<b>47,945</b>	<b>-</b>	<b>5,324</b>	<b>387,299</b>		<b>District Wide Weighted Debt Funding Ratio</b>	<b>0%</b>

<b>District Wide - Community Facilities</b>									
								3,159,762	
District Wide	2015/16	285,350	5,662	5,662	662	29,491	29,491	3,135,933	99.1%
District Wide	2016/17	266,096	-	5,662	564	25,138	54,628	3,110,796	98.3%
District Wide	2017/18	253,096	-	5,662	564	25,138	79,766	3,085,658	97.5%
District Wide	2018/19	266,096	-	5,662	564	25,138	104,903	3,060,521	96.7%
District Wide	2019/20	293,782	-	5,662	564	25,138	130,041	3,035,383	95.9%
District Wide	2020/21	297,282	-	5,662	564	25,138	155,178	3,010,246	95.1%
District Wide	2021/22	298,782	-	5,662	460	20,487	175,666	2,989,759	94.5%
District Wide	2022/23	279,782	-	5,662	460	20,487	196,153	2,969,272	93.8%
District Wide	2023/24	298,782	-	5,662	460	20,487	216,640	2,948,785	93.2%
District Wide	2024/25	293,782	-	5,662	460	20,487	237,127	2,928,297	92.5%
		<b>2,832,829</b>	<b>5,662</b>	<b>-</b>	<b>5,324</b>	<b>237,127</b>		<b>District Wide Weighted Debt Funding Ratio</b>	<b>96%</b>

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

Contributing Area	Financial Year	CAPEX (\$)	CAPEX for Growth (\$)	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received (\$)	Cumulative Contributions Received (\$)	Net Cost Balance (\$)	Debt %
<b>Wakatipu - Reserve Land</b>	<b>Existing Debt</b>								
Wakatipu	2016	\$-	\$-	\$-	157	\$374,160	\$374,160	-\$374,160	0%
Wakatipu	2017	\$-	\$-	\$-	157	\$374,160	\$748,321	-\$748,321	0%
Wakatipu	2018	\$-	\$-	\$-	157	\$374,160	\$1,122,481	-\$1,122,481	0%
Wakatipu	2019	\$1,100,000	\$1,100,000	\$1,100,000.00	157	\$374,160	\$1,496,642	-\$396,642	-36%
Wakatipu	2020	\$-	\$-	\$1,100,000.00	157	\$374,160	\$1,870,802	-\$770,802	-70%
Wakatipu	2021	\$-	\$-	\$1,100,000.00	136	\$339,027	\$2,209,829	-\$1,109,829	-101%
Wakatipu	2022	\$1,100,000	\$1,100,000	\$2,200,000.00	136	\$339,027	\$2,548,857	-\$348,857	-16%
Wakatipu	2023	\$-	\$-	\$2,200,000.00	136	\$339,027	\$2,887,884	-\$687,884	-31%
Wakatipu	2024	\$-	\$-	\$2,200,000.00	136	\$339,027	\$3,226,912	-\$1,026,912	-47%
Wakatipu	2025	\$1,100,000	\$1,100,000	\$3,300,000.00	136	\$339,027	\$3,565,939	-\$265,939	-8%
		<b>\$3,300,000</b>	<b>\$3,300,000</b>		<b>1,466</b>	<b>\$3,565,939</b>		<b>Wakatipu Weighted Debt Funding Ratio</b>	<b>0%</b>
<b>Wanaka - Reserve Land</b>	<b>Existing Debt</b>								
Wanaka	2016	\$-	\$-	\$-	107	\$224,623	\$224,623	-\$224,623	0%
Wanaka	2017	\$-	\$-	\$-	107	\$224,623	\$449,245	-\$449,245	0%
Wanaka	2018	\$-	\$-	\$-	107	\$224,623	\$673,868	-\$673,868	0%
Wanaka	2019	\$-	\$-	\$-	107	\$224,623	\$898,491	-\$898,491	0%
Wanaka	2020	\$750,000	\$750,000	\$750,000.00	107	\$224,623	\$1,123,113	-\$373,113	-50%
Wanaka	2021	\$-	\$-	\$750,000.00	92	\$203,400	\$1,326,513	-\$576,513	-77%
Wanaka	2022	\$750,000	\$750,000	\$1,500,000.00	92	\$203,400	\$1,529,913	-\$29,913	-2%
Wanaka	2023	\$-	\$-	\$1,500,000.00	92	\$203,400	\$1,733,313	-\$233,313	-16%
Wanaka	2024	\$750,000	\$750,000	\$2,250,000.00	92	\$203,400	\$1,936,713	\$313,287	14%
Wanaka	2025	\$-	\$-	\$2,250,000.00	92	\$203,400	\$2,140,113	\$109,887	5%
		<b>\$2,250,000</b>	<b>\$2,250,000</b>		<b>994</b>	<b>\$2,140,113</b>		<b>Wanaka Weighted Debt Funding Ratio</b>	<b>0%</b>
<b>Total - Reserve Land</b>		<b>\$5,550,000</b>	<b>\$5,550,000</b>		<b>2,460</b>	<b>\$5,706,052</b>			

**Transportation - Capital Expenditure for Development Contributions**

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>WAKATIPU</b>							
Advance property purchase	0	0	0	0%	745,5720	5,111	146
Associated improvements	0	0	0	0%	231,222	5,111	45
Cycle facilities	896,000	134,400	761,600	15%	190,5841	5,111	37
Drainage renewals	1,430,200	214,530	1,215,670	15%	276,735	5,111	54
Environmental Renewals	0	0	0	0%	111	5,111	0
Kerb & Channel Construction	0	0	0	0%	52,402	5,111	10
Minor Improvements	7,959,556	795,956	7,163,601	10%	813,328	5,111	159
New roads	2,362,250	1,889,800	472,450	80%	1,692,045	5,111	331
Other Structures	0	0	0	0%	280	5,111	0
Passenger transport infrastructure	0	0	0	0%	43,071	5,111	8
Pedestrian and Cycle facilities	0	0	0	0%	35,719	5,111	7
Pedestrian facilities	0	0	0	0%	154,908	5,111	30
Preventive maintenance	375,350	37,535	337,815	10%	23,753	5,111	5
Property purchase (local roads)	0	0	0	0%	128,544	5,111	25
Replacement of bridges & other structures	546,350	81,953	464,398	15%	26,063	5,111	5
Road reconstruction	0	0	0	0%	722,677	5,111	141
Roading General	0	0	0	0%	341,743	5,111	67
Seal extension	0	0	0	0%	330,211	5,111	65
Sealed road pavement rehabilitation	1,975,085	395,017	1,580,068	20%	2,561,392	5,111	501
Sealed road resurfacing	6,844,287	1,026,643	5,817,644	15%	1,540,900	5,111	302
Street Furniture	0	0	0	0%	6,301	5,111	1
Streetlighting	0	0	0	0%	64,527	5,111	13
Structures component replacements	2,030,043	304,506	1,725,537	15%	14,961	5,111	3
Town Centre Improvements	0	0	0	0%	455,829	5,111	89
Traffic services renewals	267,532	40,130	227,403	15%	884,820	5,111	173
Unsealed road metalling	3,217,427	321,743	2,895,684	10%	336,275	5,111	66
<b>TOTAL - Wakatipu</b>	<b>27,904,080</b>	<b>5,242,212</b>	<b>22,661,868</b>	<b>19%</b>	<b>11,673,954</b>	<b>5,111</b>	<b>2,284</b>



**Transportation - Capital Expenditure for Development Contributions cont...**

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>WANAKA</b>							
Associated improvements	0	0	0	0%	51,326	3,319	15
Cycle facilities	0	0	0	0%	79,138	3,319	24
Drainage renewals	982,000	196,400	785,600	20%	185,672	3,319	56
Environmental Renewals	0	0	0	0%	177	3,319	0
Kerb & Channel Construction	0	0	0	0%	96,230	3,319	29
Minor Improvements	5,602,878	560,288	5,042,590	10%	628,988	3,319	189
New roads	736,500	589,200	147,300	80%	503,290	3,319	152
Passenger transport infrastructure	0	0	0	0%	7,433	3,319	2
Pedestrian and Cycle facilities	0	0	0	0%	934	3,319	0
Pedestrian facilities	0	0	0	0%	62,651	3,319	19
Preventive maintenance	37,150	3,715	33,435	10%	2,914	3,319	1
Property purchase (local roads)	0	0	0	0%	20,769	3,319	6
Replacement of bridges & other structures	0	0	0	0%	26,274	3,319	8
Road reconstruction	0	0	0	0%	312,954	3,319	94
Roading General	0	0	0	0%	104,232	3,319	31
Seal extension	1,225,000	612,500	612,500	50%	1,412,721	3,319	426
Seal extension - residential	0	0	0	0%	1,212,684	3,319	365
Sealed road pavement rehabilitation	1,974,441	394,888	1,579,553	20%	413,986	3,319	125
Sealed road resurfacing	5,196,341	779,451	4,416,890	15%	1,171,717	3,319	353
Street Furniture	0	0	0	0%	3,681	3,319	1
Streetlighting	0	0	0	0%	49,089	3,319	15
Structures component replacements	273,733	54,747	218,986	20%	9,350	3,319	3
Town Centre Improvements	0	0	0	0%	83,431	3,319	25
Traffic services renewals	164,240	32,848	131,392	20%	207,343	3,319	62
Unsealed road metalling	2,963,775	296,378	2,667,398	10%	345,529	3,319	104
<b>TOTAL - Wanaka</b>	<b>19,156,058</b>	<b>3,520,414</b>	<b>15,635,643</b>	<b>18%</b>	<b>6,992,511</b>	<b>3,319</b>	<b>2,106</b>

# Transportation - Capital Expenditure for Development Contributions cont...

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
<b>DISTRICT WIDE</b>							
Associated improvements	0	0	0	0%	4,114	8,430	0
Drainage renewals	128,171	25,634	102,537	20%	11,828	8,430	1
Kerb & Channel Construction	0	0	0	0%	117	8,430	0
Minor Improvements	125,589	12,559	113,030	10%	6,184	8,430	1
Preventive maintenance	167,017	16,702	150,315	10%	8,621	8,430	1
Replacement of bridges & other structures	0	0	0	0%	868	8,430	0
Road reconstruction	0	0	0	0%	23,231	8,430	3
Seal extension	0	0	0	0%	43,320	8,430	5
Sealed road pavement rehabilitation	40,055	8,011	32,044	20%	81,356	8,430	10
Sealed road resurfacing	1,209,670	181,451	1,028,220	15%	81,781	8,430	10
Structures component replacements	77,214	15,443	61,771	20%	1,476	8,430	0
Traffic services renewals	18,531	3,706	14,825	20%	4,061	8,430	0
<b>TOTAL - District Wide</b>	<b>1,766,247</b>	<b>263,505</b>	<b>1,502,742</b>	<b>15%</b>	<b>266,958</b>	<b>8,430</b>	<b>32</b>

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

Contributing Area	Year	CAPEX - QLDC (2015/16 \$)	CAPEX for Growth (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
<b>Wakatipu</b>									
Wakatipu	Existing Debt							14,367,142	
Wakatipu	2016	2,482,591	523,092	553	1,264,075	1,264,075	13,626,159	92%	92%
Wakatipu	2017	2,761,262	969,864	553	1,264,075	2,528,151	13,331,947	84%	84%
Wakatipu	2018	2,990,193	497,219	553	1,264,075	3,792,226	12,565,090	77%	77%
Wakatipu	2019	2,678,660	447,314	553	1,264,075	5,056,301	11,748,329	70%	70%
Wakatipu	2020	2,573,109	425,662	553	1,264,075	6,320,377	10,909,915	63%	63%
Wakatipu	2021	3,058,913	501,299	469	1,070,715	7,391,092	10,340,499	58%	58%
Wakatipu	2022	2,161,679	368,791	469	1,070,715	8,461,808	9,638,574	53%	53%
Wakatipu	2023	2,462,488	414,067	469	1,070,715	9,532,523	8,981,926	49%	49%
Wakatipu	2024	2,516,388	419,457	469	1,070,715	10,603,239	8,330,668	44%	44%
Wakatipu	2025	4,218,797	675,448	469	1,070,715	11,673,954	7,935,400	40%	40%
		<b>27,904,080</b>	<b>5,242,212</b>	<b>5,111</b>	<b>11,673,954</b>			<b>Wakatipu Weighted Debt Funding Ratio</b>	<b>66%</b>

<b>District Wide</b>									
District Wide	Existing Debt								
District Wide	2016	15,861	2,672	902	28,569	28,569	28,569	-25,897	-969%
District Wide	2017	196,680	25,620	902	28,569	28,911	57,139	-28,847	-102%
District Wide	2018	99,786	13,196	902	28,569	29,309	85,708	-44,220	-107%
District Wide	2019	194,320	29,223	902	28,569	29,964	114,278	-43,567	-62%
District Wide	2020	184,105	27,950	902	28,569	30,675	142,847	-44,187	-45%
District Wide	2021	154,370	23,560	784	24,822	27,319	167,669	-45,449	-37%
District Wide	2022	137,967	21,138	784	24,822	28,061	192,491	-49,133	-34%
District Wide	2023	261,053	40,049	784	24,822	28,852	217,314	-33,906	-18%
District Wide	2024	261,053	40,049	784	24,822	29,717	242,136	-18,679	-8%
District Wide	2025	261,053	40,049	784	24,822	30,657	266,958	-3,453	-1%
		<b>1,766,247</b>	<b>263,505</b>	<b>8,430</b>	<b>266,958</b>			<b>Wakatipu/ Wanaka Weighted Debt Funding Ratio</b>	<b>0%</b>

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

Contributing Area	Year	CAPEX - QLDC (2015/16 \$)	CAPEX for Growth (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
<b>Wanaka</b>									
Wanaka	Existing Debt							9,308,538	
Wanaka	2016	1,711,165	268,551	349	734,735	734,735	734,735	8,842,354	92%
Wanaka	2017	1,756,921	277,290	349	734,735	743,517	1,469,471	8,384,909	85%
Wanaka	2018	2,346,483	424,665	349	734,735	753,762	2,204,206	8,074,838	79%
Wanaka	2019	2,095,575	434,705	349	734,735	770,594	2,938,942	7,774,808	73%
Wanaka	2020	2,488,670	537,837	349	734,735	788,889	3,673,677	7,577,909	67%
Wanaka	2021	2,499,990	539,927	315	663,767	730,540	4,337,444	7,454,070	63%
Wanaka	2022	1,761,762	288,911	315	663,767	750,374	5,001,211	7,079,214	59%
Wanaka	2023	1,498,497	249,509	315	663,767	771,530	5,664,977	6,664,956	54%
Wanaka	2024	1,498,497	249,509	315	663,767	794,669	6,328,744	6,250,699	50%
Wanaka	2025	1,498,497	249,509	315	663,767	819,792	6,992,511	5,836,441	45%
		<b>19,156,058</b>	<b>3,520,414</b>	<b>3,319</b>	<b>6,992,511</b>			<b>Wanaka Weighted Debt Funding Ratio</b>	<b>68%</b>

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