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The year Ahead - A Summary from the Mayor and Chief Executive



Clive Geddes
Mayor

Duncan Field
Chief Executive

Introduction

Council's latest projections are that the peak day population, during January, 2029, will be 81,966 in the Wakatipu Basin and 55,438 in the Wanaka Ward. The population of this district will more than double in less than 20 years. This can all occur within existing or committed zonings.

Since 2001 this Council has been actively committed to, firstly, understanding the nature of the growth pressure it is facing, and secondly, delivering projects and programmes that allow the communities in the district to:

- a) Gain the benefits of growth (like supermarkets, swimming pools, international events and better business returns).
- b) Preserve the things that define us as a community. Landscape and townscape, heritage, water and air quality, and community institutions need to be protected and fostered.

The key role of the Council is 'shaping our community'.

In more recent years the Council has progressively shifted the balance from understanding growth to delivering projects and programmes that make our community better. In the remainder of this summary we are going to emphasise those elements in this annual plan which will:

- a) Further define the current and future shape of the communities in the district.
- b) Deliver roading, water, sewerage, waste, recreational and social infrastructure improvements of benefit to the community.

- c) Ensure that initiatives are affordable to today's residents, and that future Council's have financial flexibility to pursue the ambitions that their communities might set as priorities.

In 2007 the Council held a local body election and six new members were welcomed with reduced Council and Wanaka Community Board numbers in the wake of the ward representation review. Since the election the Council underwent the successful restructure of its committees.

Both elected members and managers have made a commitment that this annual plan should be dedicated to fulfilling the third (and last) year of the Council Community Plan, rather than a myriad of fresh initiatives. While we welcomed submissions on all aspects of community life we encourage residents and ratepayers to separate their submissions between those that could successfully be addressed in the annual plan, and those which are more appropriate for the new Council Community Plan. Work on this new Council Community Plan (2009-19) commences in September.

In various places in this annual plan we will compare the 2008/09 proposals with at least two other documents:

- a) What we expect to spend in the current 07/08 financial year. This gives the community a measure of how much expenditure is changing year on year.
- b) What we forecast in 2006 for year three of the Council Community Plan. This is important because we have already consulted extensively on the services to be provided in that document and the consequent forecast of costs, including debt and rates. Section 95 of the Local Government Act makes it clear that the key purpose of a draft annual plan is to focus community debate particularly on the major variations between what we forecast in the Council Community Plan and what we are now proposing to deliver in 2008/09. This summary will do its best to highlight those issues.

1 July 2008 – A Watershed Date

Since 2004 successive Council plans have identified 1 July 2008 as a watershed date. Almost all of our infrastructure maintenance contracts, and the contract with CivicCorp, expire on that date.

It is important to appreciate:

- a) This has meant a tremendous amount of work for elected members and staff to have the new arrangements in place in time for an orderly transition.
- b) The expiry of these contracts allowed the community the first opportunity in more than a decade to consider whether the service standards in those arrangements continue to meet community needs. Following community consultation it was evident that considerable change had to be made as a result of modern expectations.

- c) Through this period there was considerable financial uncertainty around whether the tenders, based on new specifications, would be affordable for the community. It is very pleasing to record that this annual plan provides for new contract prices, for services of a significantly higher standard in some areas, and which contain only modest variations from prior years.

In fact the start of 08/09 has turned out to be even more significant than Council originally foresaw. The key differences include:

- a) The new maintenance contract for water, sewerage and storm-water throughout the district (replacing contract 330).
- b) New maintenance contracts for reserves, toilets, public trees, toilets, sports turf and buildings (also replacing contract 330).
- c) A new contract for rubbish collection (with new standards due to apply from September / October 2008, see later section on Waste Management, page 5).
- d) A new service level agreement with Lakes Environmental Ltd (a company now owned by Council).
- e) A new service level agreement with Lakes Leisure Ltd (a company owned by Council and formed to operate recreational facilities across the district).
- f) The establishment of an in house maintenance team of 16 persons to undertake horticultural work and town centre cleaning. Four of these staff will be based in Wanaka.
- g) New asset valuations for roading, water, sewerage and storm-water. As Council is required to fully fund depreciation this has impacted rates.
- h) Interest rates have steadily increased. In the Council Community Plan we forecast interest rates to be at 7% pa. Our cost of borrowing is now expected to be closer to 9%.
- i) The continuing buoyant New Zealand economy has meant that the cost indices which most affect Council costs (oil products, the exchange rate and construction indices) have far exceeded the more familiar CPI.

New Contracting Environment in more detail

The Council, by 1 July, will have brought contract standards for maintenance up to modern community expectations. The increased costs of doing so have proven to be modest and are included in this annual plan.

The current contract 330, which is ten years old and has never been tendered, expires in June, this year. The Council has been preparing for that event through a set of comprehensive service delivery reviews, initiated in December 2004. As a result of those reviews, the work was tendered, resulting in 19 tenders from throughout New Zealand. The Council also appointed independent probity auditors to 'watchdog' the assessment process in order to confirm that the selection process was fair and rigorous.

The Council has selected four preferred tenderers for five major Council contracts worth in excess of \$5M per annum.

The Council has also restructured many of its agencies and is placing them on performance-based contracts. This includes Lakes Environmental, Lakes Leisure, and Lakes Engineering. These Council owned organisations have directors with clear objectives set out in their respective statements of corporate intent.

The Council was also aware that while its capital programme, to support growth, had to expand sharply, the traditional engineering and physical works structures would not facilitate that. To promote timeliness of capital investment, effectiveness and value for money the Council:

- a) Put in place a set of professional engineering services arrangements for roading, water and sewerage to ensure project design and management is effective. This annual plan contains considerable forward investment in securing project designs and consenting for works in future years.
- b) Tendered and approved a set of procurement arrangements with physical works contractors. A set of six companies have become preferred suppliers for up to 80% of the Council's capital works programme.

Collectively these arrangements are expected to ensure that Council's capital programme is delivered in an innovative, timely, customer focused manner, that provides value for money.

Shaping the Community

Council has achieved a clear sense of direction for growth in the district. This is reflected in a range of documents including the Growth Management Strategy and the Wanaka Structure Plan. In 2008/09 and subsequent years it is Council's intention to turn the principles in these non-statutory documents into provisions which have the strength of local legislation.

This annual plan contains a broad range of projects designed to mould the shape of our district to the ambitions of residents. Particular attention is drawn to the following:

Queenstown Town Centre

A figure of \$1.05M has been provided in the annual plan for improvements in the town centre of Queenstown. This will be used to continue the programme of improving the amenity of public spaces and streets.

During the year the Council will also undertake a Queenstown Town Centre Review. This project will involve the community in a discussion of the appropriateness of commercial, residential and other activities in the centre of Queenstown. It will address a wide range of issues including alcohol, infrastructure, lighting, pedestrian access, streetscape, activities, public transport, urban design outcomes and noise. \$70,000 has been provided for this project.

Wanaka Town Centre

A figure of \$315,000 has been provided for improvements in the Wanaka town centre.

Alongside a commitment to consider a Three Parks Zone the Council is conscious that attention needs to be given to the role and amenity of the Wanaka Town Centre.

A working party is being set up to freely debate and present proposals for the future of the Wanaka town centre.

Frankton Flats Plan Change

During 08/09 important decisions will be finalised affecting the future of the Frankton Flats. Submissions on Plan Change 19 will be heard and determined and the Council also expects to deal with proposals for new airport noise boundaries.

Other Plan Changes

At the risk of overlooking a policy project of importance we would draw attention to the following from among the priority list of plan changes:

- a) A significant set of Plan Changes will be promoted and consulted on this year, which address Urban Growth Boundaries especially for Queenstown and Arrowtown. These plan changes will address the requirements for additional zoned land within these areas, infrastructure and public transport requirements to service these urban areas.
- b) Growth has meant that the face of some aspects of the community can change very rapidly. For some time the community has been concerned that the proliferation of visitor accommodation is displacing residential activity to the point where a sense of community is lost. As a result of submissions made on Plan Change 10 the Council is doing more work on visitor accommodation and residential activities, including looking at creating sub-zones to resolve tensions.
- c) An amendment to the plan to make it easier for rural landowners to create public walkways. Currently the plan imposes substantial penalties on landowners who allow public access over outstanding natural landscape. This change will be of significant value in progressing the timely implementation of trails strategies in the Wakatipu Basin and the Wanaka Ward.
- d) Updating references to other documents in the district plan. This will ensure that the plan is completely up to date with modern standards and make those standards more accessible to plan users.
- e) Remedying errors in the plan which allow sensitive activities (such as commercial car repair) to establish as home enterprises in residential zones.
- f) New provisions providing for contributions towards affordable housing.
- g) Provisions to protect the operating capacity for Wanaka Airport and updated noise boundaries for the Queenstown Airport.

- h) A set of plan changes to improve the performance of existing zones, including changes for: Frankton Flats, Three Parks, Ballantyne Road Sewerage Ponds, Cardrona Station and Cardrona Township, Kingston and Makarora.

As most of the district plan is now approaching a point where it has been operative for two years the opportunity for private plan changes will soon arise. This has the potential to substantially divert the Council's legislative programme and potential applicants are encouraged to have regard to guidelines published by Council on private plan changes.

Small Community Plans

Decisions about community investment in the smaller communities in the district are strongly influenced by the individual community plans that have been prepared by the residents in these areas and adopted by Council.

Provision has been made for a progressive review of these plans although the Council has not yet agreed with local community associations how this might be done.

Transportation Studies

Council has now adopted transportation strategies for the Wakatipu Basin and Wanaka which define roading patterns and investment for the future. An inner Queenstown strategy is currently being completed.

These strategies are now driving investment choices and, in the case of Queenstown, \$1.1M has been provided in 2008/09 for public transport implementation (including 'park and ride' and bus shelters).

Urban Design

For several years now the Council has promoted better urban design for buildings and public spaces. Our thanks go to the members of urban design panels and to those who contributed to design guidelines for areas such as Arrowtown and the Queenstown town centre.

This year provision has been made for an urban design strategy which will provide a comprehensive basis for further improvements in urban design.

Bylaws

Most of the Council's existing bylaws will be reviewed and updated over the next six months.

Delivering Improved Infrastructure and Community Facilities

Council has an ambitious programme for new and improved infrastructure for the communities through out the district. The highlights of this programme are discussed in this section.

In many respects the quality of public works also 'shape' our community either through the values they reflect or in the quality of the urban design applied to them. Project Pure and Project Shotover both reflect a commitment to the highest environmental standards by eliminating the discharge of treated effluent to waterways. Their presentation will ensure they are attractive additions to the landscape rather than merely functional.

Waste Management Strategy - Background

In 1998 the Council opened a new landfill for the district at Victoria Bridge which continues to meet international best practise for waste disposal.

In order to minimise the costs of that facility, and to meet the strong community demand for recycling, Council in 2002 adopted a Waste Management Strategy with 43 initiatives. Our progress with these projects is regularly reported on our website.

Recycling

It was with considerable pride that the Council:

- Initiated kerbside recycling in Wanaka in September 2005 in partnership with Wanaka Wastebusters. The average annual diversion for Wanaka is now at 33% (the district-wide target is 35%).
- Commissioned a dedicated Wakatipu Recycling Centre.
- Commenced a kerbside collection service in the Wakatipu Basin in October 2007. So far, the diversion average has been reaching 19% from landfill.

It was in previous annual plans that we consulted the community on both the standards of this service and the implications for rates; with over 90% of residents telling us to 'get on with it'. Introducing new services, such as recycling, have played a significant part in the level of rates in 2008/09.

The availability of commercial recycling opportunities also continues to grow.

Waste that can't currently be Recycled

Since 1998 individual residents have had a choice about how to dispose of domestic rubbish:

- a) They can put their rubbish out in blue Council approved bags. The manufacturing of these bags, their distribution, the collection service and the disposal cost into the landfill is paid for by a charge of around \$2.20 per bag. This is the only rubbish service that the Council provides; or
- b) Residents can buy a private rubbish service from Otago Southland Waste Services. In 2008, the price for supplying a 240 litre wheelie bin, collecting it weekly, and disposing of the contents into the landfill is \$282 per annum. From this fee the operator pays Council \$137 annually as a contribution to the cost of operating the landfill. It is estimated that over 3,200 residential properties have opted for this service rather than Council bags.

For a variety of reasons the community has for some time been asking for an alternative system. There are residents who have queried the cost of the private service, others feel that a 240 litre bin doesn't encourage recycling, while others are concerned at the mess created when bags are broken open on the roadside.

With kerbside recycling in place there are now opportunities to address these issues.

The draft annual plan contained a proposal for an alternative residual waste service to commence in September / October 2008. This proposed that:

- a) A 120 litre wheelie bin which will be owned by, and emptied under a contract administered by Council.
- b) Being provided with 52 blue bags a year.

The Council recognised from the outset that the proposal would not fit with all households, in particular it did not want to penalise those households managing to produce minimal waste.

Through the draft annual plan submission process the Council asked the community for feedback on the new service and the corresponding charge.

It was the issue that received the most attention during the consultation and submission process. The Council received 243 submissions on the proposal with some very positive and constructive feedback, some mixed views, with the majority opposed to the change.

The process also highlighted the differing needs of individual communities.

The annual plan process is a genuine opportunity for the community to make its views known, in this case the Council decided not to introduce the new wheelie bin service and to re-examine the matter.

Options for residual (rubbish) and organic waste that meet the objective of 35% diversion from landfill will now be reviewed in the coming year.

In the interim the Council has decided to continue with the status quo. That is, residents will have the option of paying for the existing Council bags at \$2.50 each or renting a 240 litre wheelie bin privately from the contractor.

The decision removed the capital cost of supplying the new wheelie bins and also the cost of the new collection service from rates.

The result is that the Waste Management Charge will drop from \$269 to \$186. The drop in the Waste Management Charge reflects the income the Council will continue to receive from both the blue bag sales and the private wheelie bin charges (as stated the private contractor pays \$145 annually for each wheelie-bin it supplies as a contribution to the cost of operating the landfill).

The Council will consult further with the community in the coming months over the future direction of the residual and organic waste services.

Green/organic waste

The last major component of the Waste Management Strategy to be completed involves green-waste. This annual plan provides \$100,000 for the design, tendering and implementation of a kerbside green and organic waste collection and processing service which we expect to have operating in 09/10.

Sustainability

A number of institutions in the community now quite rightly advocate that recycling is second best to other sustainable practises that avoid the creation of waste; for example consumers avoiding plastic supermarket bags. Through our education programmes, and lobbying Government, we strongly support initiatives in this area.

Project Pure and Project Shotover

Both of these projects are intended to satisfy legal requirements and community expectations that it is inappropriate for treated effluent to be discharged to waterways. Such activities can seriously detract from the health of waterways (especially as communities grow), interfere with the enjoyment of the waterway by downstream communities (for water supply and recreation) and offend Maori traditional values.

The Council is now progressing the option to implement a waste water to land disposal scheme at the Shotover Delta by 2011 (Project Shotover). Resource consent applications will be lodged in April this year.

The Council had been through an exhaustive process investigating a number of options before narrowing it down to three, which then underwent stakeholder consultation, future capacity review, scrutiny and ranking so that a preferred option could be presented to the Council. The

preferred solution is land disposal at the Shotover Delta. The recommendation was the same recommendation reached in 2002 by the Council, but at that time concerns were raised as to the Delta's suitability. It didn't have the support it needed through want of further, rigorous option analysis and risk assessment, which has since been undertaken. The Council is now completely comfortable that the delta option is the right option.

The 08/09 annual plan contains \$741,000 for the continuation of design work for the new scheme. Funding for the construction of the project will be the subject of separate consultation through the 2009 Council Community Plan.

The Council consulted extensively on Project Pure in the Council Community Plan. The Wanaka disposal to land scheme situated at Wanaka Airport is progressing well. A figure of \$6.5M is included in the 08/09 draft annual plan for this year's construction programme with the scheme scheduled to be commissioned in December 2008.

Roading Improvements

Camp Street

Council has committed to a progressive refurbishment of public space in the Queenstown CBD. This began with Shotover Street and has now progressed to Camp Street.

The \$2.5M Camp Street upgrade is progressing ahead of schedule. Installation of a new sewer, which preceded the road reconstruction, footpath and streetscaping work has been completed. The project includes major improvements to the landscaping of the Village Green, additional seating and information boards and major improvement to the streetscaping of Camp Street including paving, tree planting and seating. The work is scheduled to be completed by Christmas 2008.

Crown Range Road

The \$8.5M Crown Range upgrade is now well underway. Extensive works are taking place between the Zig-zag and the Cardrona Township over a period of almost 12 months including:

- a) The safety upgrade of the Zig-zag (including guardrail installation and widening of the road between state highway 6 and the lookout at the top of the Zig-zag). The project cost for this section of the project is \$2.5M.
- b) Foam bitumen rehabilitation of four sites totaling 2.5km between Cardrona Township and the summit at a cost of \$1.5M.
- c) This annual plan includes the rehabilitation and realignment of the road between the top of the Zig-zag and Eastbourne Gates. This portion will be completed in two stages over this summer and next summer at a cost of \$1.9M provided for in this annual plan. Completion is due in December 2008.

Road Upgrades Wanaka

The 08/09 annual plan includes a total budget of \$841,000 for seal extension to Wanaka roads. Orchard, Cemetery and Studholme (South) Roads are considered the highest priority for this work. Scoping work is currently underway to confirm which projects proceed next year. The annual plan includes a budget for the seal extension and drainage control of Faulks Road. The figure included is \$694,000.

Road Upgrades Wakatipu

This annual plan includes a total of \$3.3M of road rehabilitation in the following locations: the Arrowtown end of Malaghans Road; Willow Place; Gorge Road (including an upgraded cycle and walkway) and Crown Range. The seal extension of Slopehill Road is also included at \$1.05M.

New Reservoirs

This annual plan contains provision of \$1.04M for a second reservoir for Lake Hayes where there have been on-going problems with reservoir capacity. This will address on-going water shortages at peak periods. Given the design capacity for this water scheme, and the quantities being taken by some users, there will also continue to be constraints on excessive use.

The annual plan includes provision of \$500,000 for design and consenting of a new reservoir to service Wanaka west.

Queenstown waterfront 'Destination' Playground

Several years ago the Council invested in a major upgrade of the playground on the Wanaka waterfront. This high quality environment for children of varying ages, together with its attractive environment for parents, complete with art work, has become a destination for many families from far and wide.

Council intends to provide a similar facility on the Queenstown water front and has budgeted \$500,000 for this project in 08/09.

This redevelopment of the current playground at the entrance to the Queenstown gardens will include a spacenet, taniwha slide, and themes relating to goldfields, mythical creatures and magical experiences. There will also be traditional play equipment.

The existing playground at Queenstown Bay is nearing the end of its useful lifespan, and requires a complete renewal. The proposal also includes:

- Play activities to encourage children to pretend, climb, rock, spin, swing and slide.
- The stream and trees become features with a bridge crossing and rope climbers. Landscaping uses local rock to create a goldfields theme.
- Within the playground, the layout creates circuits for children to run around and defines areas for senior and junior play.

Wanaka Sporting and Leisure facilities

The future of sports facilities in Wanaka will be the subject of extensive consultation with the Wanaka community before a plan and a budget can be included in the 2009 Council Community Plan. The figure of \$53,000 has been included in this draft annual plan to allow the working party to complete its project. Funding has also been made available to support feasibility studies for a new Wanaka Swimming Pool.

A local Wanaka working party has been established to develop future sports facilities plans for Wanaka. The next step for the established working party is to publish a discussion document on the options, together with a preferred option, for a full round of consultation with the community. Information sessions, a submission process and possibly a hearing are all scheduled to take place before November. The discussion document will focus on a range of options for the location of a sports facility that would meet the community's needs over the medium-long term. A discussion document for consultation with the community is scheduled for June/July.

The 08/09 annual plan includes \$44,000 for a feasibility study for a Wanaka Aquatic Centre.

Queenstown Aquatic Centre

In May 2008, the Queenstown Aquatic Centre was completed and opened. The 08/09 year will see the annual charge of \$59 per property, applied to Wakatipu ratepayers. This charge was consulted on during the separate consultation prior to the Council committing to the pool. The pool has been an enormous undertaking over many years and all those who had a hand in bringing it to fruition deserve this community's thanks.

The result is an incredible new asset and an investment in the health and wellbeing of future generations to come. Lakes Leisure Limited will operate the facility under contract to the Council. The company is in the process of formulating admission charges for discussion with Council. This pricing structure will feature a range of concession arrangements for locals.

Queenstown Gardens Redevelopment

The Council has been conscious for several years that the presentation and amenity of the Queenstown Gardens has been neglected in more recent times. The figure of \$265,000 has been provided for the continuation of a re-development plan that can be found on the Council website.

Queenstown Skatepark

As the new Queenstown Skatepark starts to take shape the Council is backing a drive to complete the project in one hit rather than in stages. The Council has committed enough funding to complete the majority of the park although a funding shortfall arose around the completion of the skate bowl. The park which is now being touted as New Zealand's best skate park has already benefited from a major \$200,000 commitment from the council, \$55,000 from Central

Lakes Trust, \$25,000 from the Community Trust of Southland, \$10,000 from the Caversham Foundation, \$5000 from the Bill Torrance Charitable Trust, \$2000 from Nzone, \$2000 from Parklife at the Remarkables, \$500 from Kiri Mains (and her sister) and \$2000 from the Wakatipu Skateboarders Incorporated. Donations on line at www.queenstown.com had reached in excess of \$200. The Council has committed a further \$100,000 in this annual plan in order that the entire park can be completed.

Cemeteries

The 08/09 annual plan includes a budget of \$317,000 for the expansion of the Queenstown Cemetery and \$159,000 for improvements to the Wanaka Cemetery roading network.

Property Development – Lakeview and Others

Council has a history of involvement in property sub-division, most recently with the Commonage and Scurr Heights projects. The returns from these investments have made a number of community projects such as water, sewerage and the Queenstown Events Centre more affordable for ratepayers. In each case the land involved came to the Council through unique circumstances.

The Lakeview Project involves the development of approximately four hectares of freehold land above central Queenstown. The land was previously used for the Lakeview Motor Park (since relocated).

The Lakeview project is progressing well with the Council having approved the selection of two participants to take to part in a request for proposal (RFP) and subsequent tender. The development of the 3.96ha Council-owned freehold property was approved in 2004. The Council's objectives for the site are two-fold. Council requires a high quality residential development and a substantial financial return for the community, money that will be used to repay debt and fund other community projects. The evaluation of the proposals is ongoing.

The Council intends to grant a long-term, terminating lease for predominantly residential, owner occupied units. The form of the development will need to comply with the development brief published by Council and the terms of the successful tender.

During 08/09 the Council will need to consider:

- a) What role there might be for the Council in other community property development projects?
- b) A strategy for purchasing a set of known strategic property assets.
- c) How it proceeds with further stages of the Motor Park Strategy previously adopted by Council.

Other New Amenities

Among the other projects planned in this annual plan are:

For Wanaka Ward

- An extension of the foreshore walkway from Glendhu to Damper Bay (\$130,000)
- A new playground for Luggate (\$103,000)
- Development of Hawea Recreation Reserve (\$105,000)
- Bremner Bay Pump Station (\$1.5M).
- Scurr Heights toilets (\$60,000)

For Wakatipu Basin

- Improvements to the Ballarat Street and Arrowtown Carparks (\$50,000)
- Forward design for future Frankton Flats water supply (\$475,000)
- Replace and refurbish public toilets in the CBD (\$211,000)

Financial Sustainability

The 2006 – 2016 Council Community Plan set a financially prudent direction for the finances of the community over a ten year period. Rates, financial contributions, debt and user charges are all clearly laid out in that document and were the subject of considerable public scrutiny at the time.

Development contributions are assessed against objective evidence of the impacts that growth are placing on community infrastructure. Debt (which is forecast to be \$73M by the end of 08/09) is throughout the 10-year period within parameters that will give future communities considerable flexibility. Debt levels are considered acceptable when compared either to commercial benchmarks or personal domestic borrowing.

Rates (which will rise on average by 6.6%) are considered to be affordable. The proposed increase is approximately 1% greater than that forecast in the Council Community Plan for the reasons outlined.

It should also be noted that:

- a) Average rates for individual properties vary according to location and the use made of the property. Residential properties in areas with traditionally lower valuations will experience rates increases greater than the average because new services are generally being charged on a uniform annual charge basis, or because the result of recent maintenance tenders have altered the costs of some water and sewerage schemes.
- b) There are a number of services, like water and sewerage, where properties are only rated where they have access to the service involved. If a property doesn't receive water and sewerage it doesn't pay a rate for those services.

- c) Total rates compare very favourably with prices for many other utilities services. The average annual power or telephone bill will be greater than most domestic rates accounts.
- d) Rates increases in this district are within an admittedly broad range being proposed by other local authorities in New Zealand.
- e) Council would encourage those having difficulty in paying rates to contact our rates department. There are a number of significant steps Council can take to assist, ranging from rates rebate or postponement to various periodic payment arrangements.

Operational Expenditure

In comparing this annual plan to operational expenditure levels forecast for 2008/09 in the Council Community Plan, the following are noteworthy:

- Water, sewerage and storm-water expenditure totalling \$19.99M is consistent with the Council Community Plan projection of \$20.09M.
- Roading expenditure totals \$14.66M against a Council Community Plan projection of \$16.38M - the main reason being a reduction in depreciation expense as result of the latest asset valuations.
- There has been a \$954,000 increase in property operation costs. This is predominantly due to the inclusion of costs at the Arrowtown and Albert Town motor camps which, at the time of the Council Community Plan, were operated by a private contractor and the Department of Conservation respectively. These costs are off-set by increased revenue.
- Operational expenditure in the community services area is \$2.3M higher than projected for in the Council Community Plan.
- Tourism Promotion funding for Destination Queenstown was increased by \$1M as a result of the submission process. This accounts for most of the variance for Governance and District Promotion.

This is due to a range of factors:

- Reserves maintenance costs have increased by \$658,000. This increase primarily relates to changes to the scope of works as a result of growth and higher levels of maintenance for trees in public areas, sports fields and garden plots.
- Costs associated with the first full year operation of the Queenstown Aquatic Centre have come to charge. This includes \$985,000 for the first full year of aquatic operations, and depreciation on aquatic centre assets of \$510,000.
- Additional facilities management costs of \$334,000 have been provided for facilities under the control of Lakes Leisure Ltd.
- A further \$532,000 has been provided to fund service level changes agreed in the 2007/08 year for libraries, emergency services and community development.

An additional \$1.24M (against Council Community Plan forecast) for regulatory services. This is made up of:

- \$201,000 in additional payments to Lakes Environmental Ltd. Council expects that the company will provide the community with substantially improved 'public good' services for this sum.
- To effectively defend the district plan against legal challenge the council has increased legal budgets by \$282,000.
- Funding for priority changes to the district plan has been increased by \$350,000.
- As district plan development is funded in part from loans, provision for interest has increased by \$125,000.
- The balance of the increase relates to a re-allocation of council internal overheads to this function.

The explanations above account for 95% of the variations in operational expenditure.

This annual plan can also be compared to expenditure for the 2007/08 financial year. That analysis reveals an overall increase in operating expenditure of \$7.8M or 13.6%. This variation is explained by the changes discussed above, being either new services foreshadowed in the Council Community Plan or the variations discussed above.

Capital Budgets

The capital budgets in this annual plan provide for a total capital programme of \$66.95M, including \$9.25M in debt repayment and vested assets from sub-dividers of \$7.04M. This compares to a forecast for the 08/09 total capital programme of \$68.1M in the Council Community Plan.

This variation of \$1.5M, between this annual plan and the Council Community Plan, can be attributed to:

- An increase in roading works of \$4.12M for rehabilitation projects brought forward with revised costings (i.e. the Crown Range Zig-zag / Royal Burn project).
- A deferment in water and sewerage projects for timing reasons (\$6.39M).

The capital programme in the 2007/08 annual plan was \$81.91M.

Staffing

Staff costs are \$493,000 (13%) more than 07/08. This however includes:

- \$150,000 for increased staffing in new motor parks (which will be off-set by increased revenues).

- \$154,000 to permit the Chief Executive to replace contracted policy analysts with staff, where practical. This increase will be offset by reducing contractor costs.
- In total however the cost estimate for strategic policy projects has increased by \$191,000 in the 08/09 year and the total cost is now \$1.69M. This will allow the priority changes to the district plan to be progressed as promptly as possible.
- It is noted that several positions were funded in 2007/08 but not filled due to market availability. The role of Travel Demand Manager (75% subsidised) and a general manager position covering corporate and regulatory areas will be filled in the near future.

The above movements in staff numbers reflect a strengthening of the Council's in-house staff to ensure that the council can deliver the Council Community Plan. Once these roles are filled the council expects a period of consolidation (rather than further growth in staff numbers) will follow.

The growth in staff numbers over recent years has meant that the council is a substantial tenant of commercial buildings in Queenstown. Having purchased CivicCorp, now Lakes Environmental, the Council has considered the costs of that entity continuing to rent versus occupying Council-owned premises and resolved to build a new joint administration building on the adjoining Gorge Road site.

Council considers there are substantial benefits, both to the Council and to the community, to bring all of our agencies together under one roof. The users of council services will see considerable efficiency from being able to deal with all Council issues in one place. This will begin in the Wakatipu Basin but will apply to Wanaka as well in time.

The Council will soon have its own 'parks team' working with communities in the Queenstown Lakes District. With contracts for parks, reserves and street cleaning, taking effect on 1 July this year, the Council will return the function of a horticulture and street cleaning team back 'in-house'. There is one key aim and that is to improve the quality and responsiveness of this work by attracting, retaining and developing skilled staff for the job.

Along with our natural environment, our parks, gardens and town centres are the critical element in our community pride and how we appear to others. The Council's intention in bringing the responsibility for care of these elements back into the Council is to see a significant improvement in the appearance of these areas. This is being done by specifying higher standards than were found in the previous contracts, by recruiting staff with specialised trade skills, and having a 'parks team' of council employed workers on the streets with the old fashioned ability to give direct feedback.

The Council is recruiting 16 new staff for the team, including a dedicated street cleaner for Wanaka for the first time, two street cleaners for Queenstown and one person for Arrowtown. These teams will also support each other when needed.

To accommodate these staff, as well as support plans for improvements in the Gardens, new depots are being established in the Queenstown Gardens and at Tenby Street, Wanaka.

Effects on Rates

The 08/09 Council Community Plan shows a forecast rates requirement of \$27.4m in targeted rates and \$14.9M for general rates. This represented an overall increase of 5.8% over 07/08 rates after allowing for growth in the rating base (growth factor 4.5%). Effectively this level of increase was built into the Council Community Plan and covered the cost of introducing major initiatives like recycling services across the district and the new Aquatic Centre at Frankton.

The 08/09 annual plan shows a rates requirement of \$26.1M in targeted rates and \$16.3M for general rates. This represented an overall increase of 6.6% over 07/08 rates after allowing for growth (revised to 4.0%).

If we exclude the effect of the increase in tourism promotion funding, the overall average rates increase (after allowing for growth) reduces from 6.6% to around 4.1%. This is 1.7% lower than the 5.8% increase signalled for this year in the 2006 Council Community Plan. The main reason for the reduction is the decision to not implement the new residual waste proposal. This has had the effect of reducing the residential rates increase by \$83 per property, as the residential waste management charge reduces from \$269 to \$186 per annum.

Although CPI movement for the year to December 2007 was 3.2%, the construction cost index rose by close to 4.7% in the same period and the labour cost index by 4.1% to June 2007. These indices are far more relevant to the business of Council than the CPI.

Definition of Rates

The Council has two types of rates:

Targeted: This rate covers things like roading, water supply, sewerage and stormwater and is applied to what services you receive and where you live. It varies with property value.

General: This rate covers things like walkways and reserves, public toilets, emergency services and Council management and is applied to all ratepayers. It is based on property value.

Uniform Annual General Charge (UAGC): This charge covers things like cemeteries, libraries, swimming pools, community grants, public halls, civic functions and district promotion and is also applied to all ratepayers as a fixed sum rather than varying with property value.

The main features of the current rates increase are:

1. The UAGC has increased by \$42 per property from \$381 to \$423.
2. The waste management charge has increased by \$34 per residential property from \$152 to \$186.
3. The waste management charge has decreased by \$34 per non residential property from \$152 to \$118.
4. The costs of the full year's operation of the Queenstown Aquatic Centre charge (Wakatipu

only) have been applied at \$59 per property.

5. There have been increases in many targeted rates for Water Supply and Wastewater as result of increases in depreciation variations arising from the new maintenance contract and Project Pure. For Water Supply; \$40 increases for Albert Town, \$30 increases for Glenorchy, Arthurs Point and Luggate, \$20 for Lake Hayes. For Wastewater; \$80 increase for Wanaka, \$60 for Hawea, \$40 for Albert Town, \$30 for Queenstown and Arrowtown plus a new rate for Luggate (\$390).

Total Rates

Targeted rates, general rates and the UAGC are brought together to created a total rate bill for each property. Increases in total rates vary according to the nature of services received and the location of a property. A selection of examples can be seen in the following table:



Property Type	CV	Location	%	\$
Residential	\$600,000	Queenstown	8.11%	\$140.58
Commercial	\$1,500,000	Queenstown	11.66%	\$708.03
Accommodation	\$2,500,000	Queenstown	10.50%	\$1,245.75
M/U Accommodation	\$1,200,000	Queenstown	7.76%	\$253.92
Vacant	\$400,000	Queenstown	9.97%	\$138.55
M/U Commercial	\$600,000	Queenstown	10.04%	\$205.54
Residential	\$600,000	Wanaka	7.69%	\$148.84
Commercial	\$1,000,000	Wanaka	0.20%	\$9.67
Accommodation	\$2,000,000	Wanaka	1.95%	\$221.74
M/U Accommodation	\$1,200,000	Wanaka	2.61%	\$98.83
Primary Industry	\$2,000,000	Wanaka	3.42%	\$72.15
Country Dwelling	\$1,000,000	Wanaka	4.41%	\$66.35
Vacant	\$400,000	Wanaka	7.59%	\$115.37
M/U Commercial	\$600,000	Wanaka	6.11%	\$139.88
Residential	\$500,000	Arrowtown	8.13%	\$136.13
Commercial	\$600,000	Arrowtown	10.66%	\$330.53
Accommodation	\$1,500,000	Arrowtown	10.06%	\$772.54
M/U Accommodation	\$1,000,000	Arrowtown	7.86%	\$235.95
Vacant	\$250,000	Arrowtown	11.16%	\$130.22
M/U Commercial	\$400,000	Arrowtown	10.33%	\$180.76
Primary Industry	\$2,500,000	Wakatipu	6.82%	\$153.83
Country Dwelling	\$1,500,000	Wakatipu	7.49%	\$134.44
Residential	\$400,000	Glenorchy	8.49%	\$132.06
Residential	\$350,000	Albert Town	8.72%	\$142.32
Residential	\$400,000	Hawea	7.17%	\$120.37
Residential	\$350,000	Kingston	10.85%	\$103.06
Residential	\$500,000	Arthurs Point	6.00%	\$130.08

Development Contributions – Amendment to Policy

The Council uses development contributions for water, sewerage, roading and reserves to ensure that those who create demand for services due to growth meet their share of the cost of those services. This is achieved through extensive analysis and a defensible development contributions policy.

To ensure the policy and the sums payable remain up to date the Council regularly reviews these contributions and amends the policy accordingly.

This annual plan contains an amendment of the policy which updates the sums payable as contributions.

Conclusion

The above commentary is our best effort to draw attention to what we regard as the most significant issues in an annual plan that seeks to deal with a year of immense change over a wide front.

The 2006 CCP was about development, implementation and delivery. In this, the third year of the plan's three year period the focus is on delivery. With the delivery of key projects like the Queenstown Aquatic Centre and Kerbside Recycling there are ongoing costs. In the case of the Aquatic Centre it is the cost of a full year of operation, in the case of recycling it's the distribution of the cost for the service in a fair and reasonable way across the entire district.

For the community, 1 July 2008 is a watershed date, a date which we have been working towards for some time. Much work has been done to enable: a new openly tendered contract for 3 waters and maintenance (replacing Contract 330); new openly tendered contracts for reserves, toilets, tree maintenance; a new in-house horticulture team; a new contract for regulatory services (Lakes Environmental) – open and transparent without profit motive; a new Council Owned Organisation for recreation and leisure services – including the new Aquatic Centre.

It is a pleasure this year to have some further tangible milestones, particularly with the opening of the doors of the Queenstown Aquatic Centre, the outstanding way our district has embraced kerbside recycling, the proposed introduction of park and ride transportation for Queenstown; the ongoing commitment to our CBD streetscapes and the all important investment in sports, recreation and play. The Queenstown destination playground is an exciting project.

Also a major highlight for the Council has been and will be the ongoing District Plan and plan change and variation work to improve our urban and rural landscapes.

At the moment we have in excess of 10 plan changes at various stages, in particular the Community and Affordable Housing Plan Change to give the Council the statutory power to require affordable housing through plan changes and resource consent applications. This is a good example of a major investment in the future of our communities.

A lot of hard work has gone into ensuring that the 08/09 annual plan delivers a rate increase that is affordable. It is of particular satisfaction to note that in the current national financial climate the average rate increase proposed is 6.6 percent. This is an average rate, which will be distributed unevenly among our ratepayers. Those who are asked to pay the most will be those who gain the benefit of new services such as increased promotional activity by Destination Queenstown, Project Pure and the Queenstown Aquatic Centre.

As we continue to be one of the fastest growing districts in the country the council is not in a position to rest on its laurels.

Continuing to deliver an improved capital works programme, implementing a waste water disposal to land scheme for the Wakatipu, consulting over the Queenstown Inner Links Study, ensuring the new contracts for Lakes Environmental, Lakes Leisure and new maintenance contracts are all successfully operating by 1 July, continuing to implement plan changes including Frankton Flats, meeting the needs of our smaller communities, meeting the needs of our multi-cultural communities and lobbying agencies to ensure that Central Government keeps abreast of the growth are just some of the big challenges facing the council and its elected members.

Inevitably we will not have drawn attention to every issue that affects every resident or ratepayer. That's the problem with a summary.

We hope that anyone with an interest in community affairs will devote their time to reading at least the sections likely to be of most relevance to them and to take the opportunity through public meetings, discussions with Councillors or staff, or the website to ask questions.

The Council is committed to delivering a programme that meets the outcomes determined for it by the community. The continuing role of individuals in the community in defining the desired future, proposing new initiatives through the annual plan process, and holding the Council accountable for delivering the annual plan, is vital and much appreciated.



Duncan Field
Chief Executive



Clive Geddes
Mayor

The Statutory Planning Process

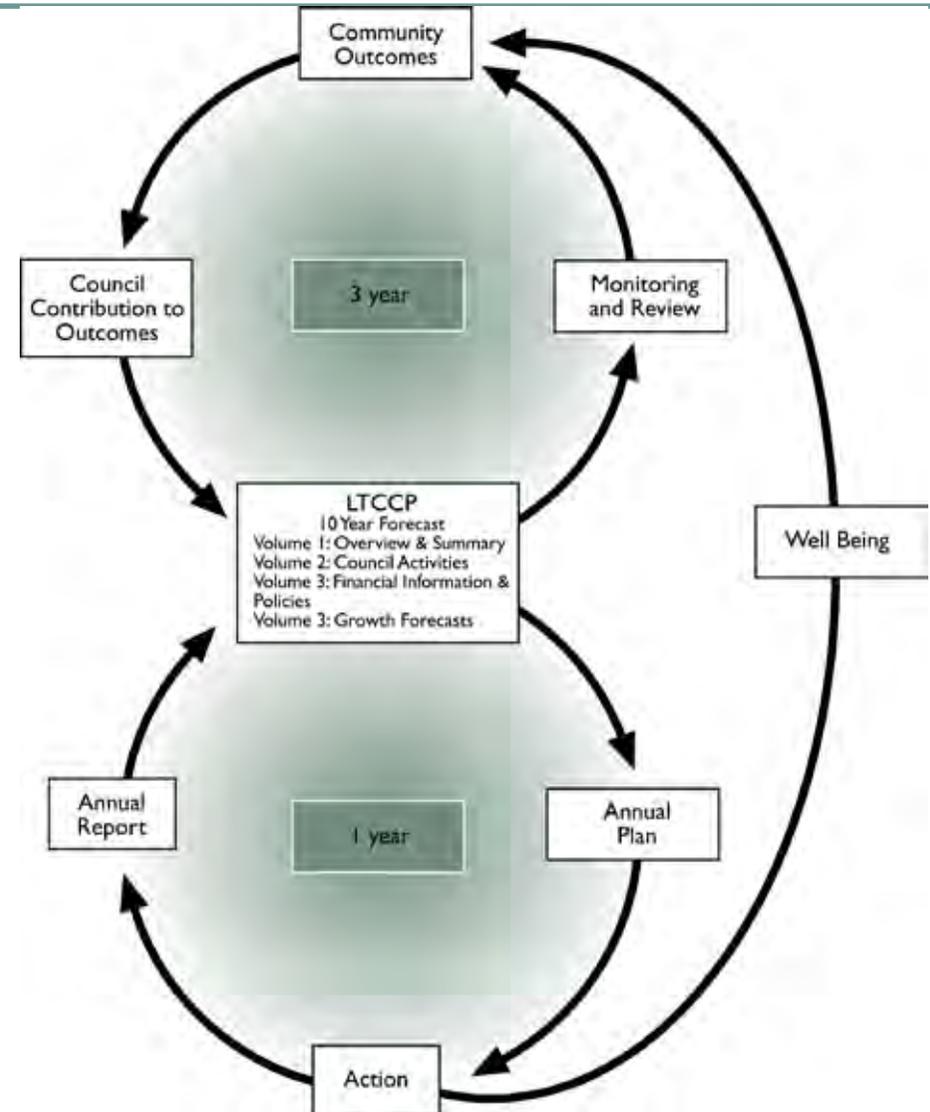
Council received a total of 403 submissions by the closing date (compared with 143 in 2007/08). Of these, 243 (just over 60%) related to the residential residual waste proposal and 60 related to the proposed depot in the Queenstown Gardens. The balance covered a range of topics with the majority requesting additional funding of some kind or another. This included a submission from Destination Queenstown which requested an additional \$1m in the grant to cover increased promotional activity in the 2008/09 year. There were also several submissions showing concern over the quantum of the proposed rates increase. In addition, three submissions related to the proposal to update the Policy on Development Contributions.

Hearings were held to consider the submissions on 15, 16 May and deliberations continued on 20 May 2008. Forty five submitters took the opportunity to speak to their submissions and Council is grateful to those who took the time to do so.

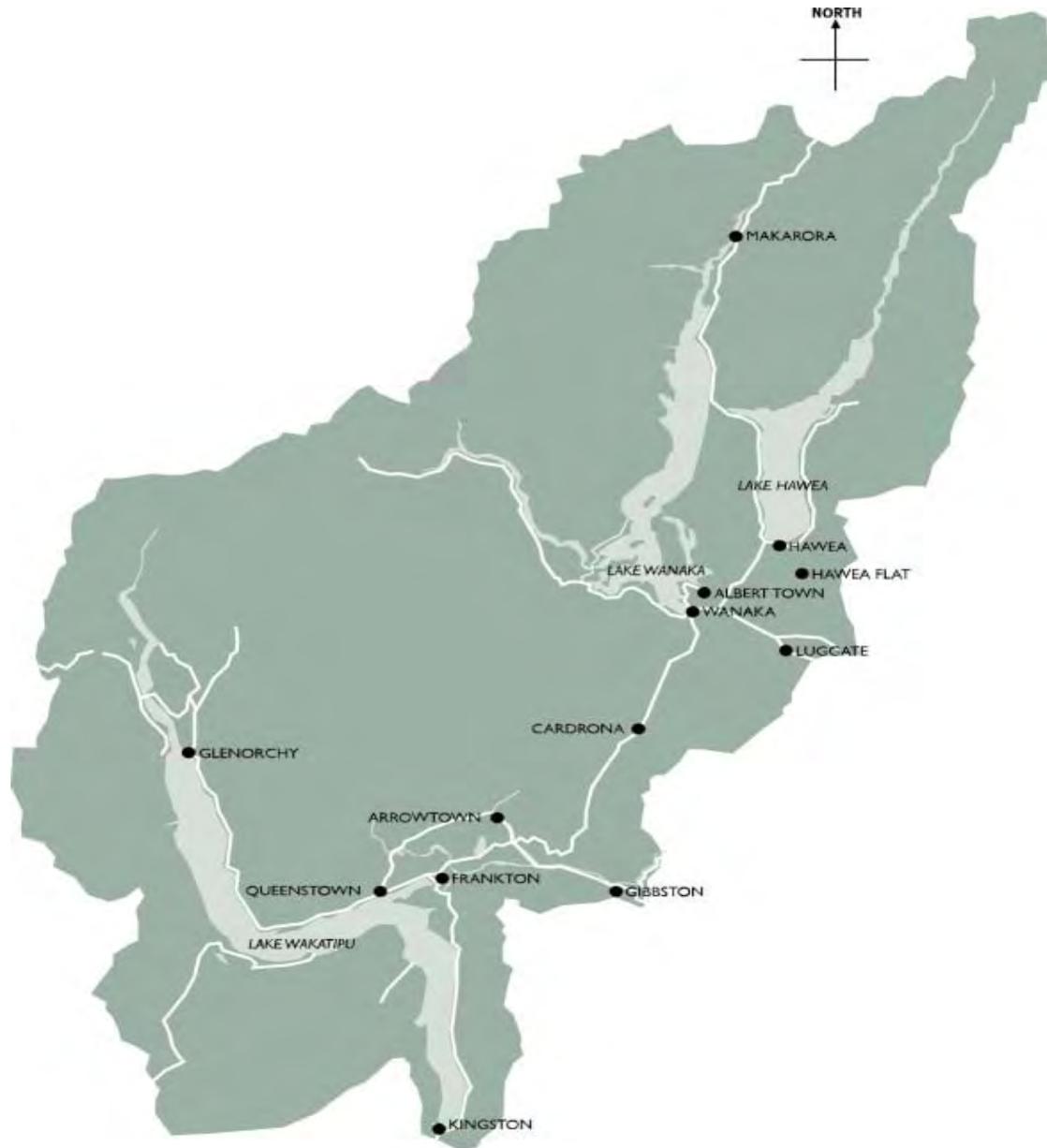
Unfortunately, it is never possible for Council to meet all the requests, however, submitters can be assured that all submissions are considered. Apart from the obvious funding constraints, there are often policy issues or jurisdictional considerations that must be taken into account as well. Council did, however, make some significant changes to the budgets and proposals as they appeared in the Draft Annual Plan.

The following is a summary of the changes to the 2008/09 Draft Annual Plan that have been approved as a result of external submissions:

1. Grant to Arrowtown Clean Air & Warm Homes Trust \$50,000 (loan funded until new targeted rate for Arrowtown ward established).
2. Increase grant to Happiness House to \$11,600 for increased rent.
3. Increase grant to Destination Queenstown by \$1m & Arrowtown Promotion Board by \$35,715. (Both funded by Wakatipu Tourism Promotion rate)
4. Capital grant of \$37,600 for Council share of Wanaka Tennis Club Extensions.
5. Increase grant to Wanaka Pool to \$120,000.
6. Increase grant to Queenstown Family Centre to \$26,400 for increased rent.
7. Increase budget for Wanaka Park and Open Space Planning and Design by \$5,000 for Wanaka Skatepark extension design.
8. Grant to Upper Clutha Historic Records Society \$2,500.
9. Grant to Wanaka Community Association \$5,000.
10. Increase grant to Kahu Youth Trust to \$8,900 to cover rent.
11. Increase Community Capital budget for Sports Ground Lights in Wanaka \$25,000.
12. Increase Community Capital budget for Jump Park upgrade in Queenstown \$6,000.
13. Revert to status quo for residual waste collection – this has the effect of removing \$600,000 from the capex budgets for wheelie bins & reducing collection costs by \$298,816. Rates revenue reduces by \$973,918 & collection income increases by \$675,103. An additional \$45,000 is provided to allow for further investigation of options.



District Map



Fact File

Area: 8467 square kilometres

Peak Population 2006: 75,377 (estimate)

Average Day Population 2006: 34,076 (estimate)

Residential dwellings and accommodation units 2006: 22,179 (estimate)

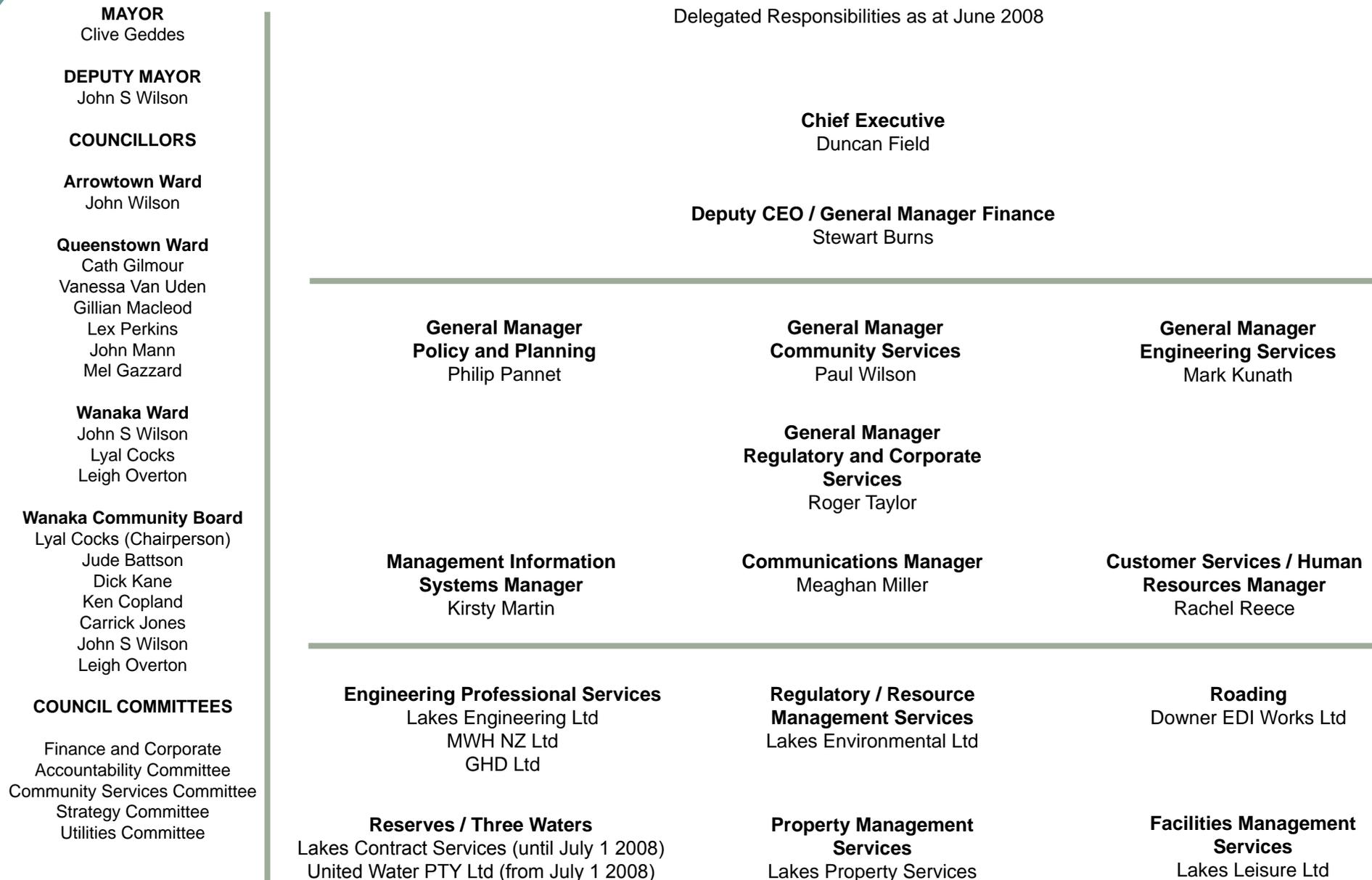
Wanaka: 6875 (estimate)

Wakatipu: 15,304 (estimate)

Rateable properties 2006: 18,388

Residential population 2006: 20,560 (estimate)

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
Website: www.qldc.govt.nz

Service Centres

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

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

QLDC Regulatory Services

C/- Lakes Environmental Ltd
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 Council formally adopted the community outcomes at the conclusion of the public submission process in 2004 and will revisit the outcomes with the community prior to 2012. 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.

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.

How will 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. This is best reflected in the Council's Monitoring Strategy 2005. Depending on the circumstances, our role could be to:

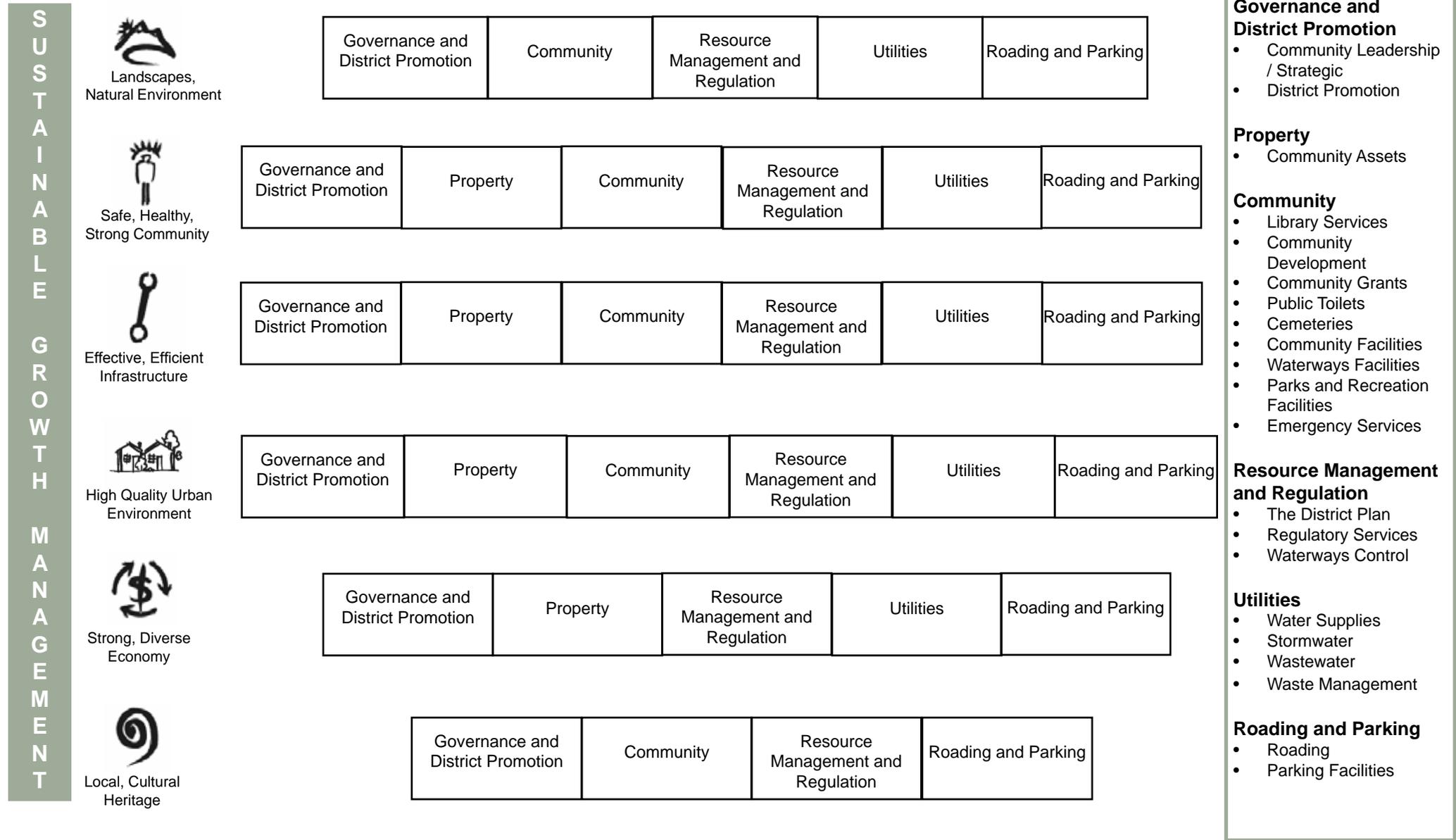
- Promote and facilitate
- Advocate and support
- Fund or supplement funding
- Service and provide
- Regulate
- Monitor

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 will become a fundamental part of any substantial decision taken by the Council.

Community Outcomes Linked to Activities

Each of the Council's activities has a full management plan, which is outlined in the Council Community Plan. It includes information on how the activity contributes to the community outcomes and how that contribution will be measured. The diagram below represents the relationship between community outcomes and Council activities, showing primary linkages only.



Summary of Council Activities

Governance and District Promotion

- Community Leadership
- 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

Roading and Parking

- Roothing
- Parking Facilities

Governance and District Promotion

This includes:

- Community Leadership
- Tourism Marketing

Community Leadership

Council is a structure that allows the community to collectively do things that we can't do as individuals. This includes the power to rate property owners and use these funds in the wider public interest, 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 outcomes.

Historically a Council did this by making decisions for the community. Now the emphasis is on participation with the Council making decisions, with and on behalf of its residents and ratepayers.

This annual plan is a fundamental step in meeting that view of how local government should work. By identifying outcomes the Council is setting in place the first principles that will guide all of our actions.

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 reflects the purpose of local government found in Section 10 of the Local Government Act 2002.

- *"To enable democratic local decision-making and action by, and on behalf of communities; and*
- *To promote the social, economic, environmental, and cultural well-being of communities, in the present and in the future".*

At times the Council is expected to exhibit active leadership while in other situations, for example resource consents, the Council is required to act as an impartial decision maker balancing the weight of evidence presented to it.

Our Accountability

Measure	Target	Current Performance
All public meetings held will have a public forum and agendas will be available not less than two days prior to the meeting.	100%	100%
Monitor performance of Council in contributing to community outcomes via Annual Reports.	30 November	31 October
Community satisfaction surveys completed annually.	31 August	31 August
Council Community Plan draft completed.	30 April	100%
Council Community Plan finalised.	30 June	100%
A framework for monitoring growth and community outcomes is established.	30 June	30 June
Effective participation in the tenure review process by QLDC.	100%	100%
Community satisfaction - level of community consultation.	80%	77.6% (2007)
Community satisfaction - level of community involvement in the Council Community Plan.	80%	68.8% (2007)
Overall satisfaction with Council's consultation with the community.	80%	69% (2007)

District Promotion

Over 15 years ago 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. These bodies, through their constitutions are fully representative of the contributing businesses. They in turn apply the funds in accordance with business plans agreed by their membership.

The Council also supplements this funding by around \$170,000 (5%) 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 development of 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

Measure Description	Target	Current Performance
Production and distribution of product directories to international and domestic travel trade.	9000	9000
Attend major international trade shows promoting Queenstown as a conference and incentive destination.	3	2
Attend major domestic trade shows promoting Queenstown as a conference and incentive destination.	1	1
Attend trade shows specifically targeting the shoulder season market.	1	1

Measure Description	Target	Current Performance
Distribute newsletters updating the local community on activities by 30 June.	4	4
Distribute newsletters to local operators providing information about New Zealand tourism activities.	Fortnightly	Fortnightly
Fund the cost of the Winter Festival through corporate sponsorship and other commercial revenue streams facilitated by Destination Queenstown.	90%	90%
Reports to Council on progress by Destination Queenstown and Lake Wanaka Tourism.	Quarterly	Annually and on request
Report to Council from Arrowtown Promotion and Business Association.	Annually	Annually
Community satisfaction - Tourism Promotion.	85%	90.2% (2007)

Forecasted Financial Performance

Governance and District Promotion Summary of Forecasted Financial Performance			
Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09
\$000	Expenditure	\$000	\$000
3,049	Governance	3,041	2,833
758	Strategic Planning	860	653
2,302	Tourism Promotion	3,431	2,554
6,109	Operating Costs	7,332	6,040
-	Group Activity Income	-	-
6,109	Net Cost/(Surplus) of Service	7,332	6,040
-	Capital Expenditure	-	-
6,109	Funding Required/(Generated)	7,332	6,040
	Funded By:-		
2,187	Targeted Rates	3,259	2,426
3,922	General Rates	4,073	3,614
6,109	Total Funding	7,332	6,040

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. Land under cemeteries, community and recreational facilities or utility land are regarded part of those activities.

Our Accountability - Land

Measure	Target	Current Performance
Achieve target deadlines for development and marketing of subdivisions.	100%	100%
Achieve target levels of subdivision sales.	100%	100%
Provision of detailed monthly reporting of sales programme along with expenditure incurred.	100%	100%
Community wellbeing through development of a social policy taking into account affordable and elderly housing and the provision of community facilities.	100%	100%.

Our Accountability - Housing

Measure	Target	Current Performance
Occupancy of all available housing.	100%	97%
Compliance with the Buildings Asset Management Plan 2002 - 2012.	100%	100%

Our Accountability - Camping Grounds

Measure	Target	Current Performance
That camping grounds contribute at least \$550,000 in general rate subsidies per annum.	Financial forecasts met.	100%
Comprehensive development plan implementation. Queenstown Lakeview Holiday Park freehold site sold or leased.		
Stage 1 (Front) to be achieved.	October 2006	NA
Stage 2 (Rear) to be achieved.	October 2008	NA
Community satisfaction - camping grounds.	80%	60% (2007)

Forecast Financial Performance

Property Summary of Forecasted Financial Performance			
Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09
	\$000 Expenditure	\$000	\$000
461	Council Land	577	501
131	Housing	110	87
239	Wanaka Airport	268	290
338	Forestry	262	290
3,226	Holiday Parks	3,656	2,750
4,395	Operating Costs	4,873	3,918
4,812	Group Activity Income (1)	5,294	4,341
(417)	Net Cost/(Surplus) of Service	(421)	(423)
	Capital Expenditure		
200	Council Land	200	-
88	Housing	145	50
1,103	Wanaka Airport	173	292
318	Holiday Parks	5,182	5,403
1,709	Capital and Debt Repayment	5,700	5,745
1,292	Funding Required/(Generated)	5,279	5,322
	Funded By:-		
125	General Rates	222	273
2,000	Asset Sales	6,000	4,000
111	Depreciation	88	137
1,273	Loans (Internal & External)	1,146	1,187
(2,217)	Transfers (to)/from Reserves	(2,177)	(275)
1,292	Total Funding	5,279	5,322
	Activity Income Includes (1)		
4,812	User Charges	5,294	4,341
-	Property Sales	-	-
4,812	Total Activity Income	5,294	4,341



Community

The Community activity includes:

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

Library Services

Libraries are a focus for the communities they serve. There are seven libraries in the Queenstown Lakes District. They are situated in Queenstown, Wanaka, Arrowtown, Kingston, Glenorchy, Hawea and Makarora. The libraries are jointly managed together with Central Otago District Libraries and offer the *Liberty 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.

Our Accountability

Measure	Target	Current Performance
Percentage of library's operating budget allocated for the purchase of new library materials.	15%	9.4%
Community satisfaction - range of resources available.	95%	95% (2007)
Community satisfaction - library facilities.	97%	98.6% (2007)

Measure	Target	Current Performance
Community satisfaction - helpfulness of staff.	97%	98.1% (2007)
Percentage of population registered.	84%	91.31% (2007)
Number of material issued.	310,000	366,778
Items catalogued and added to collection per head of population (2001 census).	0.88	0.77

Community Development

This activity is the means by which the Council 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. With over 10,000 visits each week the website is proving an essential source for information on the district's educational, cultural, social, recreational, environmental and political activities. The Council is also a central point for information about community funding.

Our Accountability

Measure	Target	Current Performance
Community Grants initiatives completed and reported approved by the Council.	100%	100%
Community satisfaction - community grants.	85%	86.9% (2007)

Community Information

The purpose of this activity is to keep the community informed of Council's activities and services through regular ratepayer and resident communication and consultation.

Our Accountability

Measure	Target	Current Performance
A minimum of six press releases per month to ensure the community is being kept apprised of all key Council issues.	100%	100%
A minimum of six issues of Scuttlebutt delivered within deadlines and budget constraints by 30 June annually.	100%	100%
Website continued visit growth.	10% increase per annum	100% Achieved
Community satisfaction - how well residents are kept informed.	80%	77.6% (2007)
Number of residents that use Scuttlebutt as a key source of information - as determined by the community satisfaction survey.	80%	80.9% (2007)

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 region and to support the independent film office.

Our Accountability

Measure	Target	Current Performance
Increased number of film permits.	10% per annum	39% Increase (2007)
Increased numbers of industry people listed on Film Otago Southland database.	10% per annum	51% Increase to 113 (2007).

Public Toilets

The Council provides 38 public toilets consisting of 107 units (2007) in order to enhance the public's experience of our outdoor places and to protect the public environment. There are four key factors to this activity, they are: cleaning, inspecting, monitoring use and revising cleaning schedules. This in turn leads to demand management and improvements to the service. All new urban facilities are fully mobility accessible and have baby change facilities.

The Council cannot under estimate the importance of this activity to residents and visitors alike, with public toilets in the CBD now experiencing in excess of 250 visits a day.

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

Our Accountability

Measure	Target	Current Performance
Toilet facilities open and operational 24 hours per day/365 days per year.	100%	99%
Completion of annual projects completed on time within budget.	100%	100%
Satisfaction as determined by the community satisfaction survey: <ul style="list-style-type: none"> • Provision of public toilets. • Cleanliness of public toilets. 	75% 75%	72.6% (2007) 74.7% (2007)

Cemeteries

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

Our Accountability

Measure	Target	Current Performance
Cemetery grounds are kept neat and tidy, free of litter - as determined by the community satisfaction survey.	90%	94.1 % (2007)
Compliance with national standards and local protocol.	100%	100%

Community Facilities

The purpose of this function is to provide a range of halls and similar multi-use indoor facilities throughout the district. This includes community halls in Arrowtown, Queenstown, Glenorchy, Hawea, Cardrona and Luggate. The Council also provides for the management of the Arrowtown Swimming Pool, community use of the Wakatipu High School pool and management of the indoor facilities at the Queenstown Events Centre. The Glenorchy, Hawea and Wanaka Pools are community run, with support from the Council.

At the Council meeting on 19 November 2007, Council confirmed its intention to form Lakes Leisure Limited; a wholly owned and Council Controlled Organisation (CCO). This followed a period of consultation under the requirements of the Local Government Act 2002.

The purpose of Lakes Leisure Limited is to operate and manage leisure and recreation facilities and to deliver leisure and recreation services within the district under contract to Council.

The facilities include:

1. Queenstown Aquatic Centre
2. Queenstown Events Centre
3. Lake Wanaka Centre
4. Queenstown Memorial Hall
5. Arrowtown Memorial Pool
6. Athenaeum Hall
7. Lake Hayes Pavilion
8. District Sports fields

Our Accountability

Measure	Target	Current Performance
Management and maintenance of community centres and halls that meet building standards.	100% of buildings with current certification.	100%
Operation of the Events Centre and Memorial Hall within budget.	100%	Not Achieved (26.5 % over budget)
Satisfaction with Swimming Pools - as determined by the community satisfaction survey.	70%	52.6% (2007)
Satisfaction with Community Halls - as determined by the community satisfaction survey.	90%	83.7% (2007)
Queenstown Aquatic Centre attendance based on low projections 2005.	175,000 per annum	To be measured on opening of centre 2008
To achieve NZ Water Pool Standards for all pools.	100%	100% for Arrowtown Pool

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 forecasted and planned well ahead of time.

This does not include facilities which are attached to Council land but owned by other organisations i.e. yacht clubs. It also does not include facilities that are leased i.e. Queenstown Main Town Pier (dealt with as a commercial facility).

The Council has adopted a Jetties and Moorings Policy in 2007 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

Measure	Target	Current Performance
Completion of all waterways facilities projects on time, within budget.	100%	89.5%
Number of boat/trailer parks available in association with waterway facilities.	500	490
Number of Council waterway facilities accessible to public at all times.	8	8

Parks and Recreation Facilities

This activity provides affordable and accessible recreation facilities throughout the district. The Council owns and maintains 990ha (2007) of designated reserve areas in the communities of Glenorchy, Queenstown, Arthur's Point, Luggate, Arrowtown, Kingston, Wanaka, Albert Town,

Hawea and Makarora. Maintenance of the Council's parks and reserves has recently been tendered under new contract terms. This will see new arrangements for the delivery of services across the district from 1 July 2008, including the establishment of an in-house specialist horticulture team for gardens maintenance, CBD cleaning and sports field maintenance transferring to Lakes Leisure Limited (a Council owned company). 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.

Capital walkways projects in the district total over \$2 million from 2006 to 2009. These projects represent a significant investment in the "green network". The cost of these projects will be funded on a joint basis by Council, DOC, The Wakatipu Trails Trust and community funders.

The Sunshine Bay to Kelvin Heights Foreshore Management Plan will be reviewed. Part of this review will be to include policy advanced by the 2007 Jetties and Moorings Policy.

Our Accountability

Measure	Target	Current Performance
Satisfaction with parks, reserves and gardens maintenance - as determined by the community satisfaction survey.	90%	91.6% (2007)
Satisfaction with walkways maintenance - as determined by the community satisfaction survey.	90%	89.6% (2007)
Satisfaction street tree maintenance - as determined by the community satisfaction survey.	90%	82.3% (2007)
Satisfaction playgrounds - as determined by the community satisfaction survey.	90%	90.2% (2007)
Wakatipu Trails Trust Strategy implementation by 2012.	100%	Work with the trust continues to deliver the strategy
Upper Clutha Cycle and Walkways Strategy implementation within the next 10 years.	100%	Work with the trust continues to deliver the strategy

Emergency Services

This activity relates to the provision of Civil Defence and Rural Fire emergencies.

The Council has, with the other authorities in the Otago Region, developed a Civil Defence Emergency Management Plan and supports associated personnel and infrastructure for Civil Defence and other civil emergencies. The main role of this function is to protect public safety by planning, educating and the mitigation of risk.

Council has prepared Emergency Management Plans (Lifelines Study) that outline procedures to be followed to enable the district's essential infrastructure to continue to function in the event of a major breakdown or civil emergency. These are to meet the needs of the Civil Defence and Emergency Management Act 2002.

Council is the Rural Fire Authority for all areas of the district other than the main urban townships and Department of Conservation areas. The role of this function is twofold. Firstly, to mitigate the risk of rural fires by planning and prevention. Secondly, to manage any rural fire suppression and to provide resources to fight any fire outbreaks. The Council provides contracted Rural Fire Units at Lakes Contract Services and Works Infrastructure and Voluntary Rural Fire Forces based at Kingston, Glenorchy, Makarora and Arrowtown. Council also supports the Upper Clutha area with a tanker based at Luggate Fire Station.

Our Accountability

Measure	Target	Current Performance
Satisfaction with Rural fire suppression - as determined by the community satisfaction survey.	95%	92.7% (2007)
Satisfaction with Civil Defence Activities - as determined by the community satisfaction survey.	90%	88.7% (2007)
Civil Defence Response provided to all notified civil emergencies within 10 minutes of notification. In the event of a significant civil emergency an Emergency Operations Centre will be appropriately staffed and functioning within one hour.	100%	No Civil Defence Emergencies

Measure	Target	Current Performance
The equipment level specified by the Rural Fire Management Code of Practice for the QLDC area will be maintained in a state of operational readiness at all times. The number of trained personnel specified by the Rural Fire Management Code of Practice (RFMCOP) for the QLDC area will available for fire suppression at all times as follows: 1st eight hours - 25 Subsequent shifts - 40	100%	100%
Fire fighting water available to required standard.	100%	To be measured

Forecasted Financial Performance

Community Summary of Forecasted Financial Performance			
Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09
\$000	Expenditure	\$000	\$000
2,157	Community Facilities	3,624	2,429
3,502	Active & Passive Recreation	4,215	3,571
802	Community Development	837	698
364	Community Grants	458	357
1,410	Libraries	1,599	1,356
121	Waterways	139	106
112	Cemeteries	94	77
585	Public Toilets	406	577
401	Emergency Services	443	289
9,454	Operating Costs	11,815	9,460
8,404	Group Activity Income (1)	7,638	8,405
1,050	Net Cost/(Surplus) of Service	4,177	1,055
	Capital Expenditure		
8,730	Community Facilities	1,697	1,478
8,916	Active & Passive Recreation	6,683	6,625
158	Libraries	269	147
697	Waterways	23	228
38	Cemeteries	489	489
511	Public Toilets	303	349
384	Emergency Services	210	145
19,434	Capital and Debt Repayment	9,674	9,461
20,484	Funding Required/(Generated)	13,851	10,516

Funded By:-			
278	Targeted Rates	684	-
6,771	General Rates	8,073	7,257
730	Depreciation	760	848
8,151	Loans (Internal & External)	3,081	1,714
4,554	Transfers (to)/from Reserves	1,253	697
20,484	Total Funding	13,851	10,516
Activity Income Includes (1)			
1,296	User Charges	1,244	1,171
593	Grants & Subsidies	193	157
116	Other	135	307
6,399	Capital Contributions	6,066	6,770
8,404	Total Activity Income	7,638	8,405



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 exert influence over growth is the District Plan. The primary purpose of this activity will be to better align the District Plan, once fully operative, with the philosophy of the CCP.

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.

Since the District Plan was released in 1995 and the proposed District Plan in 1998 a large number of submissions have been lodged. Subsequently, the plan has evolved considerably, and we now have a partially operative plan with only one outstanding issue, financial contributions. Council will endeavour to resolve this issue with the parties concerned.

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

The District Plan activity includes work on the development, adoption, ongoing changes to, and monitoring of the District Plan.

Our Accountability

Measure	Target	Current Performance
Satisfaction with District Planning Policy - as determined by the community satisfaction survey.	70 %	67% (2007)
Resolve all references to the decisions issued on the District Plan 1998.	July 2007	3 of the 205 that were lodged are outstanding.
District Plan fully operative.	July 2007	All but Financial Contributions now operative

Measure	Target	Current Performance
Resolution of references resolved prior to hearing in the Environment Court.	75%	Not achieved
Updated copies of the District Plan always available.	Zero complaints	100%

Regulatory Services

As a territorial authority, the Council has certain regulatory functions that it is obliged to administer.

The Council is generally obliged to observe the wording of the relevant act and must generally act as an impartial decision maker weighing the evidence placed in front of it by the parties.

The functions, which are contracted in whole or part to Lakes Environmental Ltd are:

- Resource Consent, Development, Control and Monitoring.
- General Environmental Health.
- Inspection and Licensing.
- Animal Control.
- Bylaw and General Enforcement.
- Car Parking Enforcement.
- Building Control.
- Road Legalisation Management.

From 1 July 2008, Lakes Environmental will commence a new contract with Council for the delivery of these services. Council is committed to working with the new company to improve performance and maximise efficiency for the users of the service.

Resource Consents

This activity includes the administration of all aspects of the resource consent process including the processing, consideration and issuing of consents. It also includes work undertaken in relation to the inspection, monitoring and enforcement of any requirement in relation to resource consent and costs in relation to appeals and other matters that relate to hearings. 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. Licenses and other consents are generally delegated to Lakes Environmental Ltd.

Our Accountability

Measure	Target	Current Performance
Resource consent applications and related functions processed within statutory timeframes.	70%	74% (2007)
All notified planning application reports available before scheduled hearing date.	5 working days	5 working days
All resource consents monitored for compliance or withdrawn.	Within two years of issue	Within two years of issue
Satisfaction with Resource Consent Management as determined by the community satisfaction survey.	50%	34.8% (2007)

General Environmental Health

This activity includes a variety of services including:

- Monitoring of water supplies
- Provision of advice on drinking water quality
- Investigating notifiable diseases
- Noise Control

Our Accountability

Measure	Target	Current Performance
All water analysis reported.	Within 7 days of receiving results.	100%
Satisfaction with Noise Control as determined by the community satisfaction survey.	80%	72.8% (2007)

Inspection and Licensing

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.

Our Accountability

Measure	Target	Current Performance
All food premises and other registered premises inspected once per year.	100%	100%
District Licensing Agency functions carried out within statutory time frames.	100%	There are no statutory timeframes
Satisfaction with liquor licensing - as determined by the community satisfaction survey.	85%	62.8% (2007)

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 two animal and dog control officers, one located in Wanaka and one in Queenstown.

Our Accountability

Measure	Target	Current Performance
Continuously provide dog ranger service 24 hours, 7 days a week.	100%	100%
Maintain up to date register of dogs.	100%	100%
Provision of dog impounding facility 7 days per week.	100%	100%

Our Accountability

Measure	Target	Current Performance
Satisfaction with registration and licensing as determined by the community satisfaction survey.	85%	83.8% (2007)
Satisfaction with dog enforcement services as determined by the community satisfaction survey.	80%	66.3% (2007)
Genuine complaints received regarding the dog and animal control service.	Nil	1 complaint

Bylaw and General 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

Measure	Target	Current Performance
Ratified complaints received.	Nil	100%

Carparking Enforcement

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

Measure	Target	Current Performance
Regular patrols of parking areas.	130 hours/week	100%
Public complaints assessed and actioned within 48 hours.	100%	100%
Justified complaints received.	Nil	100%
Satisfaction with Parking enforcement services as determined by the community satisfaction survey.	70%	72.3% (2007)

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 Compliance Certificates, Compliance Schedules and Building Warrants of Fitness.

Our Accountability

Measure	Target	Current Performance
Applications processed within statutory time frames:		
Building consents.	100%	58%
PIM.	100%	100%
LIM.	100%	99%

Measure	Target	Current Performance
Inspection of building work carried out under new consents.	100%	100%
Building inspections completed within 24 hours of request.	90%	100%
Satisfaction with Resource Consent Management as determined by the community satisfaction survey		
Building Control Services.	50%	39.1% (2007)
LIM Services.	80%	80.2% (2007)

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

Measure	Target	Current Performance
Road stopping and closure for events completed in timely fashion.	No complaints received	100%

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. The harbourmaster service is provided 365 days of the year.

Adventure tourism and increasing recreational use of waterways has meant that the Council has a long history of involvement in waterways safety. This dates from the early days of jet boating and deaths on rivers or lakes has enhanced the Council's resolve to protect our image as a safe destination for visitors.

Our Accountability

Measure	Target	Current Performance
Boating guides for Wakatipu and Wanaka available to public.	Annually By December	100%
Water safety radio promotion.	Annually in January	100%
Safe Operation Plans audited annually.	100%	100%
Satisfaction with Harbourmaster Services - as determined by the community satisfaction survey.	90%	91.2% (2007)

Forecasted Financial Performance

Regulatory and Resource Management Summary of Forecasted Financial Performance			
Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09
\$000	Expenditure	\$000	\$000
3,316	Regulatory Services	3,864	3,117
321	Waterways Regulation	337	315
2,134	District Plan	2,414	1,940
5,771	Operating Costs	6,615	5,372
892	Group Activity Income (1)	1,339	917
4,879	Net Cost/(Surplus) of Service	5,276	4,455
	Capital Expenditure		
4	Regulatory Services	4	4
520	District Plan	560	560
524	Capital and Debt Repayment	564	564
5,403	Funding Required/(Generated)	5,840	5,019
	Funded By:-		
4,519	General Rates	4,887	4,292
898	Loans (Internal & External)	1,013	785
(14)	Transfers (to)/from Reserves	(60)	(58)
5,403	Total Funding	5,840	5,019
	Activity Income Includes (1)		
111	User Charges	68	115
781	Other	1,271	802
892	Total Activity Income	1,339	917



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, Lake Hawea, and Luggate. 85% of our rateable units are provided for by these public schemes. As of 2006 there were 11,255 connections to these schemes. The remainder obtain water by other means. These include rainwater tanks, private bores, and private reticulated supplies.

Water supply gradings are determined by the Ministry of Health. In this district many of the gradings are low generally as a consequence of the source water being unprotected, namely open lakes and shallow bores. Studies are proceeding to assess the options available and cost of improving the water quality gradings.

The Ministry of Health has released the New Zealand Drinking Water Standards 2005 (NZDWS) to replace the previous standard, it is also drafting new legislation that will require all water suppliers to comply with these standards. The Council continues to monitor progress with these provisions and is assessing the steps we will need to take, and the considerable additional costs involved in compliance. The capital programme for water supply does not include any physical works to upgrade water treatment service levels during the first ten years.

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 person is 3.8 times the national average. Within the smaller developing communities this figure rises to 6.3 times the national average. This has been largely attributed to irrigation demand during the summer months and lack of incentives to conserve (such as paying for water).

Water supply assessments are likely to result in a number of communities needing to upgrade their schemes to comply with the new standards.

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.

Our Accountability

Measure	Target	Current Performance
Satisfaction with water quality as determined by the Community Satisfaction Survey.	80% quality	83.7% (2007)
Satisfaction with supply reliability as determined by the Community Satisfaction Survey.	100% reliability.	91.6% (2007)
Water demand.	The peak domestic demand to be less than 730 litres/person/day.	Average day per person demand which is currently 916.5 l/p/d. (Includes residents and visitors).
Hydrants meeting fire safety standards.	95%	100% as measured by Lakes Contract Services.
Availability of service.	Water supply available for more than 99.5 % of the time.	99.97%.
Duration of disruptions.	95% of the total number of interruptions on a per event basis shall not exceed 4 hours.	99% achieved

Measure	Target	Current Performance
Maximum duration of disruptions.	Water supply interruption to any property shall not exceed 8 hours.	1 incident - 16 Hours (Frankton 250mm break)
Notification of planned supply shutdown.	A best attempt to contact all affected consumers via letter drop and radio advertising, 3 days prior if non emergency.	99%
Minimum flowrate for a household connection.	40 litres/min.	100% achieved
Minimum pressure for a household connection.	300 kPa	100% achieved
Maximum pressure for a household connection.	900 kPa	1,320 kPa
Minimum flow rate for a fire hydrant.	25 litres/sec	6.8 litres/sec
Monitoring of supplies.	To complete monitoring of FAC,NTU,Cl2 and pH as required by the NZDWS 2005.	All supplies meet NZDWS monitoring frequency requirements

Measure	Target	Current Performance
Compliance with resource consents.	The conditions of all resource consents for water supply to be complied with 100% of the time.	99.1%
Completion of capital works.	80% of all capital projects by value to be completed.	41.3%
Ministry of Health Water Quality Grading.	<p>Queenstown (2 mile) – E/b</p> <p>Queenstown (Kelvin Hts)–E/b</p> <p>Arrowtown – D/c</p> <p>Wanaka (Roys Bay)– E/b</p> <p>Wanaka (Western)– E/b</p> <p>Wanaka (Beacon Pt)– E/b</p> <p>Wanaka (Albert Town) – E/a</p> <p>Lake Hawea – E/b</p> <p>Glenorchy – u</p> <p>Lake Hayes – u</p> <p>Luggate – u</p> <p>Arthur’s Point - u</p>	<p>Until December 2004, all grades were calculated using the 1993 Public Health Grading specification. A new specification was released in late 2003. Supplies that did not re-grade according to the new specification were re-classified as Uu – ‘ungraded’. Queenstown (for example) has a water grade of Eb in some reports. This is an old grading and was superseded by Uu. All water supplies under QLDC ownership are currently graded Uu.</p>

Stormwater

In the Queenstown Lakes District, there are seven public reticulated stormwater systems located at Queenstown, Wanaka, Arrowtown, Hawea, Glenorchy, Albert Town and Arthur's Point.

Other settlements in the district such as Kingston, Luggate and Makarora have limited stormwater assets and typically rely on ground soakage and natural watercourses for their stormwater disposal. In addition there are small amounts of rural assets including open channels.

This activity exists because stormwater can carry contaminants into public waterways and from there affect the environment of the district. Left unchecked, stormwater could also lead to flooding and land instability.

Our Accountability

Measure	Target	Current Performance
Satisfaction with stormwater facilities - as determined by the community satisfaction survey.	70%	67.9% (2007)
Flooding.	No flooding of residential or commercial buildings due to a failure of the public storm water system with a probability of greater than 2 % (1 in 50 year storm) measured at the nearest calibrated weather station.	Damage to manhole in Gorge Road caused surface flooding of the Queenstown Library.
Response time for routine priority and emergency events to meet specified contract response time.	100%	Not measured
Completion of capital works.	80% of all capital projects by value to be completed.	41.1%

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 11,304 connections. Schemes are located at Queenstown, Wanaka, Arrowtown, Hawea, Albert Town, Lake Hayes 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 single biggest wastewater priority for the Council is to achieve internationally accepted standards of wastewater treatment, which will involve disposal to land. This involves acquiring the necessary land, seeking consents and constructing wastewater treatment and disposal facilities.

Our Accountability

Measure	Target	Current Performance
Satisfaction with wastewater - as determined by the community satisfaction survey.	90%	86.5% (2007)
Wastewater production based on the average dry weather flow.	Less than 300 litres/person/day.	405 litres/person/day.
Accidental discharges.	The number of accidental discharges from the wastewater systems each year shall not exceed: Manholes to land – 3 Manholes to water – 1 Pump stations to land – nil Pump stations to water - nil	Manholes to land - 40 Manholes to water - 4 Pump stations to land - nil pumpstations to water - nil

Measure	Target	Current Performance
Remediation of accidental discharges.	95 % of the total number of accidental wastewater discharges shall be rectified and all detritus cleaned up and disinfected within 4 hours.	95% of 40 instances
Response time for routine priority and emergency events.	To meet the specified contract response time for 100% of the reported events.	Not measured.
Compliance with resource consents.	The conditions of all resource consents for water supply to be compiled with 100%.	100%
Completion of capital works.	80% of all capital projects by value to be completed.	24.4%

Waste Management

The Council is committed to a 'Zero Waste' future. This is reflected in its continuing drive towards the implementation of the Waste Management Strategy.

The Strategy covers solid waste and outlines the steps that the Council is taking towards implementing 43 waste minimisation initiatives identified through a district-wide public participation process.

Waste management includes the provision and management of the Victoria Landfill, the provision of transfer stations at Queenstown and Wanaka for the collection of solid waste and hazardous waste facilities in accordance with the Regional Council's requirements. The activity plan also includes refuse collection and the provision of a kerbside refuse collection service in Wanaka, Queenstown, Arrowtown, Glenorchy, Kingston, Hawea, Albert Town, Luggate and Makarora. The activity plan also outlines the district-wide street bins service.

Our Accountability

Measure	Target	Current Performance
Satisfaction with:		
Recycling Collection Service.	75%	54.2% (2007)
Resource Recovery Parks.	75%	73.5% (2007)
Refuse collection services.	75%	80.1% (2007)
Landfill site management.	75%	73.9% (2007)
Transfer Station.	75%	83.4% (2007)
as determined by the community satisfaction survey.		
Recycling collection.	To provide weekly kerbside recycling collection services to nominated areas for 52 weeks per year.	100%

Measure	Target	Current Performance
Transfer Station operation.	All Transfer Stations and Resource Recovery Parks to be open and operational 362.5 days per year.	100%
Landfill operation.	Victoria Flats Landfill to be open and operational 362.5 days per year.	100%
Reduction of waste.	In accordance with the Waste Management Strategy to reduce the net volume of waste to landfill by the following percentage at the stated dates. 25%	13.5% 2007
Landfill monitoring.	To undertake monitoring of all active and closed landfills as required by the applicable resource consents.	75%
Compliance with resource consents.	Zero instances of failure to achieve compliance with resource consent conditions for transfer stations and landfills.	75%
Community recycling programme funding.	To provide funding to community recycling programmes to the level provided for in the annual plan.	100%

Forecasted Financial Performance

Utilities			
Summary of Forecasted Financial Performance			
Annual Plan		Annual Plan	CCP
2007/08		2008/09	2008/09
\$000	Expenditure	\$000	\$000
4,821	Wastewater	6,238	6,396
5,349	Water Supply	5,908	5,611
5,289	Waste Management	5,974	6,805
1,384	Stormwater	1,877	1,280
16,843	Operating Costs	19,997	20,092
13,320	Group Activity Income (1)	13,602	13,525
3,523	Net Cost/(Surplus) of Service	6,395	6,567
	Capital Expenditure		
18,038	Wastewater	13,262	12,464
8,847	Water Supply	7,260	14,744
2,167	Waste Management	189	188
4,332	Stormwater	3,789	3,569
33,384	Capital and Debt Repayment	24,500	30,965
36,907	Funding Required/(Generated)	30,895	37,532
	Funded By:-		
12,424	Targeted Rates	13,510	14,651
307	General Rates	646	756
3,227	Depreciation	3,673	3,377
15,441	Loans (Internal & External)	6,628	12,990
5,508	Transfers (to)/from Reserves	6,438	5,758
36,907	Total Funding	30,895	37,532
	Activity Income Includes (1)		
2,697	User Charges	2,744	2,557
465	Other	576	92
4,310	Vested Assets	4,413	4,413
5,848	Capital Contributions	5,869	6,463
13,320	Total Activity Income	13,602	13,525

Roading and Parking

The roading activity includes:

- Roothing
- Parking Facilities

Roothing

With growth comes the need to provide transport corridors capable of carrying the volumes of traffic generated. The Council's Parking and Transportation Study 2005 (Future Link) points to major land acquisition and subsequent road enhancement necessary for the future.

Public transport is also a major component in the overall satisfaction of transportation needs, identified in the study.

The Council understands that roading is a limited resource and in order to avoid congestion into the future the Council's study has identified a strategy, which is already being implemented.

Roads in this district are the arteries through which residents and visitors find their way to work, home and recreation.

The district controls 715 KMs of formed roads (of which 309KM are sealed), 90KM of footpaths, 89 bridges, 2720ha of land and 1029 streetlights. There also exist numerous other features including signs, barriers and street furniture.

This activity includes not only the roadway but many associated aspects such as footpaths, signage, and streetlighting.

This activity requires the Council to work in close partnership with Land Transport New Zealand which funds a portion of local roads through national levies, with the New Zealand Police and the Land Transport Safety Authority regarding the safe design and use of roads and with Transit New Zealand who provide the complementary state highway network.

Our Accountability

Measure	Target	Current Performance
Satisfaction with:		
Sealed Roads	70%	69.5% (2007)
Unsealed roads	70%	67.6% (2007)
Footpaths	60%	64.2% (2007)
as determined by the community satisfaction survey.		
Number of complaints.	Maximum of 200 per month	Achieved
Roughness rating (NAASRA Counts).		
Urban Roads	Less than 100	108
Rural Roads	Less than 100	83
Safety The number of serious injury road crashes per 10,000 vehicles.	Less than 51	53 per 10,000 vehicles

Measure	Target	Current Performance
Costs.	To travel conveniently and comfortably, to a level desired and considered affordable by the community.	To be quantified.
Completion of capital works.	80 %	86.5%
Streets cleaned to an acceptable level to the community.	100%	68.4%
Peak Traffic flows SH6A (critical arterial route) to peak in 2011 with development of public transport and alternative routes (Future Link).	1180 vehicles per hour	1634 vehicles per hour (2007)

Parking Facilities

Parking provides for resident, worker and visitor access to the facilities and attractions of Queenstown, Arrowtown and Wanaka. The shortage of parking facilities is seen as one of the most significant issues for Council.

In 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, metered, time restricted, Pay & Display and leased parking places.

Central 165 (Church Street) and Ballarat Street are Council's main off-street car parking facilities in central Queenstown. There are also facilities in Gorge Road, Athol Street and Brecon Street. Arrowtown has facilities on Ramshaw Lane.

In central Wanaka the Council has facilities on Pembroke Park, Dunmore Street, Brownston Street and Wanaka waterfront. All of these facilities are at times under considerable pressure.

In 2005 Council adopted a Transportation and Parking Strategy. This document is the result of a detailed study of the demands on our roading and parking infrastructure both now and for the coming 20 years. The major recommendations from the study relating to parking are:

- The implementation of transport demand management strategies.
- The need for increased use of public transport.
- User charges to increase.

Our Accountability

Measure	Target	Current Performance
Satisfaction with Parking Facilities - as determined by the community satisfaction survey.	50%	50.1% (2007)

Forecast Financial Performance

Roading and Parking Summary of Forecasted Financial Performance			
Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09
\$000	Expenditure	\$000	\$000
13,230	Roading and Parking	12,796	14,610
1,184	Town Centres	1,410	1,293
477	Parking Provision	457	477
14,891	Operating Costs	14,663	16,380
19,159	Group Activity Income (1)	18,573	18,107
(4,268)	Net Cost/(Surplus) of Service	(3,910)	(1,727)
	Capital Expenditure		
21,530	Roading	22,657	18,537
2,368	Town Centres	2,150	2,100
856	Parking Provision	441	380
24,754	Capital and Debt Repayment	25,248	21,017
20,486	Funding Required/(Generated)	21,338	19,290
	Funded By:-		
9,069	Targeted Rates	8,675	10,352
4,068	Depreciation	3,167	3,381
3,726	Loans (Internal & External)	6,067	1,895
3,623	Transfers (to)/from Reserves	3,430	3,662
20,486	Total Funding	21,339	19,290
	Activity Income Includes (1)		
761	User Charges	546	806
12,447	Grants & Subsidies	11,468	11,054
411	Other	438	438
2,565	Vested Assets	2,627	2,627
2,975	Capital Contributions	3,494	3,182
19,159	Total Activity Income	18,573	18,107



Capital Expenditure for 2008/09

Community (Wakatipu)

Description	Annual Plan 2008/09	CCP 2008/09
RESERVE IMPROVEMENTS WAKATIPU CAPEX	\$000	\$000
Walkways Wakatipu		
Walkway Structure Upgrades	26	26
Ladies Mile to Shotover bridge	-	53
Arthurs Point - Gorge Road Walkway planning and design	-	53
Walkway planning and design	26	26
Frankton Industrial to Frankton Walkway	-	79
Kelvin Peninsula Walkway	10	232
Visitor Monitoring	5	5
Shotover Bridge to Arrowtown	153	53
Residential Accessway upgrades	-	106
	220	633
Reserve Improvements Wakatipu		
Signs and Furniture	53	53
Playground Renewals	153	63
Asset Registers, Condition Assessments and Valuations	11	11
Reserve management planning	11	11
Queenstown Gardens Development	304	264
Park and open space planning and design	21	21
Queenstown Gardens Depot	200	-
Horticulture Team - Plant & Equipment	255	-
Trees - renewal planting	26	26
Kelvin Peninsula Network Plan implementation	80	159
Frankton Queenstown Network Plan implementation	-	16
Arrowtown parks, paths and entrances	-	53
Kingston Foreshore Development	10	159
Glenorchy School Reserve	-	16
Horne Creek Revegetation	-	5
Gorge Road Wetland restoration	20	-

Description	Annual Plan 2008/09	CCP 2008/09
Reserve Improvements Wakatipu cont.	\$000	\$000
Fernhill Playground	-	53
Reserve Revegetation	30	85
Gibbston Reserve development	50	-
Jardine Park	-	106
Arthurs Point Playground	-	63
Queenstown Bay Playground	504	264
Marine Parade - Memorial Ave redevelopment	80	-
Queenstown Skatepark	110	-
James Clouston Park	50	-
Pigeon Island Tractor & Shed	25	-
Village Green Power Supply	15	-
Commonage Landscaping	25	-
Jump Park Upgrade	6	-
	2,039	1,427
WAKATIPU RESERVE IMPROVEMENTS - DEBT SERVICING		
Loan repayment - Renewal	22	22
Loan repayment - Other	42	42
	65	65
Wakatipu Reserve Improvements Capex Total	2,324	2,124
Reserve Land Wakatipu		
Land Acquisition - Queenstown	2,121	2,121
Land Acquisition - Arrowtown	908	908
	3,029	3,029
Wakatipu Reserves Capex Total	3,029	3,029
CEMETERIES - WAKATIPU CAPEX		
Queenstown Cemetery Plan	317	-
Shotover Cemetery	-	317
	317	317

Description	Annual Plan 2008/09	CCP 2008/09
WAKATIPU CEMETERIES - DEBT SERVICING	\$000	\$000
Loan repayment - Other	10	10
	10	10
Cemeteries Wakatipu Capex Total	327	327
WATERWAYS FACILITIES - WAKATIPU CAPEX		
Sunshine Bay Launching Facility	-	21
Waterways Enforcement (Signage, Buoys, Beacons)	4	4
	4	25
WAKATIPU WATERWAYS - DEBT SERVICING		
Loan repayment - Renewal	11	61
Loan repayment - Other	1	51
	13	113
Waterways Facilities Wakatipu Capex Total	17	138
TOILETS - WAKATIPU CAPEX		
CBD toilets	211	211
	211	211
WAKATIPU TOILETS - DEBT SERVICING		
Loan repayment - Renewal	13	13
	13	13
Toilets Wakatipu Capex Total	225	225
HALLS - WAKATIPU CAPEX		
Lake Hayes Pavillion	5	26
Memorial Hall	10	-
Arrowtown Hall	60	-
Glenorchy Hall	30	26
Lakes Leisure Capital Grant (includes aquatics signage, turf equipment and planning projects)	405	264
Remarkables Centre	184	184
	694	501

Description	Annual Plan 2008/09	CCP 2008/09
WAKATIPU HALLS - DEBT SERVICING	\$000	\$000
Loan repayment - Growth	100	100
Loan repayment - Other	17	17
	117	117
Wakatipu HALLS Capex Total	811	618
WAKATIPU POOLS - DEBT SERVICING		
Loan repayment - Growth	769	809
Loan repayment - Renewal	1	1
Loan repayment - Other	24	24
	794	834
Wakatipu POOLS Capex Total	794	834
LIBRARIES - WAKATIPU CAPEX		
Queenstown		
Book Replacements	63	63
Minor Furniture/Equipment	8	-
	71	63
Arrowtown		
Book Replacements	30	26
Minor Furniture/Equipment	1	2
Building Extension (design only)	10	-
	41	29
Glenorchy		
Book Replacements	10	5
Minor Furniture/Equipment	2	-
Building Extension (design only)	10	-
	22	5
Kingston		
Book Replacements	10	2
	10	2
Wakatipu Libraries Capex Total	144	99

Description	Annual Plan 2008/09	CCP 2008/09
RESERVE IMPROVEMENTS WANAKA CAPEX	\$000	\$000
Walkways Wanaka		
Walkway Structure Upgrades	-	21
Mt Iron - Beacon Point - Clutha River Walkway	25	0
Walkway planning and design	11	11
Visitor Monitoring	5	5
Glendhu/Damper Bay Walkway	130	-
Residential Accessway upgrades	-	74
	171	111
Reserves Wanaka		
Signs and Furniture	53	53
Park and open space planning and design	26	21
Playground Renewals	103	63
Reserve management planning	-	11
Trees - renewal planting	11	11
Albert Town Lagoon Upgrade	53	53
Wanaka Waterfront 1		53
Kingan Road/Luggate Creek revegetation	-	11
Lismore Park	29	79
Pembroke Park	40	-
Wanaka Station Park	-	106
Beacon Point planting	11	11
Sports Ground Wanaka	78	53
Hawea Foreshore Domain	25	79
Hawea Recreation Reserve	105	-
Cardrona Reserve	10	85
Waterfall Creek	-	53
Little Pembroke Park	-	159
Wanaka Depot	20	-
Horticulture Team - Plant & Equipment	106	-
Wanaka War Memorial Lighting	15	-
Wanaka Tennis Club Extension	38	-
	722	898

Description	Annual Plan 2008/09	CCP 2008/09
WANAKA RESERVE IMPROVEMENTS - DEBT SERVICING	\$000	\$000
Loan repayment - Other	14	14
	14	14
Wanaka Reserves Capex Total	906	1,023
Reserve Land Wanaka		
Land Acquisition - Wanaka	448	448
	448	448
Wanaka Reserves Capex Total	448	448
CEMETERIES - WANAKA CAPEX		
Wanaka Cemetery Plan	159	159
	159	159
WANAKA CEMETERIES - DEBT SERVICING		
Loan repayment - Other	3	3
	3	3
Cemeteries Wanaka Capex Total	162	162
WATERWAYS FACILITIES - WANAKA CAPEX		
Hawea Jetty	-	85
Waterways Enforcement (Signage, Buoys, Beacons)	3	3
	3	88
WANAKA WATERWAYS - DEBT SERVICING		
Loan repayment - Other	2	2
	2	2
Waterways Facilities Wanaka Capex Total	5	90
TOILETS - WANAKA CAPEX		
Ardmore Street/Upper town centre	-	106
Scurr Heights Toilet	60	-
	60	106

Description	Annual Plan 2008/09	CCP 2008/09
WANAKA TOILETS - DEBT SERVICING	\$000	\$000
Loan repayment - Renewal	16	18
Loan repayment - Other	1	1
	17	19
Public Toilets Wanaka Capex Total	78	124
HALLS - WANAKA CAPEX		
Hawea Hall	38	26
Wanaka Arts & Community Centre Feasibility	10	-
	48	26
Wanaka Facilities Capex Total	48	26
SWIMMING POOLS - WANAKA CAPEX		
Wanaka Pool Upgrade Feasibility	44	-
	44	-
Wanaka Facilities Capex Total	44	-
LIBRARIES - WANAKA CAPEX		
Wanaka		
Book Replacements	60	42
Building Alteration (toilet screen)	10	-
Minor Furniture/Equipment	23	-
	93	42
Hawea		
Book Replacements	10	5
Minor Furniture/Equipment	8	-
Building Extension (design only)	10	-
	28	5
Makarora		
Book Replacements	10	-
Minor Furniture/Equipment	5	-
	15	-
Wanaka Libraries Capex Total	136	48

Description	Annual Plan 2008/09	CCP 2008/09
EMERGENCY SERVICES CAPEX	\$000	\$000
New Pumps/CD Generator (Wanaka)	36	6
Replacement Protective Clothing/Equipment	11	11
Rural Fire Appliance	126	126
Upgrade Radios/Pagers	37	2
	210	145
Emergency Services Capex Total	210	145
Total Community	9,707	9,459

Description	Annual Plan 2008/09	CCP 2008/09
CAMPING GROUNDS - CAPEX	\$000	\$000
Wanaka Camp Ground- planning for new camp	20	-
Glendhu Bay Motor Park- planning for new camp	20	-
Arrowtown Camp Ground	50	1,057
Queenstown Lakeview Holiday Park	11	11
	101	1,067
LAKEVIEW PROJECT - CAPEX		
Lakeview Project (site preparation)	745	-
	745	-
MOTOR CAMPS - DEBT SERVICING		
Loan repayment - Renewal	4,260	4,260
Loan repayment - Other	76	76
	4,336	4,336
Camping Grounds Capex Total	5,182	5,403
HOUSING CAPEX		
Elderly Person Flats Arrowtown - replace vinyl kitchens	10	-
Clean Air Warm Homes Trust	50	-
Elderly Person Flats Wanaka - refurbish interiors	48	48
Other Residential Wanaka	10	-
Other Residential Wanaka	25	-
	143	48
HOUSING - DEBT SERVICING		
Loan repayment - Renewal	2	2
	2	2
Housing Capex Total	145	50
COUNCIL LAND WAKATIPU CAPEX		
Kelvin Heights Land (develop reservoir site access)	200	-
	200	-
Council Land Capex Total	200	-

Description	Annual Plan 2008/09	CCP 2008/09
WANAKA AIRPORT - CAPEX	\$000	\$000
Minor Works	73	141
Seal Internal Roadway	65	-
Runway Resealing	-	63
Terminal Building	-	53
	138	257
WANAKA AIRPORT - DEBT SERVICING		
Loan repayment - Renewal	12	12
Loan repayment - Other	23	23
	35	35
Wanaka Airport Capex Total	173	292
Total Property	5,700	5,745

Resource Management and Regulation

Description	Annual Plan 2008/09	CCP 2008/09
ENFORCEMENT - DEBT SERVICING	\$000	\$000
Loan repayment - Other	4	4
	4	4
Enforcement Capex Total	4	4
DISTRICT PLAN - DEBT SERVICING		
Loan repayment	560	560
	560	560
District Plan Capex Total	564	564
Total Regulatory	564	564

Roading and Parking

Description	Annual Plan 2008/09	CCP 2008/09
ROADING TNZ WAKATIPU - CAPEX	\$000	\$000
Maintenance Chip Seals	974	346
Thin Asphaltic Surfacing	120	834
Minor Safety Projects	425	395
Rehabilitations	211	-
Road Reconstruction (includes Royal Burn / Glencoe, Malaghans Roads)	4,982	3,485
Pavement Smoothing	-	1,164
Professional Services (Investigations)	158	228
Cycleway Construction	260	263
Passenger Transport	380	1,051
Traffic Management	260	-
Advanced Property Purchase (Future Roding Corridors)	1,051	1,051
Major Drainage Control	150	150
	8,970	8,966
ROADING TNZ GLENORCHY SPR - CAPEX		
Maintenance Chip Seals	400	150
Seal Widening	-	525
Rehabilitations	226	-
Minor Safety Projects	127	127
Major Drainage Control	28	28
	781	830
ROADING TNZ UPPER SHOTOVER - CAPEX		
Minor Safety Improvements	5	5
Major Drainage Control	10	10
General Maintenance (Metalling Programme)	32	32
	47	47
Wakatipu Roding TNZ Capex Total	9,797	9,842

Description	Annual Plan 2008/09	CCP 2008/09
NON-SUB'D ROADING WAKATIPU - TOWN CENTRES CAPEX	\$000	\$000
Footpath Construction	47	47
Town Centre Improvements	1,051	1,051
Street Furniture	69	69
Kerb & Channel Construction	53	53
Streetlighting	78	53
	1,297	1,272
Town Centre Wakatipu Capex Total	1,297	1,272
NON-SUB'D ROADING WAKATIPU - OTHER CAPEX		
Seal Extensions	1,053	315
Footpath Construction	189	189
Roading General	178	53
Kerb & Channel Construction	53	53
Streetlighting	78	53
Transport Monitoring	45	-
Passenger Transport (park and ride facilities)	800	-
Transport management	35	-
Emergency Works Contingency	-	147
	2,429	809
NON SUB ROADING - DEBT SERVICING		
Loan repayment - Renewal	36	36
	36	36
Non Sub Roading Wakatipu Capex Total	2,465	845

Description	Annual Plan 2008/09	CCP 2008/09
ROADING TNZ WANAKA - CAPEX	\$000	\$000
Seal Extension	1,154	263
Maintenance Chip Seals	885	254
Thin Asphaltic Surfacing	10	690
Rehabilitations	500	-
Minor Safety Projects	306	306
Transportation Studies	100	-
Pavement Smoothing	-	727
Professional Services (Investigations)	210	210
Traffic Management	200	-
Cycleway Construction	230	105
Major Drainage Control	431	431
	4,026	2,985
ROADING TNZ CROWN RANGE SPR - CAPEX		
Thin Asphaltic Surfacing	30	23
Minor Safety Projects	77	77
Rehabilitations	768	-
Road Reconstruction	781	788
Major Drainage Control	26	26
	1,682	913
ROADING TNZ - DEBT SERVICING		
Loan repayment - Growth	89	89
Loan repayment - Other	86	86
	175	175
Wanaka Roding TNZ Capex Total	5,883	4,074

Description	Annual Plan 2008/09	CCP 2008/09
NON-SUB'D ROADING WANAKA - TOWN CENTRES CAPEX	\$000	\$000
Footpath Construction	242	242
Roading General	79	79
Town Centre Improvements	315	315
Street Furniture	32	32
Kerb & Channel Construction	79	79
Streetlighting	78	53
	823	798
NON SUB ROADING - DEBT SERVICING		
Loan repayment - Other	30	30
	30	30
Town Centre Wanaka Capex Total	853	828
NON-SUB'D ROADING WANAKA - OTHER CAPEX		
Seal Extensions	525	525
Seal Widening	158	158
Footpath Construction	105	105
Roading General	204	179
Kerb & Channel Construction	53	53
Streetlighting	109	84
Car Pound	50	-
Road Reconstruction	600	-
Safety Strategy	30	-
Transport Monitoring	5	-
	1,838	1,103
NON SUB ROADING - DEBT SERVICING		
Loan repayment - Other	46	46
	46	46
Non Sub Roothing Wanaka Capex Total	1,884	1,149

Description	Annual Plan 2008/09	CCP 2008/09
CARPARKING PROVISION CAPEX	\$000	\$000
Carparking Facilities	50	-
On Street Carparks	-	80
Signage	22	21
Wanaka Parking Plan Change	50	-
Queenstown Parking Plan	60	21
Renewals	22	21
	203	143
CARPARKING PROVISION - DEBT SERVICING		
Loan repayment - Renewal	83	33
Loan repayment - Other	154	204
	237	237
Carparking Provision Capex Total	440	380
Total Rooding	22,620	18,390

Utilities - Wastewater

Description	Annual Plan 2008/09	CCP 2008/09
QUEENSTOWN WASTEWATER - CAPEX	\$000	\$000
Reticulation	108	200
Pump Stations	-	1,628
Treatment Facilities	973	357
Management	90	90
Renewals	407	407
	1,578	2,682
QUEENSTOWN WASTEWATER - DEBT SERVICING		
Loan repayment - Growth	500	-
Loan repayment - Renewal	151	151
	651	151
Queenstown Wastewater Capex Total	2,228	2,832
ARROWTOWN WASTEWATER - CAPEX		
Reticulation	60	60
Pump Stations	75	69
Treatment Facilities	59	-
Management	7	7
Renewals	181	109
	381	244
ARROWTOWN WASTEWATER - DEBT SERVICING		
Loan repayment - Growth	117	214
Loan repayment - Renewal	12	12
Loan repayment - Other	58	58
	186	283
Arrowtown Wastewater Capex Total	568	527

Description	Annual Plan 2008/09	CCP 2008/09
GLENORCHY WASTEWATER - CAPEX	\$000	\$000
New Scheme	-	483
	-	483
Glenorchy Wastewater Capex Total	-	483
LAKE HAYES WASTEWATER - CAPEX		
Pump Station	-	96
Treatment Facilities	44	-
Management	7	7
Renewals	16	66
	67	168
LAKE HAYES WASTEWATER - DEBT SERVICING		
Loan repayment - Growth	128	128
Loan repayment - Renewal	31	31
Loan repayment - Other	28	28
	187	187
Lake Hayes Wastewater Capex Total	254	354
ARTHURS POINT WASTEWATER - CAPEX		
Reticulation	33	33
Treatment Facilities	22	-
Management	7	7
Renewals	74	51
	135	90
ARTHURS POINT WASTEWATER - DEBT SERVICING		
Loan repayment - Growth	104	131
	104	131
Arthurs Point Wastewater Capex Total	239	221

Description	Annual Plan 2008/09	CCP 2008/09
WANAKA WASTEWATER - CAPEX	\$000	\$000
Reticulation	87	87
Pump Stations	1,500	-
Treatment Facilities (Project Pure)	5,942	5,852
Management	70	70
Renewals	252	122
	7,850	6,131
Wanaka Wastewater Capex Total	7,850	6,131
HAWEA WASTEWATER - CAPEX		
Treatment Facilities	200	-
Management	7	7
Renewals	37	25
	244	32
HAWEA WASTEWATER - DEBT SERVICING		
Loan repayment - Renewal	2	15
Loan repayment - Other	5	5
	6	20
Hawea Wastewater Capex Total	250	52
ALBERT TOWN WASTEWATER - CAPEX		
Treatment Facilities (Project Pure)	660	650
Management	7	7
Renewals	43	17
	710	674
ALBERT TOWN WASTEWATER - DEBT SERVICING		
Loan repayment - Renewal	5	32
Loan repayment - Other	3	3
	8	35
Albert Town Wastewater Capex Total	718	708
Total Utility Wastewater	12,106	11,308

Utilities Water Supply

Description	Annual Plan 2008/09	CCP 2008/09
QUEENSTOWN WATER SUPPLY - CAPEX	\$000	\$000
Pump Stations	34	43
Storage	552	490
Asset Management Systems	140	140
Renewals	733	433
	1,460	1,106
QUEENSTOWN WATER - DEBT SERVICING		
Loan repayment - Growth	599	653
Loan repayment - Renewal	-	193
	599	846
Queenstown Water Supply Capex Total	2,059	1,952
ARROWTOWN WATER SUPPLY - CAPEX		
Flow Metering	42	-
Asset Management Systems	12	12
Renewals	65	65
	119	77
ARROWTOWN WATER - DEBT SERVICING		
Loan repayment - Growth	45	369
Loan repayment - Renewal	53	80
Loan repayment - Other	13	13
	111	462
Arrowtown Water Supply Capex Total	230	539
GLENORCHY WATER SUPPLY - CAPEX		
Flow Metering	42	-
Asset Management Systems	12	12
Renewals	20	-
	74	12
GLENORCHY WATER - DEBT SERVICING		
Loan repayment - Growth	-	54
Loan repayment - Renewal	12	12
Loan repayment - Other	2	2
	14	69
Glenorchy Water Supply Capex Total	88	81

Description	Annual Plan 2008/09	CCP 2008/09
LAKE HAYES WATER SUPPLY - CAPEX	\$000	\$000
Storage	1,042	-
Asset Management Systems	12	12
Renewals	13	13
Flow Metering	44	-
	1,110	25
LAKE HAYES WATER - DEBT SERVICING		
Loan repayment - Growth	-	91
	-	91
Lake Hayes Water Supply Capex Total	1,110	116
ARTHURS POINT WATER SUPPLY - CAPEX		
Reticulation	30	840
Treatment Facilities	122	125
Intake	288	341
Asset Management Systems	12	12
Renewals	47	-
	499	1,318
ARTHURS POINT WATER - DEBT SERVICING		
Loan repayment - Other	10	10
	10	10
Arthurs Point Water Supply Capex Total	509	1,327
KINGSTON WATER SUPPLY - CAPEX		
New Scheme - Reticulation, Treatment and Storage	-	22
	-	22
Kingston Water Supply Capex Total	-	22

Description	Annual Plan 2008/09	CCP 2008/09
WANAKA/ALBERT TOWN WATER SUPPLY - CAPEX	\$000	\$000
Reticulation	300	4,219
Pump Stations	22	398
Intakes	38	38
Storage	1,042	1,726
Asset Management Systems	68	68
Renewals	239	239
	1,708	6,687
WANAKA/ALBERT TOWN WATER - DEBT SERVICING		
Loan repayment - Renewal	160	160
	160	160
Wanaka Water Supply Capex Total	1,868	6,847
HAWEA WATER SUPPLY - CAPEX		
Reticulation	120	2,315
Pump Stations	40	145
Treatment Facilities	40	303
Asset Management Systems	12	12
Renewals	44	-
Flow Metering	46	-
	302	2,774
Hawea Water Supply Capex Total	302	2,774
LUGGATE WATER SUPPLY - CAPEX		
Asset Management Systems	12	12
Renewals	-	2
Flow Metering	26	-
	38	14
LUGGATE WATER - DEBT SERVICING		
Loan repayment - Growth	-	22
	-	22
Luggate Water Supply Capex Total	38	36
Total Utility Water	6,208	13,694

Utilities Other

Description	Annual Plan 2008/09	CCP 2008/09
QUEENSTOWN STORMWATER - CAPEX	\$000	\$000
Sunshine Bay - Upgrades	46	46
Lake Hayes - Upgrades	2	2
Queenstown - Upgrades	44	44
Horne Creek Catchment - Upgrades	54	54
Minor Works, Projects, GIS	163	163
Treatment Facilities	54	54
Asset Management	72	72
	435	435
QUEENSTOWN STORMWATER - DEBT SERVICING		
Loan repayment - Growth	127	115
Loan repayment - Renewal	252	202
	378	316
Queenstown Stormwater Capex Total	814	752
ARROWTOWN STORMWATER - CAPEX		
Arrowtown - Upgrades	9	9
Minor Works	9	9
	19	19
Arrowtown Stormwater Capex Total	19	19
GLENORCHY STORMWATER - CAPEX		
Glenorchy - Upgrades	2	2
	2	2
GLENORCHY STORMWATER - DEBT SERVICING		
Loan repayment - Growth	13	-
Glenorchy Stormwater Capex Total	15	2

Description	Annual Plan 2008/09	CCP 2008/09
KINGSTON STORMWATER - CAPEX	\$000	\$000
Investigations	11	13
	11	13
KINGSTON STORMWATER - DEBT SERVICING		
Loan repayment - Renewal	25	-
	25	-
Kingston Stormwater Capex Total	36	13
ARTHURS POINT STORMWATER - CAPEX		
Arthurs Point - Upgrades	21	21
	21	21
Arthurs Point Stormwater Capex Total	21	21
WANAKA STORMWATER - CAPEX		
Wanaka - Upgrades	356	256
Minor Works	106	106
Treatment Facilities	33	33
Asset Management	72	72
	567	467
WANAKA STORMWATER - DEBT SERVICING		
Loan repayment - Growth	61	44
	61	44
Wanaka Stormwater Capex Total	628	511
HAWEA STORMWATER - CAPEX		
Hawea - Upgrades	4	4
Minor Works	39	39
	43	43
HAWEA STORMWATER - DEBT SERVICING		
Loan repayment - Growth	6	-
	6	-
Hawea Stormwater Capex Total	49	43

Description	Annual Plan 2008/09	CCP 2008/09
ALBERT TOWN STORMWATER - CAPEX	\$000	\$000
Albert Town - Upgrades	2	2
	2	2
Albert Town Stormwater Capex Total	2	2
LUGGATE STORMWATER - CAPEX		
Luggate - Upgrades	1	1
	1	1
Luggate Stormwater Capex Total	1	1
WASTE MANAGEMENT - CAPEX		
Wheelie Bins for residential residual waste	-	-
Closed Landfills	22	21
	22	21
WASTE MANAGEMENT - DEBT SERVICING		
Loan repayment - Other	167	167
	167	167
Waste Management Capex Total	189	188
Total Utility Other	1,772	1,551

Administration Overhead

Description	Annual Plan 2008/09	CCP 2008/09
INFORMATION SYSTEMS ADMIN - CAPEX	\$000	\$000
Projects	110	21
PC's & Printers	11	-
Unix/Firewall	15	16
Upgrade QLHP Server	8	-
Fixed Asset Purchase	-	21
QLDC Web Page	38	21
NCS Software Improvements	12	11
Mobile Computing	18	6
Library PC's, Scanners, faxes	17	4
Library Software Upgrade	100	39
	330	139
GIS - CAPEX		
Asset Management system	90	21
Upgrade GIS software	85	32
Hardware	10	21
	185	74
RECORDS - CAPEX		
Upgrade TRIM	23	21
Fixed Asset Purchase	-	32
	23	53
Information System Capex Total	538	266

Description	Annual Plan 2008/09	CCP 2008/09
ADMINISTRATION BUILDING CAPEX		
Concept Design Gorge Road Offices	560	-
	560	-
ADMIN BLDG - DEBT SERVICING		
Loan repayment - Other	47	47
	47	47
Admin Buildings Capex Total		
	607	47
OTHER - CAPEX		
K base-Customer Services	50	37
Intranet Development - HR	35	-
Mobile telephone integration with phone system	30	-
HR System Investigation	5	-
	120	37
Total Overhead		
	1,265	350

Financial Statements

PROSPECTIVE STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDED 30 JUNE 2009

Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09	Variance \$	Explanation
Operating Income (\$000)					
23,958	Targeted Rates	26,129	27,429	(1,300)	Reduced roading depreciation, increased tourism promotion grants & timing of solid waste services
14,322	General Rates	16,330	14,882	1,448	Rate funding of increased Governance, Community & Regulatory costs
9,695	User Charges	9,914	9,007	907	Increased revenue from Holiday parks
13,058	Grants and Subsidies	11,711	11,212	499	Increased estimate for roading subsidy
6,874	Vested Assets	7,039	7,039	-	
15,223	Development Contributions	15,430	16,415	(985)	Updated development contribution policy
3,607	Other Income	4,753	3,435	1,318	Increased parking & concession revenue estimate
5,338	Revaluation - Non Current Assets	5,604	5,605	(1)	
92,075	Total Operating Income	96,910	95,024	1,886	
Cost of Services (\$000)					
6,109	Governance and District Promotion	7,332	6,040	1,292	See below
9,454	Community	11,815	9,458	2,357	See below
4,395	Property	4,873	3,919	954	See below
5,771	Regulatory and Resource Management	6,616	5,372	1,244	See below
14,891	Roading and Parking	14,663	16,380	(1,717)	See below
16,843	Utilities	19,997	20,092	(95)	See below
54	Overhead	54	22	32	
57,517	Total Operating Cost (See Table for detail)	65,350	61,283	4,067	
34,558	Operating Surplus (\$000)	31,560	33,741		

PROSPECTIVE STATEMENT OF MOVEMENTS IN EQUITY FOR THE YEAR ENDED 30 JUNE 2009

674,904	Forecast Opening Equity (\$000)	746,094	745,538
34,558	Net Surplus from Operations	31,560	33,741
36,606	Revaluation Reserve	-	
26	Minority Interest	27	27
71,190	Total Recognised Revenues and Expenses	31,587	33,768
746,094	Forecast Closing Equity (\$000)	777,681	779,306

PROSPECTIVE STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2009

Annual Plan 2007/08	Annual Plan 2008/09	CCP 2008/09	Variance \$	Explanation
Current Assets (\$000)				
273	184	128	56	
565	593	593	-	
7,698	7,700	7,698	2	
270	270	270	-	
3,258	3,258	3,258	-	
12,064	12,005	11,947	58	
Non Current Assets (\$000)				
5,996	5,996	5,996	-	
106,444	105,966	109,967	(4,001)	Change in timing of Lakeview project
691,057	737,185	721,734	15,451	Change in timing & quantum of some projects (see below)
2,196	2,306	2,306	-	
805,693	851,453	840,003	11,450	
817,757	863,458	851,950		
Current Liabilities (\$000)				
11,913	12,106	11,702	404	
146	146	146	-	
12,059	12,252	11,848	404	
59,604	73,525	60,796	12,729	Change in timing & quantum of some projects (see below)
71,663	85,777	72,644	13,133	
Public Equity (\$000)				
366,370	366,370	366,370	-	
5,190	4,041	5,447	(1,406)	
17,696	15,729	14,073	1,656	
356,289	390,965	392,840	(1,875)	
549	576	576	-	
746,094	777,681	779,306	(1,625)	
817,757	863,458	851,950		

PROSPECTIVE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2009

Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09	Variance \$	Explanation
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash was provided from:					
78,363	Receipts from Ratepayers and Other Income	82,766	80,879	1,887	Increase in operating revenue (explained above)
78,363		82,766	80,879	1,887	
Cash was applied to:					
(42,172)	Payments for Expenses and Services	(47,057)	(42,579)	(4,478)	Increase in operating expenditure (explained above)
(2,975)	Interest Paid on Loans	(5,056)	(3,823)	(1,233)	
(45,147)		(52,113)	(46,402)	(5,711)	
33,216	Net Cash from Operating Activities	30,653	34,477	(3,824)	
CASH FLOWS FROM INVESTING ACTIVITIES					
Cash was provided from:					
-	Proceeds from Development Properties	-	-	-	
2,000	Proceeds from Investment Properties	6,000	4,000	2,000	Change in timing of Lakeview project
2,000		6,000	4,000	2,000	
Cash was applied to:					
(71,389)	Purchase of Plant and Assets	(50,663)	(51,374)	711	Decrease in capital expenditure (explained below)
(69,389)	Net Cash used in Investing Activities	(44,663)	(47,374)	2,711	
CASH FLOWS FROM FINANCING ACTIVITIES					
Cash was provided from:					
38,000	Long Term Debt	14,000	15,700	(1,700)	Change in timing of cash flow requirements due to changes in Investing activities
Cash was applied to:					
(1,616)	Settlement of Long Term Debt	(80)	(3,263)	3,183	
36,384	Net Cash from Financing Activities	13,920	12,437	1,483	
211	Net Increase/(Decrease) in Cash Held	(90)	(459)	369	
62	Total Cash Resources at 01 July	273	587	(314)	
273	Total Cash Resources at 30 June	183	128	55	
Cash Resources represented by:					
273	Bank and Cash	183	128	55	
	Bank Overdraft				
273	Total Cash Resources	183	128	55	

PROSPECTIVE OPERATING EXPENDITURE BY ACTIVITY FOR THE YEAR ENDED 30 JUNE 2009

Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09	Variance \$	Explanation
Governance and District Promotion					
3,049	Community Leadership	3,041	2,833	208	
2,302	Tourism Promotion	3,431	2,554	877	Increase funding for Destination Queenstown
758	Strategic Planning	860	653	207	
6,109	Sub Total	7,332	6,040	1,292	
Community					
2,157	Community Facilities	3,624	2,429	1,195	Full year of facility management costs under Lakes Leisure
3,502	Active & Passive Recreation	4,215	3,571	644	Increased levels of service for gardens, sportsfields & trees plus updated growth & inflation
802	Community Development	837	698	139	
364	Community Grants	458	357	101	
1,410	Libraries	1,599	1,356	243	Updated operational costs to reflect current levels of service
121	Waterways Facilities	139	105	34	
112	Cemeteries	94	77	17	
585	Public Toilets	406	576	(170)	
401	Emergency Services	443	289	154	Updated operational costs for Rural Fire & Civil Defence (including new Position)
9,454	Sub Total	11,815	9,458	2,357	
Property					
461	Council Land	577	501	76	
131	Housing	110	87	23	
239	Wanaka Airport	268	291	(23)	
338	Forestry	262	290	(28)	
3,226	Holiday Parks	3,656	2,750	906	Updated operational costs for Queenstown cabins, Arrowtown & Albert Town
4,395	Sub Total	4,873	3,919	954	
Regulatory and Resource Management					
3,316	Regulatory Services	3,864	3,117	747	Full year of increased service levels under Lakes Environmental
321	Waterways Regulation	338	315	23	
2,134	District Plan	2,414	1,940	474	Increased provision for planning projects and plan changes
5,771	Sub Total	6,616	5,372	1,244	
Roading and Parking					
13,230	Roading	12,796	14,605	(1,809)	Reduced Roding Depreciation as a result of asset revaluation
1,184	Town Centres	1,410	1,298	112	
477	Parking Provision	457	477	(20)	
14,891	Sub Total	14,663	16,380	(1,717)	

PROSPECTIVE OPERATING EXPENDITURE BY ACTIVITY FOR THE YEAR ENDED 30 JUNE 2009

Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09	Variance \$	Explanation
Utilities					
4,821	Sewerage	6,238	6,396	(158)	Reduced estimates for interest costs due to change in project timeframes
5,349	Water Supply	5,908	5,611	297	Increased network mgmt, depreciation & maintenance estimates
5,289	Waste Management	5,974	6,805	(831)	Reduced estimates for residential collection costs due to change in project timeframes
1,384	Stormwater	1,877	1,280	597	Increased interest, depreciation & maintenance estimates
16,843	Sub Total	19,997	20,092	(95)	
54	Overhead	54	22	32	
57,517	Total Operating Cost	65,350	61,283	4,067	
11,795	Depreciation (included in above)	12,050	13,621	(1,571)	

PROSPECTIVE CAPITAL EXPENDITURE BY ACTIVITY FOR THE YEAR ENDED 30 JUNE 2009

Annual Plan 2007/08		Annual Plan 2008/09	CCP 2008/09	Variance \$	Explanation
2,107	Governance and District Promotion Total	1,266	350	916	Additional IT, corporate projects including design for council offices
8,730	Community Facilities	1,697	1,478	219	
8,916	Active & Passive Recreation	6,683	6,624	59	
-	Community Development	-	-	-	
-	Community Grants	-	-	-	
158	Libraries	269	147	122	
697	Waterways Facilities	23	228	(205)	Hawea jetty included in '07/08 Annual Plan
38	Cemeteries	489	489	-	
511	Public Toilets	303	349	(46)	
384	Emergency Services	210	145	65	
19,434	Community Total	9,674	9,460	214	
200	Council Land	200	-	200	Additional projects included for '08/09 (Kelvin Hts land)
88	Housing	145	50	95	
1,103	Wanaka Airport	173	292	(119)	
-	Forestry	-	-	-	
318	Holiday Parks	5,182	5,403	(221)	
1,709	Property Total	5,700	5,745	(45)	
4	Regulatory Services	4	4	-	
-	Waterways Regulation	-	-	-	
520	District Plan	560	560	-	
524	Regulatory and Resource Management Total	564	564	-	
21,530	Roading	22,657	18,536	4,121	Revised programme of road reconstructions & seal extensions for Wakatipu & Wanaka
2,368	Town Centres	2,150	2,100	50	
856	Parking Provision	441	380	61	
24,754	Roading and Parking Total	25,248	21,016	4,232	
18,038	Sewerage	13,262	12,463	799	Deferral of pump station upgrades for Frankton
8,847	Water Supply	7,260	14,745	(7,485)	Deferral of planned upgrades for Arthurs Pt, Glenorchy, Wanaka & Hawea
2,167	Waste Management	189	188	1	
4,332	Stormwater	3,789	3,569	220	
33,384	Utilities Total	24,500	30,965	(6,465)	
81,912	Total Capital Cost	66,952	68,100	(1,148)	

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 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

The accounting policies set out below have been applied consistently to all periods presented in these prospective financial statements and in preparing an opening NZ IFRS Statement of Financial Position as at 1 July 2005 for the purposes of the transition to NZ IFRS.

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

Basis of Accounting

The preparation of financial statements in conformity with NZ IFRS requires management to make judgments, 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 judgments 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 future periods if the revision affects both current and future periods

The prospective financial statements have been prepared on the historical cost basis, except for the revaluation of certain land, buildings, forestry and infrastructure assets.

The functional currency is New Zealand dollars.

Equity

Equity is the community's interest in the Council as measured by total assets less total liabilities. Equity consists of a number of reserves to enable clearer identification of the specified uses that the Council makes of its accumulated surpluses. The components of equity are:

- Accumulated Funds
- Operating Reserves
- Capital Reserves
- Revaluation Reserves

Accounts Receivable

Accounts receivable are stated at expected realisable value after providing for doubtful or uncollectible debts.

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.

Investments

Investments in debt and equity securities are financial instruments classified as held for trading and are measured at fair value at balance date. Any resultant gains or losses are recognised in the Statement of Financial Performance for the period.

Investments in subsidiaries are included in the parent entity at cost less any impairment losses.

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.

Investment Properties

Investment properties are held to earn rentals and / or for capital gains. The Investment properties are measured at fair value at reporting date. Gains or losses arising from changes in the fair value of the investment property are included in the Statement of Financial Performance in the period in which they arise.

Property, Plant & Equipment

Queenstown Lakes District Council has the following classes of Property, Plant and Equipment:

Operational assets

- Land
- Buildings and Building improvements
- Plant and equipment, including motor vehicles
- Furniture and Office Equipment
- Library books

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

Land

Land (including parks) has been stated at its deemed cost, which is fair value as valued by Duffill Watts and King, Consulting Engineers as at 31 March, 1992.

Acquisitions subsequent to 31 March, 1992 are at cost.

Buildings & Building Improvements

Buildings and Building Improvements have been stated at their deemed cost, which is fair value as valued by Duffill Watts and King, Consulting Engineers as at 31 March, 1992.

Acquisitions subsequent to 31 March, 1992 are at cost.

Plant & Equipment (including motor vehicles)

Plant and Equipment (including motor vehicles) are at cost less provision for depreciation.

Furniture and Office Equipment

Furniture and Office Equipment are at cost less provision for depreciation.

Library Books

The Library collections have been stated at deemed cost, based on valuation performed as at 30 June, 1993 using actual cost where available or estimated cost if this was not.

Acquisitions subsequent to 30 June, 1993 are at cost.

Sewer, Stormwater, Water

Sewer, stormwater and water assets are stated at valuation which is optimised depreciated replacement cost value as at 1 July, 2004 by Rationale independent valuers.

Acquisitions subsequent to 1 July, 2004 are at cost.

Roads, Bridges and Lighting

Roading assets are stated at valuation, which is optimised depreciated replacement costs value as at 1 July, 2004 by Montgomery Watson Harza Limited. Bridges and lighting are stated at valuation which is optimised depreciated replacement cost value as at 1 July, 2004 by Rationale, independent valuers.

Acquisitions subsequent to 1 July, 2004 are at cost.

Land under Roads

Land under roads has been stated at deemed cost which is assessed by analysing the sales of both vacant rural and residential land to give an average rate per hectare for the part of the district in question as at 1 July, 2001.

Acquisitions subsequent to 1 July, 2001 are at cost.

Depreciation

Depreciation is provided on a straight line basis for all assets except motor vehicles where diminishing value is used. Depreciation rates are calculated to allocate the cost less estimated realisable value over their estimated useful life.

The estimated useful lives of the major asset classes have been estimated as follows:

	Years	Rate (%)	Method
Buildings & Building Improvements			
Buildings	40-100	1-2.5	CP
Building Improvements	15	6.5	CP
Foreshore Structures	33	3	CP
Plant & Equipment			
Plant, and Equipment	5-18	5.5-20	CP
Motor Vehicles		20	DV
Furniture & Office Equipment			
Furniture and Office Equipment	10	10	CP
Computer Equipment	4	25	CP
Library Books	10	10	CP
Sewer, Stormwater & Water			
Water Network	10-60	1.67 – 10	CP
Sewer Network	10-60	1.67 – 10	CP
Stormwater Network	10-60	1.67 – 10	CP
Roads, Bridges, Lighting			
Roading - Basecourse	25	4	CP
Roading - Bridges	100	1	CP
Roading - Surfacing	12	8.33	CP
Roading - Other	12-50	2-8.33	CP

Impairment

The carrying amount of the non current assets is reviewed at each balance date to determine whether there is any indication of impairment. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. Impairment losses are recognised in the Statement of Financial Performance.

Vested Assets

The assets vested in the Council were valued at existing market rates for the quantities taken from as-built plans provided as part of the subdivision process.

Forestry

Forest valuations are completed on a single rotation basis. The forest crop has been revalued separately from the land. The fair value of the forests will be determined at each reporting period with the change in fair value being included in the Statement of Financial Performance.

The valuation was performed by Wrightson Forestry Services at 30 June 2007.

Employee Entitlements

Entitlements to salary and wages and annual leave are recognised when they accrue to employees. This includes the estimated liability for salaries and wages and annual leave as a result of services rendered by employees up to balance date at current rates of pay.

Entitlements to sick leave are calculated based on an actuarial approach to assess the level of leave that is expected to be taken over and above the annual entitlement, and calculated using anticipated future pay rates.

Financial Instruments

The Council is party to financial instruments as part of its normal operations. These financial instruments include bank and cash, short term investments, accounts receivable, accounts payable and current term debt. The relevant accounting policies are stated under separate headings.

There are no derivative financial instruments held by the Council.

Goods and Services Tax (GST)

The prospective financial statements are prepared on a GST exclusive basis except accounts receivable and accounts payable which are shown inclusive of GST. Where GST is not recoverable as an input tax it is recognised as part of the related asset or expense.

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.

Revenue from services rendered 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.

Rates revenue is recognised when it is levied.

Government contributions are recognised as income when eligibility has been established with the grantor agency.

Roading subsidies are recognised when the claims are approved by Land Transport New Zealand.

Dividends are recognised on an accrual basis net of imputation credits, when the entitlement to the dividends is established.

Revenue on sale of Development properties is recognised when sales become unconditional.

Interest income is accrued on a time basis, by reference to the principal outstanding and at 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.

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.

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 an operating lease are charged to the Statement of Financial Performance on a basis representative of the pattern of benefits to be derived from the leased asset.

Statement of Cash flows

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

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

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

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

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.

C Changes in Accounting Policies

The Council Community Plan 2006-16 included the Council's first financial statements that apply and conform to the New Zealand International Financial Reporting Standards (NZ IFRS).

The impacts of adopting NZ IFRS on the total equity reported under New Zealand Generally Accepted Accounting Practice (NZ GAAP) are illustrated below.

Reconciliation of opening equity as presented under NZ GAAP to that under NZ IFRS

	Note	30 June 2005 \$ 000
Total Equity under NZ GAAP		604,527
<i>Adjustments:</i>		
Recognition of Investment Property at Fair Value	(a)	2,257
Recognition of Minority Interest in Forestry Asset	(b)	474
Recognition of Contract Cancellation Fee direct to Statement of Financial Performance	(c)	(238)
		2,493
Total Equity under NZ IFRS		607,020

Notes:

- (a) NZ IAS 40 "Investment Property" requires properties to be recognised at Fair Value which does not include the deduction of disposal costs that were previously allowable under NZ GAAP.
- (b) NZ IFRS 3 "Business Combinations" requires the joint ownership in the Forestry asset to be consolidated and the 25% share held by Central Otago District Council to be shown as a minority interest.
- (c) NZ IAS 39 "Financial Instruments: Recognition and Measurement" requires the Imtech contract cancellation fee to be expensed directly to the Statement of Financial Performance in the period incurred rather than spread over the remaining life of the contract.

Otherwise as a result of changing from New Zealand Generally Accepted Accounting Practice (NZ GAAP) to NZ IFRS, there are no significant or material effects on the financial information to report.



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 statement of Financial Performance shows strong operating surpluses, which demonstrates that Council balances its budget requirements overall.

Funding of Depreciation

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

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

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

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

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

- (i) The Council needs to fund depreciation only on its share of roading funding. The component attributable to Transfund is excluded. Allowing for SPR roading arrangements and other subsidisable costs 65% of roading depreciation will be funded (2007/08 – 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 lead to the following amounts of depreciation not being funded:

	Total Depreciation 2008/09 (\$000)	Depreciation Not Funded 2008/09 (\$000)
Roading	4,799	1,629
Sewerage	2,250	882
Water	1,626	269
Stormwater	982	234
Community/other	2,393	993
Total	12,050	4,007

Funding Impact Statement

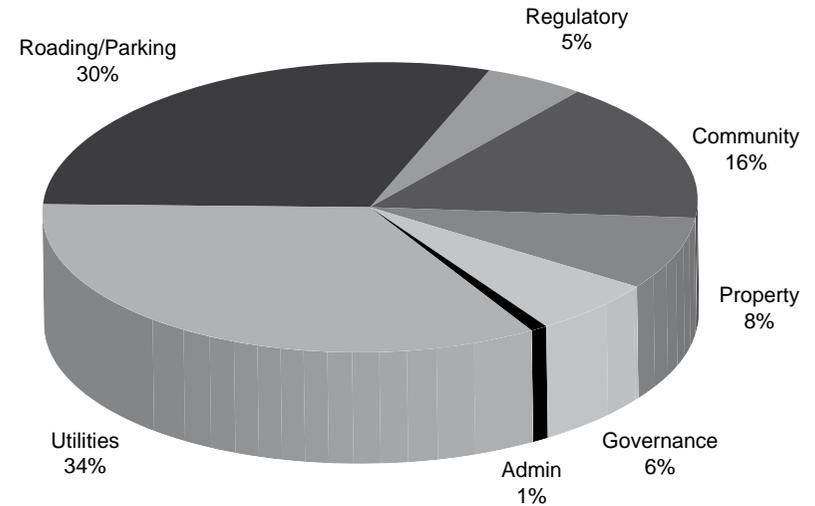
Background

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:

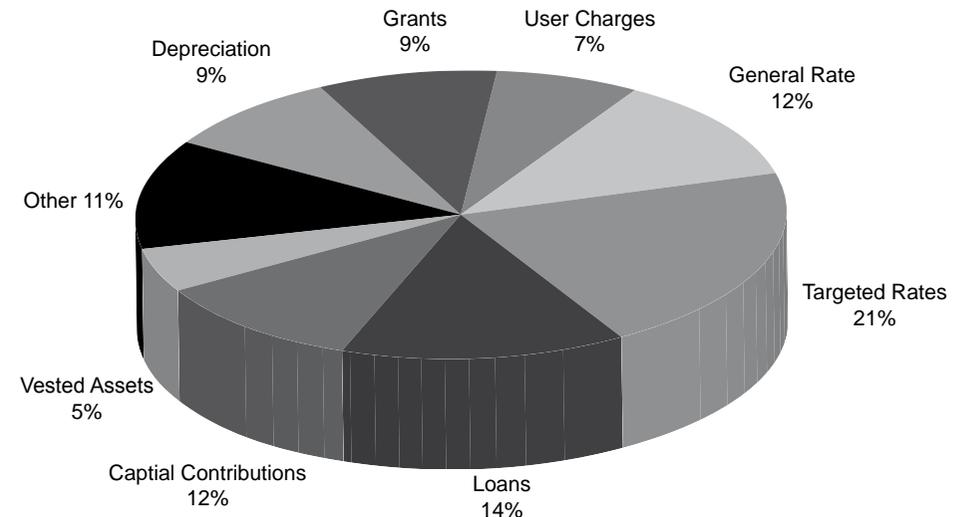
- (a) The revenue and financing mechanisms to be used by the local authority for the year; and
- (b) The nature of and any reasons for any departure from the funding impact statement in the Long Term Council Community Plan for that year.
- (c) In relation to any general rate, -
 - (i) The valuation system 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 2008.

Combined Operating and Capital Expenditure 2008/09



Funding Requirements 2008/09



Funding Impact Statement

Queenstown Lakes District Council will use the following revenue and financing mechanisms to fund its expenses for the 2008/09 financial year.

Annual Plan 2007/08 \$000	Funding Mechanism	Annual Plan 2008/09 \$000	CCP 2008/09 \$000	Variance \$	Explanation
14,322	General Rates	16,330	14,882	1,448	Rate funding of increased Governance, Community & Regulatory costs
	Targeted Rates			-	
4,531	Water Supply	5,017	4,838	179	Increased network mgmt, depreciation & maintenance estimates
4,161	Wastewater	4,680	4,619	61	
1,310	Stormwater	1,031	1,231	(200)	Reduced funded depreciation as a result of asset revaluation
9,069	Roading	8,675	10,353	(1,678)	Reduced depreciation as a result of asset revaluation
2,422	Waste Management	2,783	3,962	(1,179)	Reduced estimates for residential collection costs due to change in project timeframes
278	Aquatic Centre	684	-	684	New Aquatic Centre Charge (Wakatipu only) included as general rate in CCP
2,187	Tourism Promotion	3,259	2,426	833	Increase funding for Destination Queenstown
38,280	Total Rates	42,459	42,311		
9,695	User Charges	9,914	9,007	907	Increased revenue from Holiday Parks & Parking
13,058	Grants & Subsidies	11,711	11,212	499	Increased estimate for roading subsidy
22,097	Capital Contributions	22,469	23,454	(985)	Updated development contribution policy
-	Capital Contribution - Carpark	-	-	-	
2,000	Land Sales	6,000	4,000	2,000	Change in timing of Lakeview project
3,607	Other Income	4,753	3,435	1,318	Increased parking & concession revenue estimate
31,191	Loans (internal & external)	18,680	18,570	110	Change in timing & quantum of some projects
8,202	Depreciation	7,756	7,742	14	
11,308	Transfers (to)/from Reserves	8,566	9,664	(1,098)	Change in timing & quantum of some projects
139,438	Total Funding	132,308	129,395		

Total Expenditure Funding by Activity Group (\$000)

Annual Plan 2007/08	Annual Plan 2008/09	CCP 2008/09
Governance and District Promotion		
6,109	7,332	6,040
-	-	-
-	-	-
6,109	7,332	6,040
Funded By:		
3,922	4,073	3,614
2,187	3,259	2,426
6,109	7,332	6,040
Community		
9,454	11,815	9,458
18,950	8,625	8,273
484	1,047	1,188
28,888	21,487	18,919
Funded By:		
6,772	8,072	7,255
278	684	-
1,296	1,244	1,170
593	192	157
6,400	6,067	6,770
116	134	307
8,152	3,080	1,714
730	761	848
4,551	1,253	698
28,888	21,487	18,919

Annual Plan 2007/08	Annual Plan 2008/09	CCP 2008/09
Property		
4,395	4,873	3,919
1,581	1,326	1,372
128	4,374	4,373
6,104	10,573	9,664
Funded By:		
124	222	276
4,813	5,294	4,341
2,000	6,000	4,000
1,274	1,148	1,187
111	88	137
(2,218)	(2,179)	(277)
6,104	10,573	9,664
Regulatory & Resource Management		
5,771	6,616	5,372
-	-	-
524	564	564
6,295	7,180	5,936
Funded By:		
4,520	4,887	4,292
111	68	115
781	1,271	802
898	1,013	785
(15)	(59)	(58)
6,295	7,180	5,936

Annual Plan 2007/08	Annual Plan 2008/09	CCP 2008/09
Roading and Parking		
14,891	14,663	16,380
Operating Expenditure		
24,298	24,722	20,492
Capital Asset Expenditure		
456	524	524
Debt Repayment		
39,645	39,909	37,396
Total Expenditure		
Funded By:		
9,069	8,675	10,353
Rates - Targeted		
761	546	806
User Charges		
12,447	11,468	11,055
Grants & Subsidies		
5,540	6,120	5,808
Capital Contributions		
-	-	-
Capital Contribution - Carpark		
411	438	438
Other Income		
3,727	6,067	1,895
Loans (internal & external)		
4,068	3,166	3,381
Depreciation		
3,622	3,429	3,660
Transfers (to)/from Reserves		
39,645	39,909	37,396
Total Funding		
Utilities		
16,843	19,997	20,092
Operating Expenditure		
31,375	21,810	27,974
Capital Asset Expenditure		
2,008	2,690	2,991
Debt Repayment		
50,226	44,497	51,057
Total Expenditure		
Funded By:		
307	646	758
Rates - General		
12,424	13,511	14,650
Rates - Targeted		
2,697	2,744	2,558
User Charges		
10,157	10,282	10,876
Capital Contributions		
465	576	92
Other Income		
15,441	6,627	12,989
Loans (internal & external)		
3,228	3,674	3,376
Depreciation		
5,507	6,437	5,758
Transfers (to)/from Reserves		
50,226	44,497	51,057
Total Funding		

Annual Plan 2007/08	Annual Plan 2008/09	CCP 2008/09
Overhead		
54	54	22
Operating Expenditure		
2,060	1,218	314
Capital Asset Expenditure		
47	47	47
Debt Repayment		
2,161	1,319	383
Total Expenditure		
Funded By:		
(1,323)	(1,570)	(1,313)
Rates - General		
16	17	17
User Charges		
-	50	-
Grants & Subsidies		
1,834	2,334	1,796
Other Income		
1,700	745	-
Loans (internal & external)		
65	67	-
Depreciation		
(131)	(324)	(117)
Transfers (to)/from Reserves		
2,161	1,319	383
Total Funding		

Funding Impact Statement (continued)

Proposed Rates and Charges for 2008/09

The rating system used by Council is based on Capital Value, Property valuations produced by Quotable Value as at 1 September 2005 are to be used for the 2008/09 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 \$423.00 on each separately used of inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$8,543,929) will be used to fund the costs associated with the following activities:

- Cemeteries.
- Community Development and grants.
- District library services.
- Public halls and other community facilities including swimming pools.
- Regulatory and advisory services relating to public enquiries, health, animal control, general enforcement and waterways control.
- Civic Function (including cost of democracy, communications, management of Council including corporate, financial and rating administration services).
- Active Recreation facilities.
- A general contribution to the promotion of the district.

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	0.000579 cents in the \$
2. Hydro Electric Power	0.000492 cents in the \$
3. Vacant Sections	0.000869 cents in the \$
4. Accommodation	0.000984 cents in the \$
5. CBD Accommodation	0.000984 cents in the \$
6. Commercial	0.000984 cents in the \$
7. CBD Commercial	0.000984 cents in the \$
8. Primary Industry	0.000434 cents in the \$
9. Country Dwelling	0.000492 cents in the \$
10. Other	0.000579 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 (\$9,807,461) 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	0.000587 cents in the \$
2. Hydro Electric Power	0.000147 cents in the \$
3. Vacant Sections	0.000881 cents in the \$
4. Accommodation	0.001996 cents in the \$
5. CBD Accommodation	0.001996 cents in the \$
6. Commercial	0.001526 cents in the \$
7. CBD Commercial	0.001526 cents in the \$
8. Primary Industry	0.000352 cents in the \$
9. Country Dwelling	0.000470 cents in the \$
10. Other	0.000587 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 (\$3,167,730) 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 commercial 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	0.000437 cents in the \$
2. Hydro Electric Power	0.000109 cents in the \$
3. Vacant Sections	0.000656 cents in the \$
4. Accommodation	0.001486 cents in the \$
5. CBD Accommodation	0.001486 cents in the \$
6. Commercial	0.001136 cents in the \$
7. CBD Commercial	0.001136 cents in the \$
8. Primary Industry	0.000262 cents in the \$
9. Country Dwelling	0.000350 cents in the \$
10. Other	0.000437 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 (\$6,591,693) 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 commercial 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	0.000162 cents in the \$
2. Vacant Sections	0.000162 cents in the \$
3. Accommodation	0.000162 cents in the \$
4. CBD Accommodation	0.000162 cents in the \$
5. Commercial	0.000162 cents in the \$
6. CBD Commercial	0.000162 cents in the \$
7. Other	0.000162 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 (\$499,691) 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	0.000085 cents in the \$
2. Vacant Sections	0.000085 cents in the \$
3. Accommodation	0.000085 cents in the \$
4. CBD Accommodation	0.000085 cents in the \$
5. Commercial	0.000085 cents in the \$
6. CBD Commercial	0.000085 cents in the \$
7. Other	0.000085 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 Wakatipu/Arrowtown stormwater rate revenue (\$660,535) 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	0.000757 cents in the \$
2. CBD Accommodation	0.000757 cents in the \$
3. Commercial	0.000757 cents in the \$
4. CBD Commercial	0.000757 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 (\$420,562) 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 and Arrowtown 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 and Arrowtown Wards of the Queenstown Lakes District as follows:

1. Accommodation	0.001277 cents in the \$
2. CBD Accommodation	0.001277 cents in the \$
3. Commercial	0.001277 cents in the \$
4. CBD Commercial	0.001277 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/Arrowtown tourism promotion rate revenue (\$3,246,064) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Destination Queenstown and 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	\$186.00
2. Hydro Electric Power	\$118.00
3. Vacant Sections	\$118.00
4. Accommodation	\$118.00
5. CBD Accommodation	\$118.00
6. Commercial	\$118.00
7. CBD Commercial	\$118.00
8. Primary Industry	\$186.00
9. Country Dwelling	\$186.00
10. Other	\$118.00
11. Mixed Use Apportioned	\$186.00

The Waste Management Charge revenue (\$3,130,266) 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 \$59.00 on each separately used or inhabited part of every rating unit in the Queenstown / Wakatipu and Arrowtown Wards.

The Aquatic Centre Charge revenue (\$769,208) 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 \$150
- Arrowtown water supply \$140
- Wanaka and District water supply \$150

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	0.000211	0.000286	0.000281
2. Accommodation	0.000359	0.000486	0.000478
3. CBD Accommodation	0.000359	0.000486	0.000478
4. Commercial	0.000359	0.000486	0.000478
5. CBD Commercial	0.000359	0.000486	0.000478
6. Primary Industry	0.000158	0.000215	0.000211
7. Country Dwelling	0.000179	0.000243	0.000239
8. Other	0.000211	0.000286	0.000281
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 (\$)
Albert Town	280	140
Arthurs Point	550	275
Glenorchy	550	275
Hawea	280	140
Lake Hayes	410	205
Luggate	350	175

The Targeted Water Supply Rates revenue (\$5,575,391) 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 \$415 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 \$417 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 (\$32,436) 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 1 st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1 connected (\$)
Arrowtown	310	155	155
Arthur's Point	500	250	360
Albert Town	420	210	210
Hawea	380	190	190
Queenstown	270	135	135
Wanaka	360	180	180
Lake Hayes	310	155	155

The Targeted Sewerage Rates revenue (\$5,241,087) will be used to fund the costs associated with the following activities:

- To provide 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 capable of being connected of \$282, on the first pan or urinal, and \$202 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 \$345.50, on the first pan or urinal, and \$172.50 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 (\$56,943) 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 2008 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	18 July 2008	22 August 2008
Instalment Two	17 October 2008	21 November 2008
Instalment Three	16 January 2009	20 February 2009
Instalment Four	17 April 2009	22 May 2009

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

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:

1. 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 (ie the penalty will be added on **22 August 2008, 21 November 2008, 20 February 2009 and 22 May 2009** respectively).
2. 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 2008**.
3. 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 2030**

Indicative Rate Movements for 2008/09

Property Type	CV	Location	%	\$
Residential	\$600,000	Queenstown	8.11%	\$140.58
Commercial	\$1,500,000	Queenstown	11.66%	\$708.03
Accommodation	\$2,500,000	Queenstown	10.50%	\$1,245.75
M/U Accommodation	\$1,200,000	Queenstown	7.76%	\$253.92
Vacant	\$400,000	Queenstown	9.97%	\$138.55
M/U Commercial	\$600,000	Queenstown	10.04%	\$205.54
Residential	\$600,000	Wanaka	7.69%	\$148.84
Commercial	\$1,000,000	Wanaka	0.20%	\$9.67
Accommodation	\$2,000,000	Wanaka	1.95%	\$221.74
M/U Accommodation	\$1,200,000	Wanaka	2.61%	\$98.83
Primary Industry	\$2,000,000	Wanaka	3.42%	\$72.15
Country Dwelling	\$1,000,000	Wanaka	4.41%	\$66.35
Vacant	\$400,000	Wanaka	7.59%	\$115.37
M/U Commercial	\$600,000	Wanaka	6.11%	\$139.88
Residential	\$500,000	Arrowtown	8.13%	\$136.13
Commercial	\$600,000	Arrowtown	10.66%	\$330.53
Accommodation	\$1,500,000	Arrowtown	10.06%	\$772.54
M/U Accommodation	\$1,000,000	Arrowtown	7.86%	\$235.95
Vacant	\$250,000	Arrowtown	11.16%	\$130.22
M/U Commercial	\$400,000	Arrowtown	10.33%	\$180.76
Primary Industry	\$2,500,000	Wakatipu	6.82%	\$153.83
Country Dwelling	\$1,500,000	Wakatipu	7.49%	\$134.44
Residential	\$400,000	Glenorchy	8.49%	\$132.06
Residential	\$350,000	Albert Town	8.72%	\$142.32
Residential	\$400,000	Hawea	7.17%	\$120.37
Residential	\$350,000	Kingston	10.85%	\$103.06
Residential	\$500,000	Arthurs Point	6.00%	\$130.08

In order to fund the expenditure for the 2008/09 year an overall rate increase of 6.8% is required (after allowing for growth).

The effect of this increase on individual properties will vary however according to a number of factors. These factors include location, services received, valuation and property usage. The table above indicates the expected rates movements for a range of property types.

Indicative Residential Rates 2008/09

Location	Queenstown	Wanaka	Arrowtown	Glenorchy	Kingston	Albert Town	Hawea	Lake Hayes
Capital Value	600,000	600,000	500,000	400,000	350,000	350,000	400,000	500,000
UAGC	423	423	423	423	423	423	423	423
Aquatic Centre	59	-	59	59	59	-	-	59
General Rate	347	347	289	232	203	203	232	289
Roading Rate	262	352	218	175	153	205	235	218
Stormwater Rate	51	97	42	34	30	57	65	42
Water	276	318	283	580	-	280	280	410
Sewerage	270	360	310	-	-	420	380	310
Waste Mgmt	186	186	186	186	186	186	186	186
Total Rates	\$1,874	\$2,084	\$1,811	\$1,688	\$1,053	\$1,774	\$1,800	\$1,938
% Increase	8.11%	7.69%	8.13%	8.49%	10.85%	8.72%	7.17%	7.79%
\$ Increase	\$141	\$149	\$136	\$132	\$103	\$142	\$120	\$140

Indicative Commercial Rates 2008/09

Location	Queenstown	Wanaka	Arrowtown	Queenstown	Wanaka	Arrowtown
Type	Commercial	Commercial	Commercial	Mixed Use	Mixed Use	Mixed Use
Capital Value	1,500,000	1,000,000	600,000	600,000	600,000	400,000
UAGC	423	423	423	423	423	423
Aquatic Centre	59	-	59	59	-	59
General Rate	1,476	984	591	816	816	680
Roading Rate	1,703	1,525	681	838	1,126	699
Stormwater Rate	127	162	51	101	195	85
Promotion Rate	1,916	757	766	383	227	319
Water	687	627	432	298	348	274
Sewerage	270	360	310	270	360	310
Waste Mgmt	118	118	118	186	186	186
Total Rates	\$6,779	\$4,957	\$3,430	\$2,254	\$2,429	\$1,930
% Increase	11.66%	0.20%	10.66%	10.04%	6.11%	10.33%
\$ Increase	\$708	\$10	\$331	\$206	\$140	\$181

Indicative Accommodation Rates 2008/09

Location Type	Queenstown Accommodation	Wanaka Accommodation	Arrowtown Accommodation	Queenstown Mixed Use	Wanaka Mixed Use	Arrowtown Mixed Use
Capital Value	2,500,000	2,000,000	1,500,000	1,200,000	1,200,000	1,000,000
UAGC	423	423	423	423	423	423
Aquatic Centre	59	-	59	59	-	59
General Rate	2,461	1,968	1,476	816	816	680
Roading Rate	3,711	3,990	2,227	838	1,126	699
Stormwater Rate	211	324	127	101	195	85
Promotion Rate	3,194	1,514	1,916	383	227	319
Water	1,045	1,105	869	447	546	476
Sewerage	1,890	2,160	1,240	270	360	310
Waste Mgmt	118	118	118	186	186	186
Total Rates	\$13,111	\$11,602	\$8,455	\$3,524	\$3,879	\$3,237
% Increase	10.50%	1.95%	10.06%	7.76%	2.61%	7.86%
\$ Increase	\$1,246	\$222	\$773	\$254	\$99	\$236

Indicative Rural Rates 2008/09

Location Type	Wakatipu Primary Industry	Wanaka Primary Industry	Wakatipu Country Dwelling	Wanaka Country Dwelling
Capital Value	2,500,000	2,000,000	1,500,000	1,000,000
UAGC	423	423	423	423
Aquatic Centre	59	-	59	-
General Rate	1,086	868	738	492
Roading Rate	655	704	524	469
Stormwater Rate	-	-	-	-
Promotion Rate	-	-	-	-
Water	-	-	-	-
Sewerage	-	-	-	-
Waste Mgmt	186	186	186	186
Total Rates	\$2,408	\$2,181	\$1,930	\$1,570
% Increase	6.82%	3.42%	7.49%	4.41%
\$ Increase	\$154	\$72	\$134	\$66

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 and for which there is no apparent land use.

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, share 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:

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

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

These categories are used to differentiate the following rates:

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

Targeted Rates Based on Location

The categories are:

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

These categories are used to differentiate the following targeted rates:

- roading rate, stormwater rate, tourism promotion rate.

Targeted Rates Based on Availability of Service

The categories are:

1. Connected

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

2. Serviceable

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

These categories are used to differentiate the following targeted rates:

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

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

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

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

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

Statement of Proposal to Amend the Council Community Plan 2006 -16

2008 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 2008 Annual Review process. These changes will apply to any application for resource consent, building consent or service connection lodged on or after 5 April 2008 and granted on or after 1 July 2008. For applications received prior to 5 April 2007, which are granted on or after 1 July 2007, Council will apply the provisions of the 2007 Policy.

Annual Calculation Updates:

- Updated 2006/07 capital expenditure with actual figures from 2007 Annual Report.
- Updated past capital expenditure to 2008 dollars.
- Inflated present and future capital expenditure to 2008 dollars.

Annual Policy Reviews:

- Updated capital expenditure for the 2008/09 financial year based on the draft Annual Plan for 08/09.
- Updated capital expenditure for the 2007/08 financial year based on the 2007/08 Budget (including carry-overs).

Consultation

In total four external and one internal submission were received in relation to the draft Development Contributions Policy. The Council has authorised a number of amendments to the policy as a result of the submissions received.

The amendments as a result of the external submissions relate only to some passages of text and in no way reflect any change to underlying methodology as Council is confident that its policy is fully robust in this respect. The main changes are highlighted below:

Reasons For using Development and Financial Contributions (page 97):

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:

- in relation to each activity to be funded,-*
- 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*

Which Contributions Will Apply (page 98):

Council is reviewing the Financial Contributions rules, policies and objectives under the provisions of Part 15 of the Queenstown Lakes District Plan.

Schedule of Development Contributions per Dwelling Equivalent required by Contributing Area 2008/09 (page 101):

Delete the Column headed "Parking (\$)"

Note 3: Council is reviewing the provisions of Part 15 of the District Plan, including Financial Contributions for water supply, wastewater, stormwater, open space, recreation and public amenity and other environmental considerations.

The amendments as a result of the internal submission relate to the correction of some calculation errors for the following contributions:

	Draft Policy	Final Policy
• Glenorchy Water Supply	\$3,754	\$7,465
• Wanaka/Albert Town Water Supply	\$3,755	\$4,989
• Hawea Water Supply	\$1,832	\$3,997
• Wakatipu Rooding	\$2,810	\$2,816

The reason for the error is that some projects for these contributing areas were deleted from the 10 year programme altogether instead of being deferred from the original 2008/09 programme to 2009/10 as was intended. Unfortunately, the contributions for these areas were therefore understated in the draft policy. It should be noted however, that for those contributions with the biggest changes (i.e. those for Water Supply), the corrected contributions are still less than the 2007/08 contributions and it is therefore highly unlikely that any persons will be seriously disadvantaged by the calculation error.

These amended contributions and the revised schedules which support them result in changes to the Schedule of Development Contributions per Dwelling Equivalent (page 100) and the Schedules for Glenorchy Water Supply (page 109), Wanaka/Albert Town Water Supply (page 110), Hawea Water Supply (page 111) and Wakatipu Rooding (pages 142-143).

Policy on Development Contributions and Financial Contributions

Overview

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

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

- Financial Contributions imposed as a condition of a resource consent pursuant to Section 108, 220, 407 or 409 of the Resource Management Act (RMA) 1991. Chapter 15 of the District Plan (not operative) and any subsequent variations shall be considered in this policy.
- 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 pp77-85) 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 roading.
- Reserve land.
- Community infrastructure including the development and acquisition of reserve land to use as reserve and facilities needed on that reserve and other public amenities such as halls, libraries, public toilets, parking facilities and the like.
- Other Assets. Financial Contributions can be required to avoid remedy or mitigate adverse effects of development that are of a non-fiscal nature. These may include contributions that avoid, remedy or mitigate the effects of development on biodiversity, landscape, amenity values or the provision of specific assets by the developer/subdivider (i.e. access easements in gross). As the Development Contributions provisions of the LGA 2002 specifically relate to fiscal impacts or effects of growth, Financial Contributions for non-fiscal impacts of effects of development will need to be assessed through the RMA and District Plan processes. Chapter 15 of the District Plan (not operative) and any subsequent variations shall be considered in this policy.

Which Contributions Will Apply

Council is reviewing the Financial Contributions rules, policies and objectives under the provisions of Part 15 of the Queenstown Lakes District Plan. Until Part 15 of the plan is operative, Council is able to impose Financial Contributions pursuant to Section 409 of the RMA during the transitional phase. Sections 407 and 409 of the RMA allow Council to collect contributions under the LGA 1974.

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 will retain the right to use all, some or none of the provisions in this Policy notwithstanding that the rules, policies and objectives of the Financial Contributions provisions of Part 15 on the District Plan are made operative. Council shall in requiring contributions, clearly identify under what circumstances and upon which legislation (RMA 1991, LGA 2002) a contribution is required.

In the event that the provisions of this Policy are the subject of any legal challenge that would prevent or hinder the Council from collecting Development Contributions pursuant to this policy (and during the transitional period when Part 15 of the District Plan is not operative) then the Council's intention is to require contributions pursuant to the provisions of Sections 407 and 409 of the RMA.

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	Roading	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	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.	Lake Hayes Kingston No Scheme assets of significance. No Contributions to be sought.					

Type of Contributions Required By Geographic Area - Within Rural Areas

Water Supply	Wastewater	Stormwater	Roading	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 2008/09 (Excluding GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Roading (\$)	Reserve Improvements * (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses								
Queenstown	3,762	3,856	711	2,856	1,665	2,376	15,226	27.5m ²
Arrowtown	6,597	5,209	442	2,856	1,665	2,376	19,145	27.5m ²
Glenorchy	7,465		1,398	2,856	1,665	2,376	15,760	27.5m ²
Lake Hayes	7,782	7,779		2,856	1,665	2,376	22,458	27.5m ²
Arthurs Point	4,959	4,838	213	2,856	1,665	2,376	16,907	27.5m ²
Wanaka	4,989	6,339	1,231	3,100	1,870	1,664	19,193	27.5m ²
Hawea	3,997	3,982	417	3,100	1,870	1,664	15,030	27.5m ²
Albert Town	4,989	4,969	988	3,100	1,870	1,664	17,580	27.5m ²
Luggate	5,310			3,100	1,870	1,664	11,944	27.5m ²
Other Wakatipu Townships				2,856	1,665	2,376	6,891	27.5m ²
Other Wanaka Townships				3,100	1,870	1,664	6,634	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style								
Wakatipu Rural				2,856	1,665	2,376	6,891	27.5m ²
Wanaka Rural				3,100	1,870	1,664	6,634	27.5m ²
Hawea Rural Res.	3,997	3,982	417	3,100	1,870	1,664	15,030	27.5m ²
Aubrey Road Rural Res.	4,989	6,339	1,231	3,100	1,870	1,664	19,193	27.5m ²

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

Notes:

1. Development Contributions for water supply, wastewater, stormwater, reserves and community facilities have been assessed and will be collected using the LGA 2002 from 1 July 2004.
2. Rooding development contributions have been assessed and will be collected using the LGA 2002 from 1 July 2006.
3. Council is reviewing the provisions of Part 15 of the District Plan, including Financial Contributions for water supply, wastewater, stormwater, open space, recreation and public amenity and other environmental considerations. Where necessary Council may introduce further financial contributions where it is considered appropriate.
4. 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 Roothing.

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 (WaterCAD – Haestad Methods), wastewater (SewerCAD – Haestad Methods) 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		Roading	
	Dwelling Equivalents per 100m ² GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² Impervious Surface Area	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.42	0.40	0.70	0.37	0.70	0.70	0.70	0.70	0.70	0.69
Multi Unit Residential	0.42	0.40	0.70	0.37	0.70	0.70	0.70	0.70	0.70	0.69
Accommodation	0.27	1.3	0.61	0.37	0.98	1.07	0.98	1.07	0.83	1.65
Commercial	0.05	1.2	0.17	0.37	0.04	0.03	0.04	0.03	0.94	1.08
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.2 DE's per Dwelling	1.1 DE's per Dwelling
Other	To be individually assessed at the time of application									
CBD Accommodation	0.27	1.3	0.61	0.37	0.98	1.07	0.98	1.07	0.83	1.65
CBD Commercial	0.05	1.2	0.17	0.37	0.04	0.03	0.04	0.03	0.94	1.08
Mixed Use Accommod.	1 DE per Dwelling		1 DE per Dwelling	0.37	0.78	0.80	0.78	0.80	0.52	0.52
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.37	0.78	0.80	0.78	0.80	0.59	0.51
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.4 DE's per 27Ha	1.4 DE's per 41Ha
Restaurant/Bar	0.40	1.2	1.30	0.37	0.04	0.03	0.04	0.03	0.94	1.08

Note: A residential property is always 1 Dwelling Equivalent (DE) or has 143m² GFA and 269m² impervious surface area (ISA). Gross Floor Area (GFA) is defined, as in the Partially Operative 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 143m ² per Dwelling Unit	
Accommodation	55%	2
Commercial	75%	1
Country Dwelling	Assume 143m ² 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 143m ² per Dwelling Unit	
Restaurant/Bar	Use Commercial or CBD Commercial	

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

Multi Unit Residential Developments

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

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

Residential Flats

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

Reserve Land Contribution

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

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

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

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

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

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

Historically it seems that where reserve contributions have been made in terms of land, the land in some situations has been of a poor quality, difficult topography, poor access and at times of too large or too small a size to meet any specific need. The Parks Strategy has identified that the major need in the next 20 years, 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 5m² per person or 12.5m² per residential dwelling will provide sufficient land for Local Reserves for the purposes described above in the future. For Neighbourhood Reserves the assessment is 6m² per person or 15m² per residential dwelling.

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

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

An analysis of projected demand for reserve land has been completed using nine contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$75.66m. This is based on the 27.5m² (12.5m² local reserves and 15m² neighbourhood reserves) desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 41% 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 \$31.24m for the 10 year period (2006/07 – 2015/2016), which equates to an average annual value of \$2.51m for the Wakatipu Ward and \$0.61m for Wanaka. Other than for the first three years (\$13.54m), 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 at the time did 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 2008.
- 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 2008. 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 7% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the CCP effective at 1 July 2006 and the Annual Plans for 2007/08 and 2008/09. 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. Source data can be broken down into three groups, namely:

- 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 roading. These growth projections have been updated in 2005/06 using the latest Tourism Research Council projections and the results of the 2004/05 Peak Population Survey.
- Statistics New Zealand Projections (2001 Base) – Standard projections prepared by Statistics New Zealand (SNZ) following the 2001 Census.
- Site Specific Projections – One off studies completed by Council for specific projects.

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	SNZ Projections (2001 Base)
Queenstown	Growth Options Study 2004
Arrowtown	Growth Options Study 2004
Glenorchy	Site Specific
Lake Hayes	Growth Options Study 2004
Arthur's Point	Growth Options Study 2004
Wanaka Ward	SNZ Projections (2001 Base)
Wanaka	Growth Options Study 2004
Hawea	SNZ Projections (2001 Base)
Albert Town	Growth Options Study 2004
Luggate	SNZ Projections (2001 Base)

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

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 residential 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 Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WATER SUPPLY - QUEENSTOWN							
Reticulation	19,180,165	19,168,160	12,005	100%	6,454,304	3,218	2,005
Pump Stations	3,353,253	2,805,835	547,418	84%	1,447,104	3,218	450
Intakes	168,935	158,486	10,449	94%	55,169	3,218	17
Storage	7,647,030	7,647,030	-	100%	3,270,446	3,218	1,016
Emergency Conveyance	-	-	-	0%	34,149	3,218	11
Conveyance	-	-	-	0%	-	3,218	-
Treatment Facilities	1,027,432	353,163	674,269	34%	298,240	3,218	93
Forward Design	54,184	54,184	-	100%	24,737	3,218	8
Flow Metering	-	-	-	0%	69,741	3,218	22
Asset Management Systems	1,229,857	217,937	1,011,920	18%	387,971	3,218	121
Renewals	7,036,425	-	7,036,425	0%	-	3,218	-
Unspecified Expenditure	-	-	-	0%	64,546	3,218	20
Total Water Supply - Queenstown	39,697,281	30,404,795	9,292,486		12,106,407		3,762
WATER SUPPLY - ARROWTOWN							
Reticulation	352,144	157,860	194,284	45%	235,566	98	2,393
Pump Stations	59,040	5,962	53,078	10%	5,657	98	57
Conveyance	-	-	-	0%	-	98	-
Treatment Facilities	171,220	13,362	157,858	8%	14,575	98	148
Storage	-	-	-	0%	130,263	98	1,323
Intake / Bore Facilities	137,961	13,931	124,030	10%	144,443	98	1,467
Flow Metering	41,824	41,824	-	100%	30,874	98	314
Asset Management Systems	229,302	33,820	195,483	15%	39,291	98	399
Renewals	905,769	-	905,769	0%	-	98	-
Unspecified Expenditure	-	-	-	0%	48,692	98	495
Total Water Supply - Arrowtown	1,897,260	266,758	1,630,502		649,361		6,597

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

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WATER SUPPLY - GLENORCHY							
Reticulation	685,948	305,001	380,947	44%	85,453	69	1,237
Pump Station	61,270	36,762	24,508	60%	20,302	69	294
Intake	170,905	37,599	133,306	22%	20,752	69	301
Storage	285,361	171,217	114,144	60%	78,719	69	1,141
Treatment Facilities	418,636	234,637	183,998	56%	192,614	69	2,793
Forward Design	57,067	34,240	22,827	60%	18,898	69	274
Flow Metering	41,824	41,824	-	100%	22,630	69	328
Asset Management Systems	169,786	34,947	134,839	21%	39,484	69	573
Renewals	38,053	-	38,053	0%	-	69	-
Unspecified Expenditure	-	-	-	0%	35,934	69	521
Total Water Supply - Glenorchy	1,928,819	896,227	1,032,623		514,786		7,465
WATER SUPPLY - LAKE HAYES							
New Scheme	-	-	-	0%	221,119	156	1,414
Reticulation	-	-	-	0%	688,100	156	4,400
Intake	53,524	7,069	46,455	13%	8,712	156	56
Treatment Facilities	1,041,680	187,200	854,178	18%	195,838	156	1,252
Storage	306,973	47,407	259,566	15%	56,866	156	364
Asset Management Systems	43,815	43,815	-	100%	45,764	156	293
Renewals	128,040	-	128,040	0%	-	156	-
Unspecified Expenditure	-	-	-	0%	434	156	3
Total Water Supply - Lake Hayes	1,574,020	285,491	1,288,229		1,216,832		7,782

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

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WATER SUPPLY - ARTHURS POINT							
New Scheme - Reticulation and Storage	-	-	-	0%	417,836	271	1,539
Reticulation	200,953	161,866	39,088	81%	545,112	271	2,008
Pump Station	97,531	97,531	-	100%	41,888	271	154
Treatment Facilities	158,523	71,964	86,559	45%	69,229	271	255
Storage	-	-	-	0%	-	271	-
Intake	288,158	288,158	-	100%	171,887	271	633
Flow Metering	-	-	-	0%	-	271	-
Asset Management Systems	287,107	52,920	234,187	18%	61,020	271	225
Renewals	95,183	-	95,183	0%	-	271	-
Unspecified Expenditure	-	-	-	0%	39,144	271	144
Total Water Supply - Arthurs Point	1,127,457	672,439	455,017		1,346,116		4,959
WATER SUPPLY - WANAKA/ALBERT TOWN							
Reticulation	9,126,894	9,093,646	33,248	100%	4,691,199	2,158	2,174
Pump Stations	373,184	351,510	21,674	94%	226,560	2,158	105
Intakes	37,929	9,482	28,447	25%	73,395	2,158	34
Storage	1,955,115	1,907,627	47,488	98%	4,653,821	2,158	2,157
Conveyance	-	-	-	0%	-	2,158	-
Treatment Facilities	390,593	212,479	178,114	54%	122,120	2,158	57
Forward Design	297,668	297,668	-	100%	179,783	2,158	83
Flow Metering	-	-	-	0%	43,473	2,158	20
Decommissioning Works	-	-	-	0%	-	2,158	-
Asset Management Systems	586,467	176,755	409,725	30%	273,517	2,158	127
Renewals	2,670,382	-	2,670,382	0%	-	2,158	-
Unspecified Expenditure	-	-	-	0%	500,784	2,158	232
Total Water Supply - Wanaka/Albert Town	15,438,232	12,049,165	3,389,077		10,764,651		4,989

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

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WATER SUPPLY - HAWEA							
New Scheme - Hawea	-	-	-	0%	-	348	-
Reticulation - Hawea	1,695,444	1,495,925	199,520	88%	800,172	348	2,297
Pump Stations	145,208	144,912	295	100%	64,736	348	186
Intakes	-	-	-	0%	1,732	348	5
Storage	631,493	631,493	-	100%	176,925	348	508
Treatment Facilities	373,570	328,645	44,925	88%	270,182	348	776
Forward Design	48,769	48,769	-	100%	25,362	348	73
Flow Metering	45,807	45,807	-	100%	21,954	348	63
Asset Management Systems	97,442	16,991	80,451	17%	20,489	348	60
Renewals	235,866	-	235,866	0%	-	348	-
Unspecified Expenditure	-	-	-	0%	10,087	348	30
Total Water Supply - Hawea	3,273,598	2,712,541	561,057		1,392,263		3,997
WATER SUPPLY - LUGGATE							
New Scheme	92,378	46,189	46,189	50%	32,343	53	607
Reticulation	-	-	-	0%	-	53	-
Intakes	-	-	-	0%	-	53	-
Storage	-	-	-	0%	-	53	-
Treatment Facilities	84,962	27,382	57,581	32%	42,550	53	799
Pump Stations	-	-	-	0%	-	53	-
Flow Metering	25,891	25,891	-	100%	15,858	53	298
Asset Management Systems	90,630	14,850	75,780	16%	14,579	53	274
Renewals	43,806	-	43,806	0%	-	53	-
Unspecified Expenditure	-	-	-	0%	177,580	53	3,333
Total Water Supply - Luggate	337,667	114,311	223,355		282,910		5,310

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Debt	Debt %
QUEENSTOWN									
QT	Existing Debt			2,272,896					
QT	2006	1,147,041	425,374	2,698,270	297	1,116,363	1,116,363	1,581,907	5%
QT	2007	4,925,449	3,376,615	6,074,886	309	1,162,035	2,278,398	3,796,488	12%
QT	2008	1,459,738	610,542	6,685,428	322	1,209,574	3,487,972	3,197,456	10%
QT	2009	2,511,205	1,669,140	8,354,568	335	1,259,059	4,747,031	3,607,537	11%
QT	2010	3,963,573	3,117,937	11,472,505	348	1,310,568	6,057,599	5,414,906	17%
QT	2011	10,242,882	9,372,101	20,844,606	301	1,130,469	7,188,068	13,656,538	42%
QT	2012	3,923,317	3,081,033	23,925,639	311	1,168,794	8,356,862	15,568,777	48%
QT	2013	3,656,992	2,814,717	26,740,356	321	1,208,418	9,565,280	17,175,077	53%
QT	2014	3,429,331	2,450,214	29,190,570	332	1,249,386	10,814,665	18,375,905	56%
QT	2015	4,437,753	3,487,121	32,677,691	343	1,291,742	12,106,407	20,571,284	63%
			30,404,795					Queenstown Weighted Debt Funding Ratio	32%
ARROWTOWN									
AT	Existing Debt			1,011,240					
AT	2006	141,489	15,263	1,026,503	13	86,863	86,863	939,640	74%
AT	2007	533,723	43,600	1,070,103	13	87,631	174,494	895,608	70%
AT	2008	118,795	43,866	1,113,968	13	88,407	262,901	851,067	67%
AT	2009	123,516	652	1,114,620	14	89,189	352,090	762,530	60%
AT	2010	123,861	740	1,115,360	14	89,978	442,069	673,292	53%
AT	2011	126,466	1,482	1,116,842	6	41,127	483,196	633,646	50%
AT	2012	123,453	606	1,117,448	6	41,292	524,488	592,960	46%
AT	2013	356,096	158,466	1,275,914	6	41,458	565,946	709,968	56%
AT	2014	126,425	1,478	1,277,392	6	41,624	607,570	669,822	52%
AT	2015	123,436	605	1,277,998	6	41,791	649,361	628,637	49%
			266,758					Arrowtown Weighted Debt Funding Ratio	58%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Debt	Debt %
GLENORCHY									
GY	Existing Debt			128,918					
GY	2006	72,452	30,123	159,041	6	45,462	45,462	113,579	11%
GY	2007	562,140	167,295	326,336	6	46,924	92,386	233,951	23%
GY	2008	74,067	43,861	370,197	6	48,434	140,819	229,378	22%
GY	2009	660,552	394,616	764,813	7	49,992	190,812	574,002	56%
GY	2010	4,638	738	765,552	7	51,600	242,412	523,140	51%
GY	2011	9,624	1,478	767,030	7	51,207	293,619	473,410	46%
GY	2012	11,115	605	767,635	7	52,791	346,411	421,224	41%
GY	2013	340,307	168,787	936,422	7	54,424	400,835	535,587	52%
GY	2014	190,013	88,119	1,024,540	8	56,108	456,943	567,597	55%
GY	2015	3,942	604	1,025,144	8	57,843	514,786	510,358	50%
			896,227					Glenorchy Weighted Debt Funding Ratio	41%
LAKE HAYES									
LH	Existing Debt			2,247,657					
LH	2006	49,804	6,622	2,254,279	15	114,584	114,584	2,139,695	84%
LH	2007	270,368	39,642	2,293,921	15	116,784	231,367	2,062,554	81%
LH	2008	1,110,487	233,358	2,527,279	15	119,025	350,393	2,176,886	86%
LH	2009	19,523	652	2,527,931	16	121,310	471,703	2,056,228	81%
LH	2010	19,905	740	2,528,671	16	123,639	595,342	1,933,329	76%
LH	2011	22,655	1,482	2,530,153	15	119,842	715,183	1,814,969	72%
LH	2012	19,522	606	2,530,759	16	122,029	837,213	1,693,546	67%
LH	2013	19,527	606	2,531,365	16	124,257	961,470	1,569,895	62%
LH	2014	22,693	1,478	2,532,843	16	126,526	1,087,996	1,444,847	57%
LH	2015	19,537	605	2,533,448	17	128,836	1,216,832	1,316,617	52%
			285,791					Lake Hayes Weighted Debt Funding Ratio	72%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Debt	Debt %
ARTHURS POINT									
AP	Existing Debt			1,459,586					
AP	2006	39,121	27,635	1,487,221	22	108,789	108,789	1,378,432	65%
AP	2007	391,518	182,584	1,669,805	24	116,596	225,385	1,444,420	68%
AP	2008	498,826	347,390	2,017,195	25	124,964	350,349	1,666,846	78%
AP	2009	3,952	652	2,017,847	27	133,932	484,281	1,533,565	72%
AP	2010	18,777	740	2,018,587	29	143,544	627,826	1,390,761	65%
AP	2011	129,439	110,144	2,128,730	26	127,549	755,375	1,373,355	64%
AP	2012	16,134	606	2,129,336	27	135,139	890,514	1,238,823	58%
AP	2013	3,952	606	2,129,943	29	143,179	1,033,693	1,096,249	51%
AP	2014	21,776	1,478	2,131,420	31	151,699	1,185,392	946,029	44%
AP	2015	3,952	605	2,132,026	32	160,725	1,346,116	785,909	37%
			672,439					Arthurs Point Weighted Debt Funding Ratio	60%
WANAKA & ALBERT TOWN									
WA	Existing Debt			2,948,620					
WA	2006	168,599	65,396	3,014,016	169	841,288	841,288	2,172,728	14%
WA	2007	1,255,962	578,321	3,592,337	175	873,822	1,715,111	1,877,226	13%
WA	2008	1,708,233	1,362,882	4,955,219	182	907,615	2,622,725	2,332,494	16%
WA	2009	6,306,581	5,987,393	10,942,613	189	942,714	3,565,439	7,377,173	49%
WA	2010	457,527	136,576	11,079,188	196	979,170	4,544,610	6,534,579	44%
WA	2011	1,808,889	1,475,883	12,555,021	187	934,205	5,478,814	7,076,207	47%
WA	2012	322,730	3,432	12,558,453	194	967,390	6,446,204	6,112,249	41%
WA	2013	736,330	417,146	12,975,599	201	1,001,753	7,447,957	5,527,642	37%
WA	2014	1,912,732	1,580,485	14,556,084	208	1,037,338	8,485,295	6,070,789	40%
WA	2015	760,660	441,701	14,997,785	215	1,074,187	9,559,482	5,438,30	36%
			12,049,165					Wanaka Weighted Debt Funding Ratio	34%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Debt	Debt %
HAWEA									
HA	Existing Debt			193,379					
HA	2006	44,955	13,733	207,112	31	123,685	123,685	83,427	3%
HA	2007	139,435	69,715	276,827	33	130,231	253,916	22,911	1%
HA	2008	301,516	228,732	505,559	34	137,125	391,041	114,519	4%
HA	2009	1,684,580	1,475,360	1,980,919	36	144,383	535,424	1,445,495	50%
HA	2010	29,863	738	1,981,657	38	152,025	687,449	1,294,209	45%
HA	2011	87,588	56,262	2,037,919	32	129,404	816,853	1,221,066	42%
HA	2012	606,131	577,314	2,615,233	34	134,942	951,795	1,663,439	57%
HA	2013	29,411	605	2,615,838	35	140,716	1,092,511	1,523,328	52%
HA	2014	32,726	1,474	2,617,313	37	146,737	1,239,248	1,378,065	47%
HA	2015	317,392	288,608	2,905,920	38	153,016	1,392,263	1,513,657	52%
			2,712,541				Hawea Weighted Debt Funding Ratio	35%	
LUGGATE									
LG	Existing Debt			94,458					
LG	2006	114,103	54,230	148,778	5	25,497	25,497	123,281	59%
LG	2007	102,252	25,906	174,683	5	26,526	52,023	122,661	59%
LG	2008	37,850	27,931	202,614	5	27,596	79,619	122,993	59%
LG	2009	3,942	651	203,265	5	28,709	108,328	94,935	45%
LG	2010	20,776	738	204,003	6	29,867	138,196	65,806	32%
LG	2011	9,624	1,478	205,482	5	26,984	165,180	40,300	19%
LG	2012	17,822	605	206,086	5	27,930	193,110	12,975	6%
LG	2013	3,942	605	206,691	5	28,908	222,019	-15,328	-7%
LG	2014	23,412	1,474	208,165	6	29,921	251,940	-43,775	-21%
LG	2015	3,942	604	208,769	6	30,970	282,910	-74,140	-36%
			114,311				Luggate Debt Funding Ratio	22%	
District Totals			47,402,027				27,068,157		

Wastewater Capital Expenditure for Development Contributions (excluding GST)

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WASTEWATER QUEENSTOWN							
Reticulation	10,052,581	6,265,398	3,787,183	62%	2,557,911	3,060	836
Pump Stations	14,608,837	14,173,340	435,498	97%	5,814,615	3,060	1,900
Treatment Facilities	8,277,403	3,875,223	4,402,180	47%	1,905,088	3,060	623
Forward Design	127,576	113,632	13,944	89%	54,418	3,060	18
Emergency Conveyance	-	-	-	0%	-	3,060	-
Management	977,667	343,095	634,572	35%	394,526	3,060	129
Renewals	1,670,121	-	1,670,121	0%	-	3,060	-
Unspecified Expenditure	-	-	-	0%	1,072,980	3,060	351
Total WASTEWATER - Queenstown	35,714,186	24,770,688	10,943,498		11,799,539		3,856
WASTEWATER - ARROWTOWN							
Reticulation	3,251,139	624,810	2,626,329	19%	870,104	245	3,553
Pump Stations	303,290	251,391	51,899	83%	174,759	245	714
Treatment Facilities	819,919	269,175	550,744	33%	189,961	245	776
Management	145,461	16,644	128,817	11%	22,319	245	91
Renewals	781,051	-	781,051	0%	7,803	245	32
Unspecified Expenditure	-	-	-	0%	10,572	245	43
Total WASTEWATER - Arrowtown	5,300,861	1,162,020	4,138,840		1,275,517		5,209
WASTEWATER - LAKE HAYES							
Reticulation	1,415,774	420,372	995,402	30%	1,227,494	188	6,522
Pump Station	85,079	70,495	14,584	83%	84,107	188	447
Treatment Facilities	438,640	147,788	290,852	34%	120,363	188	640
Management	147,998	28,222	119,776	19%	32,051	188	170
Renewals	290,716	-	290,716	0%	-	188	-
Unspecified Expenditure	-	-	-	0%	-	188	-
Total WASTEWATER - Lake Hayes	2,378,206	666,877	1,711,329		1,464,015		7,779

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

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WASTEWATER - ARTHURS POINT							
New Scheme - Reticulation and Storage	-	-	-	0%	-	271	-
Reticulation	97,531	-	97,531	0%	1,171,434	271	4,323
Pump Station	67,600	48,483	19,117	72%	5,028	271	19
Treatment Facilities	396,503	138,512	257,991	35%	100,321	271	370
Storage	-	-	-	0%	-	271	-
Management	46,943	8,729	38,213	19%	12,232	271	45
Renewals	428,661	-	428,661	0%	-	271	-
Unspecified Expenditure	-	-	-	0%	22,004	271	81
Total WASTEWATER - Arthur's Point	1,037,238	195,724	841,514		1,311,017		4,838
WASTEWATER - WANAKA							
Reticulation	6,822,300	3,759,364	3,062,936	55%	2,167,121	1,787	1,213
Pump Stations	5,840,788	4,710,228	1,130,559	81%	1,992,389	1,787	1,115
Intakes	-	-	-	0%	-	1,787	-
Storage	-	-	-	0%	-	1,787	-
Conveyance	-	-	-	0%	-	1,787	-
Treatment Facilities	18,798,628	10,440,468	8,358,160	56%	6,476,035	1,787	3,623
Flow Metering	-	-	-	0%	-	1,787	-
Decommissioning Works	-	-	-	0%	-	1,787	-
Management	562,716	127,373	435,343	23%	160,053	1,787	90
Renewals	907,571	-	907,571	0%	2,540	1,787	1
Unspecified Expenditure	-	-	-	0%	531,651	1,787	297
Total WASTEWATER - Wanaka	32,932,002	19,037,433	13,894,569		11,329,790		6,339

Wastewater Capital Expenditure for Development Contributions (excluding GST)

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WASTEWATER - HAWEA							
Reticulation	1,819,514	1,346,902	472,612	74%	785,639	324	2,424
Pump Stations	522,036	485,300	36,736	93%	212,755	324	656
Intakes	-	-	-	0%	-	324	-
Storage	-	-	-	0%	-	324	-
Treatment Facilities	654,498	339,578	314,920	52%	226,848	324	700
Management	100,222	19,303	80,920	19%	25,020	324	77
Renewals	206,515	-	206,515	0%	-	324	-
Unspecified Expenditure	-	-	-	0%	40,252	324	124
Total WASTEWATER - Hawea	3,302,785	2,191,083	1,111,703		1,290,513		3,982
WASTEWATER - ALBERT TOWN							
Reticulation	706,959	502,399	204,560	71%	299,886	226	1,324
Pump Stations	229,189	229,189	-	100%	229,553	226	1,014
Treatment Facilities	2,052,321	743,787	1,308,534	36%	568,651	226	2,511
Management	50,897	8,208	42,689	16%	10,918	226	48
Renewals	206,658	-	206,658	0%	-	226	-
Unspecified Expenditure	-	-	-	0%	16,105	226	71
Total WASTEWATER - Albert Town	3,246,024	1,483,584	1,762,440		1,125,112		4,969

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
QUEENSTOWN									
QT	Existing Debt			2,465,189					
QT	2006	2,047,578	1,082,764	3,547,953	281	1,082,222	1,082,222	2,465,731	9%
QT	2007	13,331,684	10,945,901	14,493,854	293	1,129,515	2,211,737	12,282,117	45%
QT	2008	1,577,654	551,143	15,044,997	306	1,178,875	3,390,612	11,654,385	43%
QT	2009	1,189,534	405,716	15,450,713	319	1,230,391	4,621,003	10,829,710	40%
QT	2010	3,043,440	1,521,102	16,971,815	333	1,284,159	5,905,162	11,066,653	41%
QT	2011	5,211,023	2,683,515	19,655,330	285	1,097,472	7,002,634	12,652,695	46%
QT	2012	1,491,745	1,009,089	20,664,419	295	1,136,743	8,139,377	12,525,042	46%
QT	2013	1,776,317	1,137,556	21,801,975	305	1,177,420	9,316,797	12,485,178	46%
QT	2014	578,736	305,943	22,107,918	316	1,219,551	10,536,348	11,571,570	42%
QT	2015	5,466,476	5,127,959	27,235,877	328	1,263,191	11,799,539	15,436,338	57%
			24,770,688				Queenstown Weighted Debt Funding Ratio	41%	
ARROWTOWN									
AT	Existing Debt			2,762,425					
AT	2006	290,168	37,230	2,799,655	39	201,075	201,075	2,598,580	66%
AT	2007	2,936,976	517,909	3,317,564	40	206,400	407,475	2,910,089	74%
AT	2008	381,476	56,026	3,373,590	41	211,865	619,340	2,754,249	70%
AT	2009	171,516	25,945	3,399,535	42	217,476	836,816	2,562,719	65%
AT	2010	337,460	92,429	3,491,964	43	223,235	1,060,051	2,431,913	62%
AT	2011	673,111	269,555	3,761,519	8	42,670	1,102,721	2,658,798	68%
AT	2012	95,423	451	3,761,970	8	42,881	1,145,602	2,616,368	67%
AT	2013	209,977	80,758	3,842,728	8	43,092	1,188,694	2,654,034	68%
AT	2014	62,791	763	3,843,491	8	43,305	1,231,999	2,611,492	67%
AT	2015	141,960	80,954	3,924,445	8	43,518	1,275,517	2,648,928	67%
			1,162,020				Arrowtown Debt Funding Ratio	67%	

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
LAKE HAYES									
LH	Existing Debt			2,859,878					
LH	2006	210,338	62,957	2,922,835	20	157,577	157,577	2,765,258	78%
LH	2007	1,346,963	380,542	3,303,377	21	162,004	319,582	2,983,795	85%
LH	2008	67,375	18,099	3,321,476	21	166,556	486,137	2,835,339	80%
LH	2009	85,549	13,680	3,335,156	22	171,235	657,372	2,677,784	76%
LH	2010	171,888	48,374	3,383,530	23	176,045	833,417	2,550,113	72%
LH	2011	347,186	141,113	3,524,643	16	121,453	954,870	2,569,773	73%
LH	2012	46,120	451	3,525,094	16	123,743	1,078,613	2,446,481	69%
LH	2013	33,806	450	3,525,545	16	126,076	1,204,689	2,320,856	66%
LH	2014	35,165	763	3,526,307	17	128,452	1,333,141	2,193,166	62%
LH	2015	33,816	448	3,526,755	17	130,874	1,464,015	2,062,740	58%
			666,877				Lake Hayes Debt Funding Ratio	72%	
ARTHURS POINT									
AP	Existing Debt			883,298					
AP	2006	1,965	340	883,638	22	104,501	104,501	779,137	72%
AP	2007	120,881	3,294	886,932	23	111,519	216,020	670,912	62%
AP	2008	134,976	15,430	902,362	25	119,008	335,029	567,333	53%
AP	2009	103,465	13,014	915,376	26	127,000	462,029	453,347	42%
AP	2010	167,860	39,083	954,459	28	135,529	597,557	356,901	33%
AP	2011	281,287	73,969	1,028,427	26	126,844	724,402	304,026	28%
AP	2012	55,277	451	1,028,879	28	134,315	858,717	170,162	16%
AP	2013	40,535	450	1,029,329	29	142,226	1,000,943	28,386	3%
AP	2014	41,897	763	1,030,092	31	150,602	1,151,545	-121,454	-11%
AP	2015	89,006	48,930	1,079,022	33	159,472	1,311,017	-231,995	-22%
			195,724				Arthurs Point Debt Funding Ratio	28%	

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
WANAKA									
WA	Existing Debt			915,313					
WA	2006	1,464,981	656,864	1,572,177	157	995,827	995,827	576,350	3%
WA	2007	7,231,166	4,176,708	5,748,885	163	1,035,678	2,031,505	3,717,380	19%
WA	2008	7,849,851	3,978,552	9,727,437	170	1,077,124	3,108,629	6,618,808	33%
WA	2009	7,094,044	3,923,569	13,651,006	177	1,120,229	4,228,858	9,422,148	47%
WA	2010	982,665	591,513	14,242,519	184	1,165,059	5,393,916	8,848,602	44%
WA	2011	367,481	163,274	14,405,792	174	1,103,720	6,497,637	7,908,156	40%
WA	2012	2,151,201	1,479,440	15,885,233	180	1,143,954	7,641,591	8,243,642	41%
WA	2013	1,565,505	1,147,716	17,032,949	187	1,185,654	8,827,245	8,205,704	41%
WA	2014	3,876,543	2,709,628	19,742,577	194	1,228,874	10,056,120	9,686,457	49%
WA	2015	348,565	210,710	19,952,746	201	1,273,670	11,329,790	8,622,957	43%
			19,037,433				Wanaka Weighted Debt Funding Ratio	36%	
HAWEA									
HA	Existing Debt			290,909					
HA	2006	75,158	32,816	323,725	29	114,772	114,772	208,954	8%
HA	2007	192,933	70,439	394,164	30	120,827	235,599	158,565	6%
HA	2008	231,926	105,195	499,359	32	127,203	362,801	136,558	6%
HA	2009	509,849	324,734	824,093	34	133,914	496,716	327,378	13%
HA	2010	1,583,417	1,179,965	2,004,058	35	140,980	637,696	1,366,362	55%
HA	2011	593,378	475,822	2,479,880	30	119,897	757,593	1,722,287	69%
HA	2012	54,457	451	2,480,331	31	125,008	882,601	1,597,730	64%
HA	2013	6,147	450	2,480,781	33	130,336	1,012,937	1,467,844	59%
HA	2014	49,373	763	2,481,544	34	135,892	1,148,829	1,332,715	54%
HA	2015	6,147	448	2,481,992	36	141,684	1,290,513	1,191,479	48%
			2,191,083				Hawea Weighted Debt Funding Ratio	38%	

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
ALBERT TOWN									
AB	Existing Debt			191,175					
AB	2006	25,211	1,012	192,188	20	97,632	97,632	94,555	6%
AB	2007	796,732	282,613	474,801	20	101,545	199,178	275,623	16%
AB	2008	710,191	242,886	717,686	21	105,615	304,793	412,894	25%
AB	2009	692,746	225,346	943,032	22	109,848	414,641	528,391	32%
AB	2010	95,934	79,116	1,022,148	23	114,251	528,891	493,256	29%
AB	2011	839,575	650,499	1,672,647	22	110,668	639,559	1,033,088	62%
AB	2012	39,149	451	1,673,098	23	114,799	754,359	918,740	55%
AB	2013	5,020	450	1,673,548	24	119,084	873,443	800,106	48%
AB	2014	6,983	763	1,674,311	25	123,529	996,972	677,339	40%
AB	2015	34,483	448	1,674,759	26	128,140	1,125,112	549,647	33%
			1,483,584				Albert Town Weighted Debt Funding Ratio		35%
District Totals			49,507,408				29,595,503		

* Where the debt funding proportion is -ve, it is assumed to be zero.

Stormwater Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
STORMWATER - QUEENSTOWN							
Sunshine Bay - Upgrades	160,044	74,154	85,891	46%	350,122	3,492	100
Fernhill - Upgrades	55,832	24,424	31,408	44%	131,764	3,492	38
Queenstown - Frankton - Upgrades	158,394	69,290	89,104	44%	69,304	3,492	20
Frankton - Upgrades	18,720	9,764	8,956	52%	104,095	3,492	30
Lake Hayes - Upgrades	6,644	2,301	4,343	35%	1,128	3,492	-
Queenstown - Upgrades	328,605	142,605	186,001	43%	560,067	3,492	160
Horne Creek Catchment - Upgrades	203,753	83,857	119,896	41%	56,535	3,492	16
Kelvin Peninsula - Upgrades	567,055	368,313	198,742	65%	345,136	3,492	99
Minor Works, Projects, GIS	1,881,513	98,233	1,783,279	5%	75,931	3,492	22
Treatment Facilities	534,203	245,385	288,818	46%	83,373	3,492	24
Flood Protection	95,780	45,974	49,806	48%	330,634	3,492	95
Asset Management	730,866	337,276	393,590	46%	337,100	3,492	97
Investigations	11,087	5,544	5,544	50%	37,752	3,492	11
TOTAL STORMWATER - QUEENSTOWN	4,752,496	1,507,119	3,245,377		2,482,941		711
STORMWATER - ARROWTOWN							
Arrowtown - Upgrades	185,812	22,080	163,733	12%	135,700	321	423
Minor Works	106,244	-	106,244	0%	1,632	321	5
Treatment Facilities	32,510	5,081	27,429	16%	3,080	321	10
Flood Protection	-	-	-	0%	-	321	-
Investigations	1,805	174	1,631	10%	1,263	321	4
TOTAL STORMWATER - ARROWTOWN	326,372	27,335	299,036		141,675		442

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

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
STORMWATER - GLENORCHY							
Glenorchy - Upgrades	281,879	129,740	152,139	46%	118,051	98	1,201
Treatment Facilities	32,510	10,267	22,244	32%	780	98	8
Flood Protection	97,531	34,721	62,810	36%	18,365	98	187
Investigations	304	146	158	48%	159	98	2
TOTAL STORMWATER - GLENORCHY	412,225	174,874	237,351		137,355		1,398
STORMWATER - ARTHURS POINT							
Arthurs Point - Upgrades	111,252	68,956	42,295	62%	36,759	223	165
Treatment Facilities	-	-	-	0%	-	223	-
Flood Protection	-	-	-	0%	-	223	-
Investigations	19,742	10,036	9,707	51%	10,907	223	49
TOTAL STORMWATER - ARTHURS POINT	130,994	78,992	52,002		47,666		213
STORMWATER - WANAKA							
Wanaka - Upgrades	1,126,118	403,452	722,666	36%	1,955,693	1,952	1,002
Minor Works	1,243,262	51,336	1,191,926	4%	66,175	1,952	34
Treatment Facilities	324,772	126,094	198,678	39%	48,221	1,952	25
Forward Design	16,704	5,683	11,021	34%	3,075	1,952	2
Flood Protection	90,330	41,552	48,778	46%	28,173	1,952	14
Asset Management	510,107	232,069	278,038	45%	220,290	1,952	113
Investigations	103,137	55,694	47,443	54%	82,257	1,952	42
TOTAL STORMWATER - WANAKA	3,414,430	915,880	2,498,550		2,403,884		1,231

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

Project Summaries	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
STORMWATER - HAWEA							
Hawea - Upgrades	320,945	109,396	211,550	34%	139,744	338	414
Treatment Facilities	32,510	12,442	20,069	38%	857	338	3
Flood Protection	-	-	-	0%	-	338	0
Investigations	657	354	303	54%	354	338	1
Minor Works	93,245	-	93,245	0%	-	338	0
TOTAL STORMWATER - HAWEA	447,358	122,192	325,167		140,955		417
STORMWATER - ALBERT TOWN							
Albert Town - Upgrades	188,499	60,937	127,562	32%	153,394	221	696
Treatment Facilities	32,510	8,918	23,593	27%	3,323	221	15
Flood Protection	195,062	53,506	141,557	27%	53,022	221	240
Investigations	10,837	3,932	6,906	36%	8,106	221	37
Minor Works	100,572	-	100,572	0%	-	221	0
TOTAL STORMWATER - ALBERT TOWN	527,482	127,292	400,189		217,845		988
DISTRICT TOTAL	10,011,356	2,953,684	7,057,672	32%	5,572,321		

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
QUEENSTOWN									
QT	Existing Debt			1,371,032					
QT	2006	589,890	305,441	1,676,473	319	226,518	226,518	1,449,955	50%
QT	2007	1,477,482	705,353	2,381,825	333	236,637	463,155	1,918,670	67%
QT	2008	459,983	133,091	2,514,916	348	247,209	710,363	1,804,553	63%
QT	2009	348,878	72,176	2,587,092	363	258,252	968,616	1,618,477	56%
QT	2010	310,767	50,998	2,638,090	379	269,790	1,238,405	1,399,685	49%
QT	2011	323,392	57,197	2,695,287	325	231,312	1,469,717	1,225,570	43%
QT	2012	307,285	45,883	2,741,170	337	239,793	1,709,510	1,031,660	36%
QT	2013	306,909	44,327	2,785,497	350	248,585	1,958,095	827,402	29%
QT	2014	321,782	51,563	2,837,061	362	257,699	2,215,794	621,267	22%
QT	2015	306,128	41,091	2,878,151	376	267,147	2,482,941	395,210	14%
			1,507,119	Queenstown Weighted Debt Funding Ratio				43%	
ARROWTOWN									
	Existing Debt			230,296					
AT	2006	28,183	174	230,471	42	18,363	18,363	212,108	82%
AT	2007	38,735	3,952	234,423	43	18,852	37,215	197,208	77%
AT	2008	18,877	-	234,423	44	19,355	56,570	177,853	69%
AT	2009	13,004	-	234,423	45	19,870	76,440	157,853	61%
AT	2010	45,515	5,081	239,504	46	20,400	96,840	142,665	55%
AT	2011	13,004	-	239,504	20	8,769	105,609	133,895	52%
AT	2012	13,004	-	239,504	20	8,867	114,476	125,028	49%
AT	2013	13,004	-	239,504	20	8,966	123,442	116,062	45%
AT	2014	130,042	18,128	257,632	21	9,066	132,508	125,124	49%
AT	2015	13,004	-	257,632	21	9,167	141,675	115,957	45%
			27,335	Arrowtown Debt Funding Ratio				58%	

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
GLENORCHY									
	Existing Debt			10,435					
GY	2006	304	146	10,581	9	12,460	12,460	-1,879	-1%
GY	2007	163,237	86,961	97,542	9	12,883	25,343	72,199	39%
GY	2008	1,604	259	97,802	10	13,319	38,663	59,139	32%
GY	2009	-	-	97,802	10	13,771	52,443	45,368	24%
GY	2010	58,519	22,448	120,249	10	14,237	66,671	53,579	29%
GY	2011	-	-	120,249	10	13,297	79,968	40,281	22%
GY	2012	97,531	34,721	154,971	10	13,704	93,673	61,298	33%
GY	2013	58,519	20,072	175,042	10	14,124	107,796	67,246	36%
GY	2014	-	-	175,042	10	14,556	122,353	52,690	28%
GY	2015	32,510	10,267	185,309	11	15,002	137,355	47,954	26%
			174,874					Glenorchy Weighted Debt Funding Ratio	27%
ARTHURS POINT									
	Existing Debt			58,347					
AP	2006	1,505	631	58,978	18	3,784	3,784	55,194	40%
AP	2007	20,828	10,497	69,475	19	4,112	7,896	61,579	45%
AP	2008	20,883	13,213	82,688	21	4,469	12,365	70,323	51%
AP	2009	87,778	54,651	137,339	23	4,856	17,221	120,118	87%
AP	2010	-	-	137,339	25	5,278	22,499	114,840	84%
AP	2011	-	-	137,339	21	4,406	26,905	110,434	80%
AP	2012	-	-	137,339	22	4,699	31,604	105,735	77%
AP	2013	-	-	137,339	23	5,012	36,616	100,722	73%
AP	2014	-	-	137,339	25	5,346	41,963	95,376	69%
AP	2015	-	-	137,339	27	5,703	47,666	89,673	65%
			78,992					Arthurs Point Weighted Debt Funding Ratio	67%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
WANAKA									
WA	Existing Debt			819,082					
WA	2006	319,660	161,311	980,392	171	211,118	211,118	769,275	44%
WA	2007	582,013	210,385	1,190,777	178	219,546	430,664	760,114	44%
WA	2008	542,228	164,197	1,354,974	185	228,311	658,975	695,999	40%
WA	2009	464,376	113,035	1,468,009	193	237,426	896,401	571,608	33%
WA	2010	389,203	86,644	1,554,653	201	246,905	1,143,306	411,346	24%
WA	2011	233,088	44,739	1,599,391	190	234,396	1,377,702	221,689	13%
WA	2012	218,039	33,669	1,633,060	197	242,939	1,620,641	12,419	1%
WA	2013	217,639	32,371	1,665,431	204	251,793	1,872,434	-207,002	-12%
WA	2014	231,374	39,868	1,705,299	212	260,970	2,133,403	-428,104	-25%
WA	2015	216,810	29,662	1,734,961	220	270,481	2,403,884	-668,823	-39%
			915,880					Wanaka Weighted Debt Funding Ratio	12%
HAWEA									
	Existing Debt			22,328					
HA	2006	8,966	354	22,682	30	12,528	12,528	10,155	7%
HA	2007	48,963	8,891	31,573	32	13,190	25,717	5,856	4%
HA	2008	42,652	971	32,544	33	13,887	39,604	-7,060	-5%
HA	2009	-	-	32,544	35	14,621	54,225	-21,681	-15%
HA	2010	-	-	32,544	37	15,393	69,618	-37,074	-26%
HA	2011	-	-	32,544	31	13,099	82,718	-50,173	-35%
HA	2012	-	-	32,544	33	13,659	96,377	-63,832	-44%
HA	2013	54,184	-	32,544	34	14,242	110,619	-78,075	-54%
HA	2014	-	-	32,544	36	14,851	125,470	-92,926	-64%
HA	2015	292,594	111,976	144,520	37	15,485	140,955	3,565	2%
			122,192					Hawea Debt Funding Ratio	0%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Debt Balance	Debt %
ALBERT TOWN									
	Existing Debt			41,486					
AB	2006	9,711	2,506	43,992	19	18,359	18,359	25,632	15%
AB	2007	99,126	18,466	62,458	19	19,262	37,622	24,837	15%
AB	2008	2,373	345	62,803	20	20,210	57,831	4,972	3%
AB	2009	35,111	13,051	75,854	21	21,204	79,035	-3,181	-2%
AB	2010	-	-	75,854	23	22,246	101,281	-25,427	-15%
AB	2011	26,008	8,375	84,228	22	21,311	122,592	-38,364	-23%
AB	2012	127,578	22,126	106,354	23	22,268	144,860	-38,506	-23%
AB	2013	227,573	62,423	168,778	24	23,268	168,128	650	0%
AB	2014	-	-	168,778	25	24,313	192,440	-23,663	-14%
AB	2015	-	-	168,778	26	25,404	217,845	-49,067	-29%
			127,292				Albert Town Debt Funding Ratio		0%
District Totals		10,011,356	2,953,684			2,786,160			

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

Project Summaries (GL Area)	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
RESERVE IMPROVEMENTS - WAKATIPU							
1101 Reserves	13,574,013	8,006,351	5,567,662	59%	6,142,860	5,092	1,206
1102 Walkways	4,612,466	2,988,387	1,624,079	65%	1,850,848	5,092	363
2101 Council Land	-	-	-	0%	103,178	5,092	20
2120 Cemeteries	1,814,824	710,687	1,104,137	39%	243,520	5,092	48
	20,001,302	11,705,424	8,295,878		8,340,406		1,638
RESERVE IMPROVEMENTS - WANAKA							
1151 Reserves	8,097,056	5,017,441	3,079,616	62%	4,456,119	3,793	1,175
1152 Walkways	2,678,589	2,243,323	435,265	84%	1,346,293	3,793	355
2151 Council Land	-	-	-	0%	1,140,133	3,793	301
2170 Cemeteries	389,667	166,443	223,223	43%	47,549	3,793	12
	11,165,311	7,427,208	3,738,104		6,990,093		1,843
RESERVE IMPROVEMENTS - WAKATIPU/WANAKA							
1101 Reserves	1,862,968	429,131	1,433,837	23%	231,952	8,885	26
1151 Reserves	244,760	244,760	-	100%	6,607	8,885	1
	2,107,728	673,891	1,433,837		228,559		27

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

Project Summaries (GL Area)	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
COMMUNITY FACILITIES - WAKATIPU							
2103 Non Reserve Land	-	-	-	0%	132,535	5,092	26
2160 Walkways Facilities	2,430,178	517,612	1,912,567	21%	297,096	5,092	58
2201 Memorial Hall	-	-	-	0%	857,738	5,092	168
2203 Lake Hayes Pavillion	10,000	5,000	5,000	50%	2,292	5,092	-
2204 Arrowtown Hall	303,763	42,271	261,491	14%	35,720	5,092	7
2205 Glenorchy Hall	626,271	586,515	39,756	94%	183,531	5,092	36
2206 Community Centre	18,386,230	8,727,378	9,658,852	47%	2,047,874	5,092	402
2302 Buidings Other	-	-	-	0%	159,492	5,092	31
2311 Toilets	3,044,243	1,971,254	1,072,989	65%	1,475,856	5,092	290
2504 Swimming Pools	17,122,349	9,378,602	7,743,748	55%	3,676,139	5,092	722
2601 Queenstown Library	2,239,897	1,267,525	972,372	57%	991,012	5,092	195
2602 Arrowtown Library	644,218	327,035	317,183	51%	207,177	5,092	41
2603 Glenorchy Library	136,866	10,000	126,866	7%	10,792	5,092	2
2606 Kingston Library	68,322	-	68,322	0%	868	5,092	-
	45,012,337	22,833,191	22,179,146		10,078,122		1,979

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

Project Summaries (GL Area)	10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
COMMUNITY FACILITIES - WANAKA							
2161 Waterways Facilities	1,607,710	408,232	1,199,478	25%	275,322	3,793	73
2251 Wanaka Hall	-	-	-	0%	1,558,542	3,793	411
2252 Hawea Hall	592,811	528,392	64,419	89%	222,856	3,793	59
2253 Luggate Hall	99,895	31,454	68,441	31%	28,924	3,793	8
2254 Cardrona Hall	73,795	21,136	52,839	29%	41,964	3,793	11
2255 Lake Wanaka Centre	179,837	21,320	158,517	12%	1,800,348	3,793	475
2361 Toilets	667,974	192,260	475,714	29%	353,897	3,793	93
2504 Swimming Pools	45,849	45,849	-	100%	57,740	3,793	15
2651 Wanaka Library	884,033	380,432	503,601	43%	348,774	3,793	92
2652 Hawea Library	293,181	224,438	68,744	77%	117,300	3,793	31
	4,445,265	1,853,512	2,591,753		4,805,666		1,267
COMMUNITY FACILITIES - WAKATIPU/WANAKA							
2202 Events Centre	3,511,380	1,693,106	1,818,282	48%	3,426,202	8,885	386
1801 Civil Defence	278,565	-	278,565	0%	-	8,885	-
2203 Lake Hayes Pavillion	224,684	46,234	178,450	21%	16,337	8,885	2
2502 Community Development	-	-	-	0%	82,049	8,885	9
	4,014,637	1,739,340	2,275,297		3,524,588		397

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
WAKATIPU - Reserve Improvements									
Wakatipu	Existing Debt			1,060,664					
Wakatipu	2006	1,924,863	969,935	2,030,600	471	771,119	771,119	1,259,480	10%
Wakatipu	2007	3,164,144	1,704,817	3,735,416	491	803,639	1,574,758	2,160,659	17%
Wakatipu	2008	2,267,171	955,264	4,690,681	511	837,530	2,412,287	2,278,393	18%
Wakatipu	2009	2,192,825	1,478,439	6,169,120	533	872,850	3,285,137	2,883,983	23%
Wakatipu	2010	2,150,553	1,392,312	7,561,432	555	909,659	4,194,796	3,366,635	26%
Wakatipu	2011	1,379,102	824,291	8,385,722	473	773,961	4,968,757	3,416,965	27%
Wakatipu	2012	1,680,285	1,106,980	9,492,703	489	800,607	5,769,365	3,723,338	29%
Wakatipu	2013	1,384,386	549,527	10,042,230	506	828,171	6,597,536	3,444,694	27%
Wakatipu	2014	1,500,632	1,083,203	11,125,432	523	856,685	7,454,221	3,671,212	29%
Wakatipu	2015	2,351,342	1,640,656	12,766,088	541	886,179	8,340,400	4,425,688	35%
Wakatipu			11,705,424				Wakatipu Weighted Debt Funding Ratio		24%
WAKATIPU - Community Facilities									
Wakatipu	2006	10,856,932	5,763,445	5,763,445	471	931,780	931,780	4,831,665	21%
Wakatipu	2007	9,502,035	4,757,843	10,521,287	491	971,075	1,902,854	8,618,433	38%
Wakatipu	2008	643,469	222,618	10,743,906	511	1,012,027	2,914,881	7,829,025	34%
Wakatipu	2009	2,557,708	1,842,249	12,586,155	533	1,054,706	3,969,587	8,616,568	38%
Wakatipu	2010	981,023	575,228	13,161,383	555	1,099,184	5,068,771	8,092,612	35%
Wakatipu	2011	3,968,063	2,228,895	15,390,277	473	935,214	6,003,984	9,386,293	41%
Wakatipu	2012	14,978,945	6,895,029	22,285,306	489	967,412	6,971,396	15,313,910	67%
Wakatipu	2013	320,529	138,616	22,423,922	506	1,000,719	7,972,115	14,451,807	63%
Wakatipu	2014	408,945	217,855	22,641,777	523	1,035,172	9,007,288	13,634,489	60%
Wakatipu	2015	794,688	191,415	22,833,192	541	1,070,812	10,078,100	12,755,092	56%
Wakatipu			22,833,192				Wakatipu Weighted Debt Funding Ratio		45%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Bal- ance	Debt %
WANAKA - Reserve Improvements									
Wanaka	2006	1,323,091	1,022,775	1,022,775	328	604,837	604,837	417,938	6%
Wanaka	2007	1,018,158	762,080	1,784,855	345	635,320	1,240,158	544,698	7%
Wanaka	2008	1,051,424	690,267	2,475,122	362	667,339	1,907,497	567,625	8%
Wanaka	2009	1,421,373	885,056	3,360,178	380	700,972	2,608,469	751,709	10%
Wanaka	2010	1,009,228	584,929	3,945,108	399	736,300	3,344,770	600,338	8%
Wanaka	2011	998,660	639,354	4,584,461	362	668,272	4,013,041	571,420	8%
Wanaka	2012	1,035,647	665,773	5,250,235	378	697,373	4,710,414	539,820	7%
Wanaka	2013	945,821	586,515	5,836,749	395	727,742	5,438,156	398,593	5%
Wanaka	2014	929,969	523,108	6,359,857	412	759,433	6,197,589	162,268	2%
Wanaka	2015	1,431,941	1,067,351	7,427,208	430	792,504	6,990,093	437,115	6%
			7,427,208					Wanaka Weighted Debt Funding Ratio	7%
WANAKA - Community Facilities									
Wanaka		Existing Debt		21,413					
Wanaka	2006	154,162	82,768	104,181	328	415,832	415,832	-311,651	-17%
Wanaka	2007	947,907	442,021	546,202	345	436,789	852,621	-306,418	-16%
Wanaka	2008	290,670	139,200	685,402	362	458,802	1,311,423	-626,020	-33%
Wanaka	2009	1,302,765	775,430	1,460,833	380	481,924	1,793,347	-332,514	-18%
Wanaka	2010	327,160	50,388	1,511,221	399	506,212	2,299,559	-788,338	-42%
Wanaka	2011	186,834	9,294	1,520,515	362	459,443	2,759,001	-1,238,486	-66%
Wanaka	2012	351,712	9,314	1,529,830	378	479,450	3,238,451	-1,708,621	-91%
Wanaka	2013	81,195	9,334	1,539,163	395	500,328	3,738,779	-2,199,616	-117%
Wanaka	2014	134,054	9,354	1,548,517	412	522,115	4,260,894	-2,712,378	-145%
Wanaka	2015	668,806	326,409	1,874,925	430	544,852	4,805,746	-2,930,821	-156%
			1,853,512					Wanaka Debt Funding Ratio	0%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Bal- ance	Debt %
WAKATIPU / WANAKA - Reserve Improvements									
Wakatipu/Wanaka	Existing Debt								
Wakatipu/Wanaka	2006	334,355	119,648	119,648	799	21,452	21,452	98,196	15%
Wakatipu/Wanaka	2007	359,556	87,185	206,833	835	22,430	43,882	162,951	24%
Wakatipu/Wanaka	2008	304,196	76,049	282,882	873	23,452	67,334	215,548	32%
Wakatipu/Wanaka	2009	338,171	87,185	370,066	913	24,521	91,854	278,212	41%
Wakatipu/Wanaka	2010	10,568	2,642	372,708	955	25,639	117,493	255,215	38%
Wakatipu/Wanaka	2011	285,331	87,185	459,893	835	22,423	139,916	319,976	47%
Wakatipu/Wanaka	2012	10,568	2,642	462,535	867	23,284	163,200	299,334	44%
Wakatipu/Wanaka	2013	31,703	23,778	486,312	900	24,178	187,379	298,934	44%
Wakatipu/Wanaka	2014	317,035	79,259	565,571	935	25,107	212,486	353,085	52%
Wakatipu/Wanaka	2015	116,246	108,320	673,891	971	26,073	238,559	435,333	65%
			673,891					Wakatipu/Wanaka Weighted Debt Funding	40%
WAKATIPU / WANAKA - Community Facilities									
Wakatipu/Wanaka	2006	262,652	12,111	12,111	799	316,949	316,949	-304,839	-18%
Wakatipu/Wanaka	2007	1,147,606	868,842	880,953	835	331,387	648,336	232,617	13%
Wakatipu/Wanaka	2008	620,270	202,500	1,083,453	873	346,487	994,823	88,629	5%
Wakatipu/Wanaka	2009	398,936	144,534	1,227,986	913	362,281	1,357,104	-129,118	-7%
Wakatipu/Wanaka	2010	264,196	94,355	1,322,342	955	378,800	1,735,905	-413,563	-24%
Wakatipu/Wanaka	2011	264,196	90,272	1,412,614	835	331,292	2,067,196	-654,582	-38%
Wakatipu/Wanaka	2012	264,196	86,932	1,499,546	867	344,009	2,411,206	-911,660	-52%
Wakatipu/Wanaka	2013	264,196	83,497	1,583,042	900	357,222	2,768,428	-1,185,385	-68%
Wakatipu/Wanaka	2014	264,196	79,965	1,663,007	935	370,949	3,139,377	-1,476,370	-85%
Wakatipu/Wanaka	2015	264,196	76,333	1,739,340	971	385,211	3,524,588	-1,785,248	-103%
			1,739,340					Wakatipu/Wanaka Debt Funding	0%

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

Project Summaries (GL Area)		10 Year Total Capital Cost (2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
QUEENSTOWN - Reserve Land								
QT	1101	24,116,845	24,116,845	-	100%	13,622,917	2,991	27.5m ²
			24,116,845	-		13,622,917		27.5m²
ARROWTOWN - Reserve Land								
AT	1101	2,556,358	2,556,358	-	100%	1,992,919	417	27.5m ²
			2,556,358	-		1,992,919		27.5m²
GLENORCHY - Reserve Land								
GY	1101	434,338	434,338	-	100%	163,658	450	27.5m ²
			434,338	-		163,658		27.5m²
KINGSTON - Reserve Land								
KG	1101	-	-	-	0%	-	9	27.5m ²
			-	-		-		27.5m²
WAKATIPU Rural - Reserve Land								
WK - Rural	1101	244,117	244,117	-	100%	277,357	104	27.5m ²
			244,117	-		277,357		27.5m²
WANAKA - Reserve Land								
WA	1151	11,551,600	11,551,600	-	100%	8,129,316	2,092	27.5m ²
			11,551,600	-		8,129,316		27.5m²
LUGGATE/HAWEA - Reserve Land								
LG	1151	2,250,948	2,250,948	-	100%	1,642,914	857	27.5m ²
			2,250,948	-		1,642,914		27.5m²
MAKARORA - Reserve Land								
MK	1151	682,682	682,682	-	100%	473,819	177	27.5m ²
			682,682	-		473,819		27.5m²
WANAKA Rural - Reserve Land								
WA - Rural	1151	187,051	187,051	-	100%	187,051	101	27.5m ²
			187,051	-		187,051		27.5m²

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
QUEENSTOWN - Reserve Land									
QT	2006	42,271	42,271	42,271	338	1,539,839	1,539,839	-1,497,567	-6%
QT	2007	2,969,560	2,969,560	3,011,832	360	1,640,348	3,180,186	-168,355	-1%
QT	2008	2,120,963	2,120,963	5,132,795	376	1,714,492	4,894,679	238,116	1%
QT	2009	3,912,211	3,912,211	9,045,006	392	1,783,890	6,678,568	2,366,437	10%
QT	2010	2,625,049	2,625,049	11,670,055	409	1,861,754	8,540,323	3,129,732	13%
QT	2011	3,302,447	3,302,447	14,972,502	213	968,809	9,509,132	5,463,370	23%
QT	2012	2,950,538	2,950,538	17,923,040	217	990,495	10,499,627	7,423,413	31%
QT	2013	3,078,409	3,078,409	21,001,449	222	1,012,986	11,512,612	9,488,836	39%
QT	2014	1,426,657	1,426,657	22,428,106	229	1,043,474	12,556,086	9,872,020	41%
QT	2015	1,688,739	1,688,739	24,116,845	234	1,066,831	13,622,917	10,493,928	44%
				24,116,845	Queenstown Weighted Debt Funding Ratio				19%
ARROWTOWN - Reserve Land									
AT	2006	-	-	-	52	250,122	250,122	-250,122	-10%
AT	2007	538,959	538,959	538,959	51	242,266	492,388	46,571	2%
AT	2008	907,777	907,777	1,446,736	53	253,303	745,691	701,045	27%
AT	2009	126,814	126,814	1,573,550	56	266,929	1,012,620	560,930	22%
AT	2010	511,483	511,483	2,085,033	58	279,141	1,291,761	793,272	31%
AT	2011	-	-	2,085,033	29	138,717	1,430,479	654,554	26%
AT	2012	77,145	77,145	2,162,178	30	141,620	1,572,098	590,080	23%
AT	2013	394,180	394,180	2,556,358	30	144,167	1,716,265	840,093	33%
AT	2014	-	-	2,556,358	29	136,895	1,853,160	703,198	28%
AT	2015	-	-	2,556,358	29	139,760	1,992,919	563,439	22%
				2,556,358	Arrowtown Weighted Debt Funding Ratio				20%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
GLENORCHY - Reserve Land									
GY	2006	-	-	-	46	16,745	16,745	-16,745	-4%
GY	2007	-	-	-	55	19,937	36,682	-36,682	-8%
GY	2008	-	-	-	57	20,681	57,363	-57,363	-13%
GY	2009	-	-	-	60	21,939	79,302	-79,302	-18%
GY	2010	-	-	-	63	22,976	102,278	-102,278	-24%
GY	2011	-	-	-	32	11,700	113,978	-113,978	-26%
GY	2012	-	-	-	33	11,948	125,926	-125,926	-29%
GY	2013	434,338	434,338	434,338	34	12,209	138,135	296,203	68%
GY	2014	-	-	434,338	35	12,628	150,763	283,575	65%
GY	2015	-	-	434,338	35	12,896	163,658	270,680	62%
			434,338					Glenorchy Weighted Debt Funding Ratio	7%
KINGSTON - Reserve Land									
KG	2006	-	-	-	9	-	-	-	-
KG	2007	-	-	-	-	-	-	-	-
KG	2008	-	-	-	-	-	-	-	-
KG	2009	-	-	-	-	-	-	-	-
KG	2010	-	-	-	-	-	-	-	-
KG	2011	-	-	-	-	-	-	-	-
KG	2012	-	-	-	-	-	-	-	-
KG	2013	-	-	-	-	-	-	-	-
KG	2014	-	-	-	-	-	-	-	-
KG	2015	-	-	-	-	-	-	-	-
			-					Kingston Weighted Debt Funding Ratio	0%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
WAKATIPU Rural - Reserve Land									
WK - Rural	2006	-	-	-	13	33,454	33,454	-33,454	-14%
WK - Rural	2007	244,117	244,117	244,117	13	34,937	68,391	175,726	72%
WK - Rural	2008	-	-	244,117	14	36,486	104,878	139,239	57%
WK - Rural	2009	-	-	244,117	14	38,104	142,982	101,135	41%
WK - Rural	2010	-	-	244,117	15	39,794	182,776	61,341	25%
WK - Rural	2011	-	-	244,117	7	18,196	200,972	43,145	18%
WK - Rural	2012	-	-	244,117	7	18,549	219,521	24,596	10%
WK - Rural	2013	-	-	244,117	7	18,909	238,430	5,687	2%
WK - Rural	2014	-	-	244,117	7	19,276	257,707	-13,590	-6%
WK - Rural	2015	-	-	244,117	7	19,651	277,357	-33,241	-14%
			244,117					Wakatipu Rural Weighted Debt Funding Ratio	19%
WANAKA - Reserve Land									
WA	2006	962	962	962	151	585,386	585,386	-584,424	-5%
WA	2007	2,114,623	2,114,623	2,115,584	156	606,600	1,191,986	923,599	8%
WA	2008	448,076	448,076	2,563,660	162	628,582	1,820,567	743,093	6%
WA	2009	712,272	712,272	3,275,932	168	651,361	2,471,928	804,004	7%
WA	2010	2,139,986	2,139,986	5,415,918	174	674,965	3,146,893	2,269,025	20%
WA	2011	738,691	738,691	6,154,609	291	1,129,781	4,276,674	1,877,935	16%
WA	2012	1,802,872	1,802,872	7,957,481	260	1,010,573	5,287,247	2,670,234	23%
WA	2013	1,813,440	1,813,440	9,770,921	248	962,495	6,249,742	3,521,179	30%
WA	2014	710,158	710,158	10,481,079	234	910,814	7,160,556	3,320,523	29%
WA	2015	1,070,521	1,070,521	11,551,600	249	968,760	8,129,316	3,422,284	30%
			11,551,600					Wanaka Weighted Debt Funding Ratio	16%

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
LUGGATE/HAWEA - Reserve Land									
LG	2006	-	-	-	31	55,044	55,044	-55,044	-2%
LG	2007	-	-	-	33	56,994	112,038	-112,038	-5%
LG	2008	-	-	-	34	59,014	171,052	-171,052	-8%
LG	2009	1,038,818	1,038,818	1,038,818	35	61,106	232,158	806,660	36%
LG	2010	-	-	1,038,818	36	63,271	295,429	743,389	33%
LG	2011	-	-	1,038,818	64	111,220	406,649	632,168	28%
LG	2012	-	-	1,038,818	105	183,238	589,887	448,931	20%
LG	2013	468,155	468,155	1,506,973	147	257,075	846,962	660,010	29%
LG	2014	462,871	462,871	1,969,844	182	317,224	1,164,186	805,657	36%
LG	2015	281,104	281,104	2,250,948	191	333,607	1,497,793	753,155	33%
			2,250,948					Luggate Weighted Debt Funding Ratio	20%
MAKARORA - Reserve Land									
MK	2006	-	-	-	5	13,919	13,919	-13,919	-2%
MK	2007	-	-	-	5	14,421	28,340	-28,340	-4%
MK	2008	-	-	-	6	14,941	43,280	-43,280	-6%
MK	2009	-	-	-	6	15,480	58,760	-58,760	-9%
MK	2010	-	-	-	6	16,038	74,798	-74,798	-11%
MK	2011	682,682	682,682	682,682	10	27,440	102,238	580,444	85%
MK	2012	-	-	682,682	21	56,659	158,897	523,785	77%
MK	2013	-	-	682,682	32	86,575	245,472	437,210	64%
MK	2014	-	-	682,682	41	110,633	356,105	326,577	48%
MK	2015	-	-	682,682	44	117,714	473,819	208,862	31%
			682,682					Makarora Weighted Debt Funding Ratio	27%

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

Contributing Area	Year	CAPEX (2008 \$)	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
WANAKA Rural - Reserve Land									
WA - Rural	2006	-	-	-	10	18,742	18,742	-18,742	-10%
WA - Rural	2007	-	-	-	11	19,405	38,147	-38,147	-20%
WA - Rural	2008	-	-	-	11	20,090	58,237	-58,237	-31%
WA - Rural	2009	-	-	-	11	20,801	79,038	-79,038	-42%
WA - Rural	2010	187,051	187,051	187,051	12	21,536	100,574	86,477	46%
WA - Rural	2011	-	-	187,051	20	37,793	138,367	48,684	26%
WA - Rural	2012	-	-	187,051	22	40,057	178,424	8,626	5%
WA - Rural	2013	-	-	187,051	5	8,626	187,051	-	0%
WA - Rural	2014	-	-	187,051	-	-	187,051	-	0%
WA - Rural	2015	-	-	187,051	-	-	187,051	-	0%
			187,051					Wanaka Rural Weighted Debt Funding Ratio	0%

Roading - Capital Expenditure for Development Contributions

Project Summaries	10 Year Total Capital Cost (QLDC 2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WAKATIPU							
Bridge Renewals	253,477	75,372	178,106	30%	32,605	7,116	5
Cycleway Construction	913,908	333,200	580,708	36%	390,662	7,116	55
Walking and Cycling Strategies	9,666	3,383	6,283	35%	10,354	7,116	1
Emergency Works Contingency	1,188,312	191,214	997,099	16%	65,040	7,116	9
Footpath Construction	2,289,356	631,073	1,658,282	28%	1,113,976	7,116	157
Kerb & Channel Construction	2,040,904	721,760	1,319,144	35%	806,522	7,116	113
Maintenance Chip Seals	2,830,264	805,975	2,024,289	28%	1,011,186	7,116	142
General Maintenance (Metalling Programme)	136,476	20,471	116,005	15%	13,265	7,116	2
Rehabilitations	176,770	53,031	123,739	30%	27,140	7,116	4
Minor Safety Projects	2,566,667	741,386	1,825,281	29%	1,030,866	7,116	145
New Roads	6,758,796	3,987,689	2,771,106	59%	845,908	7,116	119
Other Structures	-	-	-	0%	3,063	7,116	-
Advanced Property Purchase	8,194,724	5,568,192	2,626,531	68%	1,968,745	7,116	277
Professional Services (Investigations)	1,632,995	555,870	1,077,125	34%	417,115	7,116	59
Pavement Smoothing	6,813,881	2,798,464	4,015,417	41%	2,131,450	7,116	300
Passenger Transport	3,259,702	874,147	2,385,555	27%	333,578	7,116	47
Roading General	2,229,185	573,056	1,656,129	26%	1,258,961	7,116	177
Road Reconstruction	13,057,084	4,799,388	8,257,695	37%	1,974,704	7,116	277
Reseals	-	-	-	0%	-	7,116	-
Seal Extension	4,922,368	1,747,931	3,174,437	36%	2,098,759	7,116	295
Street Furniture	619,343	154,836	464,507	25%	87,410	7,116	12
Streetlighting	1,190,147	350,068	840,079	29%	235,586	7,116	33
Strategic Studies	20,402	11,972	8,430	59%	9,543	7,116	1
Seal Widening	763,154	228,946	534,208	30%	136,487	7,116	19
Thin Asphaltic Surfacing	5,109,782	1,722,573	3,387,209	34%	1,403,490	7,116	197
Town Centre Improvements	12,093,254	3,023,313	9,069,940	25%	1,803,262	7,116	253
Traffic Management	444,910	220,135	224,775	49%	289,448	7,116	41
Transportation Studies	463,927	364,617	99,310	79%	535,421	7,116	75

Project Summaries	10 Year Total Capital Cost (QLDC 2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WAKATIPU continued...							
Traffic Services	-	-	-	0%	2,449	7,116	-
Power Reticulation Undergrounding	1,838,592	-	1,838,592	0%	-	7,116	-
	81,818,046	30,558,064	51,259,982		20,036,995		2,816
WANAKA							
Bridge Renewals	493,793	148,138	345,655	30%	242,141	4,975	49
Cycleway Construction	562,231	271,523	290,707	48%	219,562	4,975	44
Walking and Cycling Strategies	-	-	-	0%	-	4,975	-
Emergency Works Contingency	766,956	64,096	702,859	8%	23,610	4,975	5
Footpath Construction	2,433,898	1,042,855	1,391,043	43%	1,488,411	4,975	299
Kerb & Channel Construction	3,950,992	1,722,084	2,228,908	44%	1,404,452	4,975	282
Maintenance Chip Seals	1,951,623	632,414	1,319,209	32%	799,889	4,975	161
Rehabilitations	285,000	142,500	142,500	50%	91,177	4,975	18
Minor Safety Projects	1,590,844	699,699	891,145	44%	619,987	4,975	125
New Roads	1,619,148	1,295,319	323,830	80%	343,754	4,975	69
Other Structures	50,000	15,000	35,000	30%	9,598	4,975	2
Advanced Property Purchase	1,975,173	1,580,138	395,035	80%	264,931	4,975	53
Professional Services (Investigations/ Forward Designs/Designations)	1,353,627	579,505	774,122	43%	540,361	4,975	109
Pavement Smoothing	2,668,953	1,264,225	1,404,728	47%	540,567	4,975	109
Roading General	2,733,915	869,347	1,864,568	32%	821,505	4,975	165
Road Reconstruction	3,371,619	1,519,662	1,851,956	45%	693,959	4,975	139
Reseals	-	-	-	0%	-	4,975	-
Seal Extension	7,789,558	4,239,354	3,550,204	54%	4,271,002	4,975	858
Street Furniture	31,519	7,880	23,639	25%	5,042	4,975	1
Streetlighting	1,971,356	573,737	1,397,619	29%	301,398	4,975	61
Strategic Studies	28,267	20,680	7,586	73%	23,312	4,975	5
Seal Widening	1,492,506	714,797	777,709	48%	324,871	4,975	65
Thin Asphaltic Surfacing	4,069,428	1,326,448	2,742,980	33%	1,390,538	4,975	280
Town Centre Improvements	3,231,889	934,110	2,297,779	29%	582,228	4,975	117

Project Summaries	10 Year Total Capital Cost (QLDC 2008 \$)	Growth Funded	Funded by Other Sources	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot
WANAKA continued...							
Traffic Management	123,876	96,138	27,738	78%	126,122	4,975	25
Transportation Studies	83,107	60,320	22,788	73%	83,203	4,975	17
Power Reticulation Undergrounding	949,775	39,398	910,376	4%	13,826	4,975	3
Total Wanaka	45,579,052	19,859,369	25,719,683		15,225,445		3,060
WAKATIPU/WANAKA							
Bridge Renewals	-	-	-	0%	4,424	12,086	-
Major Drainage Control	27,458	12,359	15,099	45%	6,279	12,086	1
Maintenance Chip Seals	157,594	47,278	110,316	30%	48,392	12,086	4
Minor Safety Projects	81,581	28,553	53,028	35%	21,601	12,086	2
Pavement Smoothing	58,521	23,408	35,113	40%	6,048	12,086	1
Road Reconstruction	635,048	317,524	317,524	50%	103,524	12,086	9
Reseals	-	-	-	0%	-	12,086	-
Seal Extensions	-	-	-	0%	268,132	12,086	22
Strategic Studies	-	-	-	0%	-	12,086	-
Thin Asphaltic Surfacing	25,955	7,787	18,169	30%	4,261	12,086	-
Rehabilitations	76,838	38,419	38,419	50%	16,146	12,086	1
Professional Services (Investigations/ Forward Designs/Designations)	2,802	1,261	1,541	45%	1,321	12,086	-
Total Wakatipu/Wanaka	1,065,797	476,589	589,208		480,126		40

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

Contributing Area	Year	CAPEX (QLDC) 2008 \$	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
WAKATIPU									
Wakatipu	Existing Debt			3,982,143					
Wakatipu	2006	7,033,102	2,391,512	6,373,655	653	1,835,960	1,835,960	4,537,695	13%
Wakatipu	2007	8,646,158	2,962,895	9,336,550	680	1,912,188	3,748,148	5,588,402	16%
Wakatipu	2008	8,598,330	3,077,131	12,413,681	709	1,991,580	5,739,729	6,673,953	19%
Wakatipu	2009	5,762,941	1,944,079	14,357,760	738	2,074,269	7,813,997	6,543,763	19%
Wakatipu	2010	7,865,693	3,124,659	17,482,419	769	2,160,391	9,974,388	7,508,031	22%
Wakatipu	2011	9,490,189	3,304,919	20,787,338	665	1,868,124	11,842,513	8,944,825	26%
Wakatipu	2012	8,598,637	3,435,764	24,223,102	688	1,932,520	13,775,033	10,448,069	30%
Wakatipu	2013	8,189,332	3,452,159	27,675,261	711	1,999,136	15,774,170	11,901,091	35%
Wakatipu	2014	8,524,902	3,606,276	31,281,537	736	2,068,049	17,842,218	13,439,319	39%
Wakatipu	2015	8,817,185	3,156,619	34,438,156	761	2,139,337	19,981,555	14,456,601	42%
		81,526,470	30,456,013				Wakatipu Weighted Debt Funding Ratio		26%
WAKATIPU / WANAKA									
Wakatipu/Wanaka	Existing Debt								
Wakatipu/Wanaka	2006	93,631	45,656	45,656	1084	43,054	43,054	2,602	1%
Wakatipu/Wanaka	2007	90,852	43,760	89,416	1133	45,005	88,059	1,357	0%
Wakatipu/Wanaka	2008	168,186	82,213	171,629	1184	47,047	135,106	36,523	8%
Wakatipu/Wanaka	2009	91,857	44,123	215,752	1238	49,182	184,287	31,464	7%
Wakatipu/Wanaka	2010	119,920	39,569	255,320	1294	51,414	235,701	19,619	4%
Wakatipu/Wanaka	2011	92,915	44,507	299,827	1140	45,268	280,970	18,857	4%
Wakatipu/Wanaka	2012	93,457	44,704	344,531	1183	47,007	327,977	16,554	3%
Wakatipu/Wanaka	2013	124,985	57,295	401,826	1229	48,814	376,792	25,034	5%
Wakatipu/Wanaka	2014	94,664	45,141	446,967	1276	50,692	427,484	19,483	4%
Wakatipu/Wanaka	2015	95,330	29,622	476,589	1325	52,643	480,126	-3,537	-1%
		1,065,797	476,589				Wakatipu/Wanaka Weighted Debt Funding Ratio		4%

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

Contributing Area	Year	CAPEX (QLDC) 2008 \$	CAPEX for Growth	Cumulative Growth Cost	New Dwelling Equivalents	Contributions Received	Cumulative Contributions Received	Net Cost Balance	Debt %
WANAKA									
Wanaka		Existing Debt		3,007,401					
Wanaka	2006	4,377,375	1,785,479	4,792,880	430	1,317,161	1,317,161	3,475,719	15%
Wanaka	2007	4,740,736	2,181,477	6,974,357	452	1,384,505	2,701,666	4,272,690	22%
Wanaka	2008	4,644,559	2,004,988	8,979,344	476	1,455,293	4,156,959	4,822,385	24%
Wanaka	2009	4,476,523	1,690,917	10,670,261	500	1,529,700	5,686,660	4,983,601	25%
Wanaka	2010	3,832,430	1,654,363	12,324,624	525	1,607,912	7,294,571	5,030,053	25%
Wanaka	2011	3,968,055	1,605,214	13,929,839	475	1,452,749	8,747,320	5,182,519	26%
Wanaka	2012	4,035,473	1,653,394	15,583,232	496	1,516,594	10,263,914	5,319,319	27%
Wanaka	2013	4,032,663	1,584,496	17,167,728	517	1,583,244	11,847,158	5,320,570	27%
Wanaka	2014	5,065,060	2,258,047	19,425,775	540	1,652,824	13,499,983	5,925,793	30%
Wanaka	2015	6,406,178	3,440,995	22,866,770	564	1,725,462	15,225,445	7,641,325	38%
		45,579,052	19,859,369						26%
District Totals		128,171,319	50,791,971			35,687,126			

* Where the debt funding proportion is -ve, it is assumed to be zero.