

# ANNUAL PLAN 16/17



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# SECTION

INTRODUCTION

# FROM THE MAYOR



You spoke, we listened.

In April we released our proposed programme of services and projects for the coming year and invited our ratepayers and residents to make suggestions and comments. Almost 1000 people took us up on the invitation, sharing their views through formal submissions, posts on social media and a petition.

As a result, we've made several changes to what was originally put forward and this Annual Plan reflects the collective preferences of our community for services, facilities, programmes and

activities. There's a whole section in the following pages that outlines what's changed. For example, we have confirmed our commitment to allocate \$420,000 to fast track a business case for the first stage of the Inner Links (Melbourne to Henry St) transport project to relieve pressure on Stanley and Shotover streets, and to investigate a long-term parking building on the periphery of central Queenstown.

We are investing almost half a million dollars in community facilities, that includes upgrading the turf and drainage at the Queenstown Events Centre this year instead of in 2017-18. The Oval's

surface conditions and drainage are limiting its usability for community sports activities so the upgrade will increase community usage of the Oval and enable it to be considered for national and international sports fixtures once again.

We are allocating over \$300,000 to economic development in the district with a shot in the arm for the Otago Southland Film Office and funding for The Cube in Wanaka. We will be working with stakeholders on an agreed framework to implement our Economic Development Strategy.

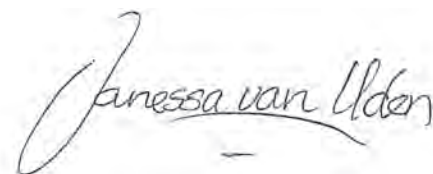
After considering all the submissions we decided not to change the way we assess the rates on undeveloped farmland.

As a result of submissions, we have also moved away from the idea of contributing funds to underground the power lines along the Ladies Mile. We will be taking a long-term view of the Ladies Mile area, including the trees, through a master plan we will be undertaking to address the increased development demand highlighted through the review of our District Plan and the Special Housing Areas programme.

Many people and community groups asked the Council to help fund their projects this year and we have been able to support several of these requests.

Last year when we adopted the 10-Year-Plan, we were expecting that the rates increase for 2016-17 would be 3.27 percent across the district. Through careful scrutiny of all the budgets and some hard decision-making, we have managed to reduce that figure to 2.99 percent. The impact on individual ratepayers will vary depending on location and the services we provide to each property.

If you are interested in the detail, you will find the full picture in the pages that follow and I expect that you will find it both informative and readable.



**Vanessa van Uden**  
Mayor



# SUMMARY FROM THE CHIEF EXECUTIVE



Our district is in a period of sustained rapid growth, which continues to make Queenstown Lakes District an exciting, stimulating and vibrant place to live and work. Our population is still increasing at a higher rate than the national average while visitor numbers continue their upward trajectory.

Our 10-Year Plan, which we adopted last year, made provision for the increasing demands on public infrastructure and services. As you read through this document, you will see where we have adjusted our programmes to

take account of changing requirements and circumstances that have become apparent over the last 12 months. This includes bringing forward commissioning of the Project Shotover upgrade; increasing resources to complete the review of the District Plan; and hiring more staff to process resource consent applications.

As well as increasing costs in some areas, this has also led to higher revenue through greater cost recovery, for example in resource consent processing, animal control, leases and parking.

QLDC staff are working hard to meet the expectations of our community and elected members. The community relies on us for roading, clean water, efficient and safe wastewater disposal, refuse and recycling collection, and to provide well-maintained parks, playgrounds, libraries and sports facilities. Our mission is to continue to deliver the core services that make up our “business as usual”, efficiently and in ways that provide value for the ratepayers.

A handwritten signature in black ink, appearing to read 'Mike Theelen', with a stylized, looping flourish at the end.

**Mike Theelen**  
Chief Executive

# 2016/17 FINANCIAL HIGHLIGHTS

## BACKGROUND

The recent amendments to Local Government Act, have revised the requirements around Annual Plans. Essentially, the new law expects the Annual Plan process to be secondary to the 10-Year Plan process. In a bid to simplify and streamline the process, there is no requirement to consult unless there are significant variations from the budget for the same year in the 10-Year Plan. QLDC will be consulting through the Annual Plan 2016/17 consultation document.

## QLDC APPROACH

In the spirit of the new legislation, QLDC has taken the following approach to the budget process for 2016/17.

### Capital Expenditure (Capex)

A full review of the proposed capex programme has been undertaken. The capex programme has reduced from \$86.10m in the 10-Year Plan to \$82.04m. This is an overall reduction of \$4.06m. The main variations are as follows:

- Wanaka Aquatic Centre – budget reduction 2016/17 \$3.45m (timing only – project advanced)

- Cardrona Wastewater – budget increase 2016/17 \$0.27m (timing only – project advanced)
- Roys Bay Marina – budget increase 2016/17 \$1.11m (timing only – project advanced)
- Bathhouse Playground Renewal – budget reduction 2016/17 \$0.35m (further investigation – project deferred)
- Rising main Shotover Country/ Glenda Drive (Water) – budget reduction 2016/17 \$1.48m (further investigation – project deferred)

## Operating Budget

The 2016/17 year is Year 2 of the 10-Year Plan. The 10-Year Plan budget for 16/17 has been used as the base for the Annual Plan budget. The 10-Year Plan budget has been compared to forecast results for the 2015/16 year and any variances have been investigated.

All major corporate budgets have been fully reviewed. This includes staff costs, vehicles, insurance, energy, interest etc. Generally speaking activity has increased across the board since the original 10-Year Plan budgets were prepared in October 2014.

Revenue budgets have also been reviewed and updated where appropriate. This includes the incorporation of more realistic fees to cover costs for some activities as a result of the Funding and Rates review.



## BUDGET COMPARISON

The table below highlights the main changes between the proposed Annual Plan budget for 2016/17 to the 10-Year Plan budget for the same year:

BUDGET COMPARISON	LTP YR 2	AP	
	16/17	16/17	Change
	\$m	\$m	\$m
Capital Works	86.10	82.04	-4.06
Rate Funded Capex	8.11	7.07	-1.04
Operating Cost	95.10	103.85	8.75
Total Revenue	126.79	125.34	-1.45
Debt Repayment	16.32	16.89	0.57
New Loans	56.70	59.04	2.34
Rates Increase	3.27%	2.99%	-0.28%

The good news is that the proposed rates increase for 2016/17 is 2.99% (after allowing for growth of 2.0% in the rates database). This is below the 3.27% signalled in the 10-Year Plan for 2016/17.

The capital budget has reduced by around \$4.06m which has had a positive impact on both rates and borrowing.

Operating costs are up by \$8.75m compared to the 10-Year Plan which is largely driven by the following factors:

- Increase in depreciation of \$1.74m due to changes in timing of some capex projects
- Increase in staff costs of \$2.4m largely due to a significant increase in activity in consenting, regulatory services and planning. Additional staff have been required to meet growing workloads. To a large extent these increases have been offset by additional revenue. There are also additional staff required to operate new sporting facilities in Wanaka; both projects are ahead of the original 10-Year Plan timeframes.

- Increase in costs associated with the District Plan review of \$1.16m; the original estimates were based on assumptions reflecting far fewer submissions and a much shorter timeframe.
- Increases in operating costs for new facilities; \$172k of additional energy costs; \$918k of operations costs for Project Shotover.
- Increase in interest of \$177k due to changes in timing of some capex projects
- Increases in landfill running costs of \$592k, of which \$395k is for Project Shotover sludge disposal.

The budget for operating revenue has decreased by \$1.45m overall. Increases of revenue compared to the 10-Year Plan revenue budgets are in Resource Consents, Animal Control, Environmental Health, Liquor Licensing, Leases and Parking. These increases are partly attributable to increased activity levels and also as a result of recommendations for higher levels of user charge recovery from the recent Funding and Rates Review. These increases are offset by reduced grants and subsidises by the timing of roading projects, in particular Hawthorne Drive (EAR).

# RATES IMPACT

The proposed overall rates increase for the district for 2016/17 is 2.99% (after allowing for 2% growth in the rating base). This is less than the 3.27% forecast in the 10-Year Plan.

The main changes from the 10-Year Plan from a rating perspective are as follows:

- No rating impact for the Queenstown Convention Centre for 2016/17 as the project is currently on hold awaiting confirmation of external funding
- Increased rating impact for Project Shotover for 2016/17 due to an earlier than expected completion date (Dec 16) – advanced by 6 months compared to 10-Year Plan
- Increased rating impact for Wanaka Pool for 2016/17 – project brought forward

The overall rates increase is therefore, not evenly distributed across the district. For example, the sewerage rates for Queenstown and Arrowtown will increase next year by \$120 per connection; Lake Hayes and Shotover Country by \$120 per annum and Arthurs Point by \$60 per annum. These increases were originally forecast for the 2017/18 year but have impacted on 2016/17 because of the earlier forecast completion date. Further increases will occur in 2017/18 as this will be the first full year of operation.

Similarly the impact of the Wanaka Pool will be localised, with a targeted rate of \$56.00 per residential property in the Wanaka Ward. This amount covers the debt servicing for the project which is expected to be completed in the first quarter of the 2017/18 financial year.

The estimated rates for a sample of properties are as follows:

## SUMMARY OF INDICATIVE TOTAL RATE MOVEMENTS 16/17

### MEDIAN VALUES

Property Type	CV	Location	Rates Movement	
			%	\$
Residential	\$670,176	Queenstown	5.93%	\$148
Commercial	\$1,230,333	Queenstown	0.25%	\$15
Accommodation	\$1,227,414	Queenstown	4.33%	\$373
M/U Accommodation	\$806,305	Queenstown	3.84%	\$135
Vacant	\$418,860	Queenstown	5.10%	\$95
M/U Commercial	\$806,305	Queenstown	4.15%	\$133
Residential	\$551,708	Wanaka	2.99%	\$74
Commercial	\$698,819	Wanaka	2.26%	\$106
Accommodation	\$698,819	Wanaka	1.94%	\$133
M/U Accommodation	\$613,009	Wanaka	3.08%	\$104
Primary Industry	\$3,331,970	Wanaka	0.09%	\$4
Country Dwelling	\$1,099,941	Wanaka	2.72%	\$56
Vacant	\$306,504	Wanaka	4.30%	\$75
M/U Commercial	\$613,009	Wanaka	3.28%	\$102
Residential	\$547,408	Arrowtown	7.03%	\$164
Commercial	\$1,111,877	Arrowtown	1.53%	\$85
Accommodation	\$1,111,877	Arrowtown	5.32%	\$452
M/U Accommodation	\$733,759	Arrowtown	4.75%	\$161
Vacant	\$291,174	Arrowtown	5.92%	\$97
M/U Commercial	\$733,759	Arrowtown	5.14%	\$160
Primary Industry	\$2,781,412	Wakatipu	-2.42%	-\$68
Country Dwelling	\$1,428,348	Wakatipu	-1.06%	-\$23
Residential	\$476,732	Glenorchy	1.89%	\$42
Residential	\$478,985	Lake Hayes	6.67%	\$162
Residential	\$372,948	Hawea	2.25%	\$51
Residential	\$476,732	Kingston	2.87%	\$42
Residential	\$542,676	Arthurs Point	4.01%	\$100

## SUMMARY OF INDICATIVE TOTAL RATE MOVEMENTS 16/17

### LOWER VALUES

Property Type	CV	Location	Rates Movement	
			%	\$
Residential	\$422,255	Queenstown	7.32%	\$156
Commercial	\$273,910	Queenstown	3.72%	\$83
Accommodation	\$462,440	Queenstown	1.89%	\$73
M/U Accommodation	\$475,705	Queenstown	5.41%	\$149
Vacant	\$187,075	Queenstown	6.49%	\$100
M/U Commercial	\$448,980	Queenstown	6.01%	\$149
Residential	\$484,995	Wanaka	3.29%	\$77
Commercial	\$436,304	Wanaka	1.86%	\$63
Accommodation	\$406,556	Wanaka	1.59%	\$66
M/U Accommodation	\$417,200	Wanaka	3.67%	\$103
Primary Industry	\$970,235	Wanaka	3.63%	\$61
Country Dwelling	\$735,480	Wanaka	4.13%	\$67
Vacant	\$198,170	Wanaka	5.23%	\$80
M/U Commercial	\$375,480	Wanaka	4.08%	\$101
Residential	\$582,610	Arrowtown	6.86%	\$164
Commercial	\$381,520	Arrowtown	3.57%	\$96
Accommodation	\$326,300	Arrowtown	3.17%	\$104
M/U Accommodation	\$475,600	Arrowtown	5.89%	\$164
Vacant	\$255,635	Arrowtown	6.16%	\$98
M/U Commercial	\$594,500	Arrowtown	5.73%	\$162
Primary Industry	\$1,000,320	Wakatipu	0.15%	\$2
Country Dwelling	\$734,019	Wakatipu	0.73%	\$11
Residential	\$290,950	Glenorchy	2.26%	\$45
Residential	\$414,570	Lake Hayes	6.94%	\$163
Residential	\$288,120	Hawea	2.61%	\$55
Residential	\$290,950	Kingston	3.65%	\$45
Residential	\$432,120	Arthurs Point	4.31%	\$102

## SUMMARY OF INDICATIVE TOTAL RATE MOVEMENTS 16/17

### HIGHER VALUES

Property Type	CV	Location	Rates Movement	
			%	\$
Residential	\$2,244,900	Queenstown	2.03%	\$98
Commercial	\$21,860,125	Queenstown	0.09%	\$82
Accommodation	\$42,565,500	Queenstown	5.81%	\$15,119
M/U Accommodation	\$2,859,575	Queenstown	0.55%	\$45
Vacant	\$684,160	Queenstown	4.00%	\$89
M/U Commercial	\$983,480	Queenstown	3.51%	\$126
Residential	\$1,251,600	Wanaka	1.04%	\$39
Commercial	\$7,189,100	Wanaka	2.59%	\$1,116
Accommodation	\$8,626,920	Wanaka	1.93%	\$1,185
M/U Accommodation	\$2,607,500	Wanaka	1.22%	\$111
Primary Industry	\$6,995,905	Wanaka	-0.71%	\$57
Country Dwelling	\$2,043,000	Wanaka	0.88%	\$28
Vacant	\$834,400	Wanaka	1.76%	\$48
M/U Commercial	\$719,670	Wanaka	3.02%	\$103
Residential	\$1,397,075	Arrowtown	4.30%	\$156
Commercial	\$2,886,500	Arrowtown	2.21%	\$298
Accommodation	\$1,104,400	Arrowtown	0.70%	\$49
M/U Accommodation	\$1,664,600	Arrowtown	2.70%	\$151
Vacant	\$653,950	Arrowtown	4.17%	\$90
M/U Commercial	\$820,410	Arrowtown	4.82%	\$159
Primary Industry	\$7,294,000	Wakatipu	-4.13%	-\$248
Country Dwelling	\$4,209,060	Wakatipu	-3.30%	-\$160
Residential	\$666,540	Glenorchy	1.58%	\$38
Residential	\$712,210	Lake Hayes	5.83%	\$158
Residential	\$668,850	Hawea	1.26%	\$34
Residential	\$708,860	Kingston	2.18%	\$38
Residential	\$831,000	Arthurs Point	4.24%	\$96



# WHAT'S DIFFERENT?

## **WE LISTENED TO WHAT YOU THOUGHT**

We proposed some variations to the programme of major works and activities agreed with the community in last year's 10-Year Plan. We ran a public consultation process on these key issues and made the following decisions:

## **TRAFFIC ISSUES IN DOWNTOWN QUEENSTOWN**

We are going to move more quickly to cater for increasing numbers of vehicles coming into Queenstown from Frankton Road. The response to the Transport Strategy we adopted last year shows that the community expects faster action to relieve congestion and improve traffic flows. We have increased the budget to \$232,000 so that the business case for stage 1 and 2 of Inner Links can be considered in combination with a Queenstown transport and parking hub. Through the submission process a further \$420,000 has been allocated to complete the assessment of designation options. This work will commence in the 2016/17 financial year.

## **A ONE-STOP SHOP FOR QLDC IN QUEENSTOWN**

QLDC operates from three different locations in downtown Queenstown. We lease two of the offices and own the Gorge Rd building, which is unsuitable for further expansion. It is inconvenient for the public and inefficient to have staff operating from three locations. The Council has resolved to investigate building a new office to house all the Queenstown-based staff on land QLDC owns in central Queenstown. We will allocate \$250,000 for investigation and design work in 2016-17, with a full proposal to be put to the community for consideration in 2017-18.

## **REVIEW OF RATES, FEES AND CHARGES**

We have reviewed the fees and charges for animal control, bylaws enforcement, environmental health, alcohol licensing, waterways facilities, waterways control, building control, resource consent and our pools. As a result, increases are now confirmed for animal control (including dog registration), environmental health, waterways, resource consents and pool charges. Increasing these charges reduces the call on rates for these activities.

Council will not go ahead with a proposal that would have increased rates on undeveloped farmland that was zoned for residential development. Affected landowners have engaged with Council through the submission process, signalling a desire to work together to encourage development. The proposal to reduce rates on residential flats will go ahead.

## **LADIES MILE TREE SOLUTION**

When Delta announced that a row of iconic trees on Ladies Mile would be cut down because they were encroaching on power lines, the community response was swift – a way needed to be found to save the trees. The trees are on private land but many people think they are an important part of the landscape.

Through the submission process Aurora advised that no budget for undergrounding the lines was available. Therefore allocating \$500,000 to pay half the cost of undergrounding was not required.

It was decided to allocate \$10,000 for additional tree pruning which would allow time to ascertain options for the entrance into Queenstown. This will avoid a rates increase for residential properties and businesses in the Queenstown / Wakatipu wards.

### THE WEED THAT THREATENS OUR WATERWAYS

Lagarosiphon is an invasive water weed that is well established in Lake Wanaka and has been found in the upper reaches of the Kawarau River near the outlet of Lake Wakatipu. Lagarosiphon chokes waterways, posing an environmental threat and interfering with recreation. QLDC has been asked to join the Otago Regional Council and Land Information New Zealand (LINZ) in a campaign to stop Lagarosiphon colonising the Kawarau River or becoming established in Lake Wakatipu. We will allocate \$30,000 for this joint work this year with \$20,000 and \$10,000 budgeted for the following two years.

### PLANNING FOR THE FUTURE GROWTH OF OUR DISTRICT

The District Plan guides new development all over our district and it's under review. Hearings of over 1000 submissions are in progress for Stage 1 and at the same time, background work is getting underway for Stage 2. In terms of its impact on where people live, what they can do and how they do it, developing the new District Plan is our most significant project and it is not a cheap exercise. The original budget of \$3.31 million over 4 years is insufficient for the scale of the work to be done. The new budget is \$6.29 million with \$1.83 million of this required in 2016-17.

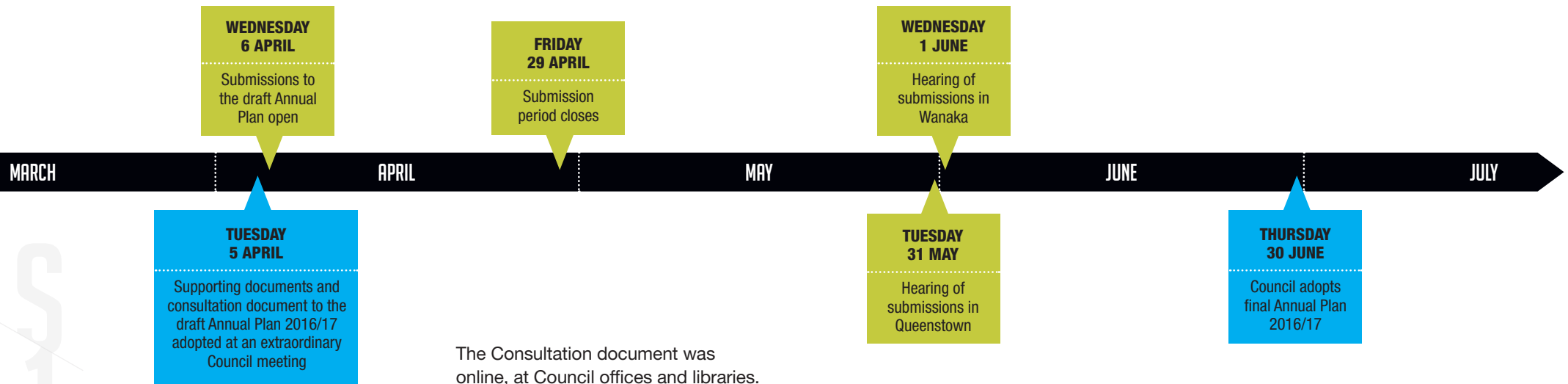
### OPENING SOONER

Two significant facilities will be completed and in use sooner than we had programmed in the 10 Year Plan. They are the **Wanaka Pool** and **Project Shotover**.

The decision to build the pool early alongside the new Wanaka Recreation Centre was made after the 10-Year Plan was adopted. The capital cost is budgeted at \$12.3 million, with the debt servicing costs for 2016-17 to be funded from a targeted rate of \$56.00 per residential property in the Wanaka Ward. This will rise when the facility opens in the first quarter of the 2017-18 financial year.

Project Shotover is being upgraded and some of the work is being done slightly earlier than originally planned to meet increasing demand and ensure we comply with our resource consents. As a result, the sewerage rates for Queenstown and Arrowtown will increase next year by \$120 per connection; Lake Hayes and Shotover Country by \$120 per year (once new properties are included) and Arthurs Point by \$60 per year. These increases were originally forecast for 2017-18 year but now take effect in 2016-17. Further increases will occur in 2017-18, which will be the first full year of operation.

# ANNUAL PLAN 2016/17 SUBMISSION PROCESS





# SUMMARY OF CHANGES

## CHANGES AS A RESULT OF SUBMISSION PROCESS

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

### Summary of approved changes as a result of external submissions:

1. Approve \$83,845 additional grant to Film Otago Southland for two years
2. Approve \$1,500 additional grant for Community Networks Wanaka
3. Approve \$10,000 grant for Queenstown Disc Golf Club
4. Approve \$5,000 grant for Wakatipu Islands Reforestation Trust
5. Approve \$5,000 grant for Wanaka Community Patrol Inc
6. Approve \$5,000 grant for The Salvation Army
7. Approve \$25,000 grant for Wanaka Community House Charitable Trust in 17/18
8. Approve \$120,000 additional economic development funding
9. Approve \$28,500 capital funding for council properties for the Arrowtown lighting project

10. Approve \$10,000 expense for pruning of the Ladies Mile trees
11. Approve \$30,000 expense for lagarosiphon management
12. Approve a reduction of \$3,000 for Sister City funding to a total of \$10,000
13. Approve \$500 expense annually for maintenance costs of the Kelvin Loop track.

### Summary of approved changes as a result of internal submissions:

1. Approve \$35,400 expense for parking lease
2. Approve \$16,728 expense for additional data usage
3. Approve \$24,526 additional operational deficit to align Wanaka Airport budget
4. Approve \$610,000 capital funding brought forward from 17/18 for turf and drainage improvements to the Queenstown Events Centre Oval
5. Approve \$100,000 income increase for property rents and collections
6. Approve \$159,627 capital funding to move the Frankton Marina Floating Jetty
7. Reduce \$33,060 of operational budgets for the realignment of the Planning and Development Department budgets to the adopted funding policy and increase in resources
8. Approve \$30,000 expense for compilation of an building materials survey and register of Council property
9. Approve \$25,000 capital funding for asset management improvements

10. Remove \$56,000 capital funding for Arrowtown Pool heating system
11. Approve \$130,517 capital funding for QEC emergency generator
12. Approve \$16,700 capital funding increase to Queenstown Memorial Hall for soundproofing
13. Approve \$200,000 capital funding for Wanaka showgrounds field development
14. Approve \$105,000 capital funding for A&P showgrounds Wanaka
15. Remove \$152,500 capital funding for Wanaka Airport
16. Approve \$250,000 capital funding for Queenstown Mall
17. Approve \$420,000 capital funding for Inner Links Route Assessment
18. Approve \$250,000 capital funding for Marine Parade renovation
19. Approve \$22,450 capital funding for Council Offices in Shotover Street
20. Approve \$10,980 increase in capital funding for computer hardware
21. Reduce \$3,540,645 in capital funding to align roading projects with NZTA approved budgets
22. Approve \$45,000 capital funding for Wanaka Cemetery improvements
23. Approve \$7,500 capital funding Gorge Road car pound upgrade
24. Approve \$40,000 capital funding for recycle centre plant upgrade
25. Approve \$20,000 capital funding for Kawarau Falls Bridge utilities

26. Approve \$1,400,000 capital funding brought forward from 17/18 for Project Shotover
27. Reduce \$210,000 in capital funding for Queenstown marine parade WWPS optimisation
28. Approve \$337,048 increase in capital funding for Frankton Flats Wastewater
29. Approve \$80,000 capital funding for maintenance access road to Threepwood pump station
30. Approve \$45,000 capital funding for street lighting improvements
31. Defer \$3,736,567 to 2017/18 of capital funding for revised project timing of Hawthorne Drive (EAR)
32. Approve \$385,000 capital funding for Mt Aspiring Road booster
33. Reduce \$140,000 capital funding for the Wanaka Yacht Club Borefield
34. Approve \$632,988 increase in capital funding for Frankton Flats water supply
35. Approve \$291,152 increase in three waters renewal programmes
36. Approve \$161,000 capital funding for Bremner Park three waters
37. Approve \$195,000 capital funding for installation of water meters
38. Align timing of the capital funding for the Wanaka Aquatic Centre with construction. Result being an increase from the draft Annual Plan of \$2,757,780 capital funding. The total budget remains unchanged.







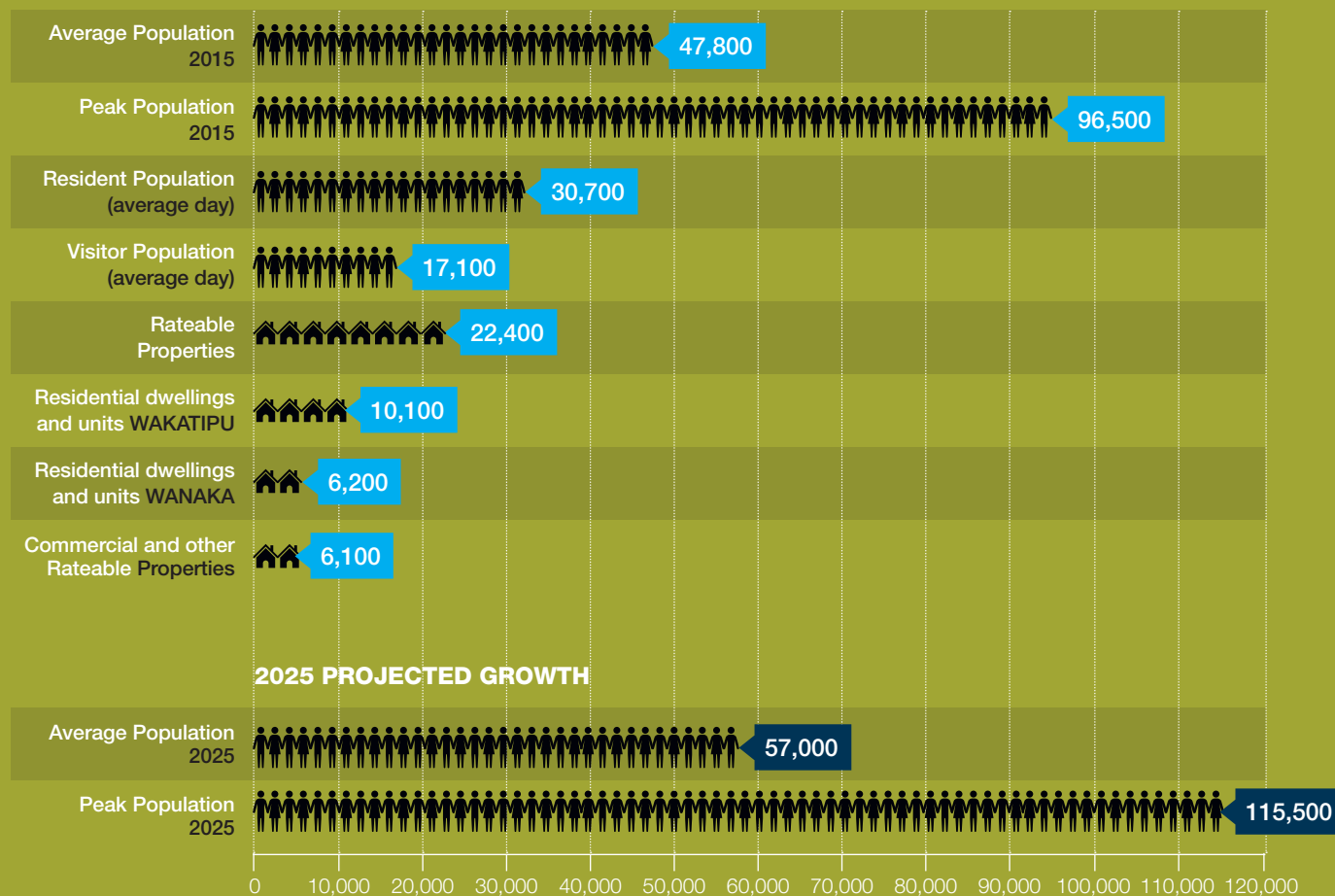
# SECTION

**GENERAL  
INFORMATION**

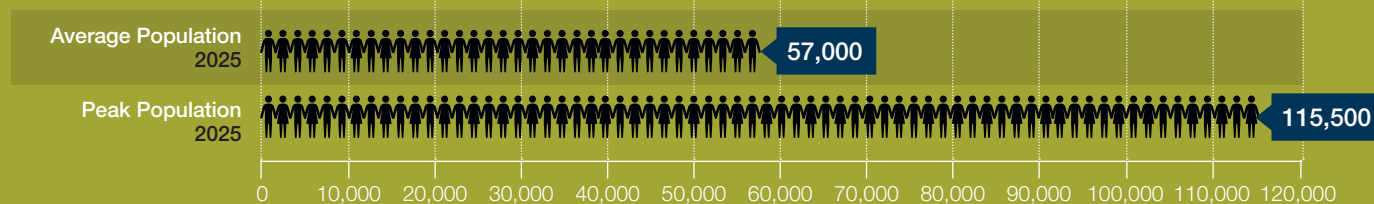


# FACT FILE

## 2015 FACT FILE



## 2025 PROJECTED GROWTH



Source: Queenstown Lakes District Growth Projections for 2015

## DISTRICT MAP



Queenstown Lakes District area

**8,467**  
square kilometres

# STRATEGIC PERFORMANCE FRAMEWORK

OUR PLAN

*Our long term aspirations  
for the district*

## COMMUNITY OUTCOMES



Sustainable growth  
management



Quality landscapes and  
natural environment with  
enhanced public access



A safe and healthy  
community that is strong,  
diverse and inclusive for  
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  
district's local cultural  
heritage



What we want to achieve  
in the next ten years

What we want to achieve  
in the next three years

How we will deliver  
our priorities

What you can expect  
from the Council

## OUR LONG TERM COUNCIL OUTCOMES

## OUR SHORT TERM COUNCIL PRIORITIES

## OUR ACTIVITIES

## DEFINED LEVELS OF SERVICE FOR OUR ACTIVITIES



### CORE INFRASTRUCTURE AND SERVICES

High performing infrastructure and services that:

- > meet current and future user needs and are fit for purpose;
- > are cost-effectively & efficiently managed on a full life-cycle basis;
- > are affordable for the District.



### COMMUNITY SERVICES AND FACILITIES

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



### REGULATORY FUNCTIONS AND SERVICES

Regulatory requirements and services delivered by the Council:

- > encourage compliance;
- > are user friendly;
- > protect the interests of the District;
- > are cost effective; and achieve the regulatory objectives.



### ENVIRONMENT

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



### ECONOMY

The District has a resilient and diverse economy.



### LOCAL DEMOCRACY

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



### FINANCIAL SUPPORT AND SERVICES

Council expenditure is cost-effective and sustainable.  
The Council is trusted and respected for its customer service and stewardship of the District.

Improving long-term asset management planning and project delivery.

Increasing levels of community use and participation.

Improving the cost-effectiveness and efficiency of core services and processes.

Improving the quality and safety of CBDs.  
Delivering a new District Plan that enables economic growth and enhances the use, development and protection of the District's natural and physical resources.

Implementing an economic development framework that facilitates a stronger and more diverse economy, and avoids unnecessary cost-compliance.

Modernising the way the community engages with the Council and accesses Council services.

Enhancing the quality of our financial reporting and management.  
Developing the internal skills, resources and service ethic to deliver the core services more effectively.

- > Water supply
- > Sewerage
- > Stormwater
- > Transport
- > Waste management

- > Sports and recreation facilities (pools and gyms)
- > Community venues and facilities
- > Libraries
- > Parks and trails

- > Planning and building services
- > Regulatory services

- > District Plan

- > Economic development
- > Events
- > Emergency management

- > Governance

- > Financial services
- > Customer services

### KEY PERFORMANCE INDICATORS

### HOW WE WILL REPORT OUR SUCCESS

The Key Performance Indicators contained in this report were consulted on in the Annual Plan 2014/15. The Department of Internal Affairs (DIA) measures mentioned in the Plan will be reported from 2015/16.

### RISK MITIGATION

How we will manage the events that could stop us delivering

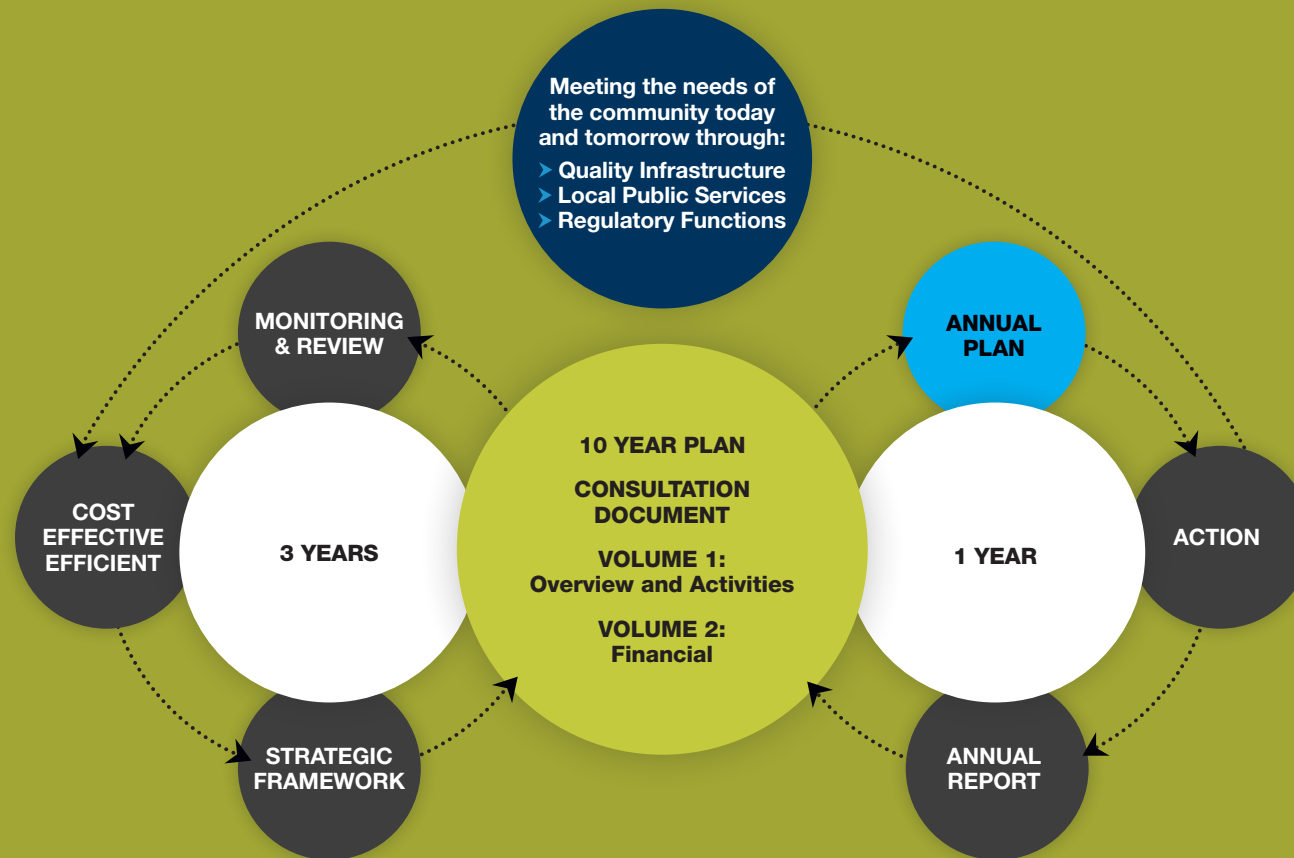
# WHAT DOES THE COUNCIL DO?



The Council delivers 26 core activities, which fall into eight different group activities. These are: Governance, Economic Development, Community, Environmental Management and Infrastructure.



# THE STATUTORY PLANNING PROCESS



# DELEGATED RESPONSIBILITIES AS AT 1 JULY 2016



Vanessa van Uden

**MAYOR**

Rachel Brown (Chair)

Bryan Lloyd (Deputy)

Lyal Cocks

Ella Lawton

Calum MacLeod

Ross McRobie

Mike O'Connor

**WANAKA COMMUNITY BOARD**

Audit and Risk Committee

District Licensing Committee

Property Subcommittee

Resource Consent Commissioner  
Appointment Committee

**COUNCIL COMMITTEES**

**WAKATIPU WARD**



Merv Aoake



Mel Gazzard

**ARROWTOWN WARD**



Scott Stevens

**WANAKA WARD**



Lyal Cocks



Craig (Ferg) Ferguson



Cath Gilmour



Ella Lawton



Alexa Forbes



Simon Stammers-Smith



Calum MacLeod

**COUNCILLORS**



# MANAGEMENT GROUP



Mike Theelen

**CHIEF EXECUTIVE**



Meaghan Miller

**GM, CORPORATE SERVICES**



Stewart Burns

**CHIEF FINANCIAL OFFICER**



Peter Hansby

**GM, INFRASTRUCTURE**



Tony Avery

**GM, PLANNING & DEVELOPMENT**

# CONTACT US



QUEENSTOWN: 03 441 0499  
WANAKA: 03 443 0024



[services@qldc.govt.nz](mailto:services@qldc.govt.nz)



[www.qldc.govt.nz](http://www.qldc.govt.nz)



[twitter.com/QueenstownLakes](https://twitter.com/QueenstownLakes)



[facebook.com/QLDCinfo](https://facebook.com/QLDCinfo)

## COUNCIL OFFICES

### QUEENSTOWN OFFICE



Civic Centre, 10 Gorge Road  
Private Bag 50072, Queenstown

### WANAKA OFFICE



47 Ardmore Street  
Wanaka

## QUEENSTOWN AIRPORT CORPORATION LIMITED\*

Terminal Building, Queenstown Airport  
PO Box 64, Queenstown  
Phone: 03 442 3505

*\* A Council-controlled trading organisation*

## AUDITORS

Deloitte on behalf of the office  
of the Auditor General  
  
Dunedin

## SISTER CITIES

- > Aspen, Colorado, USA (Queenstown)
- > Hikimi, Shimane, Japan (Wanaka)
- > Hangzhou, China







# SECTION

**ACTIVITY  
SUMMARIES**

# INFRASTRUCTURE

## OUR LONG TERM COUNCIL OUTCOME IS:


### **High performing infrastructure and services that:**

- meet current and future user needs and are fit for purpose;
- are cost effective and efficiently managed on a full life-cycle basis; and
- are affordable for the District.



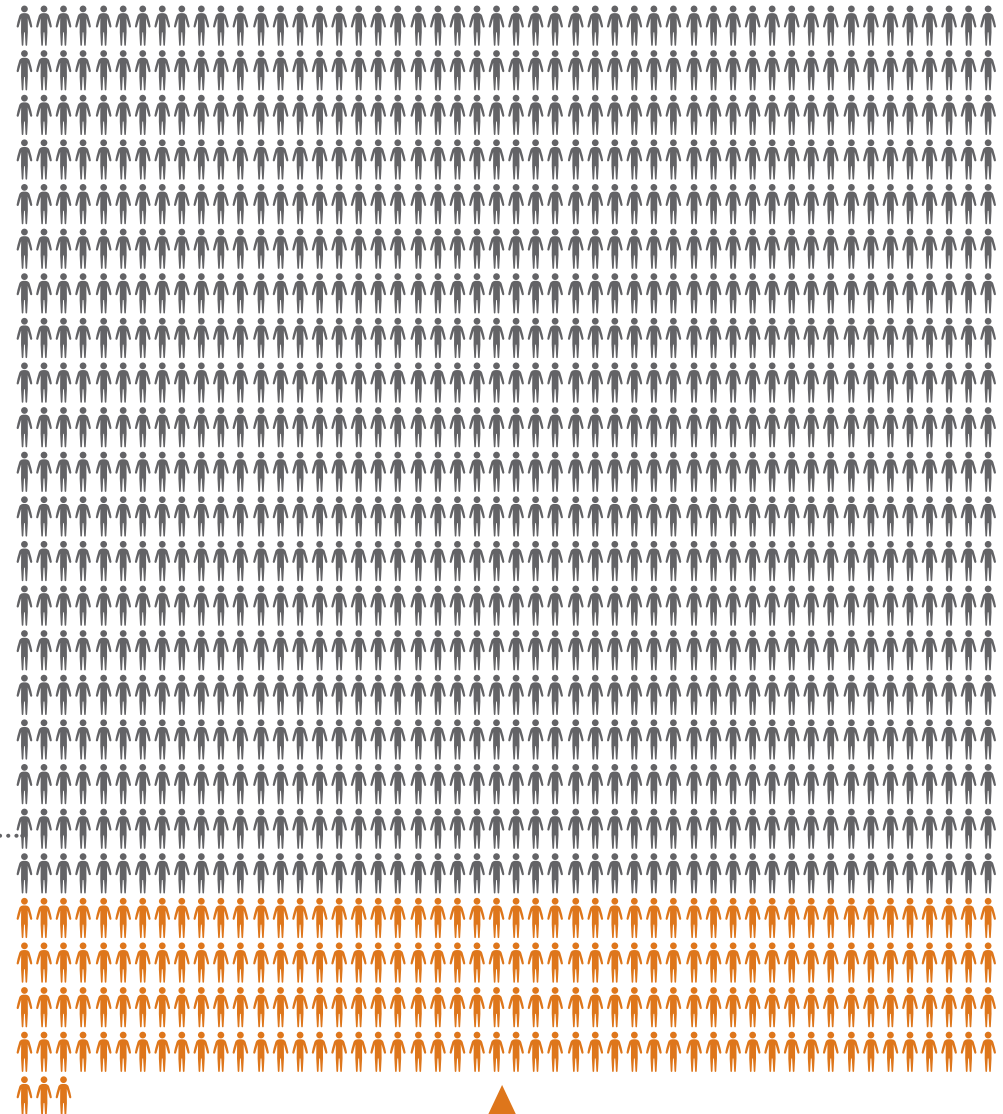
# WHY SHOULD YOU CARE?

In December 2014 the Council adopted the 30-year Infrastructure Strategy, as required under the 2014 reforms to the Local Government Act 2002. The strategy is recognised as an important document to continuously improve the provision of core services to the community. The document focuses on the core infrastructure services of drinking water supplies, wastewater collection and treatment, stormwater management and discharge, roading and footpaths.

 = 100 PEOPLE

SMALL TOWN FUNDING, WITH BIG CITY DEMAND

100,000+ PEOPLE DURING PEAK PERIODS USING THE DISTRICTS INFRASTRUCTURE



AND ONLY 22,275 RESIDENTS FUNDING SERVICES

# WHAT WE DELIVER

We will deliver this outcome through the following activities:

1. Water Supply
  2. Stormwater
  3. Wastewater
  4. Waste Management
  5. Transport, including roading, parking and footpaths.
- Collectively known as 3 Waters

2016/17

# WHAT WE ARE PLANNING

Based on analysis of current and future community needs and risks, the following strategic priorities for infrastructure have been identified:

1. managing the water needs of the District;
2. managing risk and providing flexibility for a variety of future scenarios for climate change and population growth;
3. improving the efficiency of our energy use and reduce use of oil based products;
4. managing the quality of discharges to minimise the impact on the environment;
5. ensuring that, as a minimum, key service levels (affecting public health) are maintained into the future;
6. balancing cost increases against affordability; and
7. adopting an integrated approach to management of 3 Waters and other infrastructure.

# HOW WE MEASURE PERFORMANCE

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage variance from original budget for <b>A)</b> capital expenditure <b>B)</b> operational expenditure	New measure to be reported from 2015	<b>A)</b> Range of 0% and -10% <b>B)</b> Range of 0% and -5%
Percentage of Requests for Service (RFS) resolved within specified timeframe	3 Waters: 98.6% Solid waste: 96.7% Roading: 95.6% Internal: 95.6% Pollution: to be recorded from 2015	>95%
Percentage of ratepayers who are satisfied with street cleaning	74.8%	>80%

## OTAGO REGIONAL PERFORMANCE FRAMEWORK – BENCHMARK MEASURE FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2016/17 ANNUAL REPORT)

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2016/17 TARGET
Percentage of the Council's budgeted capital works programme, including renewals, completed annually.	Benchmark measure, no target set

## DEPARTMENT OF INTERNAL AFFAIRS MANDATORY MEASURES FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2016/17 ANNUAL REPORT)

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR DRINKING WATER...	2016/17 TARGET
Compliance of each municipal water supply with the New Zealand Drinking Water Standards for protecting public health, specifically: <b>A)</b> bacteriological compliance; and <b>B)</b> protozoal compliance.	Full compliance by 2018
Percentage of water lost from each municipal water reticulation network.	<40%
Median response time to attend to urgent and non urgent issues resulting from municipal water reticulation network faults and unplanned interruptions: <b>A)</b> between the time of notification and the time when service personnel reach the site; and <b>B)</b> between the time of notification and resolution of the fault or interruption	<b>A)</b> <60mins <b>B)</b> <4 hours
Number of complaints per 1000 connections to a public water reticulation network about: <b>A)</b> the clarity of drinking water; and <b>B)</b> the taste of drinking water; and <b>C)</b> the odour of drinking water; and <b>D)</b> the pressure or flow of drinking water; and <b>E)</b> the continuity of supply of drinking water; and <b>F)</b> the way in which a local government organisation responds to issues with a water supply.	<5 per 1000 connections
Average consumption of water per person per day.	<590L/person/day

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR SEWERAGE...	2016/17 TARGET
Annual number of dry weather overflows from a municipal sewerage system per 1000 sewerage connections.	<3 per 1000 connections
Compliance with resource consents for discharge to air, land, or water from a municipal sewerage system, measured by the number of: <b>A)</b> abatement notices; and <b>B)</b> infringement notices; and <b>C)</b> enforcement orders; and <b>D)</b> successful prosecutions.	100%
Median response time to attend to sewage overflows resulting from blockages or other faults of a municipal sewerage system: <b>A)</b> between the time of notification and the time when service personnel reach the site; and <b>B)</b> between the time of notification and resolution of the blockage or other fault.	<b>A)</b> 60 mins <b>B)</b> 4 hours
Number of complaints per 1000 properties connected to a municipal sewerage system about: <b>A)</b> odour; and <b>B)</b> faults <b>C)</b> blockages, and <b>D)</b> the territorial authority's response to issues with its sewerage system	<5 per 1000 properties

## DEPARTMENT OF INTERNAL AFFAIRS MANDATORY MEASURES FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2016/17 ANNUAL REPORT)

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR STORM WATER...	2016/17 TARGET
Number of flooding events each year to habitable floors per 1000 properties resulting from overflows from a municipal storm water system	<2 per 1000 properties
Compliance with resource consents for discharge from a municipal storm water system, measured by the number of: <b>A)</b> abatement notices; and <b>B)</b> infringement notices; and <b>C)</b> enforcement orders; and <b>D)</b> successful prosecutions.	100%
Median response time between the time of notification and the time when service personnel reach the site when habitable floors are affected by flooding resulting from faults in a municipal storm water system.	<3 hours
Number of complaints per 1000 properties connected to a municipal storm water system about: <b>A)</b> faults (including blockages) with a municipal storm water system.	<5 per 1000 properties

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR ROADS AND FOOTPATHS...	2016/17 TARGET
The annual change in the number of fatalities and serious injury crashes on the local road network, or the number of deaths and serious injuries per million vehicle km travelled on local roads	To report a decrease on the previous year
The average quality of ride on a sealed local road network, as measured by the Smooth Travel Exposure Index.	>80%
Percentage of a sealed local road network that is resurfaced annually.	<10%
Percentage of a local footpath network that is part of a local road network that falls within a local government organisation's level of service or service standard for the condition of footpaths.	95%
Percentage of customer service requests responded to within a specified time frame.	>95%

### NOTES

The Council will not report against any flood protection measures as it does not own any major flood protection or control works.



# WATER SUPPLY

**26,500** CUBIC METRES OF  
WATER PER DAY

**419KM** OF WATER  
MAINS

**12** TREATMENT  
PLANTS

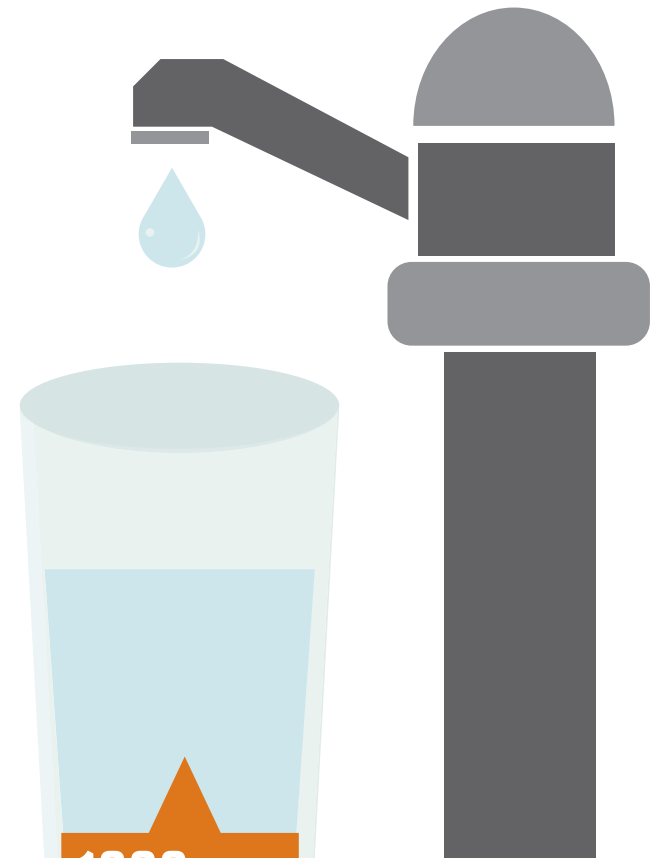
**21,885** PROPERTIES

# WHY SHOULD YOU CARE?



IF BOTTLED WATER IS **\$1** PER LITRE

THEN THE WATER SUPPLIED BY THE COUNCIL IS AROUND



**1000** TIMES CHEAPER

# ABOUT WATER SUPPLY

QLDC is responsible for approximately 419km of water mains and 12 treatment plants serving approximately 21,885 properties that between them use a total of approximately 26,500 cubic metres of water per day.

The Council adopted a draft 3 Waters Strategy in June 2011. The strategy recognised that the key to the management of its infrastructure is balancing the affordability of maintaining the existing networks and creating additional capacity with a reduction in risk, aging networks, a demand for growth, and an improved level of service.

2016/17

# WHAT WE ARE PLANNING

Council is currently negotiating the acquisition of the private Cardrona Water Company. Should the acquisition go ahead it is likely that the water scheme will require a number of upgrades to meet Council standards. The budget provides working capital to assess and implement essential upgrades.

A trial of 500 water meters, which were installed across the district in April 2015, will conclude in mid-2016. Elected Members will receive a report regarding findings and recommendations in late 2016.

# HOW WE MEASURE PERFORMANCE

**The level of service our community can expect from this activity:**

*The council provides reliable drinking water that is safe to drink.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Annual cost per cubic metre of water supplied	\$0.80	<\$0.92*

## NOTES

\*Targets account for increased capital, power and treatment costs.

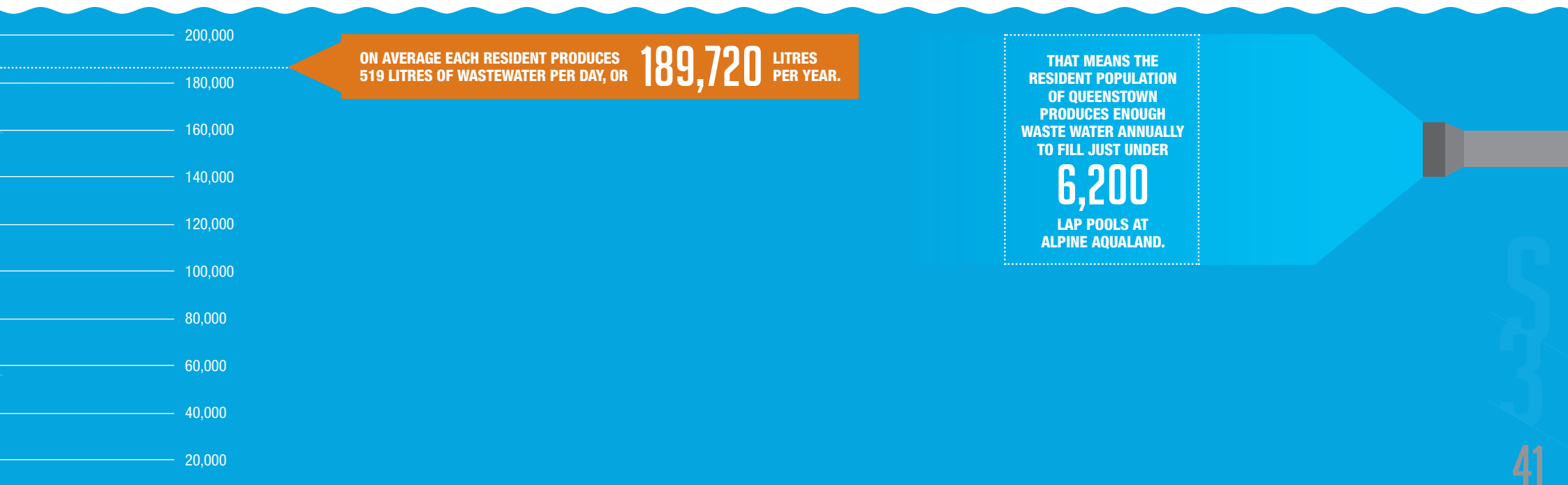
Performance for water supply is also measured through the Department of Internal Affairs mandatory measures.



# WASTEWATER



# WHY SHOULD YOU CARE?



# ABOUT WASTEWATER

The Council is responsible for approximately 371km of wastewater mains, 59 pump stations and 4 treatment plants serving approximately 21,870 properties that between them discharge a total of approximately 11,000 cubic metres of sewage per day. This includes the larger plants, namely Project Pure (wastewater treatment plant and disposal to land at Wanaka) and the Shotover Ponds (wastewater treatment and disposal to the Shotover River).

2016/17

# WHAT WE ARE PLANNING

The final injection of capital expenditure for Project Shotover will be expended in 2016/17, with the plant due to be operational by December 2016.

Long term options for wastewater treatment in Cardrona will be refined and a preferred option confirmed by the Council. Detailed design of the favoured long term option will be commenced in 2016/17, together with legislative and consenting requirements. The budget will also be used to undertake any upgrades required for the interim solution to meet new consent requirements.

Following consultation with the Glenorchy Community Association, an application for a new Glenorchy wastewater treatment scheme was lodged with the Otago Regional Council (March 2016). This included an Assessment of Environmental Effects (AEE) for discharge of treated domestic effluent into Council owned reserve land located in an area known as 'The Peninsula', the southern bank of Bucker Burn River. It is anticipated that physical work will begin in 2016, if the consent is not appealed.

# HOW WE MEASURE PERFORMANCE

## The level of service our community can expect from this activity:

*The council provides reliable wastewater collection and treatment services that protect public health and the environment.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Median response time to attend to sewage overflows resulting from blockages or other faults of a municipal sewerage system*: <b>A)</b> between the time of notification and the time when service personnel reach the site; and <b>B)</b> Between the time of notification and resolution of the blockage or other fault.	<b>A)</b> 60 minutes <b>B)</b> 3.9 hours	<b>A)</b> <60mins <b>B)</b> <4 hours
Annual cost per cubic metre of wastewater collected and treated	\$2.15	<\$2.27**

## NOTES

\* Also a Department of Internal Affairs mandatory measure.

\*\*Increased costs allow for Project Shotover coming online from 2016/17, including sludge disposal costs incurred from commissioning in later in that year. Commencing in 2015 will be the cost increases associated with sludge disposal from Project Pure.

Performance for waste water is also measured through the Department of Internal Affairs mandatory measures.

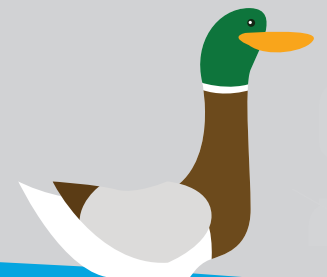
# STORMWATER





# WHY SHOULD YOU CARE?

LIQUIDS THAT ARE POURED DOWN THE STORMWATER DRAINS END UP IN THE LAKE. PROTECT OUR ENVIRONMENT BY DISPOSING OF WASTE RESPONSIBLY.



# ABOUT STORMWATER

The Queenstown Lakes District Council (QLDC) is responsible for approximately 202km of stormwater mains, 30 detention basins and a number of interceptors (basic stormwater separators) serving around 10,900 properties. The system caters for an average 10-year flood event.

2016/17

# WHAT WE ARE PLANNING

Capital Expenditure for Stormwater is committed for work related to the Eastern Access Road project (see Roads and Footpaths).

# HOW WE MEASURE PERFORMANCE

## The level of service our community can expect from this activity:

*The council provides storm water drainage services that protect public health and private properties.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Number of flooding events each year to habitable floors per 1000 properties resulting from overflows from a municipal storm water system*	0.5 per 1000 connections	<2 per year

## NOTES

\* Also a Department of Internal Affairs mandatory measure

# TRANSPORT, INCLUDING ROADING, PARKING AND FOOTPATHS



# WHY SHOULD YOU CARE?



1,100  
1,000  
900  
800  
700  
600  
500  
400  
300  
200  
100

AT **1076** METRES  
THE CROWN RANGE IS THE  
**HIGHEST**  
SEALED ROAD IN ALL OF  
NEW ZEALAND (2M HIGHER  
THAN THE DESERT ROAD  
SUMMIT ON STATE HIGHWAY  
1 IN THE NORTH ISLAND).



# ABOUT ROADS AND FOOTPATHS

The Council is accountable for just over 800km of local roads with a number of public carparks located throughout the district. This includes maintaining street lights and signage. In addition, there are 232km of state highways within the district and these are managed by New Zealand Transport Agency (NZTA). The Council's transport activities are funded from a combination of local and central government funding sources.

2016/17

# WHAT WE ARE PLANNING

Work on Hawthorn Drive (Eastern Access Road) which will connect the Remarkables Park end of Frankton with SH6, is due to start in July 2016. The construction period is likely to span 18 months, depending on weather.

Sealed road and pavement programmes were developed with the New Zealand Transport Agency and cover the next three years. The programme for re-metalling and dust suppression for un-sealed roads is revised at the beginning of each financial year, based on inspections, repeat Requests for Service (RFS) and staff knowledge. Once priced the programme is re-prioritised based on budget availability.

# HOW WE MEASURE PERFORMANCE

## The level of service our community can expect from this activity:

*The Council provides a road and footpath network that accommodates seasonal and future growth.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Sealed road closures (planned and unplanned) that exceed the Council's service standard ( <i>one per month, no longer than 8 hours and not during peak demand times</i> )	0.83	Not more than 1 per month
Annual cost per km to maintain and operate		
<b>A)</b> sealed roads	<b>A)</b> \$129 per km	<b>A)</b> <\$129
<b>B)</b> unsealed roads	<b>B)</b> \$85 per km	<b>B)</b> <\$85

## NOTES

\* We will aim to keep costs static to demonstrate efficiencies; however we anticipate 1.5% for inflation

- New Zealand Transport Authority (NZTA) is currently developing performance targets for the road network. The measures and targets will determine how the categories and levels of service translate into specific operational and investment decisions. If the measures are to be adopted by Council into the performance framework, then the community will be consulted through the Annual Plan.

# WASTE MANAGEMENT



# WHY SHOULD YOU CARE?

DIVERTING WASTE AWAY  
FROM THE DISTRICT'S  
LANDFILL EXTENDS THE LIFE  
OF THIS FINITE RESOURCE.

IN 2014/15 IN EXCESS OF  
**6.5 MILLION  
KILOGRAMS**  
OF WASTE WAS DIVERTED  
FROM THE LANDFILL



# ABOUT WASTE MANAGEMENT

Waste minimisation and recycling services include weekly kerbside refuse and recycling collections, recycling litterbins, resource recovery parks, green waste drop off sites, composting facilities and promoting other waste minimisation initiatives. Rural areas are serviced by rural drop off points where economically viable. A landfill facility at Victoria Flats and transfer stations in Queenstown and Wanaka, process waste and manage the safe disposal of hazardous materials. The Council contracts waste and recycling to third parties.

2016/17

# WHAT WE ARE PLANNING

No significant capital expenditure is committed under this activity for 2016/17.

# HOW WE MEASURE PERFORMANCE

**The level of service our community can expect from this activity:**

*The council provides waste and recycling services that protect public health and the environment.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Kilograms of residential waste to landfill per head of population*	188kg	<160kg

## NOTES

\* Waste and recycling KPI to include a breakdown of commercial waste and waste diverted from landfill (recycling).



# COMMUNITY SERVICES AND FACILITIES

## OUR LONG TERM COUNCIL OUTCOME IS:

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

4 SKATE PARKS

50 PUBLIC TOILETS

2,084HA  
OF PARKS AND RESERVES

40  
PLAYGROUNDS

OVER 150KM  
OF WALKWAYS, TRACKS AND  
MOUNTAIN BIKE TRAILS

12  
CEMETERIES

QUEENSTOWN GARDENS AND  
WANAKA STATION PARK

# WHY SHOULD YOU CARE?



25M

50M

75M

100M

125M

150M

175M

200M



BY PROVIDING AQUATIC  
FACILITIES ACROSS THE  
DISTRICT THE COUNCIL  
PROVIDES OPPORTUNITIES  
FOR CHILDREN TO LEARN  
TO SWIM.

IN 2014/15, AROUND  
**900 CHILDREN**  
ATTENDED SWIM SCHOOL SESSIONS  
EACH WEEK OF THE TERM.

# WHAT WE DELIVER

## LIBRARY SERVICES

There are seven libraries in the Queenstown Lakes District. These are Queenstown, Wanaka, Arrowtown, Kingston, Glenorchy, Hawea and Makarora. The Council considers libraries to be an important part of the community's resource, providing high-quality library services to a national standard.

## PARKS, RESERVES AND OPEN SPACES

Council is responsible for over 2,084ha of parks and reserves from neighbourhood parks to natural areas, forests and sports parks. It provides an extensive network of modern playgrounds and facilitates a wide range of activity including golf, bowls, specialised mountain biking parks, skateparks, cross country skiing and other sporting activities.

This activity provides and maintains a network of walking and cycle trails

across the District including the New Zealand Cycleway and Te Araroa Walkway.

The Council undertakes maintenance of the Queenstown Gardens and all amenity horticulture work with its own staff, while mowing, tree maintenance and building maintenance is undertaken under contract by Asplundh (NZ) Limited.

Some of the facilities the Council supports and/or maintains include:

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

## FORESTS

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

Forests are designated under the QLDC Operative District Plan. This means that the land can be used primarily for the purpose of planting, tending, managing and harvesting of trees for timber and wood production. As QLDC's forests are production forests the Council can take advantage of spikes in export and domestic log markets by obtaining a profitable return for the valuable timber resource.

Most of the QLDC forests have been classified as Pre-1990 forests under the New Zealand Emissions Trading Scheme. QLDC must replant if the forests are felled under this scheme. QLDC has been allocated carbon credits for the restriction on land use.

All forests have a forestry plan and are managed in line with these plans.

The reserve forests of Ben Lomond and Queenstown Hill need to be managed for a number of reasons:

- Exotic species are spreading, smothering indigenous vegetation within the reserves and spreading well beyond the reserve boundaries. There is a need to contain the forest and remove it from areas where native forest can be restored.
- The forests form the backdrop to Queenstown providing both a recreation resource and a unique scenic landscape. There is a need to protect Queenstown's scenic appeal and enhance recreation opportunities.
- The forest protects the town from rock fall but also poses a significant fire risk, particularly if wood volumes are left unchecked.
- The forests contain some of the fastest growing Douglas fir in New

Zealand so there is an opportunity to harvest timber in a sustainable manner to generate revenue for the management of the District's parks and reserves and wilding conifer control.

Forestry Management objectives are to:

- manage exotic forest to recover merchantable timber where amenity can be improved and recreational opportunities and indigenous vegetation enhanced;
  - ensure the logging operations minimise impacts on landscape and recreation values and existing facilities; and
  - ensure the safety of the public and other facilities on the reserve
- Coronet Forest is a production forest and needs to be managed so that maximum return is realised at harvest.

The management objectives for the Coronet Forest are to grow a crop of

Douglas fir for maximum profitability within the constraints of:

- good forestry practice;
- sustainable land use; and
- respecting the wider social objectives (of landscape and public use) of the QLDC as contained within the District Plan.

However given the wilding pine issue as outlined, the objectives have been revisited.

Coronet Forest only contains one recreational licence holder.

## VENUES AND FACILITIES

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

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

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

## PUBLIC TOILETS

The Council provides 50 public toilets in order to enhance the public's experience of our outdoor places and to protect the public environment. The goal is to provide clean, accessible and conveniently located toilets.

The introduction of counters to new toilet facilities and radio frequency tags for maintenance monitoring has enabled the Council to consistently improve toilet facilities available to the community.

## CEMETERIES

This activity assists the community by enabling healthy grieving and memorialisation. There are 12 designated cemeteries under QLDC ownership. There are operating cemeteries at Makarora, Queenstown, Glenorchy, Frankton, Kingston, Cardrona, Wanaka, Lake Hawea, Skippers and Arrowtown.

All cemeteries in the District are of major historical importance, including Skippers and Macetown Cemeteries. Of these only Macetown is 'closed'. A cemetery has been provided at Lower Shotover to meet future demand. Its development will continue with the area's opening dependent on need.

## COMMUNITY PROPERTY (HOUSING)

The Council manages and maintains nine, one-bedroom elderly person's flats. It further manages and maintains five residential houses and six residential apartments. Council continues to

2016/17

# WHAT WE ARE PLANNING

implement ongoing actions and supports the Queenstown Lakes District Housing Trust in the provision of affordable housing in the District.

## WANAKA AIRPORT

Wanaka Airport is located off the Wanaka-Luggate Highway (SH6) approximately 13km to the southeast of Wanaka and 2.5km west of the township of Luggate. The Airport occupies approximately 38ha of land.

The airport has two parallel runways. The main runway is sealed and is 1,200m long and 30m wide. The secondary grass runway is 840m long and 40m wide and is primarily used by smaller and vintage aircraft.

The airport has a number of established commercial and private facilities on leased sites, including a range of aviation maintenance businesses, a skydive facility and a helicopter training establishment.

Wanaka Airport is also the location for the Warbirds Over Wanaka Community Trust tourist attraction, featuring Warbirds aircraft, vintage cars, other museum attractions and a diner-style café.

## COMMUNITY GRANTS

The Council is involved in this activity as a way of providing financial support to various community groups. Currently the Council funds a total of \$685,571 to 19 groups and activities in the region with a further \$228,500 (in 2015/16) approved through the consultation process for one-off amounts towards specific projects and activities.

The majority of groups supported are either set up as trusts or registered incorporated societies. These groups applied for and use their grant to cover operational costs such as rent or for specific projects each year i.e. track maintenance.

The Council also works to ensure that community groups can access funding available through other agencies.

Construction on the Wanaka Recreation Centre commenced in 2015 and is expected to open to the public in July 2016. Although capital expenditure is ring-fenced in the 10 Year Plan for Wanaka Pool, fundraising will be required to meet the \$2.77m shortfall. Central Lakes Trust (\$1m), Otago Community Trust (\$500k) and Lotteries (\$400k) have currently awarded funds for this project. It is anticipated that the Pool will open to the community in September 2017.

Each year the Council inspects all playgrounds to ensure the equipment is fit for purpose and safe. Capital expenditure is ring fenced in the 10 Year Plan to remedy issues that are identified. The works required are prioritised against the budget according to the condition.



# HOW WE MEASURE PERFORMANCE

## SPORTS AND RECREATION FACILITIES (POOLS AND GYMS)

**The level of service our community can expect from this activity:**

*The council provides pools and gyms that are clean, safe and enjoyable places to visit.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) As at June 2014	2016/17 TARGET
*Percentage of residents who are gym members (based on the Wakatipu population within the age range 15-69)	11.35%	12.5%
*Percentage of residents who use their local pool at least once a month for <b>A)</b> Alpine Aqualand <b>B)</b> Wanaka Pool (Based on Wakatipu population and Wanaka population)	<b>A)</b> 15% <b>B)</b> 8%	<b>A)</b> 15% <b>B)</b> 8%
Net direct cost per pool admission (Alpine Aqualand)**	\$2.12 (2014 Yardstick facilities benchmark report)	<\$2.12 or within the top 50% of pools nationally
Number of serious incidents per 10,000 pool admissions (Alpine Aqualand and Wanaka Pool)	0.17 (2014 Yardstick facilities benchmark report)	<0.17 or within the top 25% of pools nationally

### NOTES

\* Reporting will take into account population growth.

\*\* The net direct operating cost is calculated from the direct operating costs (energy, staff, chemicals, water supply, building maintenance, plant and equipment maintenance) minus the operating revenue received from admissions. This figure is then divided by the total number of admissions. Excludes capital, depreciation and interest costs.

## COMMUNITY FACILITIES AND VENUES

### The level of service our community can expect from this activity:

*The Council provides facilities and venues for community activities and events.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Average occupancy rate for community facilities: > Queenstown Events Centre (including indoor and outdoor courts, playing fields, oval and meeting room) > Lake Hayes Pavilion > Queenstown Memorial Centre > Arrowtown Community Hall > Wakatipu Grounds > Lake Wanaka Centre > Wanaka parks and sports fields	60%	>65%
Variance from budget on property expenditure (commercial and community) for: <b>A)</b> capital expenditure <b>B)</b> operational expenditure	New measure to be reported from 2015	<b>A)</b> Range of 0% and -10% <b>B)</b> Range of 0% and -5%

## LIBRARIES

### The level of service our community can expect from this activity:

*The Council provides library facilities for the community to access a wide range of resources for information, leisure and cultural enjoyment.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage of residents who are library members and borrow at least once a month (average across all library facilities)	16%	>20%

## PARKS AND TRAILS

### The level of service our community can expect from this activity:

*The Council provides well maintained green space, trails and cycle ways for the community to enjoy sports and leisure activities.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) As at June 2014	2016/17 TARGET
Cost per hectare to maintain and manage the district's parks and reserves	\$1967 per hectare	<\$1960
Average daily use of trails	New measure to be recorded from 2015	No target**

### NOTES

\* The Council maintains 1465 hectares of parks and reserves (including sports fields) across the district. Maintenance costs are inclusive of staff salaries. Annual savings will be as a result of efficiency savings and not changes in the level of service.

\*\* To report an average count of people using the Queenstown trail.

## RESIDENT AND RATEPAYER SATISFACTION

### The level of service our community can expect from this activity:

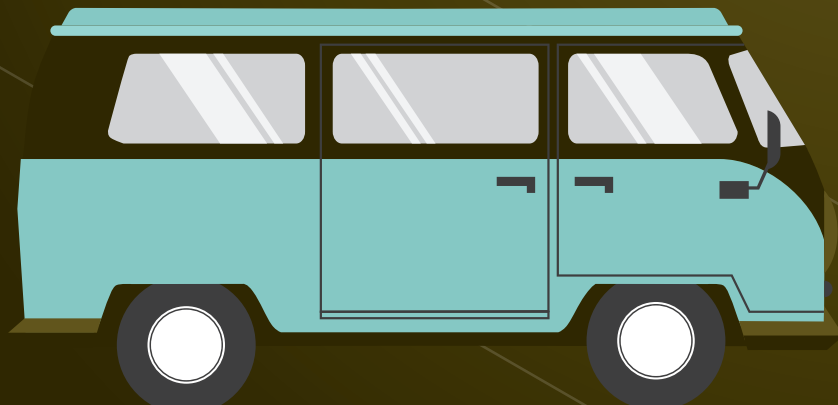
*The Council provides community services and facilities that users, residents and ratepayers say they are satisfied with.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) As at June 2014	2016/17 TARGET
Percentage of community services and facilities users who are satisfied with:	New measure to be recorded from 2015	85%
<b>A)</b> Sports facilities		
<b>B)</b> Libraries		
<b>C)</b> Parks		
<b>D)</b> Community venues and facilities		
Percentage of ratepayers who are satisfied with:		
<b>A)</b> Toilets	<b>A)</b> 71.9%	<b>A)</b> 80%
<b>B)</b> Playgrounds	<b>B)</b> 85%	<b>B)</b> 80%
<b>C)</b> Trails	<b>C)</b> 90.2%	<b>C)</b> 95%

## OTAGO REGIONAL PERFORMANCE FRAMEWORK – BENCHMARK MEASURE FOR COMMUNITY SERVICES AND FACILITIES

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2016/17 TARGET
Percentage of residents and ratepayers who are satisfied with the quantity and quality of community facilities (including percentage of ratepayers who have used a community facility in the last 12 months?)	Benchmark measure, no target set

# REGULATORY FUNCTIONS AND SERVICES



PARKING AND  
FREEDOM  
CAMPING



## OUR LONG TERM COUNCIL OUTCOME IS:

**Regulatory requirements and services delivered by the Council:**

- > encourage compliance;
- > are user friendly;
- > protect the interests of the District;
- > are cost effective; and achieve the regulatory objectives.

ALCOHOL



LITTERING



ANIMAL  
CONTROL



# WHY SHOULD YOU CARE?

REGULATORY FUNCTIONS AND SERVICES ARE ABOUT KEEPING THE COMMUNITY SAFE. ENVIRONMENTAL HEALTH OFFICERS INVESTIGATE, MONITOR, AND ASSESS THE EFFECTS OF ENVIRONMENTAL HAZARDS, SUCH AS POLLUTION, UNSAFE FOOD AND INFECTIOUS DISEASES ON PEOPLE'S HEALTH AND WELLBEING. THEY ALSO ENSURE REGISTERED PREMISES COMPLY WITH REGULATIONS AND GRANT LICENSES TO THEM.

## RESTAURANT

- ☐ ENVIRONMENTAL HAZARDS
  - ☐ POLLUTION
  - ☐ UNSAFE FOOD
  - ☐ INFECTIOUS DISEASES
- ☒ COMPLIES WITH REGULATIONS
- ☒ GRANT LICENSE

# WHAT WE DELIVER

## **BUILDING CONSENTS**

QLDC provides the necessary controls relating to building work and use of buildings, and ensuring buildings which are constructed are safe, sanitary and have adequate means of escape from fire. This activity primarily relates to the administration of the Building Act 2004 and Regulations. Activities include receiving, considering and, where appropriate, issuing building consents within the prescribed time limits, carrying out inspections of building work in progress and certifying buildings on completion. The Council works with the other design professionals, builders and owners to encourage them to provide their certification and documentation for their responsibilities. Other activities undertaken include issuing Project Information Memoranda (PIMs), Land Information Memoranda (LIMs), Compliance Schedules and receiving Building Warrants of Fitness from building owners on an annual basis.

## **ENFORCEMENT**

### **Parking and Freedom Camping**

Patrols are undertaken seven days a week across the District to ensure compliance with national legislation and local regulation.

### **Animal Control**

QLDC provides enforcement of the Dog Control Act 1996 and Council Bylaws relating to Dog Control, and also enforcement of the Animal Welfare Act 1999 as it relates to dogs, so that residents are safe, annoyance factors are minimised and the welfare of animals is protected.

### **Alcohol**

QLDC provides enforcement and monitoring of licensed premises and events to ensure compliance with the Sale and Supply of Alcohol Act 2012.

### **Noise**

The Council provides a 24/7 noise complaint service in response to antisocial behaviour regarding noise. The

majority of complaints relate to stereo noise and associated people noise.

Whilst people noise is Policing matter, Council works collaboratively in these situations and will seize stereos to abate the noise where necessary.

### **Littering**

QLDC works with the community to reduce the level of littering and enforces the Litter Act 1979.

### **Waterways**

The Council provides a range of recreational boating facilities so the community can safely utilise waterways for recreation and commercial activity. This includes a harbourmaster to administer bylaws and regulations and promote water safety.

QLDC provides a range of boat ramps, jetties and moorings to facilitate the use of waterways and maintains a register of waterway structures and foreshore licences. This includes the maintenance and development of Council owned

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

A programme of regular inspections are undertaken by qualified personnel to ensure waterway facilities are safe, that routine maintenance is being undertaken and that capital repairs are forecast and planned well ahead of time. The Council has also developed a Jetties and Moorings Policy which gives guidance to those who already own a jetty or mooring and those wishing to do so, on Frankton Arm, Queenstown Bay and Kingston Arm. It allows the Council to fully consider the cumulative effects of new applications and it sets out the issues of public access.

The purpose of this function is to control, by way of inspection, enforcement and promotion, the safe use of waterways



2016/17

# WHAT WE ARE PLANNING

and safety in waterways based activities in the District. It includes the provision of Harbourmaster services, which is contracted to Southern Lakes Monitoring Services. Harbourmaster services are provided 365 days a year.

## **Environmental Health**

Our Environmental Health Team's regulatory role is to promote, protect and improve the health of our community, through the application of various legislative requirements which include:

- food businesses;
- food premises grading;
- food safety training;
- suspected food poisoning;
- food stall permits;
- hairdressers;
- noise control; and
- viewing the location of Public Access Defibrillators (AEDs).

No significant capital expenditure is committed under this activity for 2016/17.

# HOW WE MEASURE PERFORMANCE

## PLANNING AND BUILDING SERVICES

**The level of service our community can expect from this activity:**

*The Council provides efficient and cost effective processing of resource and building applications that are considered for environmental impact.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage of total resource consents made by the owner as applicant (non-professional)	36%	>45%
Median charge per resource consent (including levied and incurred cost) by: <b>A)</b> Notified <b>B)</b> Building consents	New measure to be recorded from 2015	<b>A)</b> <\$12,000 <b>B)</b> <\$1,500
Percentage of consents processed within statutory timeframes: <b>A)</b> Resource consents <b>B)</b> Building consents	<b>A)</b> 100% <b>B)</b> 93%	<b>A)</b> 100% <b>B)</b> 100%
Percentage of applicants who are satisfied with the consenting process	New measure to be recorded from 2015	100%

## REGULATORY SERVICES

### The level of service our community can expect from this activity:

*The Council provides effective and appropriate enforcement and control of activities to minimise the potential harm to the public.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage of urgent requests responded to (between time of notification and personnel arriving on site) within two hours for <b>A)</b> animal control <b>B)</b> water safety	New measure to be reported from 2015	100%
Percentage of very high and high risk liquor* premises inspected at least <b>quarterly</b>	New measure to be reported from 2015	25% quarterly/100% annually
Percentage of registered food premises that are grading inspected at least annually	95%	100%**
Percentage of ratepayers who are satisfied with Council management of enforcement activity for: <b>A)</b> Freedom camping <b>B)</b> Noise complaints <b>C)</b> Dog control <b>D)</b> Harbourmaster	<b>A)</b> New measure to be recorded from 2015 <b>B)</b> 52.3% <b>C)</b> 50.8% <b>D)</b> New measure to be recorded from 2015	<b>A)</b> 55% <b>B)</b> 60% <b>C)</b> 60% <b>D)</b> 55%

### NOTES

\* The framework for determining very high and high risk liquor premises can be found on the Council's website. The framework weights premises according to their type, latest alcohol sales time and number of enforcements within the last 18 months.

\*\* The new Food Act may amend the inspection requirements for food premises and therefore affect this target.

## OTAGO REGIONAL PERFORMANCE FRAMEWORK – BENCHMARK MEASURE FOR REGULATORY FUNCTIONS AND SERVICES

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2016/17 TARGET
Percentage of building and resource consents issued within statutory times, and average building and resource consent processing days	Benchmark measure, no target set

# ENVIRONMENT

## OUR LONG TERM COUNCIL OUTCOME IS:

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



# WHY SHOULD YOU CARE?

THE QUEENSTOWN LAKES DISTRICT IS FORTUNATE TO HAVE A VARIETY OF OPEN SPACE AND RESERVE AREAS THAT PLAY A VITAL ROLE IN MAKING THIS AREA A GREAT PLACE TO WORK AND PLAY.

## WE'RE CURRENTLY REVIEWING OUR PARKS STRATEGY

TO MAKE SURE WE HAVE ENOUGH PARKS AND RESERVES, THAT THEY ARE IN THE RIGHT PLACES AND THAT THEY MEET THE NEEDS OF RESIDENTS AND VISITORS IN THE DISTRICT NOW AND INTO THE FUTURE.



# WHAT WE DELIVER

## DISTRICT PLAN

The District Plan explains how Council will manage the environment, in accordance with the requirements of the Resource Management Act. It sets out what activities you can do as of right, what activities you need resource consent for, and how certain activities may be carried out. It also sets out a strategic direction for the District in terms of where and how development should occur.

The Queenstown Lakes District Plan was made fully operative on 10 December 2009.

## RESOURCE CONSENTS

A Resource Consent is a written approval from the Council to undertake

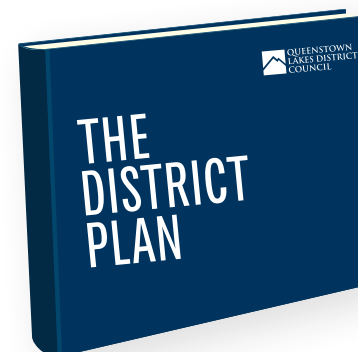
an activity that is not permitted as of right in the District Plan (a permitted activity). The process for granting a Resource Consent is governed by the Resource Management Act 1991 and the District Plan. The types of Resource Consent issued by QLDC include:

- Land use consents - this term applies to most resource consents and includes things like constructing a building, undertaking an activity, running an event, carrying out earthworks, clearance of large areas of vegetation, and commercial activities such as jet boat operating, fishing guiding, and kayak hire/ guiding. etc.
- Subdivision consents - subdividing land to create one or more additional lots or Unit Titles or altering a boundary.

2016/17

# WHAT WE ARE PLANNING

No significant capital expenditure is committed under this activity for 2016/17.





# HOW WE MEASURE PERFORMANCE

## The level of service our community can expect from this activity:

*The Council takes all practicable steps to protect the environment.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage of ratepayers who are satisfied with the steps Council is taking to protect the environment	New measure to be reported from 2015	55%
Percentage of pollution related Requests for Service (RFS) resolved within specified timeframes*	New measure to be reported from 2015	100%

## NOTES

\* Pollution relates to discharges to land and water. Discharges to air are dealt with by the Otago Regional Council.

# ECONOMY

## OUR LONG TERM COUNCIL OUTCOME IS:

The District has a resilient and diverse economy.

EVENTS  
STRATEGY

# WHY SHOULD YOU CARE?



# WHAT WE DELIVER

## TOURISM PROMOTION

The Council actively encourages tourist operations that not only share our natural environment with visitors from around the globe, but also treat it with the respect and care it deserves.

The Council supports Destination Queenstown, Lake Wanaka Tourism and the Arrowtown Promotion Board through a mixture of levies and rates. The Council collects levies from local businesses on behalf of each of these Regional Tourism Organisations (RTOs), and also contributes 5% of their total funding by way of rates, so all ratepayers contribute towards the international promotion of our district.

## EVENTS STRATEGY

The Council has committed to provide significant investment to support both commercial and community events in the District. QLDC's vision of this strategy is to promote and support a balanced portfolio of sporting, arts and

cultural events that meet community objectives for the District as a whole in respect of recreational activities, community infrastructure and economic growth.

## FILM

Regional Film Offices (RFOs) are what are referred to internationally as 'film offices' or 'film commissions'. Broadly speaking, they carry out activities alongside and in partnership with other stakeholders to stimulate economic growth for their region through screen production attraction and marketing, sector development initiatives for businesses and the internal sector and policy development, screen facilitation and permitting. RFOs successfully facilitate the relationship between the screen sector, government, community and others impacted or benefited by its activity.

## COMMERCIAL PROPERTY (INCLUDING CAMPGROUNDS)

The Council administers some recreation reserve land set aside for camping grounds. There are eight Council owned public camping grounds and holiday parks across the District which provide accommodation for holidaymakers. This type of quality short-term camping accommodation is available to support the District's economy and growth. All of the premises are managed for the Council by private operators under various commercial lease arrangements.



2016/17

# WHAT WE ARE PLANNING

Capital expenditure of \$24m is provided for Queenstown Convention Centre in the 2016/17 of the 10 Year Plan. A further \$1.2m is committed for infrastructure upgrades related to this project.

# HOW WE MEASURE PERFORMANCE

## The level of service our community can expect from this activity:

*The Council facilitates economic growth in the district.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage of commercial ratepayers satisfied with how the tourism promotion rate is being used to market the district	New measure to be reported from 2015	55%
Growth in new and emerging sectors TBC	New measure to be reported from 2015	Target to be developed

# LOCAL DEMOCRACY

## **OUR LONG TERM COUNCIL OUTCOME IS:**

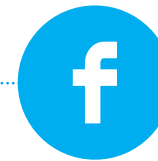
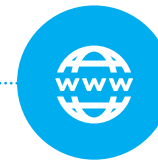
The community is well informed and engaged in the activities of Council.



# WHY SHOULD YOU CARE?

BETWEEN 2013/14 AND 2014/15 THE NUMBER OF RATEPAYERS ENGAGING IN COUNCIL CONSULTATION DOUBLED. HOWEVER, THIS WAS STILL ONLY 4% OF THE POPULATION.

MAKE SURE YOU HAVE YOUR SAY ON THE THINGS THAT MATTER.



# WHAT WE DELIVER

## GOVERNANCE

Governance supports elected members (Council, its Committees and the Wanaka Community Board) in their leadership role, enabling them to make informed decisions and monitor the delivery of services. The activity enables community participation in strategic agenda setting.

The Local Government Act 2002 creates a model of participative democracy to enable decision making for the benefit and well-being of the community. Elected members lead the decision making process for the community. Decisions are made taking into consideration the views of the community, but the elected members are accountable for those decisions.

Council staff plan and prepare the agendas for these meetings, ensure the meetings follow the approved procedures (standing orders) and minute the record of each meeting. Agenda and

minutes are available to the community through the Council website and all meetings are open to the community and provide for a period of public forum where Councillors can be directly addressed.

## Governance is responsible for:

- developing strategic priorities for the activities that the Council will deliver;
- developing and approving the long-term strategic and financial plan for the Council (the long-term plan);
- monitoring the Council's performance in the achievement of the plans;
- communicating priorities, plans and achievements to the community;
- ensuring the Council's obligations and responsibilities under more than sixty different laws and a large number of regulations are met on a continuing basis. Staff are responsible for advising the Council on pending and actual changes to legislation; and
- providing access to public information the Council holds, within the restrictions of the Privacy Act 1993 and complying with the Local Government Official Information and Meetings Act 1987.

## Current Representation Arrangements

QLDC is made up of the Mayor and 10 Councillors with the District divided into three wards:

### Mayor

Vanessa van Uden

### Arrowtown Ward

Scott Stevens

### Wakatipu Ward

Merv Aoake

Craig (Ferg) Ferguson

Alexa Forbes

Mel Gazzard

Cath Gilmour

Simon Stammers-Smith

### Wanaka Ward

Lyal Cocks (Deputy Mayor)

Ella Lawton

Calum MacLeod

## Wanaka Community Board

The Wanaka Community Board is not a committee of Council but a separate unincorporated body established under Section 49 of the Local Government Act 2002. The role of the Wanaka Community Board is to represent and act as an advocate for the Wanaka community. The Council has given extensive delegation to the Wanaka Community Board to make decisions on many of the facilities and services located within the Wanaka Ward. The membership of this Community Board is:

### Wanaka Community Board

Rachel Brown (Chair)  
Bryan Lloyd  
Ross McRobie  
Mike O'Connor  
Cr Ella Lawton  
Cr Calum MacLeod  
Cr Lyal Cocks

## Committees

The Council reviews its committee structure after each triennial election. At the last review the Council resolved to no longer have standing committees but to meet on a monthly basis. The Council also established the following committees to oversee specific activities:

- Audit and Risk;
- District Licensing;
- Property; and
- Resource Consent Commissioner Appointment.

The Mayor may attend and vote at any meeting of Council or its committees, and Councillors are entitled to attend (but not vote at) any committee meeting of which they are not a member. The exception to this is the District Licensing Committee which has powers of a commission of enquiry under the Sale and Supply of Alcohol Act 2012.

The membership of these committees is:

### Audit and Risk Committee

Mayor Vanessa van Uden  
Cr Calum MacLeod  
Mr Stuart McLauchlan (Chair)  
Mr Ken Mathews

### District Licensing Committee

Mr Bill Unwin  
Mr John Mann  
Ms Malika Rose  
Cr Lyal Cocks

### Property Subcommittee

Mayor Vanessa van Uden (Chair)  
Cr Merv Aoake  
Cr Calum MacLeod  
Cr Simon Stammers-Smith

### Resource Consent Commissioner Appointment Committee

Mayor Vanessa van Uden (Chair)  
Cr Merv Aoake  
Cr Calum MacLeod  
Cr Simon Stammers-Smith

## COMMUNITY ENGAGEMENT

This activity aims to empower the communities of the Queenstown Lakes District to participate meaningfully in shaping the District's services, facilities and policies. This includes encouraging people to participate in democracy by being involved in making decisions about the community where they live.

## COMMUNITY LEADERSHIP

This activity supports elected members (Council, Committees and Wanaka Community Board) in their leadership role, to make informed decisions and monitor the delivery of services.

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

## LOCAL ELECTIONS

Council used the First Past the Post (FPP) electoral system for the 2013 triennial election. Electors vote by indicating their preferred candidate(s), and the candidate(s) that receives the most votes is declared the winner regardless of the proportion of votes that candidate(s) obtained.

The Queenstown Lakes District consists of three wards: Wakatipu, Arrowtown and Wanaka. The Mayor is elected at large throughout the District. Six Councillors are elected from the Wakatipu ward, one from the Arrowtown ward and three from the Wanaka ward.

Elections for the Queenstown Lakes District Council (Mayor and Councillors and Wanaka Community Board), Otago Regional Council, Southern District Health Board and Central Otago Health (Wanaka ward) are held every three years on the second Saturday in October.

### **EMERGENCY MANAGEMENT**

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

- identify the hazards and risks that the communities of the District face;
- reduce the likelihood and consequences of hazards, building resilience;
- enable communities, the Council, partner response organisations and infrastructure providers to be ready for emergencies;
- respond effectively to emergencies in partnership with communities, businesses and partner organisations;
- direct and coordinate response and recovery efforts when necessary; and
- support communities to recover holistically and sustainably from emergencies.

The Council is required to be an active member of the Otago CDEM Group. An Emergency Management Officer is employed by the Council to coordinate the delivery of its emergency management responsibilities within the Council and the District and with partner organisations in Queenstown, across the region and at a national level.

The Emergency Management Officer maintains the Local Emergency Management Plan and coordinates the efforts of the Council, local partner organisation and communities in achieving the intent of the CDEM Act, National CDEM Strategy, National CDEM Plan, and the Otago CDEM Group Plan.

2016/17

# WHAT WE ARE PLANNING

No significant capital expenditure is committed under this activity for 2016/17.

# HOW WE MEASURE PERFORMANCE

## The level of service our community can expect from this activity:

*The Council ensures the community has a 'voice'.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage of ratepayers who are satisfied with Council consultation	53.9%	60%
Percentage of ratepayers who are satisfied with Elected Members	59.3%	80%

## OTAGO REGIONAL PERFORMANCE FRAMEWORK – BENCHMARK MEASURE FOR LOCAL DEMOCRACY

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2016/17 TARGET
Percentage of ratepayers who are satisfied with overall Council performance	Benchmark measure, no target set
Percentage of ratepayers who are satisfied with Council communications	Benchmark measure, no target set

# FINANCIAL MANAGEMENT

## OUR LONG TERM COUNCIL OUTCOME IS:

- > Council expenditure is cost-effective and sustainable.
- > The Council is trusted and respected for its customer service and stewardship of the District.

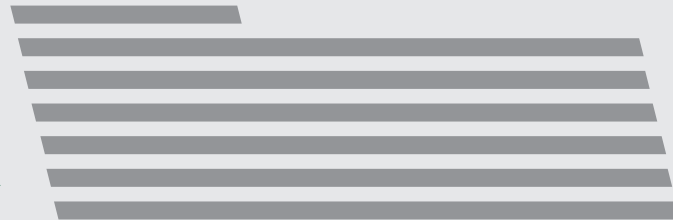
# WHY SHOULD YOU CARE?

COUNCIL'S FINANCE TEAM PROCESSED

**14,799 INVOICES**

IN 2014/15, RANGING FROM  
ABANDONED VEHICLE SALES, LAND  
INFORMATION MEMORANDUMS  
(LIM), TRAFFIC MANAGEMENT AND  
WATERWAYS SALVAGE.

*INVOICE*



 QUEENSTOWN  
LAKES DISTRICT  
COUNCIL



# WHAT WE DELIVER

## FINANCE

The finance team within QLDC:

- provides financial expertise, knowledge and tools required by QLDC's managers to make informed decisions
- provides finance services to other QLDC teams and activities
- ensures the finance function is structured in a way that provides flexibility to meet future demands and pressures
- ensures QLDC continues to appropriately manage its financial risk and fulfil its regulatory and statutory obligations
- ensures QLDC maintains a consistent culture of financial literacy and fiscal responsibility

## HUMAN RESOURCES

The role of the Human Resources function is to ensure that QLDC has the right people, with the right skills and attitude, in the right place, at the right time in order to deliver on organisational objectives.

We proactively work with managers and team leaders, aligning our focus with both the business plan and needs.

Our key areas of responsibility are:

- Attraction, recruitment and selection;
- Organisational culture and employee engagement;
- Organisational development and careers;
- Leadership and employment relations; and
- Systems policies and processes.
- Ensure Council proactively meets its Health & Safety responsibilities

## KNOWLEDGE MANAGEMENT

The Knowledge Management team manages the Information and Communication Technology (ICT) infrastructure, as well as providing mapping services, data and business analysis and records management.

## LEGAL COMPLIANCE

As a territorial authority, the Council has certain regulatory functions to administer. The Council is generally obliged to observe the wording of the relevant Act and must act as an impartial decision maker weighing the evidence placed in front of it by the parties. To the extent possible, the Council is required to separate its regulatory functions from the other activities it is involved with. The principle statutes that the Council is required to administer are the:

- Reserves Act 1977;
- Resource Management Act 1991;
- Building Act 2004;
- Local Government Act 2002;
- Food Act 2014 (and associated Regulations);
- Health Act 1956;
- Sale and Supply of Alcohol Act 2012;
- Dog Control Act 1996; and the
- Litter Act 1979.

2016/17

# WHAT WE ARE PLANNING

The Council also makes bylaws to deal with specific issues of public health and safety.

## PROCUREMENT

QLDC has adopted a procurement policy which sets out how goods and services should be purchased by the Council. This policy has been developed with reference to the guidance available to public entities on procurement, particularly the Office of the Auditor General's Procurement guidance for public entities (Controller and Auditor General, 2008) and the Queensland State Government's Developing 'Agency Purchasing Procedures' (Department of Public Works, 2000).

The policy is based on two complementary principles, value for money and open and effective competition. Those principles are equally applicable to the procurement of goods, civil construction and professional services.

No significant capital expenditure is committed under this activity for 2016/17.

# HOW WE MEASURE PERFORMANCE

## CUSTOMER SERVICE

**The level of service our community can expect from this activity:**

*The Council handles customer communications efficiently and competently.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Percentage of customer calls that meet the service level (answered within 20 seconds)	New measure to be recorded from 2015	80%
Percentage of communication is responded to within specified timeframes: <b>A)</b> Official Information Act Requests within 20 days <b>B)</b> Councillor enquiries within 5 days	<b>A)</b> 97% <b>B)</b> 61%	<b>A)</b> 100% <b>B)</b> 95%
Percentage of rates invoices that are sent via email	10.65%	Trend towards 100%
Percentage of ratepayers who are satisfied with dealings with Council staff	66.9%	80%

## FINANCIAL SERVICES

**The level of service our community can expect from this activity:**

*The Council follows a financial strategy that balances the need for growth and debt servicing.*

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2016/17 TARGET
Weighted average interest rate	5.44%	<6%
Debt servicing to rates revenue	New measure to be recorded from 2015	<15%
Percentage of debt owing 90days plus	New measure to be recorded from 2015	<30%
Rates as a percentage of household income	3%	<3%
Capex to depreciation ratio	New measure to be recorded from 2015	1

## OTAGO REGIONAL PERFORMANCE FRAMEWORK – BENCHMARK MEASURE FOR FINANCIAL SUPPORT AND SERVICES

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2016/17 TARGET
Rates per ratepayer as a percentage of household income	Benchmark measure, no target set
Cost of Administrative and Support Services as a percentage of organisational (the Councils) running cost	Benchmark measure, no target set

## DEPARTMENT OF INTERNAL AFFAIRS MANDATORY MEASURES FOR FINANCIAL SUPPORT AND SERVICES

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR FINANCE...	2016/17 TARGET
Rates income complies with the limits set in the financial strategy (Affordability benchmark/rates benchmark)	<55%
Debt complies with the limits set in the council's financial strategy (Affordability benchmark/debt benchmark)	<175%
Rates per rating unit	<\$2,700
Net debt per rating unit	<\$7,100
Revenue (excluding income from development and financial contributions, revaluations and vested assets) exceeds operating expenditure (Sustainability benchmark/balanced budget benchmark)	>100%
Capital expenditure on the five network infrastructure services equals or exceeds depreciation on those five services (Sustainability benchmark/balanced budget benchmark)	>100%
Borrowing costs are less than 10% of operating revenue (or 15% for those with projected growth at or above NZ average) (Sustainability benchmark/ Debt servicing benchmark)	<15%
Net cash flow from operations equals or exceeds budget (Predictability benchmark/operations control benchmark)	>100%
Net debt is less than or equal to forecast net debt in the local authority's long term plan (Predictability benchmark/Debt control benchmark)	<100%



# SECTION 4

**FINANCIAL  
INFORMATION**

# FINANCIAL STATEMENTS

## PROSPECTIVE STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDING 30 JUNE (\$'000)

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16	Operating Revenue	2016/17	2016/17	Variance	Explanation
	<b>Revenue from non-exchange transactions</b>				
56,643	Targeted Rates (1)	60,000	59,431	569	Changes in timing for Wanaka Sports Facility, Wanaka Pool and Project Shotover (all advanced) & offset by delay in Queenstown Convention Centre.
2,879	General Rates	2,524	3,266	(742)	Changes to overhead allocation & increased revenue from user fees.
3,243	User Charges - subsidised	4,338	3,427	911	Increase in user fees for Dogs, Environmental Health & Aquatics
14,931	Grants and Subsidies	14,366	20,370	(6,004)	Changes in timing of roading projects in particular Hawthorne Drive (EAR)
-	Property Sales	-	-	-	
10,240	Vested Assets	10,500	10,501	(1)	
6,959	Development Contributions	6,688	6,666	22	
2,688	Other Revenue	3,041	2,857	184	
	Revenue from exchange transactions				
15,338	User Charges - full cost recovery	18,115	12,253	5,862	Increase in User fees for Resource and Building Consents and increase in recovery of parking infringements. \$2.5m reclassification from other revenue to user charges for rental income (see below)
3,238	Dividend Revenue	3,852	3,672	180	
1,967	Other Revenue - full cost recovery	1,915	4,352	(2,437)	\$2.5m reclassification from user charges to other revenue for rental income (see above)
<b>118,126</b>	<b>Total Operating Revenue</b>	<b>125,339</b>	<b>126,795</b>	<b>1,456</b>	



**PROSPECTIVE STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDING 30 JUNE (\$'000) CONTINUED**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16	Operating Revenue	2016/17	2016/17	Variance	Explanation
	<b>Operating Expenditure</b>				
3,499	Local Democracy	3,294	3,560	(266)	
22,476	Community	25,931	24,209	1,722	Refer to operating expenditure by activity below
7,536	Economic Development	8,601	8,284	317	
7,512	Environmental Management	9,680	7,086	2,594	Refer to operating expenditure by activity below
5,793	Regulatory	7,685	5,886	1,799	Refer to operating expenditure by activity below
17,005	Roading and Footpaths	17,634	16,404	1,230	Refer to operating expenditure by activity below
9,940	Sewerage	12,331	10,986	1,345	Refer to operating expenditure by activity below
8,457	Water Supply	8,904	8,954	(50)	
2,691	Stormwater	2,786	3,034	(248)	
6,776	Waste Management	7,262	6,965	297	Refer to operating expenditure by activity below
(259)	Overhead and Internal Charges	(258)	(258)	-	
<b>91,426</b>	<b>Total Operating Expenditure*</b> <b>(See Table for detail)</b>	<b>103,850</b>	<b>95,110</b>	<b>8,740</b>	
<b>26,700</b>	<b>Operating Surplus</b>	<b>21,489</b>	<b>31,685</b>	<b>(10,196)</b>	

**PROSPECTIVE STATEMENT OF OTHER COMPREHENSIVE REVENUE AND EXPENSE FOR THE YEAR ENDING 30 JUNE (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN	VARIANCE
2015/16		2016/17	2016/17	
26,700	Surplus for the year	21,489	31,685	(10,196)
	Other Comprehensive Revenue and Expense			
617	Gain/(Loss) on Revaluation	623	623	-
<b>27,317</b>	<b>Total Other Comprehensive Revenue and Expense</b>	<b>22,112</b>	<b>32,308</b>	<b>(10,196)</b>

**\* OPERATING EXPENDITURE INCLUDES:**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN	VARIANCE
2015/16		2016/17	2016/17	
20,663	Depreciation	23,007	21,269	1,738
7,253	Interest	9,178	9,001	177

**PROSPECTIVE STATEMENT OF CHANGES IN NET ASSETS/EQUITY FOR THE YEAR ENDING 30 JUNE (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN	VARIANCE
2015/16		2016/17	2016/17	
979,644	Forecast Opening Equity	1,013,673	1,006,961	6,712
27,317	Other Comprehensive Revenue and Expense	22,112	32,308	(10,196)
-	Gain/(Loss) on Revaluation	26,135	26,134	1
<b>1,006,961</b>	<b>Forecast Closing Equity</b>	<b>1,061,920</b>	<b>1,065,403</b>	<b>(3,483)</b>

**PROSPECTIVE STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance	Explanation
	<b>Current Assets</b>				
336	Bank and Cash	336	337	(1)	
14	Short Term Investments	14	14	-	
8,408	Receivables from Non-Exchange Transactions	8,408	8,408	-	
1,838	Receivables from Exchange Transactions	1,838	1,838	-	
716	Prepayments	716	716	-	
292	Inventory - Development Property	292	292	-	
24	Inventory	24	24	-	
<b>11,628</b>	<b>Total Current Assets</b>	<b>11,628</b>	<b>11,629</b>	<b>(1)</b>	
	<b>Non-Current Assets</b>				
7,336	Investments	7,336	7,336	-	
62,308	Investment Properties	62,931	62,931	-	
1,063,835	Fixed Assets	1,159,502	1,165,335	(5,833)	B/fwd capex on Wanaka Pool & Project Shotover from 16/17 to 15/16 & deferral of some capex projects (see below)
<b>1,133,479</b>	<b>Total Non-Current Assets</b>	<b>1,229,769</b>	<b>1,235,602</b>	<b>(5,833)</b>	
<b>1,145,107</b>	<b>Total Assets</b>	<b>1,241,397</b>	<b>1,247,231</b>	<b>(5,834)</b>	
	<b>Current Liabilities</b>				
14,845	Payables under Exchange Transactions	14,848	14,847	1	
2,846	Other Financial Liabilities	2,846	2,846	-	
39,000	Current Term Debt	48,000	48,000	-	
<b>56,691</b>	<b>Total Current Liabilities</b>	<b>65,694</b>	<b>65,693</b>	<b>1</b>	
<b>81,455</b>	<b>Non-Current Liabilities</b>	<b>113,783</b>	<b>116,135</b>	<b>(2,352)</b>	Net deferral of capex
<b>138,146</b>	<b>Total Liabilities</b>	<b>179,477</b>	<b>181,828</b>	<b>(2,351)</b>	
	<b>Public Equity</b>				
414,285	Revaluation Reserve	441,042	441,042	-	
11,491	Operating Reserves	10,282	9,660	622	
10,464	Capital Reserve	10,436	10,463	(27)	
570,721	Accumulated Funds	600,160	604,238	(4,078)	
<b>1,006,961</b>	<b>Total Public Equity</b>	<b>1,061,920</b>	<b>1,065,403</b>	<b>(3,483)</b>	
<b>1,145,107</b>	<b>Total Liabilities and Equity</b>	<b>1,241,397</b>	<b>1,247,231</b>	<b>(5,834)</b>	

**PROSPECTIVE STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 30 JUNE (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance	Explanation
	<b>Cash Flows From Operating Activities</b>				
	Cash was provided from:				
104,647	Receipts from Ratepayers and Other Income	110,988	112,623	(1,635)	Decreased revenue per above
3,238	Dividends Received	3,852	3,672	180	
<b>107,885</b>		<b>114,840</b>	<b>116,295</b>	<b>(1,455)</b>	
	Cash was applied to:				
(63,510)	Payments for Expenses and Services	(71,664)	(64,840)	(6,824)	Increased operating expenditure per below
(7,253)	Interest Paid on Loans	(9,178)	(9,001)	(177)	
<b>(70,763)</b>		<b>(80,842)</b>	<b>(73,841)</b>	<b>(7,001)</b>	
<b>37,122</b>	<b>Net Cash from Operating Activities</b>	<b>33,998</b>	<b>42,454</b>	<b>(8,456)</b>	
	<b>Cash Flows from Investing Activities</b>				
	Cash was provided from:				
-	Proceeds from Development Properties	-	-	-	
-	Proceeds from Asset Sales	-	-	-	
-		-	-	-	
	Cash was applied to:				
(55,652)	Purchase of Plant and Assets	(82,040)	(86,133)	4,093	B/fwd capex on Wanaka Pool & Project Shotover from 16/17 to 15/16
-	Purchase of Development Property	-	-	-	
<b>(55,652)</b>		<b>(82,040)</b>	<b>(86,133)</b>	<b>4,093</b>	
<b>(55,652)</b>	<b>Net Cash used in Investing Activities</b>	<b>(82,040)</b>	<b>(86,133)</b>	<b>4,093</b>	
	<b>Cash Flows from Financing Activities</b>				
	Cash was provided from:				
38,778	Long Term Debt	87,042	82,680	4,362	B/fwd capex on Wanaka Pool & Project Shotover from 16/17 to 15/16
	Cash was applied to:				
(20,248)	Settlement of Long Term Debt	(39,000)	(39,000)	-	
<b>18,530</b>	<b>Net Cash from Financing Activities</b>	<b>48,042</b>	<b>43,680</b>	<b>4,362</b>	
-	<b>Net Increase/(Decrease) in Cash Held</b>	-	<b>1</b>	<b>(1)</b>	
<b>336</b>	<b>Total Cash Resources at 1 July</b>	<b>336</b>	<b>336</b>	-	
<b>336</b>	<b>Total Cash Resources at 30 June</b>	<b>336</b>	<b>337</b>	<b>(1)</b>	
	<b>Cash Resources represented by:</b>				
336	Bank and Cash	336	337	(1)	
-	Bank Overdraft	-	-	-	
<b>336</b>	<b>Total Cash Resources</b>	<b>336</b>	<b>337</b>	<b>(1)</b>	

**PROSPECTIVE OPERATING EXPENDITURE BY ACTIVITY (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance	Explanation
	<b>Local Democracy</b>				
1,292	Governance	1,482	1,362	120	
1,073	Community Engagement	867	1,097	(230)	
339	Community Leadership	308	348	(40)	
795	Emergency Management	637	753	(116)	
<b>3,499</b>	<b>Sub Total</b>	<b>3,294</b>	<b>3,560</b>	<b>(266)</b>	
	<b>Community</b>				
8,830	Community Facilities	10,514	10,177	337	Additional electricity & gas \$209k (aquatic centres), staff costs \$267k (Wanaka Recreation Centre, swim school).
8,192	Active & Passive Recreation	8,876	8,417	459	Additional operating costs (parks & reserves) \$275k, legal & professional services \$292k, staff costs \$306k, vehicle costs \$101k; offset by a reduction in overhead allocation \$598k
220	Community Property	268	224	44	
1,194	Community Grants	1,190	1,123	67	
2,032	Libraries	2,059	2,088	(29)	
171	Waterways Facilities	282	187	95	
128	Cemeteries	162	137	25	
739	Public Toilets	917	774	143	
518	Forestry	969	642	327	Additional tree maintenance \$200k (Ben Lomond Reserve), overhead allocation \$118k
452	Wanaka Airport	694	440	254	
<b>22,476</b>	<b>Sub Total</b>	<b>25,931</b>	<b>24,209</b>	<b>1,722</b>	
	<b>Economic Development</b>				
1,940	Commercial Property	2,831	2,460	371	
1,272	Film and Events	1,283	1,299	(16)	
4,324	Tourism Promotion	4,487	4,525	(38)	
<b>7,536</b>	<b>Sub Total</b>	<b>8,601</b>	<b>8,284</b>	<b>317</b>	
	<b>Environmental Management</b>				
2,770	District Plan	3,656	2,224	1,432	\$1.1m increase in District Plan review costs to be funded via loan; additional staff costs \$171k and overhead allocation \$86k
4,742	Resource Consents	6,024	4,862	1,162	Increased staff costs of \$608k
<b>7,512</b>	<b>Sub Total</b>	<b>9,680</b>	<b>7,086</b>	<b>2,594</b>	
	<b>Regulatory</b>				
3,034	Building Consents	3,866	3,090	776	Increased staff costs of \$730k
2,759	Enforcement	3,819	2,796	1,023	Additional overhead allocation \$814k; parking control costs \$110k
<b>5,793</b>	<b>Sub Total</b>	<b>7,685</b>	<b>5,886</b>	<b>1,799</b>	

PROSPECTIVE OPERATING EXPENDITURE BY ACTIVITY (\$'000) CONTINUED...

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance	Explanation
	<b>Roading and Footpaths</b>				
16,485	Roading	17,158	15,877	1,281	Additional depreciation \$917k & overhead allocation \$263k offset by reduced road maintenance costs \$180k
520	Parking Facilities	476	527	(51)	
<b>17,005</b>	<b>Sub Total</b>	<b>17,634</b>	<b>16,404</b>	<b>1,230</b>	
<b>9,940</b>	<b>Sewerage</b>	<b>12,331</b>	<b>10,986</b>	<b>1,345</b>	Additional \$172k in electricity costs (Project Shotover); b/fwd \$341k Project Shotover operations and maintenance costs; additional \$395k in landfill costs (sludge from Project Shotover); additional depreciation \$404k
<b>8,457</b>	<b>Water Supply</b>	<b>8,904</b>	<b>8,954</b>	<b>(50)</b>	
<b>2,691</b>	<b>Stormwater</b>	<b>2,786</b>	<b>3,034</b>	<b>(248)</b>	
<b>6,776</b>	<b>Waste Management</b>	<b>7,262</b>	<b>6,965</b>	<b>297</b>	
<b>(259)</b>	<b>Overhead and Internal Charges</b>	<b>(258)</b>	<b>(258)</b>	<b>-</b>	
<b>91,426</b>	<b>Total Operating Expenditure</b>	<b>103,850</b>	<b>95,110</b>	<b>8,740</b>	
<b>20,663</b>	<b>Depreciation (included in above)</b>	<b>23,007</b>	<b>21,269</b>	<b>1,738</b>	Increases for roading \$917k, support \$455k and sewerage \$404k
<b>7,253</b>	<b>Interest (included in above)</b>	<b>9,178</b>	<b>9,001</b>	<b>177</b>	

**CAPITAL ASSET EXPENDITURE BY ACTIVITY (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance \$	Explanation
	<b>Local Democracy</b>				
171	Emergency Management	-	-	-	
<b>171</b>	<b>Sub Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	<b>Community</b>				
13,105	Community Facilities	8,647	11,947	(3,300)	Council resolution to bring forward capex for Wanaka Pool into 15/16 to align with Wanaka Sports Facility project
3,273	Active & Passive Recreation	4,086	3,956	130	\$352k deferred to 17/18 for renewal of Bathhouse Playground Qtn; offset by \$240k new spending on carparks in the Wakatipu
97	Community Property	105	53	52	
311	Libraries	311	312	(1)	
308	Waterways Facilities	1,421	54	1,367	\$1.1m work b/fwd from 17/18 for Roys Bay Marina to coincide with the Wanaka Commercial Jetty project
88	Cemeteries	177	32	145	
91	Public Toilets	453	517	(64)	
-	Forestry	-	-	-	
150	Wanaka Airport	89	150	(61)	
<b>17,423</b>	<b>Sub Total</b>	<b>15,289</b>	<b>17,021</b>	<b>(1,732)</b>	
	<b>Economic Development</b>				
2,894	Commercial Property	26,105	26,197	(92)	
-	Tourism Promotion	-	-	-	
<b>2,894</b>	<b>Sub Total</b>	<b>26,105</b>	<b>26,197</b>	<b>(92)</b>	



10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance \$	Explanation
	<b>Environmental Management</b>				
-	District Plan	-	-		
-	Resource Consents	-	-		
-	<b>Sub Total</b>	-	-		
	<b>Regulatory</b>				
29	Enforcement	56	10	46	
<b>29</b>	<b>Sub Total</b>	<b>56</b>	<b>10</b>	<b>46</b>	
	<b>Roading and Parking</b>				
16,718	Roading	17,563	22,674	(5,111)	Additional \$893k on sealing of roads and pavements following survey with NZTA (subsidised); additional \$80k on Queenstown Town Centre Strategy - investigation & designation work only; \$100k Kinloch Road Flood Prevention (new). Offset by timing of roading projects, in particular Hawthorne Drive (EAR).
-	Parking Facilities	112	112	-	
<b>16,718</b>	<b>Sub Total</b>	<b>17,675</b>	<b>22,786</b>	<b>(5,111)</b>	
<b>18,718</b>	<b>Sewerage</b>	<b>15,057</b>	<b>12,207</b>	<b>2,850</b>	\$390k Marine Parade Qtn project to overcome risk of overflows to lake; \$692k b/fwd from 17/18 for new Cardrona Wastewater scheme offset by \$418k b/fwd from 16/17 to 15/16. \$1.1m of costs brought forward for Project Shotover.
<b>4,016</b>	<b>Water Supply</b>	<b>7,967</b>	<b>8,335</b>	<b>(368)</b>	\$1.5m deferred for rising main - Shotover Country to Glenda Drive as modelling and strategic plan required to confirm best solution
<b>5,193</b>	<b>Stormwater</b>	<b>9,322</b>	<b>9,542</b>	<b>(220)</b>	Reduction in renewals programme to cover unplanned works identified throughout the year only
<b>70</b>	<b>Waste Management</b>	<b>217</b>	<b>-</b>	<b>217</b>	
<b>660</b>	<b>Overhead</b>	<b>854</b>	<b>536</b>	<b>318</b>	\$250k placeholder for new office accommodation investigations
<b>65,892</b>	<b>Total Asset Capital Cost</b>	<b>92,542</b>	<b>96,634</b>	<b>(4,092)</b>	

**CAPITAL DEBT REPAYMENT EXPENDITURE BY ACTIVITY (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance \$	Explanation
	<b>Local Democracy</b>				
83	Emergency Management	-	-	-	
<b>83</b>	<b>Sub Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	<b>Community</b>				
1,200	Community Facilities	1,341	1,386	(45)	
594	Active & Passive Recreation	419	476	(57)	
50	Community Property	-	-	-	
-	Libraries	-	-	-	
23	Waterways Facilities	42	23	19	
-	Cemeteries	-	-	-	
126	Public Toilets	27	27	-	
250	Wanaka Airport	400	400	-	
<b>2,243</b>	<b>Sub Total</b>	<b>2,229</b>	<b>2,312</b>	<b>(83)</b>	
	<b>Economic Development</b>				
1,500	Commercial Property	1,500	2,022	(522)	
-	Tourism Promotion	-	-	-	
<b>1,500</b>	<b>Sub Total</b>	<b>1,500</b>	<b>2,022</b>	<b>(522)</b>	
	<b>Environmental Management</b>				
904	District Plan	1,551	1,551	-	
-	Resource Consents	-	-	-	
<b>904</b>	<b>Sub Total</b>	<b>1,551</b>	<b>1,551</b>	<b>-</b>	
	<b>Regulatory</b>				
11	Enforcement	16	11	5	
<b>11</b>	<b>Sub Total</b>	<b>16</b>	<b>11</b>	<b>5</b>	
	<b>Roading and Parking</b>				
6,704	Roading	6,077	5,251	826	
-	Town Centres	-	-	-	
-	Parking Facilities	-	-	-	
<b>6,704</b>	<b>Sub Total</b>	<b>6,077</b>	<b>5,251</b>	<b>826</b>	
<b>2,002</b>	<b>Sewerage</b>	<b>1,479</b>	<b>2,036</b>	<b>(557)</b>	
<b>1,333</b>	<b>Water Supply</b>	<b>1,316</b>	<b>1,042</b>	<b>274</b>	
<b>951</b>	<b>Stormwater</b>	<b>1,338</b>	<b>852</b>	<b>486</b>	
<b>743</b>	<b>Waste Management</b>	<b>1,151</b>	<b>1,178</b>	<b>(27)</b>	
<b>734</b>	<b>Overhead</b>	<b>233</b>	<b>63</b>	<b>170</b>	
<b>17,208</b>	<b>Total Debt Repayment Capital Cost</b>	<b>16,890</b>	<b>16,318</b>	<b>572</b>	

**PROSPECTIVE TOTAL CAPITAL EXPENDITURE (INCLUDING DEBT REPAYMENT) BY ACTIVITY (\$'000)**

<b>10 YEAR PLAN</b>		<b>ANNUAL PLAN</b>	<b>10 YEAR PLAN</b>		
<b>2015/16</b>		<b>2016/17</b>	<b>2016/17</b>	<b>Variance</b>	<b>Explanation</b>
	<b>Local Democracy</b>				
254	Emergency Management	-	-	-	
<b>254</b>	<b>Sub Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	<b>Community</b>				
14,305	Community Facilities	9,988	13,333	(3,345)	Refer above
3,867	Active & Passive Recreation	4,505	4,432	73	Refer above
147	Community Property	105	53	52	
311	Libraries	311	312	(1)	
331	Waterways Facilities	1,463	77	1,386	Refer above
88	Cemeteries	177	32	145	Refer above
217	Public Toilets	480	544	(64)	
-	Forestry	-	-	-	
400	Wanaka Airport	489	550	(61)	
<b>19,666</b>	<b>Sub Total</b>	<b>17,518</b>	<b>19,333</b>	<b>(1,815)</b>	
	<b>Economic Development</b>				
4,394	Commercial Property	27,605	28,219	(614)	Refer above
-	Tourism Promotion	-	-	-	
<b>4,394</b>	<b>Sub Total</b>	<b>27,605</b>	<b>28,219</b>	<b>(614)</b>	
	<b>Environmental Management</b>				
904	District Plan	1,551	1,551	-	
-	Resource Consents	-	-	-	
<b>904</b>	<b>Sub Total</b>	<b>1,551</b>	<b>1,551</b>	<b>-</b>	
	<b>Regulatory</b>				
40	Enforcement	72	21	51	
<b>40</b>	<b>Sub Total</b>	<b>72</b>	<b>21</b>	<b>51</b>	
	<b>Roading and Footpaths</b>				
23,422	Roading	23,640	27,925	(4,286)	Refer above
-	Parking Facilities	112	112	-	
<b>23,422</b>	<b>Sub Total</b>	<b>23,752</b>	<b>28,037</b>	<b>(4,286)</b>	
<b>20,720</b>	<b>Sewerage</b>	<b>16,536</b>	<b>14,243</b>	<b>2,293</b>	Refer above
<b>5,349</b>	<b>Water Supply</b>	<b>9,283</b>	<b>9,377</b>	<b>(94)</b>	Refer above
<b>6,144</b>	<b>Stormwater</b>	<b>10,660</b>	<b>10,394</b>	<b>266</b>	
<b>813</b>	<b>Waste Management</b>	<b>1,368</b>	<b>1,178</b>	<b>190</b>	
<b>1,394</b>	<b>Overhead</b>	<b>1,087</b>	<b>599</b>	<b>488</b>	
<b>83,100</b>	<b>Total Capital Cost</b>	<b>109,432</b>	<b>112,952</b>	<b>(3,520)</b>	

**CAPITAL ASSET EXPENDITURE (GROWTH) BY ACTIVITY GROUP (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN	
2015/16		2016/17	2016/17	Variance
43	Local Democracy	-	-	-
6,838	Community	5,846	7,360	(1,514)
1,123	Economic Development	11,913	11,913	-
-	Environmental Management	-	-	-
2	Regulatory	-	-	-
8,786	Roading and Footpaths	9,576	12,028	(2,453)
5,567	Sewerage	6,066	5,554	512
2,127	Water Supply	4,367	3,839	528
5,056	Stormwater	8,728	8,721	7
10	Waste Management	57	-	57
17	Overhead	35	7	28
<b>29,569</b>	<b>Total Capital Asset Cost (Growth)</b>	<b>46,587</b>	<b>49,422</b>	<b>(2,835)</b>

**CAPITAL ASSET EXPENDITURE (RENEWAL) BY ACTIVITY GROUP (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN	
2015/16		2016/17	2016/17	Variance
85	Local Democracy	-	-	-
1,248	Community	2,171	1,205	966
153	Economic Development	25	118	(93)
-	Environmental Management	-	-	-
12	Regulatory	-	10	(10)
2,355	Roading and Footpaths	2,312	2,373	(61)
1,720	Sewerage	1,851	1,048	803
1,025	Water Supply	1,112	1,303	(191)
82	Stormwater	152	390	(238)
-	Waste Management	40	-	40
487	Overhead	393	380	13
<b>7,167</b>	<b>Total Capital Asset Cost (Renewal)</b>	<b>8,056</b>	<b>6,827</b>	<b>1,229</b>

**CAPITAL ASSET EXPENDITURE (OTHER) BY ACTIVITY GROUP (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN	
2015/16		2016/17	2016/17	Variance
43	Local Democracy	-	-	-
9,337	Community	7,272	8,456	(1,184)
1,618	Economic Development	14,167	14,166	1
-	Environmental Management	-	-	-
15	Regulatory	56	-	56
5,577	Roading and Footpaths	5,787	8,385	(2,598)
11,431	Sewerage	7,141	5,605	1,536
864	Water Supply	2,488	3,193	(705)
55	Stormwater	442	431	11
60	Waste Management	120	-	120
156	Overhead	426	149	277
<b>29,156</b>	<b>Total Capital Asset Cost (Other)</b>	<b>37,899</b>	<b>40,385</b>	<b>(2,486)</b>
<b>65,892</b>	<b>Total Capital Asset Cost</b>	<b>92,542</b>	<b>96,634</b>	<b>(4,092)</b>

**CAPITAL DEBT REPAYMENT EXPENDITURE BY ACTIVITY GROUP (\$'000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN	
2015/16		2016/17	2016/17	Variance
83	Local Democracy	-	-	-
2,243	Community	2,229	2,312	(83)
1,500	Economic Development	1,500	2,022	(522)
904	Environmental Management	1,551	1,551	-
11	Regulatory	16	11	5
6,704	Roading and Footpaths	6,077	5,251	826
2,002	Sewerage	1,479	2,036	(557)
1,333	Water Supply	1,316	1,042	274
951	Stormwater	1,338	852	486
743	Waste Management	1,151	1,178	(27)
734	Overhead	233	63	170
<b>17,208</b>	<b>Total Capital Debt Repayment</b>	<b>16,890</b>	<b>16,318</b>	<b>572</b>

**STATEMENT OF RESERVE FUNDS FOR THE YEAR ENDING 30 JUNE (\$'000)**

	<b>OPENING BALANCE</b>	<b>DEPOSITS</b>	<b>WITHDRAWALS</b>	<b>CLOSING BALANCE</b>
	<b>2016/17</b>			<b>2016/17</b>
<b>Reserve Fund - Purpose of the Fund</b>	<b>\$000</b>	<b>\$000</b>	<b>\$000</b>	<b>\$000</b>
<b>Development Funds</b>	11,491	6,688	(7,897)	10,282
These arise from Development and Financial Contributions levied by the Council for capital works and are intended to contribute to the growth related capital expenditure of Roding, Water Supply, Sewerage, Stormwater, Reserve Land and Improvements and Community Facilities.				
<b>Asset Renewal Funds</b>	2,866	11,606	(11,634)	2,838
The Council sets aside funding to meet the renewal of its infrastructural and operating assets to ensure the continued ability to provide services.				
<b>Emergency Reserve</b>	2,188	-	-	2,188
Funds set aside to assist with the repair of infrastructural assets such as Roding, Water Supply and Sewerage, in case of natural disaster.				
<b>Asset Sale Reserves</b>	630	-		630
Proceeds from asset sales which are used to fund the portion of capital expenditure attributable to increased level of service for Roding, Water Supply, Sewerage, Stormwater, Reserve Land and Improvements and Community Facilities.				
<b>Arrowtown Endowment Land Reserve</b>	740	-	-	740
Proceeds from asset sales from Arrowtown endowment land.				
<b>Trust Funds</b>	3,212	-	-	3,212
Funds held on behalf of various community operations.				
<b>Queenstown Airport Dividend Reserve</b>	828	3,852	(3,852)	828
Unallocated portion of dividends received from QAC.				
<b>Total Reserve Funds</b>	<b>21,955</b>	<b>22,146</b>	<b>(23,383)</b>	<b>20,718</b>

# STATEMENT OF ACCOUNTING POLICIES

## (A) REPORTING ENTITY

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

The Council has controlling interests in Queenstown Events Centre Trust (100% - dormant), Lakes Combined Afforestation Committee (75%) and Queenstown Airport Corporation Limited (75.01%). Pursuant to the Local Government Act 2002, these controlled entities are council controlled organisations (CCOs). The Council has elected not to consolidate the CCOs for the purposes of the prospective financial information contained in this Annual Plan in accordance with 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 Public Benefit Entity (PBE) Standards for Tier 1 entities.

The prospective financial information contained in this Annual Plan relates to the Queenstown Lakes District Council only as the controlling entity of the economic entity. The Council has not presented prospective financial statements for the economic entity because the Council believes that the controlling entity prospective financial statements are more relevant to users. The main purpose of prospective financial statements in the Annual Plan is to provide users with information about the core services that the Council intends to provide ratepayers, the expected cost of those services and as a consequence how much the Council requires by way of rates to fund the intended levels of service. The level of rate funding required is not affected by controlled entities except to the extent that the Council obtains distributions from those controlled entities. Distributions from the Council's controlled entity, Queenstown Airport Corporation Ltd are included in the prospective financial statements of the Council.



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.

## **(B) ACCOUNTING POLICIES**

### **STATEMENT OF COMPLIANCE**

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

The financial statements comply with Public Benefit Entity (PBE) Standards for Tier 1 entities. These financial statements are the first financial statements to comply with new PBE accounting standards effective 1 July 2014. No material adjustments arising on transition to the new PBE accounting standards have been forecast.

### **BASIS OF PREPARATION**

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

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

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

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

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

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

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

### **REVENUE RECOGNITION**

Revenue is recognised to the extent that it is probable that the economic benefits or service potential will flow to the Council and the revenue can be reliably measured, regardless of when the payment is being made.

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable, taking into account contractually defined terms of payment, net of discounts and GST.

The specific recognition criteria described below must also be met before revenue is recognised.

### **(I) REVENUE FROM NON-EXCHANGE TRANSACTIONS**

#### **(a) General and Targeted Rates**

General and targeted rates are set annually and invoiced within the year. The Council recognises revenue from rates when the Council has struck the rate and provided the rates assessment. Rates revenue is measured at the amount assessed, which is the fair value of the cash received or receivable.

#### **(b) User Charges and Other Income – subsidised**

Rendering of services at a price that is not approximately equal to the value of the service provided by the Council is considered a non-exchange transaction. This includes rendering of services where the price does not allow the Council to fully recover the cost of providing the service (such as community activities, liquor licencing, water connections, dog licensing, etc.), and where a shortfall is subsidised by income from other activities, such as rates. Generally, there are no conditions attached to such revenue.

Revenue from subsidised services is recognised when the Council issues the invoice for the service. Revenue is recognised at the amount of the invoice, which is the fair value of the cash received or receivable for the service. Revenue is

recognised by reference to the stage of completion of the service to the extent that the Council has an obligation to refund the cash received from the service (or to the extent that the customer has the right to withhold payment from the Council) if the service is not completed.

#### **(c) Grants and Subsidies**

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

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

To the extent that there is a condition attached that would give rise to a liability to repay the grant amount or to return the granted asset, a deferred revenue liability is recognised instead of revenue.

#### **(d) Vested Assets**

Certain infrastructural assets have been vested to the Council as part of the subdivision covenant process. Vested assets are recognised at fair value at the date of recognition with an equal amount recognised as revenue unless there are conditions attached to the asset in which case revenue is deferred as a liability until the conditions are met.

#### **(e) Development Contributions**

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

### **(II) REVENUE FROM EXCHANGE TRANSACTIONS**

#### **(a) User Charges and Other Income – full cost recovery**

Revenue from the rendering of services (such as resource consents, building consents, waste management, car parking etc.) is recognised by reference to the stage of completion of the service. Stage of completion is measured by reference to labour hours incurred to date as a percentage of total estimated labour hours for each contract. When the contract outcome cannot be measured reliably, revenue is recognised only to the extent that the expenses incurred are eligible to be recovered.

#### **(b) Interest Revenue**

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

#### **(c) Dividend Revenue**

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

#### **(d) Property Sales**

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

### **GRANT EXPENDITURE**

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

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

### **LEASES**

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

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

#### **(a) Council as Lessor**

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

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

### **(b) Council as Lessee**

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

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

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

### **(c) Lease Incentives**

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

## **GOODS AND SERVICES TAX**

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

## **CASH AND CASH EQUIVALENTS**

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

## **FINANCIAL INSTRUMENTS**

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

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

## **(I) FINANCIAL ASSETS**

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

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

### **Financial Assets at Fair Value Through Surplus or Deficit**

Financial assets are classified as financial assets at fair value through surplus or deficit where the financial asset:

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

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

### **Held-to-Maturity Investments**

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

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

### **Available-for-Sale Financial Assets**

Equity Investments held by the Council classified as being available-for-sale are stated at fair value. Fair value is determined in the manner described later in this note. Gains and losses arising from changes in fair value are recognised directly in other comprehensive revenue or expenses, with the exception of impairment losses which

are recognised directly in the Statement of Comprehensive Revenue and Expense. Where the investment is disposed of or is determined to be impaired, the cumulative gain or loss previously recognised in other comprehensive revenue or expenses is included in the Statement of Comprehensive Revenue and Expense for the period.

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

### **Loans and Receivables**

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

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

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

### **Impairment of Financial Assets**

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

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

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

## **(II) FINANCIAL LIABILITIES**

### **Trade and Other Payables**

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

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

### **Borrowings**

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

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

## **(III) DERIVATIVE FINANCIAL INSTRUMENTS**

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

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re measured to their fair value at each balance date. The resulting gain or loss is recognised in the Statement of Financial Performance

immediately unless the derivative is designated and effective as a hedging instrument, in which event the nature and timing of the recognition in profit or loss depends on the nature of the hedging relationship. Council does not undertake hedge accounting in relation to its derivative financial instruments.

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

### **Fair Value Estimation**

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

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

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

### **Embedded Derivatives**

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

## **INVENTORIES**

### **Development Properties**

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

### **Other inventories**

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

## **PROPERTIES INTENDED FOR SALE**

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

## **PROPERTY, PLANT AND EQUIPMENT**

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

### **Operational Assets**

- > Land, buildings and building improvements, foreshore structures, plant and equipment, furniture and office equipment and 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

### **Cost**

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

### **Accounting for Revaluations**

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

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

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

### Sewer, Stormwater, Water

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

### Roads, Bridges and Lighting

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

### Depreciation

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

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

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

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

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

Infrastructural Assets		
Sewerage	1.67% - 10%	SL
Water Supply	1.67% - 10%	SL
Stormwater	1.67% - 10%	SL
Roading - Basecourse	2.1%	SL
Roading - Bridges	2.6%	SL
Roading - Surfacing	8.6%	SL
Roading - Other	1% - 10%	SL

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

### Disposal

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

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

### FORESTRY ASSETS

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

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

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

### EMISSION TRADING SCHEME ACCOUNTING POLICY

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

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

Liabilities for surrender of NZUs (or cash) are accrued at the time the forests are



harvested, or removed in any other way, in accordance with the terms of the ETS legislation.

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

## **INVESTMENT PROPERTIES**

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

## **FINITE LIFE INTANGIBLE ASSETS**

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

### **Intangible assets acquired in a business combination**

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

### **Intangible Assets - Software acquisition and development**

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

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

## **IMPAIRMENT OF NON-FINANCIAL ASSETS**

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

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

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

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

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

## EMPLOYEE BENEFITS

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

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

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

## PROVISIONS

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

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

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

## STATEMENT OF CASH FLOWS

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

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

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

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

## EQUITY

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

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

## RESTRICTED AND COUNCIL CREATED RESERVES

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

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

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

## FINANCIAL GUARANTEE CONTRACTS

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

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

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



## **ALLOCATION OF OVERHEADS**

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

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

# BALANCING THE BUDGET

The Local Government Act 2002 contains a requirement to balance the budget.

Section 100 states:

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

Council comfortably meets these requirements over the timeframe of the plan. The forecasted Statement of Financial Performance shows a strong operating surplus, 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. 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. The Council 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.

This has allowed the Council 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 expenditure. The component attributable to NZTA should not be funded as the NZTA subsidy covers this. Allowing for all subsidisable costs, 53% of roading depreciation will be funded in 2016/17 (2015/16-53%);
- (ii) Depreciation on Community facilities may not need to be funded as they are often funded by non-Council sources and will never be replaced in the same form at the end of their useful life. Depreciation on halls, libraries, and other facilities (including the Events Centre) will therefore not be funded;
- (iii) The Council has accepted that it is not reasonable to fund depreciation where a community has funded a water or sewerage scheme, by lump sum contributions or loan charges. That community ends up paying twice – for loan charges and depreciation;
- (iv) Because we have generally maintained the value of our infrastructure the Council will use funded depreciation to finance renewal projects and repay loans. It cannot be used to fund new assets or asset improvements.

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

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

	<b>TOTAL DEPRECIATION 2016/17 (\$000)</b>	<b>DEPRECIATION NOT FUNDED 2016/17 (\$000)</b>
Roading	9,025	4,254
Sewerage	3,914	1,788
Water Supply	2,855	1,100
Stormwater	1,846	722
Community/other	5,367	3,536
<b>Total</b>	<b>23,007</b>	<b>11,400</b>

## ANNUAL PLAN DISCLOSURE STATEMENT FOR YEAR ENDING 30 JUNE 2017

### WHAT IS THE PURPOSE OF THIS STATEMENT?

The purpose of this statement is to disclose the Council's planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its annual plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

BENCHMARK		PLANNED	MET
Rates affordability benchmark			Yes
• income	55% of total revenue	49.9%	
• increases	6.0%	5.0%	
Debt affordability benchmark			Yes
• Net Debt/Total Revenue	175%	129%	
• Net Debt/Equity	20%	15%	
• Interest/Total Rates	25%	14.7%	
• Interest/Total Revenue	15%	7.3%	
Balanced budget benchmark	100%	104.1%	Yes
Essential services benchmark	100%	232%	Yes
Debt servicing benchmark	15%	8.5%	Yes

### NOTES

Rates affordability benchmark

For this benchmark, —

- the Council's planned rates income for the year is compared with [a quantified limit/quantified limits] on rates contained in the financial strategy included in the Council's long-term plan; and
- the Council's planned rates increases for the year are compared with [a quantified limit/quantified limits] on rates increases for the year contained in the financial strategy included in the Council's long-term plan.

The Council meets the rates affordability benchmark if —

- its planned rates income for the year equals or is less than each quantified limit on rates;
- its planned rates increases for the year equal or are less than each quantified limit on rates increases.

### DEBT AFFORDABILITY BENCHMARK

For this benchmark, the Council's planned borrowing is compared with [a quantified limit/ quantified limits] on borrowing contained in the financial strategy included in the council's long-term plan.

The Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

### BALANCED BUDGET BENCHMARK

For this benchmark, the Council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

## **ESSENTIAL SERVICES BENCHMARK**

For this benchmark, the council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

## **DEBT SERVICING BENCHMARK**

For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects that the Council's population will grow [as fast as, or faster than,/slower than] the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than [10%/15%] of its planned revenue.

# FUNDING & RATES REVIEW REPORT 2016

## BACKGROUND

Queenstown Lakes District Council (QLDC) last undertook a comprehensive review of the Funding Policy and Rating system during the 2011/12 year. QLDC has previously given a commitment that the funding/rating system would be reviewed on a three yearly basis. Normally, this review would have been undertaken as part of the Long Term Plan (LTP) process but was deferred for one year because of the need to focus on the implementation of new corporate software for the whole organisation during 2014/15.

New district-wide rating valuations came into effect from 1st July 2015 and the new LTP was adopted at the same time. It was therefore considered timely to instigate a funding/rating review during the 2015/16 year, which will have effect for the 2016/17 year.

The review was conducted by a working group made up of elected members supported by the Chief Financial Officer. This report summarises the consultation process undertaken and the recommended changes adopted. Council has the final determination on any amendments to the Revenue and Financing Policy and the structure of the rating system.

## SIGNIFICANCE OF DECISION

The items covered by this report are considered to be significant under QLDC's Significance and Engagement Policy. It was recognised that any proposed changes to the Rates system or Revenue and Financing Policy would need to be incorporated into the draft Annual Plan for 2016/17 which was subject to public consultation. The proposals to increase fees and charges for consenting activities under the Resource Management Act or Building Act, and for any fees and charges set under by-laws (i.e. Waterways), will require a separate dedicated report to Council and provides for a second formal opportunity to consult with ratepayers.

## CONSULTATION - INTERESTED OR AFFECTED PERSONS

The proposed changes to the Rates system or Revenue and Financing Policy were incorporated into the Consultation Document for 2016/17 which was subject to public consultation. The proposals to increase fees and charges for consenting activities under the Resource Management Act or Building Act, and for any fees and charges set under by-laws (i.e. Waterways), will require use of the special consultative procedure. This will occur at a subsequent Council meeting.

## RELEVANT COUNCIL POLICIES

The following policy documents have been considered in the preparation of this report:

- The Revenue and Financing Policy (2012-22 LTP)
- Funding Impact Statement (2012-22 LTP)

## REVIEW PROCESS

From the outset, the importance of maintaining a structured approach to the review was recognised. For this reason, the review commenced with an overview of the current system including the statutory framework and the relationship between the Revenue and Financing Policy and the Rating system.

The Revenue and Financing Policy indicates which funding tools are most appropriate for any given activity. Most of the focus for this part of the review was on those activities where funding targets were not being met. This is the first review since the amalgamation of Lakes Environmental and Lakes Leisure with QLDC in 2013/14.

The following activities have been reviewed in detail:

- Animal Control
- By-Law Enforcement
- Environmental Health
- Alcohol Licensing
- Waterways Facilities
- Waterways Control
- Building Control
- Resource Consents
- Aquatics

Generally, the review has resulted in changes to funding targets with some fee increases proposed for Animal Control (including dog registration); Environmental Health (including charges for food premises); Waterways; Resource Consents (including a review of staff charge out rates) and Aquatics (including pool charges).

Following this, the following rates issues were considered:

- Rating of Residential Flats
- EECA proposal for Voluntary Targeted Rate for Residential insulation
- Rating of Land zoned for development but used as Primary Industry

These issues have arisen as a result of public submissions in the past 4 years or as a result of political concern. In summary, a change in policy is recommended for the application of fixed charge rates on Residential Flats which will result in a reduction in rates for these properties. The introduction of a Voluntary Targeted Rate for Residential insulation is not recommended, until the demand for this type of tool is better understood.

A change in policy for the application of rates on Land zoned for development but used as Primary Industry is recommended, which will result in an increase in rates for these properties. These properties will be rated according to the underlying zoning rather than the current use (i.e. farming).

Finally, it has been necessary to evaluate the impacts of any proposed changes by recalculating the 2015/16 rates using the new proposals.

## PROPOSED CHANGES TO THE QLDC FUNDING/RATING SYSTEM

### Guiding Principles

The guiding principles that were adopted during previous reviews were endorsed:

- equity, i.e. as far as possible the system should be fair to all ratepayers.
- transparency, i.e. the system should be able to be understood by ratepayers and all activities within it should be clear for all to observe.
- enforceability, i.e. the system should be administratively simple to operate and able to be complied with,
- The rating system should deliver allocations of costs that are justifiable.
- Those who benefit from QLDC services (including secondary beneficiaries) should contribute to costs.
- The rating system should be consistent with QLDC's objectives, so that desired outcomes are complemented or advanced.

## WHAT IS THE REVENUE AND FINANCING POLICY?

Section 102 (2) of the Local Government Act 2002 requires each Council to adopt a Revenue and Financing Policy.

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

- a) *General rates including:*
  - (i) *choice of valuation system; and*
  - (ii) *differential rating; and*
  - (iii) *uniform annual general charges;*
- b) *targeted rates;*
- c) *lump sum contributions;*
- d) *fees and charges;*
- e) *interests and dividends from investments;*
- f) *borrowing;*
- g) *proceeds from asset sales;*
- h) *development contributions;*
- i) *financial contributions under the Resource Management Act 1991;*
- j) *grants and subsidies;*
- k) *any other source.*

Section 101 (3) (b) states that in identifying the appropriate sources Council must consider the overall impact of any allocation of liability for revenue needs on the community. Council must also consider with regards to each activity to be funded:

- a) *the community outcomes to which the activity primarily contributes; and*
- b) *the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and*
- c) *the period in or over which those benefits are expected to occur; and*
- d) *the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and*
- e) *the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.*

## REVENUE AND FINANCING POLICY: FUNDING ISSUES

A number of issues relating to the Revenue and Financing Policy in relation to the funding of particular activities were investigated. Most of the focus for this part of the review was on those activities where funding targets were not being met.

The following focus areas have been subject to change:

## ANIMAL CONTROL

This activity deals primarily with the control of dogs in the district. The numbers of dogs and dog related complaints and incidents have increased over recent years. The annual cost associated with the activity is around \$423k per annum. The current private funding target is 55% with a forecast recovery of 57% from user fees for 2015/16.

The change for 16/17 is to adjust the funding target to reflect an increased recovery from dog owners. The private funding target for 16/17 has increased to 70% (up from 55%). The expected impact of the change is an increase in user charge revenue of around 30% (\$72k). This will result in an increase to most current dog registration and impounding fees.

The fees for 2016/17 are included in appendix A (attached). For example, the registration fee for a de-sexed pet dog (inclusive of available discounts) will rise from \$50 to \$55 (increase of 10%).

The level of increase in the fees varies to reflect the service demands regarding dog control. For example, there are very few issues relating to working dogs, however, there are considerable demands from roaming whole dogs (not de-sexed), which are causing problems in our community. The Annual Plan budget for 2016/17 includes an increase in resourcing (up 0.5 FTE) due to the increase in activity (roaming dogs, rubbish bin interference & dog attacks).

## BY-LAW AND GENERAL ENFORCEMENT

This activity deals primarily with the enforcement of consent conditions and by-laws in the district. The largest impact on this activity in recent years has been the introduction and enforcement of freedom camping rules. The annual cost associated with the activity is around \$718k per annum. The current private funding target is 30% with a forecast recovery of 39% from infringements and user fees for 2015/16.

The change for 16/17 is to adjust the funding target to reflect the current recovery from freedom camping infringements. The private funding target has increased to 40% (up from 30%). The expected impact of the change is that the revised target will be met if the collectability of freedom camping infringements is improved by 30%. This will result in a continuation of the initiatives to ensure that freedom camping fines are paid before overseas offenders leave the country. It is recognised that if enforcement activities result in increased compliance, then revenue (from infringements) will decrease and the increased funding target will not be met.



## ENVIRONMENTAL HEALTH

This activity deals primarily with the inspection and licensing of registered premises in the district. The introduction of new Food Act 2014 (from 1st March 2016) will have a significant impact on this activity as business owners are required to comply with the new rules. The annual cost associated with the activity is around \$501k per annum.

The current economic benefit assessment is as follows: Private 45%; Public 50% and Exacerbator 5% (an exacerbator is someone who makes a problem worse). The change reflects a higher private benefit to the business operator and a higher exacerbator factor which reflects the time and cost incurred in following up on non-compliance. The economic benefit assessment is as follows: Private 60%; Public 30% and Exacerbator 10%.

The current private funding target is 50% with a forecast recovery of 38% from user fees for 2015/16. The change will adjust the funding target to reflect an increased recovery from the owners of registered premises. The private funding target has increased to 70% (up from 50%).

The impact of the change is an increase in user charge revenue of 75% (\$147k). This will result in an increase to most current premises registration, inspection and auditing fees. The fees for 2016/17 are included in appendix A (attached). For example, the verification fee for a food premise will rise from 26% to 155% depending on the size and category of the business.

The new fees reflect the estimated time spent by officers to administer the new legislation and take into account the additional time required to be spent in larger premises or with those not complying with the rules.

The draft Annual Plan budget for 2016/17 includes a proposed change to FTE allocation for this activity; up to 2.4 (up from 1.75 in the LTP) to reflect the actual time utilisation of the 3 existing Environmental Health Officers.

## ALCOHOL LICENSING

This activity deals primarily with the inspection, monitoring and licensing of premises selling alcohol in the district. The introduction of new legislation has had a significant impact on this activity as business owners are required to comply with the new rules. The annual cost associated with the activity is around \$670k per annum. The current economic benefit assessment is as follows: Private 50%; Public 25% and Exacerbator 25%. The change reflects a higher private benefit to the business operator and a slightly lower exacerbator factor which reflects the time and cost incurred in assisting licensees with their legal obligations; the application process; information to be provided and following up on non-compliance. The 16/17 economic benefit

assessment is as follows: Private 60%; Public 30% and Exacerbator 10%.

The current private funding target is 60% with a forecast recovery of 85% from user fees for 2015/16. The change for 16/17 is to adjust the funding target to reflect the existing levels of recovery from the applicants. The 16/17 private funding target has increased to 70% (up from 60%). There is no expected impact on current user charge revenue as a result of the change.

The Annual Plan budget for 2016/17 includes an increase in resourcing for this activity (up 2.0 FTE) due to the increasing workload. This will ensure that service levels are improved and that QLDC meets all of its statutory obligations in this area. There is no impact on user charges as these changes can be funded from existing revenue.

The draft Annual Plan budget for 2016/17 also includes a change to FTE allocation for this activity; to 0.6 (down from 1.25 in the LTP) to reflect the actual time utilisation of the 3 existing Environmental Health Officers.

## WATERWAYS FACILITIES

This activity deals primarily with the provision, and maintenance of Council owned waterways assets (ramps, jetties, marinas) in the district. The current private funding target is 40% with a forecast recovery of 17% from user fees for 2015/16.

The change for 16/17 is to investigate the introduction of a broader based "waterways fee" for all users of waterways assets (ramps, jetties, navigation aids etc.). This will require a change to regulations to allow infringements to be issued for non-compliance. The expected impact of such a change is to increase revenue by 235% (\$56k).

## WATERWAYS CONTROL

This activity deals primarily with the promotion and enforcement of safe use of the waterways in the district. The annual cost associated with the activity is around \$410k per annum. The current private funding target is 35% with a forecast recovery of 29% from user fees for 2015/16.

The change for 16/17 is to review the fees set under the by-law to provide greater simplicity and to return to an annual fee regime. The expected impact of such a change is to increase revenue by 20% (\$24k).

## BUILDING CONTROL

This activity deals with all aspects of the building consent process, including the

processing of applications; public enquiries; issuing consents and the inspection of building works in the district. The annual cost associated with the activity is around \$3.06m per annum.

The current economic benefit assessment is as follows: Private 90%; Public 5% and Exacerbator 5%. The change for 16/17 reflects a lower private benefit to the applicant and a higher exacerbator factor which reflects the time and cost incurred in managing weather-tightness claims. The economic benefit assessment is as follows: Private 80%; Public 5% and Exacerbator 15%.

The current private funding target is 95% with a forecast recovery of 81% from user fees for 2015/16. The change for 16/17 is to adjust the funding target to reflect the existing levels of recovery from the applicants. The proposed private funding target has decreased to 80% (down from 90%). There is no expected impact on current user charge revenue as a result of the change.

## **RESOURCE CONSENT ADMINISTRATION**

This activity deals with all aspects of the resource consent process, including the processing of applications; public enquiries; issuing and monitoring of consents. The annual cost associated with the activity is around \$4.26m per annum. The current economic benefit assessment is as follows: Private 90%; Public 10% and Exacerbator 0%. The change for 16/17 reflects a lower private benefit to the applicant and a higher public factor which reflects the time and cost incurred in managing appeals and objections. The proposed economic benefit assessment is as follows: Private 80%; Public 20% and Exacerbator 0%.

The current private funding target is 90% with a forecast recovery of 64% from user fees for 2015/16. The change for 16/17 is to adjust the funding target to reflect a lower percentage recovery from user fees. The proposed private funding target has decreased to 80% (down from 90%). However, the current actual recovery percentage is only 64%. In order to achieve 80% recovery, a review of internal processes for recovering costs will be necessary. This will include a review of current fees and charges (including charge-out rates) and a review of the system for managing the cost of public enquiries.

The expected impact of the change is an increase in user charge revenue of 24% (\$660k). This will result in an increase in the cost of most resource consent applications. The proposed charge-out rates and other charges made under the Resource Management Act were considered by Council at a separate meeting, and were confirmed.

## **AQUATICS**

This activity deals with the provision of indoor aquatic centres in the district. The annual cost associated with Alpine Aqualand is around \$2.69m per annum. The current private funding target is 60% with a forecast recovery of 53% from user fees for 2015/16.

The change for 16/17 is to retain the funding target and to review admission charges in order to meet the 60% cost recovery. The expected impact of the change is an increase in user charge revenue of 13% (\$136k).

This will result in an increase to some aquatic user fees. The proposed fees for 2016/17 are included in appendix A (attached). The proposed changes to some aquatic user fees have been recommended as a result of benchmarking our current fees to those in other districts. The existing \$2.00 fee for use of the hydro-slide for example is well below most other centres.

## **OTHER RATES ISSUES**

The following rates issues were considered:

- Rating of Residential Flats
- EECA proposal for Voluntary Targeted Rate for Residential insulation
- Rating of Land Zoned for development but used as Primary Industry

## **RATING OF RESIDENTIAL FLATS**

### **Background**

As part of the review process the working party considered rating issues raised through the submission process for the LTP and Annual Plans since 2012. There were a number of submissions relating to the current policy as regards the application of fixed charge rates to residential flats.

The common theme of these submissions was that it is not equitable to apply fixed charge rates at the full rate to residential flats. It was suggested that the policy should provide recognition of the following:

- Residential flats are smaller than dwellings (less demand on services)
- There is a shortage of rental accommodation and residential flats could ease the problem
- The current rating policy is a disincentive to residential flats because its application means that a residential flat will pay more than the same space used for visitor accommodation (through mixed use rates).

Fixed Charge Rates are applied on the basis of each “separately used or inhabited part” (SUIP) of a rating unit and each Council is required to have its own policy position as to how this applies. The current QLDC position is as follows:

#### **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 definitions will apply:*

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

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

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

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

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

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

#### **District Plan definition of a Kitchen:**

*Means any space, facilities and surfaces for the storage, rinsing preparation and/or*

*cooking food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.*

Clearly, residential flats are a SUIP under the policy and as such receive a full set of fixed charge rates at the full residential rate. The following rates are charged on a fixed amount basis:

Uniform Annual General Charge	\$86.00
Sports,Halls & Libraries Annual Charge	\$324.00
Governance & Regulatory Charge	\$71.00
Recreation & Events Charge	\$157.00
Waste Management Charge	\$136.00
Aquatic Centre Charge	\$95.00 (Wakatipu/Arrowtown only)
Water Supply Charge	\$180.00 to \$750.00 (depending on location)
Sewerage Charge	\$370.00 to \$650.00 (depending on location)

This means that for any dwelling in Queenstown, the total fixed charge rates amount to \$1,509 per annum. For a property with a median value of around \$670,000, fixed charge rates make up 60% of the total rates paid for the property (\$2,497).

If this same property included a residential flat, the total rates payable would increase by \$1,509 per annum to \$4,006; an increase of over 60%. If this same property with a flat, was registered as homestay, the total rates payable (as mixed use) would increase by \$700 per annum to \$3,197; an increase of 28%.

There is a clear inequity with regard to the relative rates payable between the two uses. In order to eliminate the discrepancy, the change for 16/17 is that a differential be introduced for a new rating category: Dwelling plus Residential Flat. The differential will apply to the following rate types:

Sports,Halls & Libraries Annual Charge	x1.4
Governance & Regulatory Charge	x1.4
Recreation & Events Charge	x1.4
Waste Management Charge	x1.4
Aquatic Centre Charge	x1.4

This effectively means that the Residential flat is charged at the rate of 40% of a dwelling for these differentially set targeted rates. The justification for this lies in the proportional use of services applicable to an average flat. The relative size of a residential flat to an average dwelling suggests a factor of 0.3 to 0.6 is appropriate.

The Uniform Annual General Charge must be charged in full to each SUIP and will use the existing 50% charges available for Water and Sewerage.

The impact of this change will be to reduce rates for dwellings with residential flats by around 20%. Using the example above, the revised rates will be \$3,178 (down from \$4,006) which is a decrease of 20.6%. This revised amount is also slightly less than the amount paid under mixed use (Homestay – short term).

The impact of this change will result in a transfer of rates incidence away from Residential Flats and to all other rating categories. It is expected that approximately \$140,000 of rates will need to be re-allocated. This will have a minor impact with Residential ratepayers paying an additional \$15-20 per year per property, for example.

### EECA PROPOSAL FOR VOLUNTARY TARGETED RATE

QLDC received a submission from the Energy Efficiency and Conservation Authority (EECA) requesting that QLDC consider the introduction of a Voluntary Targeted Rate (VTR) to support the greater uptake of energy efficiency measures such as insulation or heating.

The matter was deferred to the Funding Review process for consideration. There are 11 other councils who have adopted VTR schemes. Most of these did so in conjunction with the central government scheme “Warm up New Zealand” which targeted assistance to low income homes from 2009 to 2013.

The VTR scheme is designed to be cost neutral to councils. Insulation is only provided to individual ratepayers who request it and who are willing to pay back the cost over a 9 to 10 year period. Typically, councils will set a cap on the amount of funding available each year and also on the amount each household can obtain as a VTR.

The panel supported the concept of the VTR but were concerned that there may not be the demand for such a scheme within the district. This is due to the cessation of the central government grant programme in 2013 and also due to the recent introduction of the joint initiative between the Central Lakes Trust and EECA to improve insulation in homes built before 2000 worth \$300,000.

The introduction of a Voluntary Targeted Rate for Residential insulation is not recommended at this stage until the demand for this type of tool is better understood.

### RATING OF LAND ZONED FOR DEVELOPMENT BUT USED AS PRIMARY INDUSTRY

The following section was considered in detail, but based upon consultation with the community has not been included in changes for 16/17.

The working party considered the rating of undeveloped land which is zoned for development. There are numerous examples around the district where rates are applied to the property on the basis of current use (i.e. Primary Industry) but the property has an underlying zoning which supports development.

The rating legislation allows QLDC to differentiate on the basis of existing or proposed zoning (Schedule 2 Local Government (Rating) Act 2002). The objective of any proposal to rate on the basis of zoning rather than current usage will need to be explicit. The following issues were discussed:

- a) Encouraging release of zoned land
- b) Promoting affordability
- c) Recovering “holding costs” incurred by QLDC in relation to infrastructure planning and provision.
- d) Deterring “land banking” by land owners
- e) Avoiding expensive plan changes to enable development elsewhere

The simplest way to introduce this proposed change was to amend the current rating category known as Vacant Sections. The differential description as it appears in QLDC’s Funding Impact Statement is as follows:

#### 3. Vacant Sections (Existing)

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

The key phrases to this definition are “vacant properties” and “suitable for development”. This has meant that this definition applies to land that has been subdivided but sits awaiting development or sale by the owner. In order to include all undeveloped land which has zoning allowing development, the following definition would apply:

#### 3. Vacant Sections/Zoned Land (Proposed)

*All rating units which are vacant properties and suitable for development or land zoned for development but used as Primary Industry.*

This approach would rate the land with zoning on the same basis as Vacant Sections. This includes higher differentials for most targeted rates. The impact on properties

currently rated as Primary Industry would see the rates increase by 43 to 154% depending on location and connection of services. The average increase for the 11 properties modelled was 86% (total increase of 132k).

If this proposal were to be introduced, the definition of Primary Industry would need to be amended to exclude land with zoning for development.

#### 8. Primary Industry (Proposed)

*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.*
- *But excluding all properties used as Primary Industry but rated under Category 3 Vacant Sections/Zoned Land.*

## EFFECTS OF CHANGES TO THE QLDC RATING SYSTEM

The changes to the Revenue and Financing Policy will result in some changes to fees and charges for 2016/17.

There are revenue increases in the budget for the Annual Plan 2016/17 for the following activities: Animal Control (including dog registration) of \$72k (30%); Environmental Health (including charges for food premises) of \$147k (75%); Waterways \$24k (20%); Resource Consents (including a review of staff charge out rates) \$660k (24%) and Aquatics (including pool charges) \$136k (13%).

The changes to rating policy will have a minor impact on rating incidence overall because there are relatively few properties affected. There are just over 200 properties which potentially include a residential flat and which could benefit from the proposal to reduce the incidence of fixed charge rates. The negative rate impact on other properties will be minor (i.e. an additional \$15 to \$20 per annum for residential properties).

## SUMMARY OF DECISIONS FOLLOWING CONSULTATION

### FEES AND CHARGES

The proposed changes to the Revenue and Financing Policy and increases in fees and charges for Animal Control, Environmental Health, Waterways, Resource Consents and Aquatics were all approved for the 2016-17 year.

### RATES

Council will not go ahead with a proposal that would have increased rates on undeveloped farmland that was zoned for residential development. Affected landowners have engaged with Council through the submission process, signalling a desire to work together to encourage development. The proposal to reduce rates on residential flats will go ahead.

## APPENDIX A – PROPOSED FEES FOR 2016/17

### ANIMAL CONTROL

ANNUAL DOG REGISTRATION FEES *CURRENT*				
Category	Standard Fee (incl GST)	Effective Fencing Reduction	Positive History Reduction	Potential Discounted Fee
Guide/ Companion Dog	Nil	-	-	-
Working Dog	\$35	\$3	\$2	\$30
De-sexed Dog	\$60	\$6	\$4	\$50
Dangerous/ Menacing Dog	\$165	\$10	\$10	\$145
All Other Dogs	\$68	\$4	\$4	\$60

ANNUAL DOG REGISTRATION FEES *PROPOSED*				
Category	Standard Fee (incl GST)	Effective Fencing Reduction	Positive History Reduction	Potential Discounted Fee
Guide/ Companion Dog	Nil	-	-	-
Working Dog	\$70	\$20	\$20	\$30

De-sexed Dog	\$115	\$30	\$30	\$55
Dangerous/ Menacing Dog	\$245	\$40	\$40	\$165
All Other Dogs	\$155	\$40	\$40	\$75

### OVERALL ANNUAL DOG REGISTRATION FEE INCREASE (USING DISCOUNTED FEE)

Category	Proposed Increase
Guide/Companion Dog	0%
Working Dog	0%
De-sexed Dog	10%
Dangerous/Menacing Dog	14%
All other Dogs	25%

The proposed fees reflect the changes as per the Revenue and Financing Policy which indicates an increase in user charge revenue to compensate for the increase in dog related complaints and incidents in recent years.

### IMPOUNDING FEES (INCL GST)

	1st Occurrence	2nd Occurrence	3rd Occurrence
Current Fee	\$100	\$160	\$240



Proposed Fee	\$125	\$200	\$300
Proposed Increase	25%	25%	25%

Impounding fees are direct costs to the user on a graduated increase for roaming dogs that are collected. The issue of roaming dogs remains the largest animal related issue in our community, therefore this increase is intended to promote self-compliance by dog owners.

## ENVIRONMENTAL HEALTH

### REGISTRATION FEES \*CURRENT\* (INCL GST)

Business Size / Risk Category	Category A	Category B	Category C	Category D
Level 1	\$285	\$315	\$355	\$405
Level 2	\$320	\$350	\$390	\$440
Level 3	\$375	\$405	\$445	\$495
Level 4	\$485	\$515	\$555	\$605

### FOOD CONTROL PLANS

\$350 flat rate (incl GST)

### VERIFICATION FEES \*PROPOSED\* (INCL GST)

Business Size / Risk Category	Category A	Category B	Category C	Category D
Level 1	\$360	\$540	\$720	\$900
Level 2	\$540	\$720	\$900	\$1080
Level 3	\$720	\$900	\$1080	\$1260

Level 4	\$900	\$1080	\$1260	\$1440
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### FOOD CONTROL PLANS AND NATIONAL PROGRAMMES

Registration is a straightforward administrative task therefore it is proposed that registration is free to encourage self-compliance. A new \$450 infringement for not registering will apply as set by statute.

### PROPOSED INCREASE

Business Size / Risk Category	Category A	Category B	Category C	Category D
Level 1	26%	71%	103%	122%
Level 2	69%	105%	131%	145%
Level 3	92%	122%	143%	155%
Level 4	86%	110%	127%	138%

The proposed fees incorporate the changes required by the Revenue and Financing Policy and reflect the time to undertake an audit of a food business, which is dependent on the size of the operation and the level of risk associated with the food being prepared.

The business size classifications are outlined below:

- Level 1 – Small business (National Programme 1)
- Level 2 – Medium size business (National Programme 2 or 3)
- Level 3 – Large size business (Food Control Plan)
- Level 4 – Very large business (Food Control Plan)

### NEW PREMISES FEES (INCL GST)

Level	Current	Proposed	Category C	Proposed Increase
Level 1	\$615	\$720	17%	122%
Level 2	\$650	\$900	38%	145%
Level 3	\$705	\$1080	53%	155%
Level 4	\$815	\$1260	55%	138%

The proposed fees reflect the time to assist and process new operators pursuant to the Food Act 2014 which came into effect on 1 March 2016.

#### AQUATICS

CASUAL FEES (INCL GST)			
Category	Current	Proposed	Proposed Increase
Adult	\$8.00	\$8.00	0%
Child	\$3.00	\$4.00	33%
Beneficiary/Senior	\$4.50	\$4.50	0%
Hydroslide	\$2.00	\$5.00	150%

3 MONTHS PRE-PAID (INCL GST)			
Category	Current	Proposed	Proposed Increase
Adult	\$129	\$169	31%
Child	\$49	\$59	20%
Beneficiary/Senior	\$59	\$79	34%

6 MONTHS PRE-PAID (INCL GST)			
Category	Current	Proposed	Proposed Increase
Adult	\$219	\$270	23%

Child	\$89	\$109	22%
Beneficiary/Senior	\$109	\$129	18%
Family	\$399	\$429	8%

#### 12 MONTHS PRE-PAID (INCL GST)

Category	Current	Proposed	Proposed Increase
Adult	\$329	\$399	21%
Child	\$139	\$179	29%
Beneficiary/Senior	\$169	\$209	24%
Family	\$659	\$709	7%

#### 6 MONTH DIRECT DEBIT (MONTHLY FEE) (INCL GST)

Category	Current	Proposed	Proposed Increase
Adult	\$9.00	\$11.00	22%
Child	\$4.00	\$5.00	25%
Beneficiary/Senior	\$5.00	\$6.00	20%
Family	\$16.50	\$19.00	15%

#### 12 MONTH DIRECT DEBIT (MONTHLY FEE) (INCL GST)

Category	Current	Proposed	Proposed Increase
Adult	\$7.00	\$9.00	29%
Child	\$3.00	\$4.00	33%
Beneficiary/Senior	\$3.50	\$4.50	29%
Family	\$13.50	\$16.00	19%

The proposed fees reflect the changes as per the Revenue and Financing Policy which indicates an increase in user charge revenue via admission charges in order to meet the existing funding target.



# FUNDING IMPACT STATEMENT

## BACKGROUND

Clause 20 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 each year.
- B** An indication of the level or amount of funds to be funded by each mechanism for each 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.
  - iii. If a uniform annual general charge is to be included, how that uniform annual general charge will be calculated.
  - 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.
    - 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.
- D** In relation to each targeted rate:
  - i. The activities or groups of activities for which the targeted rate is to be set.
  - ii. The category, or categories, of rateable land, within the meaning of section 17 of the Local Government (Rating) Act 2002, to be used.
  - iii. For each such category, how liability for the targeted rate is to be calculated.
  - 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 year commencing 1 July 2016. This has been prepared solely to comply with the Local Government (Financial Reporting and Prudence) Regulations 2014. It does not comply with generally accepted accounting practice as stated by S111 (2) of the Local Government Act 2002, and should not be relied upon for any other purpose.

**FUNDING IMPACT STATEMENT FOR THE YEAR ENDING 30 JUNE (WHOLE OF THE COUNCIL) (\$000)**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance	Explanation
	<b>Sources of Operating Funding</b>				
3,379	General Rates, Uniform Annual General Charge, Rates Penalties	3,024	3,766	(742)	Changes to overhead allocation & increased revenue from user fees.
56,643	Targeted Rates	60,000	59,431	569	Changes in timing for Wanaka Sports Facility, Wanaka Pool and Project Shotover (all advanced) & offset by delay in Queenstown Convention Centre.
3,653	Subsidies and Grants for Operating Purposes	3,835	3,946	(111)	
15,281	Fees and Charges	22,453	15,680	6,773	Increase in user fees for Dogs, Environmental Health, Resource Consents & Aquatics; \$2.5m reclassification from other receipts to fees and charges for rental income (see below).
3,238	Interest and Dividends from Investments	3,852	3,672	180	
7,455	Local Authorities Fuel Tax, Fines, Infringement Fees and Other Receipts	4,456	6,709	(2,253)	\$2.5m reclassification from other receipts to fees and charges for rental income (see above).
<b>89,649</b>	<b>Total Operating Funding (A)</b>	<b>97,620</b>	<b>93,204</b>	<b>4,416</b>	
	<b>Applications of Operating Funding</b>				
63,510	Payments to Staff and Suppliers	71,665	64,840	6,825	\$1.1m increase in District Plan review costs to be funded via loan; additional salaries \$2.4m (new facilities, growth in activity and additional revenue streams); additional \$488k in electricity & gas costs (aquatic centres and Project Shotover); b/fwd \$341k Project Shotover operations and maintenance costs; additional \$395k in landfill costs (sludge from Project Shotover); \$200k additional tree maintenance
7,253	Finance Costs	9,178	9,001	177	B/fwd capex on Wanaka Pool & Project Shotover
-	Other Operating Funding Applications	-	-	-	
<b>70,763</b>	<b>Total Applications of Operating Funding (B)</b>	<b>80,843</b>	<b>73,841</b>	<b>7,002</b>	
<b>18,886</b>	<b>Surplus/(Deficit) of Operating Funding (A-B)</b>	<b>16,777</b>	<b>19,363</b>	<b>(2,586)</b>	

**FUNDING IMPACT STATEMENT FOR THE YEAR ENDING 30 JUNE (WHOLE OF THE COUNCIL) (\$000) CONTINUED**

10 YEAR PLAN		ANNUAL PLAN	10 YEAR PLAN		
2015/16		2016/17	2016/17	Variance	Explanation
	<b>Sources of Capital Funding</b>				
11,278	Subsidies and Grants for Capital Expenditure	10,531	13,329	(2,798)	Refer comments on capital expenditure by activity
6,959	Development and Financial Contributions	6,688	6,666	22	
-	Gross Proceeds from Sales of Assets	-	-	-	
18,530	Increase/(Decrease) in Debt	48,042	43,680	4,362	B/fwd capex on Wanaka Pool & Project Shotover
-	Lump Sum Contributions	-	-	-	
-	Other Dedicated Capital Funding	-	-	-	
<b>36,767</b>	<b>Total Sources of Capital Funding (C)</b>	<b>65,261</b>	<b>63,675</b>	<b>1,586</b>	
	<b>Applications of Capital Funding</b>				
	Capital Expenditure				
16,849	- to meet additional demand	36,087	31,624	4,463	Refer comments on capital expenditure by activity
6,962	- to replace existing assets	8,056	6,839	1,217	Refer comments on capital expenditure by activity
29,010	- to improve the level of service	37,899	38,844	(945)	Refer comments on capital expenditure by activity
2,832	Increase/(Decrease) in Reserves	(4)	5,731	(5,735)	
-	Increase/(Decrease) of Investments	-	-	-	
<b>55,653</b>	<b>Total Applications of Capital Funding (D)</b>	<b>82,038</b>	<b>83,038</b>	<b>(1,000)</b>	
<b>(18,886)</b>	<b>Surplus/(Deficit) of Capital Funding (C-D)</b>	<b>(16,777)</b>	<b>(19,363)</b>	<b>2,586</b>	
-	<b>Funding Balance ((A-B) + (C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>	

**RECONCILIATION OF FUNDING IMPACT STATEMENT TO PROSPECTIVE STATEMENT OF FINANCIAL PERFORMANCE (\$000)**

<b>10 YEAR PLAN</b>		<b>ANNUAL PLAN</b>	<b>10 YEAR PLAN</b>		
<b>2015/16</b>		<b>2016/17</b>	<b>2016/17</b>	<b>Variance</b>	<b>Explanation</b>
	<b>REVENUE</b>				
	<b>Statement of Comprehensive Revenue and Expense</b>				
<b>118,743</b>	<b>Total Operating Revenue</b>	<b>125,962</b>	<b>127,418</b>	<b>(1,456)</b>	
	<b>Funding Impact Statement:</b>				
89,649	Total Sources of Operating Funding	97,620	93,204	4,416	Refer above
	Plus Sources of Capital Funding:				
11,278	Subsidies and Grants for Capital expenditure	10,531	16,424	(5,893)	
6,959	Development and Financial Contributions	6,688	6,666	22	
-	Gross Proceeds from Sale of Assets	-	-	-	
-	Less Cost of Sale of Assets	-	-	-	
	Plus Non-Cash Items:				
10,240	Vested Assets	10,500	10,501	(1)	
617	Revaluation - Non-Current Assets	623	623	-	
<b>118,743</b>	<b>Total Income</b>	<b>126,692</b>	<b>127,418</b>	<b>(1,456)</b>	
	<b>EXPENDITURE</b>				
	<b>Statement of Comprehensive Revenue and Expense</b>				
<b>91,426</b>	<b>Total Operating Expenditure</b>	<b>103,850</b>	<b>95,110</b>	<b>8,740</b>	
	<b>Funding Impact Statement:</b>				
70,763	Total Applications of Operating Funding	80,843	73,841	7,002	Refer above
	Plus Non-Cash Items:				
20,663	Depreciation and Amortisation Expense	23,007	21,269	1,738	B/fwd capex on Wanaka Pool, Project Shotover & software
<b>91,426</b>	<b>Total Expenditure</b>	<b>103,850</b>	<b>95,110</b>	<b>8,740</b>	

# 2016/17 RATES AND CHARGES

The rating system used by the Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 July 2014 are to be used for the 2016/17 rating year. All proposed rates in the section that follows are inclusive of GST.

## UNIFORM ANNUAL GENERAL CHARGE

Pursuant to sections 15 of the Local Government (Rating) Act 2002 (the Act), Council proposes to set a uniform annual general charge of \$75.00 on each separately used of inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$1,754,178) will be used to fund the costs associated with the following activities:

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

## SPORTS, HALLS & LIBRARIES ANNUAL CHARGE

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted annual charge of \$365.00 on each separately used or inhabited part of every rating unit with a residential component in the district:

1.	Residential	\$362.00
2.	Residence Plus Flat	\$511.00
3.	Hydro Electric/Utilities	\$0.00
4.	Vacant Sections	\$362.00
5.	Accommodation	\$0.00
6.	CBD Accommodation	\$0.00
7.	Commercial	\$0.00
8.	CBD Commercial	\$0.00
9.	Primary Industry	\$362.00
10.	Country Dwelling	\$362.00
11.	Other	\$0.00

# 11. Mixed Use Apportioned \$362.00

The targeted recreation charge revenue (\$7,323,184) will be used to fund the costs associated with the following activities:

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

## GOVERNANCE RATE

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

1.	Residential	0.000146 cents in the \$
2.	Residence Plus Flat	0.000146 cents in the \$
3..	Hydro Electric/Utilities	0.000073 cents in the \$
4.	Vacant Sections	0.000146 cents in the \$
5.	Accommodation	0.000146 cents in the \$
6.	CBD Accommodation	0.000146 cents in the \$
7.	Commercial	0.000146 cents in the \$
8.	CBD Commercial	0.000146 cents in the \$
9.	Primary Industry	0.000104 cents in the \$
10.	Country Dwelling	0.000146 cents in the \$
11.	Other	0.000146 cents in the \$
12.	Mixed Use Apportioned	See note (i)

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

The governance rate revenue (\$2,643,340) will be used to fund 80% of the costs associated with the following activities:

- Cost of democratic functions including Council and standing committees

- Cost of communications and management of Council including corporate, financial and rating administration services.

## REGULATORY RATE

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

1.	Residential	0.000244 cents in the \$
2.	Residence Plus Flat	0.000244 cents in the \$
3.	Hydro Electric/Utilities	0.000110 cents in the \$
4.	Vacant Sections	0.000244 cents in the \$
5.	Accommodation	0.000256 cents in the \$
6.	CBD Accommodation	0.000256 cents in the \$
7.	Commercial	0.000220 cents in the \$
8.	CBD Commercial	0.000220 cents in the \$
9.	Primary Industry	0.000159 cents in the \$
10.	Country Dwelling	0.000227 cents in the \$
11.	Other	0.000244 cents in the \$
12.	Mixed Use Apportioned	See note (i)

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

The regulatory rate revenue (\$4,311,067) will be used to fund 80% of the costs associated with the following activities:

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

## GOVERNANCE & REGULATORY CHARGE

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

1.	Residential	\$66.00
2.	Residence Plus Flat	\$92.40
3.	Hydro Electric/Utilities	\$121.00

4.	Vacant Sections	\$66.00
5.	Accommodation	\$91.00
6.	CBD Accommodation	\$91.00
7.	Commercial	\$121.00
8.	CBD Commercial	\$121.00
9.	Primary Industry	\$150.00
10.	Country Dwelling	\$66.00
11.	Other	\$66.00
12.	Mixed Use Apportioned	See note (i)

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

The Governance & Regulatory Charge revenue (\$1,738,602) will be used to fund 20% of the costs associated with the following activities:

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

#### RECREATION & EVENTS RATE

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

1.	Residential	0.000261 cents in the \$
2.	Residence Plus Flat	0.000261 cents in the \$
3.	Hydro Electric/Utilities	0.000095 cents in the \$
4.	Vacant Sections	0.000261 cents in the \$
5.	Accommodation	0.000945 cents in the \$
6.	CBD Accommodation	0.000945 cents in the \$
7.	Commercial	0.000191 cents in the \$
8.	CBD Commercial	0.000191 cents in the \$
9.	Primary Industry	0.000034 cents in the \$

10.	Country Dwelling	0.000099 cents in the \$
11.	Other	0.000261 cents in the \$
12.	Mixed Use Apportioned	See note (i)

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

The recreation and events rate revenue (\$4,889,367) will be used to fund 50% of the costs associated with the following activities:

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

#### RECREATION & EVENTS CHARGE

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

1.	Residential	\$160.00
2.	Residence Plus Flat	\$224.00
2.	Hydro Electric/Utilities	\$248.00
3.	Vacant Sections	\$160.00
4.	Accommodation	\$806.00
5.	CBD Accommodation	\$806.00
6.	Commercial	\$248.00
7.	CBD Commercial	\$248.00
8.	Primary Industry	\$108.00
9.	Country Dwelling	\$108.00
10.	Other	\$160.00
11.	Mixed Use Apportioned	See note (i)

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

The recreation and events charge revenue (\$4,889,367) will be used to fund 50% of the costs associated with the following activities:

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

### GENERAL RATE

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

1.	Residential	0.000060 cents in the \$
2.	Residence Plus Flat	0.000060 cents in the \$
3.	Hydro Electric/Utilities	0.000024 cents in the \$
4.	Vacant Sections	0.000060 cents in the \$
5.	Accommodation	0.000076 cents in the \$
6.	CBD Accommodation	0.000076 cents in the \$
7.	Commercial	0.000049 cents in the \$
8.	CBD Commercial	0.000049 cents in the \$
9.	Primary Industry	0.000070 cents in the \$
10.	Country Dwelling	0.000065 cents in the \$
11.	Other	0.000060 cents in the \$
12.	Mixed Use Apportioned	See note (i)

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

The general rate revenue (\$1,148,320) will be used to fund the costs associated with the following activities:

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

### ROADING RATE (WANAKA WARD)

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

1.	Residential	0.000653 cents in the \$
2.	Residence Plus Flat	0.000653 cents in the \$
3.	Hydro Electric/Utilities	0.000163 cents in the \$
4.	Vacant Sections	0.000980 cents in the \$
5.	Accommodation	0.002449 cents in the \$
6.	CBD Accommodation	0.002449 cents in the \$
7.	Commercial	0.002449 cents in the \$
8.	CBD Commercial	0.002449 cents in the \$
9.	Primary Industry	0.000529 cents in the \$
10.	Country Dwelling	0.000666 cents in the \$
11.	Other	0.000653 cents in the \$
12.	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 (\$5,223,491) will be used to fund the costs associated with the following activities:

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

### ROADING RATE (QUEENSTOWN/WAKATIPU AND ARROWTOWN WARDS)

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

1.	Residential	0.000367 cents in the \$
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2.	Residence Plus Flat	0.000367 cents in the \$
3.	Hydro Electric/Utilities	0.000092 cents in the \$
4.	Vacant Sections	0.000551 cents in the \$
5.	Accommodation	0.001376 cents in the \$
6.	CBD Accommodation	0.001376 cents in the \$
7.	Commercial	0.001376 cents in the \$
8.	CBD Commercial	0.001376 cents in the \$
9.	Primary Industry	0.000297 cents in the \$
10.	Country Dwelling	0.000374 cents in the \$
11.	Other	0.000367 cents in the \$
12.	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 (\$7,836,273) will be used to fund the costs associated with the following activities:

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

#### **STORMWATER RATE (WANAKA WARD)**

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

1.	Residential	0.000161 cents in the \$
2.	Residence Plus Flat	0.000161 cents in the \$
3.	Hydro Electric/Utilities	0.000040 cents in the \$
4.	Vacant Sections	0.000161 cents in the \$

5.	Accommodation	0.000161 cents in the \$
6.	CBD Accommodation	0.000161 cents in the \$
7.	Commercial	0.000161 cents in the \$
8.	CBD Commercial	0.000161 cents in the \$
9.	Other	0.000161 cents in the \$
10.	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 (\$645,955) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

#### **STORMWATER RATE (QUEENSTOWN/WAKATIPU AND ARROWTOWN WARDS)**

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

1.	Residential (ii)	0.000122 cents in the \$
2.	Residence Plus Flat	0.000122 cents in the \$
3.	Hydro Electric/Utilities	0.000031 cents in the \$
4.	Vacant Sections (ii)	0.000122 cents in the \$
5.	Accommodation	0.000122 cents in the \$
6.	CBD Accommodation	0.000122 cents in the \$
7.	Commercial	0.000122 cents in the \$
8.	CBD Commercial	0.000122 cents in the \$
9.	Other	0.000122 cents in the \$
10.	Mixed Use Apportioned	See note (i)

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

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

The Wakatipu/Arrowtown stormwater rate revenue (\$1,126,964) will be used to fund

the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

#### **TOURISM PROMOTION RATE (WANAKA WARD)**

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

1.	Accommodation	0.001507 cents in the \$
2.	CBD Accommodation	0.001507 cents in the \$
3.	Commercial	0.001507 cents in the \$
4.	CBD Commercial	0.001507 cents in the \$
5.	Hydro Electric/Utilities	0.000377 cents in the \$
6.	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 (\$1,068,678) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Lake Wanaka Tourism.

#### **TOURISM PROMOTION RATE (QUEENSTOWN/WAKATIPU WARDS)**

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

1.	Accommodation	0.001227 cents in the \$
2.	CBD Accommodation	0.001227 cents in the \$
3.	Commercial	0.001227 cents in the \$
4.	CBD Commercial	0.001227 cents in the \$
5.	Hydro Electric/Utilities	0.000307 cents in the \$
6.	Mixed Use Apportioned	See note (i)

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

Accommodation and 75% Residential as appropriate.

The Wakatipu tourism promotion rate revenue ((\$3,701,645)) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Destination Queenstown

#### **TOURISM PROMOTION RATE (ARROWTOWN WARD)**

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

1.	Accommodation	0.001391 cents in the \$
2.	CBD Accommodation	0.001391 cents in the \$
3.	Commercial	0.001391 cents in the \$
4.	CBD Commercial	0.001391 cents in the \$
5.	Hydro Electric/Utilities	0.000348 cents in the \$
6.	Mixed Use Apportioned	See note (i)

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

The Arrowtown tourism promotion rate revenue ((\$131,869)) will be used to fund the costs associated with financing the following activities:

- To finance promotional activities of the Arrowtown Promotion Association.

#### **WASTE MANAGEMENT CHARGES**

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

1.	Residential	\$143.00
2.	Residence Plus Flat	\$143.00
3.	Hydro Electric/Utilities	\$94.00
4.	Vacant Sections	\$94.00
5.	Accommodation	\$94.00
6.	CBD Accommodation	\$94.00
7.	Commercial	\$94.00

8.	CBD Commercial	\$94.00
9.	Primary Industry	\$143.00
10.	Country Dwelling	\$143.00
11.	Other	\$94.00
12.	Mixed Use Apportioned	\$143.00

The Waste Management Charge revenue (\$3,024,357) will be used to fund the costs associated with the following activities:

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

#### **AQUATIC CENTRE CHARGE (QUEENSTOWN/WAKATIPU AND ARROWTOWN WARDS)**

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

1.	Residential	\$109.00
2.	Residence Plus Flat	\$152.60
3.	Hydro Electric/Utilities	\$0.00
4.	Vacant Sections	\$109.00
5.	Accommodation	\$0.00
6.	CBD Accommodation	\$0.00
7.	Commercial	\$0.00
8.	CBD Commercial	\$0.00
9.	Primary Industry	\$109.00
10.	Country Dwelling	\$109.00
11.	Other	\$0.00
12.	Utilities	\$0.00
13.	Mixed Use Apportioned	\$109.00

The Aquatic Centre Charge revenue (\$1,344,924) will be used to fund the costs associated with the following activities:

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

#### **AQUATIC CENTRE CHARGE (WANAKA WARD)**

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted Aquatic Centre charge on each separately used or inhabited part of every rating unit with a residential component in the Wanaka Ward:

1.	Residential	\$56.00
2.	Residence Plus Flat	\$78.40
3.	Hydro Electric/Utilities	\$0.00
4.	Vacant Sections	\$56.00
5.	Accommodation	\$0.00
6.	CBD Accommodation	\$0.00
7.	Commercial	\$0.00
8.	CBD Commercial	\$0.00
9.	Primary Industry	\$56.00
10.	Country Dwelling	\$56.00
11.	Other	\$0.00
12.	Utilities	\$0.00
13.	Mixed Use Apportioned	\$56.00

The Aquatic Centre Charge revenue (\$427,064) will be used to fund the costs associated with the following activities:

- To fund the operating shortfall of Wanaka Aquatic Centre attributable to residents

#### **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 proposes to set a targeted rate for water supply on each separately used or inhabited part of every connected or serviceable rating unit within the respective water supply areas as follows:

Queenstown and District water supply: \$250.00

Arrowtown water supply: \$180.00

Wanaka and District water supply: \$180.00

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

	<b>Queenstown (cents in the \$)</b>	<b>Arrowtown (cents in the \$)</b>	<b>Wanaka (cents in the \$)</b>
1. Residential	0.000244	0.000299	0.000282
2. Residence Plus Flat	0.000244	0.000299	0.000282
3. Accommodation	0.000439	0.000538	0.000508
4. CBD Accommodation	0.000439	0.000538	0.000508
5. Commercial	0.000356	0.000437	0.000412
6. CBD Commercial	0.000356	0.000437	0.000412
7. Primary Industry	0.000181	0.000221	0.000209
8. Country Dwelling	0.000250	0.000245	0.000231
9. Other	0.000244	0.000299	0.000282
10. 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.

Note (ii) Those properties comprising a Residence Plus Flat will be charged the targeted rate at a factor of 1.5.

## ii OTHER WATER SUPPLIES

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

<b>Water Supply</b>	<b>Full Charge (\$)</b>	<b>Half Charge (\$)</b>
Arthurs Point	600.00	300.00
Glenorchy	750.00	375.00
Hawea	300.00	150.00
Lake Hayes	600.00	300.00
Luggate	580.00	290.00

The Targeted Water Supply Rates revenue (\$8,281,063) will be used to fund the costs

associated with the following activities:

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

Note (ii) Those properties comprising a Residence Plus Flat will be charged the targeted rate at a factor of 1.5.

## WATER SCHEME LOAN RATE

### (i) Lake Hayes Water Supply Area

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

The Targeted Water Scheme Loan Revenue (\$12,603) will be used to fund the costs associated with the following activities

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

## SEWERAGE RATES

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

<b>Sewerage Scheme</b>	<b>Charge for 1st pan connected (\$)</b>	<b>Half Charge capable of connection (\$)</b>	<b>Charge per pan after 1 connected (\$)</b>
Wanaka/Albert Town	510.00	255.00	255.00
Arrowtown	580.00	290.00	290.00
Arthurs Point	440.00	220.00	316.80
Hawea	570.00	285.00	285.00
Lake Hayes	490.00	245.00	245.00
Luggate	650.00	325.00	325.00
Queenstown	510.00	255.00	255.00

The Targeted Sewerage Rates revenue (\$10,384,472) will be used to fund the costs associated with providing public sewerage services to the above communities.

Note (i) 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.

Note (ii) Those properties comprising a Residence Plus Flat will be charged the targeted rate at a factor of 1.5.

## SEWERAGE SCHEME LOAN RATES

### (i) Lake Hayes Sewerage Area

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

Note:

- The targeted sewerage scheme loan rate will not apply to those properties in respect of which the ratepayer elected to make the lump sum contribution; and
- Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.
- The Targeted Sewerage Scheme Loan Rates revenue (\$22,127) will be used to fund the costs associated with the following activities:
- Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of sewerage schemes.

## DUE DATES FOR PAYMENTS

The Council proposes that the above rates and charges for the financial year commencing on the 1st day of July 2016 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	26 August 2016	23 September 2016
Instalment Two	21 October 2016	25 November 2016
Instalment Three	20 January 2017	24 February 2017
Instalment Four	21 April 2017	26 May 2017

## PAYMENT OF RATES

Rates payments can be made during normal office hours at:

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

Or by direct debit and internet banking.

## ADDITIONAL CHARGES (PENALTIES)

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

- A penalty of 10% will be added to the rates and charges levied in each instalment which remains unpaid on the day after the last day for payment date as shown above (i.e. the penalty will be added on 24 September 2016, 26 November 2016, 25 February 2017 and 27 May 2017 respectively).
- A penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year and remaining unpaid on 30 September 2016.
- 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 2017.

## 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. RESIDENCE PLUS FLAT**

All rating units comprising a single dwelling and a residential flat which are used exclusively or principally for residential purposes.

## **3. HYDRO ELECTRIC/ UTILITIES**

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 and all rating units used exclusively or principally for network utility services including water supply, wastewater, stormwater, electricity, gas & telecommunications.

## **4. VACANT SECTIONS**

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

## **5. 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).

## **6. 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, rates 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).

## **7. 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).

## **8. 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).

## **9. PRIMARY INDUSTRY**

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

## **10. COUNTRY DWELLING**

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

## **11. OTHER**

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

## **12. 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: sports halls & libraries charge; governance rate; regulatory rate; recreation & events rate; governance & regulatory charge; recreation & events charge; roading rate; stormwater rate; tourism promotion rates; waste management charge; aquatic centre 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 rates; aquatic centre charge.

### TARGETED RATES BASED ON AVAILABILITY OF SERVICE

The categories are:

#### Connected

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

#### 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 definitions will apply:

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

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

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

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

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

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

District Plan definition of a Kitchen:

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

# POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS

## OVERVIEW

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

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

Financial Contributions imposed as a condition of a resource consent pursuant to Section 108, 220, 407 or 409 of the Resource Management Act (RMA) 1991. Council has withdrawn most of the provision relating to Financial Contributions from Section 15 of the District Plan.

Development Contributions as defined by the provisions of Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 (LGA 2002). To make use of these provisions Council must adopt a Policy on Development Contributions as Part of the Council's TYP. Development Contributions are based on the fiscal implications of growth.



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

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

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

## **REASONS FOR USING DEVELOPMENT AND FINANCIAL CONTRIBUTIONS**

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

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

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

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

- A** in relation to each activity to be funded -
- the community outcomes to which the activity primarily contributes; and
  - the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
  - the period in or over which those benefits are expected to occur; and
  - the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
  - the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and

- B** the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community

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

Development Contributions and Financial Contributions Policy:

## **(I) COMMUNITY OUTCOMES**

This policy contributes to:

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

## **(II) DISTRIBUTION OF BENEFITS**

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

## **(III) PERIOD OVER WHICH THE BENEFITS ARE EXPECTED TO OCCUR**

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

## **(IV) ACTION OR INACTION THAT CONTRIBUTES TO THE NEED FOR THIS ACTIVITY**

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

## **(V) COSTS AND BENEFITS OF FUNDING THIS ACTIVITY (DEVELOPMENT AND FINANCIAL CONTRIBUTIONS)**

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

## **(VI) ALLOCATION OF LIABILITY FOR REVENUE NEEDS**

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

## **ASSETS INCLUDED IN THE DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY**

### **Assets included in this policy are:**

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

## **WHICH CONTRIBUTIONS WILL APPLY**

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

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

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

The following tables indicate:

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

## **CHANGES TO ASSESSMENT POLICY 2012**

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

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

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

**TYPES OF CONTRIBUTIONS REQUIRED BY GEOGRAPHIC AREA - WITH URBAN AREAS AND TOWNSHIPS (INCLUDES ALL LAND USES WITH AN URBAN AREA)**

<b>WATER SUPPLY</b>	<b>WASTEWATER</b>	<b>STORMWATER</b>	<b>TRANSPORTATION</b>	<b>RESERVE LAND</b>	<b>RESERVE IMPROVEMENTS</b>	<b>COMMUNITY FACILITIES</b>	<b>OTHER/ MISCELLANEOUS</b>
Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Wanaka Albert Town Hawea Luggate	Queenstown Arrowtown Lake Hayes Arthurs Point Wanaka Albert Town Hawea	Queenstown Arrowtown Glenorchy Wanaka Albert Town Hawea Luggate Arthur's Point Lake Hayes Kingston	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthur's Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona
Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.  Land, Money or Combination of Both	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Financial Contributions Environmental Effects – Chapter 15 District Plan and variations i.e. Environmental Considerations.
Kingston   No Scheme Available To be assessed at the time a scheme is required and charged to all connections.	Glenorchy Kingston Luggate  No Scheme Available To be assessed at the time a scheme is required and charged to all connections.	   No Scheme assets of significance. No Contributions to be sought.					

## TYPES OF CONTRIBUTIONS REQUIRED BY GEOGRAPHIC AREA - WITHIN RURAL AREAS

WATER SUPPLY	WASTEWATER	STORMWATER	TRANSPORTATION	RESERVE LAND	RESERVE IMPROVEMENTS	COMMUNITY FACILITIES	OTHER/ MISCELLANEOUS
<p>Rural General and other rural zonings.</p> <p>Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs</p>	<p>Rural General and other rural zonings.</p> <p>Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs.</p>	<p>Rural General and other rural zonings.</p> <p>Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs</p>	<p>Rural General and other rural zonings.</p> <p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.</p>	<p>Rural General and other rural zonings.</p> <p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p> <p>Land, Money or Combination of Both</p>	<p>Rural General and other rural zonings.</p> <p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p>	<p>Rural General and other rural zonings.</p> <p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p>	<p>Rural General and other rural zonings.</p> <p>Financial Contributions Environmental Effects - Chapter 15 District Plan and variations i.e. Environmental Considerations.</p>
<p>Hawea Rural Residential Development Contributions</p> <p>Hawea development contributions payable</p>	<p>Hawea Rural Residential Development Contributions</p> <p>Hawea development contributions payable.</p>	<p>Hawea Rural Residential Development Contributions</p> <p>Hawea development contributions payable.</p>					
<p>Aubrey Road Rural Residential Development Contributions</p> <p>Wanaka development contributions payable.</p>	<p>Aubrey Road Rural Residential Development Contributions</p> <p>Wanaka development contributions payable.</p>	<p>Aubrey Road Rural Residential Development Contributions</p> <p>Wanaka development contributions payable.</p>					

# **SCHEDULE OF DEVELOPMENT CONTRIBUTIONS PER DWELLING EQUIVALENT REQUIRED BY CONTRIBUTING AREA 2016/17 (EXCLUDING GST)**

<b>Contributing Area</b>	<b>Water Supply (\$)</b>	<b>Wastewater (\$)</b>	<b>Stormwater (\$)</b>	<b>Transportation (\$)</b>	<b>Reserve Improvements* (\$)</b>	<b>Community Facilities (\$)</b>	<b>Total Cash Contribution (\$)</b>	<b>Reserve Land Contribution (\$ or Land)</b>
<b>Urban Areas - Including All Land Uses</b>								
Queenstown	3,342	6,610	1,401	2,132	1,137	2,520	17,142	27.5m <sup>2</sup>
Frankton Flats	3,342	6,610	5,124	2,132	1,137	2,520	20,865	27.5m <sup>2</sup>
Arrowtown	4,343	6,140	945	2,132	1,137	2,520	17,217	27.5m <sup>2</sup>
Glenorchy	6,361		661	2,132	1,137	2,520	12,810	27.5m <sup>2</sup>
Lake Hayes	2,628	7,791		2,132	1,137	2,520	16,208	27.5m <sup>2</sup>
Shotover Country	2,628	2,988		2,132	1,137	2,520	11,405	27.5m <sup>2</sup>
Arthur's Point	3,576	5,124		2,132	1,137	2,520	14,489	27.5m <sup>2</sup>
Wanaka	2,765	6,695	1,850	2,091	1,267	996	15,665	27.5m <sup>2</sup>
Hawea	5,179	7,344	500	2,091	1,267	996	17,377	27.5m <sup>2</sup>
Albert Town	2,765	6,695	922	2,091	1,267	996	14,736	27.5m <sup>2</sup>
Luggate	2,164	5,424		2,091	1,267	996	11,942	27.5m <sup>2</sup>
Other Wakatipu Townships				2,132	1,137	2,520	5,789	27.5m <sup>2</sup>
Other Wanaka Townships				2,091	1,267	996	4,354	27.5m <sup>2</sup>
<b>Rural Areas - Including all Rural Residential/Rural Life Style</b>								
Wakatipu Rural				2,132	1,137	2,520	5,789	27.5m <sup>2</sup>
Wanaka Rural				2,091	1,267	996	4,354	27.5m <sup>2</sup>
Hawea Rural Res.	5,179	7,344	500	2,091	1,267	996	17,377	27.5m <sup>2</sup>
Aubrey Road Rural Res.	2,765	6,695	1,850	2,091	1,267	996	15,665	27.5m <sup>2</sup>

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

## **Notes:**

- 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.
- Transportation development contributions have been assessed and will be collected using the LGA 2002 from 1 July 2006.
- Development contributions are triggered and may become payable on the granting of:
  - A Resource Consent.
  - A Building Consent.
  - An authorisation for a service connection.

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

## OVERVIEW OF CALCULATION METHODOLOGY

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

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

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

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

$$\text{DWELLING EQUIVALENT CONTRIBUTION} = \frac{\text{SUM OF CAPEX FOR GROWTH CONSUMED IN ANALYSIS PERIOD}}{\text{SUM OF NEW DWELLING EQUIVALENTS IN ANALYSIS PERIOD}}$$

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

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

## CAPITAL EXPENDITURE

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

Capital expenditure is identified from two sources, namely:

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

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

## CAPEX FOR GROWTH APPORTIONMENTS

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

These are:

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

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

## LAND USE DIFFERENTIALS

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

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

**DWELLING EQUIVALENT CALCULATION TABLE**

	WATER SUPPLY		WASTEWATER	STORMWATER	RESERVE IMPROVEMENTS AND COMMUNITY FACILITIES		RESERVE LAND		TRANSPORTATION	
Category	Dwelling Equivalents per 100m² GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m² GFA	Dwelling Equivalents per 100m² Impervious Surface Area	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Multi Unit Residential	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Industrial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	1.04	1.19
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.34 DE's per Dwelling	3.01 DE's per Dwelling
Other	To be individually assessed at the time of application									
CBD Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
CBD Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Mixed Use Accommm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.78	0.95	1.30	1.38
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.59	0.71	0.97	0.99
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.69 DE's per 27Ha	1.83 DE's per 41Ha
Restaurant/Bar	0.83	1.17	0.46	0.38	0.04	0.06	0.00	0.00	2.15	2.56

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



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

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

CATEGORY	BUILDING COVERAGE	NO. OF FLOORS
Residential	Assume 160m <sup>2</sup> per Dwelling Unit	
Accommodation	55%	2
Commercial	75%	1
Industrial	30%	1
Country Dwelling	Assume 160m <sup>2</sup> Dwelling Unit	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 160m <sup>2</sup> per Dwelling Unit	
Restaurant/Bar	Use Commercial or CBD Commercial	

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

### MULTI UNIT RESIDENTIAL DEVELOPMENTS

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

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

### RESIDENTIAL FLATS

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

### RESERVE LAND CONTRIBUTION

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

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

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

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



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

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

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

### **Greenfield Sites**

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

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

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

Consideration will be given as to whether there is existing accessible reserve land, and to whether this reserve land is of an appropriate size and purpose relative to the size of the proposed development. For a reserve to be 'accessible' it is considered it should

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

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

### **Country Dwelling Greenfield Sites**

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

### **Brownfield Sites**

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

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<sup>2</sup> Parks Strategy 2002

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

### When a Reserve Land Contribution is Required

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

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

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

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

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

CATEGORY OF LAND	LAND VALUE
<b>Wakatipu Ward</b>	
Urban	\$335/m <sup>2</sup>
Township	\$150/m <sup>2</sup>
<b>Wanaka Ward</b>	
Urban	\$235/m <sup>2</sup>
Township	\$150/m <sup>2</sup>

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

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

- A** The market value of the new sites is the sale value of the sites at the date on which the valuation is requested.
- B** The market value of the new sites shall be capped at \$1500 per m<sup>2</sup> and this maximum value will be reviewed by Council annually.
- C** Lots for roads, utilities, reserves, access or similar purposes shall be excluded from the calculation.
- D** Market value of a new site in the case of a stratum title under the Unit Titles Act, where the site is not situated on the ground, shall be calculated as if the site were on the ground.
- E** In Rural Zones (except for Rural Visitor Zones), where the lots created are greater than 4000m<sup>2</sup>, the market value of each lot shall be the market value of the rural residential site of 4000m<sup>2</sup> within that lot, being the most likely site for a building platform.
- F** The value of the land contribution per m<sup>2</sup>, in Rural Zones (except for Rural Visitor Zones) shall be the market value as defined in (e) above divided by 1000m<sup>2</sup>.

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

An analysis of projected demand for reserve land has been completed using two contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$19.1m. This is based on the 27.5m<sup>2</sup> desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 70% of this total demand is likely to be provided through the provision of vested land from developers.

### **MAXIMUM CONTRIBUTIONS**

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

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

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

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

### **SIGNIFICANT ASSUMPTIONS USED IN THE CALCULATION OF DEVELOPMENT CONTRIBUTIONS**

As both the TYP and this Policy rely on the same base data, the significant forecasting assumptions disclosed in Volume 2 of the TYP pp 4-8 also apply to this Policy. All information used in the calculations of either development or financial contributions is the best available at the time. Council is proceeding with numerous strategic studies which will aid in delivering improved information. Council is committed to updating its contribution calculations as the results of these studies become available.

### **FINANCIAL CONSIDERATIONS**

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars - effective 1 July 2015.
- Inflation is applied to past capital projects only.
- Interest costs have been assessed based on the weighted average cost of capital (WACC) over the first 10 year period from 1 July 2015. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the 10 year period are used to determine the proportion of the growth cost that will be funded by debt. A 6.0% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the TYP effective at 1 July 2015 and subsequent Annual Plans. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

### **GROWTH PROJECTIONS**

These have been estimated using the best information available.

- Growth Projections 2014 – Council engaged services from the market place to complete its own growth study. These projections detailed residential, visitor and commercial/ industrial growth. The results of this study have been applied to all infrastructure studies completed since including water, wastewater and transportation.

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

## MONITORING AND REVIEW OF DEVELOPMENT CONTRIBUTIONS POLICY

Council will monitor and review the following:

- **Annual Calculation Updates:**

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

- **Annual Policy Reviews:**

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

## POSTPONEMENT OR REMISSION

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

- A** Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. It may be appropriate, for example, to allow reserve assets to vest in Council through the subdivision consent process, where they meet Council's reserve requirements, and credit them against the contributions

required. Any such proposals will need to be the subject of an agreement with Council before the consent is issued, and will be dealt with on a case by case basis.

- B** Where an applicant can demonstrate that a development creates a significantly different demand on infrastructure than could usually be expected under the relevant land use category, Council will individually assess any such development taking into account the unusual demand characteristics.

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

## RECONSIDERATIONS & OBJECTIONS

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

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

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

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

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

- i)** The appropriate Council officer shall review the reconsideration request,
- ii)** The Council officer may request further relevant information from the applicant,
- iii)** The Council officer will make a recommendation to the delegated authority,

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

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

## **REFUNDS AND REIMBURSEMENT**

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

## **WHEN WILL PAYMENT BE REQUIRED**

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

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

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

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

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

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

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

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

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

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

## **CREDITS**

There are three types of credits anticipated:

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

### **1. HISTORIC CREDITS - ‘DEEMED’**

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

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

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

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

## 2. HISTORIC CREDITS - CASH

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

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

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

## 3. ACTUAL CREDITS - CREDITS ACCRUED UNDER THE NEW POLICY

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

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

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

## DELEGATIONS

The Chief Executive is delegated the power to determine in accordance with this policy whether a development or financial contribution will be sought. This includes the power to:

- increase the quantum of those contributions under the authority of section 106(2B) of the Local Government Act 2002;
- the power to enter into a development agreement;

The Chief Executive has delegated authority to approve a reduction or a postponement in a development contribution levied on a developer in accordance with the terms of this Policy. No delegation is provided to the Chief Executive for hardship related remissions or remissions not otherwise provided for in this policy.

The Chief Executive may sub-delegate any of these powers. For the avoidance of doubt, the exercise of these powers is not a transaction as defined within the financial delegations register. Therefore specified transaction limits in the financial delegations do not apply to the exercise of these powers.

The Chief Executive will ensure the Policy is implemented.

## CAPITAL EXPENDITURE ATTRIBUTED TO GROWTH

The following tables demonstrate the nature and level of expected capital expenditure required by Council and the portion that is attributable to growth. A table is produced for each activity (asset type) which shows the CAPEX for each geographic area where a contribution has been assessed. The CAPEX attributable to growth is apportioned



equitably among the growth population to define a set charge for each unit of demand.  
The unit of demand is expressed in terms of a dwelling equivalent.

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

#### WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>QUEENSTOWN</b>							
Reticulation	6,005,075	3,586,922	2,418,153	60%	3,745,785	1,982	1,890
Pump Station	0	0	0	0%	941,490	1,982	475
Decommissioning Works	0	0	0	0%	-	1,982	0
Unspecified Expenditure	0	0	0	0%	37,363	1,982	19
Storage	986,547	603,284	383,263	61%	775,440	1,982	391
New Scheme	0	0	0	0%	-	1,982	0
Intake	798,223	189,311	608,911	24%	513,814	1,982	259
Renewals	9,261,322	0	9,261,322	0%	-	1,982	0
Investigations	0	0	0	0%	-	1,982	0
Management	619,318	124,919	494,398	20%	77,054	1,982	39
Conveyance	0	0	0	0%	-	1,982	0
Emergency Conveyance	0	0	0	0%	-	1,982	0
Flow Metering	0	0	0	0%	53,861	1,982	27
Treatment Facility	1,327,626	297,563	1,030,063	22%	421,693	1,982	213
Forward Design	0	0	0	0%	-	1,982	0
Minor Works	143,610	27,738	115,872	19%	11,325	1,982	6
Asset Management System	0	0	0	0%	44,723	1,982	23
<b>Total Water Supply - Queenstown</b>	<b>19,141,720</b>	<b>4,829,737</b>	<b>14,311,983</b>	<b>25%</b>	<b>6,622,548</b>	<b>1,982</b>	<b>3,342</b>

# **WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>ARROWTOWN</b>							
Reticulation	0	0	0	0%	273,081	114	2,393
Pump Station	0	0	0	0%	7,365	114	65
Decomissioning Works	0	0	0	0%	-	114	0
Unspecified Expenditure	0	0	0	0%	16,684	114	146
Storage	52,579	3,101	49,478	6%	126,648	114	1,110
New Scheme	0	0	0	0%	-	114	0
Intake	0	0	0	0%	45,578	114	399
Renewals	1,514,062	0	1,514,062	0%	-	114	0
Investigations	0	0	0	0%	-	114	0
Management	56,900	16,243	40,658	29%	4,280	114	37
Conveyance	0	0	0	0%	-	114	0
Emergency Conveyance	0	0	0	0%	-	114	0
Flow Metering	0	0	0	0%	1,511	114	13
Treatment Facility	0	0	0	0%	16,502	114	145
Forward Design	0	0	0	0%	-	114	0
Minor Works	750	0	750	0%	170	114	1
Asset Management System	0	0	0	0%	3,810	114	33
<b>Total Water Supply - Arrowtown</b>	<b>1,624,291</b>	<b>19,344</b>	<b>1,604,948</b>	<b>1%</b>	<b>495,629</b>	<b>114</b>	<b>4,343</b>



**WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>GLENORCHY</b>							
Reticulation	0	0	0	0%	75,204	33	2,283
Pump Station	0	0	0	0%	8,849	33	269
Decommissioning Works	0	0	0	0%	-	33	0
Unspecified Expenditure	0	0	0	0%	10,774	33	327
Storage	434,917	177,246	257,672	41%	43,284	33	1,314
New Scheme	0	0	0	0%	48,149	33	1,462
Intake	0	0	0	0%	3,114	33	95
Renewals	269,935	0	269,935	0%	-	33	0
Investigations	0	0	0	0%	-	33	0
Management	7,598	1,400	6,198	18%	744	33	23
Conveyance	0	0	0	0%	-	33	0
Emergency Conveyance	0	0	0	0%	-	33	0
Flow Metering	0	0	0	0%	1,776	33	54
Treatment Facility	0	0	0	0%	244	33	7
Forward Design	0	0	0	0%	5,495	33	167
Minor Works	124,523	24,202	100,321	19%	11,037	33	335
Asset Management System	0	0	0	0%	827	33	25
<b>Total Water Supply - Glenorchy</b>	<b>836,973</b>	<b>202,848</b>	<b>634,125</b>	<b>24%</b>	<b>209,497</b>	<b>33</b>	<b>6,361</b>

**WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

<b>Project Summaries</b>	<b>10 Year Study Period Total Capital Cost (2016/17 \$)</b>	<b>Capital Cost Funded by Growth (2016/17 \$)</b>	<b>Capital Cost Funded by Other Sources (2016/17 \$)</b>	<b>Percentage Attributable to Growth</b>	<b>Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)</b>	<b>Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period</b>	<b>Contribution Per Lot (2016/17 \$)</b>
<b>LAKE HAYES</b>							
Reticulation	0	0	0	0%	118,799	79	1,510
Pump Station	0	0	0	0%	-	79	0
Decomissioning Works	0	0	0	0%	-	79	0
Unspecified Expenditure	0	0	0	0%	125	79	2
Storage	0	0	0	0%	20,625	79	262
New Scheme	0	0	0	0%	37,684	79	479
Intake	0	0	0	0%	-	79	0
Renewals	1,001,327	0	1,001,327	0%	-	79	0
Investigations	0	0	0	0%	-	79	0
Management	28,230	4,754	23,476	17%	1,549	79	20
Conveyance	0	0	0	0%	-	79	0
Emergency Conveyance	0	0	0	0%	-	79	0
Flow Metering	526,945	33,930	493,015	6%	14,408	79	183
Treatment Facility	0	0	0	0%	10,732	79	136
Forward Design	0	0	0	0%	-	79	0
Minor Works	0	0	0	0%	-	79	0
Asset Management System	0	0	0	0%	2,809	79	36
<b>Total Water Supply - Lake Hayes</b>	<b>1,556,503</b>	<b>38,684</b>	<b>1,517,818</b>	<b>2%</b>	<b>206,730</b>	<b>79</b>	<b>2,628</b>

**WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>ARTHURS POINT</b>							
Reticulation	0	0	0	0%	244,017	169	1,446
Pump Station	0	0	0	0%	-	169	0
Decommissioning Works	0	0	0	0%	-	169	0
Unspecified Expenditure	0	0	0	0%	5,217	169	31
Storage	0	0	0	0%	273	169	2
New Scheme	0	0	0	0%	157,544	169	934
Intake	1,377,353	589,507	787,846	43%	140,244	169	831
Renewals	436,221	0	436,221	0%	6,972	169	41
Investigations	0	0	0	0%	-	169	0
Management	27,480	5,319	22,161	19%	2,224	169	13
Conveyance	0	0	0	0%	-	169	0
Emergency Conveyance	0	0	0	0%	-	169	0
Flow Metering	0	0	0	0%	-	169	0
Treatment Facility	0	0	0	0%	35,421	169	210
Forward Design	0	0	0	0%	-	169	0
Minor Works	0	0	0	0%	5,502	169	33
Asset Management System	0	0	0	0%	5,940	169	35
<b>Total Water Supply - Arthurs Point</b>	<b>1,841,054</b>	<b>594,826</b>	<b>1,246,228</b>	<b>32%</b>	<b>603,355</b>	<b>169</b>	<b>3,576</b>

# **WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>WANAKA</b>							
Reticulation	5,453,663	3,243,834	2,209,829	59%	1,816,611	1,580	1,150
Pump Station	0	0	0	0%	145,821	1,580	92
Decomissioning Works	0	0	0	0%	-	1,580	0
Unspecified Expenditure	0	0	0	0%	83,440	1,580	53
Storage	2,856,606	2,284,100	572,506	80%	1,858,192	1,580	1,176
New Scheme	0	0	0	0%	-	1,580	0
Intake	1,912,117	1,254,369	657,747	66%	329,570	1,580	209
Renewals	5,870,916	0	5,870,916	0%	-	1,580	0
Investigations	30,000	15,000	15,000	50%	8,069	1,580	5
Management	228,190	51,027	177,163	22%	18,942	1,580	12
Conveyance	0	0	0	0%	-	1,580	0
Emergency Conveyance	0	0	0	0%	-	1,580	0
Flow Metering	0	0	0	0%	17,839	1,580	11
Treatment Facility	0	0	0	0%	36,465	1,580	23
Forward Design	0	0	0	0%	30,650	1,580	19
Minor Works	65,001	30,771	34,230	47%	8,633	1,580	5
Asset Management System	0	0	0	0%	13,513	1,580	9
<b>Total Water Supply - Wanaka</b>	<b>16,416,493</b>	<b>6,879,102</b>	<b>9,537,391</b>	<b>42%</b>	<b>4,367,744</b>	<b>1,580</b>	<b>2,765</b>

**WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution  Per Lot (2016/17 \$)
<b>HAWEA</b>							
Reticulation	0	0	0	0%	323,980	115	2,821
Pump Station	0	0	0	0%	77	115	1
Decommissioning Works	0	0	0	0%	-	115	0
Unspecified Expenditure	0	0	0	0%	1,928	115	17
Storage	0	0	0	0%	1,579	115	14
New Scheme	0	0	0	0%	-	115	0
Intake	487,002	172,510	314,492	35%	225,857	115	1,967
Renewals	404,098	0	404,098	0%	-	115	0
Investigations	0	0	0	0%	-	115	0
Management	31,499	4,471	27,029	14%	1,804	115	16
Conveyance	0	0	0	0%	-	115	0
Emergency Conveyance	0	0	0	0%	-	115	0
Flow Metering	128,423	29,910	98,513	23%	26,287	115	229
Treatment Facility	0	0	0	0%	8,063	115	70
Forward Design	0	0	0	0%	-	115	0
Minor Works	0	0	0	0%	4,981	115	43
Asset Management System	0	0	0	0%	184	115	2
<b>Total Water Supply - Hawea</b>	<b>1,051,023</b>	<b>206,891</b>	<b>844,132</b>	<b>20%</b>	<b>594,740</b>	<b>115</b>	<b>5,179</b>

# **WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>LUGGATE</b>							
Reticulation	0	0	0	0%	3,322	40	84
Pump Station	0	0	0	0%	7,349	40	186
Decomissioning Works	0	0	0	0%	-	40	0
Unspecified Expenditure	0	0	0	0%	661	40	17
Storage	0	0	0	0%	19,060	40	481
New Scheme	0	0	0	0%	-	40	0
Intake	0	0	0	0%	-	40	0
Renewals	253,964	0	253,964	0%	-	40	0
Investigations	0	0	0	0%	1,794	40	45
Management	6,385	1,437	4,948	23%	1,753	40	44
Conveyance	0	0	0	0%	-	40	0
Emergency Conveyance	0	0	0	0%	-	40	0
Flow Metering	750	0	750	0%	4,117	40	104
Treatment Facility	316,403	144,824	171,580	46%	45,632	40	1,152
Forward Design	0	0	0	0%	-	40	0
Minor Works	0	0	0	0%	10	40	0
Asset Management System	0	0	0	0%	2,040	40	51
<b>Total Water Supply - Luggate</b>	<b>577,502</b>	<b>146,260</b>	<b>431,242</b>	<b>25%</b>	<b>85,739</b>	<b>40</b>	<b>2,164</b>

**WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	5,400,308	
	2015/16	1,627,090	715,360	715,360	160	536,269	536,269	5,579,398	91%
	2016/17	4,690,588	2,476,907	3,192,267	216	721,976	1,258,245	7,334,330	85%
	2017/18	2,140,895	362,375	3,554,642	216	721,976	1,980,221	6,974,729	78%
	2018/19	1,194,257	13,325	3,567,967	216	721,976	2,702,198	6,266,077	70%
	2019/20	1,164,445	7,311	3,575,278	216	721,976	3,424,174	5,551,412	62%
	2020/21	3,217,098	840,295	4,415,574	216	721,976	4,146,150	5,669,732	58%
	2021/22	1,191,498	12,768	4,428,342	185	619,100	4,765,249	5,063,400	52%
	2022/23	1,182,658	10,985	4,439,327	185	619,100	5,384,349	4,455,286	45%
	2023/24	1,552,832	379,889	4,819,216	185	619,100	6,003,448	4,216,075	41%
	2024/25	1,180,359	10,521	4,829,737	185	619,100	6,622,548	3,607,497	35%
			4,829,737		1,982	Queenstown Weighted Debt Funding Ratio			65%
ARROWTOWN									
							Existing Debt	2,038,315	
	2015/16	225,743	7,226	7,226	20	88,907	88,907	1,956,634	96%
	2016/17	137,850	-	7,226	11	46,760	135,667	1,909,874	93%
	2017/18	152,281	-	7,226	11	46,760	182,427	1,863,114	91%
	2018/19	152,281	-	7,226	11	46,760	229,188	1,816,353	89%
	2019/20	157,578	1,512	8,738	11	46,760	275,948	1,771,105	87%
	2020/21	156,415	1,180	9,918	11	46,760	322,708	1,725,525	84%
	2021/22	161,531	2,640	12,558	10	43,230	365,939	1,684,935	82%
	2022/23	160,239	2,272	14,830	10	43,230	409,169	1,643,976	80%
	2023/24	160,471	2,338	17,168	10	43,230	452,399	1,603,084	78%
	2024/25	159,903	2,176	19,344	10	43,230	495,629	1,562,029	76%
			19,344		114	Arrowtown Weighted Debt Funding Ratio			86%

# WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	449,593	
	2015/16	31,033	356	356	3	17,704	17,704	432,245	96%
	2016/17	21,500	5,502	5,857	3	21,080	38,784	416,667	91%
	2017/18	29,104	-	5,857	3	21,080	59,864	395,586	87%
	2018/19	450,521	171,744	177,601	3	21,080	80,945	546,250	87%
	2019/20	154,334	24,333	201,934	3	21,080	102,025	549,502	84%
	2020/21	29,656	102	202,036	3	21,080	123,105	528,524	81%
	2021/22	30,339	228	202,263	3	21,598	144,703	507,153	78%
	2022/23	30,166	196	202,459	3	21,598	166,301	485,751	74%
	2023/24	30,197	202	202,661	3	21,598	187,899	464,355	71%
	2024/25	30,122	188	202,848	3	21,598	209,497	442,944	68%
			202,848		33	Glenorchy Weighted Debt Funding Ratio			82%
LAKE HAYES									
							Existing Debt	-	
	2015/16	198,387	1,207	1,207	5	11,888	11,888	-10,680	-885%
	2016/17	57,150	1,056	2,263	8	20,033	31,921	-29,658	-1310%
	2017/18	96,240	-	2,263	8	20,033	51,954	-49,691	-2195%
	2018/19	606,785	32,874	35,137	8	20,033	71,988	-36,850	-105%
	2019/20	98,798	443	35,580	8	20,033	92,021	-56,441	-159%
	2020/21	98,236	345	35,925	8	20,033	112,055	-76,129	-212%
	2021/22	100,707	773	36,698	9	23,669	135,723	-99,025	-270%
	2022/23	100,083	665	37,363	9	23,669	159,392	-122,029	-327%
	2023/24	100,195	684	38,047	9	23,669	183,061	-145,014	-381%
	2024/25	99,921	637	38,684	9	23,669	206,730	-168,046	-434%
			38,684		79	Lake Hayes Weighted Debt Funding Ratio			0%



**WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$))	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
ARTHURS POINT									
							Existing Debt	-	
	2015/16	53,226	1,351	1,351	20	70,051	70,051	-68,700	-5086%
	2016/17	62,700	18,276	19,626	20	69,990	140,041	-120,414	-614%
	2017/18	179,468	57,019	76,645	20	69,990	210,031	-133,386	-174%
	2018/19	1,247,679	514,213	590,858	20	69,990	280,021	310,837	53%
	2019/20	48,805	495	591,353	20	69,990	350,010	241,342	41%
	2020/21	48,243	386	591,739	20	69,990	420,000	171,739	29%
	2021/22	50,714	865	592,604	13	45,839	465,839	126,765	21%
	2022/23	50,090	744	593,348	13	45,839	511,677	81,670	14%
	2023/24	50,202	766	594,113	13	45,839	557,516	36,597	6%
	2024/25	49,928	712	594,826	13	45,839	603,355	-8,529	-1%
			594,826		169	Arthurs Point Weighted Debt Funding Ratio			0%
WANAKA									
							Existing Debt	-	
	2015/16	1,513,781	430,383	430,383	161	445,993	445,993	-15,610	-4%
	2016/17	1,189,551	361,524	791,907	164	454,754	900,747	-108,840	-14%
	2017/18	458,281	61,539	853,446	164	454,754	1,355,501	-502,054	-59%
	2018/19	1,489,847	582,033	1,435,479	164	454,754	1,810,254	-374,775	-26%
	2019/20	2,784,674	795,330	2,230,810	164	454,754	2,265,008	-34,199	-2%
	2020/21	718,317	3,707	2,234,517	164	454,754	2,719,762	-485,245	-22%
	2021/22	950,925	213,392	2,447,909	149	411,995	3,131,758	-683,849	-28%
	2022/23	4,596,388	3,465,716	5,913,625	149	411,995	3,543,753	2,369,871	40%
	2023/24	1,982,469	958,643	6,872,267	149	411,995	3,955,749	2,916,519	42%
	2024/25	732,259	6,835	6,879,102	149	411,995	4,367,744	2,511,358	37%
			6,879,102		1,580	Wanaka Weighted Debt Funding Ratio			24%

**WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
HAWEA									
							Existing Debt	1,145,146	
	2015/16	232,201	45,253	45,253	12	62,126	62,126	1,128,273	95%
	2016/17	31,400	4,092	49,345	12	61,189	123,315	1,071,176	90%
	2017/18	409,812	131,511	180,855	12	61,189	184,503	1,141,498	86%
	2018/19	43,789	-	180,855	12	61,189	245,692	1,080,310	81%
	2019/20	45,790	416	181,271	12	61,189	306,881	1,019,537	77%
	2020/21	45,351	325	181,596	12	61,189	368,069	958,674	72%
	2021/22	47,284	727	182,323	11	56,668	424,737	902,732	68%
	2022/23	46,795	625	182,948	11	56,668	481,405	846,690	64%
	2023/24	46,883	644	183,592	11	56,668	538,073	790,666	60%
	2024/25	101,718	23,299	206,891	11	56,668	594,740	757,297	56%
			206,891		115	Hawea Weighted Debt Funding Ratio			76%
LUGGATE									
							Existing Debt	-	
	2015/16	17,395	365	365	4	9,072	9,072	-8,707	-2386%
	2016/17	24,850	-	365	4	8,527	17,599	-17,234	-4723%
	2017/18	26,761	-	365	4	8,527	26,126	-25,761	-7059%
	2018/19	26,761	-	365	4	8,527	34,653	-34,288	-9396%
	2019/20	27,356	134	499	4	8,527	43,180	-42,682	-8559%
	2020/21	27,225	104	603	4	8,527	51,707	-51,104	-8474%
	2021/22	344,202	145,057	145,660	4	8,508	60,215	85,445	59%
	2022/23	27,654	201	145,861	4	8,508	68,723	77,138	53%
	2023/24	27,680	207	146,068	4	8,508	77,231	68,837	47%
	2024/25	27,617	192	146,260	4	8,508	85,739	60,522	41%
			146,260		40	Luggate Weighted Debt Funding Ratio			0%

**WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>QUEENSTOWN</b>							
Asset Management System	0	0	0	0%	-	1,816	0
Investigations	0	0	0	0%	470	1,816	0
Management	704,359	150,115	554,245	21%	62,756	1,816	35
Minor Works	0	0	0	0%	-	1,816	0
New Scheme	0	0	0	0%	-	1,816	0
Pump Station	4,219,187	1,854,977	2,364,211	44%	1,518,579	1,816	836
Renewals	3,779,410	0	3,779,410	0%	1,648	1,816	1
Reticulation	11,192,708	6,309,241	4,883,467	56%	4,538,555	1,816	2,499
Storage	659,072	659,072	0	100%	316,049	1,816	174
Treatment Facility	25,430,829	4,751,768	20,679,060	19%	5,426,951	1,816	2,988
Unspecified Expenditure	0	0	0	0%	140,593	1,816	77
<b>Total Wastewater - Queenstown</b>	<b>45,985,566</b>	<b>13,725,173</b>	<b>32,260,393</b>	<b>30%</b>	<b>12,005,601</b>	<b>1,816</b>	<b>6,610</b>
<b>ARROWTOWN</b>							
Asset Management System	0	0	0	0%	-	86	0
Investigations	0	0	0	0%	-	86	0
Management	71,253	8,219	63,034	12%	2,662	86	31
Minor Works	0	0	0	0%	-	86	0
New Scheme	0	0	0	0%	-	86	0
Pump Station	0	0	0	0%	52,152	86	606
Renewals	1,319,549	0	1,319,549	0%	6,291	86	73
Reticulation	0	0	0	0%	206,592	86	2,399
Storage	0	0	0	0%	-	86	0
Treatment Facility	1,205,663	225,279	980,384	19%	257,289	86	2,988
Unspecified Expenditure	0	0	0	0%	3,730	86	43
<b>Total Wastewater - Arrowtown</b>	<b>2,596,465</b>	<b>233,498</b>	<b>2,362,967</b>	<b>9%</b>	<b>528,716</b>	<b>86</b>	<b>6,140</b>

**WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>LAKE HAYES</b>							
Asset Management System	0	0	0	0%	-	66	0
Investigations	0	0	0	0%	-	66	0
Management	32,452	4,868	27,584	15%	1,227	66	19
Minor Works	0	0	0	0%	3,952	66	60
New Scheme	0	0	0	0%	-	66	0
Pump Station	0	0	0	0%	63,958	66	973
Renewals	77,718	0	77,718	0%	-	66	0
Reticulation	0	0	0	0%	246,408	66	3,750
Storage	0	0	0	0%	-	66	0
Treatment Facility	919,979	171,899	748,081	19%	196,324	66	2,988
Unspecified Expenditure	0	0	0	0%	-	66	0
<b>Total Wastewater - Lake Hayes</b>	<b>1,030,149</b>	<b>176,767</b>	<b>853,382</b>	<b>17%</b>	<b>511,870</b>	<b>66</b>	<b>7,791</b>
<b>ARTHURS POINT</b>							
Asset Management System	0	0	0	0%	-	115	0
Investigations	0	0	0	0%	-	115	0
Management	24,671	5,164	19,507	21%	1,746	115	15
Minor Works	0	0	0	0%	-	115	0
New Scheme	0	0	0	0%	-	115	0
Pump Station	0	0	0	0%	-	115	0
Renewals	28,924	0	28,924	0%	-	115	0
Reticulation	140,498	30,476	110,022	22%	240,548	115	2,083
Storage	0	0	0	0%	-	115	0
Treatment Facility	1,617,151	302,166	1,314,985	19%	345,101	115	2,988
Unspecified Expenditure	0	0	0	0%	4,405	115	38
<b>Total Wastewater - Arthurs Point</b>	<b>1,811,245</b>	<b>337,806</b>	<b>1,473,439</b>	<b>19%</b>	<b>591,800</b>	<b>115</b>	<b>5,124</b>

**WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>WANAKA</b>							
Asset Management System	0	0	0	0%	-	1,299	0
Investigations	287,567	64,987	222,580	23%	21,635	1,299	17
Management	0	0	0	0%	4,229	1,299	3
Minor Works	0	0	0	0%	-	1,299	0
New Scheme	0	0	0	0%	-	1,299	0
Pump Station	1,912,766	1,764,327	148,439	92%	1,092,153	1,299	841
Renewals	1,216,955	0	1,216,955	0%	4,386	1,299	3
Reticulation	3,590,235	1,500,167	2,090,069	42%	1,168,469	1,299	899
Storage	0	0	0	0%	-	1,299	0
Treatment Facility	3,303,000	558,943	2,744,057	17%	6,292,185	1,299	4,843
Unspecified Expenditure	0	0	0	0%	114,367	1,299	88
<b>Total Wastewater - Wanaka</b>	<b>10,310,523</b>	<b>3,888,424</b>	<b>6,422,100</b>	<b>38%</b>	<b>8,697,423</b>	<b>1,299</b>	<b>6,695</b>
<b>HAWEA</b>							
Asset Management System	0	0	0	0%	-	108	0
Investigations	0	0	0	0%	-	108	0
Management	28,719	5,927	22,792	21%	2,414	108	22
Minor Works	0	0	0	0%	-	108	0
New Scheme	0	0	0	0%	-	108	0
Pump Station	37,357	2,494	34,862	7%	199,747	108	1,856
Renewals	273,719	0	273,719	0%	-	108	0
Reticulation	25,410	20,328	5,082	80%	189,696	108	1,763
Storage	0	0	0	0%	-	108	0
Treatment Facility	4,686,462	1,944,385	2,742,077	41%	385,758	108	3,584
Unspecified Expenditure	0	0	0	0%	12,760	108	119
<b>Total Wastewater - Hawea</b>	<b>5,051,666</b>	<b>1,973,134</b>	<b>3,078,532</b>	<b>39%</b>	<b>790,377</b>	<b>108</b>	<b>7,344</b>

**WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>LUGGATE</b>							
Asset Management System	0	0	0	0%	-	9	0
Investigations	476,058	98,235	377,824	21%	21,891	9	2,359
Management	2,615	30	2,585	1%	88	9	10
Minor Works	0	0	0	0%	-	9	0
New Scheme	0	0	0	0%	-	9	0
Pump Station	50,820	38,836	11,984	76%	28,350	9	3,055
Renewals	115,683	0	115,683	0%	-	9	0
Reticulation	0	0	0	0%	-	9	0
Storage	0	0	0	0%	-	9	0
Treatment Facility	0	0	0	0%	-	9	0
Unspecified Expenditure	0	0	0	0%	-	9	0
<b>Total Wastewater - Luggate</b>	<b>645,177</b>	<b>137,101</b>	<b>508,076</b>	<b>21%</b>	<b>50,329</b>	<b>9</b>	<b>5,424</b>
<b>SHOTOVER COUNTRY</b>							
Asset Management System	0	0	0	0%	-	362	0
Investigations	0	0	0	0%	-	362	0
Management	0	0	0	0%	-	362	0
Minor Works	0	0	0	0%	-	362	0
New Scheme	0	0	0	0%	-	362	0
Pump Station	0	0	0	0%	-	362	0
Renewals	0	0	0	0%	-	362	0
Reticulation	0	0	0	0%	-	362	0
Storage	0	0	0	0%	-	362	0
Treatment Facility	5,068,640	947,079	4,121,561	19%	1,081,650	362	2,988
Unspecified Expenditure	0	0	0	0%	-	362	0
<b>Total Wastewater - Shotover Country</b>	<b>5,068,640</b>	<b>947,079</b>	<b>4,121,561</b>	<b>19%</b>	<b>1,081,650</b>	<b>362</b>	<b>2,988</b>

**WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	10,784,517	
	2015/16	17,644,106	3,829,067	3,829,067	159	1,053,322	1,053,322	13,560,263	93%
	2016/17	5,091,930	1,677,446	5,506,513	205	1,354,157	2,407,479	13,883,551	85%
	2017/18	6,411,609	3,285,632	8,792,146	205	1,354,157	3,761,636	15,815,026	81%
	2018/19	5,973,209	2,740,441	11,532,586	205	1,354,157	5,115,794	17,201,310	77%
	2019/20	5,606,173	1,398,917	12,931,503	205	1,354,157	6,469,951	17,246,069	73%
	2020/21	365,907	6,238	12,937,741	205	1,354,157	7,824,108	15,898,150	67%
	2021/22	2,947,672	329,177	13,266,918	158	1,045,373	8,869,481	15,181,953	63%
	2022/23	2,712,673	514,989	13,781,907	158	1,045,373	9,914,855	14,651,570	60%
	2023/24	409,993	15,633	13,797,541	158	1,045,373	10,960,228	13,621,830	55%
	2024/25	381,273	9,513	13,807,053	158	1,045,373	12,005,601	12,585,969	51%
			13,807,053		1,816	Queenstown Weighted Debt Funding Ratio			71%
ARROWTOWN									
							Existing Debt	1,485,912	
	2015/16	2,104,599	174,109	174,109	17	102,800	102,800	1,557,221	94%
	2016/17	482,385	6,869	180,978	8	49,739	152,539	1,514,350	91%
	2017/18	430,282	15,845	196,823	8	49,739	202,278	1,480,457	88%
	2018/19	118,890	-	196,823	8	49,739	252,018	1,430,717	85%
	2019/20	434,462	16,328	213,151	8	49,739	301,757	1,397,306	82%
	2020/21	123,070	482	213,633	8	49,739	351,496	1,348,049	79%
	2021/22	444,888	17,530	231,163	7	44,305	395,801	1,321,274	77%
	2022/23	130,621	1,353	232,516	7	44,305	440,106	1,278,322	74%
	2023/24	129,367	1,209	233,725	7	44,305	484,411	1,235,226	72%
	2024/25	125,265	735	234,460	7	44,305	528,716	1,191,656	69%
			234,460		86	Arrowtown Weighted Debt Funding Ratio			82%

**WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT..**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	210,305	
	2015/16	279,451	98,765	98,765	3	48,341	48,341	260,728	84%
	2016/17	5,929,000	2,113,893	2,212,658	3	52,007	100,349	2,322,614	96%
	2017/18	-	-	2,212,658	3	52,007	152,356	2,270,607	94%
	2018/19	-	-	2,212,658	3	52,007	204,364	2,218,599	92%
	2019/20	891	133	2,212,791	3	52,007	256,371	2,166,725	89%
	2020/21	891	133	2,212,925	3	52,007	308,378	2,114,851	87%
	2021/22	3,114	466	2,213,390	3	55,836	364,215	2,059,481	85%
	2022/23	2,502	374	2,213,765	3	55,836	420,051	2,004,018	83%
	2023/24	2,234	334	2,214,099	3	55,836	475,888	1,948,516	80%
	2024/25	1,359	203	2,214,302	3	55,836	531,724	1,892,883	78%
			2,214,302		28	Glenorchy Weighted Debt Funding Ratio			87%
LAKE HAYES									
							Existing Debt	-	
	2015/16	1,021,081	133,165	133,165	4	29,349	29,349	103,816	78%
	2016/17	90,813	5,923	139,088	6	49,492	78,841	60,247	43%
	2017/18	157,679	13,664	152,752	6	49,492	128,334	24,418	16%
	2018/19	5,858	-	152,752	6	49,492	177,826	-25,074	-16%
	2019/20	159,583	13,950	166,701	6	49,492	227,318	-60,617	-36%
	2020/21	7,762	286	166,987	6	49,492	276,810	-109,823	-66%
	2021/22	164,331	14,662	181,649	8	58,765	335,575	-153,926	-85%
	2022/23	11,201	801	182,450	8	58,765	394,340	-211,890	-116%
	2023/24	10,629	716	183,166	8	58,765	453,105	-269,939	-147%
	2024/25	8,761	436	183,601	8	58,765	511,870	-328,268	-179%
			183,601		66	Lake Hayes Weighted Debt Funding Ratio			0%



**WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT..**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
KINGSTON									
							Existing Debt	154,480	
	2015/16	3,666	718	718	3	2,398	2,398	152,800	98%
	2016/17	-	-	718	5	3,898	6,297	148,901	96%
	2017/18	-	-	718	5	3,898	10,195	145,003	93%
	2018/19	-	-	718	5	3,898	14,094	141,105	91%
	2019/20	778	152	871	5	3,898	17,992	137,359	88%
	2020/21	778	152	1,023	5	3,898	21,891	133,613	86%
	2021/22	2,718	533	1,556	5	3,707	25,598	130,438	84%
	2022/23	2,183	428	1,983	5	3,707	29,305	127,159	81%
	2023/24	1,950	382	2,365	5	3,707	33,012	123,833	79%
	2024/25	1,186	232	2,598	5	3,707	36,719	120,359	77%
			2,598		46	Kingston Weighted Debt Funding Ratio			88%
ARTHURS POINT									
							Existing Debt	-	
	2015/16	859,234	202,562	202,562	14	71,375	71,375	131,187	65%
	2016/17	65,614	7,282	209,844	13	64,570	135,945	73,899	35%
	2017/18	130,396	16,798	226,642	13	64,570	200,515	26,127	12%
	2018/19	2,103	-	226,642	13	64,570	265,085	-38,443	-17%
	2019/20	131,843	17,101	243,743	13	64,570	329,655	-85,912	-35%
	2020/21	3,550	303	244,046	13	64,570	394,225	-150,179	-62%
	2021/22	135,453	17,857	261,903	10	49,394	443,619	-181,716	-69%
	2022/23	146,663	31,326	293,229	10	49,394	493,013	-199,784	-68%
	2023/24	5,731	759	293,988	10	49,394	542,406	-248,418	-84%
	2024/25	4,310	462	294,451	10	49,394	591,800	-297,350	-101%
			287,169		115	Arthurs Point Weighted Debt Funding Ratio			0%

**WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT..**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
WANAKA AND ALBERT TOWN									
Wanaka								5,186,481	
Wanaka	2015/16	1,394,775	750,672	750,672	140	936,254	936,254	5,000,899	84%
Wanaka	2016/17	598,300	38,131	788,803	135	904,422	1,840,675	4,134,609	69%
Wanaka	2017/18	592,933	81,612	870,415	135	904,422	2,745,097	3,311,798	55%
Wanaka	2018/19	1,385,423	781,711	1,652,126	135	904,422	3,649,519	3,189,088	47%
Wanaka	2019/20	1,578,774	1,347,792	2,999,918	135	904,422	4,553,941	3,632,458	44%
Wanaka	2020/21	3,441,567	562,756	3,562,675	135	904,422	5,458,363	3,290,793	38%
Wanaka	2021/22	838,302	299,678	3,862,353	121	809,765	6,268,128	2,780,706	31%
Wanaka	2022/23	169,043	10,700	3,873,053	121	809,765	7,077,893	1,981,641	22%
Wanaka	2023/24	163,981	9,556	3,882,609	121	809,765	7,887,658	1,181,432	13%
Wanaka	2024/25	147,425	5,815	3,888,424	121	809,765	8,697,423	377,481	4%
			3,888,424		1,299	Wanaka and Albert Town Weighted Debt Funding Ratio			51%
HAWEA									
Hawea								822,765	
Hawea	2015/16	49,125	21,967	21,967	11	83,720	83,720	761,012	90%
Hawea	2016/17	10,000	-	21,967	11	81,276	164,996	679,736	80%
Hawea	2017/18	30,993	-	21,967	11	81,276	246,272	598,460	71%
Hawea	2018/19	30,993	-	21,967	11	81,276	327,548	517,184	61%
Hawea	2019/20	70,035	2,842	24,809	11	81,276	408,823	438,751	52%
Hawea	2020/21	32,678	348	25,157	11	81,276	490,099	357,823	42%
Hawea	2021/22	99,142	27,047	52,204	10	75,069	565,168	309,800	35%
Hawea	2022/23	4,659,922	1,919,529	1,971,732	10	75,069	640,238	2,154,260	77%
Hawea	2023/24	35,216	872	1,972,604	10	75,069	715,307	2,080,062	74%
Hawea	2024/25	33,563	530	1,973,134	10	75,069	790,377	2,005,523	72%
			1,973,134		108	Hawea Weighted Debt Funding Ratio			72%

**WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT..**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$))	Debt Balance (2016/17 \$)	Annual Debt %
CARDRONA									
							Existing Debt	222,201	
	2015/16	90,599	33,495	33,495	31	139,013	139,013	116,682	46%
	2016/17	692,000	258,139	291,633	28	125,474	264,487	249,347	49%
	2017/18	3,367,293	1,256,112	1,547,745	28	125,474	389,961	1,379,985	78%
	2018/19	-	-	1,547,745	28	125,474	515,435	1,254,511	71%
	2019/20	1,539	510	1,548,255	28	125,474	640,910	1,129,547	64%
	2020/21	1,539	510	1,548,766	28	125,474	766,384	1,004,583	57%
	2021/22	5,378	1,782	1,550,548	30	133,711	900,095	872,654	49%
	2022/23	4,320	1,432	1,551,979	30	133,711	1,033,806	740,374	42%
	2023/24	3,858	1,279	1,553,258	30	133,711	1,167,518	607,941	34%
	2024/25	2,348	778	1,554,036	30	133,711	1,301,229	475,008	27%
			1,554,036		294	Cardrona Weighted Debt Funding Ratio			58%
LUGGATE									
Luggate									
Luggate	2015/16	63,286	38,844	38,844	1	5,325	5,325	33,519	86%
Luggate	2016/17	10,000	-	38,844	1	5,005	10,331	28,514	73%
Luggate	2017/18	67,612	11,529	50,373	1	5,005	15,336	35,037	70%
Luggate	2018/19	39,343	5,695	56,068	1	5,005	20,342	35,727	64%
Luggate	2019/20	124,270	23,190	79,258	1	5,005	25,347	53,911	68%
Luggate	2020/21	124,200	23,176	102,434	1	5,005	30,352	72,082	70%
Luggate	2021/22	96,333	17,351	119,785	1	4,994	35,347	84,438	70%
Luggate	2022/23	68,107	11,547	131,332	1	4,994	40,341	90,991	69%
Luggate	2023/24	40,050	5,766	137,098	1	4,994	45,335	91,763	67%
Luggate	2024/25	11,977	3	137,101	1	4,994	50,329	86,772	63%
			137,101		9	Luggate Debt Funding Ratio			69%

**STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>QUEENSTOWN</b>							
Asset Management System	-	-	-	0%	15,246	899	17
Emergency Conveyance	-	-	-	0%	-	899	0
Flood Protection	-	-	-	0%	157,786	899	176
Flow Metering	-	-	-	0%	-	899	0
Intake	-	-	-	0%	-	899	0
Investigations	-	-	-	0%	181	899	0
Management	425,357	87,843	337,514	21%	32,768	899	36
Minor Works	-	-	-	0%	9,744	899	11
Pump Station	-	-	-	0%	-	899	0
Renewals	-	-	-	0%	31,723	899	35
Reticulation	905,022	259,939	645,083	29%	883,881	899	983
Storage	-	-	-	0%	-	899	0
Stormwater Upgrades	-	-	-	0%	114,873	899	128
Treatment Facility	-	-	-	0%	13,528	899	15
<b>Total Stormwater - Queenstown</b>	<b>1,330,379</b>	<b>347,781</b>	<b>982,597</b>	<b>26%</b>	<b>1,259,729</b>	<b>899</b>	<b>1,401</b>
<b>ARROWTOWN</b>							
Flood Protection	-	-	-	0%	-	70	0
Forward Design	-	-	-	0%	-	70	0
Investigations	-	-	-	0%	26	70	0
Management	-	-	-	0%	-	70	0
Minor Works	-	-	-	0%	-	70	0
Renewals	-	-	-	0%	2,811	70	40
Reticulation	-	-	-	0%	62,283	70	886
Storage	-	-	-	0%	-	70	0
Stormwater Upgrades	-	-	-	0%	1,352	70	19
Treatment Facility	-	-	-	0%	-	70	0
<b>Total Stormwater - Arrowtown</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>66,471</b>	<b>70</b>	<b>945</b>

**STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>GLENORCHY</b>							
Flood Protection	-	-	-	0%	3,206	31	105
Forward Design	-	-	-	0%	-	31	0
Investigations	-	-	-	0%	3	31	0
Management	-	-	-	0%	-	31	0
Stormwater Upgrades	-	-	-	0%	125	31	4
Minor Works	-	-	-	0%	-	31	0
Renewals	-	-	-	0%	-	31	0
Reticulation	-	-	-	0%	16,824	31	551
Storage	-	-	-	0%	-	31	0
Treatment Facility	-	-	-	0%	-	31	0
<b>Total Stormwater - Glenorchy</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>20,157</b>	<b>31</b>	<b>661</b>
<b>ARTHUR'S POINT</b>							
Flood Protection	-	-	-	0%	-	69	0
Forward Design	-	-	-	0%	-	69	0
Investigations	-	-	-	0%	9	69	0
Management	-	-	-	0%	-	69	0
Minor Works	-	-	-	0%	-	69	0
Renewals	-	-	-	0%	-	69	0
Reticulation	-	-	-	0%	350	69	5
Storage	-	-	-	0%	-	69	0
Treatment Facility	-	-	-	0%	-	69	0
<b>Total Stormwater - Arthur's Point</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>359</b>	<b>69</b>	<b>5</b>

**STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>FRANKTON FLATS</b>							
Flood Protection	-	-	-	0%	-	1,394	0
Forward Design	-	-	-	0%	-	1,394	0
Investigations	-	-	-	0%	-	1,394	0
Management	-	-	-	0%	-	1,394	0
Minor Works	-	-	-	0%	-	1,394	0
Renewals	-	-	-	0%	-	1,394	0
Reticulation	8,733,066	8,733,066	-	100%	7,072,541	1,394	5,072
Storage	-	-	-	0%	-	1,394	0
Treatment Facility	-	-	-	0%	72,588	1,394	52
<b>Total Stormwater - Frankton Flats</b>	<b>8,733,066</b>	<b>8,733,066</b>		<b>100%</b>	<b>7,145,129</b>	<b>1,394</b>	<b>5,124</b>
<b>WANAKA</b>							
Asset Management System	-	-	-	0%	7,107	1,012	7
Emergency Conveyance	-	-	-	0%	-	1,012	0
Flood Protection	-	-	-	0%	26,698	1,012	26
Forward Design	-	-	-	0%	-	1,012	0
Intake	-	-	-	0%	-	1,012	0
Investigations	-	-	-	0%	2,199	1,012	2
Management	142,791	31,903	110,888	22%	8,499	1,012	8
Minor Works	60,999	28,875	32,124	47%	20,064	1,012	20
Pump Station	-	-	-	0%	-	1,012	0
Renewals	-	-	-	0%	39,640	1,012	39
Reticulation	224,520	224,520	-	100%	1,617,230	1,012	1,598
Stormwater Upgrades	-	-	-	0%	151,365	1,012	150
Treatment Facility	-	-	-	0%	-	1,012	0
<b>Total Stormwater - Wanaka</b>	<b>428,310</b>	<b>285,298</b>	<b>143,012</b>	<b>67%</b>	<b>1872,807</b>	<b>1,012</b>	<b>1,850</b>

**STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution  Per Lot (2016/17 \$)
<b>HAWEA</b>							
Flood Protection	0	0	0	0%	-	94	0
Forward Design	0	0	0	0%	-	94	0
Investigations	0	0	0	0%	7	94	0
Management	0	0	0	0%	-	94	0
Minor Works	0	0	0	0%	-	94	0
Renewals	0	0	0	0%	-	94	0
Reticulation	0	0	0	0%	45,838	94	486
Storage	0	0	0	0%	-	94	0
Stormwater Upgrades	0	0	0	0%	1,361	94	14
Treatment Facility	0	0	0	0%	-	94	0
<b>Total Stormwater - Hawea</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>47,206</b>	<b>94</b>	<b>500</b>
<b>LUGGATE</b>							
Flood Protection	0	0	0	0%	-	36	0
Forward Design	0	0	0	0%	-	36	0
Investigations	0	0	0	0%	893	36	25
Management	0	0	0	0%	-	36	0
Minor Works	0	0	0	0%	-	36	0
Renewals	0	0	0	0%	-	36	0
Reticulation	0	0	0	0%	554	36	15
Storage	0	0	0	0%	-	36	0
Treatment Facility	0	0	0	0%	-	36	0
<b>Total Stormwater - Luggate</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>1,447</b>	<b>36</b>	<b>40</b>

**STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>ALBERT TOWN</b>							
Flood Protection	0	0	0	0%	24,473	114	215
Forward Design	0	0	0	0%	-	114	0
Investigations	0	0	0	0%	13	114	0
Management	0	0	0	0%	-	114	0
Minor Works	0	0	0	0%	-	114	0
Renewals	0	0	0	0%	-	114	0
Reticulation	0	0	0	0%	78,383	114	689
Storage	0	0	0	0%	-	114	0
Stormwater Upgrades	0	0	0	0%	1,976	114	17
Treatment Facility	0	0	0	0%	-	114	0
<b>Total Stormwater - Albert Town</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>104,845</b>	<b>114</b>	<b>922</b>



# STORMWATER DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
<b>QUEENSTOWN</b>							<b>Existing Debt</b>	<b>1,588,447</b>	
	2015/16	67,085	14,899	14,899	97	136,466	136,466	1,466,880	91%
	2016/17	531,200	119,701	134,599	94	131,581	268,047	1,455,000	84%
	2017/18	125,701	44,891	179,491	94	131,581	399,628	1,368,310	77%
	2018/19	162,478	34,130	213,621	94	131,581	531,208	1,270,860	71%
	2019/20	249,573	94,026	307,647	94	131,581	662,789	1,233,305	65%
	2020/21	36,072	7,450	315,096	94	131,581	794,370	1,109,173	58%
	2021/22	36,072	7,450	322,546	83	116,340	910,710	1,000,283	52%
	2022/23	39,680	8,195	330,740	83	116,340	1,027,050	892,138	46%
	2023/24	40,357	8,334	339,075	83	116,340	1,143,389	784,132	41%
	2024/25	42,160	8,707	347,781	83	116,340	1,259,729	676,499	35%
			<b>347,781</b>		<b>899</b>	<b>Queenstown Weighted Debt Funding Ratio</b>			<b>66%</b>
<b>Arrowtown</b>							<b>Existing Debt</b>	<b>305,432</b>	
	2015/16	-	-	-	15	14,031	14,031	291,401	95%
	2016/17	-	-	-	6	5,892	19,922	285,509	93%
	2017/18	-	-	-	6	5,892	25,814	279,617	92%
	2018/19	-	-	-	6	5,892	31,706	273,725	90%
	2019/20	-	-	-	6	5,892	37,598	267,833	88%
	2020/21	-	-	-	6	5,892	43,490	261,941	86%
	2021/22	-	-	-	6	5,745	49,236	256,196	84%
	2022/23	-	-	-	6	5,745	54,981	250,451	82%
	2023/24	-	-	-	6	5,745	60,726	244,706	80%
	2024/25	-	-	-	6	5,745	66,471	238,960	78%
					<b>70</b>	<b>Arrowtown Debt Funding Ratio</b>			<b>87%</b>

**STORMWATER DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
<b>GLENORCHY</b>							<b>Existing Debt</b>	<b>17,413</b>	
	2015/16	-	-	-	3	2,005	2,005	15,408	88%
	2016/17	-	-	-	3	1,966	3,972	13,442	77%
	2017/18	-	-	-	3	1,966	5,938	11,475	66%
	2018/19	-	-	-	3	1,966	7,905	9,509	55%
	2019/20	-	-	-	3	1,966	9,871	7,543	43%
	2020/21	-	-	-	3	1,966	11,837	5,576	32%
	2021/22	-	-	-	3	2,080	13,917	3,496	20%
	2022/23	-	-	-	3	2,080	15,997	1,416	8%
	2023/24	-	-	-	3	2,080	18,077	-664	-4%
	2024/25	-	-	-	3	2,080	20,157	-2,744	-16%
					<b>31</b>	<b>Glenorchy Weighted Debt Funding Ratio</b>			<b>59%</b>
<b>ARTHUR'S POINT</b>							<b>Existing Debt</b>	<b>65,845</b>	
	2015/16	-	-	-	9	49	49	65,796	100%
	2016/17	-	-	-	7	35	84	65,761	100%
	2017/18	-	-	-	7	35	120	65,725	100%
	2018/19	-	-	-	7	35	155	65,690	100%
	2019/20	-	-	-	7	35	191	65,654	100%
	2020/21	-	-	-	7	35	226	65,619	100%
	2021/22	-	-	-	6	33	259	65,586	100%
	2022/23	-	-	-	6	33	292	65,553	100%
	2023/24	-	-	-	6	33	326	65,519	100%
	2024/25	-	-	-	6	33	359	65,486	99%
			-	-	<b>69</b>	<b>Wanaka Debt Funding Ratio</b>			<b>100%</b>

**STORMWATER DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
<b>FRANKTON FLATS</b>							<b>Existing Debt</b>	<b>-</b>	
	2015/16	2,713,066	2,713,066	2,713,066	139	714,513	714,513	1,998,553	74%
	2016/17	6,020,000	6,020,000	8,733,066	139	714,513	1,429,026	7,304,040	84%
	2017/18	-	-	8,733,066	139	714,513	2,143,539	6,589,527	75%
	2018/19	-	-	8,733,066	139	714,513	2,858,051	5,875,014	67%
	2019/20	-	-	8,733,066	139	714,513	3,572,564	5,160,502	59%
	2020/21	-	-	8,733,066	139	714,513	4,287,077	4,445,989	51%
	2021/22	-	-	8,733,066	139	714,513	5,001,590	3,731,476	43%
	2022/23	-	-	8,733,066	139	714,513	5,716,103	3,016,963	35%
	2023/24	-	-	8,733,066	139	714,513	6,430,616	2,302,450	26%
	2024/25	-	-	8,733,066	139	714,513	7,145,129	1,587,937	18%
			<b>8,733,066</b>	<b>-</b>	<b>1,394</b>	<b>Glenorchy Weighted Debt Funding Ratio</b>		<b>60%</b>	
<b>WANAKA</b>							<b>Existing Debt</b>	<b>1,737,597</b>	
	2015/16	7,464	1,668	1,668	110	204,014	204,014	1,535,250	88%
	2016/17	67,899	35,775	37,443	103	191,234	395,249	1,379,791	78%
	2017/18	107,520	107,520	144,963	103	191,234	586,483	1,296,077	69%
	2018/19	110,100	110,100	255,063	103	191,234	777,717	1,214,943	61%
	2019/20	27,515	6,148	261,211	103	191,234	968,952	1,029,856	52%
	2020/21	20,011	4,471	265,682	103	191,234	1,160,186	843,093	42%
	2021/22	20,011	4,471	270,153	96	178,155	1,338,341	669,408	33%
	2022/23	22,013	4,918	275,071	96	178,155	1,516,497	496,171	25%
	2023/24	22,388	5,002	280,073	96	178,155	1,694,652	323,018	16%
	2024/25	23,388	5,225	285,298	96	178,155	1,872,807	150,088	7%
			<b>285,298</b>		<b>1,012</b>	<b>Wanaka Debt Funding Ratio</b>		<b>60%</b>	

**STORMWATER DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
<b>HAWEA</b>							<b>Existing Debt</b>	<b>41,255</b>	
	2012/13	-	-	-	10	4,974	4,974	36,281	88%
	2013/14	-	-	-	10	4,843	9,818	31,438	76%
	2014/15	-	-	-	10	4,843	14,661	26,594	64%
	2015/16	-	-	-	10	4,843	19,504	21,751	53%
	2016/17	-	-	-	10	4,843	24,348	16,907	41%
	2017/18	-	-	-	10	4,843	29,191	12,064	29%
	2018/19	-	-	-	9	4,504	33,695	7,560	18%
	2019/20	-	-	-	9	4,504	38,199	3,056	7%
	2020/21	-	-	-	9	4,504	42,702	1,447	-4%
	2021/22	-	-	-	9	4,504	47,206	5,951	-14%
					<b>62</b>	<b>Hawea Weighted Debt Funding Ratio</b>			<b>59%</b>
<b>LUGGATE</b>							<b>Existing Debt</b>	<b>81,967</b>	
	2015/16	-	-	-	4	155	155	81,812	100%
	2016/17	-	-	-	4	145	300	81,667	100%
	2017/18	-	-	-	4	145	445	81,522	99%
	2018/19	-	-	-	4	145	590	81,377	99%
	2019/20	-	-	-	4	145	735	81,232	99%
	2020/21	-	-	-	4	145	880	81,087	99%
	2021/22	-	-	-	4	142	1,022	80,945	99%
	2022/23	-	-	-	4	142	1,164	80,804	99%
	2023/24	-	-	-	4	142	1,305	80,662	98%
	2024/25	-	-	-	4	142	1,447	80,520	98%
					<b>36</b>	<b>Luggate Debt Funding Ratio</b>			<b>99%</b>

**STORMWATER DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
<b>Albert Town</b>							<b>Existing Debt</b>	<b>127,411</b>	
	2015/16	-	-	-	13	11,818	11,818	115,593	91%
	2016/17	-	-	-	11	10,600	22,419	104,993	82%
	2017/18	-	-	-	11	10,600	33,019	94,392	74%
	2018/19	-	-	-	11	10,600	43,619	83,792	66%
	2019/20	-	-	-	11	10,600	54,220	73,191	57%
	2020/21	-	-	-	11	10,600	64,820	62,591	49%
	2021/22	-	-	-	11	10,006	74,826	52,585	41%
	2022/23	-	-	-	11	10,006	84,833	42,579	33%
	2023/24	-	-	-	11	10,006	94,839	32,572	26%
	2024/25	-	-	-	11	10,006	104,845	22,566	18%
					<b>114</b>	<b>Albert Town Debt Funding Ratio</b>		<b>64%</b>	

**RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)**

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>RESERVE IMPROVEMENTS - WAKATIPU</b>							
Parks and Reserves - Wakatipu Ward	7,887,223	1,224,414	6,662,809	16%	2,976,227	3,120	954
Walkways - Wakatipu Ward	1,261,124	144,741	1,116,384	11%	227,352	3,120	73
Council Land - Reserve Land - Wakatipu	0	0	0	0%	42,312	3,120	14
Cemeteries - Wakatipu Ward	262,946	0	262,946	0%	59,005	3,120	19
	<b>9,411,293</b>	<b>1,369,154</b>	<b>8,042,138</b>	<b>15%</b>	<b>3,304,896</b>	<b>3,120</b>	<b>1,059</b>
<b>RESERVE IMPROVEMENTS - WANAKA</b>							
Parks and Reserves - Wanaka Ward	4,088,806	746,337	3,342,470	18%	1,955,350	2,198	889
Walkways - Wanaka Ward	163,868	70,801	93,067	43%	129,573	2,198	59
Council Land - Reserve Land - Wanaka	0	0	0	0%	480,262	2,198	218
Council Land - Reserve Land - Hawea	0	0	0	0%	-	2,198	-
Cemeteries - Wanaka Ward	45,000	0	45,000	0%	49,429	2,198	22
	<b>4,297,674</b>	<b>817,138</b>	<b>3,480,536</b>	<b>19%</b>	<b>2,614,613</b>	<b>2,198</b>	<b>1,189</b>
<b>RESERVE IMPROVEMENTS - DISTRICT WIDE</b>							
Parks and Reserves - Wakatipu Ward	92,031	19,327	72,705	21%	351,818	5,318	66
Parks and Reserves - Wanaka Ward	102,300	30,645	71,655	30%	59,194	5,318	11
	<b>194,331</b>	<b>49,972</b>	<b>144,360</b>	<b>26%</b>	<b>411,012</b>	<b>5,318</b>	<b>77</b>

**RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>COMMUNITY FACILITIES - WAKATIPU</b>							
Alpine Aqualand	534,122	0	534,122	0%	3,689,476	3,120	1,183
Council Land - Non-Reserve - Wakatipu	0	0	0	0%	42,216	3,120	14
Waterways Facilities - Wakatipu Ward	430,119	0	430,119	0%	110,452	3,120	35
Halls - Queenstown	390,741	20,492	370,248	5%	787,694	3,120	253
Halls - Events Centre	906,472	0	906,472	0%	1,899,185	3,120	609
Halls - Convention Centre	61,842,742	0	61,842,742	0%	-	3,120	-
Halls - Lake Hayes Pavillion	0	0	0	0%	-	3,120	-
Halls - Arrowtown	426,913	64,657	362,256	15%	70,039	3,120	22
Halls - Glenorchy	116,274	0	116,274	0%	9,076	3,120	3
Halls - Queenstown Community Centre	146,545	0	146,545	0%	29,247	3,120	9
Buildings - Heritage	0	0	0	0%	232,764	3,120	75
Buildings - Toilets - Wakatipu Ward	559,314	75,892	483,422	14%	293,893	3,120	94
Community Development - Swimming Pools	187,376	0	187,376	0%	522,202	3,120	167
Libraries - Queenstown	5,206,751	0	5,206,751	0%	27,517	3,120	9
Libraries - Arrowtown	45,327	0	45,327	0%	329	3,120	0
Libraries - Glenorchy	29,176	0	29,176	0%	1,585	3,120	1
Libraries - Kingston	31,260	0	31,260	0%	-	3,120	-
Health and Fitness centre	383,126	0	383,126	0%	-	3,120	-
Frankton Golf Course	0	0	0	0%	-	3,120	-
Events Centre	18,000	0	18,000	0%	-	3,120	-
Rural Fire - District Wide	0	0	0	0%	-	3,120	-
Waka - Non Res	34,386	0	34,386	0%	-	3,120	-
	<b>71,288,642</b>	<b>161,042</b>	<b>71,127,601</b>	<b>0%</b>	<b>7,715,675</b>	<b>3,120</b>	<b>2,473</b>

**RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>COMMUNITY FACILITIES - WANAKA</b>							
Waterways Facilities - Wanaka Ward	2,615,559	0	2,615,559	0%	140,558	2,198	64
Halls - Arts & Community Centre	12,494	0	12,494	0%	774,792	2,198	352
Halls - Hawea	124,380	19,740	104,639	16%	19,130	2,198	9
Halls - Luggate	48,764	0	48,764	0%	5,171	2,198	2
Halls - Cardrona	73,399	9,080	64,320	12%	31,275	2,198	14
Halls - Wanaka Community Centre	420,659	0	420,659	0%	885,823	2,198	403
Halls - Wanaka Sports Facility	11,964,082	0	11,964,082	0%	-	2,198	-
Buildings - Toilets - Wanaka Ward	904,094	107,183	796,912	12%	106,845	2,198	49
Community Development - Swimming Pools	0	0	0	0%	118,243	2,198	54
Wanaka Aquatic Centre	6,087,602	0	6,087,602	0%	-	2,198	-
Libraries - Wanaka	318,184	0	318,184	0%	4,623	2,198	2
Libraries - Hawea	24,380	0	24,380	0%	2,935	2,198	1
	<b>22,593,596</b>	<b>136,003</b>	<b>22,457,593</b>	<b>1%</b>	<b>2,089,396</b>	<b>2,198</b>	<b>950</b>
<b>COMMUNITY FACILITIES - DISTRICT WIDE</b>							
Community Development - Swimming Pools	83,320	0	83,320	0%	-	5,318	-
Rural Fire - District Wide	205,097	0	205,097	0%	42,962	5,318	8
Libraries - Queenstown	1,867,121	0	1,867,121	0%	-	5,318	-
Libraries - Wanaka	901,519	0	901,519	0%	-	5,318	-
Halls - Lake Hayes Pavillion	68,516	5,900	62,616	9%	21,884	5,318	4
Community Development - District Wide	0	0	0	0%	180,089	5,318	34
	<b>3,125,573</b>	<b>5,900</b>	<b>3,119,673</b>	<b>0%</b>	<b>244,934</b>	<b>5,318</b>	<b>46</b>



**RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
<b>WAKATIPU - RESERVE IMPROVEMENTS</b>							<b>Existing Debt</b>	<b>2,826,800</b>	
	2015/16	1,308,795	215,165	215,165	466	494,044	494,044	2,547,921	83.8%
	2016/17	2,119,100	225,041	440,207	328	347,117	841,162	2,425,845	74.3%
	2017/18	1,179,144	214,580	654,786	328	347,117	1,188,279	2,293,308	65.9%
	2018/19	910,093	139,751	794,537	328	347,117	1,535,396	2,085,942	57.6%
	2019/20	653,288	96,796	891,333	328	347,117	1,882,513	1,835,620	49.4%
	2020/21	460,240	65,125	956,459	328	347,117	2,229,630	1,553,628	41.1%
	2021/22	587,684	90,280	1,046,739	254	268,817	2,498,447	1,375,092	35.5%
	2022/23	545,203	82,936	1,129,675	254	268,817	2,767,263	1,189,212	30.1%
	2023/24	604,155	85,340	1,215,015	254	268,817	3,036,080	1,005,735	24.9%
	2024/25	1,043,590	154,140	1,369,154	254	268,817	3,304,896	891,058	21.2%
		<b>9,411,293</b>	<b>1,369,154</b>	<b>-</b>	<b>3,120</b>	<b>3,304,896</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>		<b>55%</b>
<b>WAKATIPU - COMMUNITY FACILITIES</b>							<b>Existing Debt</b>	<b>8,077,161</b>	
	2015/16	3,427,902	62,926	62,926	466	1,153,406	1,153,406	6,986,681	85.8%
	2016/17	27,065,929	48,298	111,224	328	810,386	1,963,792	6,224,592	76.0%
	2017/18	32,291,891	-	111,224	328	810,386	2,774,179	5,414,206	66.1%
	2018/19	513,865	29,326	140,549	328	810,386	3,584,565	4,633,145	56.4%
	2019/20	1,578,249	-	140,549	328	810,386	4,394,952	3,822,759	46.5%
	2020/21	5,214,468	-	140,549	328	810,386	5,205,338	3,012,372	36.7%
	2021/22	196,591	-	140,549	254	627,584	5,832,922	2,384,788	29.0%
	2022/23	353,573	-	140,549	254	627,584	6,460,507	1,757,204	21.4%
	2023/24	288,119	20,492	161,042	254	627,584	7,088,091	1,150,112	14.0%
	2024/25	358,054	-	161,042	254	627,584	7,715,675	522,527	6.3%
		<b>71,288,642</b>	<b>161,042</b>	<b>-</b>	<b>3,120</b>	<b>7,715,675</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>		<b>59%</b>

**RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
<b>WANAKA - RESERVE IMPROVEMENTS</b>						<b>Existing Debt -</b>			
	2015/16	913,114	207,450	207,450	194	231,291	231,291	-23,840	-11.5%
	2016/17	701,400	113,429	320,879	236	280,752	512,043	-191,163	-59.6%
	2017/18	295,982	86,303	407,183	236	280,752	792,795	-385,612	-94.7%
	2018/19	641,355	124,719	531,901	236	280,752	1,073,547	-541,645	-101.8%
	2019/20	326,403	51,487	583,389	236	280,752	1,354,299	-770,910	-132.1%
	2020/21	228,236	33,790	617,179	236	280,752	1,635,051	-1,017,872	-164.9%
	2021/22	328,039	51,782	668,962	206	244,891	1,879,941	-1,210,980	-181.0%
	2022/23	320,779	50,474	719,435	206	244,891	2,124,832	-1,405,397	-195.3%
	2023/24	241,018	36,095	755,530	206	244,891	2,369,722	-1,614,193	-213.7%
	2024/25	301,350	61,608	817,138	206	244,891	2,614,613	-1,797,475	-220.0%
		<b>4,297,674</b>	<b>817,138</b>	<b>-</b>	<b>2,198</b>	<b>2,614,613</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>0%</b>
<b>WANAKA - COMMUNITY FACILITIES</b>						<b>Existing Debt 141,098</b>			
	2015/16	13,222,073	29,137	29,137	194	184,830	184,830	-14,594	-8.6%
	2016/17	6,822,926	1,983	31,120	236	224,355	409,185	-236,966	-137.6%
	2017/18	311,620	12,619	43,739	236	224,355	633,540	-448,702	-242.8%
	2018/19	1,486,783	54,506	98,246	236	224,355	857,895	-618,551	-258.4%
	2019/20	349,799	32,980	131,226	236	224,355	1,082,250	-809,926	-297.4%
	2020/21	180,684	2,866	134,092	236	224,355	1,306,606	-1,031,415	-374.8%
	2021/22	30,740	-	134,092	206	195,698	1,502,303	-1,227,113	-445.9%
	2022/23	106,598	-	134,092	206	195,698	1,698,001	-1,422,810	-517.0%
	2023/24	28,656	-	134,092	206	195,698	1,893,698	-1,618,508	-588.1%
	2024/25	53,716	1,911	136,003	206	195,698	2,089,396	-1,812,295	-654.0%
		<b>22,593,596</b>	<b>136,003</b>	<b>-</b>	<b>2,198</b>	<b>2,089,396</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>0%</b>

**RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
<b>DISTRICT WIDE - RESERVE IMPROVEMENTS</b>							<b>Existing Debt</b>	<b>-</b>	
	2015/16	30,677	6,442	6,442	661	51,072	51,072	-44,630	-692.8%
	2016/17	102,300	30,645	37,087	564	43,568	94,640	-57,553	-155.2%
	2017/18	15,339	3,221	40,308	564	43,568	138,208	-97,900	-242.9%
	2018/19	-	-	40,308	564	43,568	181,776	-141,468	-351.0%
	2019/20	15,339	3,221	43,529	564	43,568	225,344	-181,814	-417.7%
	2020/21	-	-	43,529	564	43,568	268,912	-225,382	-517.8%
	2021/22	15,339	3,221	46,751	460	35,525	304,437	-257,686	-551.2%
	2022/23	-	-	46,751	460	35,525	339,962	-293,211	-627.2%
	2023/24	15,339	3,221	49,972	460	35,525	375,487	-325,515	-651.4%
	2024/25	-	-	49,972	460	35,525	411,012	-361,040	-722.5%
		<b>194,331</b>	<b>49,972</b>	<b>-</b>	<b>5,318</b>	<b>411,012</b>	<b>District Wide Weighted Debt Funding Ratio</b>		<b>0%</b>
<b>DISTRICT WIDE - COMMUNITY FACILITIES</b>							<b>Existing Debt</b>	<b>3,159,762</b>	
	2015/16	471,172	5,900	5,900	661	30,436	30,436	3,475,577	99.1%
	2016/17	277,200	-	5,900	564	25,963	56,399	3,449,613	98.4%
	2017/18	263,726	-	5,900	564	25,963	82,362	3,423,650	97.7%
	2018/19	277,272	-	5,900	564	25,963	108,325	3,397,687	96.9%
	2019/20	306,121	-	5,900	564	25,963	134,289	3,371,723	96.2%
	2020/21	309,768	-	5,900	564	25,963	160,252	3,345,760	95.4%
	2021/22	311,331	-	5,900	460	21,170	181,423	3,324,589	94.8%
	2022/23	291,533	-	5,900	460	21,170	202,593	3,303,419	94.2%
	2023/24	311,331	-	5,900	460	21,170	223,763	3,282,249	93.6%
	2024/25	306,121	-	5,900	460	21,170	244,934	3,261,078	93.0%
		<b>3,125,573</b>	<b>5,900</b>	<b>-</b>	<b>5,318</b>	<b>244,934</b>	<b>District Wide Weighted Debt Funding Ratio</b>		<b>96%</b>

# RESERVE LAND - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

CAPITAL COST							
Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>WAKATIPU</b>							
Reserves	12,676,011	12,676,011		100%	12,941,950	1,466	27.5m²
<b>WANAKA</b>							
Reserves	6,250,756	6,250,756		100%	6,140,868	944	27.5m²
<b>Total - Reserve Land</b>	<b>18,926,767</b>	<b>18,926,767</b>			<b>19,082,819</b>	<b>2,460</b>	

**RESERVE LAND - DEBT FUNDING RATIO - 10 YEAR PLAN NET GROWTH VS REVENUE ASSESSMENT**

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
<b>WAKATIPU - RESERVE LAND</b>							<b>Existing Debt</b>	<b>-</b>	
	2016	-	-	-	157	374,160	374,160	-374,160	0%
	2017	-	-	-	157	374,160	748,321	-748,321	0%
	2018	-	-	-	157	374,160	1,122,481	-1,122,481	0%
	2019	1,100,000	1,100,000	1,100,000.00	157	374,160	1,496,642	-396,642	-36%
	2020	-	-	1,100,000.00	157	374,160	1,870,802	-770,802	-70%
	2021	-	-	1,100,000.00	136	339,027	2,209,829	-1,109,829	-101%
	2022	1,100,000	1,100,000	2,200,000.00	136	339,027	2,548,857	-348,857	-16%
	2023	-	-	2,200,000.00	136	339,027	2,887,884	-687,884	-31%
	2024	-	-	2,200,000.00	136	339,027	3,226,912	-1,026,912	-47%
	2025	1,100,000	1,100,000	3,300,000.00	136	339,027	3,565,939	-265,939	-8%
		<b>3,300,000</b>	<b>3,300,000</b>		<b>1,466</b>	<b>3,565,939</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>		<b>0%</b>
<b>WANAKA - RESERVE LAND</b>							<b>Existing Debt</b>	<b>-</b>	
	2016	-	-	-	107	224,623	224,623	-224,623	0%
	2017	-	-	-	107	224,623	449,245	-449,245	0%
	2018	-	-	-	107	224,623	673,868	-673,868	0%
	2019	-	-	-	107	224,623	898,491	-898,491	0%
	2020	750,000	750,000	750,000	107	224,623	1,123,113	-373,113	-50%
	2021	-	-	750,000	92	203,400	1,326,513	-576,513	-77%
	2022	750,000	750,000	1,500,000.00	92	203,400	1,529,913	-29,913	-2%
	2023	-	-	1,500,000.00	92	203,400	1,733,313	-233,313	-16%
	2024	750,000	750,000	2,250,000.00	92	203,400	1,936,713	313,287	14%
	2025	-	-	2,250,000.00	92	203,400	2,140,113	109,887	5%
		<b>2,250,000</b>	<b>2,250,000</b>		<b>994</b>	<b>2,140,113</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>0%</b>

## TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>WAKATIPU</b>							
Advance property purchase	34,912	8,381	26,532	24%	753,416	5,107	148
Associated improvements	0	0	0	0%	222,335	5,107	44
Cycle facilities	910,356	136,553	773,803	15%	191,778	5,107	38
Drainage renewals	1,453,093	217,964	1,235,129	15%	275,753	5,107	54
Environmental Renewals	0	0	0	0%	111	5,107	0
Kerb & Channel Construction	0	0	0	0%	52,820	5,107	10
Minor Improvements	7,914,615	797,432	7,117,183	10%	721,421	5,107	141
New roads	2,541,795	2,033,436	508,359	80%	1,624,431	5,107	318
Other Structures	0	0	0	0%	281	5,107	0
Passenger transport infrastructure	0	0	0	0%	43,334	5,107	8
Pedestrian and Cycle facilities	0	0	0	0%	36,033	5,107	7
Pedestrian facilities	0	0	0	0%	156,237	5,107	31
Preventive maintenance	268,834	26,883	241,950	10%	16,829	5,107	3
Property purchase (local roads)	0	0	0	0%	128,919	5,107	25
Replacement of bridges & other structures	555,092	83,264	471,828	15%	25,928	5,107	5
Road reconstruction	0	0	0	0%	676,844	5,107	133
Roading General	10,000	0	10,000	0%	342,644	5,107	67
Seal extension	0	0	0	0%	331,045	5,107	65
Sealed road pavement rehabilitation	2,123,061	424,612	1,698,448	20%	2,551,540	5,107	500
Sealed road resurfacing	6,651,138	997,671	5,653,467	15%	1,411,810	5,107	276
Street Furniture	0	0	0	0%	6,317	5,107	1
Streetlighting	0	0	0	0%	64,689	5,107	13
Structures component replacements	2,062,503	309,376	1,753,128	15%	13,530	5,107	3
Town Centre Improvements	0	0	0	0%	457,056	5,107	90
Traffic services renewals	270,686	40,603	230,083	15%	285,989	5,107	56
Unsealed road metalling	3,249,305	324,931	2,924,375	10%	335,424	5,107	66
<b>TOTAL - Wakatipu</b>	<b>28,145,389</b>	<b>5,401,105</b>	<b>22,744,284</b>	<b>19%</b>	<b>10,726,521</b>	<b>5,107</b>	<b>2,100</b>

**TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>WANAKA</b>							
Associated improvements	0	0	0	0%	51,406	3,321	15
Cycle facilities	0	0	0	0%	79,668	3,321	24
Drainage renewals	993,547	198,709	794,838	20%	181,078	3,321	55
Environmental Renewals	0	0	0	0%	177	3,321	0
Kerb & Channel Construction	0	0	0	0%	96,839	3,321	29
Minor Improvements	5,680,617	579,826	5,100,791	10%	609,445	3,321	184
New roads	747,108	597,686	149,422	80%	503,186	3,321	152
Passenger transport infrastructure	0	0	0	0%	7,447	3,321	2
Pedestrian and Cycle facilities	0	0	0	0%	939	3,321	0
Pedestrian facilities	181,614	27,323	154,291	15%	95,739	3,321	29
Preventive maintenance	0	0	0	0%	436	3,321	0
Property purchase (local roads)	0	0	0	0%	20,807	3,321	6
Replacement of bridges & other structures	0	0	0	0%	26,146	3,321	8
Road reconstruction	90,000	27,000	63,000	30%	314,211	3,321	95
Roading General	10,000	0	10,000	0%	104,355	3,321	31
Seal extension	1,257,438	628,719	628,719	50%	1,418,437	3,321	427
Seal extension - residential	0	0	0	0%	1,214,113	3,321	366
Sealed road pavement rehabilitation	2,221,627	444,325	1,777,301	20%	380,611	3,321	115
Sealed road resurfacing	4,957,880	743,682	4,214,198	15%	1,041,922	3,321	314
Street Furniture	0	0	0	0%	3,686	3,321	1
Street lighting	0	0	0	0%	49,156	3,321	15
Structures component replacement	276,524	55,305	221,219	20%	7,675	3,321	2
Town Centre Improvements	0	0	0	0%	83,530	3,321	25
Traffic services renewals	166,875	33,375	133,500	20%	207,445	3,321	62
Unsealed road metalling	2,994,045	299,405	2,694,641	10%	342,189	3,321	103
<b>TOTAL - Wanaka</b>	<b>19,577,274</b>	<b>3,635,355</b>	<b>15,941,919</b>	<b>19%</b>	<b>6,840,643</b>	<b>3,321</b>	<b>2,060</b>

**TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS CONT...**

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
<b>DISTRICT WIDE</b>							
Associated improvements	0	0	0	0%	4,185	8,428	0
Drainage renewals	130,150	26,030	104,120	20%	11,511	8,428	1
Kerb & Channel Construction	0	0	0	0%	119	8,428	0
Minor Improvements	127,598	12,760	114,839	10%	6,285	8,428	1
Preventive maintenance	97,769	9,777	87,992	10%	5,360	8,428	1
Replacement of bridges & other structures	0	0	0	0%	883	8,428	0
Road reconstruction	0	0	0	0%	23,638	8,428	3
Seal extension	0	0	0	0%	44,072	8,428	5
Sealed road pavement rehabilitation	36,051	7,210	28,841	20%	82,323	8,428	10
Sealed road resurfacing	1,212,645	181,897	1,030,749	15%	80,868	8,428	10
Structures component replacements	78,405	15,681	62,724	20%	1,426	8,428	0
Traffic services renewals	18,808	3,762	15,046	20%	4,045	8,428	0
Unsealed road metalling	0	0	0	0%	-	8,428	0
<b>TOTAL - District Wide</b>	<b>1,701,427</b>	<b>257,116</b>	<b>1,444,311</b>	<b>15%</b>	<b>264,716</b>	<b>8,428</b>	<b>31</b>



# TRANSPORTATION - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Year	CAPEX QLDC (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	DebtBalance (2016/17 \$)	Annual Debt %
<b>WAKATIPU</b>							<b>Existing Debt</b>	<b>10,930,041</b>	
	2015/16	2,779,996	652,335	652,335	553	1,161,497	1,161,497	10,420,878	90%
	2016/17	2,379,940	943,259	1,595,594	553	1,161,497	2,322,995	10,202,640	81%
	2017/18	3,000,698	501,440	2,097,034	553	1,161,497	3,484,492	9,542,583	73%
	2018/19	2,721,519	454,471	2,551,505	553	1,161,497	4,645,990	8,835,556	66%
	2019/20	2,614,279	432,473	2,983,978	553	1,161,497	5,807,487	8,106,531	58%
	2020/21	3,107,855	509,320	3,493,298	468	983,807	6,791,294	7,632,045	53%
	2021/22	2,196,266	374,691	3,867,989	468	983,807	7,775,101	7,022,929	47%
	2022/23	2,501,888	420,692	4,288,681	468	983,807	8,758,907	6,459,815	42%
	2023/24	2,556,651	426,168	4,714,850	468	983,807	9,742,714	5,902,176	38%
	2024/25	4,286,298	686,255	5,401,105	468	983,807	10,726,521	5,604,625	34%
		<b>28,145,389</b>	<b>5,401,105</b>		<b>5,107</b>	<b>10,726,521</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>		<b>62%</b>
<b>DISTRICT WIDE</b>							<b>Existing Debt</b>	<b>-</b>	
	2015/16	16,115	2,715	2,715	902	28,330	28,330	-25,615	-943%
	2016/17	106,748	15,425	18,140	902	28,330	56,659	-38,520	-212%
	2017/18	101,382	13,407	31,547	902	28,330	84,989	-53,442	-169%
	2018/19	197,429	29,690	61,237	902	28,330	113,319	-52,082	-85%
	2019/20	187,051	28,397	89,634	902	28,330	141,648	-52,014	-58%
	2020/21	156,840	23,937	113,571	784	24,613	166,262	-52,691	-46%
	2021/22	140,174	21,477	135,047	784	24,613	190,875	-55,828	-41%
	2022/23	265,229	40,690	175,737	784	24,613	215,489	-39,752	-23%
	2023/24	265,229	40,690	216,427	784	24,613	240,102	-23,676	-11%
	2024/25	265,229	40,690	257,116	784	24,613	264,716	-7,599	-3%
		<b>1,701,427</b>	<b>257,116</b>		<b>8,428</b>	<b>264,716</b>	<b>District Wide Weighted Debt Funding Ratio</b>		<b>0%</b>

**TRANSPORTATION - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...**

Contributing Area	Year	CAPEX QLDC (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	DebtBalance (2016/17 \$)	Annual Debt %
<b>WANAKA</b>								<b>Existing Debt</b>	<b>-</b>
	2015/16	1,838,897	304,879	304,879	349	718,788	718,788	7,195,783	91%
	2016/17	1,755,056	303,876	608,755	349	718,788	1,437,576	6,780,871	83%
	2017/18	2,428,369	435,894	1,044,649	349	718,788	2,156,363	6,497,977	75%
	2018/19	2,129,104	441,660	1,486,309	349	718,788	2,875,151	6,220,850	68%
	2019/20	2,528,489	546,442	2,032,752	349	718,788	3,593,939	6,048,504	63%
	2020/21	2,539,990	548,566	2,581,317	315	649,341	4,243,280	5,947,729	58%
	2021/22	1,789,951	293,534	2,874,851	315	649,341	4,892,621	5,591,922	53%
	2022/23	1,522,473	253,501	3,128,353	315	649,341	5,541,962	5,196,083	48%
	2023/24	1,522,473	253,501	3,381,854	315	649,341	6,191,303	4,800,243	44%
	2024/25	1,522,473	253,501	3,635,355	315	649,341	6,840,643	4,404,403	39%
		<b>19,577,274</b>	<b>3,635,355</b>		<b>3,321</b>	<b>6,840,643</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>65%</b>