



# ANNUAL PLAN 2011-2012

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# The Year Ahead - A Summary from the Chief Executive



## Message from the Mayor

Let's be honest – the majority of Council work is boring. Sewerage, planning, budgets, roading... it's not quite what you'd call scintillating is it? Nevertheless it's all vital stuff, and making sure everyone can understand it is equally important.

Which is why this plan has been written and designed to be easy to follow. Sure, all the minutiae has been left out but you're welcome to come and have a closer look here at QLDC, your Councillors certainly have!

So if you've never read one of these before, make yourself a cuppa and give it a good going over. And if you've got any queries or concerns, get in touch. Mind, if you love it, we won't complain if you let us know that too!

And here's the big headline to get you started...there's some good news about rates in here!

Vanessa van Uden  
Mayor



## Introduction

The Annual Residents' and Ratepayers' Survey gave Council a good indication of what mattered within its community. The issues identified were thoroughly debated and discussed during the recent elections, so there will no surprise that the Annual Plan has right at its heart, the themes of affordability, debt reduction and value for money for ratepayers.

The Annual Plan also says how the Council is making its 10-Year-Plan practically happen on the ground by setting out how we will fund and deliver important services such as water, roads, reserves and leisure facilities.

There have been some tough choices to make, however there is a lot of good news in this plan; for example, a rate decrease before including debt reduction proposals; funded plans for a new sports facility in Wanaka; and much improved value for money from our water maintenance contract.

Our job is to provide great service and value and your views (thank you for your submissions) on our plan have helped us to do this.

## 10-Year-Plan (2009-19)

The 10-Year-Plan is the guiding document for Council. It is reviewed formally every three years and is next due for review in 2012. It outlines a programme of work; financial and economic assumptions including growth; and forecasts the future.

Each year, the Council must also produce an Annual Plan. This plan gives effect to the long term plan; checks assumptions and forecasts; and is the basis for setting the rates. If the Annual Plan in any one year differs significantly from the long term view, the Council must clearly explain what has changed and why.

A key issue within the 10-Year-Plan adopted in 2009 was affordability. It highlighted that the Council's plans and resultant levels of debt within the last six years were not financially sustainable and forecast a debt level of \$393 million by year 2019.

All Local Authority 10-Year-Plans are audited by the Office of the Auditor General. As expected by the Council in 2009, the audit opinion agreed with the Council's own assessment that, although the Council had achieved sound financial practice in all other areas, the plan did not meet the "financial prudence test" because of the projected debt levels.

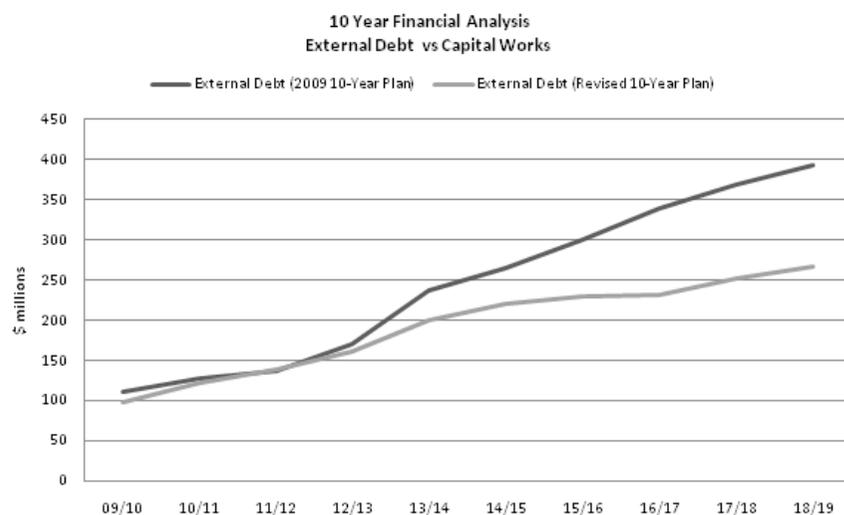
There were a number of options available to the Council at that time, including: reduction in capital expenditure; property sales; and higher rates and user charges. All of these were rejected in favour of a considered approach which, in consultation with the community, systematically reviewed all long term expenditure. This work is ongoing and contributes to the Annual Plan 2011/12.

## What has been achieved since 2009?

A 10-Year-Plan Steering Committee comprising elected members and staff was established in 2009. The group has spent two years reviewing operating and capital expenditure, prioritising projects and focusing on debt reduction.

A report was presented to Council in October 2010 identifying key findings as follows:

- Water demand management shows the greatest potential for savings, with \$72.4m achievable from the 10-year capital programme.
- Infrastructure services projects present the second highest potential savings of up to \$65.8m. This will be achieved through both improvements to the cost estimating methodology and the current market conditions.
- The revised 10-year capital expenditure programme, with the \$167.8m of savings, is now incorporated in the financial models for development contributions and the 10-Year-Plan. It shows Council's peak debt levels in 2018/19 reducing by 32% from \$392.5m to \$266.9m, a reduction of \$125.7m. This change is shown in the following graph:



Although significant progress has been made, further reductions in the capital programme are still required. In order to deliver an affordable 10-Year-Plan at least another \$21m of debt needs to be removed from Council's expenditure. This means reducing the capital programme by around another \$28m.

As a result, not only is the Council delivering an affordable Annual Plan, it is also in a position to deliver a financially sustainable 10-Year-Plan. The Steering Committee provided guidance to Council and delivered its objectives to ensure that:

- Council delivers an affordable 10-Year-Plan for 2012.
- Expenditure committed in the interim years is prudent and appropriate in terms of service, cost and timing.

The budgets which make up the Annual Plan 2011/12 go further in two ways:

- \$2.7m of debt to be repaid from the expected QAC dividend.
- It is proposed to apply an additional \$1.9m of rate funding to debt reduction.

All of which will be discussed in more detail later in this report.

## What did the 10-Year-Plan include for 2011/12?

The main features of the 10-Year-Plan budget for 2011/12 were:

- Operating Costs of \$85.87m which represented an increase of \$4.6m (5.67%) over the 10-Year-Plan budget for 2010/11 – this is primarily made up of increases in depreciation of \$1.45m and interest of \$708k. These two items account for 47% of the increase in operating costs for the year and are a direct result of the projected capital programme from previous years.
- The balance of the increase of around \$2.42m is made up of projected increases in expenditure as a result of inflation and/or growth. On average, this combined adjustment represents an increase of around 3.0% for the year. The assumption built in for growth in the district was 3.3% and the inflation adjustment ranges between 3.0 and 3.4%.
- The capital expenditure budget was forecasted at \$69.1m, slightly down from the previous year.
- The rating effect of this forecast budget for 2011/12 was an average overall rates increase of 2.54%.

## What has changed?

The main features of the Annual Plan budget for 2011/12 are:

- Operating Costs of \$80.65m which represented an increase of \$1.6m (2.14%) over 2010/11 – this is primarily made up of increases in depreciation \$571k and Interest \$109k. These two items account for 40% of the increase in operating costs for the year and are a direct result of the projected capital programme from previous years. This is \$5.2m (6.1%) less than the 10-Year-Plan.
- The balance of the increase of around \$1.01m is made up of projected increases in expenditure as a result of increased power costs (\$281k); increased insurance related costs (\$419k) and for increases in the Community activities for maintenance of new reserve areas (\$157k); turf maintenance associated with Rugby World Cup (\$62k) and increased maintenance provision for the facilities managed by Lakes Leisure (\$57k).
- The capital expenditure budget is up slightly to \$69.9m against the forecast of \$69.1m. This includes just over \$8m of loan repayments.
- The budget shows a rates requirement of \$40.6m in targeted rates and \$13.2m for general rates. This represents an overall increase of 2.81% over 10/11 rates after allowing for growth (growth factor 1.3%). This compares to an overall increase of 2.54% included in the original 2011/12 10-Year-Plan budgets (growth factor 3.3%). It should be noted that our growth assumption for 2011/12 has been reduced by 2%.

## Key changes to the 10-Year-Plan

### 1. Debt Reduction

Included in the budgets for 2011/12 are several proposals, which will collectively reduce Council debt by around \$4.6m

This is seen as a responsible approach to the management of Council debt (expected to be around \$107m by 30 June 2011).

These changes will impact on rates for the year and effectively take us from a position of an overall rates reduction of 0.81% to an overall increase of 2.81%.

- The District Plan activity, which includes all the development work associated with the Plan; including the cost of plan changes, has until now been partly loan funded (65%). The rationale behind this was that the work required to develop the plan had a benefit to future generations and the costs associated with getting the plan operative should not all fall on current ratepayers.

The plan is now fully operative and the balance of the loan sits at around \$8.5m. The net costs of the District Plan for 2011/12 are estimated at \$1.79m; this includes plan changes, monitoring, legal fees and staff time. It is recommended that this cost is fully covered by rates for 2011/12 and beyond. In order to soften the impact on rates, it is also recommended that the programmed loan repayment for 2011/12 of \$478k (funded from rates) should be suspended. (Please note a loan repayment of \$1.3m was authorised as part of the submission process.)

The effect is that an additional \$683k is required from rates for the year; the benefit is that the loan balance does not increase. This proposal would result in a rate increase of 1.4% leading to an overall rate increase of 0.42%.

Depreciation expense has increased by \$571k for the year in infrastructure activities. Council is not required to fully fund depreciation and has never done so. For the 2010/11 year Council funded around 63% of depreciation expense for infrastructure. These funds are collected in the rates and applied to renewal projects and to repay debt. It is proposed to increase the proportion of funded depreciation to 65% for these activities.

This will mean an additional \$622k of rates collected for three waters (water, waste water, storm water) which will mostly be applied to additional loan repayments. The main activity affected is wastewater (\$577k).

This proposal would result in a further rate increase of 1.2% leading to an overall rate increase of 1.69%.

- It is proposed to add \$600k of roading debt repayments to the budget for 2011/12. These repayments will be funded from rates with \$400k coming from the Wakatipu wards and \$200k from Wanaka.

This proposal would result in a further rate increase of 1.12% leading to an overall rate increase of 2.81%.

Prior to the changes recommended above, average overall rates were forecast to decrease by 0.81% (after allowing for growth).

The budget for 2011/12 as presented, provides an affordable rate increase and makes some significant headway into debt reduction. In addition to proposals described above, Council has agreed (through the submission process) to further reduce debt by \$2.7m. This is the amount expected to be received by the Council from QAC as dividend for the year.

Council has decided to apply the full amount to debt repayment for the 2011/12 year and will consult the community over the options for the use of future dividends in the coming year. The Council received 237 submissions around the issue of debt repayment with 184 (78%) in support.

## 2. Value for money

The past financial year has seen a significant drive towards value for money across many Council activities and budgets, for example:

- A major review of the three waters contract has been undertaken and significant savings have been identified whilst increasing the scope of work.
- Staffing requirements have also been under scrutiny with a further review scheduled. The staff budget for 2011-12 shows a reduction of approximately 2.5 FTE from the previous year.
- We have reviewed our approach to organisational performance management with an emphasis on effectiveness and efficiency and are on target to deliver for the 2012 10-Year-Plan.

## 3. Roading - Level of Service

Council sought feedback from the community through the 2011/12 Annual Plan consultation process on two key roading issues, namely gritting and oiling.

Faced with a shortfall in the New Zealand Transport Agency's funding for winter maintenance the Council consulted on whether to increase the rates to pay for gritting and asked the community its view.

The Council was delighted with the response with 280 people saying Council should not reduce gritting. Thank you to those who took the time to have a say on this issue. Council will continue to work constructively with NZTA on solutions.

This winter, NZTA has agreed that savings in NZTA expenditure made by QLDC in its roading rebuilding and resealing projects provided an opportunity for NZTA funding for winter maintenance to be increased. This means secondary roads will be gritted in addition to main arterial roads, including the Crown Range Road.

The Annual Plan now includes winter maintenance, without an impact on rates.

A second roading issue consulted on through the 2011/12 Annual Plan process also drew significant community feedback. Every year, Council applies around 225,000 litres of oil to our unsealed roads for cutting down on dust. This has a big impact on the environment, although we also recognise dust can be a safety issue. Through the submission process 262 people wanted oiling stopped.

Council has listened and the programme will be discontinued but we know we need to provide other alternatives in the short term.

The Council is escalating its programme for treating unsealed roads with a semi-permanent seal ("Ottaseal" - which mitigates the dust issue on roads for several years), and has a target of having this done on all the roads that were previously oiled within three years.

People will be able to pay to have sections of unsealed roads oiled in the meantime, through roading contractor Downers.

The decision not to oil roads will be reviewed in terms of safety. Funding will be available to apply dust suppression under the Council's minor improvements programme if it is required for public safety.

## 4. Waste Management

The 2011/12 Annual Plan consulted on the issue of applying a lower rate (waste management charge) and maintaining recycling user charges at the current level. The Council received 257 submissions regarding this proposal with 224 (87%) in support of reducing the rate. The Council has listened to the community. The Annual Plan now includes an increase in landfill levy, transfer station and blue bag charges, resulting in residents paying more according to the amount of rubbish they produce.

This will lead to reductions of 11.5% (residential) and 9.8% (commercial) in rates for waste management (Waste Management Charges).

The table below shows the proposed new waste management charges, as consulted in the 2011/12 draft Annual Plan.

Summary of Fees & Charges (inc GST)		2010/11 Actual	2011/12 Proposed	
Landfill Levy	per tonne	\$40.50	\$44.75	10.50%
Cars/Small Loads < 250 lt	per trailer	\$13.00	\$14.50	11.54%
Trailers Under	per trailer	\$28.00	\$31.00	10.71%
Trailers etc Over	per tonne	\$165.00	\$182.00	10.61%
30L Bag (incl. margin)	per bag	\$2.00	\$2.20	10.00%
60L Bag (incl. margin)	per bag	\$3.00	\$3.30	10.00%
120L Bin (incl. margin)	per bin per year	\$199.31	\$219.50	10.13%
240L Bin (incl. margin)	per bin per year	\$347.01	\$382.10	10.11%
Recycling Centre Recoveries	per tonne	\$40.00	\$40.00	0.00%
Green Waste GateCharges (\$/T)	per tonne	\$65.00	\$65.00	0.00%
Waste Management Charge (commercial)	per property	\$123.00	\$111.00	-9.8%
Waste management Charge (residential)	per property	\$172.84	\$153.00	-11.5%

For more information on waste management go to page 35.

## 5. Water Demand Management

One of the key contributors to affordability is Water Demand Management. Our water use in this community is reported to be the highest of any district in New Zealand.

A detailed progress report was presented to the full Council in October 2010. A key finding of this report was that the impact of water demand management shows the greatest scope for savings, with a potential \$72.4m achievable from the 10-year capital programme.

It is important that we change our thinking about water consumption and constantly remind ourselves that tap water is not free. This water must meet stringent drinking water standards and pass through a multi-million dollar infrastructure, consuming energy on its way.

In addition the Council needs to set ambitious targets to reduce leakage. We are working to tackle leakage with an active programme in Queenstown and Wanaka. Last year we identified that leakage in the district was in the area of 30-50% of the total network. In New Zealand, best practice is 15% and this is something we must aspire to.

For more information on water supplies go to page 33.

## 6. Community Services Consolidation

After a period of significant capital investment including Alpine Aqualand, extensive development of tracks and trails throughout the district, playground upgrades and the development of several new major reserve areas, it is now a year of consolidation with a focus on good maintenance and asset management. In this respect the Council has decided to defer a number of capital works in the parks and reserves areas in order to reduce the cost of borrowing.

However the Council will continue to fund NZ Cycleways with a contribution of \$250k towards delivery of this \$5.1 million project.

For more information on community go to page 22.

## 7. Wanaka Sports Facility

In March (2011) the Council took a decision on the location of the proposed Wanaka facility. The decision is to locate the Wanaka Sports Facility, future aquatic centre and associated courts on land located on Three Parks and North Three Parks. This is situated to the east of Wanaka, within two kilometres of central Wanaka.

The new sports facility is scheduled to be constructed within the next four years. The Council is working towards signing the stakeholder agreements with landowners and will then commence work on the detailed feasibility.

Initially the building is proposed to be a two-court stadium and consultation will now take place with sports groups, regional codes and potential partners in the building.

For more information on community facilities go to page 24.

## 8. Project Shotover

Project Shotover would put an end to the discharge of treated wastewater into the Shotover River. In March the Council decided to defer the delivery of the project by one year. Newly installed flow meters have provided more accurate information and a clearer wastewater flow model.

The outcome is that projected flows drop by over one third and, based on these new figures, we will be looking for a better value, more affordable solution.

The Council does not want to develop the project before it is needed and has deferred the project by at least one year from 2013 to 2014 (this is still within consented timeframes) which still allows us to meet the 22 April, 2014 consent deadline.

In the interim the Council will continue to discharge treated wastewater into the Shotover River. Should the project be deferred beyond 2014 Council will need to revise existing resource consent conditions.

For more information on wastewater go to page 34.

## The cost

### Rates

The Council has worked hard over the past few months to reduce the level of rate increases without drastically cutting levels of service. Consequently, the Annual Plan for 2011/12 shows a rates requirement of \$40.6m in targeted rates and \$13.2m for general rates. This represents an overall increase of 2.81% over 2010/11 rates after allowing for growth (growth factor 1.3%).

### What do rates pay for?

#### Targeted Rates

These rates are applied through: the recreation charge; the roading rate; the governance charge; aquatic centre charge (Wakatipu); stormwater rate; tourism promotion rate; waste management charge; water supply rate; and sewerage rate and are applied to the services you receive and where you live.

#### General Rate

This rate covers things like walkways and reserves, public toilets, emergency services and Council management and is applied to all ratepayers.

#### Uniform Annual General Charge

This charge covers things like cemeteries, community development, health, enforcement and waterways control and is also applied to all ratepayers.

## How have the rates changed?

The main features of current rates increase are:

- UAGC has increased by \$0.88 per property from \$68.12 to \$69.00.
- Waste Management Charge has decreased by \$19.84 per residential property from \$172.84 to \$153.
- Waste Management Charge has also decreased by \$12.02 per non residential property from \$123.02 to \$111.
- Aquatic Centre Charge (Wakatipu only) has decreased by \$0.54 per property to \$93 per annum.
- Recreation Charge has decreased by \$4.60 per property to \$276 per annum.
- Governance Charge has decreased by \$1.90 per property to \$130.
- Increase for some targeted rates for Water Supply and Wastewater as result of increases in depreciation above) and the estimated prices from the utilities maintenance contract:

<b>Water Supply (inclusive of GST) per annum</b>	<b>Existing</b>	<b>Proposed</b>
Queenstown	\$213.50	\$220.00
Wanaka	\$162.67	\$166.00
Arrowtown	\$162.67	\$174.00
Glenorchy	\$589.67	\$640.00
Hawea	\$284.67	\$306.00
Arthurs Point	\$589.67	\$640.00
Lake Hayes	\$488.00	\$560.00
Luggate	\$437.17	\$480.00

<b>Sewerage (inclusive GST) per annum</b>	<b>Existing</b>	<b>Proposed</b>
Queenstown	\$278.57	\$310.00
Wanaka	\$528.67	\$522.00
Arrowtown	\$372.10	\$390.00
Hawea	\$488.00	\$520.00
Arthurs Point	\$467.67	\$436.00
Lake Hayes	\$382.27	\$336.00
Luggate	\$488.00	\$500.00

The level of increase will be confirmed once the utilities maintenance contract renewal process has reached the point of agreeing the contract price for next year. This is expected to be confirmed during the submission period.

## How are you affected?

- Residential movements range from 0.59% increase (Albert Town) to 3.67% increase (Hawea).
- Commercial increases range from 2.53% (Queenstown) to 4.22% (Arrowtown).
- Accommodation increases range from 2.81% (Wanaka) to 4.75% (Arrowtown).
- Rural property increases range from 3.93% to 7.23%. These increases are mainly due to the increases in capital value rates (roading and general rates) to fund the debt reduction proposals.

The following table shows the indicative impact by location and land use:

<b>Property Type</b>	<b>CV</b>	<b>Location</b>	<b>%</b>	<b>\$</b>
Residential	\$691,200	Queenstown	1.83%	\$41.14
Commercial	\$1,287,600	Queenstown	2.53%	\$150.40
Accommodation	\$1,287,600	Queenstown	3.87%	\$299.12
M/U Accommodation	\$831,600	Queenstown	2.21%	\$67.93
Vacant	\$432,000	Queenstown	3.69%	\$65.19
M/U Commercial	\$831,600	Queenstown	1.92%	\$56.23
Residential	\$583,200	Wanaka	1.75%	\$39.67
Commercial	\$777,000	Wanaka	3.43%	\$141.99
Accommodation	\$777,000	Wanaka	2.81%	\$164.14
M/U Accommodation	\$648,000	Wanaka	2.45%	\$69.48
Primary Industry	\$3,597,000	Wanaka	6.24%	\$233.87
Country Dwelling	\$1,187,200	Wanaka	3.93%	\$75.43
Vacant	\$324,000	Wanaka	2.07%	\$33.70
M/U Commercial	\$648,000	Wanaka	2.31%	\$62.73
Residential	\$507,600	Arrowtown	2.66%	\$54.34
Commercial	\$1,221,000	Arrowtown	4.22%	\$251.14
Accommodation	\$1,221,000	Arrowtown	4.75%	\$379.86
M/U Accommodation	\$680,400	Arrowtown	3.45%	\$97.98
Vacant	\$270,000	Arrowtown	2.80%	\$41.75
M/U Commercial	\$680,400	Arrowtown	3.24%	\$88.41
Primary Industry	\$2,943,000	Wakatipu	7.23%	\$221.23
Country Dwelling	\$1,534,400	Wakatipu	5.75%	\$127.92
Residential	\$496,800	Glenorchy	3.51%	\$66.89
Residential	\$324,000	Albert town	0.59%	\$10.95
Residential	\$399,600	Hawea	3.67%	\$71.35
Residential	\$496,800	Kingston	1.26%	\$16.56
Residential	\$540,000	Arthur's Point	1.59%	\$38.60

For more information on proposed rates and charges go to page 65.

## In summary

In summary this plan outlines what ratepayers and residents are being asked to pay for the services Council provides. Our aim is to deliver great service and great value. Your feedback has ensured that we have made good decisions.

The Annual Plan has a clear focus on affordability and gives effect to the promises made in the 10-Year-Plan 2009.

On balance the 2011/12 Annual Plan is good news for rates and debt reduction but there have been tough decisions made in order to achieve this outcome. The Council thanks all those members of the community who took the opportunity to make submissions.

The main outcomes from the consultation process follows in detail on the next page.

Debra Lawson  
**Chief Executive**

# Annual Plan 2011/12 Consultation Process

## Consultation

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

The process for adopting the Annual Plan and amending the 10 Yr plan is:

12-Apr-11	Council adopts draft AP
16-Apr-11	Submissions open
19-Apr-11	Summary AP distributed
Apr-May 11	AP Consultation
16-May-11	Submissions close
1-2-Jun-11	Submissions heard
14-Jun-11	Final AP produced including changes
28-Jun-11	Council adopts AP

Council received a total of 403 submissions by the closing date (compared with 273 in 2010/11 for the 10 Yr Plan). Of these, 280 (just under 69.5%) included a response to the issue of the level of service for winter road gritting; 262 included a response to the question on road oiling and 257 and 237 respectively on the issues of increased user fees for waste management and repayment of debt. The balance covered a range of topics with many requesting additional funding of some kind or another. There were also several submissions showing concern over the quantum of the proposed rates increase for rural properties.

The following is a summary of the responses to the survey questions posed on the Annual Plan submission form:

Survey Questions:	Supports		Against		Total
Repay Debt	184	78%	53	22%	237
Reduce Road gritting	75	27%	205	73%	280
Stop Road Oiling	204	78%	58	22%	262
Reduce Waste rate	224	87%	33	13%	257

Hearings were held to consider the submissions on 1st and 2nd of June and deliberations continued on the 3rd, 7th and 9th of June 2011. Thirty six submitters took the opportunity to speak to their submissions and Council is grateful to those who took the time to do so.

Unfortunately, it is never possible for Council to meet all of the requests; however, submitters can be assured that all submissions are considered. Apart from the obvious funding constraints, there are often policy issues or jurisdictional considerations that must be taken into account as well. Council did, however, make a number of changes to the budgets as a direct result of the submission process.

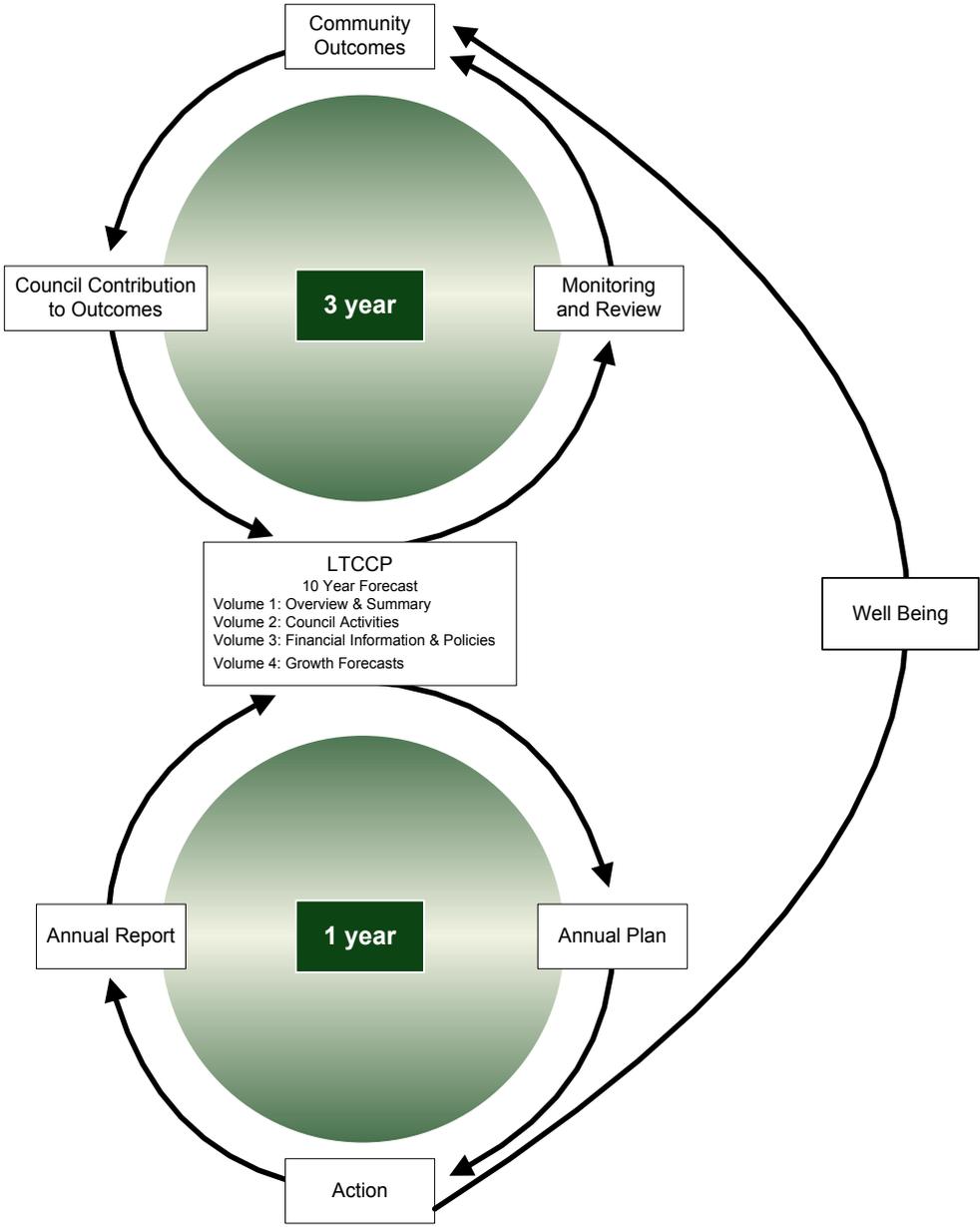
The following is a summary of the changes to the 2011/12 Draft Annual Plan that have been approved as a result of external submissions:

1. Increase Roading maintenance budgets by \$275,660 to allow for reinstatement of road gritting levels of service for local roads & Crown Range Rd (NZTA have recently agreed to fund additional maintenance costs by allowing transfers of subsidy from capital expenditure).
2. Maintain the existing Small Communities Grant funding at \$50,000 (this allows for continuation of the \$5,000 funding p.a. to existing recipients).
3. Approve one-off grant to establish a Queenstown Lakes Heritage Trust of \$5,000.
4. Approve funding assistance of \$30,000 over 2 years to celebrate 150th Anniversary of the discovery of gold in Otago; (\$15,000 in 2011/12 with \$10,000 going to Arrowtown 150th Anniversary Committee and \$15,000 in 2012/13).
5. Provide \$25,000 to allow for purchase of a district-wide economic model.
6. Increase Wakatipu Trails maintenance budget by \$20,000 for increased maintenance on QLDC mountain bike trails.
7. Approve one-off grant to Upper Clutha Historic Records Society of \$2,000 towards memorial wall project in the Wanaka Cemetery.
8. Provide \$25,000 to Shaping Our Future process to allow for visioning component.
9. Bring forward \$180,000 Capital budget for Stage 1 of the extension to Wanaka Skate park (assumes \$60,000 to come from local fundraising).
10. Bring forward \$10,000 Capital budget for Norski Toilet at John Creek Hawea
11. Bring forward \$10,000 Capital budget for Hawea Foreshore improvements
12. Approve one-off capital grant of \$120,000 for project to extend the Hawea Community Centre.
13. Allow \$200,000 capital budget for possible Cardrona land acquisition.

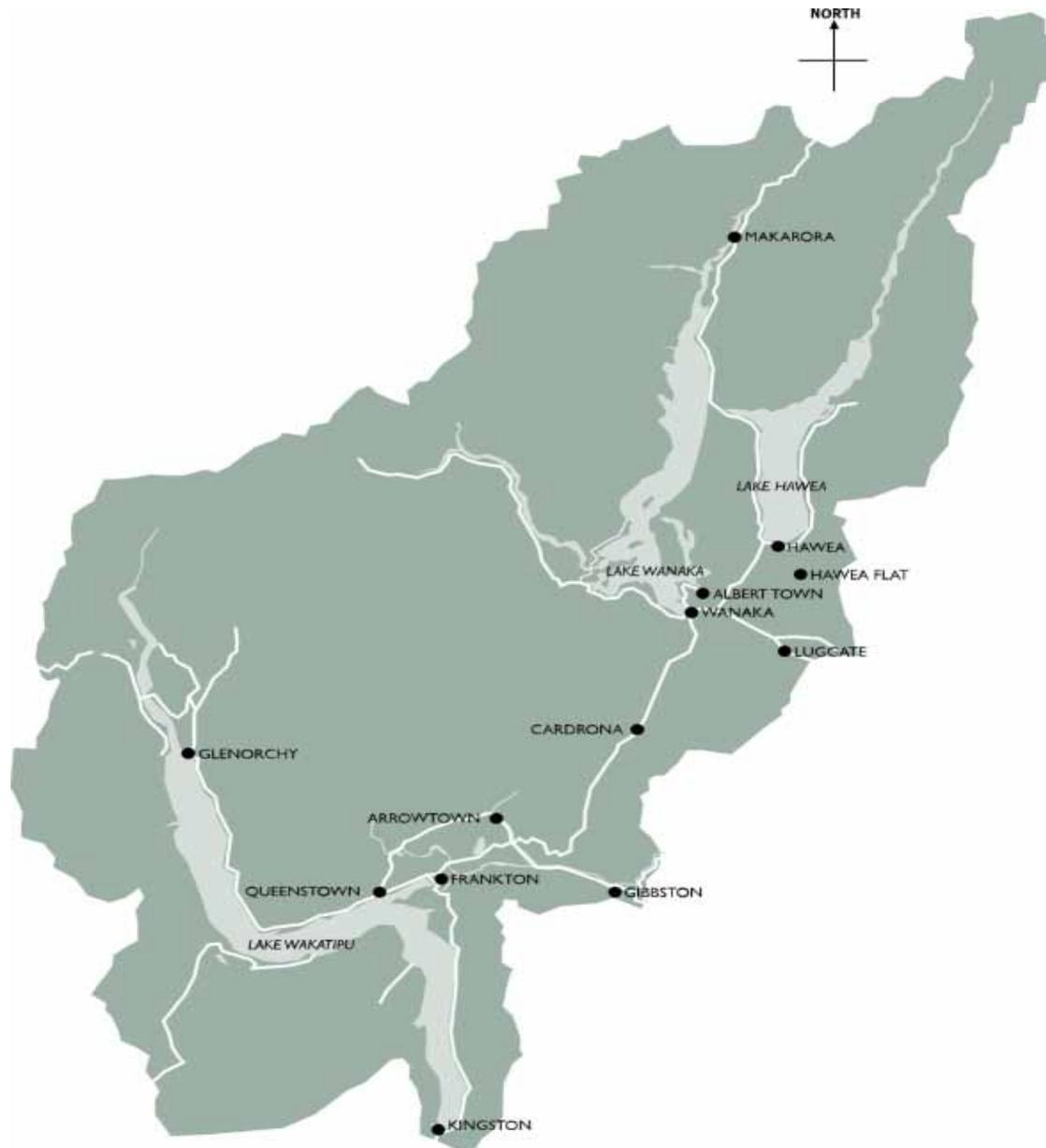
The following is a summary of the changes that have been approved as a result of internal submissions:

- Cost adjustments to reflect correction of budgets or updated information for electricity costs, and 3 waters maintenance (decrease \$169,167)
- Increase grant to Lake Wanaka Tourism by \$11,859 to reflect approved 3 year business plan. (Funded by Wanaka Tourism Promotion rate)
- Reallocate Lakes Leisure Capital funding and Council Staff costs to reflect final budgets (no change to overall cost)
- Cost adjustments to reflect correction of budgets or updated information for insurance costs, and councillor remuneration (increase \$37,478)
- Cost adjustments to reflect correction of budgets or updated information for Solid Waste (increase \$10,500)
- Cost adjustments to reflect correction of budgets or updated information for Rugby World Cup hosting (increase \$30,000)
- Increase Sundry Revenue by \$2.7m to reflect receipt of QAC Dividend and increase loan repayments by \$2.7m (\$1.3m District Plan & \$1.4m Admin Loans) reduce Interest expense budget by \$131,625 to reflect reduced debt.
- Provide for capital purchase of Arrowtown Cabins at \$231,000 (loan funded). Adjust lease rental income, property maintenance & interest costs for cabins purchased (decrease \$50,675)
- Withdraw funding of \$23,969 to Otago Forward.
- Increase budget for Wanaka Town Centre Improvements by \$25,000 for implementation of CCTV in association with Queenstown project.
- Approve one-off grant of \$5,000 for Ruby Island improvements.
- Bring forward \$30,000 Capital budget for Glendhu Bay Boat Ramp
- Increase Roothing pavement rehabilitation budgets by \$745,056 to allow for maximum utilisation of available subsidy (No additional local share).
- Approve various Capital Programming changes for Utilities and Roothing projects (\$4.38m)
- Approve various Capital Programming changes for Community and Property projects (\$905,381)
- Increase interest costs of \$72,863 as a result of changes to capital programme.
- Reducing general rate funded loan repayments by \$200,000 (Waste Management \$100,000 & Admin Loans \$100,000)

# The Statutory Planning Process



# District Map



## Fact File

**Area:** 8467 square kilometres

**Peak Population 2006:** 77,543

**Peak Population 2029:** 137,404

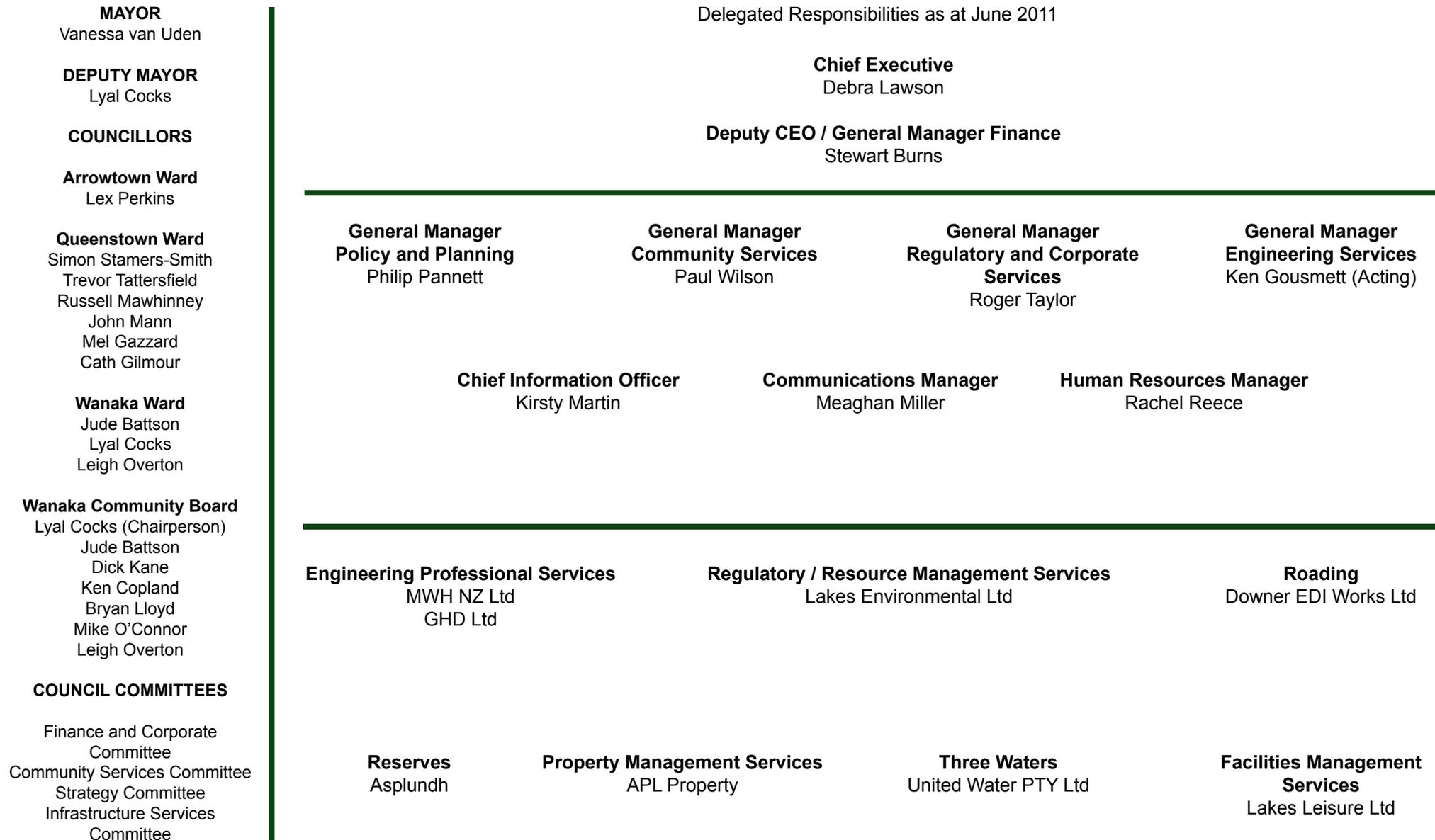
**Average Day Population 2006:** 35,777 (estimate)

**Average Day Population 2029:** 68,305

**Rateable properties 2009/10:** 19,506

**Source - Growth Projections 10-Year-Plan**

# Management Structure



# Contact Us

## Council Offices

Civic Centre  
10 Gorge Road  
Private Bag 50072  
Queenstown

Telephone and Facsimile  
Telephone: (03) 441 0499  
Facsimile: (03) 450 2223  
Email: [services@qldc.govt.nz](mailto:services@qldc.govt.nz)  
Website: [www.qldc.govt.nz](http://www.qldc.govt.nz)

## Service Centres

Arrowtown Library  
58 Buckingham Street  
Arrowtown  
Phone: (03) 442 1607

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

## Lakes Environmental Limited

Private Bag 50077  
Queenstown  
Phone: (03) 450 0300

## Lakes Leisure Limited

Joe O'Connell Drive, Frankton  
P O Box 2009  
Queenstown  
Phone: (03) 442 9005

## Queenstown Airport Corporation Limited

Terminal Building, Queenstown Airport  
P O Box 64  
Queenstown  
Phone: (03) 450 9031

## Auditors

Deloitte on behalf of the Auditor General  
Dunedin

## Bankers

Bank of New Zealand  
Queenstown

## Solicitors

MacTodd  
Queenstown

## Sister Cities

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

# Community Outcomes

Our community outcomes were derived from a two-year community workshop process from 2002 to 2004. Common objectives were taken from nine district-wide 2020 workshops involving over 1300 residents. The resulting outcomes, with the over-riding outcome of sustainable growth management, represent the desires of our communities and provide a solid framework for ensuring that we protect and preserve what is important to the people of this district. The community outcomes now form a basis for all functions of the Council. The outcomes signify an opportunity for the Council and agencies to better understand our communities, their needs and hopes and how to best work within our organisations towards meeting those expectations. The community will need to revisit the outcomes for 2012.

## Queenstown Lakes District Community Outcomes



Sustainable Growth Management



Quality landscapes and natural environment and enhanced public access



A safe and healthy community that is strong, diverse and inclusive for all people of all age groups and incomes



Effective and efficient infrastructure\* that meets the needs of growth



High quality urban environments respectful of the character of individual communities



A strong and diverse economy



Preservation and celebration of the districts local and cultural heritage

\*The term infrastructure includes network infrastructure, roads, trails, public transport and community facilities.

*The outcomes are the communities not the Council's.*

## Feedback

The 2009 Queenstown Lakes District Council Residents and Ratepayers Satisfaction and Opinion Survey indicated that 58.8% of residents and ratepayers were aware of the Community Outcomes. The survey listed the outcomes and asked if they were a good summary. The response was that 86.7% of respondents considered the outcomes a good summary.

## How Will The Council Further The Outcomes?

The Council is committed, together with the community, organisations, Government agencies and stakeholders, to achieving the desired community outcomes. The Council will continue to nurture effective partnerships and will take appropriate roles towards achieving the community's outcomes. Our role includes:

- Promote and facilitate
- Advocate and support
- Fund or supplement funding
- Service and provide
- Regulate
- Monitor

The Council's process will be transparent. We will actively encourage our residents to share, participate and engage in all Council affairs.

How each activity contributes towards the community outcomes is a fundamental part of any substantial decision taken by the Council. This is achieved by ensuring there are linkages between the Council's strategic objective through to levels of service, with community outcomes.

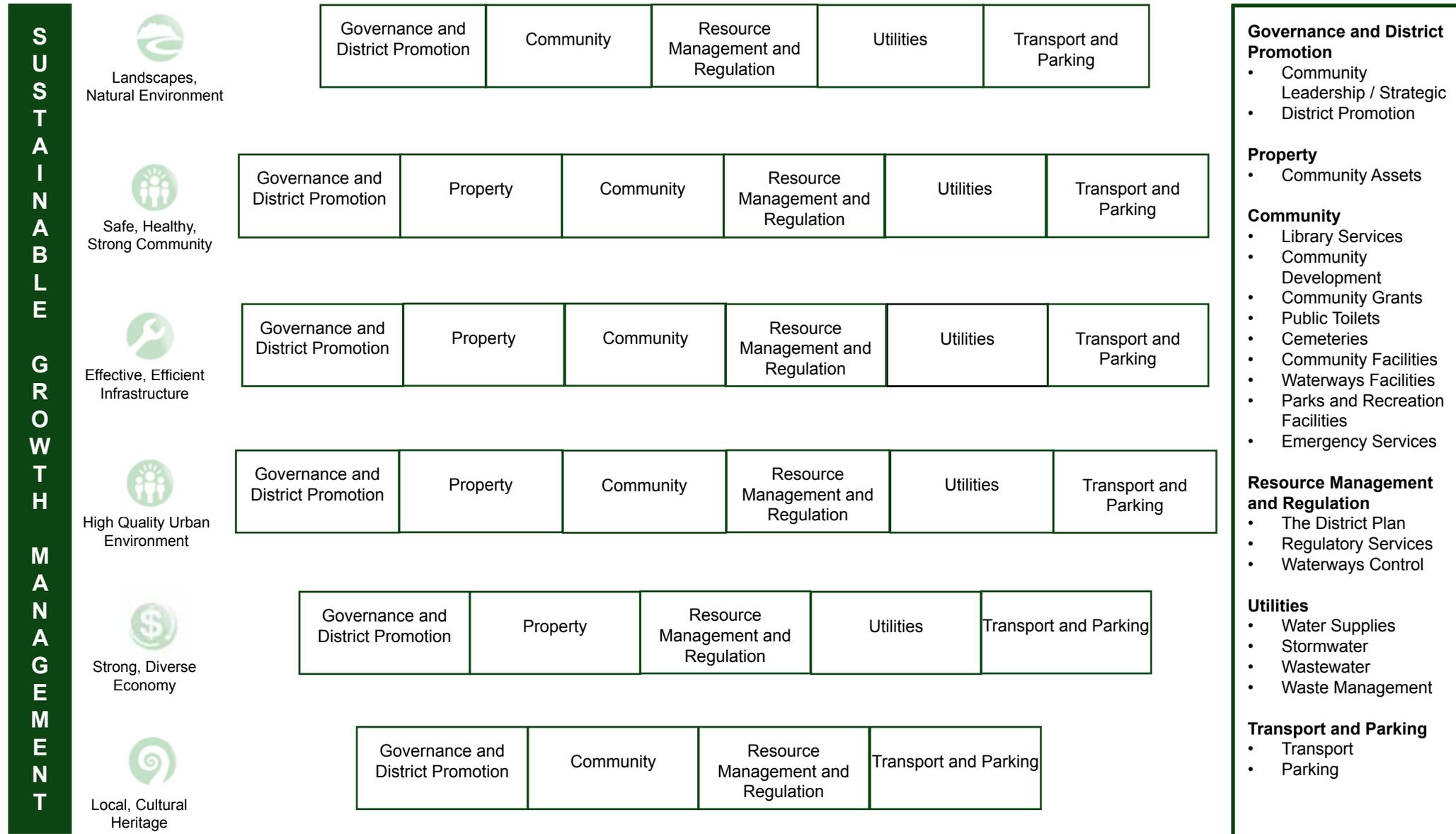
## How do the outcomes relate to other key strategic planning documents and processes?

The outcomes guide the Council in terms of:

The types of activities it is involved in, what role it takes in these activities and what level of service the community can expect.  
Managing and planning for growth.

# Community Outcomes Linked to Activities

The diagram below represents the relationship between community outcomes and Council activities, showing primary linkages only.



# Summary of Council Activities

The performance measurement information that appears in the 'Our Accountability' section of the following activity statements is taken directly from Volume 2 of the 2009-19 10-Year-Plan. The 10-Year-Plan provides much more detail around the performance measurement framework for each activity.

## Governance

- Community Leadership

## District Promotion

- Tourism Marketing

## Property

- Community Assets

## Community

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

## Resource Management and Regulation

- The District Plan
- Regulatory Services
- Waterways Control

## Utilities

- Water Supplies
- Stormwater
- Wastewater
- Waste Management

## Transport

- Transport
- Parking

# Governance

## Community Leadership and Strategic Direction

Community leadership is the activity by which the Council and the Wanaka Community Board assist the community to make informed choices on important local issues.

This includes the power to rate property owners and use these funds in the wider public interest, establish strategic direction to regulate activities through the District Plan and Bylaws and to speak on behalf of the community it represents.

The underlying view is that more can be achieved where there is a common focus on the desired community outcomes. The outcomes guide all of Council's actions and strategic planning for the future.

The Council's strategic direction is made up broadly of seven key issues: heritage and culture, rural protection, growth, management, affordable housing, economic issues and urban design.

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction with overall Council performance.	85%
% compliance with statutory consultation.	100%
Community satisfaction with Council consultation.	75%
% capex plan completed in period planned.	83%
Public forums at public meetings and agendas available two days early	100%
Monitor contribution to community outcomes	100%
Council Annual Plan finalised by 30 June	100%
Community satisfaction consultation and 10-Year-Plan	80%

## Forecasted Financial Performance

Governance			
Summary of Forecasted Financial Performance			
Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12
<b>\$000</b>	<b>Expenditure</b>	<b>\$000</b>	<b>\$000</b>
3,364	Governance	3,222	3,663
922	Strategic Planning	1,102	1,030
4,286	<b>Operating Costs</b>	4,324	4,693
-	<b>Group Activity Income</b>	2,700	-
4,286	<b>Net Cost/(Surplus) of Service</b>	1,624	4,693
-	<b>Capital Expenditure</b>	-	-
<b>4,286</b>	<b>Funding Required/(Generated)</b>	1,624	4,693
	<b>Funded By:-</b>		
2,007	Targeted Rates	2,031	2,347
2,142	General Rates	2,162	2,347
137	Transfers (to)/from Reserves	(2,569)	-
<b>4,286</b>	<b>Total Funding</b>	1,624	4,693
	<b>Activity Income Includes (1)</b>		
-	Dividends received	2,700	-
-	<b>Total Activity Income</b>	<b>2,700</b>	-

# District Promotion

In the eighties the commercial sector of Queenstown approached the Council to collect and distribute a tourism marketing levy on each business which benefited from tourism growth. This took the form of a rate on every commercial premise (including those having mixed uses) within the Wakatipu Basin. Later, a similar scheme was adopted for Lake Wanaka Tourism and the Arrowtown Promotion Association.

This levy is collected on behalf of the commercial sector to ensure that all businesses contribute fairly to tourism marketing which in turn contributes to their individual success. It has worked well throughout that period. The funds are distributed to Destination Queenstown, Lake Wanaka Tourism and the Arrowtown Promotion Association. They in turn apply the funds in accordance with business plans agreed by their membership. The Council also supplements this funding by \$190,000 per annum from general rates to reflect the wider community benefit gained from tourism. As the rating authority the Council achieves its accountability by satisfying itself that the funding reflects the strategic planning and business plans of each regional tourism organisation.

The Council and Destination Queenstown have also concluded a strategic statement which places priority for marketing on the shoulder seasons, longer stay and high yield business. A similar strategic statement is planned for the relationship between Council and Lake Wanaka Tourism.

## Our Accountability

Performance measure	Target 2009-2012
Visitor Nights.	5% inc
Satisfaction with Tourism Promotion.	88.9%

## Forecasted Financial Performance

District Promotion			
Summary of Forecasted Financial Performance			
Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12
<b>\$000</b>	<b>Expenditure</b>	<b>\$000</b>	<b>\$000</b>
3,815	Tourism Promotion	3,902	3,967
3,815	<b>Operating Costs</b>	3,902	3,967
-	<b>Group Activity Income</b>	-	-
3,815	<b>Net Cost/(Surplus) of Service</b>	3,902	3,967
-	<b>Capital Expenditure</b>	-	-
<b>3,815</b>	<b>Funding Required/(Generated)</b>	<b>3,902</b>	<b>3,967</b>
	<b>Funded By:-</b>		
3,624	Targeted Rates	3,707	3,768
191	General Rates	195	199
3,815	<b>Total Funding</b>	<b>3,902</b>	<b>3,967</b>

# Property

## Community Assets

The Council is involved in this activity to provide the maximum possible return and benefit for the community. The Council portfolio includes residential and commercial subdivisions, freehold land, leased camping grounds, reserve land, airports, rental properties, housing and elderly housing. Cemeteries, community and recreational facilities or utilities are regarded as part of these land holdings. The Council also manages a production forest jointly with the Central Otago District Council and administers wilding conifer cover on recreation reserve, including the harvest of timber. This activity includes road legislation management.

### Our Accountability - Community Assets

Performance measure	Target 2009-2012
Community satisfaction:	
• Sports Grounds.	90%
• Community Halls.	85%
Sense of pride.	60%
Urban Design Panel consideration.	100%
Resource conditions met.	100%
Meeting financial forecasts.	100%
Achieve target deadlines for the development and marketing of subdivisions and achieve target levels of subdivision sales.	100%

## Our Accountability - Housing

Performance measure	Target 2009-2012
Community Housing Trust delivery.	35 households established by the Housing Trust.
Compliance with the Buildings Asset Management Plans 2002-2012.	100%
Occupancy of all available Council owned housing.	100%

## Our Accountability - Camping Grounds

Performance measure	Target 2009-2012
Visitor satisfaction for all camping grounds.	80%

## Forecast Financial Performance

Property			
Summary of Forecasted Financial Performance			
Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12
<b>\$000</b>	<b>Expenditure</b>	<b>\$000</b>	<b>\$000</b>
536	Council Land	574	576
177	Housing	173	214
345	Wanaka Airport	389	411
327	Forestry	295	392
4,844	Holiday Parks	4,863	4,221
<b>6,229</b>	<b>Operating Costs</b>	<b>6,294</b>	<b>5,814</b>
<b>6,784</b>	<b>Group Activity Income (1)</b>	<b>6,426</b>	<b>14,913</b>
<b>(555)</b>	<b>Net Cost/(Surplus) of Service</b>	<b>(132)</b>	<b>(9,099)</b>
	<b>Capital Expenditure</b>		
538	Council Land	1,200	0
134	Housing	370	139
490	Wanaka Airport	1,170	1,320
2,752	Holiday Parks	221	390
<b>3,914</b>	<b>Capital and Debt Repayment</b>	<b>2,961</b>	<b>1,849</b>
<b>3,359</b>	<b>Funding Required/(Generated)</b>	<b>2,829</b>	<b>(7,250)</b>
	<b>Funded By:-</b>		
329	General Rates	391	279
0	Asset Sales	0	0
3,192	Loans (Internal & External)	1,441	1,349
(200)	Transfers (to)/from Reserves	959	(8,918)
38	Depreciation not Funded	38	40
<b>3,359</b>	<b>Total Funding</b>	<b>2,829</b>	<b>(7,250)</b>
	<b>Activity Income Includes (1)</b>		
6,784	User Charges	6,426	5,991
0	Property Sales	0	8,922
<b>6,784</b>	<b>Total Activity Income</b>	<b>6,426</b>	<b>14,913</b>

# Community

The Community activity includes:

- Library Services
- Community development
- Public Toilets
- Cemeteries
- Community Facilities
- Waterways Facilities
- Parks and Recreation Facilities
- Emergency Services

## Library Services

Internationally libraries are seen as one of the most fundamental facilities in our democratic society. They promote education and the exchange of information and ideas. They are also a focus for the communities they serve. There are seven libraries in the Queenstown Lakes District, they are Queenstown, Wanaka, Arrowtown, Kingston, Glenorchy, Hawea and Makarora. The libraries are jointly managed together with Central Otago District Libraries and offer the Symphony System of electronic book co-resourcing. The Council considers libraries to be an essential part of the community's resource, providing high quality library services to a national standard. Library services are now available online [www.libraries.codc.qldc.govt.nz](http://www.libraries.codc.qldc.govt.nz).

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	97.5%
Range of stock and services.	92.9%
Percentage of population registered.	97.5%
Percentage of budget allocated to purchase of new materials.	10.1%
Number of books/material issued.	310,000
Items catalogued per head of population.	0.88
Achieve NZ Library Standards 2004 percentage of residents registered.	20% over standard
Customer satisfaction with full and diverse collection.	90%

## Community Development and Information

This activity helps the community to help itself. It captures the Council's relationships with its community, providing programmes and communications that strengthen the networks that are based around social agencies, community groups and volunteers.

The Council's role in this area is generally undertaken through communication, promotion, advocacy and support. Community development is aimed at informing, involving and empowering the community.

Continued development of the Council's website is a key component of the community development activity. The site was upgraded in 2010.

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

The Council also financially supports an independent regional film office and allocates funding to Sports Central.

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	85%
Facilitation of successful events annually, Including: Summerdaze, Winter Festival and Festival of Colour.	100%
Number, type and usage of public community facilities.	175,000 per annum
Press releases per month.	15 per month
Minimum of six issues of community newsletter Scuttlebutt.	100%
Website continue visit growth.	10% annual increase
Satisfaction with website.	85%
How many residents use Scuttlebutt as a key source of information.	85%
Distribution of Scuttlebutt per issue.	25,000
Number of iconic events.	6

## Community Grants

This activity is critical in enabling the community to access essential sport and recreation funding outside of ratepayer funding. This includes Government funding agencies and both the Central Otago and Southland Trusts.

### Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	85%
That all approved grants are paid out within the financial year.	100%
The amount of funding allocated in the Queenstown Lakes District.	\$300,000
Aspiring Arts Trust public artwork funding	\$50,000

## Film Otago Southland

This activity aims to add value to and assist the growth of a successful, vibrant and sustainable screen production industry in Queenstown and the surrounding regions and to support the independent film office.

### Our Accountability

Performance measure	Target 2009-2012
Increased number of film permits.	10% per annum
Increased numbers of industry people listed on Film Otago Southland database.	10% per annum

## Public Toilets

The Council provides 47 public toilets to meet the needs to residents and visitors. The objective of the activity is to protect the public environment through the provisions of clean, accessible and conveniently located public toilets.

Cleaning and maintenance is undertaken by Contract.

### Our Accountability

Performance measure	Target 2009-2012
Customer Satisfaction.	75%
Meeting cleaning levels of service.	75%
Completion of annual projects on time and within budget	100%
Achievement on contract performance 2010/11*	80%

It should be noted that the Council is not reporting on seven public toilet measures contained in the 10-Year-Plan. This is for a number of reasons including:

1. Public use measures - only new toilets have usage counters.
2. Compliance with Strategy - Council does not have a Public Toilet Strategy
3. Closure - Toilets are closed by various contractors as problems arise.
4. Toilet's reflect unique character - This is a request from some community associations and happens where required e.g. Arrowtown, Butler Green toilet / Cardrona.

\* The Council has included a new measure, which reflects the end of year toilet contract performance.

## Cemeteries

There are twelve designated cemeteries under the ownership of the Queenstown Lakes District Council. There are 10 operating cemeteries. These are situated at Makarora, Queenstown, Glenorchy, Frankton, Kingston, Cardrona, Wanaka, Lake Hawea, Skippers and Arrowtown. All cemeteries in the district are of major historical importance. A cemetery has been provided at Lower Shotover to meet future demand, once the Wakatipu cemeteries are no longer operational. This will occur within the next ten years.

All cemetery records are available online via Council's website.

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	90%
Compliance with national standards and local protocols.	100%
End of year contract performance 2010/11 *	80%

\* This is a new measure, not previously included in the 10-Year-Plan. It replaces the measure regarding delivery of the Cemetery Conservation Strategy which was completed in 2006.

## Community Facilities

The purpose of this function is to provide a range of aquatic facilities, halls and similar multi-use indoor facilities throughout the District. Major facilities such as the Queenstown Event Centre, Queenstown Memorial Hall, Lake Hayes Pavilion, Athenaeum Hall and Lake Wanaka Centre are multi-purpose recreation and community venues are managed by Lakes Leisure.

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

Aquatic facilities include Alpine Aqualand, Arrowtown Memorial Pool and the Wanaka Community Pool managed by Lakes Leisure. The Council also supports the operation of the Glenorchy and Hawea community pools via annual operating grant.

The aim of this activity is to provide affordable and accommodating facilities to a wide range of recreational, community, and cultural groups.

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction halls.	90%
Community satisfaction pools.	80%
Number of people utilising facilities - Alpine Aqualand.	14,000
Achieve NZ Water Pool Standards for all pools.	100%
Compliance with the RMA/Plan/independent design panel requirements in every case.	100%
Community centres and halls have current building WOF.	100%
Number of health and safety incidents.	80

## Waterways Facilities

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 includes the maintenance and development of Council owned waterways facilities including ramps and jetties. The Council maintains boat ramps and associated structures at Glenorchy, Sunshine Bay, St Omer Park, Bay View (Kelvin Peninsula), Frankton Marina, Kingston, Hawea foreshore, Roys Bay (Wanaka).

A programme of regular inspections are undertaken by qualified personnel to ensure waterway facilities are safe that routine maintenance is being undertaken and that capital repairs are forecast and planned well ahead of time.

The Council has also developed a Jetties and Moorings Policy which gives guidance to those who already own a jetty or mooring and those wishing to do so, on Frankton Arm, Queenstown Bay and Kingston Arm. It allows the Council to fully consider the cumulative effects of new applications and it sets out the issues of public access.

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	80%
Number of boat/trailer parks available in association with waterway facilities.	500
Number of waterway facilities accessible to public at all times.	8
Revenue.	\$65,000
Facilities (private and public) identified, tagged and recorded.	100%

## Parks and Recreation Facilities

This activity provides affordable and accessible recreation facilities throughout the district. The Council owns 1150ha of designated reserve areas throughout the district. Of the total reserve areas owned, 730ha are actively maintained. This includes: the Queenstown Gardens, 36 playgrounds and 30ha of sports fields in Queenstown, Arrowtown, Hawea and Wanaka. This activity does not include facilities on Council owned land that are owned by other organisations i.e. bowling, tennis and golf clubs. Multi-use indoor facilities are covered in Community Facilities. Council assisted (not operated) facilities are covered under the Community Grants activity.

The Council undertakes maintenance of the Queenstown Gardens and all amenity horticulture work with its own staff, while mowing, tree maintenance and building maintenance is undertaken under contract by Asplundh. Sports Turf is maintained by the specialist turf team at Lake Leisure Limited. Please refer to page 4 for an update on reserve maintenance costs.

## Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction with provision of cycleways and walkways.	90%
Km of walkways/cycleway.	60km
Community Satisfaction:	
• Playgrounds.	90%
• Parks, reserves and gardens.	90%
• Number of recreation/sports grounds.	85%
• Condition of grounds.	85%

## Emergency Management

This activity relates to the provision of Civil Defence Emergency Management and Rural Fire activities.

The main functions of both of these roles are to:

1. reduce the community exposure to hazards;
2. increase the readiness level of the community;
3. contribute to the response activities in an emergency; and
4. manage the recovery activities after an emergency.

The Council is a member of the Otago Civil Defence Emergency Management Group. Council has developed a set of guidelines to be used in the event of an emergency in the district and specific plans to help mitigate the effects of recognised hazards. Council maintains emergency management relationships with several Non-Government Organisations and also supports the volunteer role of Sector Post Wardens in many district communities.

Council and the Department of Conservation are the Rural Fire Authority for the district. Council provides an in-house rural fire fighting resource, firefighting manpower through contractors and supports Voluntary Rural Fire Forces in Arrowtown, Glenorchy, Kingston and Makarora.

## Our Accountability

Performance measure	Target 2009-2012
Rural fire plan in place and organisation resolved.	100%
Equipment level specified by the Rural Fire Management Code of Practise in place.	100%
Community Satisfaction with Rural Fire.	90%
Implement plan under Civil Defence and Emergency Management Act.	100%
Emergency Operation Centre operational within one hour of emergency.	100%
Civil Defence Response within 10 minutes of notification.	100%
Community Satisfaction with Civil Defence.	90%
Fire fighting water available to required standard.	100%

## Forecasted Financial Performance

Community Summary of Forecasted Financial Performance		
Annual Plan 2010/11	Annual Plan 2011/12	CCP 2011/12
<b>4,346</b>	<b>4,030</b>	<b>3,950</b>
<b>Community Facilities</b>		
5,819	6,207	6,156
Active & Passive Recreation		
866	924	968
Community Development		
506	492	565
Community Grants		
2,021	2,063	2,293
Libraries		
188	198	224
Waterways		
135	140	155
Cemeteries		
760	779	852
Public Toilets		
587	616	615
Emergency Services		
15,228	15,692	15,778
<b>Operating Costs</b>		
<b>6,480</b>	<b>5,222</b>	<b>6,642</b>
<b>Group Activity Income (1)</b>		
<b>8,748</b>	<b>10,227</b>	<b>9,136</b>
<b>Net Cost/(Surplus) of Service</b>		
<b>Capital Expenditure</b>		
3,086	2,383	8,287
Community Facilities		
6,546	6,022	6,726
Active & Passive Recreation		
313	387	681
Libraries		
23	81	51
Waterways		
15	11	106
Cemeteries		
597	247	301
Public Toilets		
116	37	29
Emergency Services		
<b>10,696</b>	<b>9,168</b>	<b>16,181</b>
<b>Capital and Debt Repayment</b>		
<b>19,444</b>	<b>19,395</b>	<b>25,317</b>
<b>Funding Required/(Generated)</b>		

Funded By:-		
6,838	Targeted Rates	7,150
4,385	General Rates	4,699
2,724	Loans (Internal & External)	6,270
3,982	Transfers (to)/from Reserves	5,614
1,515	Depreciation not Funded	1,584
<b>19,444</b>	<b>Total Funding</b>	<b>25,317</b>
<b>Activity Income Includes (1)</b>		
1,258	User Charges	1,599
699	Grants & Subsidies	1,044
183	Other	220
4,340	Capital Contributions	3,779
<b>6,480</b>	<b>Total Activity Income</b>	<b>6,642</b>

For more information on the community capital program go to page 6.

# Resource Management and Regulation

This activity includes:

- The District Plan
- Regulatory Services
- Waterways Control

## The District Plan

The single most effective way the Council can give effect to the community's views on development of the district and exert influence over growth is through the District Plan. The primary purpose of this activity will be to better align the District Plan with the philosophy of this 10-Year-Plan.

The form and nature of the plan is governed by the Resource Management Act 1991 (RMA). That legislation contains extensive checks and balances to protect all parties to the process. Development of the plan will require considerable time and resources to achieve a defensible result.

The combination of rapid community growth and a sensitive environment will result in continuing evolution of the District Plan.

District Plan work includes the following key projects:

### Growth Management

This includes undertaking plan changes relating to the re-zoning of Frankton Flats, Three Parks, Ballantyne Road Business and Residential Zones and Growth Boundaries for the District's main urban areas.

### Town Centres and Small Communities

This includes Plan Changes in Kingston and the Cardona Village Rural Visitor Zone and Plan Changes arising from the Queenstown and Wanaka Town Centre Strategies.

## Our Accountability

Performance measure	Target 2009-2012
Statutory regime for monitoring plan effectiveness.	Completed
Community Satisfaction:	
• Protection natural landscapes.	70%
• Protection ecosystem.	70%
• Protection rural character.	70%
• Protection of amenities in town centres.	70%
• Protection local heritage.	70%
• District Plan	70%
% annual plan change program completed.	100%
Cost of growth fairly allocated to development.	100%
Completion of heritage variations and compliance.	100%
Adhere to RMA Maori protocol.	100%

## Regulatory Services

As a territorial authority, the Council has certain regulatory functions that it is obliged to administer. The functions contracted in whole or part to Lakes Environmental are:

- Resource consent processing, administration and monitoring
- General Environmental Health
- Inspection and Licensing
- Animal Control
- Bylaw and General Enforcement
- Car Parking Enforcement
- Building Control

The Resource Management Act 1991, Building Act 1991, Local Government Acts of 1974 and 2002, Health Act 1956, Sale of Liquor Act 1989, Dog Control Act 1996 and the Litter Act to name a few require Council to be involved in these functions and from time to time to create bylaws for the better administration of these Acts. The Council is committed to:

- Effective compliance to ensure consent conditions and community standards are achieved.
- Providing effective guidance to interested parties on consent and licensing processes.
- The Council is generally obliged to observe the provisions of the relevant legislation and must generally act as an impartial decision maker weighing the evidence placed in front of it by the parties.

## Resource Consents

This activity includes the administration of all aspects of the resource consent process including the processing and assessment of applications and the issuing of consents. This may involve arranging hearings and assisting with appeal processes. It also includes work undertaken in relation to the inspection, monitoring and enforcement of resource consent conditions and requirements of the District Plan.

Formal decision making under the legislation is delegated to independent commissioners.

Elected representatives who have passed national qualifications are entitled to be appointed as independent commissioners. The issuing of permits and other consents is generally delegated to Lakes Environmental Ltd.

## Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction with Resource Consent Planning.	50%
Resource Consent applications and related functions processed within statutory timeframes.	100%
Material updated and available.	100%
Conditions of all resource consents monitored.	100%
Community Satisfaction with the protection of amenities in town centres.	70%
All notified planning application reports available five days before hearing.	100%

## Environments

This activity relates to licensing of premises that Council is required to do in relation to offensive trades, food premises, camping grounds, hairdressers, mortuaries, wine makers and liquor licensing. It also includes follow up inspections and complaint investigations in relation to these premises and:

- Monitoring of private water supplies in food businesses
- Provision of advice on drinking water quality
- Investigating food premises complaints
- Testing of public swimming pool water quality
- Annual inspection/audit of food businesses

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction:	
• Food premises registration.	80%
• Liquor licensing.	60%
All food premises inspected/audited once a year.	100%

## Dog and Animal Control

This activity involves enforcement of the Dog Control Act and Council Bylaws relating to dog control, and also enforcement of the Animal Welfare Act as it relates to dogs, so that residents are safe, annoyance factors are minimised and the welfare of animals is protected.

Currently there are a number of warranted dog control officers available in Queenstown and Wanaka to provide 24 hour coverage.

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction:	
• Dog registration.	80%
• Dog impounding.	60%
Dog register maintained and complete.	100%
Complaints responded to within 2 hours and appropriate enforcement action taken.	100%

## Enforcement

This activity covers the administration and enforcement of Council Bylaws and various regulations that if left unactioned would cause negative effects in the community (e.g. fire ban bylaws). Authority to instigate all forms of compliance proceedings are delegated to the chief executive.

## Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction with protection of amenities in town centres.	70%
Public complaints.	Nil
Noise - Community Satisfaction	80%

## Parking

This activity involves regular patrols of parking areas on urban roads to ensure regular turnover of public car parking spaces and ensuring that appropriate enforcement action is taken where required in an effective, timely and correct manner.

## Our Accountability

Performance measure	Target 2009-2012
Community satisfaction with Parking patrols - up to 130 hours per week between 9am-6pm.	100%
Parking Complaints.	Zero
Community Satisfaction parkign enforcement.	60%
Public complainst assessed and actioned within 48 hours	100%

## Building Control

Providing the necessary controls relating to building work and use of buildings, and ensuring buildings are safe, sanitary and have adequate means of escape from fire. This activity primarily relates to the administration of the Building Act and Regulations. Activities include receiving, considering and where appropriate, issuing building consents within the prescribed time limits. Other primary activities are issuing Project Information Memoranda, Land Information Memoranda, Code of Compliance Certificates, Compliance Schedules and Building Warrants of Fitness.

### Our Accountability

Performance measure	Target 2009-2012
Applications processed within statutory timeframes:	
• Building Consents.	100%
• PIM.	100%
• LIM.	100%
Building inspections completed within 24 hours of request.	95%
Community Satisfaction:	
• LIMS.	80%
• Building Control.	60%

## Road Legislation Management

Primary service is the management of the Council's road stoppages, closures and legalisation processes.

Other services include:

- Updating of Rapid numbering systems.
- Continued updating of urban street numbering.
- Co-ordination with GIS department to ensure that data is updated in a timely manner.
- Managing defence of challenges and claims against Council.
- Reporting to CEO on matters requiring enforcement action.
- Continuous regular updating of information to Council's GIS department.

### Our Accountability

Performance measure	Target 2009-2012
Road stopping and closure for events in timely fashion.	No Complaints

## Waterways Control

The purpose of this function is to control, by way of inspection, enforcement and promotion, the safe use of waterways and safety in waterways based activities in the District. It includes the provision of harbourmaster services, which is contracted to Southern Lakes Monitoring Services. Harbour Master services are provided 365 days a year.

### Our Accountability

Performance measure	Target 2009-2012
Number of incidents.	10
Boating guides for Wakatipu and Wanaka available to public.	100%
Water Safety Radio Promotion.	100%
Number of fatalities.	None
Community satisfaction with harbourmaster services.	90%
Safety of all private and public structures every two years.	100%
Safe Operation Plans audited annually.	100%

## Forecasted Financial Performance

Regulatory and Resource Management			
Summary of Forecasted Financial Performance			
Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12
<b>\$000</b>	<b>Expenditure</b>	<b>\$000</b>	<b>\$000</b>
135	Animal Control	153	152
417	Building Consent Administration	771	279
451	Environmental Health	418	462
109	Liquor Licensing	102	92
944	Parking Administration	866	1,038
353	Bylaw & General Enforcement	348	356
1,687	Resource Consent Administration	1,737	1,384
422	Waterways Regulation	422	437
2,487	District Plan	2,553	2,583
<b>7,005</b>	<b>Operating Costs</b>	<b>7,370</b>	<b>6,783</b>
<b>1,461</b>	<b>Group Activity Income (1)</b>	<b>1,257</b>	<b>1,696</b>
<b>5,544</b>	<b>Net Cost/(Surplus) of Service</b>	<b>6,113</b>	<b>5,087</b>
	Capital Expenditure		
11	Regulatory Services	11	11
445	District Plan	1,300	478
456	Capital and Debt Repayment	1,311	489
<b>6,000</b>	<b>Funding Required/(Generated)</b>	<b>7,424</b>	<b>5,576</b>
	<b>Funded By:-</b>		
4,748	General Rates	5,916	4,523
1,206	Loans (Internal & External)	-	1,087
43	Transfers (to)/from Reserves	1,505	(37)
3	Depreciation not Funded	3	3
<b>6,000</b>	<b>Total Funding</b>	<b>7,424</b>	<b>5,576</b>
	<b>Activity Income Includes (1)</b>		
58	User Charges	58	73
1,403	Other	1,199	1,623
<b>1,461</b>	<b>Total Activity Income</b>	<b>1,257</b>	<b>1,696</b>

# Utilities

The Utilities activity includes the operation of:

- Water Supplies
- Stormwater
- Wastewater
- Waste Management

## Water Supplies

In the Queenstown Lakes District there are eight public water supply schemes, located at Queenstown, Arrowtown, Glenorchy, Lake Hayes, Arthur's Point, Wanaka, Albert Town, Lake Hawea, and Luggate. There are approximately 14,000 connections to these schemes. 85% (2006) of our rateable units are provided for by these public schemes. The remainder obtain water by other means. These include rainwater tanks, private bores, and private reticulated supplies.

The water supplies are sourced from generally high quality lakes and bores. However treatment processes are limited and there is potential for supply contamination. Public Health Risk Management Plans are being developed for each water supply to detail Council's actions for preventing the risk of supply contamination and ultimately for upgrading treatment systems to comply with the Drinking Water Standards for New Zealand 2005 (including 2008 amendment). These will be completed as part of the Long Term Plan.

The Ministry of Health maintains a register of community water supplies and produces supply gradings to reflect the relative contamination risks. Although Council's supplies are presently ungraded, previous gradings have been low, reflecting the unprotected sources and the existing low level of treatment.

There is presently a lack of detailed knowledge of the quality of lake and bore water sources and a sampling programme has been implemented to allow the required level of treatment to be determined. Budgets for upgrading water treatment will be included in the next Long Term Plan.

The demand on our water schemes is anticipated to increase over the next ten years from 8.7 million to 13.6 million cubic metres per year. The projected population growth is the main reason for this increase in demand, and it requires that significant amounts of additional storage and reticulation be provided.

The average water consumption in the district per connection is estimated at 750 litres per day which is very high by national standards. This has been largely attributed to inefficient water use – including irrigation demand during the summer months and lack of incentives to conserve (such as paying for water). During 2008, a new Water Supply Bylaw together with individual Demand Management Plans for each water supply has been developed, with a view to reducing inefficient water use.

Constructing new public water schemes for small communities present difficult problems of affordability, as evidenced by the figures estimated for Kingston. Investment in these small communities will depend first upon the Council being able to resolve how these costs can be sustained by the small ratepayer base involved.

The option of Government funding for new water supplies such as the Drinking Water Assistance Programme is being investigated, with particular emphasis on the smaller water supplies. Given the present funding criteria, the likelihood of Government subsidy is low.

For more information on water demand management go to page 6.

## Our Accountability

Performance Measure	Target 2009 - 2012
Confirmed illnesses attributable to the water supply.	0
% of hydrants meet fire safety standards.	95%
Community satisfaction with the quality of their drinking water.	95%
Number of complaints related to low/high pressure.	50
All affected customers receive at least 24 hrs notice of any planned shutdown.	100%
Number of household connections at point of supply with pressure >300kPa and < 900 kPa.*	200
Performance in completing repairs within the specified time in response to service requests (RFS).	80%
Per Capita average consumption targets achieved.	550
Community satisfaction water reliability	100%

\* The target has been reviewed and amended from the 10-Year-Plan target.

## Stormwater

In the Queenstown Lakes District, there are public storm water systems serving most developed settlements.

The extent and degree of reticulated stormwater collection and disposal in the various urban communities varies greatly – from very extensive in the larger communities of Queenstown, Wanaka to minor schemes in Kingston and Makaroa. Residential suburbs are typically served by simple pipe networks collecting water from a small catchment area and discharging to a nearby natural waterway or lake. Rural townships and residential areas are typically served by roadside open drainage networks with limited reticulated pipe work. In areas where there is not a reticulated public network property owners are required to dispose of storm water on-site by ground soakage.

At present there are poor information records on these schemes. Council is continuing progressive Catchment Management Plans for the future; the drafts of some have been delivered and will be incorporated in the Long Term Plan.

It is important to make a distinction between storm water and roading assets for the purposes of funding and operational responsibility.

In urban areas reticulated mains systems and their connections to private properties is a storm water asset. Roadside drains, kerbing and sumps and their connections to the reticulated system are a roading asset.

In rural areas open drains, culverts and connections to a discharge point are roading assets.

Council believes that the demand for public storm water systems will rise significantly over the next ten years in line with development, population growth and global warming.

## Our Accountability

Performance Measure	Target 2009 - 2012
Community satisfaction with Council stormwater systems.	90%
Performance in completing repairs within the specified time in response to service requests.	90%
Performance in completing repairs within specified time level 1 <1 hour	100%
Compliance with resource consents	100%

## Wastewater

The safe management of human waste is a core function of the Council. By undertaking this activity we protect public health, ensure the pristine nature of our environment, particularly waterways, and live up to the clean green image that we portray to the world.

Community expectations of how the Council treats and disposes of waste in general are rising rapidly. In the Queenstown Lakes District, there are seven public wastewater systems totalling 17,800 connections. Schemes are located at Queenstown, Wanaka, Albert Town, Arrowtown, Lake Hawea, Lake Hayes, Luggate (Council maintains the reticulation only) and Arthur's Point. More than 2,300 rateable units deal with their wastewater by other means – such as septic tanks and package treatment plants.

The 10-Year Plan contained a total capital expenditure on waste water for the next three years of \$37.6 million. This will be revisited in the next Plan.

The single biggest wastewater priority for the Council is to achieve acceptable standards of wastewater treatment.

The project for Wanaka and Albert Town (Project Pure) was completed in 2008.

For more information on Project Shotover (proposed discharge to land project for the Wakatipu) go to page 6.

## Our Accountability

Performance Measure	Target 2009 - 2012
Sewage overflows into habitable buildings due to faults in the public wastewater system.	0
Community satisfaction with the quality of the wastewater service.	90%
24 hour notice to planned shutdown.	100%
Response to urgent wastewater issue within 1 hour	100%
Odour complaints	> 30
Wastewater production per person per day (average dry weather flow)	290 litres

## Waste Management

In 2003 the Council adopted its Waste Management Strategy with a target of 35% diversion of waste from the Victoria Flats Landfill by June 2006.

Council undertakes solid waste management in four distinct but inter-related activities. The activity is sub-divided into the following categories:

### Landfill Provision and Management

Provision and management of landfill for the disposal of solid waste. The Victoria Flats landfill accepts waste from household refuse collections and transfer stations across the Queenstown Lakes and Central Otago Districts as well as waste collected by private companies across the region.

### Residual (rubbish) collection

Provision of a kerbside residential refuse collection service in developed urban areas and transfer stations in Queenstown and Wanaka. The residential refuse collection service allows for the collection of pre-paid (blue) refuse bags and either a 120 litre or 240 litre wheelie bin.

The waste management strategy aims to encourage waste minimisation and the 10-Year Plan proposed providing residents with the option of continuing to purchase pre-paid refuse bags (introduction of two sizes: 30 or 60 litre) or hiring two sizes of wheelie bin. The smaller wheelie bin will provide an incentive to reduce the volume of household waste to landfill. The option of a pre-paid blue bag will be expanded to include a smaller size to increase flexibility. The transfer stations will continue to accept bulky waste from residents and businesses.

### Servicing of Street Bins

Collection and disposal of refuse from street litter bins in all urban centres. Recycling litter bins are currently provided in Queenstown, Arrowtown and Wanaka and a programme is in place to continue to install recycling litter bins as and when urban streets are redeveloped.

### Waste Minimisation and Recycling

In 2003, after extensive public consultation, Council adopted a Waste Management Strategy which included a commitment to a 'Zero Waste' future. Since that time we have driven continuously to implement the 43 waste minimisation initiatives identified in the strategy.

The success stories include kerbside recycling in Wanaka, which was introduced in September 2005, construction of seven rural refuse and recycling drop-off points for visitors and residents in rural areas and the construction of a resource recovery park in Frankton in October 2007 that has enabled kerbside recycling in the Wakatipu.

The main outstanding issues include introduction of an organic waste collection service and composting facility. Scoping for the facilities and services is complete, and the 10-Year Plan provided final consultation on the costs and affordability of this new service. A landfill levy to fund waste diversion initiatives was introduced in 2009. Once all major services are in place a Solid Waste Bylaw for the district will be put in place providing legislative backing for the Waste Management Strategy.

For information on proposed changes to the waste management fees and charges go to page 5.

## Our Accountability

Performance measure	Target 2009-2012
Reduce net volume of waste to landfill (diversion rates set by the Waste Management Strategy 2003).	35%
Compliance with Victoria Flats Landfill resource consents.	100%
To undertake monitoring of transfer stations.	100%
To undertake monitoring resource recovery parks.	100%
Compliance with conditions of contract:	
• Transfer stations.	100%
• Resource Recovery Park.	100%
Compliance with conditions of consent for closed landfills.	100%
Customer complaints about litter bins overflowing.	40 per annum
Instances of illness attributed to the waste management services.	zero
All service request actioned within specified contractual time-frames.	100%
Waste Management charge increase per property per annum.	<10%
Waste minimisation costs to be recovered from the polluter.	50%
Community satisfaction:	
• Recycling.	85%
• Resource Recovery Park.	85%
• Refuse Collection.	85%
• Landfill Site Management.	85%
• Transfer Stations.	85%

## Forecasted Financial Performance

Utilities			
Summary of Forecasted Financial Performance			
Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12
<b>\$000</b>	<b>Expenditure</b>	<b>\$000</b>	<b>\$000</b>
8,759	Wastewater	8,885	10,303
7,595	Water Supply	7,842	8,281
6,575	Waste Management	6,430	8,605
2,105	Stormwater	2,336	2,248
<b>25,034</b>	<b>Operating Costs</b>	<b>25,493</b>	<b>29,437</b>
<b>14,802</b>	<b>Group Activity Income (1)</b>	<b>13,779</b>	<b>18,513</b>
<b>10,232</b>	<b>Net Cost/(Surplus) of Service</b>	<b>11,714</b>	<b>10,924</b>
	<b>Capital Expenditure</b>		
11,792	Wastewater	13,643	15,453
8,241	Water Supply	6,727	6,742
170	Waste Management	494	434
4,592	Stormwater	3,975	4,094
<b>24,795</b>	<b>Capital and Debt Repayment</b>	<b>24,839</b>	<b>26,723</b>
<b>35,027</b>	<b>Funding Required/(Generated)</b>	<b>36,553</b>	<b>37,647</b>
	<b>Funded By:-</b>		
17,137	Targeted Rates	16,867	18,054
287	General Rates	321	378
11,796	Loans (Internal & External)	11,767	14,730
3,419	Transfers (to)/from Reserves	5,220	1,814
2,388	Depreciation not Funded	2,378	2,671
<b>35,027</b>	<b>Total Funding</b>	<b>36,553</b>	<b>37,647</b>
	<b>Activity Income Includes (1)</b>		
3,329	User Charges	3,596	6,108
128	Grants & Subsidies	422	152
409	Other	391	391
5,827	Vested Assets	5,984	5,984
5,109	Capital Contributions	3,386	5,878
<b>14,802</b>	<b>Total Activity Income</b>	<b>13,779</b>	<b>18,513</b>

# Transport and Parking

The transport and parking activity includes:

- Transport
- Parking Facilities

## Transport

The Queenstown Lakes District Council (QLDC) controls over 804km of formed roads (of which over 400km are sealed), 145km footpaths, 91 bridges, and 1,412 streetlights.

Council is responsible for maintaining this transport network and planning and implementing improvements. In carrying out its responsibilities council works within national, regional and local transport strategies.

National strategies, such as the Government Policy Statement on transport funding influence council activities by determining where central government funding for local transport activities will be directed and the level of funding that will be received.

The regional land transport strategy, which will guide regional priorities for transport funding is presently under review.

Council transport priorities are guided principally by the 10-Year Plan, and transport strategies including the Wakatipu Transport Strategy and the Wanaka Transportation and Parking Strategy.

In the 2011/12 year there is funding for more Otta sealing (a dust suppression seal with a seven plus life expectancy) of roads. In the plan the following roads would get this dust suppression treatment over the coming year: Wakatipu - Atley Rd, Closeburn Road, Coal Pit Road, Hogan's Gully Road, Moonlight Track, Romans Lane, Slopehill Road East; and Wanaka - Ballantyne Road (treatment spread over 2 years), Halliday Road, and Studholme Road South.

The following roads are proposed to receive no oiling: Wakatipu - Alan Reid's Rd, Alec Robin Rd, Argyle St, Boyd Rd, Bridge St, Bush Creek Rd, Butel Rd, Bulement St, Camp Lane, Chord Rd, Churchill St, Dennison Way, Dorset St, Fitzpatrick Rd, Ford St, Gibbston Back Rd, Glenorchy-Paradise Rd, Gloucester St, Gray St, Hampshire St, Hansen Rd, Jetty St, Jims Way, Kinloch Rd, Moke Lake Rd, Mooney Rd, Morven Ferry Rd, Mountain View Rd, Osan St, Old School Rd, Oxford St, Rutherford Rd, Shiel St, Somerset St, Whitechapel Rd; and Wanaka - Boundary Rd, Domain Rd (Lake Hawea), Gray Rd, Hawea Back Rd, Maungawera Valley Rd, Maxwell Rd, McCarthy Rd, McLennan Rd, Meads Rd, Morris Rd, Newcastle Rd, Outlet Rd, Small Rd Studholme Rd South and Wanaka-Mt Aspiring Rd.

For more information on proposed changes to roading levels of service go to page 5.

## Our Accountability

Performance measure	Target 2009-2012
All routes are to be made accessible within 12 hours of an emergency closure – cleared or detour provided.	100% compliance
Percentage of smooth sealed roads (below 150 NAASRA Counts):	
• Urban roads.	>85%
• Rural roads .	>85%
Average roughness of roads as measured by NAASRA Counts:	
• Urban roads.	<105 NAASRA
• Rural roads.	<90 NAASRA
The number of serious injury road crashes per 10,000 vehicles.	Nil
Mode share of non-car modes to increase to 15% over 10 years on Frankton Road.	> 5%
Community Satisfaction:	
• Convenience of public transport facilities.	65%
• Trails and cycleways	90%
• Sealed Roads	70%
• Unsealed Roads	70%
• Footpaths	60%
• Street cleaning	100%

## Parking Facilities

The Council provides public carparking so that residents, workers and visitors have access to facilities and attractions in Queenstown, Arrowtown and Wanaka. The management of parking facilities is seen as one of the most significant issues for Council.

Throughout the Queenstown Lakes District, there are presently 3,759 car parking places provided by the Council in on-street and off-street parking areas. These are made up of unrestricted, time restricted, Pay and Display and leased parking places.

The Church Street, Boundary Street and Ballarat Street Carparks are Council's main off-street car parking facilities in central Queenstown. In addition, there are also facilities in Gorge Road (near Industrial Place), Athol Street, the Recreation Ground and Brecon Street. Arrowtown has facilities on Ramshaw Lane.

For the past five years, the Council's annual residents' surveys have placed "carparking in Queenstown and in general" as either the first or second priority for Council attention. At present there is roughly equal satisfaction / dissatisfaction with the carparking.

Destination Queenstown's Regional Visitor Monitor (RVM) has repeatedly reported visitors' perceptions of the car parking and campervan parking in Queenstown as being behind national benchmarks.

The Wakatipu Transportation Strategy adopted in August 2007 built on earlier strategies, promoting measures to improve the "legibility" of visitor parking in the short term, with constraint of commuter parking being introduced alongside the improvement of bus services.

In central Wanaka the Council has facilities on Dungarvon Street, Dunmore Street, Brownston Street and Wanaka waterfront. At peak seasonal times these facilities come under considerable pressure.

## Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction: Overall Satisfaction with Parking Facilities based upon the QLDC Residents Survey.	60%

## Forecast Financial Performance

Roading and Parking			
Summary of Forecasted Financial Performance			
Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
<b>\$000</b>	<b>Expenditure</b>	<b>\$000</b>	<b>\$000</b>
16,771	Roading and Parking	17,229	18,787
566	Parking Provision	561	470
17,337	<b>Operating Costs</b>	17,790	19,257
21,442	<b>Group Activity Income (1)</b>	21,205	20,308
<b>(4,105)</b>	<b>Net Cost/(Surplus) of Service</b>	<b>(3,415)</b>	<b>(1,051)</b>
	<b>Capital Expenditure</b>		
29,062	Roading	28,766	22,358
194	Parking Provision	144	150
29,256	<b>Capital and Debt Repayment</b>	28,910	22,508
<b>25,151</b>	<b>Funding Required/(Generated)</b>	<b>25,495</b>	<b>21,457</b>
	<b>Funded By:-</b>		
10,438	Targeted Rates	11,193	11,570
10,969	Loans (Internal & External)	9,254	5,857
1,219	Transfers (to)/from Reserves	2,567	1,031
2,525	Depreciation not Funded	2,481	2,999
<b>25,151</b>	<b>Total Funding</b>	<b>25,495</b>	<b>21,457</b>
	<b>Activity Income Includes (1)</b>		
868	User Charges	928	654
14,244	Grants & Subsidies	15,621	12,438
450	Other	391	477
3,603	Vested Assets	3,699	3,699
2,277	Capital Contributions	566	3,040
<b>21,442</b>	<b>Total Activity Income</b>	<b>21,205</b>	<b>20,308</b>

# Capital Expenditure for 2011/12

Community	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Queenstown Events Centre - additional parking	-	492
Queenstown Events Centre - reseal carparks parking	150	159
Queenstown Events Centre - replace grandstand seats	-	127
Queenstown Events Centre - replace carpet tiles	68	-
Queenstown Events Centre - Gym debt repayment	310	-
<b>Halls - Events Centre</b>	<b>528</b>	<b>778</b>
Memorial Hall - replace tables & chairs	69	34
Memorial Hall - Upgrade	52	-
<b>Halls - Memorial Hall</b>	<b>121</b>	<b>34</b>
Wanaka sports facilities building	352	6,352
<b>Halls - Wanaka Sports Facility</b>	<b>352</b>	<b>6,352</b>
Queenstown Library Refurbishment	-	212
Arrowtown Library Extension	-	159
<b>Libraries - Queenstown</b>	<b>-</b>	<b>371</b>
Wakatipu Trail Development	212	212
<b>Walkways - Wakatipu Ward</b>	<b>212</b>	<b>212</b>
Gibbston - New landmark	64	64
Lake Hayes Pavillion - New landmark	-	64
Glenorchy Hall - refurbish existing	127	127
<b>Toilets - Wakatipu Ward</b>	<b>191</b>	<b>255</b>
Freedom Camping Information Kiosks	25	-
Kelvin Grove Upgrade	-	265
Jardine Park Playground	-	159
Ice Rink Carpark - seal & mark	-	106
Lake Hayes - North end facilities	-	159
Lighting improvements - Queenstown gardens	-	106
Recreation Ground - Lighting	-	85

## Community cont...

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Fernhill Playground	-	85
Lake Street Foreshore Enhancement	-	79
Lomond Crescent Carpark	45	11
Turf Renovation - Earnslaw park	70	11
<b>Parks and Reserves - Wakatipu Ward</b>	<b>140</b>	<b>1,066</b>
Freedom Camping Information Kiosks	25	-
Wanaka Skate Park extentions - stage 1	180	-
Roys Bay to Station Park improvements	-	265
<b>Parks and Reserves - Wanaka Ward</b>	<b>205</b>	<b>265</b>
Cemetery Development	-	95
<b>Cemeteries - Wanaka Ward</b>	<b>-</b>	<b>95</b>
Glendu Bay Boat Ramp	30	-
<b>Waterways - Wanaka Ward</b>	<b>30</b>	<b>-</b>
<b>Grand Total</b>	<b>1,779</b>	<b>9,428</b>

Transportation	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Wakatipu - Sealed Road Resurfacing	1,225	1,075
Glenda Drive Intersection - local road construction	3,336	-
Wakatipu - Sealed Road Pavement Rehabilitation	-	3,220
Wakatipu - Minor Improvements	322	322
Edinburgh Drive - Sealed Pavement Rehabilitation	284	-
Adamson Drive - Sealed Pavement Rehabilitation	874	-
Hensman Road - Sealed Road Pavement Rehabilitation	924	809
Centennial Ave - Sealed Road Pavement Rehabilitation	821	821
Richards Park Lane - Sealed Road Pavement Rehabilitation	-	312
Buckingham St East - Sealed Road Pavement Rehabilitation	486	369
Mcmillan/Mcchesney - Sealed Road Pavement Rehabilitation	365	-
Littles Rd - Sealed Road Pavement Rehabilitation	546	-
Malaghans Rd - Sealed Road Pavement Rehabilitation	1,500	-
Panorama Tce - Sealed Road Pavement Rehabilitation	771	-
Glenorchy Rd (Non Spr)- Sealed Road Pavement Rehabilitation	569	-
Wakatipu - Unsealed Road Metalling	285	531
<b>Wakatipu - NZTA</b>	<b>12,308</b>	<b>7,459</b>
Wakatipu - Sealed Road Pavement Rehabilitation (Design)	266	-
Wakatipu - Pedestrian Facilities	531	531
Wakatipu - Streetlighting	117	117
Wakatipu - Kerb & Channel Construction	117	117
<b>Wakatipu Other</b>	<b>1,031</b>	<b>765</b>
Glenorchy SPR - Sealed Road Pavement Rehabilitation	1,900	1,900
<b>Glenorchy SPR</b>	<b>1,900</b>	<b>1,900</b>
Crown Range Road - Sealed Road Resurfacing	195	483
Crown Range Road - Sealed Road Pavement Rehabilitation	1,163	1,163
Crown Range Road - Preventative Maintenance	600	-
<b>Crown Range - SPR</b>	<b>1,958</b>	<b>1,646</b>

## Transportation cont...

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Wanaka - Sealed Road Resurfacing	844	347
Wanaka - Sealed Road Rehabilitation	-	488
Wanaka - Minor Improvements	199	199
Cardrona Valley Road - Sealed Road Pavement Rehabilitation	674	370
Mount Aspiring Road - Sealed Road Pavement Rehabilitation	788	707
Wanaka - Unsealed Road Metalling	238	425
<b>Wanaka - NZTA</b>	<b>2,743</b>	<b>2,536</b>
Wanaka - Unsealed Road Metalling	328	-
Wanaka - Pedestrian Facilities	319	319
Wanaka - Streetlighting	149	149
Wanaka - Kerb & Channel Construction	143	143
<b>Wanaka Other</b>	<b>939</b>	<b>611</b>
<b>Grand Total</b>	<b>20,879</b>	<b>14,918</b>

Water Supply	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Renewals	150	150
<b>Arrowtown</b>	<b>150</b>	<b>150</b>
Arthur's Point Water Supply Upgrades	-	244
<b>Arthurs Point</b>	<b>-</b>	<b>244</b>
Glenorchy Water Metering for Turbidity and PH	20	-
<b>Glenorchy</b>	<b>20</b>	<b>-</b>
Hawea Water Supply Upgrades Stage 3 - Bore & reticulation	200	214
<b>Hawea</b>	<b>200</b>	<b>214</b>
Kingston Water Supply New Scheme	21	21
<b>Kingston</b>	<b>21</b>	<b>21</b>
Lake Hayes UV upgrade	90	-
<b>Lake Hayes</b>	<b>90</b>	<b>-</b>
Luggate - wter manifolds & meters	30	-
<b>Luggate</b>	<b>30</b>	<b>-</b>
Fernhill Rising Main Replacement	270	-
Upper Commonage & Larchwood Reticulation	-	747
Learys Gully Pump Station	380	-
Demand Management Strategy Implementation	145	145
Renewals	900	855
<b>Queenstown</b>	<b>1,695</b>	<b>1,747</b>
Anderson Road Extension	-	462
West Meadows Pump Station	300	-
Second Western Reservoir	40	149
Wanaka Water Quality - Algae Issues	200	-
Demand Management Strategy Implementation	102	102
Renewals	311	311
<b>Wanaka</b>	<b>953</b>	<b>1,024</b>
<b>Grand Total</b>	<b>3,159</b>	<b>3,400</b>

<b>Wastewater</b>	<b>Major Capital Works (\$000)</b>	
	<b>Annual Plan</b>	<b>10 Yr Plan</b>
	<b>2011/12</b>	<b>2011/12</b>
Project Shotover - Stage 1	-	111
Shotover River revetment line	61	-
Shotover Ponds De-sludge/Upgrade	594	-
Renewals	214	214
<b>Arrowtown</b>	<b>869</b>	<b>325</b>
Project Shotover - Stage 1	-	40
Shotover River revetment line	35	-
Shotover Ponds De-sludge/Upgrade	215	-
Renewals	20	43
<b>Arthurs Point</b>	<b>270</b>	<b>83</b>
Hawea Pump Station/rising main upgrade	-	562
Cemetery Rd Pump Station upgrade	25	-
<b>Hawea</b>	<b>25</b>	<b>562</b>
Kingston Wastewater New Scheme	-	23
<b>Kingston</b>	<b>-</b>	<b>23</b>
Project Shotover - Stage 1	-	51
Shotover River revetment line	32	-
Shotover Ponds De-sludge/Upgrade	276	-
Renewals	43	43
<b>Lake Hayes</b>	<b>351</b>	<b>94</b>
Project Shotover - Stage 1	-	867
Shotover River revetment line	548	-
CBD to Frankton	-	4,280
Frankton to Ponds Reticulation	-	1,253
Frankton to Ponds Pump Station	1,670	1,670
Shotover Ponds De-sludge/Upgrade	4,654	-
Marine Parade Storage	225	-
Gorge Rd to Marine Pde Reticulation	95	951
<b>Queenstown</b>	<b>7,178</b>	<b>9,555</b>

## Wastewater cont...

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Project Pure Upgrade	638	-
Wanaka Ponds Remediation	-	794
Renewals	182	182
<b>Wanaka</b>	<b>1,368</b>	<b>976</b>
<b>Grand Total</b>	<b>10,061</b>	<b>11,618</b>

## Stormwater

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Renewals	395	395
Glenda Drive interceptor	100	-
Queenstown Stormwater - Chandler Lane Stormwater Upgrade	-	321
<b>Queenstown</b>	<b>495</b>	<b>716</b>
Renewals	100	278
Bremner Park Stormwater Upgrade - Interim Solution (Stage 1)	50	-
<b>Wanaka</b>	<b>150</b>	<b>278</b>
<b>Grand Total</b>	<b>645</b>	<b>994</b>

## Property

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Motor Parks- Minor Capex	100	90
<b>Camp Grounds</b>	<b>100</b>	<b>90</b>
Housing- Minor Capex	70	70
<b>Housing</b>	<b>70</b>	<b>70</b>
Minor Works	1,110	1,260
<b>Wanaka Airport</b>	<b>1,110</b>	<b>1,260</b>
Property Purchase	1,200	-
<b>Council Land</b>	<b>1,200</b>	<b>-</b>
<b>Grand Total</b>	<b>2,310</b>	<b>1,420</b>

## Administration

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2011/12	2011/12
Project: Single authoritative integrated view of Data	340	475
Minor Projects	345	347
<b>Information Technology</b>	<b>685</b>	<b>822</b>
Minor Projects	205	220
<b>GIS</b>	<b>205</b>	<b>220</b>
Scanning of Council consent files	100	50
<b>Records</b>	<b>100</b>	<b>50</b>
<b>Grand Total</b>	<b>990</b>	<b>1,092</b>

# Financial Statements

## Prospective Statement of Comprehensive Income for the Year Ended 30 June 2012

Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12	Variance \$	Explanation
<b>Operating Income (\$000)</b>					
40,044	Targeted Rates	40,579	42,835	(2,256)	Reduced rate funding of roading, utilities & recreation costs
11,582	General Rates	13,189	12,299	890	Rate funding of increased regulatory costs & reduced borrowing for District Plan
12,297	User Charges	12,344	14,447	(2,103)	Solid waste revenue down due to reduced volumes (\$2.5m); increased property income (\$360m)
15,071	Grants and Subsidies	16,650	13,633	3,017	Increase in NZTA subsidy
-	Property Sales	-	6,611	(6,611)	Deferral of development of council land
9,430	Vested Assets	9,683	9,683	-	
11,726	Development Contributions	6,951	12,698	(5,747)	Reduction in development activity
4,017	Other Income	6,535	3,972	2,563	Dividend from QAC
<b>104,167</b>	<b>Total Operating Income</b>	<b>105,931</b>	<b>116,178</b>	<b>(10,247)</b>	
<b>Cost of Services (\$000)</b>					
4,286	Governance	4,324	4,693	(369)	See Below
3,815	District Promotion	3,902	3,967	(65)	See Below
15,228	Community	15,449	15,778	(329)	See Below
6,229	Property	6,294	5,814	480	See Below
7,005	Regulatory and Resource Management	7,370	6,783	587	See Below
17,337	Roading and Parking	17,790	19,257	(1,467)	See Below
25,034	Utilities	25,493	29,437	(3,944)	See Below
25	Overhead	27	141	(114)	See Below
<b>78,959</b>	<b>Total Operating Cost (See Table for detail)</b>	<b>80,649</b>	<b>85,870</b>	<b>(5,221)</b>	
<b>25,208</b>	<b>Operating Surplus (\$000)</b>	<b>25,282</b>	<b>30,308</b>	<b>(5,026)</b>	
74,480	Revaluation Reserve	-	-	-	
<b>99,688</b>	<b>Total Comprehensive Income (\$000)</b>	<b>25,282</b>	<b>30,308</b>	<b>(9,244)</b>	

## Prospective Statement of Changes in Equity for the Year Ended 30 June 2012

771,019	<b>Forecast Opening Equity (\$000)</b>	882,872	872,922
99,688	Total Comprehensive Income	25,282	30,308
<b>870,707</b>	<b>Forecast Closing Equity (\$000)</b>	<b>908,154</b>	<b>903,230</b>

## Prospective Statement of Financial Position as at 30 June 2012

Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12	Variance \$	Explanation
<b>Current Assets (\$000)</b>					
135	Bank and Cash	135	132	3	
83	Short Term Investments	83	87	(4)	
13,372	Accounts Receivable	13,372	13,375	(3)	
277	Prepayments	277	277	-	
292	Inventory - Development Property	292	2,603	(2,311)	Change in timing for development of Council Land
14,159	<b>Total Current Assets (\$000)</b>	14,159	16,474	(2,315)	
<b>Non Current Assets (\$000)</b>					
7,576	Investments	7,576	7,576	-	
92,951	Investment Properties	92,951	92,951	-	
895,259	Fixed Assets	939,550	941,070	(1,520)	
995,786	<b>Total Non Current Assets (\$000)</b>	1,040,077	1,041,597	(1,520)	
<b>1,009,945</b>	<b>Total Assets (\$000)</b>	<b>1,054,236</b>	<b>1,058,071</b>	<b>(3,835)</b>	
<b>Current Liabilities (\$000)</b>					
16,716	Accounts Payable	16,716	16,716	-	
891	Income In Advance	891	891	-	
18,245	Current Term Debt	19,271	20,585	(1,314)	
35,852	<b>Total Current Liabilities (\$000)</b>	36,878	38,192	(1,314)	
103,386	<b>Non Current Liabilities (\$000)</b>	109,204	116,649	(7,445)	
<b>139,238</b>	<b>Total Liabilities (\$000)</b>	<b>146,082</b>	<b>154,841</b>	<b>(8,759)</b>	
<b>Public Equity (\$000)</b>					
340,301	Revaluation Reserve	340,301	340,301	-	
3,552	Operating Reserves	2,891	4,945	(2,054)	
6,840	Capital Reserve	12,385	14,080	(1,695)	Deferral of development of council land
520,014	Accumulated Funds	552,577	543,904	8,673	
<b>870,707</b>	<b>Total Public Equity (\$000)</b>	<b>908,154</b>	<b>903,230</b>	<b>4,924</b>	
<b>1,009,945</b>	<b>Total Liabilities and Equity (\$000)</b>	<b>1,054,236</b>	<b>1,058,071</b>		

## Prospective Statement of Cash Flows for the Year Ended 30 June 2012

Annual Plan 2010/11	Annual Plan 2011/12	CCP 2011/12	Variance \$	Explanation
<b>Cash Flows From Operating Activities (\$000)</b>				
Cash was provided from:				
93,993	95,450	99,385	(3,935)	Receipts from Ratepayers and Other Income Reduced Operating Revenue (explained above)
Cash was applied to:				
(53,699)	(54,678)	(57,419)	2,741	Payments for Expenses and Services Reduced Operating Expenditure (explained below)
(7,461)	(7,603)	(8,665)	1,062	Interest Paid on Loans
(61,160)	(62,281)	(66,084)	3,803	
<b>32,773</b>	<b>33,169</b>	<b>33,301</b>	<b>(132)</b>	<b>Net Cash from Operating Activities</b>
<b>Cash Flows From Investing Activities (\$000)</b>				
Cash was provided from:				
-	-	8,922	(8,922)	Proceeds from Development Properties Deferral of development of council land
-	-	-	-	Proceeds from Asset Sales
-	-	8,922	(8,922)	
Cash was applied to:				
(55,419)	(52,177)	(52,069)	(108)	Purchase of Plant and Assets
<b>(55,419)</b>	<b>(52,177)</b>	<b>(43,147)</b>	<b>(9,030)</b>	<b>Net Cash used in Investing Activities</b>
<b>Cash Flows From Financing Activities (\$000)</b>				
Cash was provided from:				
39,267	37,253	28,954	8,299	Long Term Debt Deferral of development of council land
Cash was applied to:				
(16,624)	(18,245)	(19,108)	863	Settlement of Long Term Debt
<b>22,643</b>	<b>19,008</b>	<b>9,846</b>	<b>9,162</b>	<b>Net Cash from Financing Activities</b>
(3)	-	-	-	<b>Net Increase/(Decrease) in Cash Held</b>
138	135	132	3	<b>Total Cash Resources at 01 July</b>
<b>135</b>	<b>135</b>	<b>132</b>	<b>3</b>	<b>Total Cash Resources at 30 June</b>
<b>Cash Resources represented by:</b>				
135	135	132	3	Bank and Cash
-	-	-	-	Bank Overdraft
<b>135</b>	<b>135</b>	<b>132</b>	<b>3</b>	<b>Total Cash Resources (\$000)</b>

## Prospective Operating Expenditure By Activity (\$000)

Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12	Variance \$	Explanation
<b>Governance</b>					
3,364	Community Leadership	3,222	3,663	(441)	Operational savings
922	Strategic Planning	1,102	1,030	72	
<b>4,286</b>	<b>Sub Total</b>	<b>4,324</b>	<b>4,693</b>	<b>(369)</b>	
<b>3,815</b>	<b>District Promotion</b>	<b>3,902</b>	<b>3,967</b>	<b>(65)</b>	
<b>Community</b>					
4,346	Community Facilities	4,030	3,951	79	
5,819	Active & Passive Recreation	6,207	6,157	50	
866	Community Development	924	968	(44)	
506	Community Grants	492	565	(73)	
2,021	Libraries	2,063	2,293	(230)	Operational savings
188	Waterways Facilities	198	224	(26)	
135	Cemeteries	140	155	(15)	
760	Public Toilets	779	851	(72)	
587	Emergency Services	616	614	2	
<b>15,228</b>	<b>Sub Total</b>	<b>15,449</b>	<b>15,778</b>	<b>(329)</b>	
<b>Property</b>					
536	Council Land	574	576	(2)	
177	Housing	173	214	(41)	
345	Wanaka Airport	389	411	(22)	
327	Forestry	295	392	(97)	
4,844	Holiday Parks	4,863	4,221	642	Operational costs for Wanaka & Glendhu camps now in-house
<b>6,229</b>	<b>Sub Total</b>	<b>6,294</b>	<b>5,814</b>	<b>480</b>	
<b>Regulatory and Resource Management</b>					
4,096	Regulatory Services	4,395	3,763	632	Increased legal & insurance costs
422	Waterways Regulation	422	437	(15)	
2,487	District Plan	2,553	2,583	(30)	
<b>7,005</b>	<b>Sub Total</b>	<b>7,370</b>	<b>6,783</b>	<b>587</b>	

### Prospective Operating Expenditure By Activity (\$000)

Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12	Variance \$	Explanation
<b>Roading and Parking</b>					
16,771	Roading	17,229	18,787	(1,558)	Operational savings/reduced depreciation
566	Parking Provision	561	470	91	
<b>17,337</b>	<b>Sub Total</b>	<b>17,790</b>	<b>19,257</b>	<b>(1,467)</b>	
<b>Utilities</b>					
8,759	Sewerage	8,885	10,303	(1,418)	Operational savings/reduced depreciation
7,595	Water Supply	7,842	8,281	(439)	
6,575	Waste Management	6,430	8,605	(2,175)	Solid waste costs down due to reduced volumes
2,105	Stormwater	2,336	2,248	88	
<b>25,034</b>	<b>Sub Total</b>	<b>25,493</b>	<b>29,437</b>	<b>(3,944)</b>	
<b>25</b>	<b>Overhead</b>	<b>27</b>	<b>141</b>	<b>(114)</b>	
<b>78,959</b>	<b>Total Operating Cost</b>	<b>80,649</b>	<b>85,870</b>	<b>(5,221)</b>	
<b>16,997</b>	<b>Depreciation (included in above)</b>	<b>17,568</b>	<b>19,286</b>	<b>(1,719)</b>	
<b>8,261</b>	<b>Interest (included in above)</b>	<b>8,403</b>	<b>9,165</b>	<b>(762)</b>	

## Prospective Total Capital Expenditure By Activity (\$000)

Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12	Variance \$	Explanation
-	<b>Governance</b>	-	-	-	
-	<b>District Promotion</b>	-	-	-	
<b>Community</b>					
3,086	Community Facilities	2,383	8,287	(5,904)	Deferral of Wanaka Sports Facility to 2014
6,546	Active & Passive Recreation	6,022	6,726	(704)	Capital Programme reduced - projects deferred
-	Community Development	-	-	-	
-	Community Grants	-	-	-	
313	Libraries	387	681	(294)	Capital Programme reduced - projects deferred
23	Waterways Facilities	81	50	31	
15	Cemeteries	11	106	(95)	Capital Programme reduced - projects deferred
597	Public Toilets	247	301	(54)	Capital Programme reduced - projects deferred
116	Emergency Services	37	30	7	
<b>10,696</b>	<b>Sub Total</b>	<b>9,168</b>	<b>16,181</b>	<b>(7,013)</b>	
<b>Property</b>					
538	Council Land	1,200	-	1,200	Timing of developments costs
134	Housing	370	139	231	Purchase of Arrowtown cabins
490	Wanaka Airport	1,170	1,320	(150)	
-	Forestry	-	-	-	
2,752	Holiday Parks	221	390	(169)	
<b>3,914</b>	<b>Sub Total</b>	<b>2,961</b>	<b>1,849</b>	<b>1,112</b>	
<b>Regulatory and Resource Management</b>					
11	Regulatory Services	11	11	-	
-	Waterways Regulation	-	-	-	
445	District Plan	1,300	478	822	Loan repayment funded from QAC Dividend
<b>456</b>	<b>Sub Total</b>	<b>1,311</b>	<b>489</b>	<b>822</b>	

### Prospective Total Capital Expenditure By Activity (\$000)

Annual Plan 2010/11		Annual Plan 2011/12	CCP 2011/12	Variance \$	Explanation
<b>Roading and Parking</b>					
29,062	Roading	28,766	22,318	6,448	Increased subsidised road rehabilitaion programme
194	Parking Provision	144	150	(6)	
<b>29,256</b>	<b>Sub Total</b>	<b>28,910</b>	<b>22,508</b>	<b>6,402</b>	
<b>Utilities</b>					
11,792	Sewerage	13,643	15,452	(1,809)	Captial Programme reduced - projects deferred
8,241	Water Supply	6,727	6,742	(15)	
170	Waste Management	494	434	60	
4,592	Stormwater	3,975	4,094	(119)	Captial Programme reduced - projects deferred
<b>24,795</b>	<b>Sub Total</b>	<b>24,839</b>	<b>26,722</b>	<b>(1,883)</b>	
<b>1,892</b>	<b>Overhead</b>	<b>2,686</b>	<b>1,443</b>	<b>1,243</b>	<b>Loan repayment funded from QAC Dividend</b>
<b>71,009</b>	<b>Total Capital Cost</b>	<b>69,875</b>	<b>69,192</b>	<b>683</b>	

# Statement of Accounting Policies

## a Reporting Entity

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

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

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

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

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

## b Accounting Policies

### Statement of Compliance

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

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

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

### Basis of Preparation

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

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

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

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

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

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

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

### Revenue Recognition

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

### Rates Revenue

Rates revenue is recognised when it is levied.

### Other Revenue

#### (a) Rendering of Services

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

**(b) Interest Revenue**

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

**(c) Dividend Revenue**

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

**(d) Fees and Charges**

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

**(e) Contracts and Consents**

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

**(f) Grant Revenue**

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

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

**(g) Development Contributions**

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

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

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

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

**(b) Assets Acquired for Nil or Nominal Consideration**

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

**Grant expenditure**

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

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

**Leases**

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

Rentals payable under operating leases are charged to the Profit or Loss on a basis representative of the pattern of benefits to be derived from the leased asset.

**(a) Council and/or Group as Lessor**

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

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

**(b) Council and/or Group as Lessee**

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

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

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

**(c) Lease Incentives**

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

**Goods and Services Tax**

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

**Cash and Cash Equivalents**

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

**Financial Instruments**

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

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

**(i) Financial Assets**

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

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

**Financial Assets at Fair Value Through Profit or Loss**

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

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

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

**Held-to-Maturity Investments**

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

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

**Available-for-Sale Financial Assets**

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

Dividends on available-for-sale equity instruments are recognised in the Profit or Loss when the Council's and Group's right to receive payments is established.

**Loans and Receivables**

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

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

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

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

### Impairment of Financial Assets

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

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

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

### (ii) Financial Liabilities

#### Trade and Other Payables

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

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

#### Borrowings

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

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

#### Fair Value Estimation

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

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

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

#### Embedded Derivatives

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

#### Inventories

##### Development Properties

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

##### Other inventories

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

#### Properties Intended for Sale

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

#### Property, Plant and Equipment

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

##### Operational Assets

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

##### Infrastructure Assets

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

##### Cost

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

### Accounting for Revaluations

Infrastructural assets other than Land under Roads are stated at fair value.

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

#### Sewer, Stormwater, Water

Sewer, stormwater and water assets are stated at fair value, which is optimised depreciated replacement cost value as at 1 July, 2007 by Rationale, independent valuers. Acquisitions subsequent to 1 July, 2007 are at cost.

#### Roads, Bridges and Lighting

Roading assets are stated at fair value, which is optimised depreciated replacement cost value as at 1 July, 2007 by GHD Limited, independent valuers. Bridges and lighting are stated at valuation which is optimised depreciated replacement cost value.

#### Depreciation

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

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

Expenditure incurred to maintain these assets at full operating capability is charged to the Profit or Loss in the year incurred.

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

Operational Assets	Rate (%)	Method
Buildings	2.0% - 33%	SL
Building improvements	1.67% - 6.67%	SL
Runway	1.25% - 6.67%	SL
Plant and equipment	5.5% - 28%	SL
Motor vehicles	20% - 26%	DV
Furniture and office equipment	10% - 33%	SL
Computer equipment	25%	SL
Library books	10%	SL

### Infrastructural Assets

Sewerage	1.67% - 10%	SL
Water Supply	1.67% - 10%	SL
Stormwater	1.67% - 10%	SL
Roading - Basecourse	4%	SL
Roading - Bridges	1%	SL
Roading - Surfacing	8.33%	SL
Roading - Other	2% - 8.33%	SL

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

#### Disposal

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

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

#### Forestry assets

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

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

The costs to maintain the forestry assets are included in the Profit or Loss.

#### Investment Properties

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

### Finite life intangible assets

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

### Intangible assets acquired in a business combination

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

### Intangible Assets - Software acquisition and development

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

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

### Impairment of Non-Financial Assets

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

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

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

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

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

### Employee Benefits

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

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

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

### Provisions

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

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

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

### Statement of Cashflows

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

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

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

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

## Equity

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

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

### Restricted and Council Created Reserves

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

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

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

The Council's objectives, policies and processes for managing capital are described in Note 32.

### Financial guarantee contracts

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

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

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

### Allocation of Overheads

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

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

# Balancing the Budget

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

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

Council comfortably meets these requirements over the timeframe of the plan. The forecasted 10 year Profit or Loss shows strong operating surpluses, which demonstrates that Council balances its budget requirements overall.

## Funding of Depreciation

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

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

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

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

The new Act provides a more flexible approach in the requirement to fully fund depreciation. The revised interpretation has allowed Councils flexibility in four key areas which we have taken advantage of in preparing these budgets:

- (i) The Council needs to fund depreciation only on its share of roading funding. The component attributable to Transfund is excluded. Allowing for SPR roading arrangements and other subsidisable costs 65% of roading depreciation will be funded (2010/11 – 65%);
- (ii) Depreciation on Community facilities may not need to be funded as they are often funded by non-Council sources and will never be replaced in the same form at the end of their useful life. Depreciation on halls, libraries, and other facilities (including the Events Centre) will therefore not be funded;
- (iii) The Council has accepted that it is not reasonable to fund depreciation where a community has funded a water or sewerage scheme, by lump sum contributions or loan charges. That community ends up paying twice – for loan charges and depreciation;
- (iv) Because we have generally maintained the value of our infrastructure the Council will use funded depreciation to finance renewal projects and repay loans. It cannot be used to fund new assets or asset improvements.

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

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

	Total Depreciation 2011/12 (\$000)	Depreciation Not Funded 2011/12 (\$000)
Roading	7,232	2,481
Sewerage	3,214	1,334
Water	2,098	574
Stormwater	1,328	470
Community/other	3,696	1,835
<b>Total</b>	<b>17,568</b>	<b>6,694</b>

# Funding Impact Statement

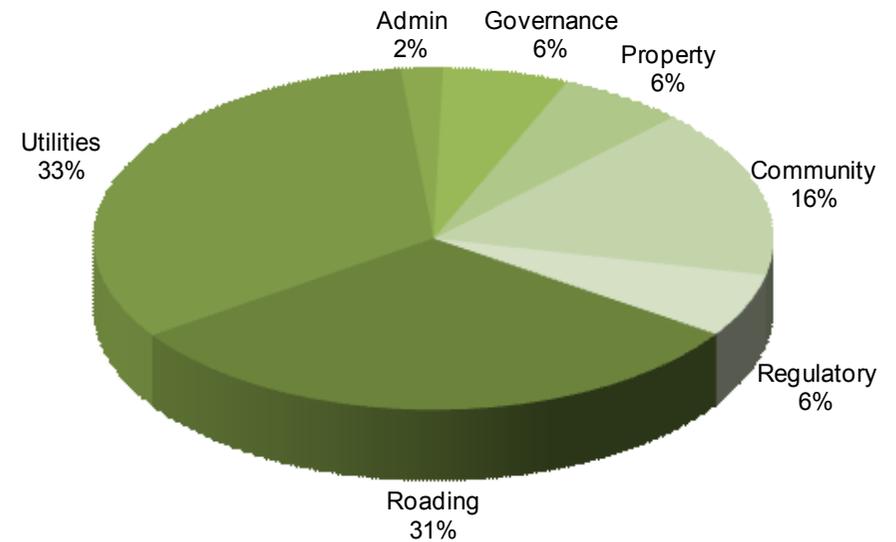
## Background

Clause 13 of Schedule 10 to the Local Government Act 2002 requires each Council to prepare a Funding Impact Statement as part of its Annual Plan, which states:

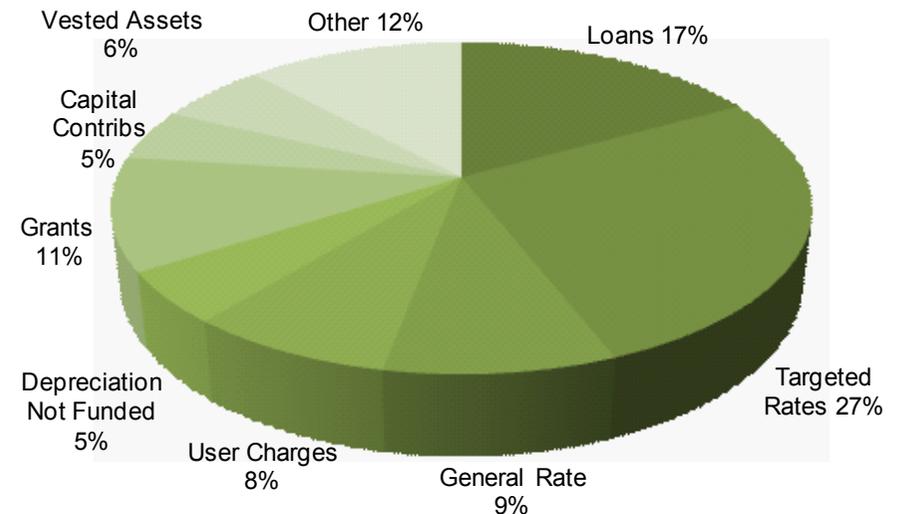
- (a) The revenue and financing mechanisms to be used by the local authority for the year; and
- (b) The nature of and any reasons for any departure from the funding impact statement in the Long Term Council Community Plan for that year.
- (c) In relation to any general rate, -
  - (i) The valuation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

Following is the Funding Impact Statement for the period commencing 1 July 2011.

## Combined Operating and Capital Expenditure 2011/12



## Funding Requirements 2011/12



# Funding Impact Statement

Queenstown Lakes District Council will use the following revenue and financing mechanisms to fund its expenses for the 2010/11 financial year.

Annual Plan 2010/11 \$000	Funding Mechanisms	Annual Plan 2011/12 \$000	CCP 2011/12 \$000	Variance \$	Explanation
11,582	General Rates	13,189	12,299	1,209	Rate funding of increased regulatory costs, increased rate funding of District Plan
	Targeted Rates:				
6,635	Water Supply	6,613	7,398	(528)	Reduced rate requirement due to reduction in operating costs & loan repayments
5,975	Wastewater	6,258	6,685	(279)	Reduced rate requirement due to reduction in operating costs & loan repayments
1,578	Stormwater	1,367	1,628	(489)	Reduced rate requirement due to reduction in operating costs
10,438	Roading	11,193	11,516	(395)	Reduced rate requirement due to reduction in operating costs
2,949	Waste Management	2,629	2,343	286	Increase in rate funding due to reduction in solid waste revenue (reduced volumes)
1,141	Aquatic Centre	1,134	1,029	102	Increase in funding for Lakes Leisure activities
2,007	Governance	2,031	2,347	(294)	Reduced rate requirement due to reduction in operating costs
5,697	Recreation	5,647	6,121	(571)	Reduced rate requirement due to reduction in capital programme
3,624	Tourism Promotion	3,707	3,768	(72)	
<b>51,626</b>	<b>Total Rates</b>	<b>53,768</b>	<b>55,134</b>		
12,297	User Charges	12,344	14,447	(2,190)	Solid waste revenue down due to reduced volumes (\$2.5m); increased property income (\$360k)
15,071	Grants & Subsidies	16,650	13,633	122	Increased roading subsidy estimate
21,156	Capital Contributions	16,634	22,381	(4,679)	Reduction in development activity
-	Property Sales	-	8,922	(8,922)	Deferral of development of council land
4,017	Other Income	6,535	3,972	(150)	
31,016	Loans (internal & external)	25,504	29,856	(6,103)	Reduced borrowing due to reduction in capital programme
6,793	Depreciation not Funded	6,694	7,620	(882)	Depreciation expense less than forecast due to reduced capital programme
7,992	Transfers (to)/from Reserves	12,395	(904)	9,814	Deferral of development of council land
<b>149,968</b>	<b>Total Funding</b>	<b>150,524</b>	<b>155,061</b>		

# Total Expenditure Funding by Activity Group (\$000)

Annual Plan 2010/11	Annual Plan 2011/12	CCP 2011/12
<b>Governance</b>		
4,286	4,324	4,693
-	-	-
-	-	-
<b>4,286</b>	<b>4,324</b>	<b>4,693</b>
Funded By:		
2,142	2,162	2,347
2,007	2,031	2,347
-	2,700	-
137	-2,569	-
<b>4,286</b>	<b>4,324</b>	<b>4,693</b>
<b>District Promotion</b>		
3,815	3,902	3,967
-	-	-
-	-	-
<b>3,815</b>	<b>3,902</b>	<b>3,967</b>
Funded By:		
191	195	199
3,624	3,707	3,768
<b>3,815</b>	<b>3,902</b>	<b>3,967</b>
<b>Community</b>		
15,228	15,449	15,778
9,171	7,637	14,936
1,525	1,531	1,245
<b>25,924</b>	<b>24,617</b>	<b>31,959</b>
Funded By:		
4,385	4,599	4,699
6,838	6,781	7,150
1,258	1,333	1,599
699	607	1,044
4,340	2,999	3,779
183	284	219
2,724	2,568	6,271

Annual Plan 2010/11	Annual Plan 2011/12	CCP 2011/12
1,515	1,471	1,584
3,982	3,975	5,614
<b>25,924</b>	<b>24,617</b>	<b>31,959</b>
<b>Property</b>		
6,229	6,294	5,814
3,595	2,712	1,420
319	249	429
<b>10,143</b>	<b>9,255</b>	<b>7,663</b>
Funded By:		
329	391	279
6,784	6,426	5,991
-	-	-
-	-	8,922
3,192	1,441	1,350
38	38	40
-200	959	(8,919)
<b>10,143</b>	<b>9,255</b>	<b>7,663</b>
<b>Regulatory &amp; Resource Management</b>		
7,005	7,370	6,783
-	-	-
456	1,311	489
<b>7,461</b>	<b>8,681</b>	<b>7,272</b>
Funded By:		
4,748	5,916	4,523
58	58	73
1,403	1,199	1,623
1,206	-	1,087
3	3	3
43	1,505	(37)
<b>7,461</b>	<b>8,681</b>	<b>7,272</b>

Annual Plan 2010/11	Annual Plan 2011/12	CCP 2011/12
<b>Roading and Parking</b>		
17,337	17,790	19,257
28,513	27,764	20,761
743	1,146	1,747
<b>46,593</b>	<b>46,700</b>	<b>41,765</b>
Funded By:		
10,438	11,193	11,570
868	928	654
14,244	15,621	12,438
5,880	4,265	6,739
450	391	477
10,969	9,254	5,857
2,525	2,481	2,999
1,216	2,567	1,031
<b>46,593</b>	<b>46,700</b>	<b>41,765</b>
<b>Utilities</b>		
25,034	25,493	29,437
21,888	22,682	23,513
2,907	2,157	3,209
<b>48,829</b>	<b>50,332</b>	<b>56,159</b>
Funded By:		
287	321	378
17,137	16,867	18,054
3,329	3,596	6,108
128	422	152
10,936	9,370	11,862
409	391	392
11,796	11,767	14,730
2,388	2,378	2,671
3,419	5,220	1,812
<b>49,829</b>	<b>50,332</b>	<b>56,159</b>

Annual Plan 2010/11	Annual Plan 2011/12	CCP 2011/12
<b>Overhead</b>		
25	27	141
1,683	1,066	1,122
209	1,620	320
<b>1,917</b>	<b>2,713</b>	<b>1,583</b>
Funded By:		
(500)	(395)	(125)
-	-	(54)
-	3	22
1,572	1,570	1,261
1,129	474	560
324	323	324
(608)	738	(405)
<b>1,917</b>	<b>2,713</b>	<b>1,583</b>

# Proposed Rates and Charges for 2011/12

The rating system used by Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 September 2008 are to be used for the 2011/12 rating year. All proposed rates in the section that follows are inclusive of GST.

## Uniform Annual General Charge

Pursuant to sections 15 of the Local Government (Rating) Act 2002 (the Act), Council resolves to set a uniform annual general charge of \$69.00 on each separately used or inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$1,503,030) will be used to fund the costs associated with the following activities:

- Cemeteries.
- Community development and grants.
- Regulatory and advisory services relating to public enquiries, health, animal control, general enforcement and waterways control.
- A general contribution to the promotion of the district.

## Recreation Charge

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted recreation charge of \$276.00 on each separately used or inhabited part of every rating unit in the district.

The targeted recreation charge revenue (\$6,009,788) will be used to fund the costs associated with the following activities:

- Community grants (for recreational activities).
- District library services.
- Public halls and other community facilities.
- Active recreation facilities.

## Governance Charge

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted Governance charge of \$130.00 on each separately used or inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$2,832,468) will be used to fund the costs associated with the following activities:

- Civic function (including cost of democracy, communications, management of Council including corporate, financial and rating administration services).

## General Rate

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

1. Residential	0.000676 cents in the \$
2. Hydro Electric Power	0.000493 cents in the \$
3. Vacant Sections	0.001014 cents in the \$
4. Accommodation	0.001217 cents in the \$
5. CBD Accommodation	0.001217 cents in the \$
6. Commercial	0.000987 cents in the \$
7. CBD Commercial	0.000987 cents in the \$
8. Primary Industry	0.000500 cents in the \$
9. Country Dwelling	0.000554 cents in the \$
10. Other	0.000676 cents in the \$
11. Mixed Use Apportioned	See note (i)

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

The general rate revenue (\$13,653,460) will be used to fund the costs associated with the following activities:

- Passive recreation areas, gardens, walkways and reserves.
- Civic function (including cost of democracy, communications, management of Council including corporate, financial and rating administration services.)
- The provision on public toilets.
- Provision of emergency services.
- Waste management including landfill establishment.
- Regulatory and advisory services relating to planning and resource management, the district plan, building control and, health liquor licensing.

## Roading Rate (Wanaka Ward)

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

1. Residential	0.000541 cents in the \$
2. Hydro Electric Power	0.000135 cents in the \$
3. Vacant Sections	0.000812 cents in the \$
4. Accommodation	0.001948 cents in the \$
5. CBD Accommodation	0.001948 cents in the \$
6. Commercial	0.001407 cents in the \$
7. CBD Commercial	0.001407 cents in the \$
8. Primary Industry	0.000433 cents in the \$
9. Country Dwelling	0.000595 cents in the \$
10. Other	0.000541 cents in the \$
11. Mixed Use Apportioned	See note (i)

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

The Wanaka roading rate revenue (\$4,020,973) will be used to fund the costs associated with the following activities:

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

## Roading Rate (Queenstown/Wakatipu and Arrowtown Wards)

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

1. Residential	0.000462 cents in the \$
2. Hydro Electric Power	0.000116 cents in the \$
3. Vacant Sections	0.000693 cents in the \$
4. Accommodation	0.001663 cents in the \$
5. CBD Accommodation	0.001663 cents in the \$
6. Commercial	0.001201 cents in the \$
7. CBD Commercial	0.001201 cents in the \$
8. Primary Industry	0.000370 cents in the \$
9. Country Dwelling	0.000508 cents in the \$
10. Other	0.000462 cents in the \$
11. Mixed Use Apportioned	See note (i)

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

The Wakatipu/Arrowtown roading rate revenue (\$8,851,162) will be used to fund the costs associated with the following activities:

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

## Stormwater Rate (Wanaka Ward)

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

1. Residential	0.000183 cents in the \$
2. Vacant Sections	0.000183 cents in the \$
3. Accommodation	0.000183 cents in the \$
4. CBD Accommodation	0.000183 cents in the \$
5. Commercial	0.000183 cents in the \$
6. CBD Commercial	0.000183 cents in the \$
7. Other	0.000183 cents in the \$
8. Mixed Use Apportioned	See note (i)

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

The Wanaka stormwater rate revenue (728,818) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

## Stormwater Rate (Queenstown/Wakatipu and Arrowtown Wards)

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

1. Residential (ii)	0.000093 cents in the \$
2. Vacant Sections (ii)	0.000093 cents in the \$
3. Accommodation	0.000093 cents in the \$
4. CBD Accommodation	0.000093 cents in the \$
5. Commercial	0.000093 cents in the \$
6. CBD Commercial	0.000093 cents in the \$
7. Other	0.000093 cents in the \$
8. Mixed Use Apportioned	See note (i)

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

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

The Wakatipu/Arrowtown stormwater rate revenue (\$842,740) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

## Tourism Promotion Rate (Wanaka Ward)

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

1. Accommodation	0.000876 cents in the \$
2. CBD Accommodation	0.000876 cents in the \$
3. Commercial	0.000876 cents in the \$
4. CBD Commercial	0.000876 cents in the \$
5. Mixed Use Apportioned	See note (i)

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

The Wanaka tourism promotion rate revenue (\$672,696) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Lake Wanaka Tourism.

## Tourism Promotion Rate (Queenstown/Wakatipu Wards)

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

1. Accommodation	0.001132 cents in the \$
2. CBD Accommodation	0.001132 cents in the \$
3. Commercial	0.001132 cents in the \$
4. CBD Commercial	0.001132 cents in the \$
5. Mixed Use Apportioned	See note (i)

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

The Wakatipu tourism promotion rate revenue (\$3,470,479) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Destination Queenstown

## Tourism Promotion Rate (Arrowtown Ward)

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

1. Accommodation	0.001239 cents in the \$
2. CBD Accommodation	0.001239 cents in the \$
3. Commercial	0.001239 cents in the \$
4. CBD Commercial	0.001239 cents in the \$
5. Mixed Use Apportioned	See note (i)

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

The Arrowtown tourism promotion rate revenue (\$119,789) will be used to fund the costs associated with financing the

- To finance promotional activities of the Arrowtown Promotion Association.

## Waste Management Charges

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

1. Residential	\$153.00
2. Hydro Electric Power	\$111.00
3. Vacant Sections	\$111.00
4. Accommodation	\$111.00
5. CBD Accommodation	\$111.00
6. Commercial	\$111.00
7. CBD Commercial	\$111.00
8. Primary Industry	\$153.00
9. Country Dwelling	\$153.00
10. Other	\$111.00
11. Mixed Use Apportioned	\$153.00

The Waste Management Charge revenue (\$3,022,921) will be used to fund the costs associated with the following activities:

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

## Aquatic Centre Charge (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted Aquatic Centre charge of \$93.00 on each separately used or inhabited part of every rating unit in the Queenstown / Wakatipu and Arrowtown Wards

The Aquatic Centre Charge revenue (\$1,303,858) will be used to fund the costs associated with the following activities:

- To fund the operating deficit of the Queenstown Aquatic Centre

## Water Supply Rates

### i. Queenstown and District Water Supply, Arrowtown Water Supply and Wanaka Water Supply

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

Queenstown and District water supply:	\$220.00
Arrowtown water supply:	\$174.00
Wanaka and District water supply:	\$166.00

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

	Queenstown (cents in the \$)	Arrowtown (cents in the \$)	Wanaka (cents in the \$)
1. Residential	0.000263	0.000373	0.000290
2. Accommodation	0.000473	0.000671	0.000522
3. CBD Accommodation	0.000473	0.000671	0.000522
4. Commercial	0.000384	0.000545	0.000423
5. CBD Commercial	0.000384	0.000545	0.000423
6. Primary Industry	0.000195	0.000276	0.000215
7. Country Dwelling	0.000216	0.000306	0.000238
8. Other	0.000263	0.000373	0.000290
9. Mixed Use Apportioned	See note (i)	See note (i)	See note (i)

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

### ii Other Water Supplies

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

Water Supply	Full Charge (\$)	Half Charge (\$)
Arthur's Point	640.00	320.00
Glenorchy	640.00	320.00
Hawea	306.00	153.00
Lake Hayes	560.00	280.00
Luggate	480.00	240.00

The Targeted Water Supply Rates revenue (\$7,471,910) will be used to fund the costs associated with the following activities:

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

## Water Scheme Loan Rate

### (i) Luggate Water Supply

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

### (ii) Lake Hayes Water Supply Area

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

The Targeted Water Scheme Loan Revenue (\$33,156) will be used to fund the costs associated with the following activities:

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

## Sewerage Rates

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

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

Sewerage Scheme	Charge for 1st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1 connected (\$)
Albert Town	522.00	261.00	261.00
Arrowtown	390.00	195.00	195.00
Arthur's Point	436.00	218.00	314.00
Hawea	520.00	260.00	260.00
Lake Hayes	336.00	168.00	168.00
Luggate	500.00	250.00	250.00
Queenstown	310.00	155.00	155.00
Wanaka	522.00	261.00	261.00

The Targeted Sewerage Rates revenue (\$7,135,526) will be used to fund the costs associated with providing public sewerage services to the above communities.

## Sewerage Scheme Loan Rates

### (i) Arthur's Point (East) Sewerage Area

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Arthur's Point (east) Sewerage area, on the basis on one charge per pan or urinal connected or capable of being connected of \$288.27, on the first pan or urinal, and \$209.55 for each subsequent pan or urinal.

### (ii) Lake Hayes Sewerage Area

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

Note:

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

The Targeted Sewerage Scheme Loan Rates revenue (\$58,208) will be used to fund the costs associated with the following activities:

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

## Due Dates for Payments

The Council resolves that the above rates and charges for the financial year commencing on the 1st day of July 2011 are payable in four instalments, the due dates and last days for payment without penalty being as follows:

	Due Date	Last Day for Payment (without 10% penalty)
Instalment One	19 August 2011	23 September 2011
Instalment Two	21 October 2011	25 November 2011
Instalment Three	20 January 2012	24 February 2012
Instalment Four	20 April 2012	25 May 2012

## Payment of Rates

Rates payments can be made during normal office hours at:

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

Or by direct debit and internet banking.

## Additional Charges (Penalties)

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

- A penalty of 10% will be added to the rates and charges levied in each instalment which remains unpaid on the day after the last day for payment date as shown above (i.e. the penalty will be added on 26 August 2011, 25 November 2011, 24 February 2012 and 25 May 2012 respectively).
- A penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year and remaining unpaid on 30 September 2011.
- A second penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year which remains unpaid on 31 March 2012.

## Targeted Rates Based on Location

The categories are:

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

These categories are used to differentiate the following targeted rates:

- roading rate, stormwater rate, tourism promotion rate.

## Targeted Rates Based on Availability of Service

The categories are:

### 1. Connected

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

### 2. Serviceable

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

These categories are used to differentiate the following targeted rates:

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

## Indicative Rate Movements for 2011/12

Property Type	CV	Location	Movement	
			%	\$
Residential	\$691,200	Queenstown	1.83%	\$41.14
Commercial	\$1,287,600	Queenstown	2.53%	\$150.40
Accommodation	\$1,287,600	Queenstown	3.87%	\$299.12
M/U Accommodation	\$831,600	Queenstown	2.21%	\$67.93
Vacant	\$432,000	Queenstown	3.69%	\$65.19
M/U Commercial	\$831,600	Queenstown	1.92%	\$56.23
Residential	\$583,200	Wanaka	1.75%	\$39.67
Commercial	\$777,000	Wanaka	3.43%	\$141.99
Accommodation	\$777,000	Wanaka	2.81%	\$164.14
M/U Accommodation	\$648,000	Wanaka	2.45%	\$69.48
Primary Industry	\$3,597,000	Wanaka	6.24%	\$233.87
Country Dwelling	\$1,187,200	Wanaka	3.93%	\$75.43
Vacant	\$324,000	Wanaka	2.07%	\$33.70
M/U Commercial	\$648,000	Wanaka	2.31%	\$62.73
Residential	\$507,600	Arrowtown	2.66%	\$54.34
Commercial	\$1,221,000	Arrowtown	4.22%	\$251.14
Accommodation	\$1,221,000	Arrowtown	4.75%	\$379.86
M/U Accommodation	\$680,400	Arrowtown	3.45%	\$97.98
Vacant	\$270,000	Arrowtown	2.80%	\$41.75
M/U Commercial	\$680,400	Arrowtown	3.24%	\$88.41
Primary Industry	\$2,943,000	Wakatipu	7.23%	\$221.23
Country Dwelling	\$1,534,400	Wakatipu	5.75%	\$127.92
Residential	\$496,800	Glenorchy	3.51%	\$66.89
Residential	\$324,000	Albert town	0.59%	\$10.95
Residential	\$399,600	Hawea	3.67%	\$71.35
Residential	\$496,800	Kingston	1.26%	\$16.56
Residential	\$540,000	Arthur's Point	1.59%	\$38.60

## Indicative Residential Rates 2011/12

Location	Queenstown	Wanaka	Arrowtown	Glenorchy	Kingston	Albert Town	Hawea	Lake Hayes
Capital Value	691,200	583,200	507,600	496,800	496,800	324,000	399,600	496,800
UAGC	69	69	69	69	69	69	69	69
Recreation	276	276	276	276	276	276	276	276
Governance	130	130	130	130	130	130	130	130
Aquatic Centre	93	0	93	93	93	0	0	93
General Rate	468	395	343	336	336	219	270	336
Roading Rate	319	315	235	230	230	175	216	230
Stormwater Rate	65	107	47	46	46	59	73	46
Water	401	335	364	640	0	260	306	560
Sewerage	310	522	390	0	0	522	520	336
Waste Mgmt	153	153	153	153	153	153	153	153
Total Rates	\$2,284	\$2,302	\$2,100	\$1,973	\$1,333	\$1,864	\$2,014	\$2,229
% Increase	1.83%	1.75%	2.66%	3.51%	1.26%	0.59%	3.67%	1.93%
\$ Increase	\$41	\$40	\$54	\$67	\$17	\$11	\$71	\$42

## Indicative Commercial Rates 2011/12

Location Type	Queenstown Commercial	Wanaka Commercial	Arrowtown Commercial	Queenstown Mixed Use	Wanaka Mixed Use	Arrowtown Mixed Use
Capital Value	1,287,600	777,000	1,221,000	831,600	648,000	680,400
UAGC	69	69	69	69	69	69
Recreation	276	276	276	276	276	276
Governance	130	130	130	130	130	130
Aquatic Centre	93	0	93	93	0	93
General Rate	1,272	767	1,206	675	526	552
Roading Rate	1,547	1,092	1,467	634	578	519
Stormwater Rate	120	142	114	78	119	64
Promotion Rate	1,458	680	1,513	235	142	211
Water	714	495	840	482	392	479
Sewerage	310	522	390	310	522	390
Waste Mgmt	111	111	111	153	153	153
Total Rates	\$6,099	\$4,286	\$6,208	\$2,991	\$2,782	\$2,817
% Increase	2.53%	3.43%	4.22%	1.92%	2.31%	3.24%
\$ Increase	\$150	\$142	\$251	\$56	\$63	\$88

## Indicative Accommodation Rates 2011/12

Location Type	Queenstown Accommodation	Wanaka Accommodation	Arrowtown Accommodation	Queenstown Mixed Use	Wanaka Mixed Use	Arrowtown Mixed Use
Capital Value	1,287,600	777,000	1,221,000	831,600	648,000	680,400
UAGC	69	69	69	69	69	69
Recreation	276	276	276	276	276	276
Governance	130	130	130	130	130	130
Aquatic Centre	93	0	93	93	0	93
General Rate	1,568	946	1,487	675	526	552
Roading Rate	2,141	1,512	2,031	634	578	519
Stormwater Rate	120	142	114	78	119	64
Promotion Rate	1,458	680	1,513	235	142	211
Water	829	572	995	482	392	479
Sewerage	1,240	1,566	1,560	310	522	390
Waste Mgmt	111	111	111	153	153	153
Total Rates	\$8,035	\$6,005	\$8,378	\$3,135	\$2,906	\$2,935
% Increase	3.87%	2.81%	4.75%	2.21%	2.45%	3.45%
\$ Increase	\$299	\$164	\$380	\$68	\$69	\$98

## Indicative Rural Rates 2011/12

Location Type	Wakatipu Primary Industry	Wanaka Primary Industry	Wakatipu Country Dwelling	Wanaka Country Dwelling
Capital Value	2,943,000	3,597,000	1,534,400	1,187,200
UAGC	69	69	69	69
Recreation	276	276	276	276
Governance	130	130	130	130
Aquatic Centre	93	0	93	0
General Rate	1,473	1,801	851	659
Roading Rate	1,088	1,556	780	706
Stormwater Rate	0	0	0	0
Promotion Rate	0	0	0	0
Water	0	0	0	0
Sewerage	0	0	0	0
Waste Mgmt	153	153	153	153
Total Rates	\$3,282	\$3,984	\$2,352	\$1,993
% Increase	7.23%	6.24%	5.75%	3.93%
\$ Increase	\$221	\$234	\$128	\$75

## Differential Matters Used to Define Categories of Rateable Land

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

### Differentials by Land Use

The categories are:

#### 1. Residential

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

#### 2. Hydro Electric Power

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

#### 3. Vacant Sections

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

#### 4. Accommodation

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

#### 5. CBD Accommodation

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

#### 6. Commercial

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

#### 7. CBD Commercial

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

#### 8. Primary Industry

All rating units:

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

#### 9. Country Dwelling

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

#### 10. Other

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

#### 11. Mixed Use Apportioned

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

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

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

These categories are used to differentiate the following rates:

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

## Targeted Rates Based on Location

The categories are:

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

These categories are used to differentiate the following targeted rates:

- roading rate, stormwater rate, tourism promotion rate.

## Targeted Rates Based on Availability of Service

The categories are:

### 1. Connected

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

### 2. Serviceable

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

These categories are used to differentiate the following targeted rates:

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

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

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

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

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

## 2011 Annual Review of Council's Policy on Development Contributions and Financial Contributions.

Following is a list of the changes made as a result of the 2011 Annual Review process. These changes will apply to any application for resource consent, building consent or service connection lodged on or after 16 April 2011 and granted on or after 1 July 2011. For applications received prior to 16 April 2011, which are granted on or after 1 July 2010, Council will apply the provisions of the 2010 Policy.

### Annual Calculation Updates:

- Updated 2009/10 capital expenditure with actual figures from 2010 Annual Report.
- Inflated past, present and future capital expenditure to 2011 dollars.

### Annual Policy Reviews:

- Updated capital expenditure for the 2011/12 Annual Plan.
- Growth projections for the district are unchanged from the 2010 Policy.
- Land Use Differentials are unchanged from the 2010 Policy.
- The study period is unchanged from the 2010 Policy to ensure that historical projects are fully funded.
- The method of calculating the Debt % is unchanged from the 2010 Policy.

# Policy on Development Contributions and Financial Contributions

## Overview

The Queenstown Lakes District is expected to experience 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 recently 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 Long Term Council Community Plan ("CCP"). Development Contributions are based on the fiscal implications of growth.

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

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

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

## Reasons for using Development and Financial Contributions

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

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

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

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

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

Council's Revenue & Financing Policy (CCP Volume 3 pp55-61) 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.

**(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.

## 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.

## 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.

## 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 Arthur's Point Wanaka Albert Town Hawea Luggate	Queenstown Arrowtown Lake Hayes Arthur's Point Wanaka Albert Town Hawea	Queenstown Arrowtown Glenorchy Wanaka Albert Town Hawea Luggate Arthur's Point Lake Hayes Kingston	Queenstown Arrowtown Glenorchy Lake Hayes Arthur's 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 Arthur's 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 Arthur's 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.  Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings.  Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs.	Rural General and other rural zonings.  Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.  Land, Money or Combination of Both	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings.  Financial Contributions Environmental Effects – Chapter 15 District Plan and variations i.e. Environmental Considerations.
Hawea Rural Residential Development Contributions Hawea development contributions payable	Hawea Rural Residential Development Contributions Hawea development contributions payable.	Hawea Rural Residential Development Contributions Hawea development contributions payable.					
Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.					

## Schedule of Development Contributions per Dwelling Equivalent Required by Contributing Area 2011/12 (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	3,846	4,529	1,248	2,457	1,529	3,450	17,059	27.5m <sup>2</sup>
Arrowtown	3,970	5,748	489	2,457	1,529	3,450	17,643	27.5m <sup>2</sup>
Glenorchy	9,905		773	2,457	1,529	3,450	18,114	27.5m <sup>2</sup>
Lake Hayes	3,115	4,155	37	2,457	1,529	3,450	14,743	27.5m <sup>2</sup>
Arthur's Point	3,397	3,130	74	2,457	1,529	3,450	14,037	27.5m <sup>2</sup>
Kingston			132	2,457	1,529	3,450	7,568	27.5m <sup>2</sup>
Wanaka	4,881	6,152	1,832	2,593	1,792	2,138	19,388	27.5m <sup>2</sup>
Hawea	10,847	8,170	535	2,593	1,792	2,138	26,075	27.5m <sup>2</sup>
Albert Town	4,881	6,152	1,254	2,593	1,792	2,138	18,810	27.5m <sup>2</sup>
Luggate	1,723		86	2,593	1,792	2,138	8,332	27.5m <sup>2</sup>
Other Wakatipu Townships				2,457	1,529	3,450	7,436	27.5m <sup>2</sup>
Other Wanaka Townships				2,593	1,792	2,138	6,523	27.5m <sup>2</sup>
<b>Rural Areas - Including all Rural Residential/Rural Life Style</b>								
Wakatipu Rural				2,457	1,529	3,450	7,436	27.5m <sup>2</sup>
Wanaka Rural				2,593	1,792	2,138	6,523	27.5m <sup>2</sup>
Hawea Rural Res.	10,847	8,170	535	2,593	1,792	2,138	26,075	27.5m <sup>2</sup>
Aubrey Road Rural Res.	4,881	6,152	1,832	2,593	1,792	2,138	19,388	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 QDLC 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:

- Activity Management Plans (formally Asset Management plans) and
- 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 (Water GEMS – Bentley Systems), wastewater (Sewer GEMS – Bentley Systems) and developed a Transportation and Parking model (Tracks – Gabities 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).

Category	Water Supply		Wastewater	Stormwater	Reserve Improvements & Community Facilities		Reserve Land		Transportation	
	Dwelling Equivalents per 100m <sup>2</sup> GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m <sup>2</sup> GFA	Dwelling Equivalents per 100m <sup>2</sup> Impervious Surface Area	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.45		0.75	0.37	0.75	0.75	0.75	0.75	0.77	0.72
Multi Unit Residential	0.45	0.40	0.75	0.37	0.75	0.75	0.75	0.75	0.77	0.72
Accommodation	0.29	1.30	0.66	0.37	1.05	1.01	1.05	1.01	1.26	1.86
Commercial	0.06	1.17	0.19	0.37	0.05	0.03	0.05	0.03	1.37	1.55
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.7 DE's per Dwelling	2.9 DE's per Dwelling
CBD Accommodation	0.29	1.30	0.66	0.37	1.05	1.01	1.05	1.01	1.26	1.86
CBD Commercial	0.06	1.17	0.19	0.37	0.05	0.03	0.05	0.03	1.37	1.55
Mixed Use Accom.	1 DE per Dwelling		1 DE per Dwelling	0.37	0.86	0.74	0.86	0.74	0.95	1.04
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.37	0.86	0.74	0.86	0.74	0.91	0.79
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.3 DE's per 27Ha	1.3 DE's per 41Ha
Restaurant/Bar	0.43	1.17	1.39	0.37	0.05	0.03	0.05	0.03	1.37	1.55

Note - A residential property is always 1 Dwelling Equivalent (DE) or has 133m<sup>2</sup> GFA and 269m<sup>2</sup> impervious surface area (ISA). Gross Floor Area (GFA) is defined, as in the District Plan, as 'the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings'. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.

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

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

Category	Building Coverage	No. of Floors
Residential	Assume 133m <sup>2</sup> per Dwelling Unit	
Accommodation	55%	2
Commercial	75%	1
Country Dwelling	Assume 133m <sup>2</sup> Dwelling Unit	
Other	To be individually assessed	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 133m <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

The land contribution has been assessed at 27.5m<sup>2</sup> for each residential property. At Council's discretion the contribution can be either land or cash or a combination of land and cash.

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

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

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

- The market value of the new sites is the sale value of the sites at the date on which the subdivision consent is granted, as if the sites had been subdivided in accordance with the subdivision consent.
- The market value of the new sites shall be capped at \$1500 per m<sup>2</sup> and this maximum value will be reviewed by Council annually.
- Lots for roads, utilities, reserves, access or similar purposes shall be excluded from the calculation.
- Market value of a new site in the case of a stratum title under the Unit Titles Act, where the site is not situated on the ground, shall be calculated as if the site were on the ground.
- In Rural Zones (except for Rural Visitor Zones), where the lots created are greater than 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.
- 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>.

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

Historically it seems that where reserve contributions have been made in terms of land, the land in some situations has been of a poor quality, difficult topography, poor access and at times of too large or too small a size to meet any specific need. The Parks Strategy has identified that the major need in the next 20 years, assuming that development continues at its current pace, will be for neighbourhood and local reserve. The land for district reserves has been secured and developed or partly developed. Some of the existing neighbourhood reserves have been

developed or are partly developed and there are a few that have yet to be created although land provision has been made. Local reserves, which provide the opportunity to preserve amenity features and create green links, will continue to be needed.

Local Reserves and Neighbourhood Reserves will need to be allowed for in keeping with the terms of the policies in this Strategy. It is suggested that 5m<sup>2</sup> per person or 12.5m<sup>2</sup> per residential dwelling will provide sufficient land for Local Reserves for the purposes described above in the future. For Neighbourhood Reserves the assessment is 6m<sup>2</sup> per person or 15m<sup>2</sup> per residential dwelling.

This contribution of 27.5m<sup>2</sup> per dwelling equivalent has been reviewed and is still considered appropriate. The Parks Strategy does however need to be updated to incorporate new information such as the 2004 Growth Options Study.

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

An analysis of projected demand for reserve land has been completed using nine contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$62.13m. This is based on the 27.5m<sup>2</sup> (12.5m<sup>2</sup> local reserves and 15m<sup>2</sup> neighbourhood reserves) desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 43% of this total demand is likely to be provided through the provision of vested land from developers.

The total value of reserve land that is expected to be vested in Council amounts to a total of \$26.77m for the 10 year period (2009-2019), which equates to an average annual value of \$2.33m for the Wakatipu Ward and \$0.34m for Wanaka. Council has not included any provision for specific reserve purchases within its CCP 10 year capital expenditure. This is because the Asset Management Plan for Reserves does not include the necessary detail to enable this. However, Council has now improved its projections in this area and has produced a reserve land acquisition programme. This detail will be included in future versions of the Parks Strategy, Activity Management Plan and CCP.

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

## Maximum Contributions

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

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

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

Note: Council will strictly adhere to the statutory maximum in the application of the policy and calculation methods.

## Significant Assumptions Used in the Calculation of Development Contributions

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

## Financial Considerations

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars – effective 1 July 2011.
- 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 2011. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the 10 year period are used to determine the proportion of the growth cost that will be funded by debt. A 6.5% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the CCP effective at 1 July 2009 and the Annual Plans for 2010-11 and 2011-12. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

## Growth Projections

These have been estimated using the best information available.

- Growth Options Study 2004 – Council engaged services from the market place to complete its own growth study. These projections detailed residential, visitor and commercial/ industrial growth. Volume 4 of the Council Community Plan (CCP) explains the results and process in detail. The results of this study have been applied to all infrastructure studies completed since including water, wastewater and transportation. These growth projections have been updated in 2007-08 using the latest Tourism Research Council projections and the results of the 2004/05 Peak Population Survey.

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

### Growth Projections Source Data

Contributing Area	Growth Projections Used
Wakatipu Ward	Growth Options Study 2004 (updated 2008)
Queenstown	Growth Options Study 2004 (updated 2008)
Arrowtown	Growth Options Study 2004 (updated 2008)
Glenorchy	Growth Options Study 2004 (updated 2008)
Lake Hayes	Growth Options Study 2004 (updated 2008)
Arthur's Point	Growth Options Study 2004 (updated 2008)
Wanaka Ward	Growth Options Study 2004 (updated 2008)
Wanaka	Growth Options Study 2004 (updated 2008)
Hawea	Growth Options Study 2004 (updated 2008)
Albert Town	Growth Options Study 2004 (updated 2008)
Luggate	Growth Options Study 2004 (updated 2008)

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 CCP, Revenue and Financing Policy and strategic studies.
  - New information affecting the land use differential analysis.
  - Inclusion of any Financial Contributions as derived from a variation to the District Plan and in particular Chapter 15.

### Postponement or Remission

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

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

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

## Refunds and Reimbursement

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

## When Will Payment be required

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

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

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

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

If 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 Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Queenstown</b>							
Reticulation	28,637,676	20,772,563	7,865,113	73%	6,519,835	4,540	1,436
Pump Station	4,547,834	3,119,853	1,427,981	69%	2,267,543	4,540	499
Decommissioning Works	-	-	-	0%	-	4,540	-
Unspecified Expenditure	-	-	-	0%	90,895	4,540	20
Storage	11,777,120	9,939,318	1,837,802	84%	4,761,759	4,540	1,049
New Scheme	-	-	-	0%	-	4,540	-
Intake	26,054,241	13,157,025	12,897,216	50%	2,839,633	4,540	625
Renewals	6,566,192	-	6,566,192	0%	-	4,540	-
Investigations	-	-	-	0%	-	4,540	-
Management	1,462,689	224,154	1,238,535	15%	290,836	4,540	64
Conveyance	-	-	-	0%	-	4,540	-
Emergency Conveyance	-	-	-	0%	15,025	4,540	3
Flow Metering	115,000	43,700	71,300	38%	94,693	4,540	21
Treatment Facility	2,179,259	376,464	1,802,795	17%	494,489	4,540	109
Forward Design	-	-	-	0%	-	4,540	-
Minor Works	-14,674	-	-14,674	0%	-	4,540	-
Asset Management System	-	-	-	0%	89,906	4,540	20
<b>Total Water Supply - Queenstown</b>	<b>81,325,335</b>	<b>47,633,077</b>	<b>33,692,259</b>		<b>17,464,612</b>		<b>3,846</b>

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

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Arrowtown</b>							
Reticulation	133,609	22,716	110,893	17%	239,671	250	958
Pump Station	-	-	-	0%	4,901	250	20
Decommissioning Works	-	-	-	0%	-	250	-
Unspecified Expenditure	-	-	-	0%	72,968	250	292
Storage	154,513	23,675	130,838	15%	211,654	250	846
New Scheme	-	-	-	0%	-	250	-
Intake	318,018	45,594	272,423	14%	330,751	250	1,322
Renewals	1,482,463	-	1,482,463	0%	-	250	-
Investigations	-	-	-	0%	-	250	-
Management	610,196	51,603	558,593	8%	68,440	250	274
Conveyance	-	-	-	0%	-	250	-
Emergency Conveyance	-	-	-	0%	-	250	-
Flow Metering	-	-	-	0%	10,532	250	42
Treatment Facility	423,959	71,301	352,658	17%	34,968	250	140
Forward Design	-	-	-	0%	-	250	-
Minor Works	2,241	143	2,098	6%	127	250	1
Asset Management System	-	-	-	0%	19,256	250	77
<b>Total Water Supply - Arrowtown</b>	<b>3,124,999</b>	<b>215,033</b>	<b>2,909,966</b>		<b>993,268</b>		<b>3,970</b>

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

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Glenorchy</b>							
Reticulation	-	-	-	0%	47,854	27	1,793
Pump Station	-	-	-	0%	1,565	27	59
Decomissioning Works	-	-	-	0%	-	27	-
Unspecified Expenditure	-	-	-	0%	13,267	27	497
Storage	2,899,489	672,586	2,226,903	23%	78,154	27	2,928
New Scheme	-	-	-	0%	109,959	27	4,120
Intake	20,000	4,600	15,400	23%	1,758	27	66
Renewals	166,343	-	166,343	0%	-	27	-
Investigations	-	-	-	0%	-	27	-
Management	40,986	1,986	39,000	5%	1,943	27	73
Conveyance	-	-	-	0%	-	27	-
Emergency Conveyance	-	-	-	0%	-	27	-
Flow Metering	10,000	2,300	7,700	23%	1,609	27	60
Treatment Facility	588	26	562	4%	13	27	0
Forward Design	10,000	2,300	7,700	23%	7,724	27	289
Minor Works	163	9	155	5%	4	27	0
Asset Management System	-	-	-	0%	539	27	20
<b>Total Water Supply - Glenorchy</b>	<b>3,147,570</b>	<b>683,807</b>	<b>2,463,763</b>		<b>264,389</b>		<b>9,905</b>

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

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Lake Hayes</b>							
Reticulation	-	-	-	0%	257,538	143	1,807
Pump Station	-	-	-	0%	-	143	-
Decomissioning Works	-	-	-	0%	-	143	-
Unspecified Expenditure	-	-	-	0%	5,862	143	41
Storage	104,207	23,458	80,750	23%	35,886	143	252
New Scheme	-	-	-	0%	75,716	143	531
Intake	-	-	-	0%	-	143	-
Renewals	67,905	-	67,905	0%	-	143	-
Investigations	-	-	-	0%	-	143	-
Management	154,822	15,651	139,170	10%	11,361	143	80
Conveyance	-	-	-	0%	-	143	-
Emergency Conveyance	-	-	-	0%	-	143	-
Flow Metering	50,000	13,000	37,000	26%	4,620	143	32
Treatment Facility	318,083	142,573	175,510	45%	45,494	143	319
Forward Design	-	-	-	0%	-	143	-
Minor Works	-	-	-	0%	-	143	-
Asset Management System	-	-	-	0%	7,439	143	52
<b>Total Water Supply - Lake Hayes</b>	<b>695,017</b>	<b>194,682</b>	<b>500,336</b>		<b>443,915</b>		<b>3,115</b>

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

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Arthurs Point</b>							
Reticulation	12,000	6,720	5,280	56%	246,286	313	786
Pump Station	-	-	-	0%	-	313	-
Decomissioning Works	-	-	-	0%	-	313	-
Unspecified Expenditure	-	-	-	0%	28,726	313	92
Storage	12,000	6,720	5,280	56%	2,426	313	8
New Scheme	-	-	-	0%	413,872	313	1,320
Intake	2,708,441	1,161,620	1,546,821	43%	332,243	313	1,060
Renewals	167,185	-	167,185	0%	3,136	313	10
Investigations	-	-	-	0%	-	313	-
Management	88,290	25,011	63,278	28%	21,554	313	69
Conveyance	-	-	-	0%	-	313	-
Emergency Conveyance	-	-	-	0%	-	313	-
Flow Metering	-	-	-	0%	-	313	-
Treatment Facility	1,009	211	797	21%	90	313	0
Forward Design	-	-	-	0%	-	313	-
Minor Works	31,621	13,286	18,335	42%	5,648	313	18
Asset Management System	-	-	-	0%	11,001	313	35
<b>Total Water Supply - Arthurs Point</b>	<b>3,020,545</b>	<b>1,213,568</b>	<b>1,806,976</b>		<b>1,064,982</b>		<b>3,397</b>

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

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Wanaka / Albert Town</b>							
Reticulation	13,364,136	9,534,558	3,829,578	71%	3,537,281	2,043	1,731
Pump Station	6,037,846	3,951,149	2,086,697	65%	892,249	2,043	437
Decommissioning Works	-	-	-	0%	-	2,043	-
Unspecified Expenditure	-	-	-	0%	286,090	2,043	140
Storage	4,955,891	4,128,081	827,810	83%	4,250,325	2,043	2,080
New Scheme	-	-	-	0%	-	2,043	-
Intake	2,292,974	1,683,172	609,802	73%	559,337	2,043	274
Renewals	4,437,278	-	4,437,278	0%	-	2,043	-
Investigations	3	3	-	100%	14	2,043	0
Management	928,761	118,130	810,631	13%	107,061	2,043	52
Conveyance	-	-	-	0%	-	2,043	-
Emergency Conveyance	-	-	-	0%	-	2,043	-
Flow Metering	30,000	10,800	19,200	36%	42,929	2,043	21
Treatment Facility	1,557,096	504,001	1,053,095	32%	167,090	2,043	82
Forward Design	90,000	32,400	57,600	36%	104,809	2,043	51
Minor Works	-10,913	1,218	-12,131	-11%	653	2,043	0
Asset Management System	-	-	-	0%	25,844	2,043	13
<b>Total Water Supply - Wanaka/Albert Town</b>	<b>33,683,072</b>	<b>19,963,513</b>	<b>13,719,559</b>		<b>9,973,682</b>	<b>2,043</b>	<b>4,881</b>

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

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Hawea</b>							
Reticulation	1,564,641	895,184	669,458	57%	541,031	127	4,251
Pump Station	-	-	-	0%	1,119	127	9
Decommissioning Works	-	-	-	0%	-	127	-
Unspecified Expenditure	-	-	-	0%	8,653	127	68
Storage	946,412	530,899	415,513	56%	116,565	127	916
New Scheme	-	-	-	0%	143,222	127	1,125
Intake	2,625,680	1,502,240	1,123,441	57%	384,506	127	3,021
Renewals	93,355	2,700	90,655	3%	1,511	127	12
Investigations	-	-	-	0%	-	127	-
Management	94,900	7,718	87,182	8%	8,836	127	69
Conveyance	-	-	-	0%	-	127	-
Emergency Conveyance	-	-	-	0%	-	127	-
Flow Metering	30,000	8,100	21,900	27%	4,532	127	36
Treatment Facility	1,132,045	647,020	485,026	57%	153,844	127	1,209
Forward Design	30,000	8,100	21,900	27%	12,749	127	100
Minor Works	1,517	83	1,435	5%	55	127	0
Asset Management System	-	-	-	0%	4,012	127	32
<b>Total Water Supply - Hawea</b>	<b>6,518,551</b>	<b>3,602,043</b>	<b>2,916,508</b>		<b>1,380,636</b>		<b>10,847</b>

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

Project Summaries	10 Year Study Period Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Luggate</b>							
Reticulation	14,000	5,460	8,540	39%	2,984	72	41
Pump Station	-	-	-	0%	-	72	-
Decommissioning Works	-	-	-	0%	-	72	-
Unspecified Expenditure	-	-	-	0%	-	72	-
Storage	526,103	169,580	356,523	32%	65,408	72	909
New Scheme	-	-	-	0%	-	72	-
Intake	-	-	-	0%	-	72	-
Renewals	127,491	-	127,491	0%	-	72	-
Investigations	-	-	-	0%	-	72	-
Management	66,638	10,102	56,536	15%	10,132	72	141
Conveyance	-	-	-	0%	-	72	-
Emergency Conveyance	-	-	-	0%	-	72	-
Flow Metering	66,053	11,700	54,353	18%	6,394	72	89
Treatment Facility	261,974	105,067	156,908	40%	38,995	72	542
Forward Design	-	-	-	0%	-	72	-
Minor Works	239	9	231	4%	5	72	0
Asset Management System	-	-	-	0%	-	72	-
<b>Total Water Supply - Luggate</b>	<b>1,062,498</b>	<b>301,917</b>	<b>760,581</b>		<b>123,918</b>		<b>1,723</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Queenstown</b>									
Queenstown							Existing Debt	2,407,163	
Queenstown	2009/10	1,992,015	1,094,346	1,094,346	432	1,661,386	1,661,386	1,840,123	53%
Queenstown	2010/11	1,783,296	288,233	1,382,579	432	1,661,386	3,322,772	466,970	12%
Queenstown	2011/12	2,469,364	628,268	2,010,847	449	1,726,901	5,049,673	-631,663	-14%
Queenstown	2012/13	8,415,904	4,567,582	6,578,429	449	1,726,901	6,776,575	2,209,018	25%
Queenstown	2013/14	6,463,192	3,858,768	10,437,197	449	1,726,901	8,503,476	4,340,884	34%
Queenstown	2014/15	11,959,749	7,829,661	18,266,858	449	1,726,901	10,230,377	10,443,644	51%
Queenstown	2015/16	26,368,440	16,996,643	35,263,501	449	1,726,901	11,957,278	25,713,386	68%
Queenstown	2016/17	17,900,431	10,286,198	45,549,699	477	1,835,778	13,793,056	34,163,805	71%
Queenstown	2017/18	705,530	9,609	45,559,308	477	1,835,778	15,628,834	32,337,637	67%
Queenstown	2018/19	3,267,414	2,073,769	47,633,077	477	1,835,778	17,464,612	32,575,627	65%
			<b>47,633,077</b>		<b>4,540</b>		<b>Queenstown Weighted Debt Funding Ratio</b>		<b>64%</b>
<b>Arrowtown</b>									
Arrowtown							Existing Debt	1,027,776	
Arrowtown	2009/10	189,479	20,507	20,507	36	142,128	142,128	906,155	86%
Arrowtown	2010/11	913,640	81,857	102,364	36	142,128	284,257	845,883	75%
Arrowtown	2011/12	227,119	7,702	110,066	30	119,999	404,255	733,586	64%
Arrowtown	2012/13	185,921	2,288	112,354	30	119,999	524,254	615,876	54%
Arrowtown	2013/14	778,772	97,677	210,031	30	119,999	644,253	593,554	48%
Arrowtown	2014/15	165,420	969	211,000	30	119,999	764,252	474,524	38%
Arrowtown	2015/16	165,420	969	211,969	30	119,999	884,251	355,494	29%
Arrowtown	2016/17	168,386	1,127	213,095	9	36,339	920,590	320,282	26%
Arrowtown	2017/18	165,420	969	214,064	9	36,339	956,929	284,911	23%
Arrowtown	2018/19	165,420	969	215,033	9	36,339	993,268	249,541	20%
			<b>215,033</b>		<b>250</b>		<b>Arrowtown Weighted Debt Funding Ratio</b>		<b>56%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Glenorchy</b>									
Glenorchy							Existing Debt	92,983	
Glenorchy	2009/10	64,463	8,171	8,171	3	24,938	24,938	76,216	75%
Glenorchy	2010/11	61,260	377	8,548	3	24,938	49,875	51,656	51%
Glenorchy	2011/12	46,931	9,531	18,079	2	23,992	73,867	37,195	33%
Glenorchy	2012/13	26,674	5,184	23,263	2	23,992	97,859	18,387	16%
Glenorchy	2013/14	48,215	10,067	33,330	2	23,992	121,850	4,462	4%
Glenorchy	2014/15	1,159,118	263,947	297,276	2	23,992	145,842	244,417	63%
Glenorchy	2015/16	468,276	104,938	402,214	2	23,992	169,834	325,363	66%
Glenorchy	2016/17	604,187	135,522	537,737	3	31,518	201,352	429,367	68%
Glenorchy	2017/18	650,745	145,956	683,693	3	31,518	232,871	543,805	70%
Glenorchy	2018/19	17,701	114	683,807	3	31,518	264,389	512,400	66%
			<b>683,807</b>		<b>27</b>		<b>Glenorchy Weighted Debt Funding Ratio</b>		<b>66%</b>
<b>Lake Hayes</b>									
Lake Hayes							Existing Debt	-	
Lake Hayes	2009/10	48,802	7,484	7,484	19	57,751	57,751	-50,267	-672%
Lake Hayes	2010/11	75,370	9,185	16,669	19	57,751	115,502	-98,832	-593%
Lake Hayes	2011/12	190,991	98,160	114,829	12	38,826	154,327	-39,499	-34%
Lake Hayes	2012/13	67,944	14,307	129,136	12	38,826	193,153	-64,017	-50%
Lake Hayes	2013/14	22,696	1,327	130,463	12	38,826	231,979	-101,515	-78%
Lake Hayes	2014/15	238,622	61,983	192,446	12	38,826	270,805	-78,358	-41%
Lake Hayes	2015/16	12,320	534	192,980	12	38,826	309,630	-116,651	-60%
Lake Hayes	2016/17	13,632	635	193,615	14	44,761	354,392	-160,777	-83%
Lake Hayes	2017/18	12,320	534	194,148	14	44,761	399,153	-205,005	-106%
Lake Hayes	2018/19	12,320	534	194,682	14	44,761	443,915	-249,233	-128%
			<b>194,682</b>		<b>143</b>		<b>Lake Hayes 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 (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Arthurs Point</b>							Existing Debt	-	
Arthurs Point	2009/10	63,280	15,594	15,594	30	101,917	101,917	-86,323	-554%
Arthurs Point	2010/11	87,632	27,802	43,396	30	101,917	203,834	-160,438	-370%
Arthurs Point	2011/12	69,915	26,039	69,435	30	100,419	304,253	-234,818	-338%
Arthurs Point	2012/13	1,509,212	638,449	707,884	30	100,419	404,672	303,212	43%
Arthurs Point	2013/14	25,855	2,094	709,978	30	100,419	505,091	204,887	29%
Arthurs Point	2014/15	19,982	841	710,819	30	100,419	605,509	105,309	15%
Arthurs Point	2015/16	19,982	841	711,660	30	100,419	705,928	5,731	1%
Arthurs Point	2016/17	20,724	1,000	712,659	35	119,685	825,613	-112,954	-16%
Arthurs Point	2017/18	19,982	841	713,500	35	119,685	945,298	-231,797	-32%
Arthurs Point	2018/19	1,183,982	500,068	1,213,568	35	119,685	1,064,982	148,586	12%
			<b>1,213,568</b>		<b>313</b>	<b>Arthurs Point Weighted Debt Funding Ratio</b>		<b>0%</b>	
<b>Wanaka &amp; Albert Town</b>									
Wanaka							Existing Debt	-	
Wanaka	2009/10	437,359	149,000	149,000	227	1,109,913	1,109,913	-960,913	-645%
Wanaka	2010/11	2,035,531	680,096	829,096	227	1,109,913	2,219,826	-1,390,730	-168%
Wanaka	2011/12	1,386,986	288,811	1,117,907	206	1,006,743	3,226,569	-2,108,662	-189%
Wanaka	2012/13	5,926,201	3,241,010	4,358,917	206	1,006,743	4,233,312	125,605	3%
Wanaka	2013/14	3,454,784	1,917,426	6,276,343	206	1,006,743	5,240,055	1,036,288	17%
Wanaka	2014/15	7,521,594	5,241,545	11,517,888	206	1,006,743	6,246,798	5,271,090	46%
Wanaka	2015/16	3,455,381	2,133,709	13,651,598	206	1,006,743	7,253,541	6,398,056	47%
Wanaka	2016/17	3,434,029	2,475,710	16,127,308	186	906,713	8,160,255	7,967,053	49%
Wanaka	2017/18	2,402,240	1,755,681	17,882,989	186	906,713	9,066,968	8,816,021	49%
Wanaka	2018/19	3,628,967	2,080,534	19,963,523	186	906,713	9,973,682	9,989,841	50%
			<b>19,963,523</b>		<b>2,043</b>	<b>Wanaka &amp; Albert Town Weighted Debt Funding Ratio</b>		<b>14%</b>	

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Hawe</b>									
Hawe							Existing Debt	-	
Hawe	2009/10	425,546	230,549	230,549	10	111,213	111,213	119,336	52%
Hawe	2010/11	269,516	142,272	372,821	10	111,213	222,426	150,395	40%
Hawe	2011/12	348,040	144,096	516,917	14	148,324	370,750	146,167	28%
Hawe	2012/13	4,316,973	2,460,800	2,977,717	14	148,324	519,075	2,458,642	83%
Hawe	2013/14	949,287	533,539	3,511,257	14	148,324	667,399	2,843,858	81%
Hawe	2014/15	10,675	427	3,511,684	14	148,324	815,724	2,695,960	77%
Hawe	2015/16	10,675	427	3,512,111	14	148,324	964,048	2,548,063	73%
Hawe	2016/17	11,677	506	3,512,616	13	138,863	1,102,911	2,409,706	69%
Hawe	2017/18	10,675	427	3,513,043	13	138,863	1,241,773	2,271,270	65%
Hawe	2018/19	165,487	89,000	3,602,043	13	138,863	1,380,636	2,221,408	62%
			<b>3,602,043</b>		<b>127</b>		<b>Hawe Weighted Debt Funding Ratio</b>		<b>72%</b>
<b>Luggate</b>									
Luggate							Existing Debt	-	
Luggate	2009/10	14,158	3,262	3,262	6	10,466	10,466	-7,204	-221%
Luggate	2010/11	104,083	15,400	18,663	6	10,466	20,932	-2,270	-12%
Luggate	2011/12	74,948	21,335	39,997	8	13,200	34,132	5,865	15%
Luggate	2012/13	35,606	1,080	41,078	8	13,200	47,332	-6,254	-15%
Luggate	2013/14	30,549	1,166	42,244	8	13,200	60,532	-18,288	-43%
Luggate	2014/15	751,883	257,715	299,959	8	13,200	73,732	226,228	75%
Luggate	2015/16	16,799	468	300,427	8	13,200	86,931	213,496	71%
Luggate	2016/17	17,448	554	300,981	7	12,329	99,260	201,721	67%
Luggate	2017/18	12,338	468	301,449	7	12,329	111,589	189,860	63%
Luggate	2018/19	4,686	468	301,917	7	12,329	123,918	177,999	59%
			<b>301,917</b>		<b>72</b>		<b>Luggate Weighted Debt Funding Ratio</b>		<b>63%</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Queenstown</b>							
Asset Management System	-	-	-	0%	-	3,239	-
Investigations	491,690	76,211	415,479	15%	55,670	3,239	17
Management	326,132	86,639	239,493	27%	305,800	3,239	94
Minor Works	1,905	-	1,905	0%	-	3,239	-
New Scheme	-	-	-	0%	-	3,239	-
Pump Station	6,009,833	5,384,008	625,826	90%	3,505,335	3,239	1,082
Renewals	5,269,059	526	5,268,533	0%	329	3,239	0
Reticulation	19,780,762	16,943,864	2,836,898	86%	6,942,633	3,239	2,143
Storage	-	-	-	0%	-	3,239	-
Treatment Facility	11,156,766	3,921,581	7,235,186	35%	2,582,549	3,239	797
Unspecified Expenditure	0	0	0	0%	1,275,739	3,239	394
<b>Total Wastewater - Queenstown</b>	<b>43,036,148</b>	<b>26,412,828</b>	<b>16,623,320</b>		<b>14,668,055</b>		<b>4,529</b>
<b>Arrowtown</b>							
Asset Management System	-	-	-	0%	-	211	-
Investigations	240,071	17,190	222,881	7%	15,671	211	74
Management	55,912	5,370	50,542	10%	33,061	211	157
Minor Works	17,450	-	17,450	0%	-	211	-
New Scheme	-	-	-	0%	-	211	-
Pump Station	409,011	124,376	284,634	30%	174,336	211	826
Renewals	2,216,308	-	2,216,308	0%	5,183	211	25
Reticulation	1,487,966	883,670	604,296	59%	787,945	211	3,734
Storage	-	-	-	0%	-	211	-
Treatment Facility	1,414,433	190,852	1,223,581	13%	179,463	211	850
Unspecified Expenditure	0	0	0	0%	17,320	211	82
<b>Total Wastewater - Arrowtown</b>	<b>5,841,151</b>	<b>1,221,458</b>	<b>4,619,693</b>		<b>1,212,979</b>		<b>5,748</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Lake Hayes</b>							
Asset Management System	-	-	-	0%	-	110	-
Investigations	42,460	522	41,937	1%	381	110	3
Management	22,999	2,834	20,165	12%	5,036	110	46
Minor Works	46,640	-	46,640	0%	-	110	-
New Scheme	-	-	-	0%	-	110	-
Pump Station	48,991	31,809	17,183	65%	32,383	110	296
Renewals	804,723	-	804,723	0%	-	110	-
Reticulation	739,528	439,189	300,339	59%	367,224	110	3,351
Storage	-	-	-	0%	-	110	-
Treatment Facility	660,409	125,722	534,687	19%	50,221	110	458
Unspecified Expenditure	0	0	0	0%	-	110	-
<b>Total Wastewater - Lake Hayes</b>	<b>2,365,750</b>	<b>600,075</b>	<b>1,765,675</b>		<b>455,245</b>		<b>4,155</b>
<b>Arthurs Point</b>							
Asset Management System	-	-	-	0%	-	259	-
Investigations	72,446	22,771	49,675	31%	13,358	259	52
Management	17,738	6,805	10,933	38%	12,408	259	48
Minor Works	23	-	23	0%	-	259	-
New Scheme	-	-	-	0%	155,235	259	599
Pump Station	77,157	34,514	42,643	45%	2,104	259	8
Renewals	429,211	-	429,211	0%	-	259	-
Reticulation	133,918	57,642	76,277	43%	519,188	259	2,003
Storage	-	-	-	0%	-	259	-
Treatment Facility	524,684	242,356	282,329	46%	85,643	259	330
Unspecified Expenditure	0	0	0	0%	23,106	259	89
<b>Total Wastewater - Arthurs Point</b>	<b>1,255,179</b>	<b>364,087</b>	<b>891,092</b>		<b>811,041</b>		<b>3,130</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Wanaka (Incl Albert Town)</b>							
Asset Management System	-	-	-	0%	-	1,771	-
Investigations	1,564,386	362,186	1,202,201	23%	210,452	1,771	119
Management	166,268	36,795	129,473	22%	121,690	1,771	69
Minor Works	34,150	-	34,150	0%	-	1,771	-
New Scheme	-	-	-	0%	-	1,771	-
Pump Station	4,585,460	2,539,925	2,045,535	55%	1,414,786	1,771	799
Renewals	1,896,500	-	1,896,500	0%	2,288	1,771	1
Reticulation	6,900,413	4,852,022	2,048,392	70%	1,982,809	1,771	1,119
Storage	-	-	-	0%	-	1,771	-
Treatment Facility	2,116,865	396,249	1,720,616	19%	6,767,328	1,771	3,821
Unspecified Expenditure	-	-	-	0%	396,288	1,771	224
<b>Total Wastewater - Wanaka</b>	<b>17,264,043</b>	<b>8,187,177</b>	<b>9,076,866</b>		<b>10,895,641</b>		<b>6,152</b>
<b>Hawea</b>							
Asset Management System	-	-	-	0%	-	123	-
Investigations	243,882	36,517	207,365	15%	28,799	123	235
Management	20,463	3,454	17,009	17%	6,179	123	50
Minor Works	47	-	47	0%	-	123	-
New Scheme	-	-	-	0%	-	123	-
Pump Station	31,469	6,627	24,843	21%	11,227	123	92
Renewals	223,248	-	223,248	0%	-	123	-
Reticulation	214,117	214,117	-	100%	261,272	123	2,130
Storage	1,067,983	288,355	779,628	27%	107,484	123	876
Treatment Facility	5,841,551	1,466,348	4,375,202	25%	569,304	123	4,641
Unspecified Expenditure	-	-	-	0%	17,915	123	146
<b>Total Wastewater - Hawea</b>	<b>7,642,759</b>	<b>2,015,419</b>	<b>5,627,340</b>		<b>1,002,182</b>		<b>8,170</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Queenstown</b>									
Queenstown							Existing Debt	2,406,188	
Queenstown	2009/10	3,885,066	2,350,265	2,350,265	308	1,393,580	1,393,580	3,362,873	71%
Queenstown	2010/11	4,898,017	3,306,552	5,656,816	308	1,393,580	2,787,160	5,275,844	65%
Queenstown	2011/12	8,243,996	3,535,924	9,192,740	323	1,463,655	4,250,815	7,348,113	63%
Queenstown	2012/13	11,237,230	9,521,352	18,714,092	323	1,463,655	5,714,470	15,405,810	73%
Queenstown	2013/14	447,959	23,054	18,737,146	323	1,463,655	7,178,125	13,965,210	66%
Queenstown	2014/15	369,400	21,847	18,758,993	323	1,463,655	8,641,780	12,523,401	59%
Queenstown	2015/16	371,032	1,207	18,760,200	323	1,463,655	10,105,435	11,060,954	52%
Queenstown	2016/17	1,911,540	541,013	19,301,213	336	1,520,873	11,626,308	10,081,093	46%
Queenstown	2017/18	4,537,027	3,361,642	22,662,855	336	1,520,873	13,147,181	11,921,862	48%
Queenstown	2018/19	7,134,880	3,749,973	26,412,828	336	1,520,873	14,668,055	14,150,961	49%
			<b>26,412,828</b>		<b>3,239</b>			<b>Queenstown Weighted Debt Funding Ratio</b>	<b>58%</b>
<b>Arrowtown</b>									
Arrowtown							Existing Debt	684,436	
Arrowtown	2009/10	286,620	94,461	94,461	32	182,461	182,461	596,436	77%
Arrowtown	2010/11	673,170	45,314	139,774	32	182,461	364,922	459,289	56%
Arrowtown	2011/12	933,312	87,871	227,646	27	152,967	517,889	394,193	43%
Arrowtown	2012/13	290,284	5,767	233,412	27	152,967	670,857	246,992	27%
Arrowtown	2013/14	336,760	5,613	239,025	27	152,967	823,824	99,637	11%
Arrowtown	2014/15	120,574	5,563	244,589	27	152,967	976,792	-47,767	-5%
Arrowtown	2015/16	299,834	84,856	329,444	27	152,967	1,129,759	-115,879	-11%
Arrowtown	2016/17	530,320	21,159	350,603	5	27,740	1,157,499	-122,460	-12%
Arrowtown	2017/18	1,628,391	808,397	1,159,000	5	27,740	1,185,239	658,197	36%
Arrowtown	2018/19	741,888	62,458	1,221,458	5	27,740	1,212,979	692,915	36%
			<b>1,221,458</b>		<b>211</b>			<b>Arrowtown Weighted Debt Funding Ratio</b>	<b>41%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Glenorchy</b>									
Glenorchy							Existing Debt	150,812	
Glenorchy	2009/10	3,269	1,275	1,275	0	-	-	152,087	100%
Glenorchy	2010/11	-	-	1,275	0	-	-	152,087	100%
Glenorchy	2011/12	-	-	1,275	0	-	-	152,087	100%
Glenorchy	2012/13	23,280	5,596	6,871	0	-	-	157,683	100%
Glenorchy	2013/14	23,280	5,596	12,466	0	-	-	163,278	100%
Glenorchy	2014/15	23,280	5,596	18,062	0	-	-	168,874	100%
Glenorchy	2015/16	23,280	5,596	23,658	399	222,987	222,987	-48,518	-28%
Glenorchy	2016/17	233,308	56,078	79,736	7	3,668	226,656	3,892	2%
Glenorchy	2017/18	411,246	98,848	178,584	7	3,668	230,324	99,072	30%
Glenorchy	2018/19	2,077,903	499,451	678,035	7	3,668	233,992	594,855	72%
			<b>678,035</b>		<b>419</b>		<b>Glenorchy Weighted Debt Funding Ratio</b>		<b>82%</b>
<b>Kingston</b>									
Kingston							Existing Debt	148,714	
Kingston	2009/10	760	282	282	0	-	-	148,996	100%
Kingston	2010/11	23,280	8,638	8,920	0	-	-	157,634	100%
Kingston	2011/12	-	-	8,920	0	-	-	157,634	100%
Kingston	2012/13	139,038	51,589	60,509	0	-	-	209,223	100%
Kingston	2013/14	192,590	71,459	131,967	0	-	-	280,681	100%
Kingston	2014/15	3,120,830	1,157,955	1,289,922	289	1,541,245	1,541,245	-102,609	-7%
Kingston	2015/16	4,805,380	1,782,992	3,072,914	3	13,712	1,554,957	1,666,671	52%
Kingston	2016/17	-	-	3,072,914	7	36,754	1,591,710	1,629,917	51%
Kingston	2017/18	-	-	3,072,914	7	36,754	1,628,464	1,593,164	49%
Kingston	2018/19	-	-	3,072,914	7	36,754	1,665,217	1,556,410	48%
			<b>3,072,914</b>		<b>313</b>		<b>Kingston Weighted Debt Funding Ratio</b>		<b>56%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Lake Hayes</b>									
Lake Hayes							Existing Debt	-	
Lake Hayes	2009/10	121,640	36,184	36,184	14	56,928	56,928	-20,744	-57%
Lake Hayes	2010/11	99,460	10,539	46,723	14	56,928	113,855	-67,132	-144%
Lake Hayes	2011/12	386,788	62,256	108,979	10	40,794	154,650	-45,671	-42%
Lake Hayes	2012/13	57,525	58	109,037	10	40,794	195,444	-86,407	-79%
Lake Hayes	2013/14	51,307	116	109,153	10	40,794	236,238	-127,085	-116%
Lake Hayes	2014/15	50,290	58	109,211	10	40,794	277,032	-167,821	-154%
Lake Hayes	2015/16	194,644	42,207	151,418	10	40,794	317,826	-166,408	-110%
Lake Hayes	2016/17	224,339	9,296	160,715	11	45,806	363,633	-202,918	-126%
Lake Hayes	2017/18	847,330	398,195	558,909	11	45,806	409,439	149,471	27%
Lake Hayes	2018/19	332,426	41,166	600,075	11	45,806	455,245	144,831	24%
			<b>600,075</b>		<b>110</b>			<b>Lake Hayes Debt Funding Ratio</b>	<b>0%</b>
<b>Makarora</b>									
Makarora							Existing Debt	-	
Makarora	2009/10	713	-	-	0	-	-	-	-
Makarora	2010/11	-	-	-	0	-	-	-	-
Makarora	2011/12	-	-	-	0	-	-	-	-
Makarora	2012/13	-	-	-	0	-	-	-	-
Makarora	2013/14	-	-	-	0	-	-	-	-
Makarora	2014/15	-	-	-	0	-	-	-	-
Makarora	2015/16	-	-	-	0	-	-	-	-
Makarora	2016/17	-	-	-	0	-	-	-	-
Makarora	2017/18	-	-	-	0	-	-	-	-
Makarora	2018/19	-	-	-	0	-	-	-	-
			-		-			<b>Makarora Debt Funding Ratio</b>	<b>0%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Arthurs Point</b>									
Arthurs Point							Existing Debt	-	
Arthurs Point	2009/10	87,664	17,280	17,280	25	77,482	77,482	-60,202	-348%
Arthurs Point	2010/11	85,993	20,387	37,666	25	77,482	154,964	-117,298	-311%
Arthurs Point	2011/12	283,412	112,457	150,123	24	76,568	231,532	-81,409	-54%
Arthurs Point	2012/13	75,452	10,553	160,676	24	76,568	308,100	-147,424	-92%
Arthurs Point	2013/14	61,422	5,896	166,573	24	76,568	384,668	-218,095	-131%
Arthurs Point	2014/15	60,818	5,790	172,362	24	76,568	461,235	-288,873	-168%
Arthurs Point	2015/16	29,880	106	172,469	24	76,568	537,803	-365,334	-212%
Arthurs Point	2016/17	161,549	57,854	230,323	29	91,079	628,882	-398,559	-173%
Arthurs Point	2017/18	43,676	19,914	250,237	29	91,079	719,962	-469,725	-188%
Arthurs Point	2018/19	365,313	113,850	364,087	29	91,079	811,041	-446,954	-123%
			<b>364,087</b>			<b>259</b>	<b>Arthurs Point Debt Funding Ratio</b>		<b>0%</b>
<b>Wanaka And Albert Town</b>									
Wanaka							Existing Debt	7,280,729	
Wanaka	2009/10	1,194,276	442,856	442,856	208	1,279,926	1,279,926	6,443,659	83%
Wanaka	2010/11	3,392,775	818,999	1,261,855	208	1,279,926	2,559,853	5,982,731	70%
Wanaka	2011/12	1,092,218	185,848	1,447,703	176	1,082,173	3,642,025	5,086,407	58%
Wanaka	2012/13	2,230,674	859,375	2,307,079	176	1,082,173	4,724,198	4,863,609	51%
Wanaka	2013/14	983,945	270,047	2,577,125	176	1,082,173	5,806,371	4,051,483	41%
Wanaka	2014/15	1,123,213	413,718	2,990,843	176	1,082,173	6,888,544	3,383,028	33%
Wanaka	2015/16	1,125,673	380,595	3,371,438	176	1,082,173	7,970,717	2,681,450	25%
Wanaka	2016/17	1,847,876	1,741,914	5,113,352	158	974,975	8,945,692	3,448,390	28%
Wanaka	2017/18	1,886,686	1,371,762	6,485,114	158	974,975	9,920,666	3,845,177	28%
Wanaka	2018/19	2,386,706	1,702,063	8,187,177	158	974,975	10,895,641	4,572,265	30%
			<b>8,187,177</b>			<b>1,771</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>49%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Cardrona</b>									
Cardrona							Existing Debt	48,359	
Cardrona	2009/10	4,448	-	-	0	-	-	48,359	100%
Cardrona	2010/11	-	-	-	0	-	-	48,359	100%
Cardrona	2011/12	-	-	-	0	-	-	48,359	100%
Cardrona	2012/13	23,280	11,605	11,605	0	-	-	59,964	100%
Cardrona	2013/14	23,280	11,605	23,210	157	232,461	232,461	-160,892	-225%
Cardrona	2014/15	46,560	23,210	46,420	15	22,889	255,350	-160,571	-169%
Cardrona	2015/16	114,954	57,305	103,725	15	22,889	278,240	-126,156	-83%
Cardrona	2016/17	109,496	54,584	158,308	12	17,488	295,727	-89,060	-43%
Cardrona	2017/18	3,448,628	1,719,136	1,877,444	12	17,488	313,215	1,612,588	84%
Cardrona	2018/19	-	-	1,877,444	12	17,488	330,703	1,595,100	83%
			<b>1,877,444</b>		<b>224</b>		<b>Cardrona Debt Funding Ratio</b>		<b>53%</b>
<b>Hawea</b>									
Hawea							Existing Debt	722,134	
Hawea	2009/10	164,231	37,694	37,694	10	80,583	80,583	679,245	89%
Hawea	2010/11	293,648	60,133	97,826	10	80,583	161,165	658,795	80%
Hawea	2011/12	45,874	9,498	107,324	13	107,872	269,037	560,421	68%
Hawea	2012/13	1,642,799	573,861	681,185	13	107,872	376,910	1,026,409	73%
Hawea	2013/14	2,469,127	591,112	1,272,297	13	107,872	484,782	1,509,650	76%
Hawea	2014/15	2,286,029	573,692	1,845,989	13	107,872	592,654	1,975,469	77%
Hawea	2015/16	648,659	169,202	2,015,192	13	107,872	700,526	2,036,800	74%
Hawea	2016/17	1,633	114	2,015,305	12	100,552	801,078	1,936,361	71%
Hawea	2017/18	78,708	57	2,015,362	12	100,552	901,630	1,835,866	67%
Hawea	2018/19	12,051	57	2,015,419	12	100,552	1,002,182	1,735,371	63%
			<b>2,015,419</b>		<b>123</b>		<b>Hawea Weighted Debt Funding Ratio</b>		<b>73%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Annual Debt %
<b>Luggate</b>									
Luggate							Existing Debt	-	
Luggate	2009/10	2,466	376	376	6	259	259	117	31%
Luggate	2010/11	2,785	798	1,174	6	259	519	655	56%
Luggate	2011/12	15,146	902	2,076	8	337	856	1,220	59%
Luggate	2012/13	527	61	2,137	8	337	1,193	944	44%
Luggate	2013/14	33,120	7,363	9,501	8	337	1,531	7,970	84%
Luggate	2014/15	527	61	9,562	8	337	1,868	7,694	80%
Luggate	2015/16	527	61	9,623	8	337	2,205	7,418	77%
Luggate	2016/17	1,054	123	9,746	54	2,337	4,543	5,204	53%
Luggate	2017/18	12,977	61	9,808	54	2,337	6,880	2,928	30%
Luggate	2018/19	54,217	61	9,869	54	2,337	9,217	652	7%
			<b>9,869</b>		<b>215</b>				
							<b>Luggate Debt Funding Ratio</b>		<b>68%</b>

## Stormwater Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Queenstown</b>							
Asset Management System	0	0	0	0%	165,936	2,622	63
Emergency Conveyance	0	0	0	0%	-	2,622	0
Flood Protection	0	0	0	0%	316,529	2,622	121
Flow Metering	0	0	0	0%	-	2,622	0
Intake	0	0	0	0%	-	2,622	0
Investigations	0	0	0	0%	28,500	2,622	11
Management	580,821	73,846	506,975	13%	635,813	2,622	242
Minor Works	0	0	0	0%	22,105	2,622	8
Pump Station	0	0	0	0%	-	2,622	0
Renewals	0	0	0	0%	50,986	2,622	19
Reticulation	4,165,785	1,504,830	2,660,955	36%	1,847,425	2,622	705
Storage	0	0	0	0%	-	2,622	0
Stormwater Upgrades	0	0	0	0%	172,408	2,622	66
Treatment Facility	100,000	39,410	60,590	39%	32,923	2,622	13
<b>Total Stormwater - Queenstown</b>	<b>4,846,606</b>	<b>1,618,086</b>	<b>3,228,520</b>		<b>3,273,350</b>		<b>1,248</b>
<b>Arrowtown</b>							
Flood Protection	0	0	0	0%	-	259	0
Forward Design	0	0	0	0%	-	259	0
Investigations	0	0	0	0%	1,224	259	5
Management	108,864	7,697	101,167	7%	6,935	259	27
Minor Works	0	0	0	0%	-	259	0
Renewals	0	0	0	0%	1,550	259	6
Reticulation	0	0	0	0%	114,989	259	443
Storage	0	0	0	0%	-	259	0
Stormwater Upgrades	0	0	0	0%	2,191	259	8
Treatment Facility	0	0	0	0%	-	259	0
<b>Total Stormwater - Arrowtown</b>	<b>108,864</b>	<b>7,697</b>	<b>101,167</b>		<b>126,889</b>		<b>489</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Glenorchy</b>							
Flood Protection	0	0	0	0%	3,483	40	87
Forward Design	0	0	0	0%	-	40	0
Investigations	0	0	0	0%	70	40	2
Management	43,546	2,515	41,030	6%	2,100	40	52
Stormwater Upgrades	0	0	0	0%	73	40	2
Minor Works	0	0	0	0%	-	40	0
Renewals	0	0	0	0%	-	40	0
Reticulation	0	0	0	0%	25,366	40	630
Storage	0	0	0	0%	-	40	0
Treatment Facility	0	0	0	0%	-	40	0
<b>Total Stormwater - Glenorchy</b>	<b>43,546</b>	<b>2,515</b>	<b>41,030</b>		<b>31,092</b>		<b>773</b>
<b>Arthurs Point</b>							
Flood Protection	0	0	0	0%	-	139	0
Forward Design	0	0	0	0%	-	139	0
Investigations	0	0	0	0%	78	139	1
Management	65,319	10,677	54,642	16%	9,885	139	71
Minor Works	0	0	0	0%	-	139	0
Renewals	0	0	0	0%	-	139	0
Reticulation	0	0	0	0%	288	139	2
Storage	0	0	0	0%	-	139	0
Treatment Facility	0	0	0	0%	-	139	0
<b>Total Stormwater - Arthurs Point</b>	<b>65,319</b>	<b>10,677</b>	<b>54,642</b>		<b>10,251</b>		<b>74</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Kingston</b>							
Flood Protection	0	0	0	0%	-	28	0
Forward Design	0	0	0	0%	-	28	0
Investigations	0	0	0	0%	-	28	0
Management	65,319	4,018	61,300	6%	3,703	28	132
Minor Works	0	0	0	0%	-	28	0
Renewals	0	0	0	0%	-	28	0
Reticulation	0	0	0	0%	-	28	0
Storage	0	0	0	0%	-	28	0
Treatment Facility	0	0	0	0%	-	28	0
<b>Total Stormwater - Kingston</b>	<b>65,319</b>	<b>4,018</b>	<b>61,300</b>		<b>3,703</b>		<b>132</b>
<b>Lake Hayes</b>							
Flood Protection	0	0	0	0%	-	138	0
Forward Design	0	0	0	0%	-	138	0
Investigations	0	0	0	0%	-	138	0
Management	65,319	5,411	59,908	8%	5,058	138	37
Minor Works	0	0	0	0%	-	138	0
Renewals	0	0	0	0%	-	138	0
Reticulation	0	0	0	0%	-	138	0
Storage	0	0	0	0%	-	138	0
Treatment Facility	0	0	0	0%	-	138	0
<b>Total Stormwater - Lake Hayes</b>	<b>65,319</b>	<b>5,411</b>	<b>59,908</b>		<b>5,058</b>		<b>37</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Wanaka</b>							
Asset Management System	0	0	0	0%	45,808	1,539	30
Emergency Conveyance	0	0	0	0%	-	1,539	0
Flood Protection	0	0	0	0%	28,284	1,539	18
Forward Design	0	0	0	0%	-	1,539	0
Intake	0	0	0	0%	-	1,539	0
Investigations	0	0	0	0%	73,663	1,539	48
Management	162,308	23,518	138,709	14%	181,977	1,539	118
Minor Works	0	0	0	0%	16,448	1,539	11
Pump Station	0	0	0	0%	-	1,539	0
Renewals	0	0	0	0%	49,050	1,539	32
Reticulation	2,913,735	987,261	1,926,474	34%	2,261,263	1,539	1,470
Stormwater Upgrades	0	0	0	0%	162,377	1,539	106
Treatment Facility	0	0	0	0%	-	1,539	0
<b>Total Stormwater - Wanaka</b>	<b>3,076,043</b>	<b>1,010,779</b>	<b>2,065,264</b>		<b>2,818,869</b>		<b>1,832</b>
<b>Hawea</b>							
Flood Protection	0	0	0	0%	-	122	0
Forward Design	0	0	0	0%	-	122	0
Investigations	0	0	0	0%	161	122	1
Management	54,432	4,263	50,169	8%	3,532	122	29
Minor Works	0	0	0	0%	-	122	0
Renewals	0	0	0	0%	-	122	0
Reticulation	0	0	0	0%	59,879	122	492
Storage	0	0	0	0%	-	122	0
Stormwater Upgrades	0	0	0	0%	1,574	122	13
Treatment Facility	0	0	0	0%	-	122	0
<b>Total Stormwater - Hawea</b>	<b>54,432</b>	<b>4,263</b>	<b>50,169</b>		<b>65,146</b>		<b>535</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Luggate</b>							
Flood Protection	0	0	0	0%	-	103	0
Forward Design	0	0	0	0%	-	103	0
Investigations	0	0	0	0%	-	103	0
Management	54,432	9,417	45,016	17%	8,734	103	85
Minor Works	0	0	0	0%	-	103	0
Renewals	0	0	0	0%	-	103	0
Reticulation	0	0	0	0%	124	103	1
Storage	0	0	0	0%	-	103	0
Treatment Facility	0	0	0	0%	-	103	0
<b>Total Stormwater - Luggate</b>	<b>54,432</b>	<b>9,417</b>	<b>45,016</b>		<b>8,858</b>		<b>86</b>
<b>Albert Town</b>							
Flood Protection	0	0	0	0%	23,877	107	224
Forward Design	0	0	0	0%	-	107	0
Investigations	0	0	0	0%	4,125	107	39
Management	161,276	16,514	144,762	10%	17,240	107	162
Minor Works	0	0	0	0%	-	107	0
Renewals	0	0	0	0%	-	107	0
Reticulation	0	0	0	0%	86,611	107	812
Storage	0	0	0	0%	-	107	0
Stormwater Upgrades	0	0	0	0%	1,837	107	17
Treatment Facility	0	0	0	0%	-	107	0
<b>Total Stormwater - Albert Town</b>	<b>161,276</b>	<b>16,514</b>	<b>144,762</b>		<b>133,691</b>		<b>1,254</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %
<b>Queenstown</b>	Existing Debt							1,604,200	
Queenstown	2009/10	1,005,898	338,014	338,014	249	311,142	311,142	1,631,072	84%
Queenstown	2010/11	331,399	70,567	408,580	249	311,142	622,283	1,390,497	69%
Queenstown	2011/12	100,000	39,410	447,990	263	327,786	950,069	1,102,121	54%
Queenstown	2012/13	1,540,992	588,188	1,036,179	263	327,786	1,277,855	1,362,524	52%
Queenstown	2013/14	161,353	54,598	1,090,777	263	327,786	1,605,641	1,089,336	40%
Queenstown	2014/15	105,300	34,912	1,125,689	263	327,786	1,933,427	796,462	29%
Queenstown	2015/16	1,407,692	466,725	1,592,414	263	327,786	2,261,213	935,401	29%
Queenstown	2016/17	193,973	25,672	1,618,086	270	337,379	2,598,592	623,694	19%
Queenstown	2017/18	-	-	1,618,086	270	337,379	2,935,971	286,315	9%
Queenstown	2018/19	-	-	1,618,086	270	337,379	3,273,350	-51,064	-2%
			<b>1,618,086</b>		<b>2,622</b>		<b>Queenstown Weighted Debt Funding Ratio</b>		<b>51%</b>
<b>Arrowtown</b>	Existing Debt							308,461	
Arrowtown	2009/10	-	-	-	38	18,471	18,471	289,990	94%
Arrowtown	2010/11	53,444	3,779	3,779	38	18,471	36,942	275,298	88%
Arrowtown	2011/12	-	-	3,779	32	15,656	52,598	259,642	83%
Arrowtown	2012/13	-	-	3,779	32	15,656	68,253	243,986	78%
Arrowtown	2013/14	-	-	3,779	32	15,656	83,909	228,330	73%
Arrowtown	2014/15	-	-	3,779	32	15,656	99,565	212,675	68%
Arrowtown	2015/16	-	-	3,779	32	15,656	115,220	197,019	63%
Arrowtown	2016/17	55,421	3,918	7,697	8	3,890	119,110	197,048	62%
Arrowtown	2017/18	-	-	7,697	8	3,890	122,999	193,158	61%
Arrowtown	2018/19	-	-	7,697	8	3,890	126,889	189,269	60%
			<b>7,697</b>		<b>259</b>		<b>Arrowtown Debt Funding Ratio</b>		<b>75%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %	
<b>Glenorchy</b>	Existing Debt							17,586		
Glenorchy	2009/10	-	-	-	4	2,996	2,996	14,590	83%	
Glenorchy	2010/11	21,377	1,235	1,235	4	2,996	5,991	12,830	68%	
Glenorchy	2011/12	-	-	1,235	4	2,866	8,857	9,964	53%	
Glenorchy	2012/13	-	-	1,235	4	2,866	11,723	7,098	38%	
Glenorchy	2013/14	-	-	1,235	4	2,866	14,589	4,232	22%	
Glenorchy	2014/15	-	-	1,235	4	2,866	17,454	1,367	7%	
Glenorchy	2015/16	-	-	1,235	4	2,866	20,320	-1,499	-8%	
Glenorchy	2016/17	22,168	1,281	2,515	5	3,591	23,911	-3,809	-19%	
Glenorchy	2017/18	-	-	2,515	5	3,591	27,501	-7,400	-37%	
Glenorchy	2018/19	-	-	2,515	5	3,591	31,092	-10,990	-55%	
			<b>2,515</b>		<b>40</b>				<b>Glenorchy Weighted Debt Funding Ratio</b>	<b>27%</b>
<b>Arthurs Point</b>	Existing Debt							66,498		
Arthurs Point	2009/10	-	-	-	13	979	979	65,519	99%	
Arthurs Point	2010/11	32,066	5,242	5,242	13	979	1,959	69,781	97%	
Arthurs Point	2011/12	-	-	5,242	13	977	2,936	68,803	96%	
Arthurs Point	2012/13	-	-	5,242	13	977	3,914	67,826	95%	
Arthurs Point	2013/14	-	-	5,242	13	977	4,891	66,849	93%	
Arthurs Point	2014/15	-	-	5,242	13	977	5,869	65,871	92%	
Arthurs Point	2015/16	-	-	5,242	13	977	6,846	64,894	90%	
Arthurs Point	2016/17	33,253	5,435	10,677	15	1,135	7,981	69,194	90%	
Arthurs Point	2017/18	-	-	10,677	15	1,135	9,116	68,059	88%	
Arthurs Point	2018/19	-	-	10,677	15	1,135	10,251	66,924	87%	
			<b>10,677</b>		<b>139</b>				<b>Arthurs Point Weighted Debt Funding Ratio</b>	<b>93%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %
<b>Kingston</b>	Existing Debt							8,683	
Kingston	2009/10	-	-	-	1	145	145	8,538	98%
Kingston	2010/11	32,066	1,973	1,973	1	145	289	10,366	97%
Kingston	2011/12	-	-	1,973	1	145	434	10,222	96%
Kingston	2012/13	-	-	1,973	1	145	578	10,077	95%
Kingston	2013/14	-	-	1,973	1	145	723	9,933	93%
Kingston	2014/15	-	-	1,973	1	145	868	9,788	92%
Kingston	2015/16	-	-	1,973	1	145	1,012	9,643	91%
Kingston	2016/17	33,253	2,046	4,018	7	897	1,909	10,792	85%
Kingston	2017/18	-	-	4,018	7	897	2,806	9,895	78%
Kingston	2018/19	-	-	4,018	7	897	3,703	8,998	71%
			<b>4,018</b>		<b>28</b>		<b>Kingston Weighted Debt Funding Ratio</b>		<b>90%</b>
<b>Lake Hayes</b>	Existing Debt							306,441	
Lake Hayes	2009/10	-	-	-	16	593	593	305,848	100%
Lake Hayes	2010/11	32,066	2,656	2,656	16	593	1,185	307,912	100%
Lake Hayes	2011/12	-	-	2,656	13	471	1,656	307,441	99%
Lake Hayes	2012/13	-	-	2,656	13	471	2,127	306,970	99%
Lake Hayes	2013/14	-	-	2,656	13	471	2,597	306,500	99%
Lake Hayes	2014/15	-	-	2,656	13	471	3,068	306,029	99%
Lake Hayes	2015/16	-	-	2,656	13	471	3,538	305,558	99%
Lake Hayes	2016/17	33,253	2,754	5,411	14	506	4,045	307,806	99%
Lake Hayes	2017/18	-	-	5,411	14	506	4,551	307,300	99%
Lake Hayes	2018/19	-	-	5,411	14	506	5,058	306,793	98%
			<b>5,411</b>		<b>138</b>		<b>Lake Hayes Weighted Debt Funding Ratio</b>		<b>99%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %
<b>Wanaka</b>	Existing Debt							1,529,417	
Wanaka	2009/10	271,099	110,732	110,732	182	333,658	333,658	1,306,490	80%
Wanaka	2010/11	447,488	140,509	251,241	182	333,658	667,316	1,113,341	63%
Wanaka	2011/12	50,000	-	251,241	153	279,399	946,715	833,942	47%
Wanaka	2012/13	330,173	115,617	366,857	153	279,399	1,226,114	670,160	35%
Wanaka	2013/14	585,110	198,948	565,805	153	279,399	1,505,513	589,709	28%
Wanaka	2014/15	668,376	218,472	784,277	153	279,399	1,784,911	528,782	23%
Wanaka	2015/16	668,376	218,472	1,002,749	153	279,399	2,064,310	467,855	18%
Wanaka	2016/17	55,421	8,030	1,010,779	137	251,520	2,315,830	224,366	9%
Wanaka	2017/18	-	-	1,010,779	137	251,520	2,567,350	-27,154	-1%
Wanaka	2018/19	-	-	1,010,779	137	251,520	2,818,869	-278,674	-11%
			<b>1,010,779</b>		<b>1,539</b>		<b>Wanaka Weighted Debt Funding Ratio</b>		<b>45%</b>
<b>Hawea</b>	Existing Debt							36,312	
Hawea	2009/10	-	-	-	10	5,239	5,239	31,074	86%
Hawea	2010/11	26,722	2,093	2,093	10	5,239	10,477	27,928	73%
Hawea	2011/12	-	-	2,093	13	7,007	17,484	20,921	54%
Hawea	2012/13	-	-	2,093	13	7,007	24,491	13,914	36%
Hawea	2013/14	-	-	2,093	13	7,007	31,499	6,907	18%
Hawea	2014/15	-	-	2,093	13	7,007	38,506	-100	0%
Hawea	2015/16	-	-	2,093	13	7,007	45,513	-7,107	-19%
Hawea	2016/17	27,710	2,170	4,263	12	6,544	52,057	-11,481	-28%
Hawea	2017/18	-	-	4,263	12	6,544	58,601	-18,026	-44%
Hawea	2018/19	-	-	4,263	12	6,544	65,146	-24,570	-61%
			<b>4,263</b>		<b>122</b>		<b>Hawea Debt Funding Ratio</b>		<b>23%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %
<b>Cardrona</b>	Existing Debt							-	
Cardrona	2009/10	-	-	-	4	-	-	-	0%
Cardrona	2010/11	-	-	-	4	-	-	-	0%
Cardrona	2011/12	-	-	-	4	-	-	-	0%
Cardrona	2012/13	-	-	-	4	-	-	-	0%
Cardrona	2013/14	-	-	-	4	-	-	-	0%
Cardrona	2014/15	-	-	-	4	-	-	-	0%
Cardrona	2015/16	-	-	-	4	-	-	-	0%
Cardrona	2016/17	-	-	-	4	-	-	-	0%
Cardrona	2017/18	-	-	-	4	-	-	-	0%
Cardrona	2018/19	-	-	-	4	-	-	-	0%
					<b>41</b>				
							<b>Cardrona Debt Funding Ratio</b>		<b>0%</b>
<b>Luggate</b>	Existing Debt							72,147	
Luggate	2009/10	-	-	-	10	839	839	71,308	99%
Luggate	2010/11	26,722	4,623	4,623	10	839	1,679	75,091	98%
Luggate	2011/12	-	-	4,623	11	906	2,584	74,186	97%
Luggate	2012/13	-	-	4,623	11	906	3,490	73,280	95%
Luggate	2013/14	-	-	4,623	11	906	4,395	72,375	94%
Luggate	2014/15	-	-	4,623	11	906	5,301	71,469	93%
Luggate	2015/16	-	-	4,623	11	906	6,206	70,563	92%
Luggate	2016/17	27,710	4,794	9,417	10	884	7,090	74,473	91%
Luggate	2017/18	-	-	9,417	10	884	7,974	73,589	90%
Luggate	2018/19	-	-	9,417	10	884	8,858	72,705	89%
			<b>9,417</b>		<b>103</b>				
							<b>Luggate Debt Funding Ratio</b>		<b>94%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %
<b>Albert Town</b>	Existing Debt							112,146	
Albert Town	2009/10	74,579	10,660	10,660	13	15,758	15,758	107,048	87%
Albert Town	2010/11	53,444	3,609	14,268	13	15,758	31,516	94,898	75%
Albert Town	2011/12	-	-	14,268	11	13,344	44,861	81,554	65%
Albert Town	2012/13	-	-	14,268	11	13,344	58,205	68,209	54%
Albert Town	2013/14	-	-	14,268	11	13,344	71,549	54,865	43%
Albert Town	2014/15	-	-	14,268	11	13,344	84,894	41,521	33%
Albert Town	2015/16	-	-	14,268	11	13,344	98,238	28,177	22%
Albert Town	2016/17	33,253	2,245	16,514	9	11,818	110,055	18,604	14%
Albert Town	2017/18	-	-	16,514	9	11,818	121,873	6,787	5%
Albert Town	2018/19	-	-	16,514	9	11,818	133,691	-5,031	-4%
			<b>16,514</b>		<b>107</b>		<b>Albert Town Debt Funding Ratio</b>		<b>59%</b>

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Reserve Improvements - Wakatipu</b>							
Parks and Reserves - Wakatipu Ward	14,593,559	2,641,086	11,952,473	18%	4,023,369	3581	1,124
Walkways - Wakatipu Ward	1,289,157	276,364	1,012,793	21%	1,004,063	3581	280
Council Land - Reserve Land - Wakatipu	0	0	0	0%	36,917	3581	10
Cemeteries - Wakatipu Ward	237,754	153,214	84,540	64%	108,929	3581	30
	<b>16,120,470</b>	<b>3,070,664</b>	<b>13,049,806</b>		<b>5,173,279</b>		<b>1,445</b>
<b>Reserve Improvements - Wanaka</b>							
Parks and Reserves - Wanaka Ward	5,793,735	965,530	4,828,205	17%	2,407,747	2296	1,048
Walkways - Wanaka Ward	869,364	312,759	556,605	36%	643,988	2296	280
Council Land - Reserve Land - Wanaka	0	0	0	0%	683,990	2296	298
Council Land - Reserve Land - Hawea	0	0	0	0%	3,194	2296	1
Cemeteries - Wanaka Ward	168,993	168,993	0	100%	183,121	2296	80
	<b>6,832,092</b>	<b>1,447,282</b>	<b>5,384,810</b>		<b>3,922,041</b>		<b>1,708</b>
<b>Reserve Improvements - District Wide</b>							
Parks and Reserves - Wakatipu Ward	504,454	117,196	387,258	23%	364,417	5877	62
Parks and Reserves - Wanaka Ward	837,884	257,761	580,123	31%	131,552	5877	22
	<b>1,342,338</b>	<b>374,957</b>	<b>967,381</b>		<b>495,969</b>		<b>84</b>

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Community Facilities - Wakatipu</b>							
Council Land - Non-Reserve - Wakatipu	0	0	0	0%	88,787	3581	25
Waterways Facilities - Wakatipu Ward	380,891	72,645	308,246	19%	195,331	3581	55
Halls - Queenstown	474,879	28,623	446,256	6%	731,527	3581	204
Halls - Events Centre	31,961,965	5,436,120	26,525,845	17%	6,478,120	3581	1,809
Halls - Lake Hayes Pavillion	0	0	0	0%	-	3581	-
Halls - Arrowsmith	381,426	20,946	360,480	5%	28,421	3581	8
Halls - Glenorchy	148,673	0	148,673	0%	2,547	3581	1
Halls - Queenstown Community Centre	0	0	0	0%	33,343	3581	9
Buildings - Heritage	0	0	0	0%	122,312	3581	34
Buildings - Toilets - Wakatipu Ward	3,201,685	307,819	2,893,867	10%	652,425	3581	182
Community Development - Swimming Pools	244,531	94,824	149,707	39%	3,679,306	3581	1,027
Libraries - Queenstown	1,621,516	53,463	1,568,054	3%	75,414	3581	21
Libraries - Arrowsmith	642,217	54,063	588,155	8%	25,840	3581	7
Libraries - Glenorchy	226,320	3,447	222,873	2%	6,143	3581	2
Libraries - Kingston	66,572	0	66,572	0%	-	3581	-
	<b>39,350,676</b>	<b>6,071,948</b>	<b>33,278,728</b>		<b>12,119,346</b>		<b>3,384</b>

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Community Facilities - Wanaka</b>							
Waterways Facilities - Wanaka Ward	2,024,334	1,098,793	925,541	54%	642,306	2296	280
Halls - Arts & Community Centre	63,381	2,196	61,185	3%	1,121,442	2296	488
Halls - Hawea	38,479	0	38,479	0%	3,733	2296	2
Halls - Luggate	31,761	0	31,761	0%	14,744	2296	6
Halls - Cardrona	31,761	0	31,761	0%	27,905	2296	12
Halls - Wanaka Community Centre	299,866	32,916	266,950	11%	1,290,394	2296	562
Halls - Wanaka Sports Facility	9,759,717	3,527,428	6,232,290	36%	1,028,318	2296	448
Buildings - Toilets - Wanaka Ward	1,452,609	212,638	1,239,971	15%	359,709	2296	157
Community Development - Swimming Pools	541,096	9,464	531,632	2%	43,388	2296	19
Libraries - Wanaka	1,086,396	23,696	1,062,700	2%	216,426	2296	94
Libraries - Hawea	159,605	12,332	147,273	8%	8,836	2296	4
	<b>15,489,006</b>	<b>4,919,463</b>	<b>10,569,543</b>		<b>4,757,201</b>		<b>2,072</b>
<b>Community Facilities - District Wide</b>							
Halls - Events Centre	0	0	0	0%	121,595	5877	21
Rural Fire - District Wide	769,984	44,392	725,592	6%	20,580	5877	4
Halls - Lake Hayes Pavillion	109,617	12,794	96,823	12%	91,872	5877	16
Community Development - District Wide	0	0	0	0%	152,591	5877	26
	<b>879,601</b>	<b>57,186</b>	<b>822,414</b>		<b>386,638</b>		<b>66</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12\$)	Debt %
<b>Wakatipu - Reserve Improvements</b>	Existing Debt							1,931,389	
Wakatipu	2009/10	1,495,367	388,077	388,077	349	503,635	503,635	1,815,830	78%
Wakatipu	2010/11	423,797	90,441	478,517	349	503,635	1,007,271	1,402,636	58%
Wakatipu	2011/12	437,499	58,701	537,219	362	523,480	1,530,751	937,857	38%
Wakatipu	2012/13	4,444,526	841,816	1,379,035	362	523,480	2,054,231	1,256,192	38%
Wakatipu	2013/14	1,820,978	316,885	1,695,919	362	523,480	2,577,712	1,049,597	29%
Wakatipu	2014/15	1,867,562	360,026	2,055,946	362	523,480	3,101,192	886,143	22%
Wakatipu	2015/16	1,588,063	353,735	2,409,681	362	523,480	3,624,673	716,398	17%
Wakatipu	2016/17	989,892	120,988	2,530,669	357	516,202	4,140,875	321,183	7%
Wakatipu	2017/18	2,068,187	401,873	2,932,542	357	516,202	4,657,077	206,854	4%
Wakatipu	2018/19	984,599	138,122	3,070,664	357	516,202	5,173,279	-171,226	-3%
			<b>3,070,664</b>		<b>3,581</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>			<b>42%</b>
<b>Wakatipu - Community Facilities</b>	Existing Debt							9,541,669	
Wakatipu	2009/10	1,181,259	235,502	235,502	349	1,179,857	1,179,857	8,597,314	88%
Wakatipu	2010/11	1,944,816	261,366	496,868	349	1,179,857	2,359,714	7,678,822	76%
Wakatipu	2011/12	1,183,923	98,335	595,203	362	1,226,348	3,586,062	6,550,809	65%
Wakatipu	2012/13	7,693,498	1,655,656	2,250,859	362	1,226,348	4,812,411	6,980,117	59%
Wakatipu	2013/14	20,200,898	2,991,126	5,241,985	362	1,226,348	6,038,759	8,744,895	59%
Wakatipu	2014/15	4,604,323	647,233	5,889,217	362	1,226,348	7,265,107	8,165,779	53%
Wakatipu	2015/16	554,763	65,546	5,954,764	362	1,226,348	8,491,455	7,004,977	45%
Wakatipu	2016/17	639,460	21,745	5,976,509	357	1,209,297	9,700,752	5,817,426	37%
Wakatipu	2017/18	523,002	48,205	6,024,714	357	1,209,297	10,910,049	4,656,334	30%
Wakatipu	2018/19	824,734	47,235	6,071,948	357	1,209,297	12,119,346	3,494,271	22%
			<b>6,071,948</b>		<b>3,581</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>			<b>57%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12\$)	Debt %	
<b>Wanaka - Reserve Improvements</b>	Existing Debt								-	
Wanaka	2009/10	389,548	258,789	258,789	261	446,172	446,172	-187,383	-72%	
Wanaka	2010/11	117,474	11,541	270,330	261	446,172	892,344	-622,014	-230%	
Wanaka	2011/12	309,403	68,509	338,839	232	395,467	1,287,812	-948,972	-280%	
Wanaka	2012/13	1,282,952	239,154	577,994	232	395,467	1,683,279	-1,105,285	-191%	
Wanaka	2013/14	794,319	203,718	781,711	232	395,467	2,078,746	-1,297,035	-166%	
Wanaka	2014/15	910,489	199,027	980,739	232	395,467	2,474,213	-1,493,475	-152%	
Wanaka	2015/16	725,215	63,979	1,044,717	232	395,467	2,869,680	-1,824,963	-175%	
Wanaka	2016/17	899,902	178,780	1,223,498	205	350,787	3,220,467	-1,996,970	-163%	
Wanaka	2017/18	492,299	72,001	1,295,498	205	350,787	3,571,254	-2,275,756	-176%	
Wanaka	2018/19	910,489	151,784	1,447,282	205	350,787	3,922,041	-2,474,759	-171%	
			<b>1,447,282</b>		<b>2,296</b>	<b>Wanaka Weighted Debt Funding Ratio</b>			<b>0%</b>	
<b>Wanaka - Community Facilities</b>	Existing Debt								169,629	
Wanaka	2009/10	450,709	254,465	254,465	261	541,180	541,180	-117,086	-28%	
Wanaka	2010/11	1,082,264	224,245	478,710	261	541,180	1,082,360	-434,021	-67%	
Wanaka	2011/12	615,565	150,177	628,887	232	479,678	1,562,038	-763,522	-96%	
Wanaka	2012/13	3,716,067	1,214,176	1,843,063	232	479,678	2,041,716	-29,024	-1%	
Wanaka	2013/14	6,821,816	2,656,849	4,499,912	232	479,678	2,521,394	2,148,146	46%	
Wanaka	2014/15	1,126,466	285,453	4,785,365	232	479,678	3,001,072	1,953,921	39%	
Wanaka	2015/16	369,489	47,012	4,832,377	232	479,678	3,480,750	1,521,255	30%	
Wanaka	2016/17	538,883	41,893	4,874,269	205	425,484	3,906,234	1,137,664	23%	
Wanaka	2017/18	374,783	29,042	4,903,311	205	425,484	4,331,718	741,223	15%	
Wanaka	2018/19	392,966	16,151	4,919,463	205	425,484	4,757,201	331,890	7%	
			<b>4,919,463</b>		<b>2,296</b>	<b>Wanaka Weighted Debt Funding Ratio</b>			<b>17%</b>	

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12\$)	Debt %
<b>District Wide - Reserve Improvements</b>	Existing Debt							-	
District Wide	2009/10	-	-	-	610	51,464	51,464	-51,464	0%
District Wide	2010/11	108,200	29,421	29,421	610	51,464	102,927	-73,506	-250%
District Wide	2011/12	50,000	17,000	46,421	594	50,118	153,045	-106,623	-230%
District Wide	2012/13	257,768	78,678	125,100	594	50,118	203,162	-78,063	-62%
District Wide	2013/14	291,145	89,135	214,235	594	50,118	253,280	-39,045	-18%
District Wide	2014/15	635,225	160,722	374,957	594	50,118	303,397	71,560	19%
District Wide	2015/16	-	-	374,957	594	50,118	353,515	21,442	6%
District Wide	2016/17	-	-	374,957	563	47,485	401,000	-26,043	-7%
District Wide	2017/18	-	-	374,957	563	47,485	448,484	-73,527	-20%
District Wide	2018/19	-	-	374,957	563	47,485	495,969	-121,012	-32%
			<b>374,957</b>		<b>5,877</b>			<b>District Wide Weighted Debt Funding Ratio</b>	<b>0%</b>
<b>District Wide - Community Facilities</b>	Existing Debt							1,954,314	
District Wide	2009/10	110,355	4,287	4,287	610	40,119	40,119	1,918,482	98%
District Wide	2010/11	176,015	13,267	17,554	610	40,119	80,238	1,891,630	96%
District Wide	2011/12	52,760	4,826	22,381	594	39,070	119,308	1,857,387	94%
District Wide	2012/13	43,407	526	22,907	594	39,070	158,377	1,818,844	92%
District Wide	2013/14	10,587	526	23,434	594	39,070	197,447	1,780,301	90%
District Wide	2014/15	142,926	526	23,960	594	39,070	236,517	1,741,758	88%
District Wide	2015/16	65,640	12,065	36,025	594	39,070	275,586	1,714,753	86%
District Wide	2016/17	15,881	526	36,551	563	37,017	312,603	1,678,262	84%
District Wide	2017/18	142,926	526	37,078	563	37,017	349,621	1,641,771	82%
District Wide	2018/19	119,105	20,109	57,186	563	37,017	386,638	1,624,862	81%
			<b>57,186</b>		<b>5,877</b>			<b>District Wide Weighted Debt Funding Ratio</b>	<b>89%</b>

\* Where the debt funding proportion is negative, it is assumed to be zero.

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

Project Summaries (GL Code Location)	Capital Cost				"Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2011/12 \$)"	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	"Contribution Per Lot (2011/12 \$)"
	10 Year Total Capital Cost (2011/12 \$)	"Capital Cost Funded by Growth (2011/12 \$)"	"Capital Cost Funded by Other Sources (2011/12 \$)"	Percentage Attributable to Growth			
<b>Queenstown - Reserve Land</b>							
Reserves	22,964,891	22,964,891	0	100%	15,760,251	2349	27.5m <sup>2</sup>
		<b>22,964,891</b>	<b>0</b>		<b>15,760,251</b>		<b>27.5m<sup>2</sup></b>
<b>Arrowtown - Reserve Land</b>							
Reserves	1,611,776	1,611,776	0	100%	1,981,698	268	27.5m <sup>2</sup>
		<b>1,611,776</b>	<b>0</b>		<b>1,981,698</b>		<b>27.5m<sup>2</sup></b>
<b>Glenorchy - Reserve Land</b>							
Reserves	1,083,892	1,083,892	0	100%	915,046	402	27.5m <sup>2</sup>
		<b>1,083,892</b>	<b>0</b>		<b>915,046</b>		<b>27.5m<sup>2</sup></b>
<b>Kingston - Reserve Land</b>							
Reserves	338,950	338,950	0	100%	494,464	58	27.5m <sup>2</sup>
		<b>338,950</b>	<b>0</b>		<b>494,464</b>		<b>27.5m<sup>2</sup></b>
<b>Wakatipu Rural - Reserve Land</b>							
Reserves	0	0	0	0%	-	0	27.5m <sup>2</sup>
		<b>0</b>	<b>0</b>		<b>0</b>		<b>27.5m<sup>2</sup></b>
<b>Wanaka - Reserve Land</b>							
Reserves	8,829,508	8,829,508	0	100%	10,057,050	1283	27.5m <sup>2</sup>
		<b>8,829,508</b>	<b>0</b>		<b>10,057,050</b>		<b>27.5m<sup>2</sup></b>
<b>Luggate/Hawea - Reserve Land</b>							
Reserves	3,145,916	3,145,916	0	100%	1,961,476	301	27.5m <sup>2</sup>
		<b>3,145,916</b>	<b>0</b>		<b>1,961,476</b>		<b>27.5m<sup>2</sup></b>
<b>Makarora - Reserve Land</b>							
Reserves	212,280	212,280	0	100%	182,034	37	27.5m <sup>2</sup>
		<b>212,280</b>	<b>0</b>		<b>182,034</b>		<b>27.5m<sup>2</sup></b>
<b>Wanaka Rural - Reserve Land</b>							
Reserves	0	0	0	0%	-	0	27.5m <sup>2</sup>
		<b>0</b>	<b>0</b>		<b>0</b>		<b>27.5m<sup>2</sup></b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12 \$)	Debt %
<b>Queenstown - Reserve Land</b>	Existing Debt							-	
QT	2009/10	2,113,510	2,113,510	2,113,510	244	1,634,731	1,634,731	478,780	23%
QT	2010/11	1,984,848	1,984,848	4,098,358	265	1,776,216	3,410,947	687,412	17%
QT	2011/12	2,058,705	2,058,705	6,157,063	250	1,676,105	5,087,052	1,070,011	17%
QT	2012/13	2,021,622	2,021,622	8,178,685	254	1,706,156	6,793,208	1,385,477	17%
QT	2013/14	2,797,268	2,797,268	10,975,953	260	1,747,559	8,540,767	2,435,187	22%
QT	2014/15	2,107,397	2,107,397	13,083,350	259	1,739,304	10,280,070	2,803,280	21%
QT	2015/16	2,629,071	2,629,071	15,712,421	261	1,748,342	12,028,412	3,684,009	23%
QT	2016/17	2,244,372	2,244,372	17,956,793	237	1,591,424	13,619,836	4,336,957	24%
QT	2017/18	1,515,832	1,515,832	19,472,625	242	1,625,799	15,245,635	4,226,990	22%
QT	2018/19	3,492,266	3,492,266	22,964,891	77	514,615	15,760,251	7,204,640	31%
			<b>22,964,891</b>		<b>2,349</b>		<b>Queenstown Weighted Debt Funding Ratio</b>		<b>24%</b>
<b>Arrowtown - Reserve Land</b>	Existing Debt							-	
AT	2009/10	-	-	-	44	326,147	326,147	-326,147	0%
AT	2010/11	-	-	-	24	178,227	504,374	-504,374	0%
AT	2011/12	190,150	190,150	190,150	25	182,437	686,811	-496,661	-261%
AT	2012/13	-	-	190,150	26	189,016	875,827	-685,676	-361%
AT	2013/14	1,001,806	1,001,806	1,191,956	26	193,258	1,069,085	122,872	10%
AT	2014/15	-	-	1,191,956	28	209,487	1,278,571	-86,615	-7%
AT	2015/16	-	-	1,191,956	30	222,001	1,500,572	-308,616	-26%
AT	2016/17	-	-	1,191,956	27	200,709	1,701,281	-509,325	-43%
AT	2017/18	419,820	419,820	1,611,776	28	204,716	1,905,997	-294,221	-18%
AT	2018/19	-	-	1,611,776	10	75,701	1,981,698	-369,922	-23%
			<b>1,611,776</b>		<b>268</b>		<b>Arrowtown Weighted Debt Funding Ratio</b>		<b>0%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12 \$)	Debt %
<b>Glenorchy - Reserve Land</b>	Existing Debt							-	
GY	2009/10	-	-	-	29	66,603	66,603	-66,603	0%
GY	2010/11	-	-	-	36	82,560	149,162	-149,162	0%
GY	2011/12	492,211	492,211	492,211	39	89,982	239,145	253,067	51%
GY	2012/13	421,673	421,673	913,884	42	94,943	334,087	579,797	63%
GY	2013/14	-	-	913,884	43	97,193	431,281	482,603	53%
GY	2014/15	-	-	913,884	50	113,003	544,284	369,600	40%
GY	2015/16	170,008	170,008	1,083,892	55	124,535	668,819	415,073	38%
GY	2016/17	-	-	1,083,892	49	112,035	780,853	303,039	28%
GY	2017/18	-	-	1,083,892	50	114,363	895,216	188,676	17%
GY	2018/19	-	-	1,083,892	9	19,830	915,046	168,846	16%
			<b>1,083,892</b>		<b>402</b>		<b>Glenorchy Weighted Debt Funding Ratio</b>		<b>40%</b>
<b>Kingston - Reserve Land</b>	Existing Debt							-	
KG	2009/10	-	-	-	6	51,238	51,238	-51,238	0%
KG	2010/11	338,950	338,950	338,950	6	52,770	104,008	234,942	69%
KG	2011/12	-	-	338,950	6	50,923	154,931	184,019	54%
KG	2012/13	-	-	338,950	6	52,246	207,177	131,773	39%
KG	2013/14	-	-	338,950	6	53,574	260,751	78,199	23%
KG	2014/15	-	-	338,950	7	55,071	315,823	23,128	7%
KG	2015/16	-	-	338,950	7	56,560	372,382	-33,432	-10%
KG	2016/17	-	-	338,950	6	48,799	421,181	-82,231	-24%
KG	2017/18	-	-	338,950	6	49,842	471,023	-132,073	-39%
KG	2018/19	-	-	338,950	3	23,441	494,464	-155,514	-46%
			<b>338,950</b>		<b>58</b>		<b>Kingston Weighted Debt Funding Ratio</b>		<b>17%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12 \$)	Debt %
<b>Wakatipu Rural - Reserve Land</b>	Existing Debt							-	
WK - Rural	2009/10	-	-	-	0	-	-	-	0%
WK - Rural	2010/11	-	-	-	0	-	-	-	0%
WK - Rural	2011/12	-	-	-	0	-	-	-	0%
WK - Rural	2012/13	-	-	-	0	-	-	-	0%
WK - Rural	2013/14	-	-	-	0	-	-	-	0%
WK - Rural	2014/15	-	-	-	0	-	-	-	0%
WK - Rural	2015/16	-	-	-	0	-	-	-	0%
WK - Rural	2016/17	-	-	-	0	-	-	-	0%
WK - Rural	2017/18	-	-	-	0	-	-	-	0%
WK - Rural	2018/19	-	-	-	0	-	-	-	0%
				-	-			<b>Wakatipu Rural Weighted Debt Funding Ratio</b>	<b>0%</b>
<b>Wanaka - Reserve Land</b>	Existing Debt							-	
WA	2009/10	5,401,034	5,401,034	5,401,034	142	1,117,181	1,117,181	4,283,853	79%
WA	2010/11	520,762	520,762	5,921,796	146	1,146,159	2,263,341	3,658,455	62%
WA	2011/12	515,472	515,472	6,437,269	141	1,105,251	3,368,591	3,068,677	48%
WA	2012/13	582,362	582,362	7,019,631	144	1,132,126	4,500,717	2,518,914	36%
WA	2013/14	242,168	242,168	7,261,799	148	1,159,664	5,660,381	1,601,418	22%
WA	2014/15	346,953	346,953	7,608,752	143	1,118,750	6,779,131	829,621	11%
WA	2015/16	250,944	250,944	7,859,696	134	1,053,415	7,832,545	27,150	0%
WA	2016/17	215,617	215,617	8,075,313	120	939,944	8,772,489	-697,177	-9%
WA	2017/18	213,028	213,028	8,288,341	122	959,603	9,732,092	-1,443,751	-17%
WA	2018/19	541,168	541,168	8,829,508	41	324,958	10,057,050	-1,227,542	-14%
			<b>8,829,508</b>		<b>1283</b>			<b>Wanaka Weighted Debt Funding Ratio</b>	<b>41%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12 \$)	Debt %
<b>Luggate/Hawea - Reserve Land</b>	Existing Debt							-	
LG	2009/10	338,607	338,607	338,607	26	167,262	167,262	171,345	51%
LG	2010/11	-	-	338,607	26	171,365	338,628	-20	0%
LG	2011/12	736,192	736,192	1,074,799	25	165,291	503,919	570,880	53%
LG	2012/13	-	-	1,074,799	26	169,084	673,002	401,797	37%
LG	2013/14	333,363	333,363	1,408,162	27	172,966	845,968	562,193	40%
LG	2014/15	641,260	641,260	2,049,421	34	224,588	1,070,556	978,866	48%
LG	2015/16	409,239	409,239	2,458,660	45	293,615	1,364,170	1,094,490	45%
LG	2016/17	-	-	2,458,660	40	257,694	1,621,865	836,795	34%
LG	2017/18	687,256	687,256	3,145,916	40	262,972	1,884,837	1,261,079	40%
LG	2018/19	-	-	3,145,916	12	76,640	1,961,476	1,184,440	38%
			<b>3,145,916</b>		<b>301</b>		<b>Luggate Weighted Debt Funding Ratio</b>		<b>42%</b>
<b>Makarora - Reserve Land</b>	Existing Debt							-	
MK	2009/10	-	-	-	3	13,148	13,148	-13,148	0%
MK	2010/11	-	-	-	3	13,419	26,567	-26,567	0%
MK	2011/12	212,280	212,280	212,280	3	13,009	39,576	172,704	81%
MK	2012/13	-	-	212,280	3	13,260	52,836	159,444	75%
MK	2013/14	-	-	212,280	3	13,516	66,353	145,928	69%
MK	2014/15	-	-	212,280	4	21,190	87,542	124,738	59%
MK	2015/16	-	-	212,280	6	31,561	119,103	93,177	44%
MK	2016/17	-	-	212,280	6	28,052	147,155	65,125	31%
MK	2017/18	-	-	212,280	6	28,605	175,760	36,520	17%
MK	2018/19	-	-	212,280	1	6,273	182,034	30,247	14%
			<b>212,280</b>		<b>37</b>		<b>Makarora Weighted Debt Funding Ratio</b>		<b>58%</b>

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

Contributing Area	Financial Year	CAPEX (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Net Cost Balance (2011/12 \$)	Debt %
<b>Wanaka Rural - Reserve Land</b>	Existing Debt							-	
WA - Rural	2009/10	-	-	-	-	-	-	-	0%
WA - Rural	2010/11	-	-	-	-	-	-	-	0%
WA - Rural	2011/12	-	-	-	-	-	-	-	0%
WA - Rural	2012/13	-	-	-	-	-	-	-	0%
WA - Rural	2013/14	-	-	-	-	-	-	-	0%
WA - Rural	2014/15	-	-	-	-	-	-	-	0%
WA - Rural	2015/16	-	-	-	-	-	-	-	0%
WA - Rural	2016/17	-	-	-	-	-	-	-	0%
WA - Rural	2017/18	-	-	-	-	-	-	-	0%
WA - Rural	2018/19	-	-	-	-	-	-	-	0%
			-		-			<b>Wanaka Rural Weighted Debt Funding Ratio</b>	<b>0%</b>

## Transportation - Capital Expenditure for Development Contributions

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Wakatipu</b>							
Advance property purchase	4,700	1,175	3,525	25%	664,042	8,917	74
Amenity Enhancement	4,682,781	709,457	3,973,324	15%	253,804	8,917	28
Associated improvements	994,841	340,860	653,981	34%	411,438	8,917	46
Cycle facilities	5,689,936	1,706,981	3,982,955	30%	962,913	8,917	108
Demand management	199,817	159,854	39,963	80%	87,308	8,917	10
Drainage renewals	1,724,248	517,274	1,206,974	30%	416,366	8,917	47
Emergency Works Contingency	1,116,000	0	1,116,000	0%	-	8,917	0
Environmental Renewals	1,621	324	1,296	20%	203	8,917	0
Kerb & Channel Construction	1,265,853	379,756	886,097	30%	423,363	8,917	47
Minor Improvements	2,225,925	445,185	1,780,740	20%	538,160	8,917	60
New roads	5,397,860	4,315,195	1,082,665	80%	2,146,510	8,917	241
New traffic management facilities	0	0	0	0%	10,005	8,917	1
Other Structures	0	0	0	0%	2,693	8,917	0
Parking Equipment	0	0	0	0%	-	8,917	0
Passenger transport infrastructure	2,314,691	462,938	1,851,753	20%	200,884	8,917	23
Passenger transport road improvements	0	0	0	0%	-	8,917	0
Pedestrian and Cycle facilities	0	0	0	0%	806,949	8,917	90
Pedestrian facilities	734,030	220,209	513,821	30%	921,111	8,917	103
Power Reticulation Undergrounding	1,721,829	0	1,721,829	0%	-	8,917	0
Preventive maintenance	169,390	33,878	135,512	20%	19,570	8,917	2
Property purchase (local roads)	5,375	4,300	1,075	80%	114,748	8,917	13
Replacement of bridges & other structures	49,954	14,986	34,968	30%	9,871	8,917	1

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Wakatipu continued....</b>							
Road reconstruction	9,378,970	3,234,721	6,144,249	34%	1,174,119	8,917	132
Roading General	0	0	0	0%	1,010,333	8,917	113
Seal extension	0	0	0	0%	996,909	8,917	112
Sealed road pavement rehabilitation	23,934,348	8,377,022	15,557,326	35%	5,745,238	8,917	644
Sealed road resurfacing	7,739,485	1,900,506	5,838,979	25%	1,761,143	8,917	198
Street Furniture	0	0	0	0%	30,311	8,917	3
Streetlighting	1,087,174	217,435	869,739	20%	211,981	8,917	24
Structures component replacements	954,634	286,390	668,244	30%	56,005	8,917	6
Studies and strategies	110,137	88,110	22,027	80%	482,772	8,917	54
Town Centre Improvements	11,174,451	2,233,861	8,940,591	20%	1,883,180	8,917	211
Traffic services renewals	527,231	158,169	369,061	30%	124,685	8,917	14
Unsealed road metalling	2,892,412	289,241	2,603,171	10%	179,413	8,917	20
<b>Total</b>	<b>86,097,694</b>	<b>26,097,828</b>	<b>59,999,866</b>		<b>21,646,029</b>		<b>2,428</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Wanaka</b>							
Amenity Enhancement	2,074,170	0	2,074,170	0%	-	4,295	0
Associated improvements	1,948,794	584,638	1,364,156	30%	224,741	4,295	52
Cycle facilities	4,068,018	1,220,406	2,847,613	30%	727,695	4,295	169
Demand management	479	383	96	80%	9,336	4,295	2
Drainage renewals	272,496	81,749	190,747	30%	101,939	4,295	24
Emergency Works Contingency	781,200	0	781,200	0%	-	4,295	0
Environmental Renewals	2,829	566	2,263	20%	357	4,295	0
Kerb & Channel Construction	1,442,108	432,632	1,009,476	30%	743,630	4,295	173
Minor Improvements	924,722	184,944	739,777	20%	241,151	4,295	56
New roads	2,538,621	1,903,966	634,655	75%	485,101	4,295	113
New traffic management facilities	0	0	0	0%	544	4,295	0
Passenger transport infrastructure	58,272	11,654	46,617	20%	4,783	4,295	1
Pedestrian and Cycle facilities	0	0	0	0%	13,093	4,295	3
Pedestrian facilities	-8,282	-2,485	-5,797	30%	509,650	4,295	119
Power Reticulation Undergrounding	914,057	0	914,057	0%	-	4,295	0
Preventive maintenance	6,840	1,368	5,472	20%	718	4,295	0
Property purchase (local roads)	45,000	36,000	9,000	80%	18,885	4,295	4
Replacement of bridges & other structures	0	0	0	0%	112,270	4,295	26
Road reconstruction	2,736,409	1,108,597	1,627,812	41%	762,601	4,295	178
Roading General	0	0	0	0%	317,051	4,295	74
Seal extension	10,159,257	4,063,703	6,095,554	40%	2,314,079	4,295	539
Seal extension - residential	0	0	0	0%	1,292,339	4,295	301

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>Wanaka continued...</b>							
Sealed road pavement rehabilitation	5,151,540	1,631,832	3,519,708	32%	639,654	4,295	149
Sealed road resurfacing	4,143,929	828,786	3,315,143	20%	1,355,948	4,295	316
Street Furniture	7,633	1,527	6,106	20%	8,200	4,295	2
Streetlighting	1,498,560	299,712	1,198,848	20%	188,679	4,295	44
Structures component replacements	363,497	109,049	254,448	30%	16,506	4,295	4
Studies and strategies	82,851	66,281	16,570	80%	323,759	4,295	75
Town Centre Improvements	2,952,271	585,712	2,366,560	20%	390,731	4,295	91
Traffic services renewals	187,626	56,288	131,338	30%	48,287	4,295	11
Unsealed road metalling	2,546,151	254,615	2,291,536	10%	163,109	4,295	38
<b>Total</b>	<b>44,899,050</b>	<b>13,461,923</b>	<b>31,437,127</b>		<b>11,014,837</b>		<b>2,564</b>

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

Project Summaries	10 Year Total Capital Cost (2011/12 \$)	Capital Cost Funded by Growth (2011/12 \$)	Capital Cost Funded by Other Sources (2011/12 \$)	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 (2011/12 \$)
<b>District Wide</b>							
Associated improvements	21,257	7,440	13,817	35%	3,210	13,212	0
Drainage renewals	27,601	8,280	19,321	30%	5,311	13,212	0
Minor Improvements	24,035	4,807	19,228	20%	13,075	13,212	1
Preventive maintenance	101,885	20,377	81,508	20%	8,784	13,212	1
Sealed road pavement rehabilitation	425,053	148,769	276,285	35%	114,181	13,212	9
Sealed road resurfacing	138,711	34,069	104,642	25%	36,929	13,212	3
Structures component replacements	31,886	9,566	22,320	30%	1,027	13,212	0
Traffic services renewals	9,771	3,385	6,387	35%	1,826	13,212	0
<b>TOTAL</b>	<b>780,199</b>	<b>236,692</b>	<b>543,507</b>		<b>381,662</b>		<b>29</b>

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

Contributing Area	Financial Year	CAPEX - QLDC (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %
<b>Wakatipu</b>	Existing Debt							10,532,856	
Wakatipu	2009/10	6,803,211	2,073,364	2,073,364	894	2,170,416	2,170,416	10,435,804	83%
Wakatipu	2010/11	10,095,919	3,699,427	5,772,791	894	2,170,416	4,340,832	11,964,815	73%
Wakatipu	2011/12	8,744,915	3,539,406	9,312,197	888	2,156,601	6,497,433	13,347,620	67%
Wakatipu	2012/13	6,542,984	1,563,861	10,876,058	888	2,156,601	8,654,033	12,754,880	60%
Wakatipu	2013/14	9,318,664	2,476,264	13,352,322	888	2,156,601	10,810,634	13,074,544	55%
Wakatipu	2014/15	11,211,895	3,109,675	16,461,997	888	2,156,601	12,967,235	14,027,618	52%
Wakatipu	2015/16	8,784,932	2,991,438	19,453,435	888	2,156,601	15,123,835	14,862,456	50%
Wakatipu	2016/17	7,016,268	2,069,675	21,523,110	896	2,174,065	17,297,900	14,758,066	46%
Wakatipu	2017/18	11,027,971	3,099,760	24,622,870	896	2,174,065	19,471,965	15,683,761	45%
Wakatipu	2018/19	6,550,933	1,474,958	26,097,828	896	2,174,065	21,646,029	14,984,654	41%
		<b>86,097,694</b>	<b>26,097,828</b>		<b>8,917</b>	<b>21,646,029</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>		<b>56%</b>
<b>District Wide</b>	Existing Debt								
District Wide	2009/10	201,287	67,114	67,114	1363	39,376	39,376	27,738	41%
District Wide	2010/11	209,517	65,436	132,550	1363	39,376	78,752	53,798	41%
District Wide	2011/12	209,978	62,395	194,945	1323	38,210	116,961	77,984	40%
District Wide	2012/13	10,524	2,750	197,695	1323	38,210	155,171	42,524	22%
District Wide	2013/14	48,078	12,670	210,364	1323	38,210	193,380	16,984	8%
District Wide	2014/15	9,341	2,454	212,818	1323	38,210	231,590	-18,772	-9%
District Wide	2015/16	10,277	2,688	215,506	1323	38,210	269,800	-54,294	-25%
District Wide	2016/17	54,020	14,155	229,661	1291	37,287	307,087	-77,426	-34%
District Wide	2017/18	6,982	1,864	231,525	1291	37,287	344,374	-112,850	-49%
District Wide	2018/19	20,195	5,167	236,692	1291	37,287	381,662	-144,970	-61%
		<b>780,199</b>	<b>236,692</b>		<b>13,212</b>	<b>381,662</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	Financial Year	CAPEX - QLDC (2011/12 \$)	CAPEX for Growth (2011/12 \$)	Cumulative Growth Cost (2011/12 \$)	New Dwelling Equivalents	Contributions Received (2011/12 \$)	Cumulative Contributions Received (2011/12 \$)	Debt Balance (2011/12 \$)	Debt %
<b>Wanaka</b>	Existing Debt							5,540,261	
Wanaka	2009/10	2,700,310	927,830	927,830	469	1,202,730	1,202,730	5,265,361	81%
Wanaka	2010/11	4,159,811	1,182,605	2,110,435	469	1,202,730	2,405,461	5,245,235	69%
Wanaka	2011/12	2,842,041	739,318	2,849,753	434	1,113,788	3,519,249	4,870,765	58%
Wanaka	2012/13	5,821,787	1,515,234	4,364,988	434	1,113,788	4,633,037	5,272,212	53%
Wanaka	2013/14	5,619,981	1,706,567	6,071,555	434	1,113,788	5,746,825	5,864,991	51%
Wanaka	2014/15	4,574,795	1,332,470	7,404,024	434	1,113,788	6,860,613	6,083,672	47%
Wanaka	2015/16	4,552,980	1,360,521	8,764,545	434	1,113,788	7,974,401	6,330,405	44%
Wanaka	2016/17	4,696,509	1,401,343	10,165,888	395	1,013,479	8,987,880	6,718,269	43%
Wanaka	2017/18	5,216,149	1,698,164	11,864,052	395	1,013,479	10,001,358	7,402,955	43%
Wanaka	2018/19	4,714,687	1,597,871	13,461,923	395	1,013,479	11,014,837	7,987,347	42%
		<b>44,899,050</b>	<b>13,461,923</b>		<b>4,295</b>	<b>11,014,837</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>52%</b>

# Audit Report



**STATEMENT TO THE READERS OF  
QUEENSTOWN LAKES DISTRICT COUNCIL'S  
ADOPTED AMENDMENT TO THE LONG-TERM COUNCIL COMMUNITY PLAN  
ON 28 JUNE 2011, FOR THE TEN YEARS COMMENCING 1 JULY 2009**

## Purpose of Statement

The primary purpose of this statement is to inform readers that we have no role to report, and do not give an opinion, on Queenstown Lakes District Council's (the District Council's) adopted amendment, as described from page 76 to page 139 of the Annual Plan for 2011/2012.

This statement informs readers about the District Council's process of amending its LTCCP for the ten years commencing 1 July 2009 and the extent, and limit, of our involvement in that process.

The District Council's process of amending its LTCCP commencing 1 July 2009 and our involvement

The District Council adopted its LTCCP for the ten years commencing 1 July 2009 on 30 June 2009. The Auditor-General appointed, Pat Heslin, using the staff and resources of Deloitte, to report on her behalf on the LTCCP adopted on that date.

We expressed a qualified opinion on the District Council's LTCCP for the ten years commencing 1 July 2009 in our report dated 30 June 2009. We considered that the LTCCP adopted on 30 June 2009 did not provide a reasonable basis for long term integrated decision-making by the District Council and for participation in decision-making by the public and subsequent accountability to the community about the activities of the District Council.

In forming our opinion, we considered the adequacy of the financial forecasts and the disclosures made by the District Council in the LTCCP, in respect of the financial prudence requirements of section 101 of the Act.

As identified and set out by the District Council on page 11 of volume 1 of the LTCCP, the community faces a fundamental issue regarding the District Council's ability to fund its forecast expenditure needs over the long term. The District Council needs to balance the requirement to deliver services over the long term, which account for the anticipated level of growth, and to fund this growth in a financially prudent manner.

As a result of the risks and uncertainties associated with the financial strategy in the LTCCP, and the District Council's acknowledgement that the forecast external debt level is not a realistic proposition, some of the capital expenditure may not be undertaken unless additional sources of funding are secured.

Consequently, in our opinion, and as identified by the District Council, the strategy outlined in the LTCCP is not financially prudent, because the District Council has been unable to make adequate and effective provision to meet its forecast expenditure needs.

In forming our overall opinion, we reported on specific matters required by section 94(1) of the Local Government Act 2002. The current reporting requirements differ from the reporting requirements we had for the LTCCP for the ten years commencing 1 July 2009, due to recent changes to the Act.

In a Statement of Proposal dated 12 April 2011 the District Council proposed an amendment to its LTCCP for the ten years commencing 1 July 2009 to amend the policy on development contributions and financial contributions.

We expressed an unqualified opinion on this Statement of Proposal in our audit report 12 April 2011. We considered that the information within the Statement of Proposal, about the proposed amendment to the LTCCP and any consequential amendments to the LTCCP that would be required if it was amended in the manner proposed, was fairly presented, and that the District Council had complied with the applicable requirements of the Act in preparing the Statement of Proposal.

In forming our overall opinion, we reported on specific matters required by section 84(4) of the Act.

We also noted in our audit report dated 12 April 2011 that it was our view that the proposed amendment, and any consequential amendments to the LTCCP that would be required if it is amended in the manner proposed, would not address the matters explained above that gave rise to our qualified opinion dated 30 June 2009. As a result, we noted that should the District Council adopt the proposed amendment, we expected the matters which were of concern to us when we issued our qualified opinion dated 30 June 2009 would continue to be of concern in the District Council's amended LTCCP.

On 28 June 2011 the District Council adopted the proposed amendment to its LTCCP for the ten years commencing 1 July 2009 as described in the Statement of Proposal mentioned above. The District Council has prepared the adopted amendment to reflect the amendments to the LTCCP adopted by the District Council on 28 June 2011, and any consequential amendments. The District Council has not prepared an amended LTCCP that incorporates the amendment adopted on 28 June 2011. Consequently, to form a view of the LTCCP of the District Council for the ten years commencing 1 July 2009, the content of the adopted amendment should be considered in conjunction with the LTCCP of the District Council adopted on 30 June 2009.

We do not give an opinion on the District Council's adopted amendment. There is no legislative requirement for us to report on the adopted amendment by the District Council and we have not performed an audit of the adopted amendment. Consequently we have not updated our audit report that was attached to the LTCCP adopted on 30 June 2009.

A handwritten signature in blue ink, appearing to read 'P. R. Gulliver', written over a light grey rectangular background.A handwritten name 'Deloitte' in blue ink, written below the signature.

Peter Gulliver  
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