

Wanaka Pool Capital Cost – All locations
Based on RLB, Quantity Surveyors Estimate (all ext G.S.T)

Option 1 - 3 Parks (6 Lane)			
	<u>Estimate</u>	<u>Notes</u>	
Pool Total	10,600,000	6 Lanes	
	10,600,000		
3rd Party Contribution	0		
Grants & Donations	1,590,000	0.15	Allowance at 15%
Land Sales - Wanaka	1,000,000		Apply 50% existing balance
Debt Funded	8,010,000		
	10,600,000		

Option 1A - 3 Parks (8 Lane)			
	<u>Estimate</u>	<u>Notes</u>	
Pool Total	11,800,000	8 Lanes	
	11,800,000		
3rd Party Contribution	0		
Grants & Donations	1,770,000	0.15	Allowance at 15%
Land Sales - Wanaka	1,000,000		Apply 50% existing balance
Debt Funded	9,030,000		
	11,800,000		

Option 2 - Northlake (6 Lane)			
	<u>Estimate</u>	<u>Notes</u>	
Pool Total	11,170,000	6 Lanes	
	11,170,000		
3rd Party Contribution	2,000,000		
Grants & Donations	1,675,500	0.15	Allowance at 15%
Land Sales - Wanaka	1,000,000		Apply 50% existing balance
Debt Funded	6,494,500		
	11,170,000		

Option 2A - Northlake (8 Lane)			
	<u>Estimate</u>	<u>Notes</u>	
Pool Total	12,440,000	8 Lanes	
	12,440,000		
3rd Party Contribution	2,000,000		
Grants & Donations	1,866,000	0.15	Allowance at 15%
Land Sales - Wanaka	1,000,000		Apply 50% existing balance
Debt Funded	7,574,000		
	12,440,000		

Option 3 - Plantation Road (6 Lane)			
	<u>Estimate</u>	<u>Notes</u>	
Pool Total	11,550,000	6 Lanes	
	11,550,000		
3rd Party Contribution	0		
Grants & Donations	1,732,500	0.15	Allowance at 15%
Land Sales - Wanaka	1,000,000		Apply 50% existing balance
Debt Funded	8,817,500		
	11,550,000		

Option 3A - Plantation Road (8 Lane)			
	<u>Estimate</u>	<u>Notes</u>	
Pool Total	12,720,000	8 Lanes	
	12,720,000		
3rd Party Contribution	0		
Grants & Donations	1,908,000	0.15	Allowance at 15%
Land Sales - Wanaka	1,000,000		Apply 50% existing balance
Debt Funded	9,812,000		
	12,720,000		

Wanaka Pool Operating Cost- 3 Parks Options
Based on RLB, Quantity Surveyors Estimate (all ext G.S.T)

Option 1 - 3 Parks (6 Lane)						
DC's Not Available						
Ward Funded						
<u>Revenue</u>						
Direct Revenue	364,754	WCP plus 50%				
<u>Expenditure</u>						
Staff	100,000					
Energy	91,000					
Sports Field Maintenance, incl consumables	0					
Cleaning, consumables, security	0					
Maintenance	42,000					
Insurance	20,000					
Administration costs	0					
Marketing	5,000					
Direct Operating Costs	845,500					
Depreciation	132,500	non building	assume	1.25%	of capex	
Annual Debt Servicing	581,918	8,010,000	6.00%	30	years	
Operating Deficit	-1,195,163					
<u>Rate Funding of Deficit</u>						
- Funding by way new differential Annual Charge (Ward based)						
	<u>Ward based</u>					
Estimated Deficit From above	-1,195,163					
Wanaka ward chargeable properties:	7,350					
Additional Amount to Charge (excl GST)	\$162.61					
Additional Amount to Charge (incl GST)	\$187.00					
2013/14 Avg Residential Rate (incl GST)	\$2,357					
Increase on 2013/14 Total Rates (excl GST)	7.94%					

Option 1A - 3 Parks (8 Lane)					
DC's Not Available					
Ward Funded					
<u>Revenue</u>					
Direct Revenue	364,754	WCP plus 50%			
<u>Expenditure</u>					
Staff	100,000				
Energy	91,000				
Sports Field Maintenance, incl consumables	0				
Cleaning, consumables, security	0				
Maintenance	42,000				
Insurance	20,000				
Administration costs	0				
Marketing	<u>5,000</u>				
Direct Operating Costs	899,750				
Depreciation	147,500	non building	assume	1.25%	of capex
Annual Debt Servicing	656,020	9,030,000	6.00%	30	years
Operating Deficit	-1,338,515				
<u>Rate Funding of Deficit</u>					
- Funding by way new differential Annual Charge (Ward based)					
	<u>Ward based</u>				
Estimated Deficit From above	-1,338,515				
Wanaka ward chargeable properties:	7,350				
Additional Amount to Charge (excl GST)	\$182.11				
Additional Amount to Charge (incl GST)	\$209.43				
2013/14 Avg Residential Rate (incl GST)	\$2,357				
Increase on 2013/14 Total Rates (excl GST)	8.89%				

Wanaka Pool Operating Cost- Northlake Options
Based on RLB, Quantity Surveyors Estimate (all ext G.S.T)

Option 2 - Northlake (6 Lane)					
DC's Not Available					
Ward Funded					
<u>Revenue</u>					
Direct Revenue	266,232	WCP plus 10%			
<u>Expenditure</u>					
Staff	100,000				
Energy	91,000				
Sports Field Maintenance, incl consumables	0				
Cleaning, consumables, security	0				
Maintenance	42,000				
Insurance	20,000				
Administration costs	0				
Marketing	5,000				
Direct Operating Costs	970,300				
Depreciation	139,625	non building	assume	1.25%	of capex
Annual Debt Servicing	471,818	6,494,500	6.00%	30	years
Operating Deficit	-1,315,512				
<u>Rate Funding of Deficit</u>					
- Funding by way new differential Annual Charge (Ward based)					
	<u>Ward based</u>				
Estimated Deficit From above	-1,315,512				
Wanaka ward chargeable properties:	7,350				
Additional Amount to Charge (excl GST)	\$178.98				
Additional Amount to Charge (incl GST)	\$205.83				
2013/14 Avg Residential Rate (incl GST)	\$2,357				
Increase on 2013/14 Total Rates (excl GST)	8.73%				

Option 2A - Northlake (8 Lane)					
DC's Not Available					
Ward Funded					
<u>Revenue</u>					
Direct Revenue	266,232	WCP plus 10%			
<u>Expenditure</u>					
Staff	100,000				
Energy	91,000				
Sports Field Maintenance, incl consumables	0				
Cleaning, consumables, security	0				
Maintenance	42,000				
Insurance	20,000				
Administration costs	0				
Marketing	5,000				
Direct Operating Costs	1,024,550				
Depreciation	155,500	non building	assume	1.25%	of capex
Annual Debt Servicing	550,243	7,574,000	6.00%	30	years
Operating Deficit	-1,464,061				
<u>Rate Funding of Deficit</u>					
Funding by way new differential Annual Charge (Ward based)					
	<u>Ward based</u>				
Estimated Deficit From above	-1,464,061				
Wanaka ward chargeable properties:	7,350				
Additional Amount to Charge (excl GST)	\$199.19				
Additional Amount to Charge (incl GST)	\$229.07				
2013/14 Avg Residential Rate (incl GST)	\$2,357				
Increase on 2013/14 Total Rates (excl GST)	9.72%				

Wanaka Pool Operating Cost- Plantation Road Options
Based on RLB, Quantity Surveyors Estimate (all ext G.S.T)

Option 3 - Plantation Road (6 Lane)					
DC's Not Available					
Ward Funded					
<u>Revenue</u>					
Direct Revenue	266,232	WCP plus 10%			
<u>Expenditure</u>					
Staff	100,000				
Energy	91,000				
Sports Field Maintenance, incl consumables	0				
Cleaning, consumables, security	0				
Maintenance	42,000				
Insurance	20,000				
Administration costs	0				
Marketing	5,000				
Direct Operating Costs	970,300				
Depreciation	144,375	non building	assume	1.25%	of capex
Annual Debt Servicing	640,582	8,817,500	6.00%	30	years
Operating Deficit	-1,489,025				
<u>Rate Funding of Deficit</u>					
- Funding by way new differential Annual Charge (Ward based)					
	<u>Ward based</u>				
Estimated Deficit From above	-1,489,025				
Wanaka ward chargeable properties:	7,350				
Additional Amount to Charge (excl GST)	\$202.59				
Additional Amount to Charge (incl GST)	\$232.98				
2013/14 Avg Residential Rate (incl GST)	\$2,357				
Increase on 2013/14 Total Rates (excl GST)	9.89%				

Option 3A - Plantation Road (8 Lane)						
DC's Not Available						
Ward Funded						
<u>Revenue</u>						
Direct Revenue	266,232	WCP plus 10%				
<u>Expenditure</u>						
Staff	100,000					
Energy	91,000					
Sports Field Maintenance, incl consumables	0					
Cleaning, consumables, security	0					
Maintenance	42,000					
Insurance	20,000					
Administration costs	0					
Marketing	5,000					
Direct Operating Costs	1,024,550					
Depreciation	159,000	non building	assume	1.25%	of capex	
Annual Debt Servicing	712,831	9,812,000	6.00%	30	years	
Operating Deficit	-1,630,149					
<u>Rate Funding of Deficit</u>						
- Funding by way new differential Annual Charge (Ward based)						
	<u>Ward based</u>					
Estimated Deficit From above	-1,630,149					
Wanaka ward chargeable properties:	7,350					
Additional Amount to Charge (excl GST)	\$221.79					
Additional Amount to Charge (incl GST)	\$255.06					
2013/14 Avg Residential Rate (incl GST)	\$2,357					
Increase on 2013/14 Total Rates (excl GST)	10.82%					

Wanaka Pool Operating Cost- NorthLake Lease Options
Based on RLB, Quantity Surveyors Estimate (all ext G.S.T)

Option 2L - Lease Northlake (6 Lane)					
DC's Not Available					
Ward Funded					
<u>Revenue</u>					
Direct Revenue	266,232	WCP plus 10%			
<u>Expenditure</u>					
Staff	100,000				
Energy	91,000				
Sports Field Maintenance, incl consumables	0				
Cleaning, consumables, security	0				
Maintenance	42,000				
Insurance	20,000				
Administration costs	0				
Marketing	5,000				
Direct Operating Costs	970,300				
Renewals	139,625	non building	assume	1.25%	of capex
Lease	605,880	13,250,000	6.75%	25	cap
		1,524,000			land
		750,000			financing
		2,000,000			cash contribution
		8,976,000			
	11,640	194,000	6%		additional
Operating Deficit	-1,461,213				borrowing
<u>Rate Funding of Deficit</u>					
-					
Funding by way new differential Annual Charge (Ward based)					
	<u>Ward based</u>				
Estimated Deficit From above	-1,461,213				
Wanaka ward chargeable properties:	7,350				
Additional Amount to Charge (excl GST)	\$198.80				
Additional Amount to Charge (incl GST)	\$228.63				
2013/14 Avg Residential Rate (incl GST)	\$2,357				
Increase on 2013/14 Total Rates (excl GST)	9.70%				

Option 2AL - Lease Northlake (8 Lane)						
DC's Not Available						
Ward Funded						
<u>Revenue</u>						
Direct Revenue	266,232	WCP plus 10%				
<u>Expenditure</u>						
Staff	100,000					
Energy	91,000					
Sports Field Maintenance, incl consumables	0					
Cleaning, consumables, security	0					
Maintenance	42,000					
Insurance	20,000					
Administration costs	0					
Marketing	5,000					
Direct Operating Costs	1,024,550					
Renewals	155,500	non building	assume	1.25%	of capex	
Lease	605,880	13,250,000	6.75%	25	cap	
		1,524,000			land	
		750,000			financing	
		2,000,000			cash contribution	
		8,976,000				
	87,840	1,464,000	6%		additional	
Operating Deficit	-1,607,538				borrowing	
<u>Rate Funding of Deficit</u>						
-						
Funding by way new differential Annual Charge (Ward based)						
		<u>Ward based</u>				
Estimated Deficit From above	-1,607,538					
Wanaka ward chargeable properties:	7,350					
Additional Amount to Charge (excl GST)	\$218.71					
Additional Amount to Charge (incl GST)	\$251.52					
2013/14 Avg Residential Rate (incl GST)	\$2,357					
Increase on 2013/14 Total Rates (excl GST)	10.67%					