

2017/18

ANNUAL PLAN

Supporting documents

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SECTION

INTRODUCTION

FROM THE MAYOR



We are fortunate to live in one of the world's most beautiful regions and it's my mission as Mayor and that of my fellow elected members to keep our lifestyle in tune with our surroundings.

Our draft annual plan is a bold move to shift our Council from reactive to proactive. Since being elected I have listened and I have learned and my priorities have not moved. We have to plan better and we need to make better decisions.

#1: making public transport such a great and cheap service that it's too good to refuse. We need to get alongside the Otago Regional Council and continue to encourage them to deliver on public transport and water quality issues, because issue #2 is that keeping our lakes and waterways pristine needs work.

#3: We need to work closely with the Government to give our people affordable housing options. We are working hard on plans in this regard because housing is the biggest handbrake on our community's future.

#4: We all know that congestion on our roads is at unacceptable levels. We are working with government agencies to achieve a solution, not years out but now.

#5 We have to get ahead of growth when it comes to our infrastructure. We must find affordable solutions for our smaller communities.

#6: This Council needs to have its offices on one site in the Wakatipu, not four, and it's a no-brainer that we need staffing levels that match growth to meet your expectations for service.

Most of these issues are district-wide. There is an obvious focus required on the Wakatipu but we need an appropriate response to Wanaka's growth, which is also far above the national norm. Meanwhile we are already delivering the Wanaka pool, the upgrade of Project Shotover and Hawthorne Drive, which will have Stage 1 open within weeks.

I have no desire to bring you a rates increase but it's unavoidable. Put simply, we have underinvested in the past. Now we have no choice but to invest in right-sizing our response to growth and I expect this Council to deliver. The impact of our proposals will be an average rates increase of 4.25%.

Please tell us what you think.
Feedback closes on 28 April 2017.
We will hold hearings and then we will adopt the plan with any amendments at the end of June 2017.

A handwritten signature in black ink, appearing to read 'Jim Boulton', with a large, stylized initial 'J'.

Jim Boulton
Mayor

SUMMARY FROM THE CHIEF EXECUTIVE



We are officially the fastest growing district in New Zealand with a whopping 7.1% rise in population last year alone. In 2015 our district's population was 32,410 – by next year it is projected to be 38,048. This is more than predicted and faster than we had provided for in our last 10-Year Plan. It's time to catch up. In less than 20 years we have almost doubled in population and are picked to be a key growth destination for the next decade. The solution is investment. This plan identifies the need to significantly address the pressure of growth through:

- Investment in traffic solutions
- Investment in increased services and resourcing (staff)
- Investment in our environment (lake quality, wilding pines, recreation)
- Investment in our people (living and housing affordability, education and health)

Our community can't continue to shoulder the burden of increasing tourism. Some form of visitor levy is the answer but this

can only happen with the Government's agreement. Watch this space. In the meantime we will be putting together smarter business cases to attract the right support from NZTA (for State Highway funding) and the Government's Infrastructure Fund.

By deferring both some debt repayment and the proposed Convention Centre Project, we have kept the rates increase below 5%. The average proposed increase is 4.25% after allowing for 3% growth. That's an average so the impact on your own rates will depend on where

you live, what services you receive, the type of property you own and its value.

I invite you to look at the details in the full Annual Plan supporting document and tell us what you think.

A handwritten signature in black ink, appearing to read 'Mike Theelen', with a long horizontal stroke extending to the right.

Mike Theelen
Chief Executive

2017/18 FINANCIAL HIGHLIGHTS

BACKGROUND

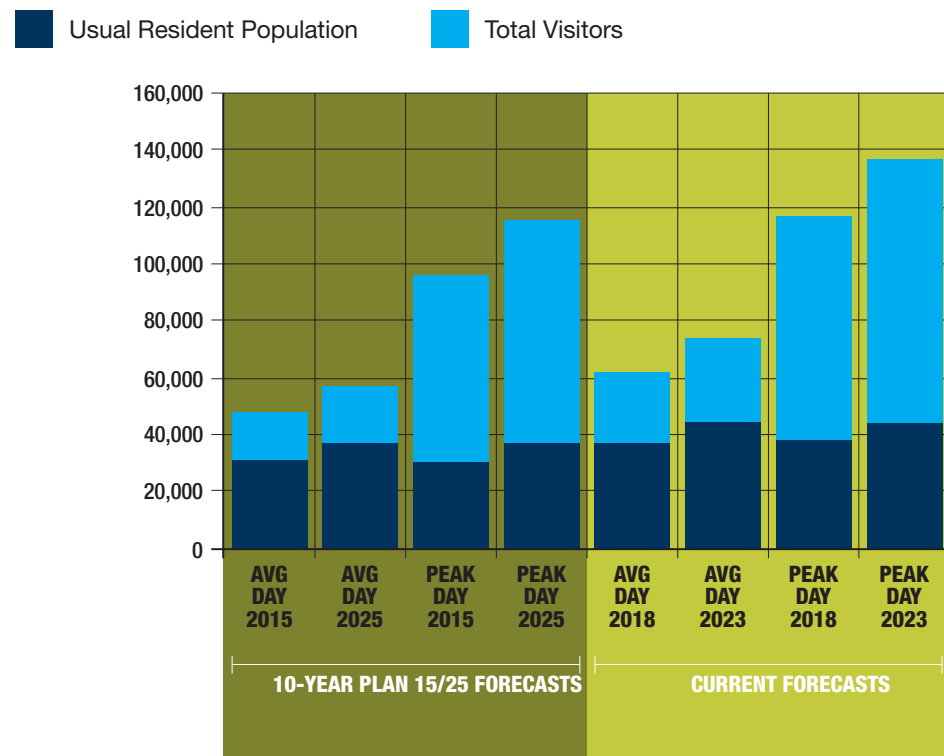
According to the Local Government Act, the Annual Plan process is secondary to the 10-Year Plan process and there is no requirement to consult unless there are significant variations from the budget for the same year in the 10-Year Plan. QLDC has decided to consult this year, through the 2017/18 consultation document.

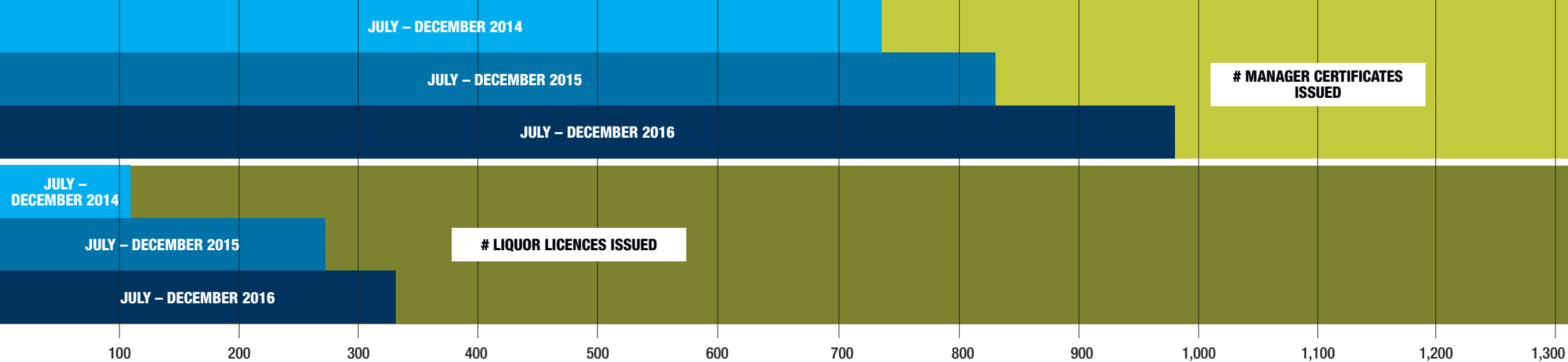
The 10-Year Plan was prepared in October 2014 and since this time the region has experienced unprecedented growth. We're playing catch-up through decisive leadership, so we can be a proactive Council, rather than reactive. The key messages are that we need to improve levels of service in the following areas:

- > Improve transport (including public transport)
- > Improve public toilets and street cleaning
- > Address water quality issues
- > Address exceptionally high volumes of applications for consents and regulatory approvals
- > Provide a positive customer experience through a "can do" council approach
- > Increase the organisation's capacity for dealing with growth

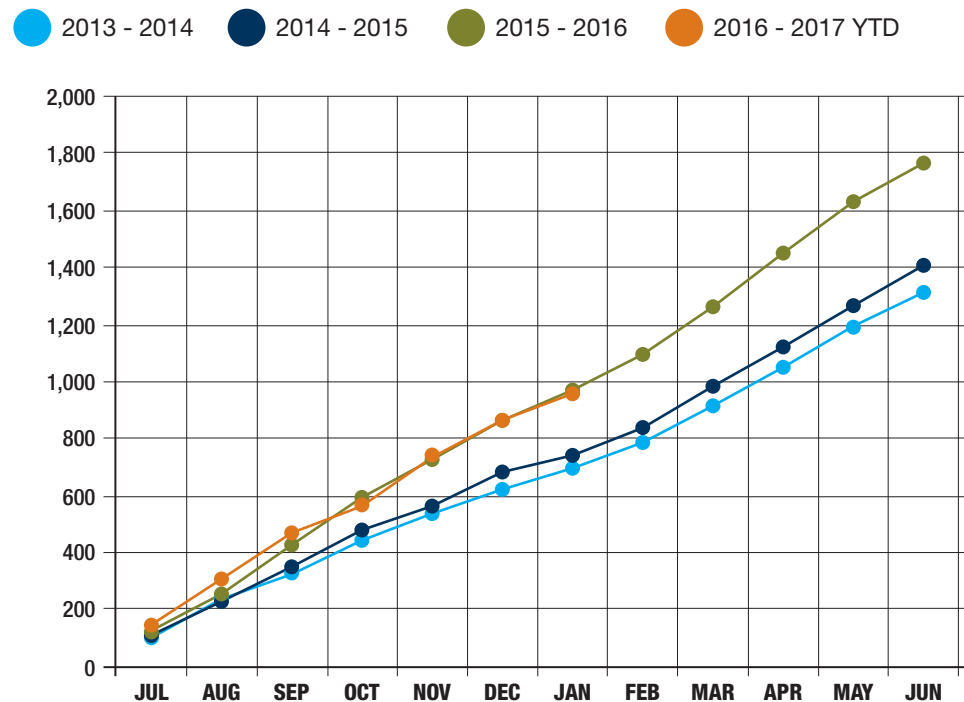
The following graphs demonstrate the difference in forecast growth from the 10-Year Plan to current forecasts and the growth we have experienced within some of our activities at Council. The current forecast for 2023 is significantly higher than the previously forecast figures for 2025!

COMPARISON OF GROWTH FORECASTS FOR THE DISTRICT AS A WHOLE

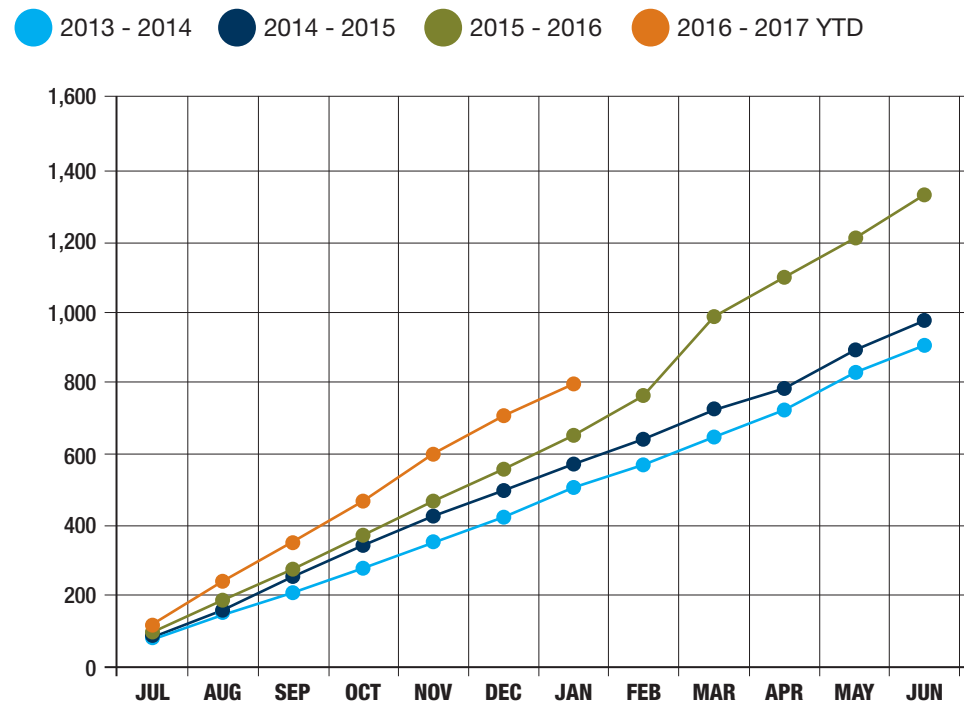




BUILDING CONSENT APPLICATIONS RECEIVED PER MONTH (CUMULATIVE)



RESOURCE CONSENT APPLICATIONS RECEIVED PER MONTH (CUMULATIVE)



BUDGET APPROACH

QLDC has taken the following approach to the budget process for 2017/18:

Capital Expenditure (Capex)

A full review of the proposed capex programme has been undertaken. The capex programme has reduced from \$61.18m in the 10-Year Plan to \$60.0m. This is an overall reduction of \$1.18m. The main variations are as follows:

- > Deferred works to later years of \$39.4m, the majority of which is the proposed Queenstown Convention Centre which has been deferred to 18/19 pending further consultation.
- > Transferred works from 16/17 into 17/18 of \$19.2m, these transfers have been made to align with the construction budgets for the Eastern Arterial Route (Hawthorne Drive), Wanaka Aquatic Centre and the rising main between Shotover Country and Glenda Drive.

- > Additional works of \$15.5m as follows:
 - Roading of \$3.6m including the widening of Mt Aspiring Access Road, investigation into Queenstown central business district upgrades and parking.
 - Water supply of \$2.7m including additional works for Kawarau Bridge connections, chlorination upgrades and upgrades to the Frankton ring main.
 - Wastewater \$2.6m including additional works for Kawarau Bridge connections, construction of Marine Parade pumping station and upgrades to screenings at Project Pure.
 - Property of \$0.9m including works to investigate suitability of the Queenstown Events Centre as an Emergency Operations Centre and suitability of Council Offices to service growth in the District.
 - Queenstown Town Centre Master Plan implementation of \$2.0m to enable commencement of the strategy.

Operating Expenditure

The 2017/18 year is Year 3 of the 10-Year Plan. The Annual Plan budget for 16/17 has been used as the base for the 17/18 Annual Plan budget, due to adjustments for growth on the 10-Year Plan budgets already incorporated.

Generally speaking, activity has increased across the board since the original 10-Year Plan was prepared. All major corporate budgets have been fully reviewed. This includes staff costs, vehicles, insurance, energy, interest etc. Assumptions have been tested to ensure that the proposed Annual Plan budget reflects current needs and the Council's aspirations.

Revenue budgets have also been reviewed and updated where appropriate. This includes the incorporation of a realistic fee structure to cover costs for some activities as a result of the 16/17 Funding and Rates review.

BUDGET COMPARISON

The table below highlights the main changes between the proposed Annual Plan budget for 2017/18 to the 10-Year Plan budget for the same year:

BUDGET COMPARISON	10YP YR 3	AP	
	17/18	17/18	Change
	\$m	\$m	\$m
Capital Works	61.18	60.00	-1.18
Rate Funded Capex	6.34	6.94	0.60
Operating Cost	101.98	116.65	14.67
Total Revenue	146.96	137.49	-9.47
Debt Repayment	16.35	15.00	-1.35
New Loans	19.84	36.73	16.89
Rates Increase	2.81%	4.25%	1.44%

The proposed rates increase for 2017/18 is 4.25% (after allowing for growth of 3.0% in the rates database). This is above the 2.81% signalled in the 10-Year Plan for 2017/18.

Please refer to the next section for a discussion on the proposed rates increase.

The capital budget has reduced by \$1.18m as explained above.

Operating costs have increased by \$14.67m compared to the 10-Year Plan which is largely due to the following:

- > Increases in staff costs of \$5.5m due to a continued increase in activity and services provided by consenting, regulatory services and planning. These costs are largely offset by increased revenue.
- > Forestry costs of \$2.9m for clearance of Coronet Forest have been offset by additional revenue.
- > Increased landfill costs of \$2.0m due to sludge disposal and increased volumes of waste (partly covered by additional revenue of \$1.2m).

- > Costs of District Plan review are \$1.48m higher than initially forecast for 2017/18 due to timing changes for the full project.
- > Subsidy for enhanced public transport system \$0.6m
- > Other costs higher than forecast: depreciation (\$0.9m), cleaning (\$0.5m) and energy (\$0.4m).

The budget for total revenue has decreased by \$9.47m overall. This is largely the result of the deferral of a capital grant for the Queenstown Convention Centre of \$26.7m which was included in year 3 of the 10-Year Plan. Operating revenue has in fact increased by \$17.3m once this deferral is removed. This is as a result of the following:

- > Increased user charges (\$6.9m) due to growth in activity levels for consenting and regulatory (\$4.6m) and waste management volumes (\$1.2m).
- > Forestry income of \$2.9m for proceeds from clearance of Coronet Forest.
- > Increased lease income of \$2.7m for both commercial and reserve based leases.

RATES IMPACT

The proposed rates increase for 2017/18 is sitting at 4.25% (after allowing for growth of 3.0% in the rates database). This is above the 2.81% signalled in the 10YP for 17/18 but follows several years of lower increases to forecasts.

In simple terms, the amount of rates required is made up of the balance of operating costs less operating revenue plus any rate funded capital expenditure (mostly loan repayments). We have adjusted some rate funded loan repayments for 2017/18 to keep the rates increase down to an acceptable level. This does not have a significant impact on our debt profile going forward but it does allow rates increases to be smoothed between years.

The impact of a 4.25% rates increase will not be even across all property types and locations. This is because of the impact of targeted rates which are often ward or scheme based. The following tables show the indicative impacts for a range of properties:

SUMMARY OF INDICATIVE TOTAL RATE MOVEMENTS 17/18

MEDIAN VALUES

Property Type	CV	Location	Rates Movement	
			%	\$
Residential	\$670,176	Queenstown	4.87%	\$128
Commercial	\$1,230,333	Queenstown	4.43%	\$255
Accommodation	\$1,227,414	Queenstown	6.18%	\$550
M/U Accommodation	\$806,305	Queenstown	4.26%	\$153
Vacant	\$418,860	Queenstown	3.02%	\$58
M/U Commercial	\$806,305	Queenstown	4.47%	\$148
Residential	\$551,708	Wanaka	5.73%	\$144
Commercial	\$698,819	Wanaka	2.64%	\$126
Accommodation	\$698,819	Wanaka	3.92%	\$271
M/U Accommodation	\$613,009	Wanaka	4.50%	\$154
Primary Industry	\$3,331,970	Wanaka	3.83%	\$146
Country Dwelling	\$1,099,941	Wanaka	5.21%	\$110
Vacant	\$306,504	Wanaka	6.83%	\$123
M/U Commercial	\$613,009	Wanaka	4.71%	\$150
Residential	\$547,408	Arrowtown	3.59%	\$89
Commercial	\$1,111,877	Arrowtown	3.77%	\$214
Accommodation	\$1,111,877	Arrowtown	5.64%	\$505
M/U Accommodation	\$733,759	Arrowtown	3.10%	\$110
Vacant	\$291,174	Arrowtown	2.69%	\$47
M/U Commercial	\$733,759	Arrowtown	3.20%	\$104
Primary Industry	\$2,781,412	Wakatipu	2.51%	\$68
Country Dwelling	\$1,428,348	Wakatipu	2.04%	\$43
Residential	\$476,732	Glenorchy	0.22%	\$5
Residential	\$478,985	Lake Hayes	3.78%	\$95
Residential	\$372,948	Hawea	4.79%	\$110
Residential	\$476,732	Kingston	0.33%	\$5
Residential	\$542,676	Arthurs Point	3.75%	\$97

SUMMARY OF INDICATIVE TOTAL RATE MOVEMENTS 17/18

LOWER VALUES

Property Type	CV	Location	Rates Movement	
			%	\$
Residential	\$422,255	Queenstown	4.88%	\$111
Commercial	\$273,910	Queenstown	6.79%	\$156
Accommodation	\$462,440	Queenstown	5.06%	\$197
M/U Accommodation	\$475,705	Queenstown	4.37%	\$126
Vacant	\$187,075	Queenstown	3.05%	\$49
M/U Commercial	\$448,980	Queenstown	4.59%	\$119
Residential	\$484,995	Wanaka	6.02%	\$144
Commercial	\$436,304	Wanaka	3.38%	\$116
Accommodation	\$406,556	Wanaka	3.03%	\$126
M/U Accommodation	\$417,200	Wanaka	5.31%	\$152
Primary Industry	\$970,235	Wanaka	5.90%	\$101
Country Dwelling	\$735,480	Wanaka	5.93%	\$99
Vacant	\$198,170	Wanaka	7.49%	\$120
M/U Commercial	\$375,480	Wanaka	5.81%	\$148
Residential	\$582,610	Arrowtown	3.55%	\$90
Commercial	\$381,520	Arrowtown	5.51%	\$154
Accommodation	\$326,300	Arrowtown	4.79%	\$162
M/U Accommodation	\$475,600	Arrowtown	3.40%	\$100
Vacant	\$255,635	Arrowtown	2.69%	\$45
M/U Commercial	\$594,500	Arrowtown	3.36%	\$100
Primary Industry	\$1,000,320	Wakatipu	1.21%	\$19
Country Dwelling	\$734,019	Wakatipu	1.07%	\$16
Residential	\$290,950	Glenorchy	-0.08%	-\$2
Residential	\$414,570	Lake Hayes	3.80%	\$93
Residential	\$288,120	Hawea	4.96%	\$108
Residential	\$290,950	Kingston	-0.13%	-\$2
Residential	\$432,120	Arthurs Point	3.80%	\$93

SUMMARY OF INDICATIVE TOTAL RATE MOVEMENTS 17/18

HIGHER VALUES

Property Type	CV	Location	Rates Movement	
			%	\$
Residential	\$2,244,900	Queenstown	4.85%	\$235
Commercial	\$21,860,125	Queenstown	4.17%	\$3,798
Accommodation	\$42,565,500	Queenstown	6.81%	\$18,587
M/U Accommodation	\$2,859,575	Queenstown	4.03%	\$326
Vacant	\$684,160	Queenstown	2.99%	\$69
M/U Commercial	\$983,480	Queenstown	4.42%	\$162
Residential	\$1,251,600	Wanaka	3.80%	\$142
Commercial	\$7,189,100	Wanaka	2.06%	\$902
Accommodation	\$8,626,920	Wanaka	3.98%	\$2,466
M/U Accommodation	\$2,607,500	Wanaka	1.91%	\$173
Primary Industry	\$6,995,905	Wanaka	2.70%	\$212
Country Dwelling	\$2,043,000	Wanaka	4.23%	\$137
Vacant	\$834,400	Wanaka	4.97%	\$137
M/U Commercial	\$719,670	Wanaka	4.35%	\$150
Residential	\$1,397,075	Arrowtown	2.84%	\$106
Commercial	\$2,886,500	Arrowtown	3.89%	\$538
Accommodation	\$1,104,400	Arrowtown	4.69%	\$330
M/U Accommodation	\$1,664,600	Arrowtown	2.55%	\$145
Vacant	\$653,950	Arrowtown	2.73%	\$61
M/U Commercial	\$820,410	Arrowtown	3.12%	\$107
Primary Industry	\$7,294,000	Wakatipu	3.41%	\$193
Country Dwelling	\$4,209,060	Wakatipu	3.31%	\$153
Residential	\$666,540	Glenorchy	0.47%	\$11
Residential	\$712,210	Lake Hayes	3.70%	\$103
Residential	\$668,850	Hawea	4.33%	\$119
Residential	\$708,860	Kingston	0.74%	\$13
Residential	\$831,000	Arthurs Point	4.60%	\$107

THE MAIN FEATURES OF THE PROPOSED RATES INCREASES FOR 17/18 ARE:

- > Increase in rates for Wastewater (Project Shotover) of between \$84 and \$90 per connection per annum - this is within forecast. (Queenstown, Arrowtown, Lake Hayes/Shotover Country, Arthurs Point)
- > Increase in rates for Wastewater (Project Pure) of \$66 per connection per annum largely attributable to sludge disposal costs. (Wanaka, Albert Town)
- > Increase in rates for Wanaka Pool of \$86 per annum - this is within forecast. (Residential in Wanaka ward)
- > Increase in rates for Wanaka Tourism Promotion of around \$4.2% per annum - this is within forecast. (Businesses in Wanaka ward)

WHAT'S DIFFERENT?

WHAT DO YOU THINK?

The following items are points of difference from the 10-Year Plan. If you would like to provide feedback via the submissions process, please visit our website.

TRAFFIC

Sorting our traffic congestion needs a multi-pronged approach. Investing in Hawthorne Drive (the Eastern Access Route) ahead of schedule and working with NZTA on other solutions is one aspect but getting cars off our roads by delivering a far cheaper, far better public transport service is critical.

Public Transport is a function of the Otago Regional Council but we have stepped up in partnership with ORC and NZTA to propose a radical shift in public transport in the Wakatipu. We have included \$600,000 in the budget to ramp up the subsidy already contributed

by ORC and to add the sizeable contribution by NZTA, keen to reduce traffic on the highways. We propose a blanket \$2 fare and a more convenient service. A further \$300,000 is at risk if the uptake doesn't happen but we are banking on the change. ORC is also consulting on this.

TOWN CENTRE MASTER PLAN

We have earmarked \$2 million for projects within central Queenstown this year, under the umbrella of the Town Centre Master Plan. This is a placeholder as we are still in the early stages of consulting on how our community would like this area to be redeveloped. Budgets for more specific aspects of the project will be included in next year's 10-Year Plan.

UPPING LEVELS OF SERVICE

Our annual survey results show that we needed to do better at things like cleaning public toilets and keeping our towns free of rubbish. These are two examples where the level of service was adequate when it was set more than two years ago but no longer caters for growth. We are cleaning toilets and emptying bins more often to meet community and visitor expectations that our streets and public toilets will be clean.

RESOURCING RIGHT

In 2013 QLDC undertook an organisational review. Staff numbers were reduced to match needs at that time. Four years on and in the face of unprecedented growth, we can no longer meet community expectations and our staff are under pressure. We recruit in a highly competitive market and it can be difficult to attract and retain good people, particularly when

they – like you – are grappling with the cost of living here.

The reality is that we can't deliver for you if we don't have staff.

We recover part or all of the cost of many of our services from users, for example in building and planning, regulatory or sport and recreation, so the full cost of employing staff does not always fall on rates. In some areas, such as legal advice, employing our own staff is more cost-effective than paying for a consultant. Corporate functions such as Human Resources and IT are essential to keep our front-facing services operating and as we provide more services, we need to hire more support staff. This plan provides for that, as well as staff for the new Wanaka Aquatic Centre. The proposed staffing budget has been increased by \$2.6 million and includes an increase of 34 full-time equivalents to a total staff of 323, including overheads and provision for salary reviews.

PLANNING RIGHT – THE DISTRICT PLAN

Last year we consulted on an increased cost for reviewing the District Plan. With Stage 1 well underway and Stage 2 yet to begin, we have reforecast our position and budgeted an additional \$1.6m for this project. This is subject to the availability of staff so the timing may change.

LAKESIDE PLAYGROUND

An upgrade of the playground in the Queenstown Gardens beside the Bathhouse was anticipated in the 10-Year Plan and is included in this Annual Plan. The existing playground was built in 1994. This is an exciting project that will inject new life into a much loved and well-used play area. We have included \$680,000 in the Annual Plan for a complete refresh including landscaping and state of the art play gear. The result will be akin to the hugely popular destination playground on the shores of Lake Wanaka.

CHLORINATION FOR OUR COMMUNITY WATER SUPPLIES

Supplying safe and clean drinking water is a core responsibility and legal obligation. Adding chlorine is one of the most common and effective treatments because it disinfects the water all the way from the source through to your taps. It kills small bugs such as bacteria that can get through filtration systems and viruses that cannot be physically removed from water. Most of our district is already serviced by a chlorinated supply.

Following the Havelock North water contamination crisis last year and after advice from Public Health South, we began chlorinating the Arrowtown, Hawea and Glendhu Bay water supplies on a temporary basis over summer. The Council's view was that we could not afford to risk lives and health of vulnerable people, a community's economy or the district's reputation through an outbreak of waterborne disease linked to a contaminated public supply.

We have included \$500,000 in the budget to enable the permanent chlorination of all QLDC community water supplies that don't already have this level of treatment. This includes Arrowtown, Glendhu Bay, Hawea, Arthur's Point, Luggate and Glenorchy. This will provide uniformity of treatment across our district. A significant

programme of works will be considered as part of the 10-Year Plan to ensure all our drinking water supplies meet NZ Drinking Water Standards.

We will hold community meetings during the consultation period for this annual plan to provide additional opportunities for residents to express their views on this issue. The decision on whether to chlorinate these supplies permanently will be made as part of the adoption of the annual plan at the end of June, when the Council will have considered all feedback.

SPREADING THE COSTS

In our last 10-Year Plan we asked whether there was a fairer way of structuring water and wastewater rates across the district. We need to continue to put our small communities onto a more sustainable footing for wastewater, though we recognise that the cost of doing so can be significant. Everyone benefits from infrastructure that makes our environment safe. If we spread this cost differently between the beneficiaries and the wider community it might be more affordable for all. We want to pick this conversation up again over the coming year as we lead into the next 10-Year Plan.

HEADS UP ABOUT FURTHER CONSULTATION

There are three other matters that we will be consulting on within the next few weeks in a more formal manner outside the annual plan consultation.

CORONET FOREST

In the interests of keeping the wilding pine scourge at bay, we are proposing to do the right thing and deal to a major seed source sooner rather than later by bringing forward the harvest of Coronet Forest. We signalled this last year. The cost of harvest versus the projected income from the harvest is expected to be cost neutral. This issue is being treated as a special consultation, outside the draft Annual Plan, because it requires the forest's management plan to be amended.

DEVELOPMENT CONTRIBUTIONS

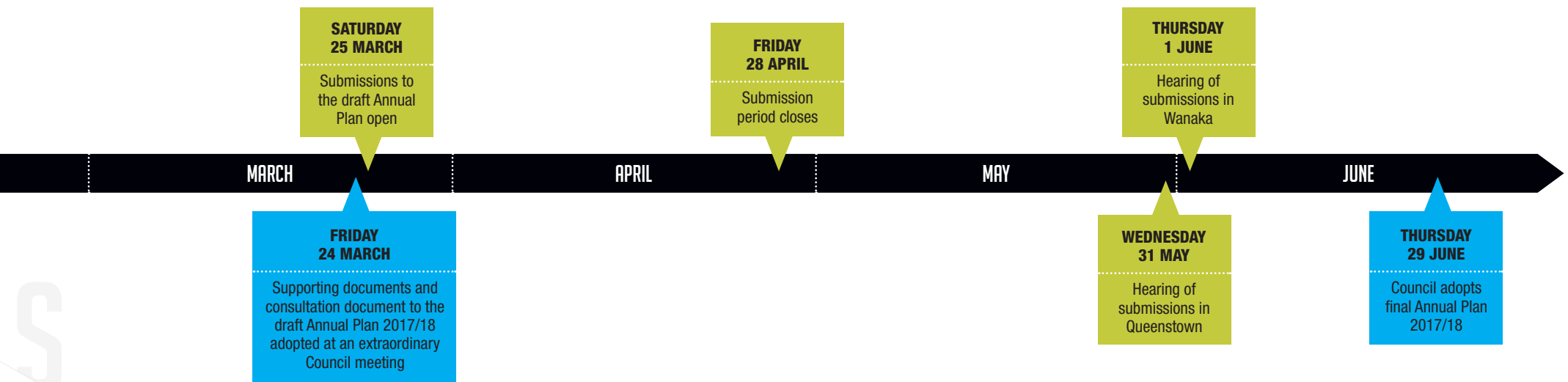
We are seeking your views on proposed changes to development contributions. This directly affects developers but is an issue on which we are legally required to undertake formal consultation.

RESOURCE CONSENT FEE SCHEDULE

We are seeking your views on proposed changes to resource consent fees through the special consultation process.

The Statements of Proposal for each of these three issues will be posted on our website along with the submission forms: www.qldc.govt.nz

ANNUAL PLAN 2017/18 SUBMISSION PROCESS



The Consultation Document will be available online, at Council offices and libraries.

SUMMARY OF CHANGES

CHANGES AS A RESULT OF SUBMISSION PROCESS

To be added after submission process.



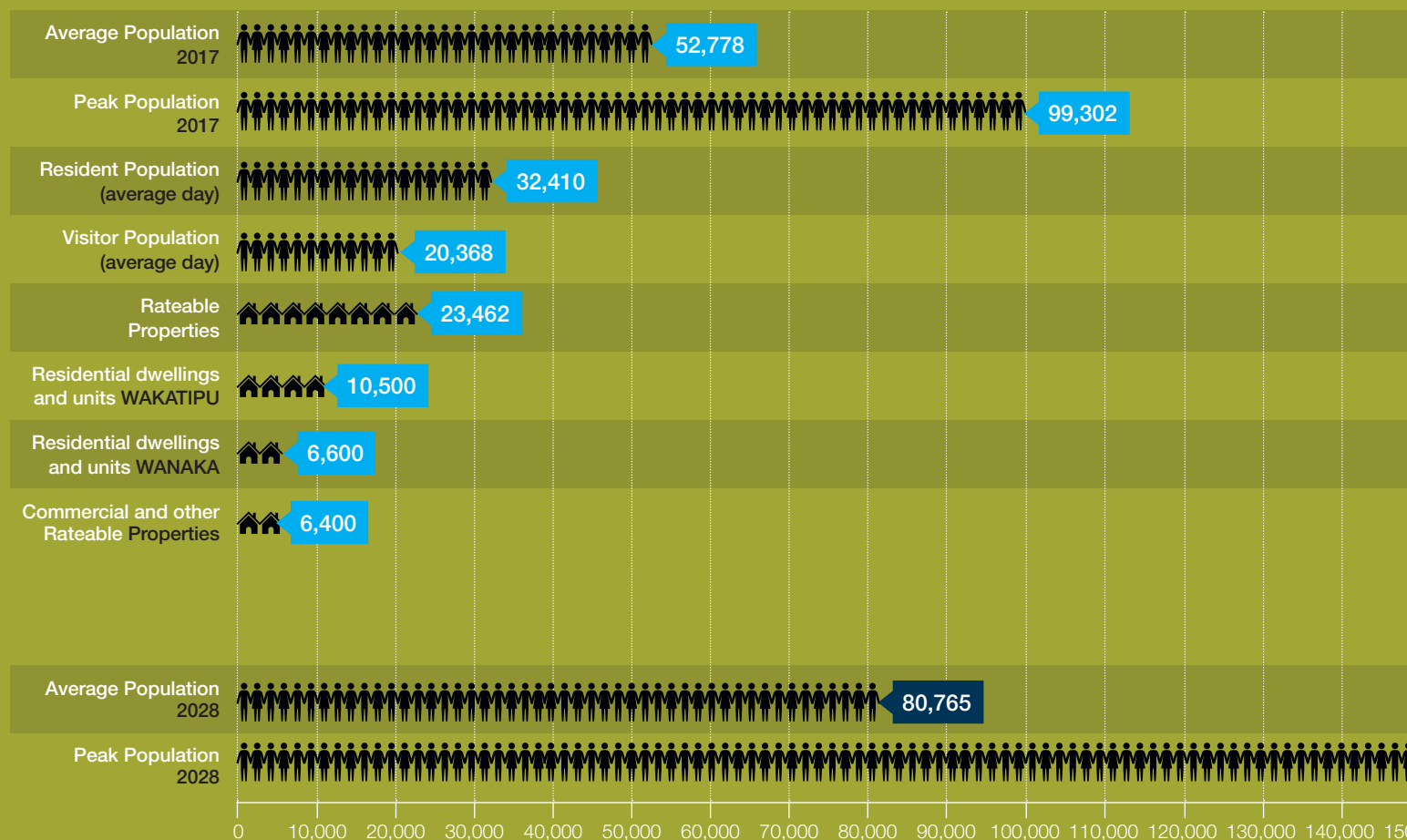
SECTION

**GENERAL
INFORMATION**

FACT FILE

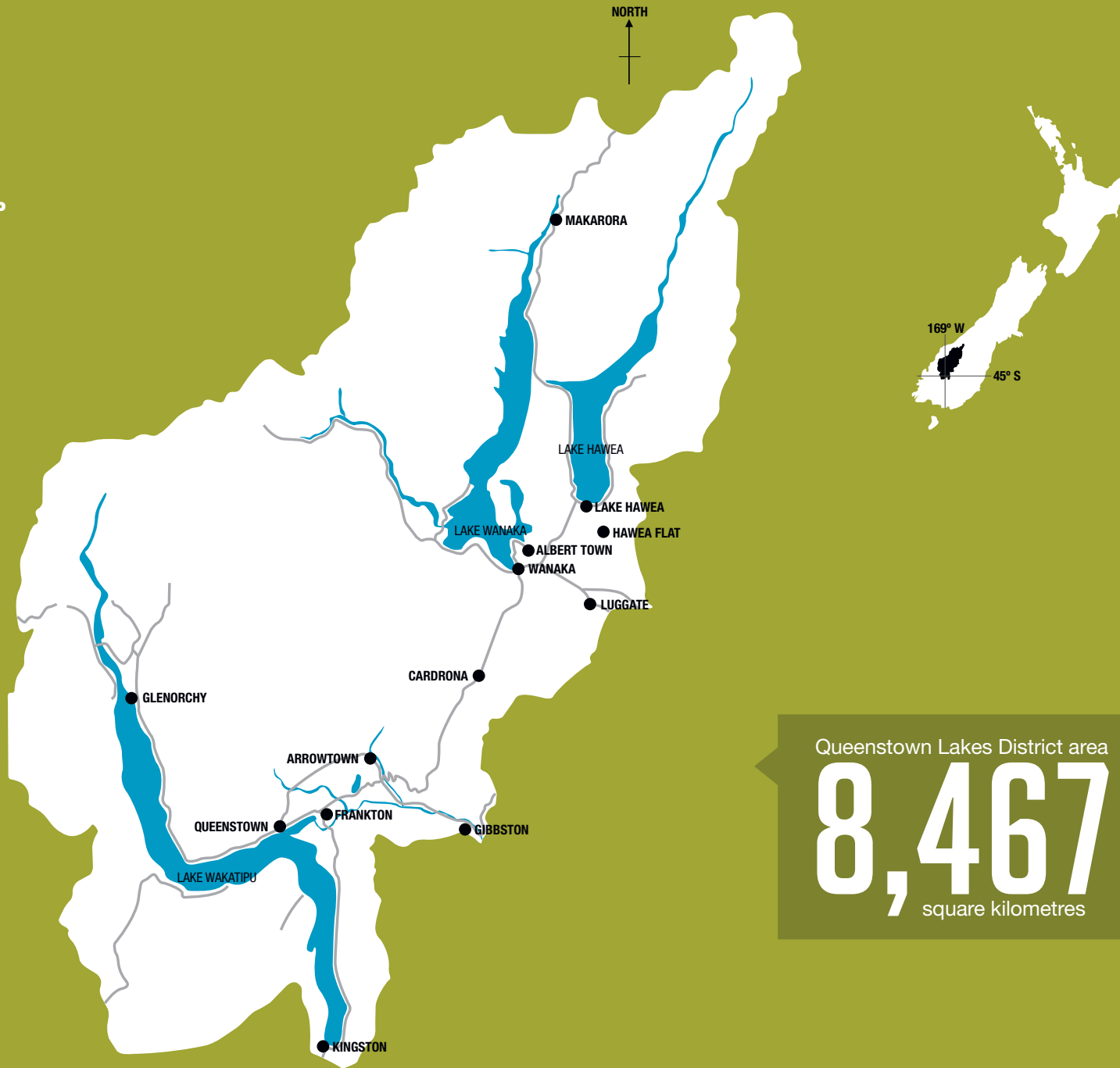
Source: Queenstown Lakes District Growth Projections for 2017

2016/17 FACT FILE



2028 PROJECTED GROWTH

DISTRICT MAP



STRATEGIC PERFORMANCE FRAMEWORK

OUR PLAN

SUSTAINABLE GROWTH MANAGEMENT

IS THE PRIMARY FOCUS

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 during this 10YP cycle

What we want to achieve before the next 10YP cycle

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 compliance costs.

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 gym)
- > 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 the report were consulted on in the 10-Year Plan 2015-25 and now include an additional set of Department of Internal Affairs (DIA) measures

OTAGO PERFORMANCE IMPROVEMENT FRAMEWORK

THE OTAGO PERFORMANCE IMPROVEMENT FRAMEWORK BENCHMARKS QLDC'S PERFORMANCE AGAINST OTHER LOCAL TERRITORIAL AUTHORITIES. THIS WILL BE INCLUDED IN OUR ANNUAL REPORT.

RISK MITIGATION

HOW WE WILL MANAGE THE EVENTS THAT COULD STOP US DELIVERING

HEALTH, SAFETY AND WELLBEING

ENSURING THAT ALL QLDC ACTIVITIES FOCUS UPON THE HEALTH, SAFETY AND WELLBEING OF THE COMMUNITY AT ALL TIMES

THE PLANNING PROCESS: OUR CORE BUSINESS



The Council delivers 26 core activities, which fall into seven different group activities. These are: Core Infrastructure and Services; Community Services and Facilities; Regulatory Functions and Services; Environment; Economy; Local Democracy; and Financial Support and Services.

Note: Our financial year runs from 1st July to 30th June.





DELEGATED RESPONSIBILITIES AS AT 1 JULY 2017

COUNCILLORS



JIM BOULT
MAYOR

COUNCIL COMMITTEES

Audit, Finance and Risk Committee

Planning & Strategy Committee

Infrastructure Committee

Community & Services Committee

Governance Subcommittee

Elected Member Conduct Committee

Appeals Subcommittee

District Licensing Committee

Chief Executive Performance Review
Committee

Dog Control Committee

COUNCILLORS

Wanaka Ward



CALUM MACLEOD
DEPUTY MAYOR



ELLA LAWTON



ROSS MCROBIE

Wakatipu Ward



ALEXA FORBES



CRAIG (FERG) FERGUSON



JOHN MACDONALD



PENNY CLARK



TONY HILL



VALERIE MILLER

Arrowtown Ward



SCOTT STEVENS

WANAKA COMMUNITY BOARD



RACHEL BROWN
CHAIR



QUENTIN SMITH
DEPUTY CHAIR



ED TAYLOR



RUTH HARRISON



CALUM MACLEOD



ELLA LAWTON



ROSS MCROBIE

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
KINGSTON: Email and we
will call you



services@qldc.govt.nz



www.qldc.govt.nz



twitter.com/QueenstownLakes



facebook.com/QLDCinfo

COUNCIL OFFICES

QUEENSTOWN OFFICE



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 TO PROVIDE:

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?

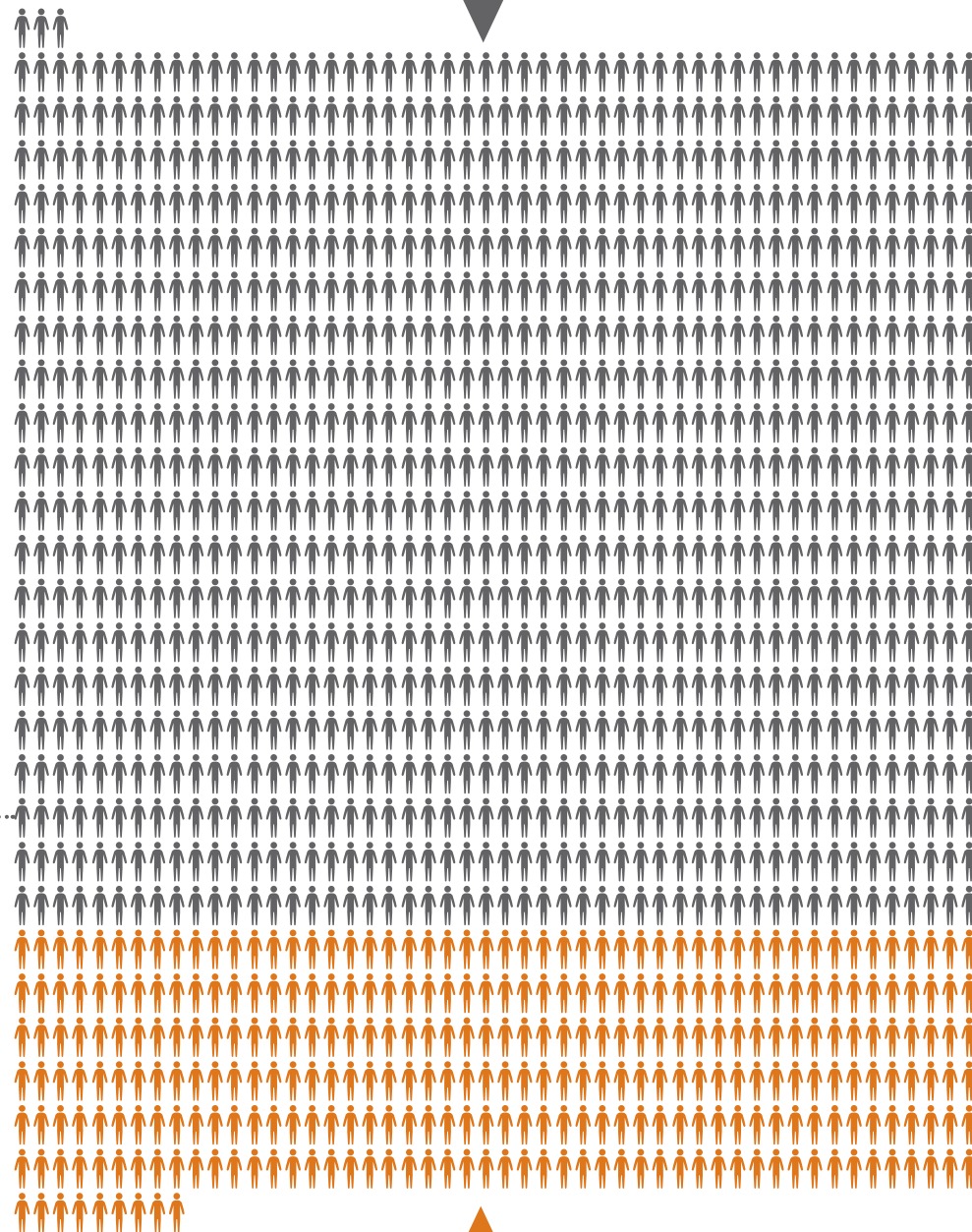
In December 2014 the Council adopted the 30-year Infrastructure Strategy, as required under the 2014 reforms to the Local Government Act 2002. The strategy is recognised as an important document to continuously improve the provision of core services to the community. The document focuses on the core 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

99,302

PEOPLE DURING PEAK PERIODS USING THE DISTRICTS INFRASTRUCTURE



AND ONLY

32,410

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

2017/18

WHAT WE ARE PLANNING

We are planning to:

- > improve the reliability and quality of existing core infrastructure services to the District;
- > manage risk and improve resilience of core infrastructure services for a variety of future scenarios including natural hazards, technology changes, climate changes and demographic changes;
- > improve stormwater runoff controls and respond to risks which may impact on the environment;
- > ensure that, as a minimum, key service levels (compliance with drinking water standards) are progressively implemented;
- > balance cost increases with affordability and demand management;
- > adopt an integrated approach to the management of 3 Waters and other infrastructure; and
- > develop a Town Centre Masterplan to address issues relating to urban design, including traffic, public transport, civic wellbeing and parking.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

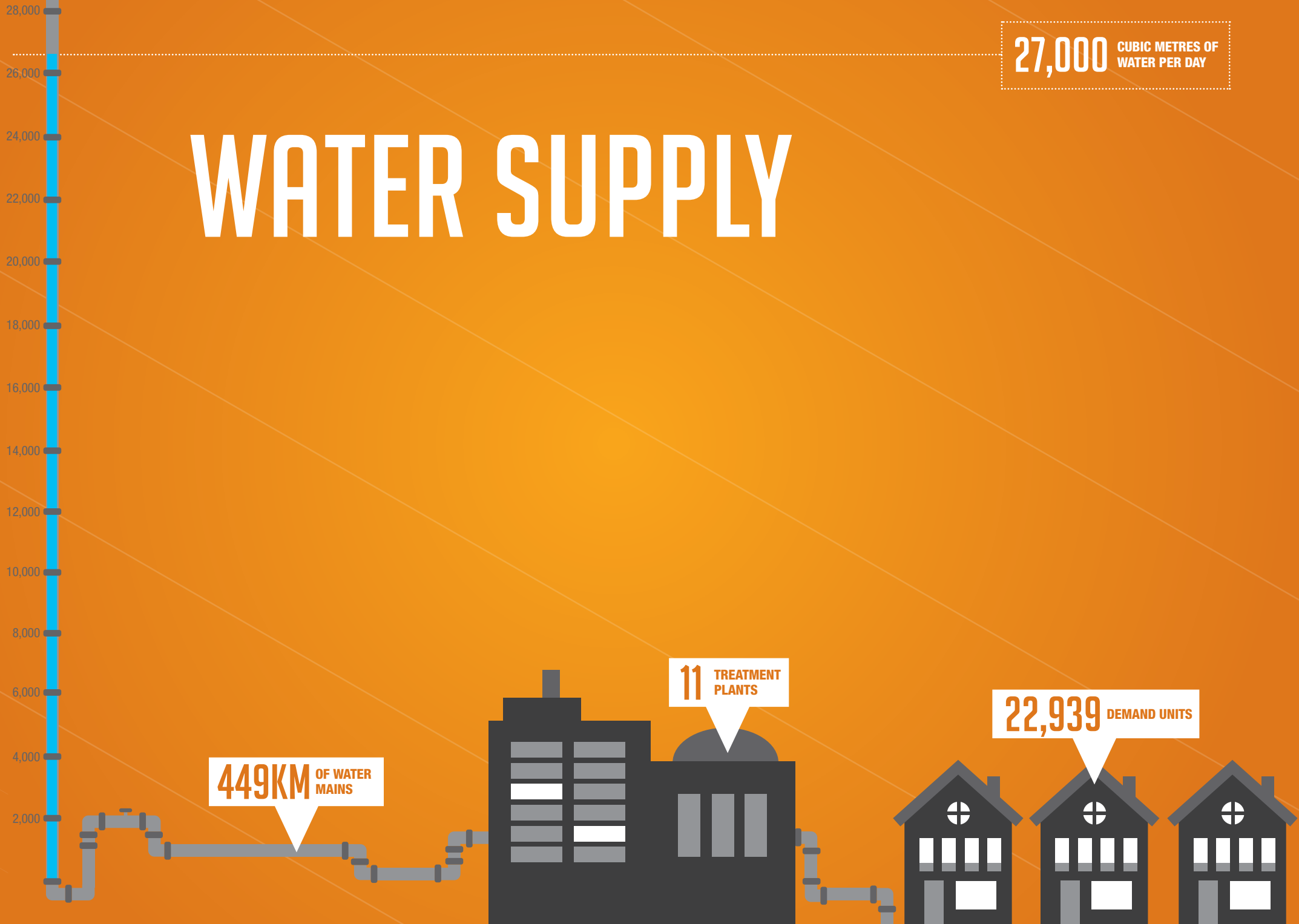
HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 TARGET
Percentage variance from original budget for A) capital expenditure B) operational expenditure	New measure to be reported from 2015	A) Range of 0% and -10% B) Range of 0% and -5%
Percentage 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%	>85%

OTAGO REGIONAL PERFORMANCE FRAMEWORK – BENCHMARK MEASURE FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2017/18 ANNUAL REPORT)

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2017/18 TARGET
Percentage of the Council's budgeted capital works programme, including renewals, completed annually.	Benchmark measure, no target set

WATER SUPPLY

27,000 CUBIC METRES OF
WATER PER DAY



WHY SHOULD YOU CARE?



A DRIPPING TAP CAN
WASTE OVER
1,000 LITRES
(ONE CUBIC METRE) OF WATER
PER DAY



ABOUT WATER SUPPLY

QLDC is responsible for approximately 449km of water mains and 11 treatment plants serving approximately 22,939 demand units that between them use a total of approximately 27,000 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.

2017/18

WHAT WE ARE PLANNING

We are planning to:

- > improve the reliability of water pressure for customers on the hills bordering the Wanaka township;
- > investigate the most efficient method of providing water supply services to Cardrona into the future;
- > expand non-lake water sources to diversify water uptakes to manage risk and deliver safe, reliable water to Queenstown and its surrounds;
- > complete the upgrades to the water treatment plants in Wanaka and Queenstown to meet the New Zealand Drinking Water Standards by installing water clarification, advanced control systems and installation of the final chlorination water disinfection units; and
- > undertake initial investigations into water supply backflow prevention framework.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

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...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 TARGET
Annual cost per cubic metre of water supplied	\$0.80	<\$0.94*

NOTES

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

DEPARTMENT OF INTERNAL AFFAIRS MANDATORY MEASURES FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2017/18 ANNUAL REPORT)

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR DRINKING WATER...	2017/18 TARGET
Compliance of each municipal water supply with the New Zealand Drinking Water Standards for protecting public health, specifically: A) bacteriological compliance; and 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: A) between the time of notification and the time when service personnel reach the site; and B) between the time of notification and resolution of the fault or interruption	A) <60mins B) <4 hours
Number of complaints per 1000 connections to a public water reticulation network about: A) the clarity of drinking water; and B) the taste of drinking water; and C) the odour of drinking water; and D) the pressure or flow of drinking water; and E) the continuity of supply of drinking water; and F) 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



WASTEWATER



21,353 DEMAND UNITS

408KM OF WASTEWATER MAINS

4 TREATMENT PLANTS

61 PUMP STATIONS

13,200 CUBIC METRES OF WASTEWATER PER DAY

WHY SHOULD YOU CARE?

IF YOU LAY ALL THE COUNCIL'S WASTEWATER MAINS
OUT IN A LINE THEY WOULD REACH FROM

QUEENSTOWN TO
FRANZ JOSEF GLACIER



ABOUT WASTEWATER

QLDC is responsible for approximately 408km of wastewater mains, 61 pump stations and 4 treatment plants serving approximately 21,353 demand units that between them discharge a total of approximately 13,200 cubic metres of wastewater 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 plant and disposal to the Shotover River).

2017/18

WHAT WE ARE PLANNING

We are planning to:

- > undertake rationalisation exercise and upgrade wastewater services for the communities on the outskirts of Wanaka;
- > monitor and observe the operations of the newly commissioned Project Shotover wastewater treatment plant prior to handover to Council;
- > investigate the most efficient and effective method of providing wastewater services to Cardrona, Glenorchy and Kingston into the future; and
- > implement the 2014 Trade Waste Bylaw district-wide, including a customer consenting, billing and monitoring/regulatory system.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

The level of service our community can expect from this activity: <i>The council provides reliable wastewater collection and treatment services that protect public health and the environment.</i>		
HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 TARGET
Median response time to attend to sewage overflows resulting from blockages or other faults of a municipal sewerage system*: A) between the time of notification and the time when service personnel reach the site; and B) Between the time of notification and resolution of the blockage or other fault.	A) 60 minutes B) 3.9 hours	A) <60mins B) <4 hours
Annual cost per cubic metre of wastewater collected and treated	\$2.15	<\$2.30**

NOTES

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

DEPARTMENT OF INTERNAL AFFAIRS MANDATORY MEASURES FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2017/18 ANNUAL REPORT)

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR WASTEWATER...	2017/18 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: A) abatement notices; and B) infringement notices; and C) enforcement orders; and D) successful prosecutions.	100%
Median response time to attend to sewage overflows resulting from blockages or other faults of a municipal sewerage system: A) between the time of notification and the time when service personnel reach the site; and B) between the time of notification and resolution of the blockage or other fault.	A) 60 mins B) 4 hours
Number of complaints per 1000 properties connected to a municipal sewerage system about: A) odour; and B) faults C) blockages, and D) the territorial authority's response to issues with its sewerage system	<5 per 1000 properties

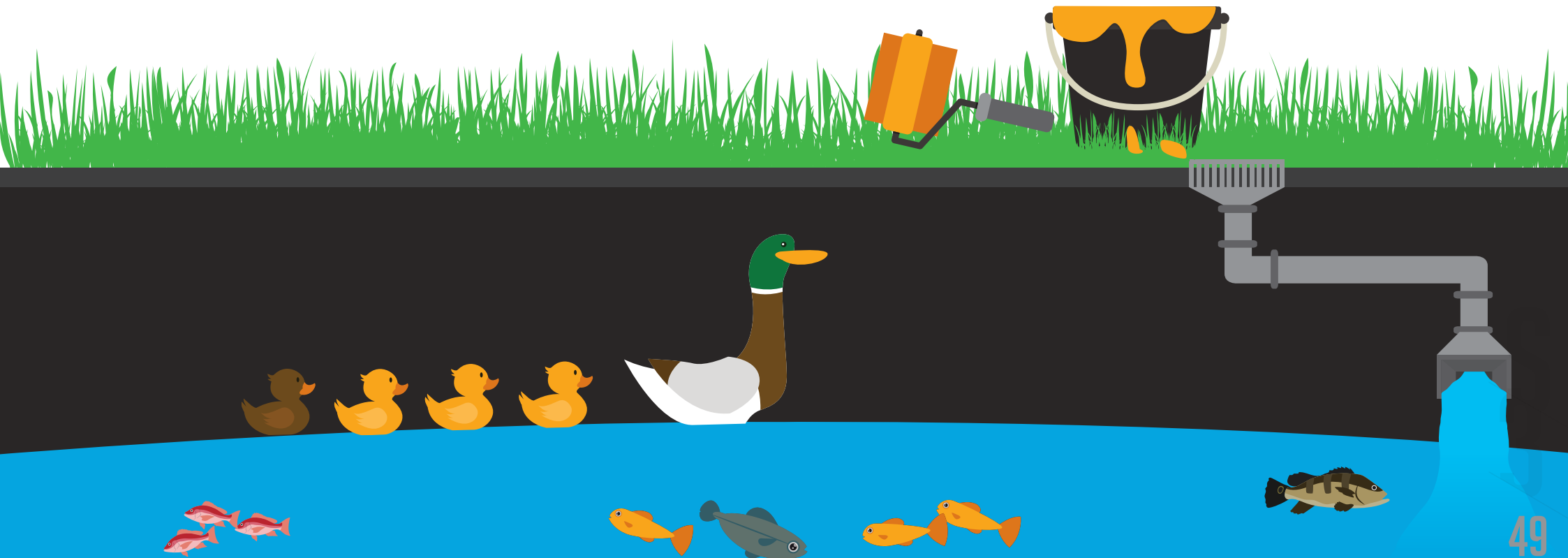


STORMWATER



WHY SHOULD YOU CARE?

STORMWATER IS A LEADING CAUSE OF WATER POLLUTION. IT RUNS OFF THE GROUND OR IMPERVIOUS SURFACES AND COLLECTS POLLUTANTS SUCH AS OIL, PESTICIDES, SEDIMENTS, BACTERIA, AND OTHER CHEMICALS, AND THEN DEPOSITS THEM DIRECTLY INTO OUR WATERWAYS. THIS RUNOFF CAN KILL AQUATIC LIFE, AND MAKE OUR WATERWAYS AN UNHEALTHY PLACE TO LIVE, WORK, AND PLAY.



ABOUT STORMWATER

QLDC is responsible for approximately 226km of stormwater mains, 64 detention basins and a number of interceptors (basic stormwater separators) serving around 23,543 demand units. The system caters for an average 10-year flood event (i.e. the scale of a flood that is predicted to occur once a decade).

2017/18

WHAT WE ARE PLANNING

We are planning to:

- > review and update the stormwater management catchment plans in response to the needs of new and existing growth areas.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

The level of service our community can expect from this activity: <i>The council provides storm water drainage services that protect public health and private properties.</i>		
HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 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

DEPARTMENT OF INTERNAL AFFAIRS MANDATORY MEASURES FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2017/18 ANNUAL REPORT)

HOW THE DEPARTMENT OF INTERNAL AFFAIRS (DIA) WILL MEASURE OUR PERFORMANCE FOR STORMWATER...	2017/18 TARGET
Number of flooding events each year to habitable floors per 1000 properties resulting from overflows from a municipal stormwater system	<2 per 1000 properties
Compliance with resource consents for discharge from a municipal stormwater system, measured by the number of: A) abatement notices; and B) infringement notices; and C) enforcement orders; and D) 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 stormwater system.	<3 hours
Number of complaints per 1000 properties connected to a municipal stormwater system about: A) faults (including blockages) with a municipal storm water system.	<5 per 1000 properties

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



TRANSPORT, INCLUDING ROADING, PARKING AND FOOTPATHS



WHY SHOULD YOU CARE?

HAAST-MAKARORA ROAD

THE RELATIVE TOURISM IMPORTANCE IN DOLLARS OF THE HAAST-MAKARORA ROAD IS EQUIVALENT TO THAT OF THE AUCKLAND HARBOUR BRIDGE, YET THE ANNUAL VOLUME ON THE ROAD IS LESS THAN 1% OF THE BRIDGE.

AUCKLAND HARBOUR BRIDGE

ABOUT ROADS AND FOOTPATHS

The Council is accountable for just over 800km of local roads with a number of public car parks 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.

2017/18

WHAT WE ARE PLANNING

We are planning to:

- complete Hawthorne Drive, linking the Remarkables Park end of Frankton with SH6 and Glenda Drive;
- use One Network Road Classification and Business Case frameworks within QLDC's processes;
- continue to develop and refine the sealed road and pavement programmes with the New Zealand Transport Agency;
- investigate improved drainage for the district's road network;
- stage upgrades for lighting in Luggate, Glenorchy and Hawea; and
- maintain gravel roads and dust suppression programmes.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

The level of service our community can expect from this activity: <i>The Council provides a road and footpath network that accommodates seasonal and future growth.</i>		
HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 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 A) sealed roads B) unsealed roads	A) \$129 per km B) \$85 per km	A) <\$129 B) <\$85
Percentage of ratepayers who are satisfied with unsealed roads	60.2%	69%

NOTES

* Static costs aimed for in order to demonstrate efficiency, but 1.5% anticipated as inflation.

DEPARTMENT OF INTERNAL AFFAIRS MANDATORY MEASURES FOR INFRASTRUCTURE (TO BE REPORTED IN THE 2017/18 ANNUAL REPORT)

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%

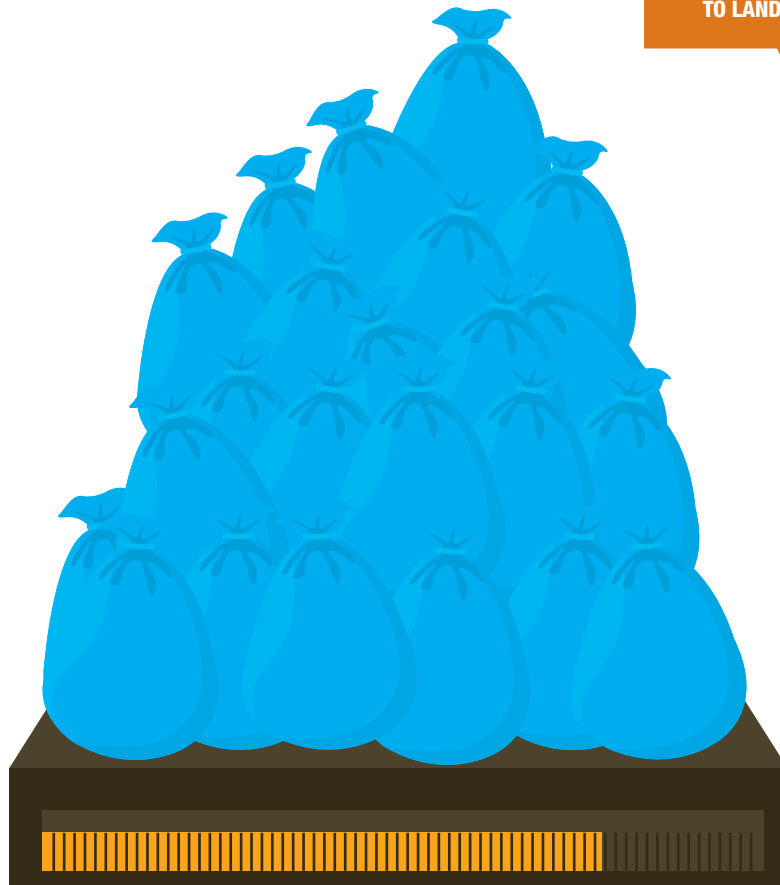


WASTE MANAGEMENT



WHY SHOULD YOU CARE?

EACH RESIDENT SENDS THE EQUIVALENT WEIGHT OF AN ADULT POLAR BEAR IN WASTE TO LANDFILL EACH YEAR



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 promotion of 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.

2017/18

WHAT WE ARE PLANNING

We are planning to:

- > investigate long-term options for the re-use or disposal of bio-solids from the upgraded Wanaka and Queenstown wastewater treatment plants; and
- > review waste minimisation plans and activities in response to recent increases in waste volumes at rates greater than population growth.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

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>	2017/18 TARGET
Kilograms of residential waste to landfill per head of population*	188kg	<155kg

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

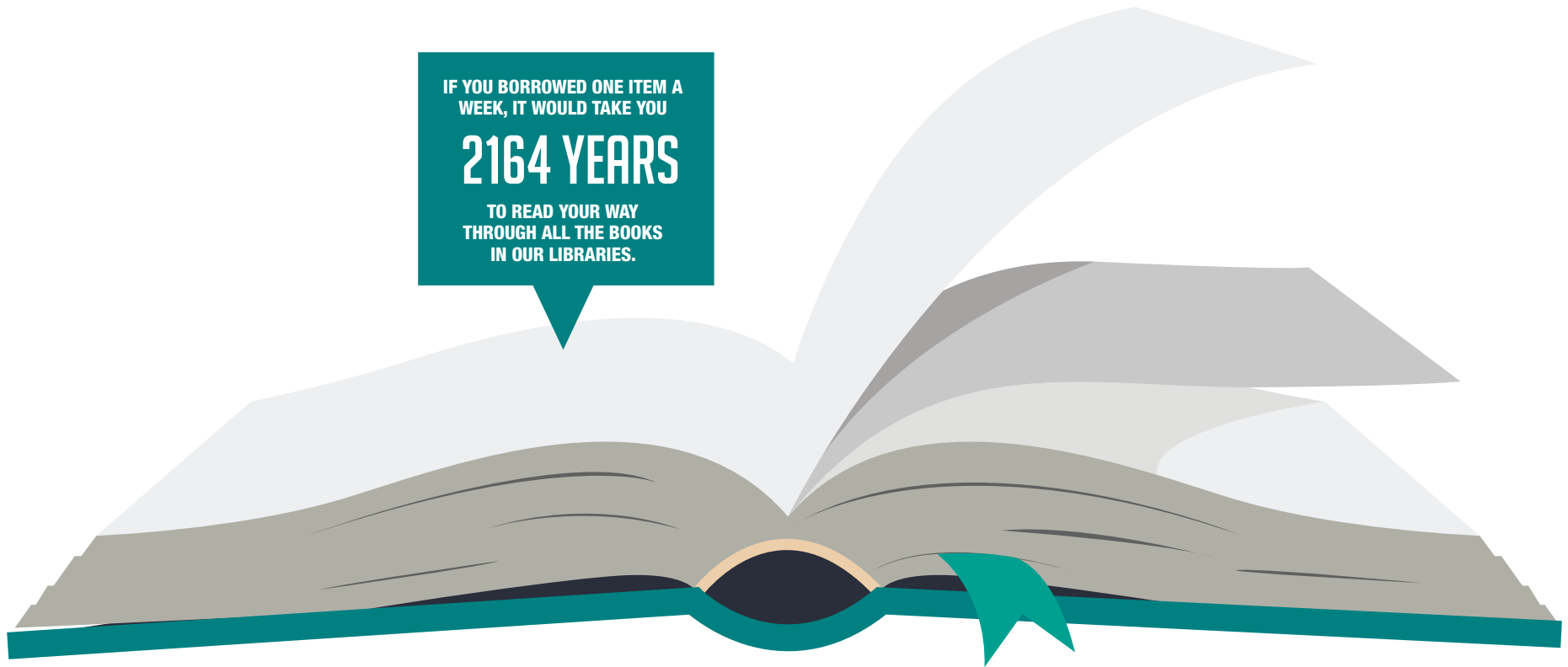
QUEENSTOWN GARDENS AND
WANAKA STATION PARK

WHY SHOULD YOU CARE?

IF YOU BORROWED ONE ITEM A WEEK, IT WOULD TAKE YOU

2164 YEARS

TO READ YOUR WAY
THROUGH ALL THE BOOKS
IN OUR LIBRARIES.



WHAT WE DELIVER

LIBRARY SERVICES

There are seven libraries in the Queenstown Lakes District. These are Queenstown, Wanaka, Arrowtown, Kingston, Glenorchy, Hawea and Makarora. QLDC operates a shared services model with Central Otago District Council, in order to expand the collection and services available for all library patrons. Libraries are a key community resource and an important part of the district's cultural landscape. With literacy at the heart of all activities, QLDC libraries provide high quality electronic and traditional resources 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.

SPORT AND RECREATION

The Sport and Recreation department manages a range of facilities around the district. These include pools, gyms, multiuse indoor facilities, event venues, sport fields, artificial climbing walls, outdoor multi-sport artificial turfs and wedding venues. QLDC provides community programmes, Swim for Life, climbing programmes and multiple community sporting events. Our mantra is, "more people, more active, more often."

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.

WHAT WE ARE PLANNING

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 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 \$679,513 to 31 groups and activities in the region, with a further \$105,000 in 16/17 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.

We are planning to:

- create a new 'Community Services' division and Community Services General Manager. This will ensure community services are developed consistently and to a high quality;
- deliver increased e-resources across the library network - including the range of e-books and e-audio books on offer;
- complete the Wanaka Pool in early 2018 and plan for the Wanaka Sports Hub;
- develop the sports and activities' Regional Facilities Strategy;
- undertake improvements to the open spaces and facilities on the Queenstown and Wanaka lakefronts; and
- develop open space network planning to inform current and future needs.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

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	2017/18 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 A) Alpine Aqualand B) Wanaka Pool (Based on Wakatipu population and Wanaka population)	A) 15% B) 8%	A) 15% 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>	2017/18 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%	>70%
Variance from budget on property expenditure (commercial and community) for: A) capital expenditure B) operational expenditure	New measure to be reported from 2015	A) Range of 0% and -10% 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>	2017/18 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	2017/18 TARGET
Cost per hectare to maintain and manage the district's parks and reserves	\$1967 per hectare	<\$1955
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:

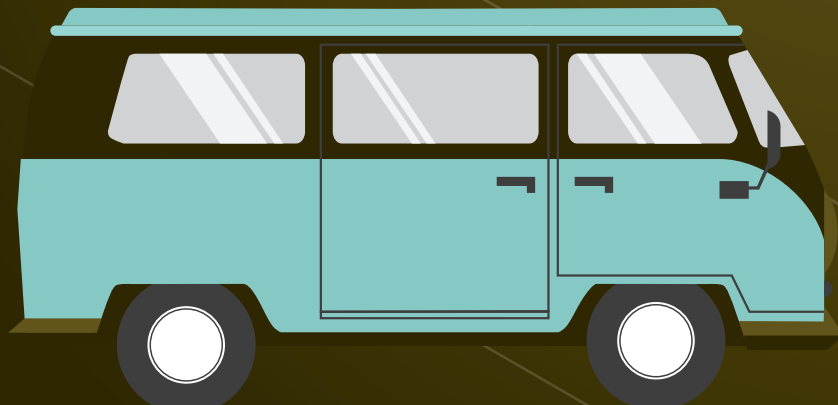
The Council provides community services and facilities that users, residents and ratepayers say they are satisfied with.

HOW WE'LL MEASURE OUR PERFORMANCE...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) As at June 2014	2017/18 TARGET
Percentage of community services and facilities users who are satisfied with: A) Sports facilities B) Libraries C) Parks D) Community venues and facilities	New measure to be recorded from 2015	85%
Percentage of ratepayers who are satisfied with: A) Toilets B) Playgrounds C) Trails	A) 71.9% B) 85% C) 90.2%	A) 85% B) 90% C) 95%

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

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2017/18 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



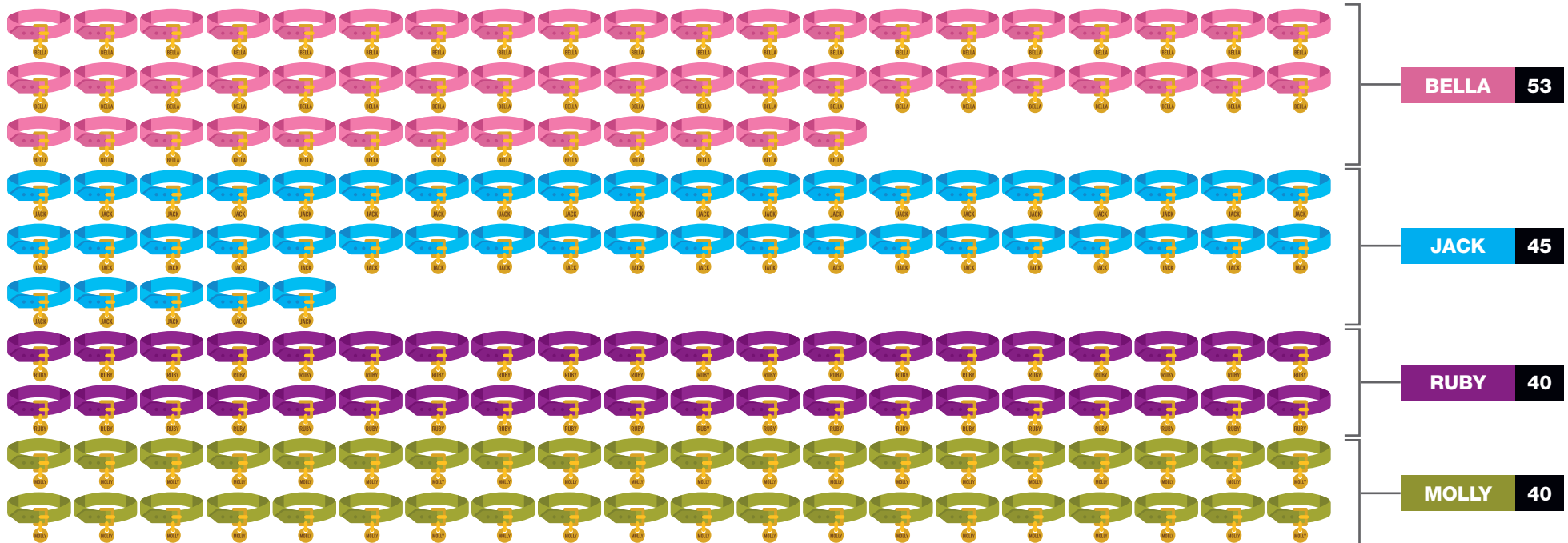
ANIMAL
CONTROL



WHY SHOULD YOU CARE?

WE HAVE
4541

REGISTERED DOGS. THE MOST COMMON DOG'S NAME IS BELLA – WE HAVE 53 OF THEM REGISTERED, CLOSELY FOLLOWED BY JACK AT 45 AND RUBY AND MOLLY AT 40 EACH



WHAT WE DELIVER

BUILDING CONSENTS

QLDC provides the necessary controls relating to building work and use of buildings, and ensuring that 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 regulations. The Freedom Camping Bylaw will be reviewed this year to meet community needs.

Animal Control

QLDC enforces the Dog Control Act 1996 and Council Bylaws relating to Dog Control, in addition to the enforcement of the Animal Welfare Act 1999 as it relates to dogs, so that residents are safe, nuisances 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

QLDC 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 a matter for the Police, QLDC 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

QLDC provides a range of recreational boating facilities so that the community can safely utilise waterways for recreation and commercial activity. This includes the provision of a harbourmaster to enforce bylaws and regulations to 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 and 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. QLDC 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 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, inspect, enforce and promote

2017/18

WHAT WE ARE PLANNING

waterway safety in all respects. 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

The Environmental Health Team's regulatory role is to promote, protect and improve the health of our community, through the application of various legislative requirements regarding premises such as food businesses, hairdressers, camping grounds and offensive trades.

We are planning to:

- > continue to build capacity and expertise in the building consents team to meet targets, despite unprecedented growth in the district and numbers of building consent applications;
- > enhance awareness of wearing life jackets by taking part in a world record attempt campaign run jointly with Maritime NZ;
- > review the following bylaws - Brothel bylaw, Navigation Safety bylaw, Waterways and Ramp Fees bylaw, Alcohol Ban bylaw, and Freedom Camping bylaw;
- > increase freedom camping patrols in Queenstown and Wanaka, and expand the areas for 'clamping';
- > target priority areas and increase the monitoring of resource consents;
- > undertake a strategic analysis of alcohol related harm and targets, and increase the monitoring of licensed premises and licensed events;
- > closely monitor the food premises involved in the Year 1 Food Act transition; and
- > increase parking and animal control enforcement in Wanaka, continue the evening patrols in Queenstown as part of the town centre strategy, and heighten the focus on Arrowtown and Frankton.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

BUILDING CONSENTS

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

The Council provides effective and cost effective processing of resource and building applications

HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 TARGET
Percentage of building consents processed within statutory timeframes	New measure to be reported from 2015	100%

ENFORCEMENT

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...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 TARGET
Percentage of urgent requests responded to (between time of notification and personnel arriving on site) within two hours for A) animal control B) water safety	New measure to be reported from 2015	100%
Percentage of very high and high risk liquor* premises inspected at least quarterly	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: A) Freedom camping B) Noise complaints C) Dog control D) Harbourmaster	A) New measure to be recorded from 2015 B) 52.3% C) 50.8% D) New measure to be recorded from 2015	A) 60% B) 65% C) 65% D) 60%

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

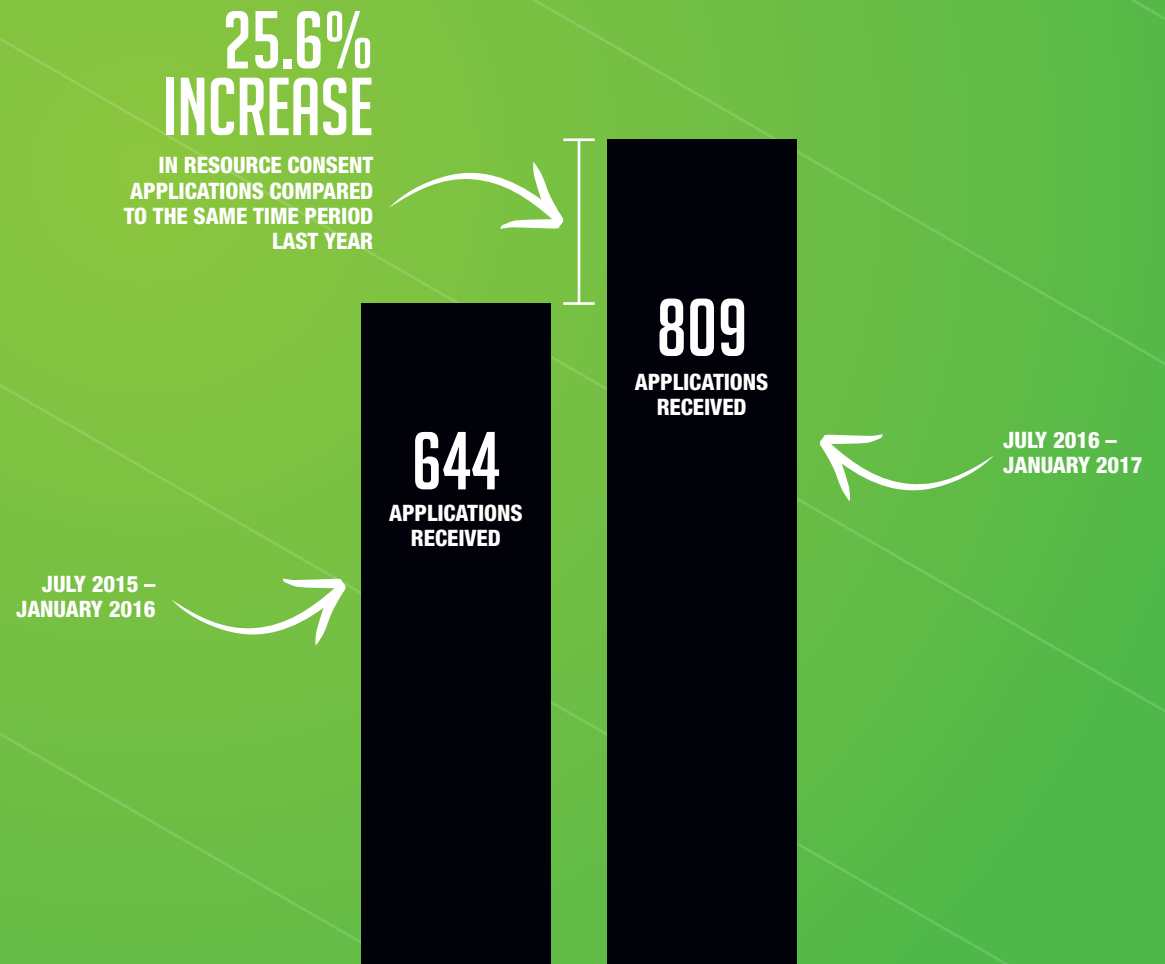
OTAGO REGIONAL PERFORMANCE FRAMEWORK – BENCHMARK MEASURE FOR REGULATORY FUNCTIONS AND SERVICES

HOW WE WILL BENCHMARK PERFORMANCE WITH OTHER COUNCILS IN OTAGO...	2017/18 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 THAT:

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?

LAKE HAWEA IS
OUR DISTRICT'S
DEEPEST LAKE AT

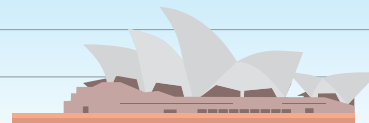
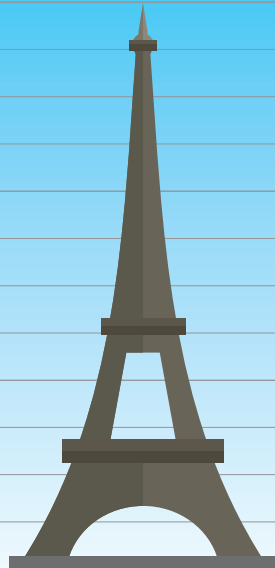
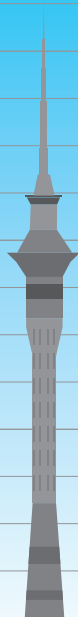
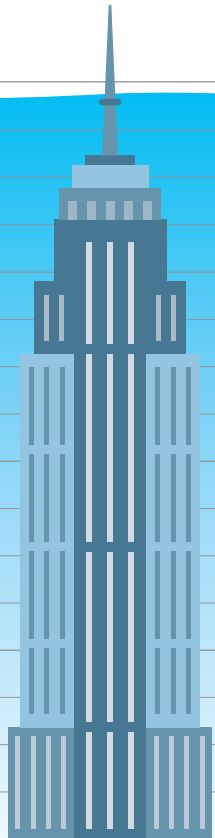
392M

400m

300m

200m

100m



\$3

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.

Council has been working on a review of that plan and notified Stage 1 of a new Proposed District Plan on 26 August 2015. The submission period ended in mid December 2015 and the hearings

into the submissions received have been held throughout 2016 and are scheduled to continue through to late 2017. Notification of Stage 2 of the proposed plan is scheduled to occur mid 2017.

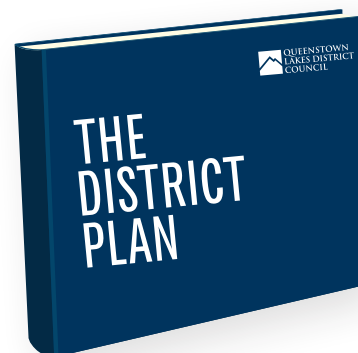
RESOURCE CONSENTS

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.



POLLUTION

QLDC is one of the guardians of our unique environment, working in partnership with the Otago Regional Council, the Department of Conservation and a number of valued interest groups. QLDC is responsible for contracting services that relate to swift management of pollution discharges to land and water.

2017/18

WHAT WE ARE PLANNING

We are planning to:

- > develop a housing and accommodation taskforce to tackle issues relating to growth and affordability;
- > launch a review of visitor accommodation and investigate the case for change;
- > progress the case for a housing accord with central government;
- > complete stage two of the proposed District Plan; and
- > improve the ability of the resource consents team to achieve monthly targets, despite unprecedented growth in the district and in application numbers.



HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

RESOURCE CONSENTS

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) As at June 2014	2017/18 TARGET
Percentage of total resource consents made by the owner as applicant (non-professional)	36%	>50%
Median charge per resource consent (including levied and incurred cost) by: A) Notified B) Building consents	New measure to be recorded from 2015	A) <\$12,000 B) <\$1,500
Percentage of consents processed within statutory timeframes: A) Resource consents B) Building consents	A) 100% B) 93%	A) 100% B) 100%
Percentage of applicants who are satisfied with the consenting process	New measure to be recorded from 2015	100%

ENVIRONMENT

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...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 TARGET
Percentage of ratepayers who are satisfied with the steps Council is taking to protect the environment	New measure to be reported from 2015	60%
Percentage of pollution related Requests for Service (RFS) resolved within specified timeframes*	New measure to be reported from 2015	100%

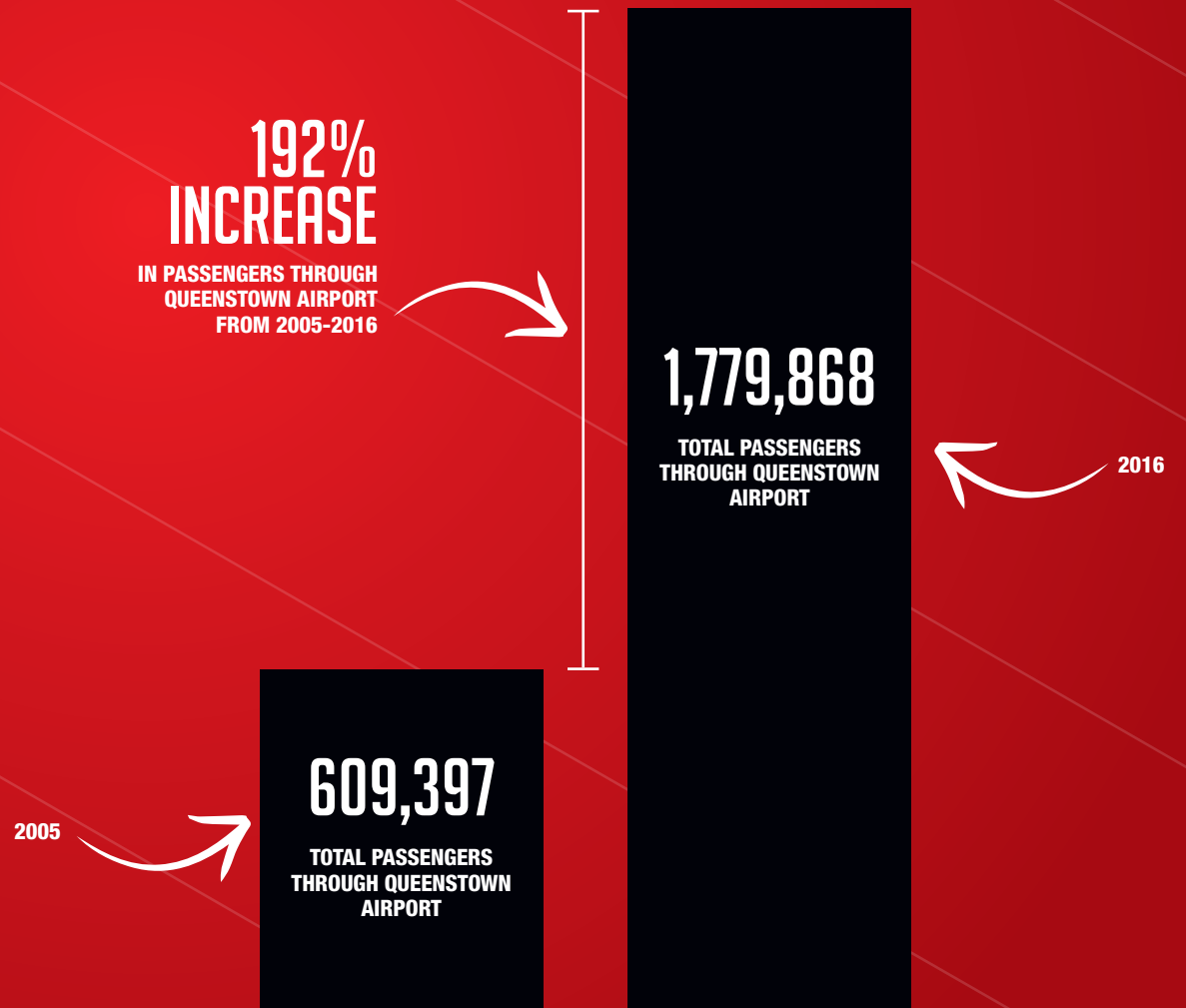
NOTES

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

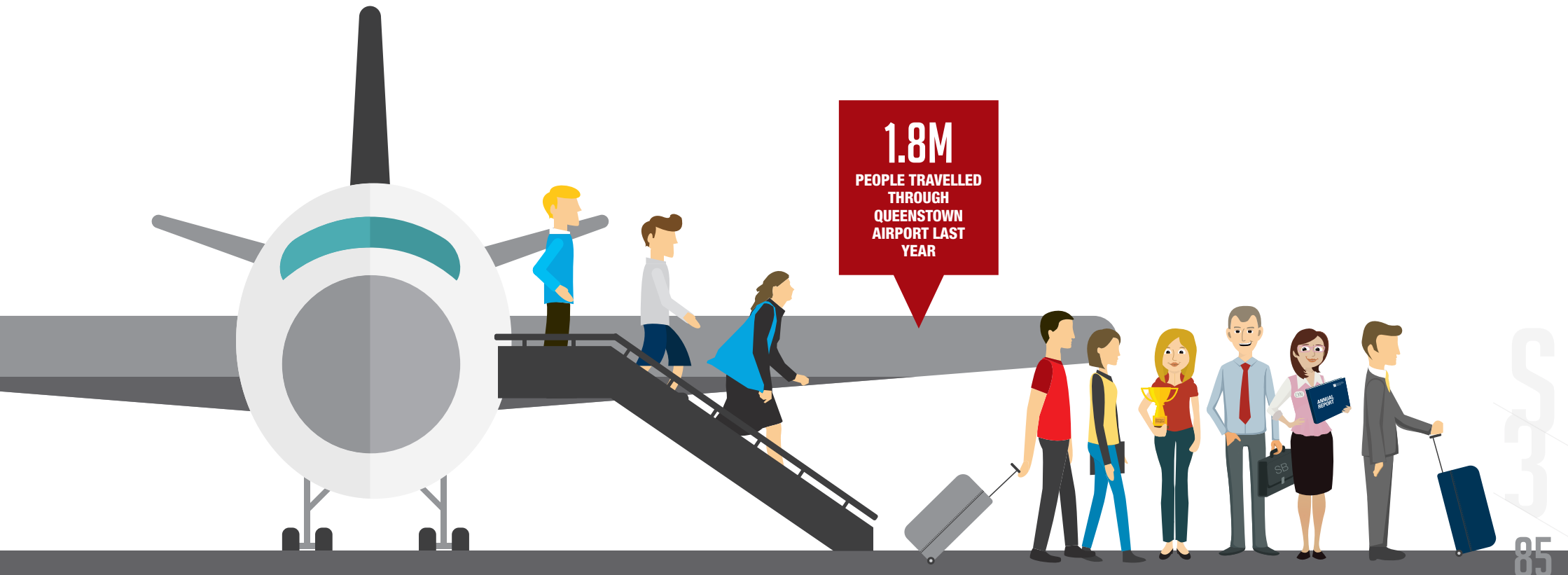
ECONOMY

OUR LONG TERM COUNCIL OUTCOME IS:

The District has a resilient and diverse economy.



WHY SHOULD YOU CARE?



WHAT WE DELIVER

ECONOMIC DEVELOPMENT

Economic development is the combination of policies, investments and actions that improve the ability of organisations and people in a community to more productively and effectively respond to opportunities. QLDC's aim is to achieve a high standard of living and quality of life for all residents.

The district faces a range of economic strengths and challenges, that need to be taken into account. With a vibrant entrepreneurial spirit and a highly skilled workforce, it's unsurprising that the visitor economy has thrived amongst the incredible natural amenities available. However, our size and location, the cost of living and the pressure of visitor numbers on infrastructure has challenged the growth of a diverse and sustainable economy.

QLDC's economic development strategy proposes four clear objectives to address initially:

- > Enhance the quality of our natural, business and living environments.
- > Facilitate the growth of the knowledge-based sector that reflect the District's advantages.
- > Attract higher contributing visitors and generate a proportionately higher level of expenditure from visitors.
- > Develop a long-term, sustainable approach to investing in infrastructure, that will support and enable future growth.

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.

WHAT WE ARE PLANNING

We are planning to:

- > continue to support the development of the RTOs, the Events Office and the Film Office;
- > work closely with the business communities and groups across the district to develop effective economic development plans; and
- > launch a contestable Economic Development Fund, to support local initiatives that support the objectives of the Economic Development Strategy.



HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

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>	2017/18 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	60%
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:

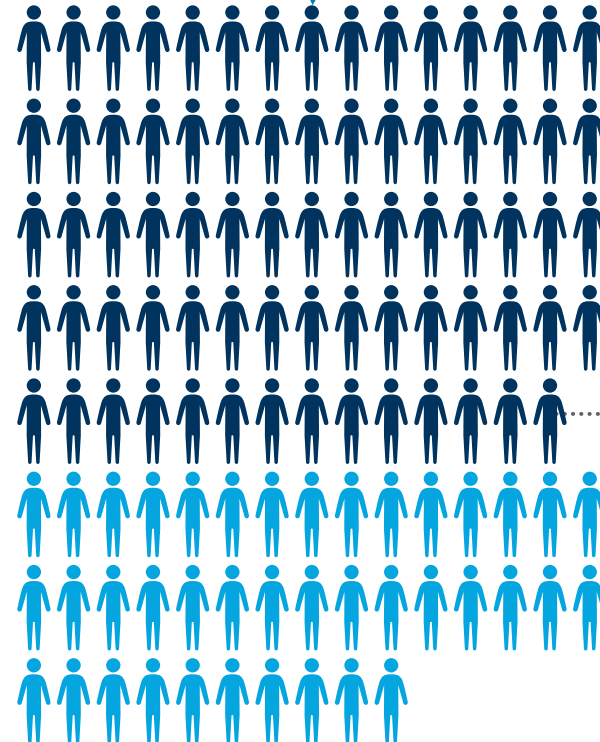
The community is well informed and engaged in the activities of Council.

WHY SHOULD YOU CARE?

IN 2015, EACH COUNCILLOR REPRESENTS THE VOICE OF
3,700 RESIDENTS

IN 2025, EACH COUNCILLOR WILL REPRESENT THE VOICE OF
5,700 RESIDENTS

IN A GROWING DISTRICT,
PARTICIPATION AND GOOD
GOVERNANCE HAS NEVER
BEEN MORE IMPORTANT



 = 50 PEOPLE

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

Jim Boulton

Arrowtown Ward

Scott Stevens

Wakatipu Ward

Craig (Ferg) Ferguson

Alexa Forbes

Tony Hill

Penny Clark

Valerie Miller

John MacDonald

Wanaka Ward

Calum MacLeod (Deputy Mayor)

Ella Lawton

Ross McRobie

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)
Quentin Smith (Deputy)
Ruth Harrison
Ed Taylor
Councillor Lawton
Councillor MacLeod
Councillor McRobie

Committees

The Council reviews its committee structure after each triennial election. At the last review the Council resolved to reinstate standing committees and to meet on a six-weekly basis in full.

The membership of these committees is:

Audit, Finance and Risk Committee

Councillor McRobie (Chair)
Councillor Hill (Deputy)
Stuart McLauchlan
Roger Wilson

Planning & Strategy Committee

Councillor Hill (Chair)
Councillor Lawton (Deputy)
Councillor McRobie
Councillor Miller
Councillor MacDonald

Infrastructure Committee

Councillor Forbes (Chair)
Councillor MacLeod (Deputy)
Councillor Ferguson
Councillor Clark
Councillor MacDonald

Community & Services Committee

Councillor Stevens (Chair)
Councillor Ferguson (Deputy)
Councillor Clark
Councillor Lawton
Councillor Miller
Councillor McRobie

Governance Subcommittee

Mayor Boulton
Councillor Hill
Chief Executive Mike Theelen

Elected Member Conduct Committee

All elected members of the Council and an independent person to be appointed by Council

Appeals Subcommittee

The Chair of the Planning & Strategy Committee and any two members of the Planning & Strategy Committee

District Licensing Committee

Bill Unwin (Chair)
John Mann
Lyal Cocks
Michael MacAvoy
Bob McNeil
Neil Gillespie

Chief Executive Performance Review Committee

Mayor Boulton
Councillor Forbes
Councillor McRobie

Dog Control Committee

All elected members of which any three may form a hearings panel.

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.

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 2016 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.

2017/18

WHAT WE ARE PLANNING

We are planning to:

- > consult extensively with the community in relation to the development of the 2018 10-Year Plan; and
- > continue to work with communities to build resilience and expertise in relation to emergency management.

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

The level of service our community can expect from this activity: <i>The Council ensures the community has a 'voice'.</i>		
HOW WE'LL MEASURE OUR PERFORMANCE...	BASELINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 TARGET
Percentage of ratepayers who are satisfied with Council consultation	53.9%	65%
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...	2017/18 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 SUPPORT AND SERVICES

OUR LONG TERM COUNCIL OUTCOME IS THAT:

- > 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

12,468 INVOICES

IN 2015/16, RANGING FROM RESOURCE AND BUILDING CONSENTS, VENUE HIRE, DEVELOPMENT CONTRIBUTIONS AND SUNDRY ITEMS.

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.

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

CUSTOMER SERVICES

The Customer Services team provide the first point of contact for most of the community's interaction with QLDC. The Customer Services team provide face to face contact in our Gorge Road, Shotover Street and Ardmore Street offices. They are responsible for answering all phone enquiries and emails to the services@qldc inbox.

WHAT WE ARE PLANNING

PROCUREMENT

QLDC has revised its 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), procurement guidance published by the Ministry of Business, Innovation and Employment, and procurement information published by Auckland Council and Tauranga City Council.

The policy is based on four key principles of procurement:

- > quality and value for money
- > transparency and fairness
- > accountability and integrity
- > sustainability

We are planning to:

- > continue to take pride in being the 'can-do council'. This culture is being directed through a programme of training, development and communications;
- > investigate options for the consolidation of Queenstown-based staff within one facility, to better be able to meet the needs of the community;
- > evaluate all technology and development requirements through a prioritised project programme, in order to meet the needs of the community; and
- > collate all operational and capital costs for the development of the 2018 10-Year Plan

HOW WE MEASURE PERFORMANCE

QLDC defined its performance measures in the 2015 10-Year Plan. The following sections are extracted from this document. Results will be reported in the 2017/18 Annual Report.

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...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 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: A) Official Information Act Requests within 20 days B) Councillor enquiries within 5 days	A) 97% B) 61%	A) 100% 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...	BASLINE PERFORMANCE (HOW WE PERFORM NOW) <i>As at June 2014</i>	2017/18 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...	2017/18 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...	2017/18 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	<\$2,800
Net debt per rating unit	<\$7,300
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%

4 SECTION

**FINANCIAL
INFORMATION**

FINANCIAL STATEMENTS

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17	Operating Revenue	2017/18	2017/18	Variance	Explanation
	Revenue from non-exchange transactions				
60,000	Targeted Rates	64,274	62,873	1,401	Changes in timing for Wanaka Sports Facility and Project Shotover (completed 16/17), Wanaka Pool (in progress) partially offset by delay in Queenstown Convention Centre.
2,524	General Rates	2,866	2,872	(6)	
4,338	User Charges - subsidised	5,250	3,566	1,684	Increase in user fees for Regulatory Services & Aquatics
14,366	Grants and Subsidies	12,391	36,436	(24,045)	Deferral of Queenstown Convention Centre
-	Property Sales	-	-	-	
10,500	Vested Assets	10,749	10,749	-	
6,688	Development Contributions	6,623	6,699	(76)	
3,041	Other Revenue	3,853	2,959	894	
	Revenue from exchange transactions				
18,115	User Charges - full cost recovery	25,112	12,770	12,342	Increase in user fees for Resource Consents and increase in recovery of parking infringements plus proceeds from harvesting of Coronet Forest
3,852	Dividend Revenue	3,822	3,822	-	
1,915	Other Revenue - full cost recovery	2,549	4,216	(1,667)	Deferral of Queenstown Convention Centre
125,339	Total Operating Revenue	137,489	146,962	(9,473)	

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17	Operating Expenditure	2017/18	2017/18	Variance	Explanation
3,294	Local Democracy	3,644	3,673	(29)	
25,931	Community	30,354	25,348	5,006	Refer to operating expenditure by activity below
8,601	Economic Development	8,096	9,087	(991)	
9,680	Environmental Management	11,264	6,959	4,305	Refer to operating expenditure by activity below
7,685	Regulatory	9,014	5,993	3,021	Refer to operating expenditure by activity below
17,634	Roading and Footpaths	19,243	17,119	2,124	Refer to operating expenditure by activity below
12,331	Sewerage	14,454	14,000	454	
8,904	Water Supply	9,179	9,477	(298)	
2,786	Stormwater	2,919	3,394	(475)	
7,262	Waste Management	8,715	7,187	1,528	Refer to operating expenditure by activity below
(258)	Overhead and Internal Charges	(232)	(259)	27	
103,850	Total Operating Expenditure * (See Table for detail)	116,650	101,978	14,672	
21,489	Operating Surplus	20,839	44,984	(24,145)	

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN	
2016/17		2017/18	2017/18	Variance
21,489	Surplus for the year	20,839	44,984	(24,145)
	Other Comprehensive Revenue and Expense			
623	Gain/(Loss) on Revaluation	629	629	-
22,112	Total Other Comprehensive Revenue and Expense	21,468	45,613	(24,145)

* OPERATING EXPENDITURE INCLUDES:

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN	
2016/17		2017/18	2017/18	Variance
23,007	Depreciation	24,369	23,456	913
9,178	Interest	8,589	10,369	(1,780)

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN	
2016/17		2017/18	2017/18	Variance
1,013,673	Forecast Opening Equity	1,072,116	1,065,403	6,713
22,112	Other Comprehensive Revenue and Expense	21,468	45,613	(24,145)
26,135	Gain/(Loss) on Revaluation	1	-	1
1,061,920	Forecast Closing Equity	1,093,585	1,111,016	(17,431)

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

ANNUAL PLAN 2016/17		ANNUAL PLAN 2017/18	10 YEAR PLAN 2017/18	Variance	Explanation
	Current Assets				
336	Bank and Cash	337	337	-	
14	Short Term Investments	15	15	-	
8,408	Receivables from Non-Exchange Transactions	8,488	8,408	80	
1,838	Receivables from Exchange Transactions	1,838	1,838	-	
716	Prepayments	716	716	-	
292	Inventory - Development Property	-	292	(292)	
24	Inventory	24	24	-	
11,628	Total Current Assets	11,418	11,630	(212)	
	Non-Current Assets				
7,336	Investments	7,336	7,336	-	
62,931	Investment Properties	63,560	63,560	-	
1,159,502	Fixed Assets	1,211,715	1,213,802	(2,087)	Changes to capital programme (see below)
1,229,769	Total Non-Current Assets	1,282,611	1,284,698	(2,087)	
1,241,397	Total Assets	1,294,029	1,296,328	(2,299)	
	Current Liabilities				
14,848	Payables under Exchange Transactions	14,638	14,845	(207)	
2,846	Other Financial Liabilities	2,846	2,846	-	
48,000	Current Term Debt	48,000	54,000	(6,000)	Changes to capital programme (see below)
65,694	Total Current Liabilities	65,484	71,691	(6,207)	
113,783	Non-Current Liabilities	134,965	113,621	21,344	Changes to capital programme (see below)
179,477	Total Liabilities	200,449	185,312	15,137	
	Public Equity				
441,042	Revaluation Reserve	441,671	441,671	-	
10,282	Operating Reserves	7,324	9,060	(1,736)	
10,436	Capital Reserve	10,435	10,463	(28)	
600,160	Accumulated Funds	634,150	649,822	(15,672)	
1,061,920	Total Public Equity	1,093,580	1,111,016	(17,436)	
1,241,397	Total Liabilities and Equity	1,294,029	1,296,328	(2,299)	

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

ANNUAL PLAN 2016/17		ANNUAL PLAN 2017/18	10 YEAR PLAN 2017/18	Variance	Explanation
	Cash Flows From Operating Activities				
	Cash was provided from:				
110,988	Receipts from Ratepayers and Other Income	122,917	132,391	(9,474)	Decreased revenue per above
3,852	Dividends Received	3,822	3,822	-	
114,840		126,739	136,213	(9,474)	
	Cash was applied to:				
(71,664)	Payments for Expenses and Services	(81,586)	(68,153)	(13,433)	Increased operating expenditure per below
(9,178)	Interest Paid on Loans	(10,695)	(10,369)	(326)	
(80,842)		(92,281)	(78,522)	(13,759)	
33,998	Net Cash from Operating Activities	34,458	57,691	(23,233)	
	Cash Flows From Investing Activities				
	Cash was provided from:				
-	Proceeds from Development Properties	-	-	-	
-	Proceeds from Asset Sales	-	-	-	
-		-	-	-	
	Cash was applied to:				
(82,040)	Purchase of Plant and Assets	(60,001)	(61,177)	1,176	
-	Purchase of Development Property	-	-	-	
(82,040)		(60,001)	(61,177)	1,176	
(82,040)	Net Cash used in Investing Activities	(60,001)	(61,177)	1,176	
	Cash Flows From Financing Activities				
	Cash was provided from:				
87,042	Long Term Debt	73,543	51,486	22,057	Timing of capex spend funded by borrowings
	Cash was applied to:				
(39,000)	Settlement of Long Term Debt	(48,000)	(48,000)	-	
48,042	Net Cash from Financing Activities	25,543	3,486	22,057	
-	Net Increase/(Decrease) in Cash Held	-	-	-	
336	Total Cash Resources at 1 July	337	337	-	
336	Total Cash Resources at 30 June	337	337	-	
	Cash Resources represented by:				
336	Bank and Cash	337	337	-	
-	Bank Overdraft	-	-	-	
336	Total Cash Resources	337	337	-	

PROSPECTIVE OPERATING EXPENDITURE BY ACTIVITY (\$'000)

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17		2017/18	2017/18	Variance	Explanation
	Local Democracy				
1,482	Governance	1,574	1,326	248	
867	Community Engagement	1,134	1,121	13	
308	Community Leadership	323	462	(139)	
637	Emergency Management	613	764	(151)	
3,294	Sub Total	3,644	3,673	(29)	
	Community				
10,514	Community Facilities	10,597	10,868	(271)	
8,876	Active & Passive Recreation	9,368	8,720	648	Wanaka Pool due to be completed earlier
268	Community Property	293	229	64	
1,190	Community Grants	1,229	1,031	198	
2,059	Libraries	2,227	2,155	72	
282	Waterways Facilities	412	191	221	
162	Cemeteries	189	144	45	
917	Public Toilets	1,529	839	690	More cleaning & additional toilets
969	Forestry	3,718	735	2,983	
694	Wanaka Airport	792	436	356	
25,931	Sub Total	30,354	25,348	5,006	
	Economic Development				
2,831	Commercial Property	1,978	3,073	(1,095)	Deferral of Queenstown Convention Centre
1,283	Film and Events	1,454	1,328	126	
4,487	Tourism Promotion	4,664	4,686	(22)	
8,601	Sub Total	8,096	9,087	(991)	
	Environmental Management				
3,656	District Plan	4,297	1,998	2,299	Inclusion of District Plan review costs
6,024	Resource Consents	6,967	4,961	2,006	Growth in activity levels
9,680	Sub Total	11,264	6,959	4,305	
	Regulatory				
3,866	Building Consents	4,631	3,148	1,483	Growth in activity levels
3,819	Enforcement	4,383	2,845	1,538	Growth in activity levels
7,685	Sub Total	9,014	5,993	3,021	

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17		2017/18	2017/18	Variance	Explanation
	Roading and Footpaths				
17,158	Roading	18,157	16,577	1,580	Timing of EAR
	Town Centres			0	
476	Parking Facilities	1,086	542	544	Public transport subsidy (\$600k)
17,634	Sub Total	19,243	17,119	2,124	
12,331	Sewerage	14,454	14,000	454	Project Shotover commissioned earlier
8,904	Water Supply	9,179	9,477	(298)	
2,786	Stormwater	2,919	3,394	(475)	
7,262	Waste Management	8,715	7,187	1,528	Additional volumes
(258)	Overhead and Internal Charges	(232)	(259)	27	
103,850	Total Operating Expenditure	116,650	101,978	14,672	
23,007	Depreciation (included in above)	24,369	23,456	913	Timing of Wanaka Pool, Project Shotover & EAR
9,178	Interest (included in above)	10,695	10,369	326	

CAPITAL ASSET EXPENDITURE BY ACTIVITY (\$'000)

ANNUAL PLAN 2016/17		ANNUAL PLAN 2017/18	10 YEAR PLAN 2017/18	Variance	Explanation
	Local Democracy				
-	Emergency Management	-	-	-	
-	Sub Total	-	-	-	
	Community				
8,647	Community Facilities	6,455	308	6,147	\$5.5m balance of construction for Wanaka Aquatic Centre due to timing difference
4,086	Active & Passive Recreation	5,360	2,391	2,969	\$2m additional provision for purchase of reserve land and \$0.8m renewal of Queenstown Bathhouse Playground
105	Community Property	296	151	145	
311	Libraries	322	334	(12)	
1,421	Waterways Facilities	186	32	154	
177	Cemeteries	21	21	-	
453	Public Toilets	1,172	154	1,018	New toilets for Ramshaw Lane (Arrowtown) and Mt Aspiring carpark
-	Forestry	-	-	-	
89	Wanaka Airport	150	150	-	
15,289	Sub Total	13,962	3,541	10,421	
	Economic Development				
26,105	Commercial Property	121	32,884	(32,763)	Deferral of Queenstown Convention Centre
-	Tourism Promotion	-	-	-	
26,105	Sub Total	121	32,884	(32,763)	
	Environmental Management				
-	District Plan	-	-		
-	Sub Total	-	-		
	Regulatory				
56	Enforcement	35	16	19	
56	Sub Total	35	16	19	

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17		2017/18	2017/18	Variance	Explanation
	Roading and Parking				
17,563	Roading	23,087	14,599	8,488	Carry forward of construction budget for Hawthorne Drive
112	Parking Facilities	-	-	-	
17,675	Sub Total	23,087	14,599	8,488	
15,057	Sewerage	14,288	13,733	555	
7,967	Water Supply	10,850	3,254	7,596	\$2.2m Kawarua Falls bridge crossing including \$1.3m brought forward from future years; \$1.8m transferred from 16/17 for water main from Shotover Country to Glenda Drive; \$0.5m drinking water chlorination retrofits; \$0.5m Frankton ring main and Hanley Downs connection; \$0.5m Glenorchy water reservoir upgrade
9,322	Stormwater	7,306	3,320	3,986	Carry forward of \$3.8m from 16/17 for construction of reticulation as part of Hawthorne Drive roading project
217	Waste Management	212	-	212	
854	Overhead	889	579	310	
92,542	Total Asset Capital Cost	70,750	71,926	(1,176)	

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

ANNUAL PLAN 2016/17		ANNUAL PLAN 2017/18	10 YEAR PLAN 2017/18	Variance	Explanation
	Local Democracy				
-	Emergency Management	-	-	-	
-	Sub Total	-	-	-	
	Community				
1,341	Community Facilities	2,020	1,530	490	
419	Active & Passive Recreation	184	618	(434)	
-	Community Property	-	-	-	
-	Libraries	-	-	-	
42	Waterways Facilities	52	23	29	
-	Cemeteries	27	-	27	
27	Public Toilets	180	91	89	
400	Wanaka Airport	400	200	200	
2,229	Sub Total	2,863	2,462	401	
	Economic Development				
1,500	Commercial Property	2,000	3,258	(1,258)	Deferral of Queenstown Convention Centre
-	Tourism Promotion	-	-	-	
1,500	Sub Total	2,000	3,258	(1,258)	
	Environmental Management				
1,551	District Plan	1,551	1,551	-	
-	Resource Consents	-	-	-	
1,551	Sub Total	1,551	1,551	-	
	Regulatory				
16	Enforcement	15	11	4	
16	Sub Total	15	11	4	
	Roading and Parking				
6,077	Roading	4,304	4,571	(267)	
-	Parking Facilities	-	-	-	
6,077	Sub Total	4,304	4,571	(267)	
1,479	Sewerage	1,519	2,248	(729)	
1,316	Water Supply	294	635	(341)	
1,338	Stormwater	1,061	1,035	26	
1,151	Waste Management	1,191	389	802	
233	Overhead	208	191	17	
16,890	Total Debt Repayment Capital Cost	15,006	16,351	(1,345)	

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

ANNUAL PLAN 2016/17		ANNUAL PLAN 2017/18	10 YEAR PLAN 2017/18	Variance	Explanation
	Local Democracy				
-	Emergency Management	-	-	-	
-	Sub Total	-	-	-	
	Community				
9,988	Community Facilities	8,475	1,838	6,637	Refer above
4,505	Active & Passive Recreation	5,544	3,009	2,535	Refer above
105	Community Property	296	151	145	
311	Libraries	322	334	(12)	
1,463	Waterways Facilities	238	55	183	
177	Cemeteries	48	21	27	
480	Public Toilets	1,352	245	1,107	Refer above
-	Forestry	-	-	-	
489	Wanaka Airport	550	350	200	
17,518	Sub Total	16,825	6,003	10,822	
	Economic Development				
27,605	Commercial Property	2,121	36,142	(34,021)	Refer above
-	Tourism Promotion	-	-	-	
27,605	Sub Total	2,121	36,142	(34,021)	
	Environmental Management				
1,551	District Plan	1,551	1,551	-	
-	Resource Consents	-	-	-	
1,551	Sub Total	1,551	1,551	-	
	Regulatory				
72	Enforcement	50	27	23	
72	Sub Total	50	27	23	
	Roading and Footpaths				
23,640	Roading	27,391	19,170	8,221	Refer above
112	Parking Facilities	-	-	-	
23,752	Sub Total	27,391	19,170	8,221	
16,536	Sewerage	15,807	15,981	(174)	
9,283	Water Supply	11,144	3,889	7,255	Refer above
10,660	Stormwater	8,367	4,355	4,012	Refer above
1,368	Waste Management	1,403	389	1,014	
1,087	Overhead	1,097	770	327	
109,432	Total Capital Cost	85,756	88,277	(2,521)	

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN	
2016/17		2017/18	2017/18	Variance
-	Local Democracy	-	-	-
5,846	Community	6,297	1,599	4,698
11,913	Economic Development	-	14,784	(14,784)
-	Environmental Management	-	-	-
-	Regulatory	-	-	-
9,576	Roading and Footpaths	12,449	7,144	5,305
6,066	Sewerage	6,748	6,915	(167)
4,367	Water Supply	4,824	1,586	3,238
8,728	Stormwater	6,504	2,788	3,716
57	Waste Management	-	-	-
35	Overhead	11	-	11
46,587	Total Capital Asset Cost (Growth)	36,833	34,816	2,017

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN	
2016/17		2017/18	2017/18	Variance
-	Local Democracy	-	-	-
2,171	Community	2,615	1,223	1,392
25	Economic Development	121	128	(7)
-	Environmental Management	-	-	-
-	Regulatory	-	16	(16)
2,312	Roading and Footpaths	3,584	3,368	216
1,851	Sewerage	2,048	1,036	1,012
1,112	Water Supply	2,260	1,439	821
152	Stormwater	274	500	(226)
40	Waste Management	-	-	-
393	Overhead	336	388	(52)
8,056	Total Capital Asset Cost (Renewal)	11,238	8,098	3,140

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN	
2016/17		2017/18	2017/18	Variance
-	Local Democracy	-	-	-
7,272	Community	5,050	719	4,331
14,167	Economic Development	-	17,972	(17,972)
-	Environmental Management	-	-	-
56	Regulatory	35	-	35
5,787	Roading and Footpaths	7,054	4,087	2,967
7,141	Sewerage	5,492	5,782	(290)
2,488	Water Supply	3,765	229	3,536
442	Stormwater	529	32	497
120	Waste Management	212	-	212
426	Overhead	542	191	351
37,899	Total Capital Asset Cost (Other)	22,679	29,012	(6,333)
92,542	Total Capital Asset Cost	70,750	71,926	(1,176)

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN	
2016/17		2017/18	2017/18	Variance
-	Local Democracy	-	-	-
2,229	Community	2,863	2,462	401
1,500	Economic Development	2,000	3,258	(1,258)
1,551	Environmental Management	1,551	1,551	-
16	Regulatory	15	11	4
6,077	Roading and Footpaths	4,304	4,571	(267)
1,479	Sewerage	1,519	2,248	(729)
1,316	Water Supply	294	635	(341)
1,338	Stormwater	1,061	1,035	26
1,151	Waste Management	1,191	389	802
233	Overhead	208	191	17
16,890	Total Capital Debt Repayment	15,006	16,351	(1,345)

STATEMENT OF RESERVE FUNDS FOR THE YEAR ENDING 30 JUNE 2018 (\$'000)

	OPENING BALANCE	DEPOSITS	WITHDRAWALS	CLOSING BALANCE
	2017/18			2017/18
Reserve Fund - Purpose of the Fund	\$000	\$000	\$000	\$000
Development Funds	8,533	6,688	(7,897)	7,324
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 Roothing, Water Supply, Sewerage, Stormwater, Reserve Land and Improvements and Community Facilities.				
Asset Renewal Funds	2,865	11,606	(11,634)	2,837
The Council sets aside funding to meet the renewal of its infrastructural and operating assets to ensure the continued ability to provide services.				
Emergency Reserve	2,188	-	-	2,188
Funds set aside to assist with the repair of infrastructural assets such as Roothing, Water Supply and Sewerage, in case of natural disaster.				
Asset Sale Reserves	630	-		630
Proceeds from asset sales which are used to fund the portion of capital expenditure attributable to increased level of service for Roothing, Water Supply, Sewerage, Stormwater, Reserve Land and Improvements and Community Facilities.				
Arrowtown Endowment Land Reserve	740	-	-	740
Proceeds from asset sales from Arrowtown endowment land.				
Trust Funds	3,212	-	-	3,212
Funds held on behalf of various community organisations.				
Queenstown Airport Dividend Reserve	828	3,852	(3,852)	828
Unallocated portion of dividends received from QAC.				
Total Reserve Funds	18,996	22,146	(23,383)	17,759

STATEMENT OF ACCOUNTING POLICIES

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 primary objective of the Council is to provide goods or services for the community or social benefit rather than making a financial return. Accordingly, the Council has designated itself as a public benefit entity for the purposes of Public Benefit Entity Standards.

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.

STATEMENT OF COMPLIANCE

The prospective financial statements of the Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 95 and Part 2 of Schedule 10, which includes the requirement to comply with New Zealand generally accepted accounting practice (NZ GAAP).

The prospective financial statements comply with Public Benefit Entity (PBE) Standards for Tier 1 entities.

BASIS OF PREPARATION

The preparation of prospective 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 prospective 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 prospective financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$'000) unless otherwise stated. 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 set 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.

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

A deferred revenue liability is recognised instead of revenue 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.

(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.

BORROWING COSTS

All borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. The Council has chosen not to capitalise borrowing costs directly attributable to the acquisition, construction or production of assets.

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.

DEVELOPMENT PROPERTIES

Development properties 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.

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
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	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 Council'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 CASH-GENERATING 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 2017/18 (2016/17 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 would end 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. Council has had this focus for some time now and so is not greatly affected by the new provisions.

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

	TOTAL DEPRECIATION 2017/18 (\$000)	DEPRECIATION NOT FUNDED 2017/18 (\$000)
Roadings	9,770	4,596
Sewerage	4,481	2,202
Water Supply	3,035	1,161
Stormwater	1,952	761
Community/other	5,131	3,113
Total	24,369	11,833

ANNUAL PLAN DISCLOSURE STATEMENT FOR YEAR ENDING 30 JUNE 2018

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			
• income	55% of total revenue	48.8%	Yes
• increases	6.0%	7.4%	No*
Debt affordability benchmark			Yes
• Net Debt/Total Revenue	200%	133%	
• Net Debt/Equity	20%	17%	
• Interest/Total Rates	25%	12.8%	
• Interest/Total Revenue	15%	6.2%	
Balanced budget benchmark	100%	103%	Yes
Essential services benchmark	100%	240%	Yes
Debt servicing benchmark	15%	7.2%	Yes

NOTES

Rates affordability benchmark

For this benchmark, —

- (a) the Council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in the Council's long-term plan; and
- (b) the Council's planned rates increases for the year are compared with a quantified limit 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 —

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

* The proposed rates increase for 2017/18 is higher than the benchmark set. This is due primarily to higher than expected growth in the district. After allowing for growth, the effective net increase is 4.25%.

DEBT AFFORDABILITY BENCHMARK

For this benchmark, the Council's planned borrowing is compared with 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 faster than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 15% of its planned revenue.

FEE REVIEW 2017/18

BACKGROUND

A funding and rates review was completed as part of the 2016/17 Annual Plan process. During the 2017/18 financial year, two changes are required to adhere to our funding policy as follows:

PROPOSED FEES FOR 2017/18

SWIM SCHOOL & HOLIDAY PROGRAMMES

The fees for these activities were not reviewed in the funding and rates review of 2016/17. In order to meet the Council's cost recovery targets, there is a need to increase the fees in the table below. Many of these fees have not been reviewed for at least 5 years.

CATEGORY	CURRENT	PROPOSED	PROPOSED INCREASE
Swim Education - Child Group Lesson	\$9.50	\$10.50	\$1.00
Swim Education - Adult Group Lesson (Casual)	\$77.50/block	\$85.00/block	\$7.50
Swim Education - Adult Group Lesson (Member)	\$47.50	\$52.50	\$5.00
Swim Education - Adult Private Lesson	\$40.00	\$45.00	\$5.00
Swim Education - Holiday Swim Weeks	\$47.50/5 lessons \$76.00/10 lessons	\$52.50/5 lessons \$80/10 lessons	\$5.00/5 lessons \$4.00/10 lessons
Holiday Programme Base Fee	\$24.00 Juniors 8.00am-3.30pm	\$30.00 Juniors *	\$6.00 Juniors
	\$27.00 Seniors 8.00am-3.30pm	\$30.00 Seniors *	\$3.00 Seniors
	\$10.00 Late session 3.30-5.30pm	\$10.00 Late session 3.30-5.30pm	No change

* Note some activities, i.e. jetboating, are charged in addition to the base fee.

BUILDING AND RESOURCE CONSENTS

The full fee schedule for Building and Resource Consents was reviewed in 2016/17. Since that time, Council has identified that a small number of changes are required to help with the consistent and smooth administration of regulatory functions. The proposed changes are made under the Resource Management Act and form part of a special consultative process that will run alongside the Annual Plan consultation. Please refer to the Council's website for details of this consultation.

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 2017. 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 COUNCIL) (\$'000)

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17		2017/18	2017/18	Variance	Explanation
	Sources of Operating Funding				
3,024	General Rates, Uniform Annual General Charges, Rates Penalties	3,466	3,372	94	
60,000	Targeted Rates	64,274	62,873	1,401	Changes in timing for Wanaka Sports Facility and Project Shotover (completed 16/17), Wanaka Pool (in progress) partially offset by delay in Queenstown Convention Centre.
3,835	Subsidies & Grants for Operating Purposes	5,541	4,095	1,446	
19,409	Fees and Charges	30,362	16,336	14,026	Increase in user fees for Resource Consents and increase in recovery of parking infringements plus proceeds from harvesting of Coronet Forest
3,852	Interest and Dividends from Investments	3,822	3,822	-	
7,500	Local Authorities Fuel Tax, Fines, Infringement fees, and Other Receipts	5,802	6,675	(873)	
97,620	Total Operating Funding (A)	113,267	97,173	16,094	
	Applications of Operating Funding				
71,665	Payments to Staff and Suppliers	81,586	68,153	13,433	Costs of District Plan review \$1.48m higher than initially forecast for 2017/18; increase in staff costs \$5.5m (continued increase in activity in consenting, regulatory services and planning, enhanced services, and replacement of contractors); forestry costs \$2.9m for clearance of Coronet Forest ; increased landfill costs of \$2.0m due to sludge disposal and increased volumes of waste; subsidy for enhanced public transport system \$0.6m; other costs higher than forecast: cleaning (\$0.5m), energy (\$0.4m)
9,178	Finance Costs	10,695	10,369	326	
-	Other Operating Funding Applications	-	-	-	

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17		2017/18	2017/18	Variance	Explanation
	Sources of Capital Funding				
10,531	Subsidies & Grants for Capital Expenditure	6,850	30,624	(23,774)	Deferral of Queenstown Convention Centre
6,688	Development & Financial Contributions	6,623	6,699	(76)	
-	Gross Proceeds from Sale of Assets	-	-	-	
48,042	Increase/(Decrease) in Debt	25,543	3,486	22,057	Timing of capex spend funded by borrowings
-	Lump Sum Contributions	-	-	-	
-	Other Dedicated Capital Funding	-	-	-	
65,261	Total Sources of Capital Funding (C)	39,016	40,809	(1,793)	
	Applications of Capital Funding				
	Capital Expenditure				
36,087	- to meet additional demand	26,084	22,800	3,284	Refer comments on capital expenditure by activity
8,056	- to replace existing assets	11,238	8,069	3,169	Refer comments on capital expenditure by activity
37,899	- to improve the level of service	22,679	28,996	(6,317)	Refer comments on capital expenditure by activity
(4)	Increase/(Decrease) in Reserves	1	(405)	406	
-	Increase/(Decrease) of Investments	-	-	-	
82,038	Total Applications of Capital Funding (D)	60,002	59,460	542	
(16,777)	Surplus/(Deficit) of Capital Funding (C - D)	(20,986)	(18,651)	(2,335)	
-	Funding Balance ((A - B) + (C - D))	-	-	-	

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

ANNUAL PLAN		ANNUAL PLAN	10 YEAR PLAN		
2016/17		2017/18	2017/18	Variance	Explanation
	REVENUE				
	Statement of Comprehensive Revenue and Expense:				
125,962	Total Operating Revenue	138,118	147,591	(9,473)	
	Funding Impact Statement:				
97,620	Total Sources of Operating Funding	113,267	97,173	16,094	Increase in user fees for Resource Consents and increase in recovery of parking infringements plus proceeds from harvesting of Coronet Forest
	Plus Sources of Capital Funding:				
10,531	Subsidies & Grants for Capital Expenditure	6,850	32,340	(25,490)	Deferral of Queenstown Convention Centre
6,688	Development & Financial Contributions	6,623	6,699	(76)	
-	Gross Proceeds from Sale of Assets	-	-	-	
-	Less Cost of Sale of Assets	-	-	-	
-	Plus Non-Cash Items:			-	
10,500	Vested Assets	10,749	10,749	-	
623	Revaluation - Non-Current Assets	629	630	(1)	
125,962	Total Revenue	138,118	147,591	(9,473)	
	EXPENDITURE				
	Statement of Comprehensive Revenue and Expense:				
103,850	Total Operating Cost	116,650	101,978	14,672	
	Funding Impact Statement:				
80,843	Total Applications of Operating Funding (B)	92,281	78,522	13,759	Refer above
	Plus Non-Cash Items:				
23,007	Depreciation & Amortisation Expense	24,369	23,456	913	
103,850	Total Expenditure	116,650	101,978	14,672	

2017/18 RATES AND CHARGES

The rating system used by Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 July 2014 are to be used for the 2017/18 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 \$86.00 on each separately used of inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$2,120,701) 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 on each separately used or inhabited part of every rating unit with a residential component in the district as follows:

1.	Residential	\$326.00
2.	Residence/Country Dwelling plus Flat	\$456.40
3.	Hydro Electric/Utilities	\$0.00
4.	Vacant Sections	\$326.00
5.	Accommodation	\$0.00
6.	CBD Accommodation	\$0.00
7.	Commercial	\$0.00
8.	CBD Commercial	\$0.00
9.	Primary Industry	\$326.00
10.	Country Dwelling	\$326.00
11.	Other	\$0.00
12.	Mixed Use Apportioned	\$326.00

The targeted Sports, Halls & Libraries Annual charge revenue (\$6,853,716) 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 sports fields 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	0.000160 cents in the \$
2. Residence/Country Dwelling plus Flat	0.000160 cents in the \$
3. Hydro Electric/Utilities	0.000080 cents in the \$
4. Vacant Sections	0.000160 cents in the \$
5. Accommodation	0.000160 cents in the \$
6. CBD Accommodation	0.000160 cents in the \$
7. Commercial	0.000160 cents in the \$
8. CBD Commercial	0.000160 cents in the \$
9. Primary Industry	0.000114 cents in the \$
10. Country Dwelling	0.000160 cents in the \$
11. Other	0.000160 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The governance rate revenue (\$3,025,323) 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	0.000255 cents in the \$
2. Residence plus Flat	0.000255 cents in the \$
3. Hydro Electric/Utilities	0.000115 cents in the \$
4. Vacant Sections	0.000255 cents in the \$
5. Accommodation	0.000268 cents in the \$
6. CBD Accommodation	0.000268 cents in the \$
7. Commercial	0.000230 cents in the \$
8. CBD Commercial	0.000230 cents in the \$
9. Primary Industry	0.000166 cents in the \$
10. Country Dwelling	0.000237 cents in the \$
10. Country Dwelling plus Flat	0.000237 cents in the \$
12. Other	0.00025 cents in the \$
13. 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The regulatory rate revenue (\$4,707,710) 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	\$71.00
2. Residence/Country Dwelling plus Flat	\$99.40
3. Hydro Electric/Utilities	\$130.00
4. Vacant Sections	\$71.00
5. Accommodation	\$98.00
6. CBD Accommodation	\$98.00
7. Commercial	\$130.00

8.	CBD Commercial	\$130.00
9.	Primary Industry	\$162.00
10.	Country Dwelling	\$71.00
11.	Other	\$71.00
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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Governance & Regulatory Charge revenue (\$1,933,123) 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	0.000264 cents in the \$
2.	Residence plus Flat	0.000264 cents in the \$
3.	Hydro Electric/Utilities	0.000096 cents in the \$
4.	Vacant Sections	0.000264 cents in the \$
5.	Accommodation	0.000956 cents in the \$
6.	CBD Accommodation	0.000956 cents in the \$
7.	Commercial	0.000193 cents in the \$
8.	CBD Commercial	0.000193 cents in the \$
9.	Primary Industry	0.000034 cents in the \$
10.	Country Dwelling	0.000100 cents in the \$
11.	Country Dwelling plus Flat	0.000100 cents in the \$
12.	Other	0.000264 cents in the \$
13.	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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The recreation and events rate revenue (\$5,131,670) 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	\$163.00
2.	Residence plus Flat	\$228.20
3.	Hydro Electric/Utilities	\$253.00
4.	Vacant Sections	\$163.00
5.	Accommodation	\$822.00
6.	CBD Accommodation	\$822.00
7.	Commercial	\$253.00
8.	CBD Commercial	\$253.00
9.	Primary Industry	\$110.00
10.	Country Dwelling	\$110.00
11.	Country Dwelling plus Flat	\$154.00
12.	Other	\$163.00
13.	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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The recreation and events charge revenue (\$5,131,670) 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	0.000059 cents in the \$
2. Residence plus Flat	0.000059 cents in the \$
3. Hydro Electric/Utilities	0.000024 cents in the \$
4. Vacant Sections	0.000059 cents in the \$
5. Accommodation	0.000074 cents in the \$
6. CBD Accommodation	0.000074 cents in the \$
7. Commercial	0.000048 cents in the \$
8. CBD Commercial	0.000048 cents in the \$
9. Primary Industry	0.000068 cents in the \$
10. Country Dwelling	0.000064 cents in the \$
11. Country Dwelling plus Flat	0.000064 cents in the \$
12. Other	0.000059 cents in the \$
13. 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The general rate revenue (\$1,175,392) will be used to fund the costs associated with the following activities:

- Provision of emergency services (civil defence & 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	0.000645 cents in the \$
2. Residence plus Flat	0.000645 cents in the \$
3. Hydro Electric/Utilities	0.000161 cents in the \$
4. Vacant Sections	0.000968 cents in the \$
5. Accommodation	0.002419 cents in the \$
6. CBD Accommodation	0.002419 cents in the \$
7. Commercial	0.002419 cents in the \$

8. CBD Commercial	0.002419 cents in the \$
9. Primary Industry	0.000522 cents in the \$
10. Country Dwelling	0.000658 cents in the \$
11. Country Dwelling plus Flat	0.000658 cents in the \$
12. Other	0.000645 cents in the \$
13. 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wanaka roading rate revenue (\$5,359,594) 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	0.000369 cents in the \$
2. Residence plus Flat	0.000369 cents in the \$
3. Hydro Electric/Utilities	0.000092 cents in the \$
4. Vacant Sections	0.000554 cents in the \$
5. Accommodation	0.001384 cents in the \$
6. CBD Accommodation	0.001384 cents in the \$
7. Commercial	0.001384 cents in the \$
8. CBD Commercial	0.001384 cents in the \$
9. Primary Industry	0.000299 cents in the \$
10. Country Dwelling	0.000376 cents in the \$
11. Country Dwelling plus Flat	0.000376 cents in the \$
12. Other	0.000369 cents in the \$
13. 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wakatipu/Arrowtown roading rate revenue (\$8,252,544) 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	0.000154 cents in the \$
2.	Residence plus Flat	0.000154 cents in the \$
3.	Hydro Electric/Utilities	0.000039 cents in the \$
4.	Vacant Sections	0.000154 cents in the \$
5.	Accommodation	0.000154 cents in the \$
6.	CBD Accommodation	0.000154 cents in the \$
7.	Commercial	0.000154 cents in the \$
8.	CBD Commercial	0.000154 cents in the \$
9.	Other	0.000154 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 (\$649,670) 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)	0.000111 cents in the \$
2.	Residence plus Flat (ii)	0.000111 cents in the \$
3.	Hydro Electric/Utilities	0.000028 cents in the \$
4.	Vacant Sections (ii)	0.000111 cents in the \$
5.	Accommodation	0.000111 cents in the \$
6.	CBD Accommodation	0.000111 cents in the \$
7.	Commercial	0.000111 cents in the \$
8.	CBD Commercial	0.000111 cents in the \$
9.	Other	0.000111 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 (or plus Flat) as appropriate.

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

The Wakatipu/Arrowtown stormwater rate revenue (\$1,078,444) 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	0.001571 cents in the \$
2.	CBD Accommodation	0.001571 cents in the \$
3.	Commercial	0.001571 cents in the \$
4.	CBD Commercial	0.001571 cents in the \$
5.	Hydro Electric/Utilities	0.000393 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wanaka tourism promotion rate revenue (\$1,145,584) 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	0.001202 cents in the \$
2. CBD Accommodation	0.001202 cents in the \$
3. Commercial	0.001202 cents in the \$
4. CBD Commercial	0.001202 cents in the \$
5. Hydro Electric/Utilities	0.000301 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Wakatipu tourism promotion rate revenue (\$3,814,111) 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	0.001482 cents in the \$
2. CBD Accommodation	0.001482 cents in the \$
3. Commercial	0.001482 cents in the \$
4. CBD Commercial	0.001482 cents in the \$
5. Hydro Electric/Utilities	0.000371 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

The Arrowtown tourism promotion rate revenue (\$136,318) 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	\$147.00
2. Residence/Country Dwelling plus Flat	\$205.80
3. Hydro Electric/Utilities	\$101.00
4. Vacant Sections	\$101.00
5. Accommodation	\$101.00
6. CBD Accommodation	\$101.00
7. Commercial	\$101.00
8. CBD Commercial	\$101.00
9. Primary Industry	\$147.00
10. Country Dwelling	\$147.00
11. Other	\$101.00
12. Mixed Use Apportioned	\$147.00

The Waste Management Charge revenue (\$3,292,807) 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 as follows:

1. Residential	\$102.00
2. Residence/Country Dwelling plus Flat	\$142.80
3. Hydro Electric/Utilities	\$0.00
4. Vacant Sections	\$102.00
5. Accommodation	\$0.00
6. CBD Accommodation	\$0.00
7. Commercial	\$0.00
8. CBD Commercial	\$0.00

9. Primary Industry	\$102.00
10. Country Dwelling	\$102.00
11. Other	\$0.00
12. Utilities	\$0.00
13. Mixed Use Apportioned	\$102.00

The Aquatic Centre Charge revenue (\$1,315,712) 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 as follows:

1. Residential	\$141.00
2. Residence plus Flat	\$197.40
3. Hydro Electric/Utilities	\$0.00
4. Vacant Sections	\$141.00
5. Accommodation	\$0.00
6. CBD Accommodation	\$0.00
7. Commercial	\$0.00
8. CBD Commercial	\$0.00
9. Primary Industry	\$141.00
10. Country Dwelling	\$141.00
11. Other	\$0.00
12. Utilities	\$0.00
13. Mixed Use Apportioned	\$141.00

The Aquatic Centre Charge revenue (\$1,128,873) 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:	\$260.00
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.

	Queenstown (cents in the \$)	Arrowtown (cents in the \$)	Wanaka (cents in the \$)
1. Residential	0.000268	0.000275	0.000232
2. Residential plus Flat (ii)	0.000268	0.000275	0.000232
3. Accommodation	0.000482	0.000495	0.000418
4. CBD Accommodation	0.000482	0.000495	0.000418
5. Commercial	0.000391	0.000402	0.000339
6. CBD Commercial	0.000391	0.000402	0.000339
7. Primary Industry	0.000198	0.000204	0.000172
8. Country Dwelling	0.000220	0.000226	0.000190
9. Country Dwelling plus Flat (ii)	0.000220	0.000226	0.000190
10. Other	0.000268	0.000275	0.000263
11. 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 plus Flat) or Country Dwelling (or plus Flat) as appropriate.

Note (ii) those properties comprising a Residence/Country Dwelling 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.

Water Supply	Full Charge (\$)	Half Charge (\$)
Arthurs Point	600.00	300.00
Glenorchy	750.00	375.00
Hawea	350.00	175.00
Lake Hayes	600.00	300.00
Luggate	580.00	290.00

The Targeted Water Supply Rates revenue (\$8,643,136) will be used to fund the costs associated with the following activities:

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

Note (i) those properties comprising a Residence/Country Dwelling 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.

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/Country Dwelling plus Flat will be charged the targeted rate at a factor of 1.5.

Sewerage Scheme	Charge for 1st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1 connected (\$)
Wanaka/Albert Town	566.00	283.00	283.00
Arrowtown	680.00	340.00	340.00
Arthurs Point	530.00	265.00	381.60
Hawea	550.00	275.00	275.00
Lake Hayes	530.00	265.00	265.00
Luggate	650.00	325.00	325.00
Queenstown	604.00	302.00	302.00

The Targeted Sewerage Rates revenue (\$12,339,495) will be used to fund the costs associated with providing public sewerage services to the above communities.

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 2017 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	4 September 2017	29 September 2017
Instalment Two	20 October 2017	24 November 2017
Instalment Three	19 January 2018	23 February 2018
Instalment Four	20 April 2018	25 May 2018

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 30 September 2017, 25 November 2017, 24 February 2018 and 26 May 2018 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 2017.

- 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 2018.

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 9 (Primary Industry), clause 10 (Country Dwelling) or to clause 13 (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, excluding properties categorised as pursuant to clause 11 (Country Dwelling plus Flat).

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 13 (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, 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 13 (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 13 (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 13 (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. COUNTRY DWELLING PLUS FLAT

All rating units comprising a single dwelling pursuant to clause 10 and a residential flat which are used exclusively or principally for residential purposes.

12. OTHER

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

13. 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 charges; 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:

1. Connected

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

2. Serviceable

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

These categories are used to differentiate the following targeted rates:

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

DEFINITION OF 'SEPARATELY USED OR INHABITED PARTS OF A RATING UNIT'

Where rates are calculated on each separately used or inhabited part of a rating unit, the following 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 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.

PROPOSED AMENDMENTS TO THE 2017/18 POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS

PROPOSAL

In accordance with section 102 (4) (b) of the Local Government Act 2002 (LGA), the Queenstown Lakes District Council (QLDC or Council) has begun consultation on amendments to the Policy on Development Contributions. The reason for the amendment is to simplify and clarify areas of the policy that have not been amended since they were first enacted in either the 2004, 2012 or 2015 Policy.

As well as the annual update of contribution levels as a result of the incorporation of the latest actual expenditure and the revised capital programme proposed by the Annual Plan 2017/18, the additional proposed amendments to the Policy on Development Contributions include:

- a.** Clarification of when Council will assess development contributions when a development requires both resource and building consent.
- b.** Remove the 2012 provision to allow for recalculation of development contributions after 24 months.
- c.** Clarification of when a development contribution assessment may be reviewed
- d.** Amendment to Country Dwelling Category in the Dwelling Equivalent Calculation Table.
- e.** Change to the methodology of how non-residential developments are assessed at subdivision stage
- f.** Amendment of the multi-unit residential development definition to include reference to apartments.
- g.** Inclusion of the rates Residential flat definition to provide clarification of when a development contribution is required under either a Resource Consent or Building Consent.
- h.** Update to the Greenfield and Brownfield definitions as they relate to reserve land requirements.
- i.** Inclusion of Unusual Development definition to allow Council to assess those developments that have unusual demand characteristics.
- j.** Inclusion of reference to the ability of Council to withhold a certificate of acceptance under the Building Act as per the Local Government Act.
- k.** Simplification and clarification of the rules determining when credits may apply.

It is proposed that these changes will apply to any application for resource consent, building consent or application for service connection lodged on or after 1 July 2017

CONSULTATION TIMELINE

The LGA allows Council to amend the Policy on Development Contributions at any time in accordance with section 102 (4) (b) of the Local Government Act 2002. The consultation undertaken must be in accordance with section 82 (Principles of Consultation). There is no requirement to use the Special Consultative Procedure (SCP), however, intend to handle the consultation in parallel with the Annual Plan process:

24 March 2017	Approval to commence consultation
27 March 2017	Commence consultation
28 April 2017	Consultation ends
31 May to 1 June, 2017	Hearing of submissions
29 June 2017	Final decision on proposal

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, Council 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 10-Year Plan. Note that this can be amended at any time. 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

When a development has both a resource consent and building consent, QLDC intend to assess DC's on the consent that contains all the required information to make the correct assessment, for example subdivisions creating newly serviced lots will be assessed at the subdivision resource consent stage and land use consents that require a building consent to give effect to the development will be assessed under the relevant building consent once the final plans and gross floor areas of the development are confirmed. For land use consents with no related building consents (i.e. registration of a building platform and some change in use consents) will be assessed at the land use resource consent stage.

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 provide 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 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

TYPES OF CONTRIBUTIONS REQUIRED BY GEOGRAPHIC AREA - WITHIN URBAN AREAS AND TOWNSHIPS (INCLUDES ALL LAND USES WITHIN AN URBAN AREA)

WATER SUPPLY	WASTEWATER	STORMWATER	TRANSPORTATION	TRANSPORTATION EASTERN ACCESS ROAD	RESERVE LAND	RESERVE IMPROVEMENTS	COMMUNITY FACILITIES	OTHER/ MISCELLANEOUS
Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Wanaka Albert Town Hawea Luggate	Queenstown Arrowtown Lake Hayes Arthurs Point Wanaka Albert Town Hawea	Queenstown Frankton Flats 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	Eastern Access Road Contributing Area	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	Development Contributions	Development Contributions	Development Contributions	Development Contributions	Development Contributions	Development Contributions	Development Contributions	Financial Contributions
Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 10 October 2016.	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	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	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
Rural General and other rural zonings.	Rural General and other rural zonings.	Rural General and other rural zonings.	Rural General and other rural zonings.	Rural General and other rural zonings.	Rural General and other rural zonings.	Rural General and other rural zonings.	Rural General and other rural zonings.
Nil - Unless supplied by a scheme.	Nil - Unless supplied by a scheme.	Nil - Unless supplied by a scheme.	Development Contributions	Development Contributions	Development Contributions	Development Contributions	Financial Contributions
Scheme charge to apply and any network extension costs.	Scheme charge to apply and any network extension costs.	Scheme charge to apply and any network extension costs.	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	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	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Environmental Effects - Chapter 15 District Plan and variations i.e. Environmental Considerations.
Hawea Rural Residential	Hawea Rural Residential	Hawea Rural Residential					
Development Contributions	Development Contributions	Development Contributions					
Hawea development contributions payable	Hawea development contributions payable.	Hawea development contributions payable.					
Aubrey Road Rural Residential	Aubrey Road Rural Residential	Aubrey Road Rural Residential					
Development Contributions	Development Contributions	Development Contributions					
Wanaka development contributions payable.	Wanaka development contributions payable.	Wanaka development contributions payable.					

SCHEDULE OF DEVELOPMENT CONTRIBUTIONS PER DWELLING EQUIVALENT REQUIRED BY CONTRIBUTING AREA 2017/18 (EXCLUDING GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Transportation Eastern Access Road (\$) ¹	Reserve Improvements* (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses									
Queenstown	3,700	6,278	1,409	2,362		1,167	2,276	17,192	27.5m ²
Frankton Flats ¹	3,700	6,278	4,726	2,362	720	1,167	2,276	21,229	27.5m ²
Arrowtown	4,342	5,664	958	2,362		1,167	2,276	16,769	27.5m ²
Glenorchy	6,658		674	2,362		1,167	2,276	13,137	27.5m ²
Lake Hayes	2,652	7,245		2,362		1,167	2,276	15,702	27.5m ²
Shotover Country	2,652	2,394		2,362		1,167	2,276	10,851	27.5m ²
Arthur's Point	3,549	4,550		2,362		1,167	2,276	13,904	27.5m ²
Wanaka	3,016	6,813	1,863	2,058		1,220	993	15,963	27.5m ²
Hawea	5,632	7,428	476	2,058		1,220	993	17,807	27.5m ²
Albert Town	3,016	6,813	922	2,058		1,220	993	15,022	27.5m ²
Luggate	2,211	5,604		2,058		1,220	993	12,086	27.5m ²
Other Wakatipu Townships				2,362		1,167	2,276	5,805	27.5m ²
Other Wanaka Townships				2,058		1,220	993	4,271	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style									
Wakatipu Rural				2,362		1,167	2,276	5,805	27.5m ²
Wanaka Rural				2,058		1,220	993	4,271	27.5m ²
Hawea Rural Res.	5,632	7,245	476	2,058		1,220	993	17,807	27.5m ²
Aubrey Road Rural Res.	3,016	6,813	1,863	2,058		1,220	993	15,963	27.5m ²

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

¹ The contributing area for the Eastern Access Road is not the same as the contributing area for Frankton Flats Stormwater. Refer to the map of the Eastern Access Road contributing area at Appendix A to see where this development contribution applies

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.

Those Sites that apply for consents that result in additional demand beyond what has been assessed will be reviewed and further contributions required if the units of demand 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.

Dwelling Equivalent Contribution	=	$\frac{\text{Sum of capex for growth consumed in analysis period}}{\text{Sum of new dwelling equivalents in analysis period}}$
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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		TRANSPORTATION – EASTERN ACCESS ROAD
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	Dwelling Equivalents per 100m² GFA
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	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	0.62
Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17	1.36
Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56	2.99
Industrial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	1.04	1.19	0.88
Country Dwelling	n/a		n/a	n/a	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 Accommodation	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.78	0.95	1.30	1.38	0.81
Mixed Use Commercial	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.59	0.71	0.97	0.99	1.21
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	2.99
Unusual Developments	To be individually assessed at the time of application - refer to page 160 for definition										

Note: **1.** A residential property is always 1 Dwelling Equivalent (DE) or has 160m² GFA. **2.** A residential property is always assumed to have 260m² 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 dated 1 July 2015 which is available on the QLDC website.

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

LAND USE	ESTIMATED GFA (OR EQUIVALENT)	IMPERVIOUS SURFACE AREA (ISA) - USED FOR STORMWATER CALCULATION
Residential	One dwelling equivalent per lot	One dwelling equivalent per lot
Rural Lifestyle and Rural Residential	One dwelling equivalent per lot	One dwelling equivalent per lot
Rural General	One Country dwelling equivalent per lot - (refer to the Dwelling Equivalent Calculation Table on page 155)	One Country dwelling equivalent per lot - (refer to the Dwelling Equivalent Calculation Table on page 155)
Non-residential: Commercial / Industrial/ Restaurant/Bar/Visitor Accommodation	50m ² gross floor area for lots <= 500m ² 100m ² gross floor area for lots > 500m ² <= 2,000m ² 400m ² gross floor area for lots >2,000m	62.5m ² ISA for lots <= 500m ² . 125m ² ISA for lots > 500m ² <= 2,000m ² 500m ² ISA for lots >2,000m

MULTI UNIT RESIDENTIAL DEVELOPMENTS

This relates to any development that involves the development of three or more residential units/apartments 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

Council requires development contributions to be assessed for all residential flats.

A residential flat for the purposes of this policy is a residential building or part of a residential building that is used, or can be used as independent residence containing its own kitchen, living and toilet bathroom facilities that is secondary to the main residence. Note: the definition of a kitchen comes from the District Plan.

Dwelling equivalents for residential flats will be calculated using the GFA of the residential flat and the differentials shown in the above table.

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 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 unless to enable a specific recreation asset (e.g. sports fields) that cannot be accommodated within existing reserve land or is to service new developments in Greenfield sites.

Existing residential areas enjoy a good provision of local parks, sports fields, esplanade strips adjoining lake and river margins, lakeside beaches, significant walking and biking trails, and track network and surrounding Department of Conservation reserves. Queenstown Lakes District residents and visitors use a mix of different types of these reserve areas for a variety of active and passive recreation purposes.

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

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

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 will continue to be required in these areas.

The land contribution has been assessed at 27.5m² for each residential property that requires a reserve land contribution component. In this policy the term 'residential' includes visitor accommodation.

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

Greenfield in Urban Areas

Where residential development is proposed in **urban areas**¹ and does not have resource consent for future development by 1 July 2017, consideration for reserve land contributions will be on a case by case basis.

Consideration will be given to whether there is existing **accessible**² reserve land within 800m of the site, and whether the reserve is of an appropriate size and **purpose**³ relative to the proposed development and existing surrounding developments.

Greenfield in Rural Areas

Where residential development is proposed in **rural areas**⁴ and does not have resource consent for future development by 1 July 2017, consideration for reserve land contributions will be on a case by case basis.

Consideration will be given to whether there is existing **accessible** reserve land within 800m of the site, and whether the reserve is of an appropriate size and purpose relative to the size of the proposed development and surrounding development.

Should these lots be required to pay a Reserve Land contribution, and not connected to Councils water or wastewater reticulation and are larger than 4000m² they will be assessed under the Country Dwelling category and subject to a reduced level of reserve land development contributions as the demand for reserve land tends to be less than the demand generated by new land parcels that are smaller and within more highly developed areas.

As the establishment of piecemeal reserves through rural areas is undesirable, land contributions in lieu of cash contributions will not be accepted for this type of development/subdivision.

Brownfield Sites

Brownfield sites are developed land parcels in urban areas that contain existing development or have been subdivided previously for residential purposes.

The Queenstown Lakes District has good provision of accessible reserve land in developed urban areas. As such there is an opportunity to reduce development contributions for reserve land in these areas. Reserve land contributions will therefore not be applicable to the development of Brownfield sites.

In addition, there is a desire to encourage infill development in respect of residential flats, so neither urban nor rural sites will be required to pay reserve land contributions for a residential flat that accompanies a primary dwelling.

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

² Parks Strategy 2002

³ As per the Local Government Act amendments 2014

Note

- ¹ Urban areas in this policy are all zones that are not zoned Rural General, Rural Residential or Rural Lifestyle)
- ² For a reserve to be 'accessible' it is considered it should easily accessed by pedestrians. Council retains discretion on the consideration of what is appropriately accessible in any given case.
- ³ For reserve land to meet its purpose for recreation, it includes reserve areas that can be used for active and passive recreation including flat, open park spaces usable for play activities e.g. kicking a ball. To avoid doubt, reserves do not include Department of Conservation land, Ministry of Education land, road reserves, esplanade reserves, drainage reserves or public walkways with ROW easements in favour of Council.
- ⁴ Rural areas in this policy are Rural General, Rural Residential or Rural Lifestyle zones.

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 ² 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
Wakatipu Ward	
Urban	\$335/m ²
Township	\$150/m ²
Wanaka Ward	
Urban	\$235/m ²
Township	\$150/m ²

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 m² 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 4000m², the market value of each lot shall be the market value of the rural residential site of 4000m² within that lot, being the most likely site for a building platform.
- F** The value of the land contribution per m², in Rural Zones (except for Rural Visitor Zones) shall be the market value as defined in (e) above divided by 1000m².

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 27.5m² 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.

UNUSUAL DEVELOPMENTS

Council reserves the right to individually assess contributions on any development that it deems to create a significantly different demand on infrastructure than could usually be expected under their relevant land use category. This may include a development that Council deems does not fit into the land use categories.

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: developmentcontributions@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,
- iv)** 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, certificate of acceptance or prior to the connection to Council services, whichever comes first.
- Building consent – prior to the issue of the code of compliance certificate, certificate of acceptance or prior to the connection to Council services, whichever comes first.
- Service connection – prior to connection.

If payment is not received the Council may (under section 208 of the LGA):

- Withhold S224c Certificate on a subdivision;
- Prevent the commencement of a resource consent for a development
- Withhold a code of compliance certificate under the Building Act
- Withhold a certificate of acceptance 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.

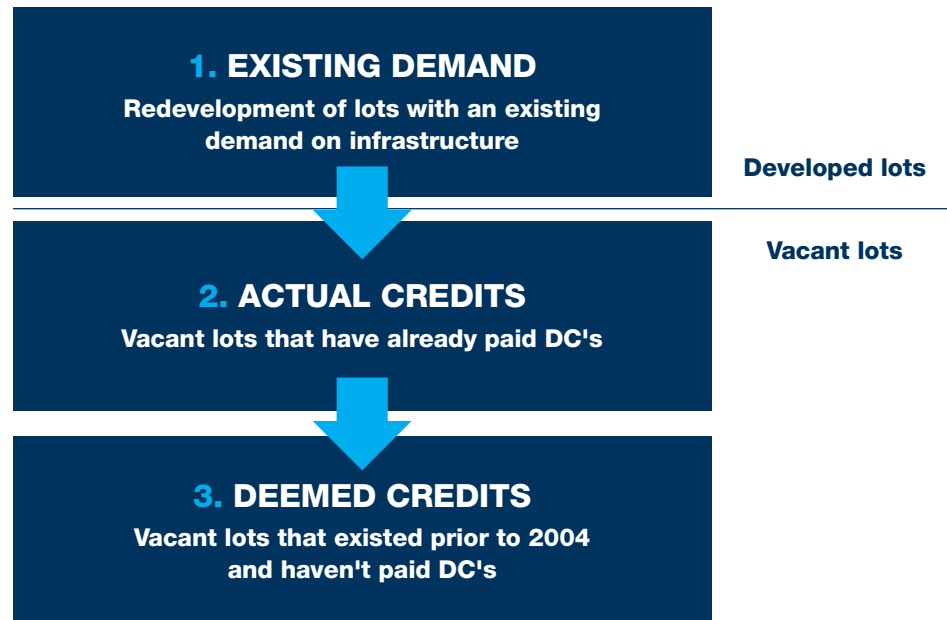
CREDITS

Assessing Additional Demand - Existing Demand and Credits

The following existing demand and credit considerations apply to all development contribution assessments:

- The existing demand of any lot that is to be developed will be converted to a dwelling equivalent credit when assessing development contributions. Thus, development contributions are solely for additional demand created by the new development.
- Credits will be specific to the activity for which they were paid (i.e. a water supply credit will not be able to offset a wastewater contribution).
- Credits are to be site specific (not transferable) and non-refundable unless the refund provisions of the Act apply.

There are three types of development contribution credits that may be applied:



The applications of existing demand and credits are described in the table below:

TABLE OF CREDIT TYPES

When do they apply?	Information to be provided by the developer	The following situations are anticipated		Exceptions	Comments
		Type of Development	Details		
Existing Demand					
Redevelopment of lots with an existing demand on infrastructure where a development contribution has never been paid.	The existing use of the site prior to redevelopment expressed in the appropriate unit of demand (e.g. Gross Floor Area (GFA), Impermeable Surface Area (ISA), number of residential units etc.) Should the developer be unable to provide confirmation of credits, no credits will be allocated.	Redevelopment	The existing demand will be quantified in dwelling equivalents using the current development contributions policy.	Lots that have a consent notice registered on the certificate of title stating that the lot has not been serviced by Councils water, wastewater or stormwater. In these instances no credits will be given unless the developer is able to provide otherwise.	Only the current (existing) demand will be assessed and not any historic use of the site.
Actual Credit					
Development of lots when development contributions have already been paid. This will apply to all lots created after 1 July 2004.	Records of development contributions paid. Should the developer be unable to provide confirmation of credits, no credits will be allocated.	All lots.	The actual credit will be quantified in dwelling equivalents for each activity based on the policy under which the payment was made.	Lots that have a consent notice registered on the certificate of title stating that the lot has not been serviced by Councils water, wastewater or stormwater. In these instances no credits will be given unless the developer is able to provide otherwise.	Any surplus credits will remain on the land for future development.

TABLE OF CREDIT TYPES CONTINUED

When do they apply?	Information to be provided by the developer	The following situations are anticipated		Exceptions	Comments
		Type of Development	Details		
Deemed Credit					
Deemed credit to apply to vacant lots that existed prior to the requirement for development contributions (2004) and has not paid development contributions.	Developer to provide the certificate of title for the lot(s) to prove that the lot has existed prior to 2004.	Residential	One dwelling equivalent per lot.	- Lots that have a consent notice registered on the certificate of title stating that the lot has not been serviced by Councils water, wastewater or stormwater. In these instances no credits will be given unless the developer is able to provide otherwise. - 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 - Some areas may not be due a full dwelling equivalent credit as pre 2004 Council owned water and wastewater infrastructure was not available to all sites. The general exceptions are: - Vacant lots in Lake Hayes (water supply & wastewater) were not required to pay a capital contribution when the schemes were introduced. As such full DC's are payable at the time of development. - Glenorchy: A small number of property owners paid a lump sum contribution towards the Glenorchy water scheme. All other property owners are required to pay for new water connections. Please contact the DCN officer at QLDC to determine whether your property paid. - Luggate: - Luggate Lots created pre July 2004: no credits for water or wastewater as vacant sites were not required to pay a capital contribution when the schemes were introduced - Luggate Lots created between July 2004 and July 2014: no credits for wastewater (credit for water however) - Luggate Lots created post July 2014: all credits should apply - Aubrey Road, Studholme Road, and Tucker Beach Road: Council owned water reticulation has been progressively extended. These sites may not have a credit for water or wastewater. Applicant to provide evidence of connection and payment	A deemed credit will only apply when an actual credit does not exist.
		Rural sites	For Rural general sites, one dwelling equivalent per registered building platform. For all other rural sites one dwelling equivalent will apply for reserves and roading. Owner to provide evidence that water and wastewater should also receive a credit.		
		Commercial / Industrial	50m² gross floor area and impervious site area for lots <= 500m². 100m² gross floor area and impervious site area for lots > 500m² <= 2,000m². 400m² gross floor area and impervious site area for lots >2,000m².		

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 (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
QUEENSTOWN							
Reticulation	11,500,409	5,958,954	5,541,456	52%	5,270,285	2,412	2,185
Pump Station	22,234	11,562	10,672	52%	1,107,534	2,412	459
Decomissioning Works	-	-	-	0%	-	2,412	-
Unspecified Expenditure	-	-	-	0%	44,503	2,412	18
Storage	2,485,538	819,196	1,666,342	33%	1,056,702	2,412	438
New Scheme	-	-	-	0%	-	2,412	-
Intake	803,556	190,576	612,980	24%	576,729	2,412	239
Renewals	9,539,035	-	9,539,035	0%	-	2,412	-
Investigations	-	-	-	0%	-	2,412	-
Management	832,042	187,152	644,890	22%	138,800	2,412	58
Conveyance	-	-	-	0%	-	2,412	-
Emergency Conveyance	-	-	-	0%	-	2,412	-
Flow Metering	100,000	-	100,000	0%	63,983	2,412	27
Treatment Facility	2,265,557	305,901	1,959,656	14%	464,338	2,412	193
Forward Design	250,000	227,500	22,500	91%	130,821	2,412	54
Minor Works	146,011	39,758	106,252	27%	17,659	2,412	7
Asset Management System	32,600	-	32,600	0%	52,143	2,412	22
Total Water Supply - Queenstown	27,976,983	7,740,600	20,236,383	28%	8,923,497	2,412	3,700

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
ARROWTOWN							
Reticulation	-	-	-	0%	275,513	114	2,414
Pump Station	-	-	-	0%	7,432	114	65
Decommissioning Works	-	-	-	0%	-	114	-
Unspecified Expenditure	-	-	-	0%	16,826	114	147
Storage	24,900	-	24,900	0%	123,818	114	1,085
New Scheme	-	-	-	0%	-	114	-
Intake	-	-	-	0%	45,986	114	403
Renewals	1,465,607	-	1,465,607	0%	-	114	-
Investigations	-	-	-	0%	-	114	-
Management	55,787	15,925	39,862	29%	3,806	114	33
Conveyance	-	-	-	0%	-	114	-
Emergency Conveyance	-	-	-	0%	-	114	-
Flow Metering	-	-	-	0%	1,525	114	13
Treatment Facility	-	-	-	0%	16,653	114	146
Forward Design	-	-	-	0%	-	114	-
Minor Works	-	-	-	0%	171	114	2
Asset Management System	-	-	-	0%	3,848	114	34
Total Water Supply - Arrows-town	1,546,294	15,925	1,530,369	1%	495,578	114	4,342

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
GLENORCHY							
Reticulation	-	-	-	0%	76,176	33	2,313
Pump Station	-	-	-	0%	8,964	33	272
Decommissioning Works	-	-	-	0%	-	33	-
Unspecified Expenditure	-	-	-	0%	10,907	33	331
Storage	450,507	183,599	266,908	41%	50,709	33	1,540
New Scheme	-	-	-	0%	48,774	33	1,481
Intake	-	-	-	0%	3,155	33	96
Renewals	289,911	-	289,911	0%	-	33	-
Investigations	-	-	-	0%	-	33	-
Management	7,449	1,373	6,076	18%	671	33	20
Conveyance	-	-	-	0%	-	33	-
Emergency Conveyance	-	-	-	0%	-	33	-
Flow Metering	-	-	-	0%	1,799	33	55
Treatment Facility	-	-	-	0%	248	33	8
Forward Design	-	-	-	0%	5,566	33	169
Minor Works	129,273	25,126	104,148	19%	11,478	33	348
Asset Management System	-	-	-	0%	837	33	25
Total Water Supply - Glenorchy	877,140	210,097	667,043	24%	219,282	33	6,658

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
LAKE HAYES/SHOTOVER COUNTRY							
Reticulation	-	-	-	0%	120,067	79	1,526
Pump Station	-	-	-	0%	-	79	-
Decommissioning Works	-	-	-	0%	-	79	-
Unspecified Expenditure	-	-	-	0%	127	79	2
Storage	-	-	-	0%	20,854	79	265
New Scheme	-	-	-	0%	38,085	79	484
Intake	-	-	-	0%	-	79	-
Renewals	1,065,132	-	1,065,132	0%	-	79	-
Investigations	-	-	-	0%	-	79	-
Management	26,943	4,661	22,282	17%	1,393	79	18
Conveyance	-	-	-	0%	-	79	-
Emergency Conveyance	-	-	-	0%	-	79	-
Flow Metering	595,021	34,128	560,892	6%	14,406	79	183
Treatment Facility	-	-	-	0%	10,851	79	138
Forward Design	-	-	-	0%	-	79	-
Minor Works	-	-	-	0%	-	79	-
Asset Management System	-	-	-	0%	2,840	79	36
Total Water Supply - Lake Hayes	1,687,095	38,789	1,648,306	2%	208,622	79	2,652

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
ARTHURS POINT							
Reticulation	-	-	-	0%	246,641	169	1,462
Pump Station	-	-	-	0%	-	169	-
Decomissioning Works	-	-	-	0%	-	169	-
Unspecified Expenditure	-	-	-	0%	5,271	169	31
Storage	-	-	-	0%	276	169	2
New Scheme	-	-	-	0%	159,220	169	944
Intake	1,247,263	533,829	713,434	43%	130,864	169	776
Renewals	473,180	-	473,180	0%	7,049	169	42
Investigations	-	-	-	0%	-	169	-
Management	26,943	5,215	21,728	19%	1,999	169	12
Conveyance	-	-	-	0%	-	169	-
Emergency Conveyance	-	-	-	0%	-	169	-
Flow Metering	-	-	-	0%	-	169	-
Treatment Facility	-	-	-	0%	35,814	169	212
Forward Design	-	-	-	0%	-	169	-
Minor Works	-	-	-	0%	5,564	169	33
Asset Management System	-	-	-	0%	6,006	169	36
Total Water Supply - Arthurs Point	1,747,386	539,043	1,208,342	31%	598,703	169	3,549

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
WANAKA							
Reticulation	5,722,528	3,822,005	1,900,523	67%	2,183,498	1,580	1,382
Pump Station	-	-	-	0%	151,496	1,580	96
Decommissioning Works	-	-	-	0%	-	1,580	-
Unspecified Expenditure	-	-	-	0%	86,636	1,580	55
Storage	2,943,465	2,352,157	591,308	80%	1,934,888	1,580	1,225
New Scheme	-	-	-	0%	-	1,580	-
Intake	1,624,158	1,201,808	422,351	74%	288,067	1,580	182
Renewals	6,181,002	-	6,181,002	0%	-	1,580	-
Investigations	-	-	-	0%	8	1,580	0
Management	222,990	50,029	172,961	22%	17,159	1,580	11
Conveyance	-	-	-	0%	-	1,580	-
Emergency Conveyance	-	-	-	0%	-	1,580	-
Flow Metering	-	-	-	0%	18,527	1,580	12
Treatment Facility	-	-	-	0%	37,883	1,580	24
Forward Design	-	-	-	0%	31,841	1,580	20
Minor Works	-	-	-	0%	741	1,580	0
Asset Management System	-	-	-	0%	13,895	1,580	9
Total Water Supply - Wanaka	16,694,143	7,425,999	9,268,144	44%	4,764,638	1,580	3,016

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
HAWEA							
Reticulation	-	-	-	0%	332,712	115	2,897
Pump Station	-	-	-	0%	79	115	1
Decommissioning Works	-	-	-	0%	-	115	-
Unspecified Expenditure	-	-	-	0%	1,980	115	17
Storage	-	-	-	0%	1,622	115	14
New Scheme	-	-	-	0%	-	115	-
Intake	724,526	231,782	492,744	32%	270,880	115	2,359
Renewals	422,297	-	422,297	0%	-	115	-
Investigations	-	-	-	0%	-	115	-
Management	21,079	4,383	16,695	21%	1,593	115	14
Conveyance	-	-	-	0%	-	115	-
Emergency Conveyance	-	-	-	0%	-	115	-
Flow Metering	125,539	29,238	96,301	23%	24,348	115	212
Treatment Facility	-	-	-	0%	8,281	115	72
Forward Design	-	-	-	0%	-	115	-
Minor Works	-	-	-	0%	5,116	115	45
Asset Management System	-	-	-	0%	188	115	2
Total Water Supply - Hawea	1,293,440	265,404	1,028,037	21%	646,801	115	5,632

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
LUGGATE							
Reticulation	-	-	-	0%	3,359	40	85
Pump Station	-	-	-	0%	7,431	40	188
Decommissioning Works	-	-	-	0%	-	40	-
Unspecified Expenditure	-	-	-	0%	669	40	17
Storage	-	-	-	0%	19,270	40	486
New Scheme	-	-	-	0%	-	40	-
Intake	-	-	-	0%	-	40	-
Renewals	252,682	-	252,682	0%	-	40	-
Investigations	-	-	-	0%	1,814	40	46
Management	10,536	2,643	7,893	25%	2,338	40	59
Conveyance	-	-	-	0%	-	40	-
Emergency Conveyance	-	-	-	0%	-	40	-
Flow Metering	-	-	-	0%	4,163	40	105
Treatment Facility	328,473	150,348	178,125	46%	46,476	40	1,173
Forward Design	-	-	-	0%	-	40	-
Minor Works	-	-	-	0%	10	40	0
Asset Management System	-	-	-	0%	2,063	40	52
Total Water Supply - Luggate	591,691	152,991	438,699	26%	87,591	40	2,211

WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	5,191,007	
	2015/16	1,455,777	579,692	579,692	160	593,690	593,690	5,177,009	90%
	2016/17	5,819,869	2,303,272	2,882,963	263	974,155	1,567,846	6,506,125	81%
	2017/18	8,299,033	3,363,243	6,246,206	271	1,002,763	2,570,608	8,866,605	78%
	2018/19	2,551,440	184,490	6,430,697	271	1,002,763	3,573,371	8,048,333	69%
	2019/20	1,208,865	7,590	6,438,287	271	1,002,763	4,576,133	7,053,161	61%
	2020/21	3,339,821	872,350	7,310,637	271	1,002,763	5,578,896	6,922,749	55%
	2021/22	1,236,951	13,255	7,323,892	240	888,870	6,467,766	6,047,134	48%
	2022/23	1,227,773	11,404	7,335,296	221	818,577	7,286,343	5,239,961	42%
	2023/24	1,612,068	394,381	7,729,677	221	818,577	8,104,920	4,815,764	37%
	2024/25	1,225,386	10,923	7,740,600	221	818,577	8,923,497	4,008,110	31%
			7,740,600		2,412	Queenstown Weighted Debt Funding Ratio			62%
ARROWTOWN									
							Existing Debt	1,965,520	
	2015/16	105,786	-	-	20	88,898	88,898	1,876,623	95%
	2016/17	164,980	1,967	1,967	11	46,755	135,653	1,831,834	93%
	2017/18	120,000	-	1,967	11	46,755	182,409	1,785,079	91%
	2018/19	162,918	1,378	3,345	11	46,755	229,164	1,739,701	88%
	2019/20	163,589	1,570	4,915	11	46,755	275,920	1,694,516	86%
	2020/21	162,382	1,225	6,140	11	46,755	322,675	1,648,985	84%
	2021/22	167,692	2,741	8,881	10	43,226	365,901	1,608,500	81%
	2022/23	166,351	2,358	11,239	10	43,226	409,127	1,567,633	79%
	2023/24	166,593	2,427	13,666	10	43,226	452,352	1,526,834	77%
	2024/25	166,003	2,259	15,925	10	43,226	495,578	1,485,867	75%
			15,925		114	Arrowtown Weighted Debt Funding Ratio			86%

WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	469,855	
	2015/16	17,984	-	-	3	18,530	18,530	451,325	96%
	2016/17	31,134	170	170	3	22,065	40,595	429,429	91%
	2017/18	480,721	183,599	183,769	3	22,065	62,660	590,963	90%
	2018/19	30,859	119	183,887	3	22,065	84,725	569,017	87%
	2019/20	160,222	25,261	209,148	3	22,065	106,790	572,213	84%
	2020/21	30,787	106	209,254	3	22,065	128,855	550,253	81%
	2021/22	31,496	236	209,490	3	22,607	151,462	527,883	78%
	2022/23	31,317	203	209,693	3	22,607	174,069	505,479	74%
	2023/24	31,349	209	209,903	3	22,607	196,676	483,082	71%
	2024/25	31,271	195	210,097	3	22,607	219,282	460,670	68%
			210,097		33	Glenorchy Weighted Debt Funding Ratio			82%
LAKE HAYES									
							Existing Debt	-	
	2015/16	116,663	-	-	5	11,997	11,997	(11,997)	0%
	2016/17	152,507	576	576	8	20,217	32,213	(31,638)	-5496%
	2017/18	164,911	-	576	8	20,217	52,430	(51,854)	-9008%
	2018/19	632,263	34,532	35,107	8	20,217	72,647	(37,540)	-107%
	2019/20	102,567	459	35,567	8	20,217	92,864	(57,297)	-161%
	2020/21	101,984	359	35,925	8	20,217	113,081	(77,155)	-215%
	2021/22	104,549	802	36,727	9	23,885	136,966	(100,239)	-273%
	2022/23	103,901	690	37,418	9	23,885	160,851	(123,434)	-330%
	2023/24	104,018	710	38,128	9	23,885	184,737	(146,609)	-385%
	2024/25	103,733	661	38,789	9	23,885	208,622	(169,833)	-438%
			38,789		79	Lake Hayes Weighted Debt Funding Ratio			0%

WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
ARTHURS POINT									
							Existing Debt	-	
	2015/16	41,081	-	-	20	69,511	69,511	(69,511)	0%
	2016/17	51,339	644	644	20	69,450	138,961	(138,317)	-21476%
	2017/18	48,011	-	644	20	69,450	208,411	(207,767)	-32259%
	2018/19	1,297,606	534,280	534,924	20	69,450	277,862	257,062	48%
	2019/20	50,667	514	535,438	20	69,450	347,312	188,126	35%
	2020/21	50,084	401	535,839	20	69,450	416,762	119,077	22%
	2021/22	52,648	898	536,737	13	45,485	462,248	74,489	14%
	2022/23	52,001	772	537,509	13	45,485	507,733	29,776	6%
	2023/24	52,117	795	538,304	13	45,485	553,218	(14,914)	-3%
	2024/25	51,832	740	539,043	13	45,485	598,703	(59,660)	-11%
			539,043		169	Arthurs Point Weighted Debt Funding Ratio			0%
WANAKA & ALBERT TOWN									
							Existing Debt	-	
	2015/16	1,246,156	689,546	689,546	161	486,520	486,520	203,026	29%
	2016/17	1,177,410	408,669	1,098,215	164	496,077	982,597	115,618	11%
	2017/18	490,763	67,937	1,166,152	164	496,077	1,478,674	(312,522)	-27%
	2018/19	1,565,979	608,566	1,774,717	164	496,077	1,974,751	(200,034)	-11%
	2019/20	2,890,901	825,670	2,600,387	164	496,077	2,470,828	129,559	5%
	2020/21	745,719	3,849	2,604,236	164	496,077	2,966,905	(362,670)	-14%
	2021/22	987,201	221,532	2,825,768	149	449,433	3,416,339	(590,570)	-21%
	2022/23	4,771,727	3,597,923	6,423,691	149	449,433	3,865,772	2,557,919	40%
	2023/24	2,058,095	995,212	7,418,903	149	449,433	4,315,205	3,103,698	42%
	2024/25	760,193	7,096	7,425,999	149	449,433	4,764,638	2,661,361	36%
			7,425,999		1,580	Wanaka Weighted Debt Funding Ratio			30%

WATER SUPPLY - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
HAWEA									
							Existing Debt	1,558,751	
	2015/16	407,904	95,188	95,188	12	67,565	67,565	1,586,374	96%
	2016/17	69,987	7,150	102,338	12	66,545	134,109	1,526,980	92%
	2017/18	296,172	106,420	208,758	12	66,545	200,654	1,566,855	89%
	2018/19	172,822	29,617	238,375	12	66,545	267,199	1,529,927	85%
	2019/20	47,537	432	238,807	12	66,545	333,743	1,463,815	81%
	2020/21	47,081	337	239,144	12	66,545	400,288	1,397,607	78%
	2021/22	49,087	754	239,899	11	61,628	461,916	1,336,734	74%
	2022/23	48,581	649	240,548	11	61,628	523,544	1,275,754	71%
	2023/24	48,672	668	241,216	11	61,628	585,172	1,214,794	67%
	2024/25	105,599	24,188	265,404	11	61,628	646,801	1,177,354	65%
			265,404		115	Hawea Weighted Debt Funding Ratio			81%
LUGGATE									
							Existing Debt	-	
	2015/16	6,918	1,234	1,234	4	9,268	9,268	(8,033)	-651%
	2016/17	28,555	174	1,408	4	8,711	17,979	(16,571)	-1177%
	2017/18	27,782	-	1,408	4	8,711	26,691	(25,282)	-1795%
	2018/19	28,324	122	1,530	4	8,711	35,402	(33,872)	-2213%
	2019/20	28,399	139	1,669	4	8,711	44,113	(42,444)	-2543%
	2020/21	28,264	108	1,778	4	8,711	52,825	(51,047)	-2872%
	2021/22	357,333	150,591	152,368	4	8,692	61,516	90,852	60%
	2022/23	28,709	209	152,577	4	8,692	70,208	82,369	54%
	2023/24	28,736	215	152,791	4	8,692	78,900	73,892	48%
	2024/25	28,670	200	152,991	4	8,692	87,591	65,400	43%
			152,991		40	Luggate Weighted Debt Funding Ratio			0%

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
QUEENSTOWN							
Asset Management System	-	-	-	0%	-	2,246	-
Investigations	-	-	-	0%	566	2,246	0
Management	1,156,601	203,634	952,968	18%	117,878	2,246	52
Minor Works	50,000	13,500	36,500	27%	7,554	2,246	3
New Scheme	-	-	-	0%	-	2,246	-
Pump Station	4,645,557	1,865,206	2,780,351	40%	1,730,592	2,246	770
Renewals	3,614,348	-	3,614,348	0%	1,987	2,246	1
Reticulation	14,693,728	8,707,890	5,985,839	59%	6,353,808	2,246	2,828
Storage	671,912	671,912	-	100%	356,450	2,246	159
Treatment Facility	25,713,039	4,839,236	20,873,803	19%	5,377,668	2,246	2,394
Unspecified Expenditure	-	-	-	0%	155,931	2,246	69
Total Wastewater - Queenstown	50,545,186	16,301,377	34,243,808	32%	14,102,433	2,246	6,278
ARROWTOWN							
Asset Management System	-	-	-	0%	-	86	-
Investigations	-	-	-	0%	-	86	-
Management	66,521	7,673	58,848	12%	2,021	86	23
Minor Works	-	-	-	0%	-	86	-
New Scheme	-	-	-	0%	-	86	-
Pump Station	-	-	-	0%	54,252	86	630
Renewals	1,094,302	-	1,094,302	0%	6,544	86	76
Reticulation	-	-	-	0%	214,908	86	2,496
Storage	-	-	-	0%	-	86	-
Treatment Facility	985,557	185,483	800,074	19%	206,121	86	2,394
Unspecified Expenditure	-	-	-	0%	3,879	86	45
Total Wastewater - Arrowtown	2,146,380	193,157	1,953,223	9%	487,725	86	5,664

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
LAKE HAYES							
Asset Management System	-	-	-	0%	-	66	-
Investigations	-	-	-	0%	-	66	-
Management	30,296	4,544	25,752	15%	972	66	15
Minor Works	-	-	-	0%	3,996	66	61
New Scheme	-	-	-	0%	-	66	-
Pump Station	-	-	-	0%	64,661	66	984
Renewals	160,465	-	160,465	0%	-	66	-
Reticulation	-	-	-	0%	249,078	66	3,791
Storage	-	-	-	0%	-	66	-
Treatment Facility	752,028	141,533	610,495	19%	157,280	66	2,394
Unspecified Expenditure	-	-	-	0%	-	66	-
Total Wastewater - Lake Hayes	942,789	146,077	796,712	15%	475,988	66	7,245
ARTHURS POINT							
Asset Management System	-	-	-	0%	-	115	-
Investigations	-	-	-	0%	-	115	-
Management	23,033	4,821	18,212	21%	1,413	115	12
Minor Works	-	-	-	0%	-	115	-
New Scheme	-	-	-	0%	-	115	-
Pump Station	-	-	-	0%	-	115	-
Renewals	49,314	-	49,314	0%	-	115	-
Reticulation	145,857	31,639	114,219	22%	243,183	115	2,106
Storage	-	-	-	0%	-	115	-
Treatment Facility	1,321,924	248,788	1,073,136	19%	276,469	115	2,394
Unspecified Expenditure	-	-	-	0%	4,451	115	39
Total Wastewater - Arthurs Point	1,540,128	285,248	1,254,880	19%	525,516	115	4,550

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
WANAKA							
Asset Management System	-	-	-	0%	-	1,299	-
Investigations	768,467	475,671	292,796	62%	117,247	1,299	90
Management	-	-	-	0%	4,209	1,299	3
Minor Works	-	-	-	0%	-	1,299	-
New Scheme	247,741	69,367	178,373	28%	42,041	1,299	32
Pump Station	2,045,699	1,841,085	204,614	90%	1,261,709	1,299	971
Renewals	1,492,458	-	1,492,458	0%	4,257	1,299	3
Reticulation	3,340,691	1,717,912	1,622,779	51%	1,173,450	1,299	903
Storage	-	-	-	0%	-	1,299	-
Treatment Facility	4,096,371	591,666	3,504,704	14%	6,137,140	1,299	4,724
Unspecified Expenditure	-	-	-	0%	110,954	1,299	85
Total Wastewater - Wanaka	11,991,426	4,695,702	7,295,724	39%	8,851,007	1,299	6,813
HAWEA							
Asset Management System	-	-	-	0%	-	108	-
Investigations	-	-	-	0%	-	108	-
Management	26,811	5,533	21,278	21%	1,934	108	18
Minor Works	-	-	-	0%	-	108	-
New Scheme	-	-	-	0%	-	108	-
Pump Station	38,782	2,590	36,192	7%	201,310	108	1,870
Renewals	303,899	-	303,899	0%	-	108	-
Reticulation	25,373	20,299	5,075	80%	190,245	108	1,768
Storage	-	-	-	0%	-	108	-
Treatment Facility	4,865,237	2,018,557	2,846,679	41%	393,154	108	3,653
Unspecified Expenditure	-	-	-	0%	12,849	108	119
Total Wastewater - Hawea	5,260,102	2,046,979	3,213,123	39%	799,492	108	7,428

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
LUGGATE							
Asset Management System	-	-	-	0%	-	9	-
Investigations	581,907	120,077	461,831	21%	29,427	9	3,171
Management	2,441	28	2,413	1%	87	9	9
Minor Works	-	-	-	0%	-	9	-
New Scheme	-	-	-	0%	-	9	-
Pump Station	43,474	33,222	10,252	76%	22,491	9	2,424
Renewals	125,693	-	125,693	0%	-	9	-
Reticulation	-	-	-	0%	-	9	-
Storage	-	-	-	0%	-	9	-
Treatment Facility	-	-	-	0%	-	9	-
Unspecified Expenditure	-	-	-	0%	-	9	-
Total Wastewater - Luggate	753,515	153,327	600,188	20%	52,005	9	5,604
SHOTOVER COUNTRY							
Asset Management System	-	-	-	0%	-	362	-
Investigations	-	-	-	0%	-	362	-
Management	-	-	-	0%	-	362	-
Minor Works	-	-	-	0%	-	362	-
New Scheme	-	-	-	0%	-	362	-
Pump Station	-	-	-	0%	-	362	-
Renewals	-	-	-	0%	-	362	-
Reticulation	-	-	-	0%	-	362	-
Storage	-	-	-	0%	-	362	-
Treatment Facility	4,143,309	779,778	3,363,531	19%	866,539	362	2,394
Unspecified Expenditure	-	-	-	0%	-	362	-
Total Wastewater - Shotover Country	4,143,309	779,778	3,363,531	19%	866,539	362	2,394

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	10,784,517	
	2015/16	14,115,387	2,932,871	2,932,871	159	1,000,309	1,000,309	12,717,079	93%
	2016/17	5,953,552	1,933,804	4,866,675	252	1,582,733	2,583,042	13,068,150	83%
	2017/18	10,181,308	4,310,036	9,176,711	260	1,631,274	4,214,315	15,746,912	79%
	2018/19	8,001,884	4,623,966	13,800,676	260	1,631,274	5,845,589	18,739,604	76%
	2019/20	5,820,033	1,452,281	15,252,958	260	1,631,274	7,476,863	18,560,612	71%
	2020/21	379,865	6,476	15,259,433	260	1,631,274	9,108,137	16,935,814	65%
	2021/22	3,060,118	341,734	15,601,168	213	1,338,031	10,446,167	15,939,517	60%
	2022/23	2,816,153	534,635	16,135,802	194	1,218,755	11,664,922	15,255,397	57%
	2023/24	425,633	16,230	16,152,032	194	1,218,755	12,883,678	14,052,871	52%
	2024/25	395,817	9,875	16,161,908	194	1,218,755	14,102,433	12,843,991	48%
			16,161,908		2,246	Queenstown Weighted Debt Funding Ratio			68%
ARROWTOWN									
							Existing Debt	1,485,912	
	2015/16	1,665,363	136,417	136,417	17	94,830	94,830	1,527,499	94%
	2016/17	696,551	47,966	184,383	8	45,883	140,713	1,529,582	92%
	2017/18	80,000	-	184,383	8	45,883	186,596	1,483,699	89%
	2018/19	128,714	610	184,993	8	45,883	232,479	1,438,426	86%
	2019/20	451,036	16,951	201,943	8	45,883	278,362	1,409,494	84%
	2020/21	127,765	501	202,444	8	45,883	324,245	1,364,111	81%
	2021/22	461,859	18,199	220,643	7	40,870	365,115	1,341,440	79%
	2022/23	135,604	1,405	222,048	7	40,870	405,985	1,301,975	76%
	2023/24	134,302	1,255	223,303	7	40,870	446,855	1,262,360	74%
	2024/25	130,044	763	224,066	7	40,870	487,725	1,222,253	71%
			224,066		86	Arrowtown Weighted Debt Funding Ratio			83%

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	210,305	
	2015/16	150,116	54,829	54,829	3	53,954	53,954	211,180	80%
	2016/17	6,274,207	2,237,654	2,292,483	3	58,046	112,000	2,390,788	96%
	2017/18	-	-	2,292,483	3	58,046	170,046	2,332,742	93%
	2018/19	1,128	169	2,292,652	3	58,046	228,092	2,274,864	91%
	2019/20	925	138	2,292,790	3	58,046	286,138	2,216,957	89%
	2020/21	925	138	2,292,928	3	58,046	344,184	2,159,049	86%
	2021/22	3,233	484	2,293,412	3	62,320	406,504	2,097,213	84%
	2022/23	2,597	388	2,293,801	3	62,320	468,824	2,035,282	81%
	2023/24	2,319	347	2,294,147	3	62,320	531,143	1,973,309	79%
	2024/25	1,411	211	2,294,359	3	62,320	593,463	1,911,200	76%
			2,294,359		28	Glenorchy Weighted Debt Funding Ratio			86%
KINGSTON									
							Existing Debt	154,480	
	2015/16	-	-	-	3	2,409	2,409	152,071	98%
	2016/17	1,435	281	281	5	3,915	6,323	148,438	96%
	2017/18	-	-	281	5	3,915	10,238	144,523	93%
	2018/19	984	193	474	5	3,915	14,153	140,801	91%
	2019/20	808	158	632	5	3,915	18,068	137,044	88%
	2020/21	808	158	791	5	3,915	21,983	133,288	86%
	2021/22	2,821	553	1,343	5	3,723	25,705	130,118	84%
	2022/23	2,266	444	1,787	5	3,723	29,428	126,839	81%
	2023/24	2,024	397	2,184	5	3,723	33,151	123,513	79%
	2024/25	1,232	241	2,425	5	3,723	36,873	120,032	76%
			2,425		46	Kingston Weighted Debt Funding Ratio			88%

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
LAKE HAYES									
							Existing Debt	-	
	2015/16	824,578	104,648	104,648	4	27,292	27,292	77,356	74%
	2016/17	285,264	36,640	141,288	6	46,023	73,315	67,973	48%
	2017/18	86,081	-	141,288	6	46,023	119,337	21,951	16%
	2018/19	8,490	361	141,649	6	46,023	165,360	(23,711)	-17%
	2019/20	165,670	14,482	156,131	6	46,023	211,383	(55,252)	-35%
	2020/21	8,058	296	156,428	6	46,023	257,406	(100,978)	-65%
	2021/22	170,600	15,221	171,649	8	54,645	312,051	(140,403)	-82%
	2022/23	11,628	832	172,481	8	54,645	366,697	(194,216)	-113%
	2023/24	11,035	743	173,224	8	54,645	421,342	(248,119)	-143%
	2024/25	9,095	452	173,676	8	54,645	475,988	(302,312)	-174%
			173,676		66		Lake Hayes Debt Funding Ratio		0%
ARTHURS POINT									
							Existing Debt	-	
	2015/16	684,711	159,676	159,676	14	63,381	63,381	96,295	60%
	2016/17	237,803	55,661	215,338	13	57,338	120,719	94,619	44%
	2017/18	22,183	-	215,338	13	57,338	178,057	37,281	17%
	2018/19	4,014	383	215,721	13	57,338	235,395	(19,674)	-9%
	2019/20	136,873	17,753	233,474	13	57,338	292,733	(59,258)	-25%
	2020/21	3,686	315	233,789	13	57,338	350,070	(116,281)	-50%
	2021/22	140,620	18,538	252,327	10	43,861	393,932	(141,605)	-56%
	2022/23	152,257	32,521	284,848	10	43,861	437,793	(152,945)	-54%
	2023/24	5,949	788	285,636	10	43,861	481,655	(196,018)	-69%
	2024/25	4,475	480	286,116	10	43,861	525,516	(239,400)	-84%
			286,116		115		Arthurs Point Debt Funding Ratio		0%

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
WANAKA & ALBERT TOWN									
							Existing Debt	5,186,481	
	2015/16	1,469,016	867,291	867,291	140	952,787	952,787	5,100,985	84%
	2016/17	808,768	124,459	991,750	135	920,392	1,873,179	4,305,052	70%
	2017/18	1,880,740	601,125	1,592,875	135	920,392	2,793,572	3,985,785	59%
	2018/19	1,459,621	816,356	2,409,231	135	920,392	3,713,964	3,881,748	51%
	2019/20	1,639,000	1,399,207	3,808,438	135	920,392	4,634,357	4,360,562	48%
	2020/21	3,365,224	549,088	4,357,526	135	920,392	5,554,749	3,989,258	42%
	2021/22	870,281	311,110	4,668,636	121	824,064	6,378,813	3,476,304	35%
	2022/23	175,491	11,108	4,679,744	121	824,064	7,202,878	2,663,347	27%
	2023/24	170,236	9,921	4,689,665	121	824,064	8,026,942	1,849,204	19%
	2024/25	153,049	6,037	4,695,702	121	824,064	8,851,007	1,031,176	10%
			4,695,702		1,299	Wanaka Weighted Debt Funding Ratio			51%
CARDRONA									
							Existing Debt	222,201	
	2015/16	401,130	259,531	259,531	31	71,165	71,165	410,567	85%
	2016/17	468,274	183,082	442,613	28	64,234	135,399	529,415	80%
	2017/18	515,746	184,930	627,543	28	64,234	199,633	650,111	77%
	2018/19	1,948	645	628,188	28	64,234	263,866	586,523	69%
	2019/20	1,598	530	628,718	28	64,234	328,100	522,818	61%
	2020/21	1,598	530	629,247	28	64,234	392,334	459,114	54%
	2021/22	5,583	1,850	631,098	30	68,451	460,785	392,514	46%
	2022/23	4,485	1,486	632,584	30	68,451	529,236	325,549	38%
	2023/24	4,005	1,327	633,911	30	68,451	597,686	258,426	30%
	2024/25	2,437	808	634,719	30	68,451	666,137	190,783	22%
			634,719		294	Cardrona Debt Funding Ratio			62%

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
HAWEA									
							Existing Debt	822,765	
	2015/16	15,292	778	778	11	84,686	84,686	738,857	90%
	2016/17	59,685	20,163	20,940	11	82,213	166,899	676,806	80%
	2017/18	32,175	-	20,940	11	82,213	249,112	594,593	70%
	2018/19	34,307	440	21,380	11	82,213	331,325	512,820	61%
	2019/20	72,707	2,951	24,331	11	82,213	413,538	433,558	51%
	2020/21	33,925	361	24,692	11	82,213	495,751	351,706	42%
	2021/22	102,924	28,079	52,771	10	75,935	571,686	303,850	35%
	2022/23	4,837,684	1,992,753	2,045,524	10	75,935	647,621	2,220,668	77%
	2023/24	36,560	905	2,046,429	10	75,935	723,556	2,145,637	75%
	2024/25	34,843	551	2,046,979	10	75,935	799,492	2,070,253	72%
			2,046,979		108	Hawea Weighted Debt Funding Ratio			72%
LUGGATE									
							Existing Debt		
	2015/16	13,802	(1,663)	(1,663)	1	5,503	5,503	(7,165)	431%
	2016/17	86,753	40,796	39,133	1	5,172	10,675	28,458	73%
	2017/18	70,192	11,969	51,102	1	5,172	15,847	35,255	69%
	2018/19	100,096	18,101	69,203	1	5,172	21,019	48,184	70%
	2019/20	129,010	24,075	93,278	1	5,172	26,191	67,087	72%
	2020/21	128,938	24,060	117,338	1	5,172	31,363	85,974	73%
	2021/22	100,008	18,013	135,350	1	5,160	36,524	98,826	73%
	2022/23	70,705	11,987	147,338	1	5,160	41,684	105,653	72%
	2023/24	41,577	5,986	153,324	1	5,160	46,845	106,479	69%
	2024/25	12,433	3	153,327	1	5,160	52,005	101,321	66%
			153,327		9	Luggate Debt Funding Ratio			74%

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
QUEENSTOWN							
Asset Management System	-	-	-	0%	15,460	899	17
Emergency Conveyance	-	-	-	0%	-	899	-
Flood Protection	-	-	-	0%	160,174	899	178
Flow Metering	-	-	-	0%	-	899	-
Intake	-	-	-	0%	-	899	-
Investigations	-	-	-	0%	184	899	0
Management	408,475	85,459	323,016	21%	30,730	899	34
Minor Works	-	-	-	0%	9,891	899	11
Pump Station	-	-	-	0%	-	899	-
Renewals	-	-	-	0%	32,213	899	36
Reticulation	823,493	229,136	594,357	28%	887,885	899	988
Storage	-	-	-	0%	-	899	-
Stormwater Upgrades	450,000	-	450,000	0%	116,652	899	130
Treatment Facility	-	-	-	0%	13,738	899	15
Total Stormwater - Queenstown	1,681,967	314,594	1,367,373	19%	1,266,926	899	1,409
ARROWTOWN							
Flood Protection	-	-	-	0%	-	70	-
Forward Design	-	-	-	0%	-	70	-
Investigations	-	-	-	0%	26	70	0
Management	-	-	-	0%	-	70	-
Minor Works	-	-	-	0%	-	70	-
Renewals	-	-	-	0%	2,849	70	41
Reticulation	-	-	-	0%	63,103	70	897
Storage	-	-	-	0%	-	70	-
Stormwater Upgrades	-	-	-	0%	1,370	70	19
Treatment Facility	-	-	-	0%	-	70	-
Total Stormwater - Arrowtown	-	-	-	0%	67,348	70	958

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
FRANKTON FLATS							
Flood Protection	-	-	-	0%	-	1,394	-
Forward Design	-	-	-	0%	-	1,394	-
Investigations	-	-	-	0%	-	1,394	-
Management	-	-	-	0%	-	1,394	-
Minor Works	-	-	-	0%	-	1,394	-
Renewals	-	-	-	0%	-	1,394	-
Reticulation	8,678,991	8,678,991	-	100%	6,517,080	1,394	4,674
Storage	-	-	-	0%	-	1,394	-
Treatment Facility	-	-	-	0%	72,727	1,394	52
Total Stormwater - Frankton Flats	8,678,991	8,678,991	-	100%	6,589,806	1,394	4,726
GLENORCHY							
Flood Protection	-	-	-	0%	3,268	31	107
Forward Design	-	-	-	0%	-	31	-
Investigations	-	-	-	0%	3	31	0
Management	-	-	-	0%	-	31	-
Stormwater Upgrades	-	-	-	0%	127	31	4
Minor Works	-	-	-	0%	-	31	-
Renewals	-	-	-	0%	-	31	-
Reticulation	-	-	-	0%	17,155	31	562
Storage	-	-	-	0%	-	31	-
Treatment Facility	-	-	-	0%	-	31	-
Total Stormwater - Glenorchy	-	-	-	0%	20,553	31	674

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
WANAKA							
Asset Management System	-	-	-	0%	7,104	1,012	7
Emergency Conveyance	-	-	-	0%	-	1,012	-
Flood Protection	-	-	-	0%	26,518	1,012	26
Forward Design	-	-	-	0%	-	1,012	-
Intake	-	-	-	0%	-	1,012	-
Investigations	30,000	13,800	16,200	46%	5,784	1,012	6
Management	188,436	42,101	146,335	22%	13,644	1,012	13
Minor Works	-	-	-	0%	11,299	1,012	11
Pump Station	-	-	-	0%	-	1,012	-
Renewals	-	-	-	0%	39,370	1,012	39
Reticulation	352,379	282,327	70,052	80%	1,631,830	1,012	1,612
Stormwater Upgrades	-	-	-	0%	150,369	1,012	149
Treatment Facility	-	-	-	0%	-	1,012	-
Total Stormwater - Wanaka	570,815	338,228	232,587	59%	1,885,917	1,012	1,863
HAWEA							
Flood Protection	-	-	-	0%	-	94	-
Forward Design	-	-	-	0%	-	94	-
Investigations	-	-	-	0%	7	94	0
Management	-	-	-	0%	-	94	-
Minor Works	-	-	-	0%	-	94	-
Renewals	-	-	-	0%	-	94	-
Reticulation	-	-	-	0%	43,606	94	462
Storage	-	-	-	0%	-	94	-
Stormwater Upgrades	-	-	-	0%	1,295	94	14
Treatment Facility	-	-	-	0%	-	94	-
Total Stormwater - Hawea	-	-	-	0%	44,908	94	476

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
ALBERT TOWN							
Flood Protection	-	-	-	0%	24,480	114	215
Forward Design	-	-	-	0%	-	114	-
Investigations	-	-	-	0%	13	114	0
Management	-	-	-	0%	-	114	-
Minor Works	-	-	-	0%	-	114	-
Renewals	-	-	-	0%	-	114	-
Reticulation	-	-	-	0%	78,399	114	689
Storage	-	-	-	0%	-	114	-
Stormwater Upgrades	-	-	-	0%	1,977	114	17
Treatment Facility	-	-	-	0%	-	114	-
Total Stormwater - Albert Town	-	-	-	0%	104,869	114	922

STORMWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	1,706,156	
	2015/16	24,662	6,446	6,446	97	137,246	137,246	1,575,356	92%
	2016/17	531,939	119,627	126,073	94	132,332	269,578	1,562,651	85%
	2017/18	527,005	20,247	146,320	94	132,332	401,910	1,450,565	78%
	2018/19	137,514	28,997	175,316	94	132,332	534,243	1,347,229	72%
	2019/20	259,094	97,612	272,929	94	132,332	666,575	1,312,509	66%
	2020/21	37,449	7,734	280,663	94	132,332	798,908	1,187,910	60%
	2021/22	37,449	7,734	288,396	83	117,004	915,912	1,078,640	54%
	2022/23	41,194	8,507	296,903	83	117,004	1,032,917	970,142	48%
	2023/24	41,896	8,652	305,556	83	117,004	1,149,921	861,790	43%
	2024/25	43,768	9,039	314,594	83	117,004	1,266,926	753,824	37%
			314,594		899	Queenstown Weighted Debt Funding Ratio			67%
ARROWTOWN									
							Existing Debt	328,065	
	2015/16	-	-	-	15	14,216	14,216	313,850	96%
	2016/17	-	-	-	6	5,970	20,185	307,880	94%
	2017/18	-	-	-	6	5,970	26,155	301,910	92%
	2018/19	-	-	-	6	5,970	32,125	295,941	90%
	2019/20	-	-	-	6	5,970	38,094	289,971	88%
	2020/21	-	-	-	6	5,970	44,064	284,001	87%
	2021/22	-	-	-	6	5,821	49,885	278,180	85%
	2022/23	-	-	-	6	5,821	55,706	272,359	83%
	2023/24	-	-	-	6	5,821	61,527	266,538	81%
	2024/25	-	-	-	6	5,821	67,348	260,717	79%
			-		70		Arrowtown Debt Funding Ratio		88%

STORMWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
FRANKTON FLATS									
							Existing Debt	-	
	2015/16	763,407	763,407	763,407	139	658,981	658,981	104,426	14%
	2016/17	4,108,577	4,108,577	4,871,984	139	658,981	1,317,961	3,554,023	73%
	2017/18	3,807,007	3,807,007	8,678,991	139	658,981	1,976,942	6,702,050	77%
	2018/19	-	-	8,678,991	139	658,981	2,635,922	6,043,069	70%
	2019/20	-	-	8,678,991	139	658,981	3,294,903	5,384,088	62%
	2020/21	-	-	8,678,991	139	658,981	3,953,884	4,725,108	54%
	2021/22	-	-	8,678,991	139	658,981	4,612,864	4,066,127	47%
	2022/23	-	-	8,678,991	139	658,981	5,271,845	3,407,146	39%
	2023/24	-	-	8,678,991	139	658,981	5,930,826	2,748,166	32%
	2024/25	-	-	8,678,991	139	658,981	6,589,806	2,089,185	24%
			8,678,991		1,394	Frankton Flats Weighted Debt Funding Ratio			58%
GLENORCHY									
							Existing Debt	18,704	
	2015/16	-	-	-	3	2,045	2,045	16,659	89%
	2016/17	-	-	-	3	2,005	4,050	14,654	78%
	2017/18	-	-	-	3	2,005	6,055	12,649	68%
	2018/19	-	-	-	3	2,005	8,060	10,644	57%
	2019/20	-	-	-	3	2,005	10,065	8,639	46%
	2020/21	-	-	-	3	2,005	12,070	6,634	35%
	2021/22	-	-	-	3	2,121	14,190	4,513	24%
	2022/23	-	-	-	3	2,121	16,311	2,393	13%
	2023/24	-	-	-	3	2,121	18,432	272	1%
	2024/25	-	-	-	3	2,121	20,553	(1,849)	-10%
			-		31	Glenorchy Weighted Debt Funding Ratio			61%

STORMWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
WANAKA									
							Existing Debt	1,375,543	
	2015/16	4,920	2,232	2,232	110	205,442	205,442	1,172,332	85%
	2016/17	142,032	61,633	63,865	103	192,573	398,016	1,041,393	72%
	2017/18	30,000	13,800	77,665	103	192,573	590,589	862,620	59%
	2018/19	253,374	229,174	306,839	103	192,573	783,162	899,221	53%
	2019/20	28,565	6,382	313,221	103	192,573	975,735	713,030	42%
	2020/21	20,775	4,642	317,863	103	192,573	1,168,308	525,098	31%
	2021/22	20,775	4,642	322,504	96	179,402	1,347,710	350,338	21%
	2022/23	22,852	5,106	327,610	96	179,402	1,527,112	176,041	10%
	2023/24	23,242	5,193	332,803	96	179,402	1,706,515	1,832	0%
	2024/25	24,280	5,425	338,228	96	179,402	1,885,917	(172,146)	-10%
			338,228		1,012	Wanaka Weighted Debt Funding Ratio			55%
HAWEA									
							Existing Debt	32,659	
	2015/16	-	-	-	10	4,732	4,732	27,927	86%
	2016/17	-	-	-	10	4,608	9,340	23,319	71%
	2017/18	-	-	-	10	4,608	13,947	18,712	57%
	2018/19	-	-	-	10	4,608	18,555	14,104	43%
	2019/20	-	-	-	10	4,608	23,163	9,496	29%
	2020/21	-	-	-	10	4,608	27,770	4,889	15%
	2021/22	-	-	-	9	4,284	32,055	604	2%
	2022/23	-	-	-	9	4,284	36,339	(3,680)	-11%
	2023/24	-	-	-	9	4,284	40,624	(7,965)	-24%
	2024/25	-	-	-	9	4,284	44,908	(12,249)	-38%
			-		94		Hawea Debt Funding Ratio		44%

STORMWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
ALBERT TOWN									
							Existing Debt	100,863	
	2015/16	-	-	-	13	11,821	11,821	89,042	88%
	2016/17	-	-	-	11	10,603	22,424	78,440	78%
	2017/18	-	-	-	11	10,603	33,026	67,837	67%
	2018/19	-	-	-	11	10,603	43,629	57,234	57%
	2019/20	-	-	-	11	10,603	54,232	46,631	46%
	2020/21	-	-	-	11	10,603	64,835	36,028	36%
	2021/22	-	-	-	11	10,008	74,843	26,020	26%
	2022/23	-	-	-	11	10,008	84,852	16,012	16%
	2023/24	-	-	-	11	10,008	94,860	6,003	6%
	2024/25	-	-	-	11	10,008	104,869	(4,005)	-4%
			-		114		Albert Town Debt Funding Ratio		61%

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
RESERVE IMPROVEMENTS - WAKATIPU							
Parks and Reserves - Wakatipu Ward	8,135,725	1,304,565	6,831,160	16%	3,031,584	3,120	972
Walkways - Wakatipu Ward	1,488,028	181,296	1,306,732	12%	255,878	3,120	82
Council Land - Reserve Land - Wakatipu	37,719	-	37,719	0%	43,959	3,120	14
Cemeteries - Wakatipu Ward	158,424	-	158,424	0%	58,635	3,120	19
	9,819,896	1,485,861	8,334,034	15%	3,390,055	3,120	1,087
RESERVE IMPROVEMENTS - WANAKA							
Parks and Reserves - Wanaka Ward	3,208,975	553,237	2,655,738	17%	1,820,303	2,198	828
Walkways - Wanaka Ward	248,201	128,542	119,659	52%	158,729	2,198	72
Council Land - Reserve Land - Wanaka	2,081,032	-	2,081,032	0%	477,784	2,198	217
Council Land - Reserve Land - Hawea	-	-	-	0%	-	2,198	-
Cemeteries - Wanaka Ward	-	-	-	0%	49,210	2,198	22
	5,538,207	681,780	4,856,428	12%	2,506,026	2,198	1,140
RESERVE IMPROVEMENTS - DISTRICT WIDE							
Parks and Reserves - Wakatipu Ward	742,605	38,067	704,538	5%	365,765	5,318	69
Parks and Reserves - Wanaka Ward	156,711	31,367	125,343	20%	59,345	5,318	11
	899,316	69,434	829,882	8%	425,109	5,318	80

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
COMMUNITY FACILITIES - WAKATIPU							
Alpine Aqualand	563,425	-	563,425	0%	3,676,227	3,120	1,178
Council Land - Non-Reserve - Wakatipu	-	-	-	0%	75,387	3,120	24
Waterways Facilities - Wakatipu Ward	349,248	-	349,248	0%	154,176	3,120	49
Halls - Queenstown	399,186	28,169	371,018	7%	792,203	3,120	254
Halls - Events Centre	843,898	-	843,898	0%	1,012,778	3,120	325
Halls - Convention Centre	58,924,051	-	58,924,051	0%	-	3,120	-
Halls - Lake Hayes Pavillion	-	-	-	0%	-	3,120	-
Halls - Arrowtown	635,086	64,973	570,113	10%	65,975	3,120	21
Halls - Glenorchy	116,265	-	116,265	0%	9,037	3,120	3
Halls - Queenstown Community Centre	21,340	-	21,340	0%	29,137	3,120	9
Buildings - Heritage	10,852	-	10,852	0%	231,739	3,120	74
Buildings - Toilets - Wakatipu Ward	1,120,240	156,120	964,120	14%	366,138	3,120	117
Community Development - Swimming Pools	220,346	-	220,346	0%	520,038	3,120	167
Libraries - Queenstown	5,305,238	-	5,305,238	0%	27,152	3,120	9
Libraries - Arrowtown	121,117	-	121,117	0%	327	3,120	0
Libraries - Glenorchy	28,837	-	28,837	0%	1,580	3,120	1
Libraries - Kingston	32,010	-	32,010	0%	-	3,120	-
Health and Fitness centre	445,114	-	445,114	0%	-	3,120	-
Frankton Golf Course	-	-	-	0%	-	3,120	-
Events Centre	-	-	-	0%	-	3,120	-
Rural Fire - District Wide	-	-	-	0%	-	3,120	-
Waka - Non Res	29,876	-	29,876	0%	-	3,120	-
	69,166,129	249,262	68,916,867	0%	6,961,893	3,120	2,232

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
COMMUNITY FACILITIES - WANAKA							
Waterways Facilities - Wanaka Ward	1,547,943	-	1,547,943	0%	139,928	2,198	64
Halls - Arts & Community Centre	35,452	-	35,452	0%	770,994	2,198	351
Halls - Hawea	131,135	21,041	110,094	16%	19,104	2,198	9
Halls - Luggate	80,464	-	80,464	0%	5,147	2,198	2
Halls - Cardrona	52,987	840	52,147	2%	26,798	2,198	12
Halls - Wanaka Community Centre	507,965	-	507,965	0%	881,302	2,198	401
Halls - Wanaka Sports Facility	12,397,238	-	12,397,238	0%	-	2,198	-
Buildings - Toilets - Wanaka Ward	936,419	121,322	815,096	13%	118,184	2,198	54
Community Development - Swimming Pools	-	-	-	0%	117,715	2,198	54
Wanaka Aquatic Centre	18,273,206	-	18,273,206	0%	-	2,198	-
Libraries - Wanaka	407,919	-	407,919	0%	4,602	2,198	2
Libraries - Hawea	20,006	-	20,006	0%	2,922	2,198	1
	34,390,733	143,203	34,247,531	0%	2,086,697	2,198	949
COMMUNITY FACILITIES - DISTRICT WIDE							
Community Development - Swimming Pools	85,360	-	85,360	0%	-	5,318	-
Rural Fire - District Wide	208,351	-	208,351	0%	42,792	5,318	8
Libraries - Queenstown	1,772,195	-	1,772,195	0%	-	5,318	-
Libraries - Wanaka	1,041,548	-	1,041,548	0%	-	5,318	-
Halls - Lake Hayes Pavillion	60,320	-	60,320	0%	14,201	5,318	3
Community Development - District Wide	10,062	-	10,062	0%	179,269	5,318	34
	3,177,835	-	3,177,835	0%	236,262	5,318	44

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
WAKATIPU - RESERVE IMPROVEMENTS									
							Existing Debt	2,820,719	
	2015/16	735,780	92,659	92,659	466	506,775	506,775	2,406,603	83%
	2016/17	2,737,916	471,742	564,402	328	356,062	862,836	2,522,284	75%
	2017/18	1,135,111	153,234	717,636	328	356,062	1,218,898	2,319,457	66%
	2018/19	1,223,498	179,822	897,458	328	356,062	1,574,959	2,143,217	58%
	2019/20	668,962	99,118	996,576	328	356,062	1,931,021	1,886,274	49%
	2020/21	471,282	66,688	1,063,264	328	356,062	2,287,082	1,596,900	41%
	2021/22	601,784	92,446	1,155,710	254	275,743	2,562,826	1,413,603	36%
	2022/23	558,283	84,926	1,240,636	254	275,743	2,838,569	1,222,786	30%
	2023/24	618,651	87,387	1,328,023	254	275,743	3,114,312	1,034,430	25%
	2024/25	1,068,628	157,838	1,485,861	254	275,743	3,390,055	916,525	21%
		9,819,896	1,485,861		3,120	3,390,055	Wakatipu Weighted Debt Funding Ratio		55%
WAKATIPU - COMMUNITY FACILITIES									
							Existing Debt	7,522,046	
	2015/16	425,768	7,941	7,941	466	1,040,724	1,040,724	6,489,264	86%
	2016/17	27,431,309	71,504	79,445	328	731,216	1,771,940	5,829,551	77%
	2017/18	1,484,780	118,804	198,248	328	731,216	2,503,156	5,217,139	68%
	2018/19	526,194	30,029	228,278	328	731,216	3,234,372	4,515,953	58%
	2019/20	32,733,463	-	228,278	328	731,216	3,965,587	3,784,737	49%
	2020/21	5,339,576	-	228,278	328	731,216	4,696,803	3,053,521	39%
	2021/22	201,308	-	228,278	254	566,272	5,263,076	2,487,249	32%
	2022/23	362,056	-	228,278	254	566,272	5,829,348	1,920,976	25%
	2023/24	295,032	20,984	249,262	254	566,272	6,395,621	1,375,688	18%
	2024/25	366,645	-	249,262	254	566,272	6,961,893	809,415	10%
		69,166,129	249,262		3,120	6,961,893	Wakatipu Weighted Debt Funding Ratio		59%

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
WANAKA - RESERVE IMPROVEMENTS									
							Existing Debt	-	
	2015/16	434,037	85,435	85,435	194	221,685	221,685	(136,250)	-159%
	2016/17	392,792	103,795	189,230	236	269,092	490,777	(301,547)	-159%
	2017/18	2,266,927	72,759	261,989	236	269,092	759,869	(497,881)	-190%
	2018/19	656,742	127,711	389,700	236	269,092	1,028,962	(639,262)	-164%
	2019/20	334,234	52,723	442,422	236	269,092	1,298,054	(855,631)	-193%
	2020/21	233,712	34,601	477,023	236	269,092	1,567,146	(1,090,123)	-229%
	2021/22	335,909	53,025	530,048	206	234,720	1,801,866	(1,271,818)	-240%
	2022/23	328,475	51,685	581,733	206	234,720	2,036,586	(1,454,853)	-250%
	2023/24	246,801	36,961	618,693	206	234,720	2,271,306	(1,652,613)	-267%
	2024/25	308,580	63,086	681,780	206	234,720	2,506,026	(1,824,247)	-268%
		5,538,207	681,780		2,198	2,506,026	Wanaka Weighted Debt Funding Ratio		0%
WANAKA - COMMUNITY FACILITIES									
							Existing Debt	164,851	
	2015/16	10,981,127	3,753	3,753	194	184,591	184,591	(15,987)	-9%
	2016/17	14,997,035	27,973	31,726	236	224,065	408,656	(212,079)	-108%
	2017/18	6,121,925	17,000	48,726	236	224,065	632,722	(419,144)	-196%
	2018/19	1,522,454	55,814	104,540	236	224,065	856,787	(587,396)	-218%
	2019/20	358,192	33,771	138,311	236	224,065	1,080,853	(777,690)	-257%
	2020/21	185,019	2,935	141,246	236	224,065	1,304,918	(998,821)	-326%
	2021/22	31,478	-	141,246	206	195,445	1,500,363	(1,194,265)	-390%
	2022/23	109,155	-	141,246	206	195,445	1,695,808	(1,389,710)	-454%
	2023/24	29,344	-	141,246	206	195,445	1,891,252	(1,585,155)	-518%
	2024/25	55,005	1,957	143,203	206	195,445	2,086,697	(1,778,643)	-577%
		34,390,733	143,203		2,198	2,086,697	Wanaka Weighted Debt Funding Ratio		0%

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
DISTRICT WIDE - RESERVE IMPROVEMENTS									
							Existing Debt	-	
	2015/16	92,334	19,390	19,390	661	52,824	52,824	(33,434)	-172%
	2016/17	104,711	31,367	50,757	564	45,062	97,886	(47,129)	-93%
	2017/18	655,152	8,782	59,539	564	45,062	142,949	(83,409)	-140%
	2018/19	-	-	59,539	564	45,062	188,011	(128,471)	-216%
	2019/20	15,707	3,298	62,838	564	45,062	233,073	(170,235)	-271%
	2020/21	-	-	62,838	564	45,062	278,135	(215,297)	-343%
	2021/22	15,707	3,298	66,136	460	36,744	314,879	(248,743)	-376%
	2022/23	-	-	66,136	460	36,744	351,622	(285,486)	-432%
	2023/24	15,707	3,298	69,434	460	36,744	388,366	(318,931)	-459%
	2024/25	-	-	69,434	460	36,744	425,109	(355,675)	-512%
		899,316	69,434		5,318	425,109	District Wide Weighted Debt Funding Ratio		0%
DISTRICT WIDE - COMMUNITY FACILITIES									
							Existing Debt	3,500,112	
	2015/16	452,144	-	-	661	29,358	29,358	3,470,754	99%
	2016/17	283,924	-	-	564	25,044	54,402	3,445,710	98%
	2017/18	277,584	-	-	564	25,044	79,446	3,420,666	98%
	2018/19	283,924	-	-	564	25,044	104,490	3,395,622	97%
	2019/20	313,465	-	-	564	25,044	129,535	3,370,577	96%
	2020/21	317,200	-	-	564	25,044	154,579	3,345,533	96%
	2021/22	318,800	-	-	460	20,421	175,000	3,325,112	95%
	2022/23	298,527	-	-	460	20,421	195,420	3,304,692	94%
	2023/24	318,800	-	-	460	20,421	215,841	3,284,271	94%
	2024/25	313,465	-	-	460	20,421	236,262	3,263,850	93%
		3,177,835	-		5,318	236,262	District Wide Weighted Debt Funding Ratio		96%

RESERVE LAND CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
WAKATIPU							
Reserves	11,659,998	11,659,998		100%	14,048,630	1,686	27.5m ²
WANAKA							
Reserves	2,580,288	2,580,288		100%	5,427,033	868	27.5m ²
Total Reserve Land	14,240,286	14,240,286			19,475,664	2,554	

RESERVE LAND - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
WAKATIPU - RESERVE LAND									
							Existing Debt	-	
	2015/16	3,116,810	3,116,810	3,116,810	352	2,865,973	2,865,973	250,837	8%
	2016/17	2,499,135	2,499,135	5,615,945	319	2,603,303	5,469,276	146,669	3%
	2017/18	2,155,372	2,155,372	7,771,318	326	2,659,036	8,128,312	(356,995)	-5%
	2018/19	3,888,681	3,888,681	11,659,998	98	845,037	8,973,349	2,686,649	23%
	2019/20	-	-	11,659,998	99	853,487	9,826,836	1,833,162	16%
	2020/21	-	-	11,659,998	100	862,022	10,688,858	971,140	8%
	2021/22	-	-	11,659,998	98	845,824	11,534,683	125,316	1%
	2022/23	-	-	11,659,998	96	829,658	12,364,341	(704,343)	-6%
	2023/24	-	-	11,659,998	97	837,955	13,202,296	(1,542,298)	-13%
	2024/25	-	-	11,659,998	98	846,334	14,048,630	(2,388,632)	-20%
		11,659,998	11,659,998		1,686	14,048,630	Wakatipu Weighted Debt Funding Ratio		0%
WANAKA - RESERVE LAND									
							Existing Debt	-	
	2015/16	735,121	735,121	735,121	186	1,158,235	1,158,235	(423,113)	-58%
	2016/17	240,092	240,092	975,213	165	1,029,231	2,187,466	(1,212,253)	-124%
	2017/18	1,002,478	1,002,478	1,977,691	169	1,050,647	3,238,113	(1,260,422)	-64%
	2018/19	602,597	602,597	2,580,288	54	343,525	3,581,638	(1,001,350)	-39%
	2019/20	-	-	2,580,288	54	339,160	3,920,799	(1,340,511)	-52%
	2020/21	-	-	2,580,288	54	342,552	4,263,351	(1,683,063)	-65%
	2021/22	-	-	2,580,288	55	345,977	4,609,328	(2,029,040)	-79%
	2022/23	-	-	2,580,288	55	349,437	4,958,765	(2,378,477)	-92%
	2023/24	-	-	2,580,288	44	277,239	5,236,004	(2,655,716)	-103%
	2024/25	-	-	2,580,288	31	191,029	5,427,033	(2,846,745)	-110%
		2,580,288	2,580,288		868	5,427,033	Wanaka Weighted Debt Funding Ratio		0%

TRANSPORTATION CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
WAKATIPU							
Advance property purchase	45,597	10,945	34,651	24%	746,632	5,107	146
Associated improvements	-	-	-	0%	219,856	5,107	43
Cycle facilities	885,456	132,818	752,638	15%	157,455	5,107	31
Drainage renewals	1,532,939	222,919	1,310,020	15%	277,289	5,107	54
Environmental Renewals	-	-	-	0%	110	5,107	0
Kerb & Channel Construction	-	-	-	0%	52,709	5,107	10
Minor Improvements	7,801,268	775,957	7,025,311	10%	678,530	5,107	133
New roads	4,042,486	3,282,104	760,382	81%	2,354,599	5,107	461
Other Structures	-	-	-	0%	277	5,107	0
Passenger transport infrastructure	98,946	9,789	89,156	10%	48,117	5,107	9
Pedestrian and Cycle facilities	-	-	-	0%	35,953	5,107	7
Pedestrian facilities	30,000	4,500	25,500	15%	160,181	5,107	31
Preventive maintenance	335,713	33,571	302,142	10%	20,216	5,107	4
Property purchase (local roads)	-	-	-	0%	127,487	5,107	25
Replacement of bridges & other structures	562,741	84,411	478,329	15%	25,337	5,107	5
Road reconstruction	-	-	-	0%	669,331	5,107	131
Roading General	-	-	-	0%	338,806	5,107	66
Seal extension	-	-	-	0%	327,339	5,107	64
Sealed road pavement rehabilitation	2,024,759	420,445	1,604,314	21%	2,512,400	5,107	492
Sealed road resurfacing	6,374,977	1,003,630	5,371,348	16%	1,408,369	5,107	276
Street Furniture	-	-	-	0%	6,246	5,107	1
Streetlighting	-	-	-	0%	63,968	5,107	13
Structures component replacements	2,080,392	314,961	1,765,431	15%	13,484	5,107	3
Studies and strategies	2,834,964	1,284,652	1,550,313	45%	438,182	5,107	86
Town Centre Improvements	358,000	45,800	312,200	13%	488,974	5,107	96
Traffic services renewals	649,579	119,737	529,843	18%	373,749	5,107	73
Unsealed road metalling	3,326,785	332,679	2,994,107	10%	338,504	5,107	66
Total - Wakatipu	32,984,603	8,078,917	24,905,685	24%	11,884,101	5,107	2,327

TRANSPORTATION CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
WANAKA							
Associated improvements	1,500,000	300,000	1,200,000	20%	207,184	3,321	62
Cycle facilities	-	-	-	0%	77,665	3,321	23
Drainage renewals	993,811	203,361	790,451	20%	178,767	3,321	54
Environmental Renewals	-	-	-	0%	169	3,321	0
Kerb & Channel Construction	-	-	-	0%	94,401	3,321	28
Minor Improvements	5,632,532	572,491	5,060,041	10%	569,534	3,321	171
New roads	831,302	665,042	166,260	80%	505,644	3,321	152
Passenger transport infrastructure	-	-	-	0%	7,103	3,321	2
Pedestrian and Cycle facilities	-	-	-	0%	916	3,321	0
Pedestrian facilities	237,271	59,318	177,953	25%	124,730	3,321	38
Preventive maintenance	-	-	-	0%	416	3,321	0
Property purchase (local roads)	-	-	-	0%	19,848	3,321	6
Replacement of bridges & other structures	-	-	-	0%	24,248	3,321	7
Road reconstruction	-	-	-	0%	283,477	3,321	85
Roading General	-	-	-	0%	99,528	3,321	30
Seal extension	1,135,575	567,787	567,787	50%	1,315,530	3,321	396
Seal extension - residential	-	-	-	0%	1,157,966	3,321	349
Sealed road pavement rehabilitation	1,851,751	370,919	1,480,832	20%	318,480	3,321	96
Sealed road resurfacing	4,688,990	723,387	3,965,603	15%	988,958	3,321	298
Street Furniture	-	-	-	0%	3,516	3,321	1
Streetlighting	-	-	-	0%	46,884	3,321	14
Structures component replacements	287,225	59,204	228,021	21%	7,749	3,321	2
Studies and strategies	275,000	55,000	220,000	20%	28,994	3,321	9
Town Centre Improvements	-	-	-	0%	79,670	3,321	24
Traffic services renewals	404,939	70,841	334,098	17%	243,593	3,321	73
Unsealed road metalling	3,040,100	304,010	2,736,090	10%	334,131	3,321	101
Total - Wanaka	20,878,497	3,951,359	16,927,138	19%	6,719,101	3,321	2,023

TRANSPORTATION CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONTINUED

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
DISTRICT WIDE							
Associated improvements	-	-	-	0%	4,247	8,428	1
Drainage renewals	133,473	26,789	106,684	20%	11,966	8,428	1
Kerb & Channel Construction	-	-	-	0%	121	8,428	0
Minor Improvements	153,154	15,606	137,548	10%	8,724	8,428	1
Preventive maintenance	561,511	56,151	505,360	10%	25,257	8,428	3
Replacement of bridges & other structures	-	-	-	0%	896	8,428	0
Road reconstruction	-	-	-	0%	23,989	8,428	3
Seal extension	-	-	-	0%	44,724	8,428	5
Sealed road pavement rehabilitation	44,480	7,433	37,046	17%	83,563	8,428	10
Sealed road resurfacing	1,226,434	183,965	1,042,469	15%	81,872	8,428	10
Structures component replacements	81,126	16,292	64,834	20%	1,482	8,428	0
Traffic services renewals	19,428	3,939	15,490	20%	4,229	8,428	1
Total - District Wide	2,219,606	310,175	1,909,431	14%	291,071	8,428	35

TRANSPORTATION - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
WAKATIPU									
							Existing Debt	7,705,593	
	2015/16	2,569,492	1,117,773	1,117,773	553	1,286,843	1,286,843	7,536,522	85%
	2016/17	3,598,596	1,492,700	2,610,473	553	1,286,843	2,573,687	7,742,379	75%
	2017/18	5,753,324	1,998,387	4,608,860	553	1,286,843	3,860,530	8,453,923	69%
	2018/19	2,759,020	460,733	5,069,593	553	1,286,843	5,147,374	7,627,813	60%
	2019/20	3,453,358	558,890	5,628,484	553	1,286,843	6,434,217	6,899,860	52%
	2020/21	3,150,680	516,338	6,144,822	468	1,089,977	7,524,194	6,326,221	46%
	2021/22	2,226,529	379,854	6,524,676	468	1,089,977	8,614,171	5,616,099	39%
	2022/23	2,536,363	426,489	6,951,165	468	1,089,977	9,704,147	4,952,611	34%
	2023/24	2,591,880	432,041	7,383,206	468	1,089,977	10,794,124	4,294,675	28%
	2024/25	4,345,361	695,711	8,078,917	468	1,089,977	11,884,101	3,900,410	25%
		32,984,603	8,078,917		5,107	11,884,101	Wakatipu Weighted Debt Funding Ratio		55%
WANAKA									
							Existing Debt	3,868,524	
	2015/16	1,234,391	227,026	227,026	349	706,017	706,017	3,389,534	83%
	2016/17	2,186,983	358,556	585,583	349	706,017	1,412,033	3,042,074	68%
	2017/18	3,715,390	739,371	1,324,954	349	706,017	2,118,050	3,075,428	59%
	2018/19	2,158,442	447,746	1,772,700	349	706,017	2,824,067	2,817,158	50%
	2019/20	2,563,330	553,972	2,326,672	349	706,017	3,530,083	2,665,113	43%
	2020/21	2,574,989	556,125	2,882,797	315	637,804	4,167,887	2,583,435	38%
	2021/22	1,814,615	297,579	3,180,376	315	637,804	4,805,691	2,243,210	32%
	2022/23	1,543,452	256,994	3,437,370	315	637,804	5,443,494	1,862,400	25%
	2023/24	1,543,452	256,994	3,694,365	315	637,804	6,081,298	1,481,591	20%
	2024/25	1,543,452	256,994	3,951,359	315	637,804	6,719,101	1,100,782	14%
		20,878,497	3,951,359		3,321	6,719,101	Wanaka Weighted Debt Funding Ratio		49%

TRANSPORTATION - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONTINUED

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
DISTRICT WIDE									
							Existing Debt	-	
	2015/16	15,992	1,582	1,582	902	31,150	31,150	(29,568)	-1869%
	2016/17	219,055	28,286	29,869	902	31,150	62,300	(32,432)	-109%
	2017/18	487,023	51,628	81,497	902	31,150	93,451	(11,954)	-15%
	2018/19	200,150	30,100	111,596	902	31,150	124,601	(13,004)	-12%
	2019/20	189,629	28,788	140,385	902	31,150	155,751	(15,366)	-11%
	2020/21	159,001	24,267	164,651	784	27,064	182,815	(18,164)	-11%
	2021/22	142,106	21,772	186,424	784	27,064	209,879	(23,455)	-13%
	2022/23	268,884	41,250	227,674	784	27,064	236,943	(9,269)	-4%
	2023/24	268,884	41,250	268,925	784	27,064	264,007	4,917	2%
	2024/25	268,884	41,250	310,175	784	27,064	291,071	19,104	6%
		2,219,606	310,175		8,428	291,071	District Wide Weighted Debt Funding Ratio		0%

TRANSPORTATION EASTERN ACCESS ROAD CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2017/18 \$)	Capital Cost Funded by Growth (2017/18 \$)	Capital Cost Funded by Other Sources (2017/18 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2017/18 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2017/18 \$)
WAKATIPU							
New roads	6,530,633	6,530,633	-	100%	4,030,248	5,597	720
Total - Wakatipu	6,530,633	6,530,633	-	100%	4,030,248	5,597	720

TRANSPORTATION EASTERN ACCESS ROAD - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT

Contributing Area	Financial Year	CAPEX (2017/18 \$)	CAPEX for Growth (2017/18 \$)	Cumulative Growth Cost (2017/18 \$)	New Dwelling Equivalents	Contributions Received (2017/18 \$)	Cumulative Contributions Received (2017/18 \$)	Debt Balance (2017/18 \$)	Annual Debt %
WAKATIPU									
							Existing Debt	-	
	2015/16	623,249	623,249	623,249	560	403,025	403,025	220,224	35%
	2016/17	2,188,889	2,188,889	2,812,138	560	403,025	806,050	2,006,088	71%
	2017/18	3,718,495	3,718,495	6,530,633	560	403,025	1,209,074	5,321,558	81%
	2018/19	-	-	6,530,633	560	403,025	1,612,099	4,918,534	75%
	2019/20	-	-	6,530,633	560	403,025	2,015,124	4,515,509	69%
	2020/21	-	-	6,530,633	560	403,025	2,418,149	4,112,484	63%
	2021/22	-	-	6,530,633	560	403,025	2,821,174	3,709,459	57%
	2022/23	-	-	6,530,633	560	403,025	3,224,198	3,306,434	51%
	2023/24	-	-	6,530,633	560	403,025	3,627,223	2,903,410	44%
	2024/25	-	-	6,530,633	560	403,025	4,030,248	2,500,385	38%
		6,530,633	6,530,633		5,597	4,030,248	Wakatipu Weighted Debt Funding Ratio		64%



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