

Policy on Development Contributions and Financial Contributions

Overview

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

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

- > Financial Contributions imposed as a condition of a resource consent pursuant to Section 108, 220, 407 or 409 of the Resource Management Act (RMA) 1991. Council has withdrawn most of the provision relating to Financial Contributions from Section 15 of the District Plan.
- > Development Contributions as defined by the provisions of Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 (LGA 2002). To make use of these provisions Council must adopt a Policy on Development Contributions as Part of the Council's TYP. Development Contributions are based on the fiscal implications of growth.

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

- I. Resource Consent
- II. Building Consent
- III. Authorisation for a Service Connection

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

Reasons for using Development and Financial Contributions

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

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

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

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

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

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

Development Contributions and Financial Contributions Policy:

(i) Community Outcomes

This policy contributes to:

- > Managing growth in a sustainable way
- > Quality landscapes, natural environment and enhanced public access
- > Effective and efficient infrastructure that meets the needs of growth
- > High quality urban environments respectful of the character of the individual communities.

(ii) Distribution of Benefits

Council apportions all capital expenditure into the classifications of growth, renewal, level of service and statutory obligations, by the geographic areas of benefit. This apportionment represents the distribution of benefit to the community as a whole, to identifiable parts of the community and to individuals.

(iii) Period Over Which The Benefits Are Expected to Occur

Once a Development or Financial contribution has been paid in relation to a subdivision or development, the benefits of the asset, service, or environmental enhancement shall occur indefinitely (at a set level of service for that asset, service, or environmental enhancement as defined at any one time).

(iv) Action or Inaction That Contributes to the Need For This Activity

The provision of assets, services, or environmental standards that promote the community outcomes may not be willingly provided by the development community. In addition Council is often the only viable supplier (often legally required to provide services) of these services and therefore Council has a moral and legal obligation to supply additional assets, services to meet the new community needs.

(v) Costs and Benefits of Funding This Activity (Development and Financial Contributions)

The benefits to the existing community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development and financial contributions.

(vi) Allocation Of Liability For Revenue Needs

The liability for revenue falls directly with the development community. At the effective date of this Policy, Council does not perceive any impact on the social, economic, environmental and cultural well-being of this particular sector of the community. At any stage in the future where there maybe impacts of this nature, Council may revisit this Policy.

Assets Included in the Development and Financial Contributions Policy

Assets included in this policy are:

- > Network infrastructure for water supplies, wastewater, stormwater and transportation.
- > Reserve land.
- > Community infrastructure including the development and acquisition of reserve land to use as reserve and facilities needed on that reserve and other public amenities such as halls, libraries, public toilets, parking facilities and the like.
- > Other Assets. Financial Contributions can be required to avoid remedy or mitigate adverse effects of development that are of a non-fiscal nature. These may include contributions that avoid, remedy or mitigate the effects of development on biodiversity, landscape, amenity values or the provision of specific assets by the developer/subdivider (i.e. access easements in gross). As the

Development Contributions provisions of the LGA 2002 specifically relate to fiscal impacts or effects of growth, Financial Contributions for non-fiscal impacts of effects of development will need to be assessed through the RMA and District Plan processes. Chapter 15 of the District Plan (not operative) and any subsequent variations shall be considered in this policy.

Which Contributions Will Apply

Council has recently completed the process of removing parts of the Financial Contributions rules, policies and objectives under the provisions of Part 15 of the Queenstown Lakes District Plan. This has made Section 15 operative and Council can no longer impose Financial Contributions pursuant to Section 489 of the RMA.

Until the 2007 version of the Policy, Council has assessed Development Contributions on any application for resource consent, building consent or service connection lodged after 8 May 2004 and granted on or after 1 July 2004. It is now deemed appropriate to amend the application date of the Policy so that Development Contributions may also be assessed on any application for resource consent, building consent or service connection lodged before 8 May 2004 and granted on or after 1 July 2007. This amendment will affect very few applications as most applications received prior to 8 May 2004 have either been granted previously or withdrawn.

The Council cannot require a Development Contribution for a reserve; network infrastructure or community infrastructure if and to the extent that it has under Section 108, 407 or 409 of the RMA imposed a condition on a resource consent in relation to the same development for the same purpose. Council shall in requiring contributions, clearly identify under what circumstances and upon which legislation (RMA 1991, LGA 2002) a contribution is required.

The following tables indicate:

- > Where Financial and Development Contributions are to be sought such that no duplication of levy for the same effect/benefit will occur.
- > How much is to be charged per dwelling equivalent for each asset type within each area

Changes to Assessment Policy 2012

Council has revised the development contribution policy process to allow for the recalculation of unpaid development contributions. Before 2012, an assessment of contributions payable was made at the time the consent was issued and this assessment stood for the duration of a valid consent. Under revised policy, if development contributions are not paid within 24 months of a consent being issued contributions will be recalculated under the latest version of the policy.

Effectively this means that any Development Contribution Notice (DCN) is valid for 24 months from the time of issue:

All DCN's issued after 1 July 2012 will be valid for 24 months from the date of issue and then recalculated for payment under the policy relevant at that time.

Type of Contributions Required By Geographic Area - Within Urban Areas and Townships (includes all land uses with an urban area)

Water Supply	Wastewater	Stormwater	Transportation	Reserve Land	Reserve Improvements	Community Facilities	Other/ Miscellaneous
Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Wanaka Albert Town Hawea Luggate	Queenstown Arrowtown Lake Hayes Arthurs Point Wanaka Albert Town Hawea	Queenstown Arrowtown Glenorchy Wanaka Albert Town Hawea Luggate Arthur's Point Lake Hayes Kingston	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthur's Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona
Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004 Land, Money or Combination of Both	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Financial Contributions Environmental Effects – Chapter 15 District Plan and variations i.e. Environmental Considerations
Kingston No Scheme Available To be assessed at the time a scheme is required and charged to all connections	Glenorchy Kingston Luggate No Scheme Available To be assessed at the time a scheme is required and charged to all connections	 No Scheme assets of significance No Contributions to be sought					

Type of Contributions Required By Geographic Area - Within Rural Areas

Water Supply	Wastewater	Stormwater	Transportation	Reserve Land	Reserve Improvements	Community Facilities	Other/ Miscellaneous
Rural General and other rural zonings	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. Scheme charge to apply and any network extension costs	Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004 Land, Money or Combination of Both	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Financial Contributions Environmental Effects - Chapter 15 District Plan and variations i.e. Environmental Considerations
Hawea Rural Residential Development Contributions Hawea development contributions payable	Hawea Rural Residential Development Contributions Hawea development contributions payable	Hawea Rural Residential Development Contributions Hawea development contributions payable					
Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable					

Schedule of Development Contributions per Dwelling Equivalent Required by Contributing Area 2015/16 (Excluding GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Reserve Improvements * (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses								
Queenstown	3,109	5,973	1,412	2,315	1,107	2,443	16,358	27.5m ²
Frankton Flats	3,109	5,973	14,355	2,315	1,107	2,443	29,301	27.5m ²
Arrowtown	4,301	5,722	970	2,315	1,107	2,443	16,858	27.5m ²
Glenorchy	6,036		685	2,315	1,107	2,443	12,586	27.5m ²
Lake Hayes	2,666	7,416		2,315	1,107	2,443	15,948	27.5m ²
Shotover Country	2,666	2,504		2,315	1,107	2,443	11,035	27.5m ²
Arthur's Point	3,617	4,685		2,315	1,107	2,443	14,168	27.5m ²
Kingston				2,315	1,107	2,443	5,865	27.5m ²
Wanaka	2,458	6,776	1,977	2,133	1,172	966	15,482	27.5m ²
Hawea	3,494	7,355	510	2,133	1,172	966	15,630	27.5m ²
Albert Town	2,458	6,776	941	2,133	1,172	966	14,446	27.5m ²
Luggate	2,175	2,336	41	2,133	1,172	966	8,823	27.5m ²
Other Wakatipu Townships				2,315	1,107	2,443	5,865	27.5m ²
Other Wanaka Townships				2,133	1,172	966	4,271	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style								
Wakatipu Rural				2,315	1,107	2,443	5,865	27.5m ²
Wanaka Rural				2,133	1,172	966	4,271	27.5m ²
Hawea Rural Res.	3,494	7,355	510	2,133	1,172	966	15,630	27.5m ²
Aubrey Road Rural Res.	2,458	6,776	1,977	2,133	1,172	966	15,482	27.5m ²

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

Notes:

1. Development Contributions for water supply, wastewater, stormwater, reserves and community facilities have been assessed and will be collected using the LGA 2002 from 1 July 2004.
2. Transportation development contributions have been assessed and will be collected using the LGA 2002 from 1 July 2006.
3. Development contributions are triggered and may become payable on the granting of:

- A. A Resource Consent
- B. A Building Consent
- C. An authorisation for a service connection

As the sequence of development is not always consistent, development contributions shall be required at the first available opportunity. At each and every subsequent opportunity the development will be reviewed and additional contributions required if the units of demand assessed for the development exceed those previously paid for.

Overview of Calculation Methodology

A brief introduction to the development contributions calculation method is presented herein. A full disclosure of the methodology and calculations is available from QLDC for public inspection at:

- > Wanaka Service Centre, Ardmore Street, Wanaka.
- > Civic Centre, 10 Gorge Road, Queenstown.

The current Development Contributions model applies to Water Supply, Wastewater, Stormwater, Reserves, Community Facilities and Transportation.

The key concept of the approach is to define the total capital expenditure (CAPEX) for growth consumed by the growth population over a period of time. This consumption of CAPEX for growth is then apportioned among the increased number of units of demand (dwelling equivalents) over the same time period. This defines the long run average cost of growth per unit of demand, defined as the dwelling equivalent contribution. This can be represented by the following formula.

$$\text{Dwelling Equivalent Contribution} = \frac{\text{Sum of CAPEX for Growth Consumed in Analysis Period}}{\text{Sum of New Dwelling Equivalents in Analysis Period}}$$

The calculation method can be simplified according to the following steps:

- STEP 1:** Assess capital expenditure for growth on an asset by asset basis using financial reports (past expenditure) and projected expenditure.
- STEP 2:** Apportion capital expenditure for growth by the growth population (dwelling equivalents) over the design life of the asset, to assess the \$/unit of demand.
- STEP 3:** For each year in the analysis period determine the total consumption of asset capacity for each asset identified, namely – \$/unit of demand x the number units of demand.
- STEP 4:** Sum for all assets in each year in the analysis period, namely total capacity consumed in that year, measured in \$.
- STEP 5:** Sum each year in the ten year analysis period and divide by the growth population (new dwelling equivalents) projected over the analysis period to determine the dwelling equivalent contribution.

Capital Expenditure

Only capital expenditure (CAPEX) is considered in the model. All Operational Expenditure is excluded, including internal overheads.

Capital expenditure is identified from two sources, namely:

- A. Activity Management Plans (formally Asset Management plans) and
- B. Financial Reports.

The Activity Management Plans are used for assessing projected CAPEX. The AMPs are formal planning documents that include long term expenditure forecasts.

CAPEX for Growth Apportionments

The CAPEX identified above has been apportioned into five cost drivers. These being Growth, Renewal, Level of Service, Statutory and Deferred Works/Other. The growth apportionment is the significant driver for assessing development contributions. The cost drivers have been assessed using several methods.

These are:

- > Asset Capacity.
- > Using Design Life of New Assets to Approximate Growth Percentage.
- > Assessed using professional judgement.

Following the completion of the growth study, Council updated its infrastructure models for water supply (WaterGEMS - Bentley Systems), wastewater (SewerGEMS - Bentley Systems) and developed a Transportation and Parking model (Tracks - Gabites Porter). These models provide a detailed insight into the effects of growth and consequently accurate growth apportionments can be made.

Land Use Differentials

Land use differentials are an important part of the calculations. They enable all development and subdivision types (residential and non-residential) to be considered. Non-residential activities can be described using a common unit of demand, which in this case is the dwelling equivalent.

The following table summarises how to calculate the number of dwelling equivalents (DE's) for a non-residential subdivision or development based on the Gross Floor Area (GFA).

Dwelling Equivalent Calculation Table

	Water Supply		Wastewater	Stormwater	Reserve Improvements and Community Facilities		Reserve Land		Transportation	
Category	Dwelling Equivalents per 100m² GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m² GFA	Dwelling Equivalents per 100m² Impervious Surface Area	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Multi Unit Residential	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Industrial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	1.04	1.19
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.34 DE's per Dwelling	3.01 DE's per Dwelling
Other	To be individually assessed at the time of application									
CBD Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
CBD Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Mixed Use Accom.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.78	0.95	1.30	1.38
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.59	0.71	0.97	0.99
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.69 DE's per 27Ha	1.83 DE's per 41Ha
Restaurant/Bar	0.83	1.17	0.46	0.38	0.04	0.06	0.00	0.00	2.15	2.56

Note: 1. A residential property is always 1 Dwelling Equivalent (DE) or has 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.

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

Category	Building Coverage	No. of Floors
Residential	Assume 160m ² per Dwelling Unit	
Accommodation	55%	2
Commercial	75%	1
Industrial	30%	1
Country Dwelling	Assume 160m ² Dwelling Unit	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 160m ² per Dwelling Unit	
Restaurant/Bar	Use Commercial or CBD Commercial	

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

Multi Unit Residential Developments

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

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

Residential Flats

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

Reserve Land Contribution

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 29,500¹ this equates to 61.45 hectares of park per 1000 residents. This level of service is significantly higher than the national average of approximately 21 hectares per 1000 residents and while it is desirable to maintain the current ratio of recreational land to population it is not considered necessary to increase the level of recreational land provision per capita. Existing residential areas enjoy a good provision of local parks, sports fields, esplanade strips adjoining lake and river margins, lakeside beaches, a significant walking and biking trails and track network and surrounding Department of Conservation reserves. Queenstown Lakes District residents and visitors use a mix of different types of these reserve areas for a variety of active and passive recreation purposes.

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

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

For new developments within areas that do not have adequate reserve provision there will be a need for additional reserves to meet the recreational demand of the new residents in those areas. Accordingly, development contributions for reserve land acquisition will continue to be required.

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

Greenfield Sites

The land contribution has been assessed at 27.5m² for each residential property that requires a reserve land contribution component². In this policy the term 'residential' includes visitor accommodation³. This provision has been reviewed and is still considered appropriate. This land contribution will remain applicable to development of 'Greenfield' sites where development will result in increased population and the associated demand for accessible reserve provision.

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

‘Greenfield’ sites are considered to be undeveloped land parcels that do not have existing subdivision consents for future residential development by the time this policy has been adopted). Special Housing Areas (SHAs) and undeveloped land proposed to be subdivided in District Plan Special Zones are also considered Greenfield sites.

Generally, ‘Greenfield’ developments are in areas with rural zoning. Where development is proposed that will create new land parcels in urban areas (urban areas in this policy are all zones apart from rural type zones) that do not have existing subdivision consents for future residential development by the time this policy has been adopted, consideration for reserve land contributions will be on a case by case basis.

Consideration will be given as to whether there is existing accessible reserve land, and to whether this reserve land is of an appropriate size and purpose relative to the size of the proposed development. For a reserve to be ‘accessible’ it is considered it should generally be within 800m of a property it serves and easily accessible by foot. Council retains discretion on the consideration of what is appropriately accessible in any given case. For reserve land to meet its purpose for recreation it would generally include reserve areas that can be used for active and passive recreation including open park spaces usable for play activities. To avoid doubt, suitable recreation reserves do not include esplanade reserves, drainage reserves or public walkways with ROW easements in favour of Council.

At Council’s discretion, the land contribution will be 27.5m² for each residential property. If existing reserves are of adequate size (greater than or equal to 27.5m² per residential unit) and purpose, and are accessible (within 800m by foot of each residential unit) to the proposed development then generally no reserve land contributions are to be made.

Country Dwelling Greenfield Sites

In Rural Zones where the lots developed/subdivided are greater than 4000m², these lots will be subject to a reduced level of development contributions for reserve land contributions as the demand for reserve land tends to be less than the demand generated by new land parcels that are of a smaller size and within more highly developed areas. Land contribution in lieu of cash contributions will generally not be accepted for these type of developments/subdivision. The establishment of piecemeal reserve land parcels spread through rural areas is undesirable as is generally not accessible to the recreational demand and therefore cash contributions will be applicable to enable Council to acquire the most suitable land to serve the needs of the community.

Brownfield Sites

We have a good provision of accessible reserve land in our developed urban areas. As such there is an opportunity to reduce development contributions for reserve land acquisition in these areas. Reserve land contributions will therefore not be applicable to development of ‘Brownfield’ sites. ‘Brownfield’ sites are considered to be existing land parcels proposed for residential development or that have subdivision consents for future residential development by the time this policy is adopted, and that are within existing urban areas.

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.** b) Where an applicant can demonstrate that a development creates a significantly different demand on infrastructure than could usually be expected under the relevant land use category, Council will individually assess any such development taking into account the unusual demand characteristics.

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

Reconsiderations & Objections

An applicant may request Council to reconsider the requirement to pay a development contribution if the applicant has grounds to believe that:

- A.** the development contribution was incorrectly calculated or assessed under the Council's development contributions policy; or
- B.** Council incorrectly applied its development contributions policy; or
- C.** the information used to assess the person's development against the development contributions policy, or the way Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A request for reconsideration must be made in writing stating clearly on which grounds the applicant believes the Council has erred. The request for reconsideration must be made within 10 working days after the date on which the person lodging the request receives notice from Council of the level of development contribution that Council requires. This request should be addressed to:

- > Development Contribution Officer (QLDC), Private Bag 50072, Queenstown 9348
- > Email: services@qldc.govt.nz

The steps that Council will apply when reconsidering the requirement to make a development contribution are:

- I.** The appropriate Council officer shall review the reconsideration request,
- II.** The Council officer may request further relevant information from the applicant,
- III.** The Council officer will make a recommendation to the delegated authority,

Council will, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the person who made the request.

A reconsideration cannot be requested if the applicant has already lodged an objection. If the applicant is not satisfied with the outcome of the reconsideration, they may lodge an objection as specified in the Local Government Act 2002 Amendment Act (No 3) 2014, s199C to s199N.

Refunds and Reimbursement

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

When Will Payment be required

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

- I. Resource Consent
- II. Building Consent
- III. Authorisation for a Service Connection

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

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

If development contributions are not paid within 24 months of a consent being issued contributions will be recalculated under the latest version of the policy.

Effectively this means that any Development Contribution Notice (DCN) is valid for 24 months from the time of issue:

- > All DCN's issued after 1 July 2012 will be valid for 24 months from the date of issue and then recalculated for payment under the policy relevant at that time.

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

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

In each case the Council may register the Development Contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land for which the contribution was required.

Credits

There are three types of credits anticipated:

1. Historic Credits – ‘Deemed’
2. Historic Credits – ‘Cash’; and
3. Actual Credits

1. Historic Credits - ‘Deemed’

In assessing Development Contributions the Council will determine if a site has a historic entitlement. Sites within existing contributing areas that have existed prior to financial contribution requirements and those that have already paid in full under Council policy at the time will be eligible.

Historic entitlement will be recognised and given a ‘deemed’ credit based on the characteristics of the site immediately preceding the proposed development. Deemed credits will be identified on the ‘Development Contribution Notice’ and will be converted to ‘dwelling equivalents units’ for each type of service.

The following deemed credits are anticipated (not intended as an exclusive list):

- > For residential subdivisions (where the residual lot remains residential) the existing lot will be allocated a credit of one ‘Dwelling Equivalent’ and no Development Contribution will be payable on the residual lot.
- > Where a residential subdivision is developed (i.e. vacant lot built upon) one ‘Dwelling Equivalent’ credit will be allocated to each underlying lot.
- > Redevelopment of sites containing non-residential activities will be given historical credits based on ‘Dwelling Equivalents’ assessed in terms of the relevant ‘unit’ (i.e. GFA) prior to redevelopment.
- > • Any excess historical credits that are identified as a result of an amalgamation of individual titles will accrue on the new amalgamated title but will lapse if not utilised within a period of three years.

2. Historic Credits - Cash

On sites that have been subdivided and contributions paid, but which have not been developed prior to the new policy being implemented, developers may request an assessment of ‘cash’ credits for the site.

The Council will invite applicants to submit with their applications, records of the amount(s) paid at the time of the subdivision. The Council will then take into account the actual amounts paid for each service in determining the total development contributions payable for each service. In some instances, particularly industrial and commercial sites, the amount paid may exceed the amount required under the new policy. If there is a surplus this will be recorded on the ‘Development Contribution Notice’. This cash credit may be used to off-set contributions that would otherwise be payable on future development and expansion of activities on the site. It

should be noted that these credits will be specific to the service for which they were paid (i.e. not transferable between services, for example, a positive reserve contribution will not be able to off-set a water contribution). They will also be site specific (not transferable) and non refundable unless the refund provisions of the Act apply.

3. Actual Credits - Credits accrued under the new policy

The term 'actual' credit refers to credits accrued under the new policy. As indicated above, details of assessments made and payments received will be recorded on the 'Development Contribution Notice'. The balance of the 'Development Contribution Notice' may in some circumstances be positive.

The Council is able to assess the amount of contributions payable at successive stages of the development cycle (i.e. resource consent, building consent and service connection). Should the development contribution assessment be based on an estimate of the future building Gross Floor Area (GFA), which is likely to be the case at subdivision consent stage, then this assessment will be based on 75% of the maximum GFA allowed for on the site under the existing provisions of the District Plan. Council may review the percentage to be charged at this stage should the applicant satisfactorily demonstrate that the actual site utilisation will be significantly less than the estimate.

This may mean that additional contributions are assessed at the building consent stage. This approach will limit the amount of actual credits accumulated. There will be no time limit within which these credits must be used.

Delegations

The Chief Executive is delegated the power to determine in accordance with this policy whether a development or financial contribution will be sought. This includes the power to:

- > increase the quantum of those contributions under the authority of section 106(2B) of the Local Government Act 2002;
- > the power to enter into a development agreement;

The Chief Executive has delegated authority to approve a reduction or a postponement in a development contribution levied on a developer in accordance with the terms of this Policy. No delegation is provided to the Chief Executive for hardship related remissions or remissions not otherwise provided for in this policy.

The Chief Executive may sub-delegate any of these powers. For the avoidance of doubt, the exercise of these powers is not a transaction as defined within the financial delegations register. Therefore specified transaction limits in the financial delegations do not apply to the exercise of these powers.

The Chief Executive will ensure the Policy is implemented.

Capital Expenditure Attributed to Growth

The following tables demonstrate the nature and level of expected capital expenditure required by Council and the portion that is attributable to growth. A table is produced for each activity (asset type) which shows the CAPEX for each geographic area where a contribution has been assessed. The CAPEX attributable to growth is apportioned equitably among the growth population to define a set charge for each unit of demand. The unit of demand is expressed in terms of a dwelling equivalent.

Additional tables are provided which detail the debt funding ratio which will apply to each area.

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
QUEENSTOWN							
Reticulation	4,861,078	2,671,372	2,189,706	55%	3,233,554	1,982	1,632
Pump Station	-	-	-	0%	963,294	1,982	486
Decomissioning Works	-	-	-	0%	-	1,982	-
Unspecified Expenditure	-	-	-	0%	38,084	1,982	19
Storage	896,046	547,942	348,104	61%	850,494	1,982	429
New Scheme	-	-	-	0%	-	1,982	-
Intake	725,026	171,952	553,075	24%	509,933	1,982	257
Renewals	8,461,691	-	8,461,691	0%	-	1,982	-
Investigations	-	-	-	0%	-	1,982	-
Management	445,533	89,866	355,667	20%	50,384	1,982	25
Conveyance	-	-	-	0%	-	1,982	-
Emergency Conveyance	-	-	-	0%	-	1,982	-
Flow Metering	-	-	-	0%	54,895	1,982	28
Treatment Facility	1,205,757	270,249	935,508	22%	404,920	1,982	204
Forward Design	-	-	-	0%	-	1,982	-
Minor Works	66,858	25,193	41,664	38%	10,263	1,982	5
Asset Management System	-	-	-	0%	45,600	1,982	23
Total Water Supply - Queenstown	16,661,989	3,776,574	12,885,416	23%	6,161,582	1,982	3,109

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
ARROWTOWN							
Reticulation	-	-	-	0%	269,417	114	2,361
Pump Station	-	-	-	0%	7,490	114	66
Decomissioning Works	-	-	-	0%	-	114	-
Unspecified Expenditure	-	-	-	0%	16,972	114	149
Storage	47,755	2,817	44,939	6%	128,383	114	1,125
New Scheme	-	-	-	0%	-	114	-
Intake	-	-	-	0%	46,356	114	406
Renewals	1,359,417	-	1,359,417	0%	-	114	-
Investigations	-	-	-	0%	-	114	-
Management	65,101	18,583	46,517	29%	5,009	114	44
Conveyance	-	-	-	0%	-	114	-
Emergency Conveyance	-	-	-	0%	-	114	-
Flow Metering	-	-	-	0%	1,537	114	13
Treatment Facility	-	-	-	0%	11,583	114	101
Forward Design	-	-	-	0%	-	114	-
Minor Works	-	-	-	0%	173	114	2
Asset Management System	-	-	-	0%	3,880	114	34
Total Water Supply - Arrowtown	1,472,273	21,400	1,450,873	1%	490,800	114	4,301

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
GLENORCHY							
Reticulation	-	-	-	0%	51,283	33	1,557
Pump Station	-	-	-	0%	8,777	33	266
Decommissioning Works	-	-	-	0%	-	33	-
Unspecified Expenditure	-	-	-	0%	10,692	33	325
Storage	382,759	155,989	226,770	41%	58,236	33	1,768
New Scheme	-	-	-	0%	47,761	33	1,450
Intake	-	-	-	0%	3,089	33	94
Renewals	264,340	-	264,340	0%	-	33	-
Investigations	-	-	-	0%	-	33	-
Management	8,692	1,602	7,091	18%	926	33	28
Conveyance	-	-	-	0%	-	33	-
Emergency Conveyance	-	-	-	0%	-	33	-
Flow Metering	-	-	-	0%	1,762	33	53
Treatment Facility	-	-	-	0%	242	33	7
Forward Design	-	-	-	0%	5,451	33	166
Minor Works	113,100	21,982	91,118	19%	9,745	33	296
Asset Management System	-	-	-	0%	828	33	25
Total Water Supply - Glenorchy	768,892	179,573	589,319	23%	198,793	33	6,036

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
LAKE HAYES							
Reticulation	-	-	-	0%	121,293	79	1,542
Pump Station	-	-	-	0%	-	79	-
Decommissioning Works	-	-	-	0%	-	79	-
Unspecified Expenditure	-	-	-	0%	128	79	2
Storage	-	-	-	0%	21,053	79	268
New Scheme	-	-	-	0%	38,476	79	489
Intake	-	-	-	0%	-	79	-
Renewals	960,552	-	960,552	0%	-	79	-
Investigations	-	-	-	0%	-	79	-
Management	31,441	5,439	26,001	17%	1,882	79	24
Conveyance	-	-	-	0%	-	79	-
Emergency Conveyance	-	-	-	0%	-	79	-
Flow Metering	463,710	29,858	433,852	6%	13,064	79	166
Treatment Facility	-	-	-	0%	10,955	79	139
Forward Design	-	-	-	0%	-	79	-
Minor Works	-	-	-	0%	-	79	-
Asset Management System	-	-	-	0%	2,867	79	36
Total Water Supply - Lake Hayes	1,455,702	35,298	1,420,405	2%	209,717	79	2,666

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
ARTHURS POINT							
Reticulation	-	-	-	0%	258,052	169	1,530
Pump Station	-	-	-	0%	-	169	-
Decommissioning Works	-	-	-	0%	-	169	-
Unspecified Expenditure	-	-	-	0%	5,327	169	32
Storage	-	-	-	0%	278	169	2
New Scheme	-	-	-	0%	160,855	169	953
Intake	1,212,219	518,830	693,389	43%	128,109	169	759
Renewals	420,044	-	420,044	0%	7,117	169	42
Investigations	-	-	-	0%	-	169	-
Management	31,441	6,085	25,355	19%	2,710	169	16
Conveyance	-	-	-	0%	-	169	-
Emergency Conveyance	-	-	-	0%	-	169	-
Flow Metering	-	-	-	0%	-	169	-
Treatment Facility	-	-	-	0%	36,156	169	214
Forward Design	-	-	-	0%	-	169	-
Minor Works	-	-	-	0%	5,617	169	33
Asset Management System	-	-	-	0%	6,063	169	36
Total Water Supply - Arthurs Point	1,663,703	524,915	1,138,788	32%	610,284	169	3,617

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
WANAKA							
Reticulation	3,836,372	2,485,385	1,350,987	65%	1,640,238	1,580	1,038
Pump Station	-	-	-	0%	132,448	1,580	84
Decomissioning Works	-	-	-	0%	-	1,580	-
Unspecified Expenditure	-	-	-	0%	75,812	1,580	48
Storage	2,575,210	2,057,880	517,330	80%	1,615,886	1,580	1,023
New Scheme	-	-	-	0%	-	1,580	-
Intake	1,653,595	1,115,549	538,046	67%	305,000	1,580	193
Renewals	5,364,887	-	5,364,887	0%	-	1,580	-
Investigations	-	-	-	0%	7	1,580	-
Management	260,218	58,381	201,837	22%	23,220	1,580	15
Conveyance	-	-	-	0%	-	1,580	-
Emergency Conveyance	-	-	-	0%	-	1,580	-
Flow Metering	-	-	-	0%	16,206	1,580	10
Treatment Facility	-	-	-	0%	33,122	1,580	21
Forward Design	-	-	-	0%	27,839	1,580	18
Minor Works	-	-	-	0%	648	1,580	-
Asset Management System	-	-	-	0%	12,855	1,580	8
Total Water Supply - Wanaka	13,690,283	5,717,195	7,973,087	42%	3,883,280	1,580	2,458

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
HAWEA							
Reticulation	-	-	-	0%	314,488	115	2,739
Pump Station	-	-	-	0%	75	115	1
Decommissioning Works	-	-	-	0%	-	115	-
Unspecified Expenditure	-	-	-	0%	1,872	115	16
Storage	-	-	-	0%	1,533	115	13
New Scheme	-	-	-	0%	-	115	-
Intake	276,200	116,633	159,567	42%	44,863	115	391
Renewals	397,717	-	397,717	0%	-	115	-
Investigations	-	-	-	0%	-	115	-
Management	24,598	5,115	19,483	21%	2,320	115	20
Conveyance	-	-	-	0%	-	115	-
Emergency Conveyance	-	-	-	0%	-	115	-
Flow Metering	113,100	26,341	86,759	23%	23,228	115	202
Treatment Facility	-	-	-	0%	7,826	115	68
Forward Design	-	-	-	0%	-	115	-
Minor Works	-	-	-	0%	4,834	115	42
Asset Management System	-	-	-	0%	182	115	2
Total Water Supply - Hawea	811,615	148,089	663,526	18%	401,220	115	3,494

Water Supply Development Contribution Summary

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
LUGGATE							
Reticulation	-	-	-	0%	3,391	40	86
Pump Station	-	-	-	0%	7,502	40	189
Decomissioning Works	-	-	-	0%	-	40	-
Unspecified Expenditure	-	-	-	0%	675	40	17
Storage	-	-	-	0%	19,456	40	491
New Scheme	-	-	-	0%	-	40	-
Intake	-	-	-	0%	-	40	-
Renewals	233,084	-	233,084	0%	-	40	-
Investigations	-	-	-	0%	1,832	40	46
Management	7,305	1,644	5,661	23%	1,873	40	47
Conveyance	-	-	-	0%	-	40	-
Emergency Conveyance	-	-	-	0%	-	40	-
Flow Metering	-	-	-	0%	4,202	40	106
Treatment Facility	287,378	131,538	155,840	46%	45,158	40	1,140
Forward Design	-	-	-	0%	-	40	-
Minor Works	-	-	-	0%	10	40	-
Asset Management System	-	-	-	0%	2,083	40	53
Total Water Supply - Luggate	527,767	133,182	394,585	25%	86,181	40	2,175

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
QUEENSTOWN							Existing Debt	5,382,152	
	2015/16	1,477,830	649,736	649,736	160	498,942	498,942	5,532,946	92%
	2016/17	4,940,441	1,970,611	2,620,347	216	671,723	1,170,664	6,831,835	85%
	2017/18	571,681	4,373	2,624,721	216	671,723	1,842,387	6,164,485	77%
	2018/19	1,053,610	5,831	2,630,551	216	671,723	2,514,110	5,498,594	69%
	2019/20	1,057,625	6,641	2,637,192	216	671,723	3,185,832	4,833,512	60%
	2020/21	2,921,978	763,211	3,400,403	216	671,723	3,857,555	4,925,000	56%
	2021/22	1,082,197	11,597	3,412,000	185	576,007	4,433,562	4,360,590	50%
	2022/23	1,074,167	9,977	3,421,978	185	576,007	5,009,569	3,794,561	43%
	2023/24	1,410,383	345,040	3,767,018	185	576,007	5,585,575	3,563,594	39%
	2024/25	1,072,079	9,556	3,776,574	185	576,007	6,161,582	2,997,144	33%
			3,776,574		1,982			Queenstown Weighted Debt Funding Ratio	64%

ARROWTOWN							Existing Debt	1,868,299	
	2015/16	175,494	6,563	6,563	20	88,041	88,041	1,786,822	95%
	2016/17	144,340	1,721	8,284	11	46,305	134,345	1,742,238	93%
	2017/18	141,480	904	9,188	11	46,305	180,650	1,696,837	90%
	2018/19	142,536	1,206	10,394	11	46,305	226,955	1,651,738	88%
	2019/20	143,122	1,373	11,767	11	46,305	273,259	1,606,807	85%
	2020/21	142,066	1,072	12,839	11	46,305	319,564	1,561,574	83%
	2021/22	146,713	2,398	15,237	10	42,809	362,373	1,521,163	81%
	2022/23	145,539	2,063	17,300	10	42,809	405,182	1,480,417	79%
	2023/24	145,750	2,123	19,424	10	42,809	447,991	1,439,732	76%
	2024/25	145,234	1,976	21,400	10	42,809	490,800	1,398,899	74%
			21,400		114			Arrowtown Weighted Debt Funding Ratio	85%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
GLENORCHY							Existing Debt	263,382	
	2015/16	28,187	323	323	3	16,799	16,799	246,906	94%
	2016/17	27,239	148	471	3	20,003	36,802	227,051	86%
	2017/18	26,857	78	549	3	20,003	56,806	207,126	78%
	2018/19	409,757	156,093	156,642	3	20,003	76,809	343,215	82%
	2019/20	140,176	22,101	178,743	3	20,003	96,812	345,313	78%
	2020/21	26,935	92	178,835	3	20,003	116,815	325,402	74%
	2021/22	27,556	207	179,042	4	20,494	137,310	305,114	69%
	2022/23	27,399	178	179,220	4	20,494	157,804	284,797	64%
	2023/24	27,427	183	179,403	4	20,494	178,299	264,486	60%
	2024/25	27,358	170	179,573	4	20,494	198,793	244,162	55%
			179,573		33			Glenorchy Weighted Debt Funding Ratio	74%

LAKE HAYES							Existing Debt	-	
	2015/16	180,188	1,097	1,097	5	12,059	12,059	-10,963	-1000%
	2016/17	90,323	504	1,600	8	20,323	32,382	-30,782	-1924%
	2017/18	88,941	265	1,865	8	20,323	52,705	-50,840	-2726%
	2018/19	553,161	30,211	32,076	8	20,323	73,028	-40,952	-128%
	2019/20	89,735	402	32,478	8	20,323	93,351	-60,873	-187%
	2020/21	89,225	314	32,792	8	20,323	113,674	-80,882	-247%
	2021/22	91,469	702	33,494	9	24,011	137,685	-104,191	-311%
	2022/23	90,902	604	34,098	9	24,011	161,696	-127,598	-374%
	2023/24	91,004	622	34,719	9	24,011	185,706	-150,987	-435%
	2024/25	90,755	578	35,298	9	24,011	209,717	-174,420	-494%
			35,298		79			Lake Hayes Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
ARTHURS POINT							Existing Debt	-	
	2015/16	48,343	1,227	1,227	20	70,855	70,855	-69,629	-5675%
	2016/17	44,916	563	1,790	20	70,794	141,649	-139,859	-7812%
	2017/18	164,534	52,084	53,874	20	70,794	212,443	-158,569	-294%
	2018/19	1,135,263	467,436	521,311	20	70,794	283,237	238,074	46%
	2019/20	44,328	450	521,761	20	70,794	354,031	167,730	32%
	2020/21	43,818	351	522,112	20	70,794	424,824	97,287	19%
	2021/22	46,062	785	522,897	13	46,365	471,189	51,708	10%
	2022/23	45,495	676	523,573	13	46,365	517,554	6,018	1%
	2023/24	45,597	695	524,268	13	46,365	563,919	-39,652	-8%
	2024/25	45,348	647	524,915	13	46,365	610,284	-85,370	-16%
			524,915		169			Arthurs Point Weighted Debt Funding Ratio	0%

WANAKA & ALBERT TOWN							Existing Debt	-	
	2015/16	584,687	98,711	98,711	161	396,524	396,524	-297,812	-302%
	2016/17	620,861	83,067	181,778	164	404,313	800,837	-619,058	-341%
	2017/18	428,904	58,735	240,513	164	404,313	1,205,150	-964,637	-401%
	2018/19	1,370,061	532,428	772,942	164	404,313	1,609,463	-836,522	-108%
	2019/20	2,529,223	722,371	1,495,313	164	404,313	2,013,777	-518,464	-35%
	2020/21	652,423	3,367	1,498,680	164	404,313	2,418,090	-919,410	-61%
	2021/22	863,693	193,817	1,692,496	149	366,297	2,784,387	-1,091,891	-65%
	2022/23	4,174,739	3,147,789	4,840,285	149	366,297	3,150,685	1,689,601	35%
	2023/24	1,800,608	870,702	5,710,987	149	366,297	3,516,982	2,194,005	38%
	2024/25	665,086	6,208	5,717,195	149	366,297	3,883,280	1,833,916	32%
			5,717,195		1,580			Wanaka & Albert Town Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
HAWEA							Existing Debt	391,107	
	2015/16	44,731	1,031	1,031	12	41,911	41,911	350,227	89%
	2016/17	268,249	96,489	97,520	12	41,279	83,190	405,437	83%
	2017/18	154,069	26,590	124,110	12	41,279	124,469	390,748	76%
	2018/19	41,368	332	124,442	12	41,279	165,747	349,801	68%
	2019/20	41,589	378	124,820	12	41,279	207,026	308,901	60%
	2020/21	41,190	295	125,115	12	41,279	248,305	267,917	52%
	2021/22	42,946	660	125,775	11	38,229	286,534	230,348	45%
	2022/23	42,503	568	126,342	11	38,229	324,762	192,687	37%
	2023/24	42,582	584	126,927	11	38,229	362,991	155,043	30%
	2024/25	92,387	21,162	148,089	11	38,229	401,220	137,976	26%
			148,089		115			Hawea Weighted Debt Funding Ratio	63%

LUGGATE							Existing Debt	-	
	2015/16	15,799	331	331	4	9,119	9,119	-8,787	-2651%
	2016/17	24,983	152	484	4	8,571	17,690	-17,206	-3557%
	2017/18	24,662	80	564	4	8,571	26,261	-25,697	-4559%
	2018/19	24,780	107	670	4	8,571	34,832	-34,162	-5096%
	2019/20	24,846	121	792	4	8,571	43,403	-42,611	-5381%
	2020/21	24,728	95	887	4	8,571	51,974	-51,087	-5762%
	2021/22	312,627	131,750	132,637	4	8,552	60,526	72,111	54%
	2022/23	25,117	183	132,819	4	8,552	69,078	63,742	48%
	2023/24	25,141	188	133,007	4	8,552	77,629	55,378	42%
	2024/25	25,083	175	133,182	4	8,552	86,181	47,001	35%
			133,182		40			Luggate Weighted Debt Funding Ratio	0%

Wastewater Capital Expenditure for Development Contributions (excluding GST)

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
QUEENSTOWN							
Asset Management System	-	-	-	0%	-	1,816	-
Investigations	-	-	-	0%	479	1,816	-
Management	555,160	118,317	436,843	21%	50,952	1,816	28
Minor Works	-	-	-	0%	-	1,816	-
New Scheme	-	-	-	0%	-	1,816	-
Pump Station	3,393,000	1,466,778	1,926,222	43%	1,405,608	1,816	774
Renewals	2,963,303	-	2,963,303	0%	1,677	1,816	1
Reticulation	9,904,981	5,618,570	4,286,411	57%	4,422,386	1,816	2,435
Storage	580,084	580,084	-	100%	275,217	1,816	152
Treatment Facility	18,611,021	3,442,894	15,168,127	18%	4,548,067	1,816	2,504
Unspecified Expenditure	-	-	-	0%	143,134	1,816	79
Total Wastewater - Queenstown	36,007,549	11,226,642	24,780,907	31%	10,847,321	1,816	5,973

ARROWTOWN							
Asset Management System	-	-	-	0%	-	86	-
Investigations	-	-	-	0%	-	86	-
Management	79,296	9,147	70,150	12%	3,375	86	39
Minor Works	-	-	-	0%	-	86	-
New Scheme	-	-	-	0%	-	86	-
Pump Station	-	-	-	0%	53,106	86	617
Renewals	990,952	-	990,952	0%	6,406	86	74
Reticulation	-	-	-	0%	210,371	86	2,443
Storage	-	-	-	0%	-	86	-
Treatment Facility	882,339	163,226	719,114	18%	215,622	86	2,504
Unspecified Expenditure	-	-	-	0%	3,798	86	44
Total Wastewater - Arrowtown	1,952,588	172,373	1,780,215	9%	492,679	86	5,722

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
LAKE HAYES							
Asset Management System	-	-	-	0%	-	66	-
Investigations	-	-	-	0%	-	66	-
Management	36,115	5,417	30,698	15%	1,574	66	24
Minor Works	-	-	-	0%	4,034	66	61
New Scheme	-	-	-	0%	-	66	-
Pump Station	-	-	-	0%	65,574	66	998
Renewals	-	-	-	0%	-	66	-
Reticulation	-	-	-	0%	251,560	66	3,829
Storage	-	-	-	0%	-	66	-
Treatment Facility	673,268	124,549	548,718	18%	164,530	66	2,504
Unspecified Expenditure	-	-	-	0%	-	66	-
Total Wastewater - Lake Hayes	709,383	129,967	579,416	18%	487,273	66	7,416

ARTHURS POINT							
Asset Management System	-	-	-	0%	-	115	-
Investigations	-	-	-	0%	-	115	-
Management	27,456	5,747	21,709	21%	2,330	115	20
Minor Works	-	-	-	0%	-	115	-
New Scheme	-	-	-	0%	-	115	-
Pump Station	-	-	-	0%	-	115	-
Renewals	19,098	-	19,098	0%	-	115	-
Reticulation	127,609	27,680	99,929	22%	245,078	115	2,122
Storage	-	-	-	0%	-	115	-
Treatment Facility	1,123,478	218,934	964,544	18%	289,212	115	2,504
Unspecified Expenditure	-	-	-	0%	4,499	115	39
Total Wastewater - Arthurs Point	1,169,630	231,980	937,650	19%	465,663	115	4,685

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
WANAKA							
Asset Management System	-	-	-	0%	-	1,299	-
Investigations	320,028	72,323	247,704	23%	26,379	1,299	20
Management	-	-	-	0%	6,019	1,299	5
Minor Works	-	-	-	0%	-	1,299	-
New Scheme	-	-	-	0%	-	1,299	-
Pump Station	1,238,332	1,059,161	179,172	86%	1,050,372	1,299	809
Renewals	1,105,314	-	1,105,314	0%	4,447	1,299	3
Reticulation	3,026,776	1,254,390	1,772,386	41%	1,233,651	1,299	950
Storage	-	-	-	0%	-	1,299	-
Treatment Facility	3,000,000	507,669	2,492,331	17%	6,366,614	1,299	4,901
Unspecified Expenditure	-	-	-	0%	115,982	1,299	89
Total Wastewater - Wanaka	8,690,450	2,893,543	5,796,907	33%	8,803,464	1,299	6,776

HAWEA							
Asset Management System	-	-	-	0%	-	108	-
Investigations	-	-	-	0%	-	108	-
Management	31,961	6,596	25,364	21%	2,988	108	28
Minor Works	-	-	-	0%	-	108	-
New Scheme	-	-	-	0%	-	108	-
Pump Station	33,930	2,266	31,664	7%	202,154	108	1,878
Renewals	267,677	-	267,677	0%	-	108	-
Reticulation	-	-	-	0%	199,132	108	1,850
Storage	-	-	-	0%	-	108	-
Treatment Facility	4,256,550	1,766,017	2,490,533	41%	374,384	108	3,479
Unspecified Expenditure	-	-	-	0%	12,937	108	120
Total Wastewater - Hawea	4,590,117	1,774,879	2,815,238	39%	791,595	108	7,355

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
LUGGATE							
Asset Management System	-	-	-	0%	-	9	-
Investigations	509,105	105,054	404,051	21%	16,589	9	1,788
Management	2,910	34	2,877	1%	103	9	11
Minor Works	-	-	-	0%	-	9	-
New Scheme	-	-	-	0%	-	9	-
Pump Station	-	-	-	0%	4,982	9	537
Renewals	106,654	-	106,654	0%	-	9	-
Reticulation	-	-	-	0%	-	9	-
Storage	-	-	-	0%	-	9	-
Treatment Facility	-	-	-	0%	-	9	-
Unspecified Expenditure	-	-	-	0%	-	9	-
Total Wastewater - Luggate	618,669	105,087	513,581	17%	21,674	9	2,336

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	3,709,379	681,206	3,023,172	18%	906,479	362	2,504
Unspecified Expenditure	-	-	-	0%	-	362	-
Total Wastewater - Shotover Country	3,709,379	681,206	3,023,172	18%	906,479	362	2,504

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
QUEENSTOWN							Existing Debt	10,784,517	
	2015/16	11,928,749	2,564,889	2,564,889	159	980,473	980,473	12,368,934	93%
	2016/17	2,456,640	1,126,019	3,690,908	205	1,260,502	2,240,975	12,234,451	85%
	2017/18	5,800,872	2,979,415	6,670,324	205	1,260,502	3,501,477	13,953,364	80%
	2018/19	5,392,657	2,482,099	9,152,422	205	1,260,502	4,761,979	15,174,961	76%
	2019/20	5,091,892	1,270,587	10,423,010	205	1,260,502	6,022,481	15,185,046	72%
	2020/21	332,340	5,666	10,428,675	205	1,260,502	7,282,983	13,930,209	66%
	2021/22	2,677,268	298,980	10,727,655	158	973,074	8,256,057	13,256,116	62%
	2022/23	2,463,826	467,747	11,195,402	158	973,074	9,229,131	12,750,789	58%
	2023/24	372,382	14,199	11,209,602	158	973,074	10,202,205	11,791,914	54%
	2024/25	346,297	8,640	11,218,242	158	973,074	11,175,279	10,827,480	49%
			11,218,242		1,816			Queenstown Weighted Debt Funding Ratio	70%

ARROWTOWN							Existing Debt	1,485,912	
	2015/16	1,451,621	119,845	119,845	17	98,041	98,041	1,507,716	94%
	2016/17	267,817	13,524	133,369	8	47,437	145,478	1,473,803	91%
	2017/18	394,014	14,761	148,130	8	47,437	192,914	1,441,128	88%
	2018/19	112,611	534	148,664	8	47,437	240,351	1,394,225	85%
	2019/20	394,607	14,830	163,494	8	47,437	287,788	1,361,618	83%
	2020/21	111,780	438	163,932	8	47,437	335,224	1,314,620	80%
	2021/22	404,076	15,922	179,854	7	42,254	377,478	1,288,288	77%
	2022/23	118,639	1,229	181,083	7	42,254	419,732	1,247,263	75%
	2023/24	117,500	1,098	182,181	7	42,254	461,986	1,206,107	72%
	2024/25	113,774	668	182,849	7	42,254	504,240	1,164,521	70%
			182,849		86			Arrowtown Weighted Debt Funding Ratio	82%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
GLENORCHY							Existing Debt	210,305	
	2015/16	253,816	89,704	89,704	3	45,858	45,858	254,152	85%
	2016/17	5,386,587	1,920,207	2,009,911	3	49,335	95,193	2,125,023	96%
	2017/18	683	102	2,010,013	3	49,335	144,528	2,075,790	93%
	2018/19	987	148	2,010,161	3	49,335	193,863	2,026,603	91%
	2019/20	810	121	2,010,282	3	49,335	243,198	1,977,389	89%
	2020/21	810	121	2,010,403	3	49,335	292,533	1,928,175	87%
	2021/22	2,829	423	2,010,826	3	52,968	345,501	1,875,630	84%
	2022/23	2,272	340	2,011,166	3	52,968	398,468	1,823,002	82%
	2023/24	2,029	304	2,011,469	3	52,968	451,436	1,770,338	80%
	2024/25	1,235	185	2,011,654	3	52,968	504,404	1,717,556	77%
			2,011,654		28			Glenorchy Weighted Debt Funding Ratio	87%
KINGSTON							Existing Debt	154,480	
	2015/16	3,330	652	652	3	2,456	2,456	152,677	98%
	2016/17	1,256	246	898	5	3,992	6,447	148,931	96%
	2017/18	596	117	1,015	5	3,992	10,439	145,056	93%
	2018/19	861	169	1,184	5	3,992	14,430	141,234	91%
	2019/20	707	138	1,322	5	3,992	18,422	137,380	88%
	2020/21	707	138	1,461	5	3,992	22,413	133,527	86%
	2021/22	2,469	484	1,944	5	3,796	26,209	130,215	83%
	2022/23	1,983	388	2,333	5	3,796	30,005	126,808	81%
	2023/24	1,771	347	2,680	5	3,796	33,800	123,360	78%
	2024/25	1,077	211	2,891	5	3,796	37,596	119,775	76%
			2,891		46			Kingston Weighted Debt Funding Ratio	88%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
LAKE HAYES							Existing Debt	-	
	2015/16	697,859	91,574	91,574	4	26,061	26,061	65,513	72%
	2016/17	77,711	10,239	101,813	6	43,947	70,008	31,805	31%
	2017/18	139,353	12,629	114,442	6	43,947	113,955	487	0%
	2018/19	2,108	316	114,758	6	43,947	157,902	-43,144	-38%
	2019/20	139,623	12,670	127,428	6	43,947	201,849	-74,421	-58%
	2020/21	1,729	259	127,688	6	43,947	245,797	-118,109	-92%
	2021/22	143,936	13,317	141,004	8	52,181	297,977	-156,973	-111%
	2022/23	4,853	728	141,732	8	52,181	350,158	-208,426	-147%
	2023/24	4,334	650	142,382	8	52,181	402,339	-259,957	-183%
	2024/25	2,637	396	142,778	8	52,181	454,520	-311,742	-218%
			142,778		66			Lake Hayes Debt Funding Ratio	0%

ARTHURS POINT							Existing Debt	-	
	2015/16	590,929	139,159	139,159	14	56,162	56,162	82,997	60%
	2016/17	67,317	15,408	154,567	13	50,808	106,970	47,597	31%
	2017/18	119,543	15,489	170,057	13	50,808	157,777	12,279	7%
	2018/19	3,512	335	170,392	13	50,808	208,585	-38,193	-22%
	2019/20	119,749	15,532	185,924	13	50,808	259,392	-73,468	-40%
	2020/21	3,225	275	186,200	13	50,808	310,200	-124,000	-67%
	2021/22	123,027	16,219	202,418	10	38,866	349,066	-146,648	-72%
	2022/23	133,209	28,453	230,871	10	38,866	387,932	-157,061	-68%
	2023/24	5,205	690	231,560	10	38,866	426,798	-195,237	-84%
	2024/25	3,915	420	231,980	10	38,866	465,663	-233,683	-101%
			231,980		115			Arthurs Point Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
WANAKA & ALBERT TOWN							Existing Debt	5,186,481	
	2015/16	540,758	64,967	64,967	140	947,669	947,669	4,303,780	82%
	2016/17	563,636	6,155	71,122	135	915,449	1,863,117	3,394,486	65%
	2017/18	551,470	77,047	148,169	135	915,449	2,778,566	2,556,084	48%
	2018/19	1,277,008	714,222	862,391	135	915,449	3,694,015	2,354,857	39%
	2019/20	1,433,946	1,224,153	2,086,544	135	915,449	4,609,463	2,663,561	37%
	2020/21	3,125,856	511,132	2,597,676	135	915,449	5,524,912	2,259,245	29%
	2021/22	761,401	272,187	2,869,863	121	819,638	6,344,550	1,711,794	21%
	2022/23	153,536	9,719	2,879,582	121	819,638	7,164,188	901,875	11%
	2023/24	148,938	8,680	2,888,261	121	819,638	7,983,826	90,916	1%
	2024/25	133,901	5,281	2,893,543	121	819,638	8,803,464	-723,440	-9%
			2,893,543		1,299			Wanaka Weighted Debt Funding Ratio	47%

CARDRONA							Existing Debt	222,201	
	2015/16	6,589	2,184	2,184	31	123,379	123,379	101,006	45%
	2016/17	382,485	142,576	144,760	28	111,363	234,741	132,219	36%
	2017/18	3,059,575	1,141,274	1,286,033	28	111,363	346,104	1,162,130	77%
	2018/19	1,704	565	1,286,598	28	111,363	457,466	1,051,333	70%
	2019/20	1,398	463	1,287,061	28	111,363	568,829	940,433	62%
	2020/21	1,398	463	1,287,525	28	111,363	680,191	829,534	55%
	2021/22	4,885	1,619	1,289,143	30	118,673	798,865	712,480	47%
	2022/23	3,924	1,300	1,290,444	30	118,673	917,538	595,107	39%
	2023/24	3,504	1,161	1,291,605	30	118,673	1,036,211	477,594	32%
	2024/25	2,132	707	1,292,311	30	118,673	1,154,885	359,628	24%
			1,292,311		294			Cardrona Weighted Debt Funding Ratio	56%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
HAWEA							Existing Debt	822,765	
	2015/16	21,539	1,489	1,489	11	83,849	83,849	740,404	90%
	2016/17	30,870	561	2,050	11	81,401	165,250	659,564	80%
	2017/18	29,441	267	2,316	11	81,401	246,651	578,430	70%
	2018/19	30,015	385	2,701	11	81,401	328,052	497,414	60%
	2019/20	63,610	2,582	5,283	11	81,401	409,453	418,595	51%
	2020/21	29,680	316	5,599	11	81,401	490,854	337,509	41%
	2021/22	90,047	24,566	30,164	10	75,185	566,039	286,890	34%
	2022/23	4,232,445	1,743,441	1,773,606	10	75,185	641,225	1,955,146	75%
	2023/24	31,986	792	1,774,397	10	75,185	716,410	1,880,753	72%
	2024/25	30,484	482	1,774,879	10	75,185	791,595	1,806,049	70%
			1,774,879		108			Hawea Weighted Debt Funding Ratio	70%

LUGGATE							Existing Debt	-	
	2015/16	11,322	8	8	1	2,293	2,293	-2,286	-30145%
	2016/17	35,961	5,172	5,179	1	2,156	4,449	730	14%
	2017/18	61,527	10,472	15,652	1	2,156	6,604	9,047	58%
	2018/19	87,573	15,837	31,488	1	2,156	8,760	22,728	72%
	2019/20	112,870	21,063	52,551	1	2,156	10,915	41,636	79%
	2020/21	112,807	21,050	73,601	1	2,156	13,071	60,530	82%
	2021/22	87,496	15,759	89,360	1	2,151	15,222	74,138	83%
	2022/23	61,859	10,488	99,848	1	2,151	17,372	82,475	83%
	2023/24	36,376	5,237	105,085	1	2,151	19,523	85,562	81%
	2024/25	10,878	2	105,087	1	2,151	21,674	83,414	79%
			105,087		9			Luggate Weighted Debt Funding Ratio	0%

Stormwater Capital Expenditure for Development Contributions (excluding GST)

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
QUEENSTOWN							
Asset Management System	-	-	-	0%	15,681	899	17
Emergency Conveyance	-	-	-	0%	-	899	-
Flood Protection	-	-	-	0%	162,962	899	181
Flow Metering	-	-	-	0%	-	899	-
Intake	-	-	-	0%	-	899	-
Investigations	-	-	-	0%	186	899	-
Management	331,912	68,545	263,367	21%	23,791	899	26
Minor Works	-	-	-	0%	10,064	899	11
Pump Station	-	-	-	0%	-	899	-
Renewals	-	-	-	0%	32,758	899	36
Reticulation	819,590	235,064	584,527	29%	898,652	899	1,000
Storage	-	-	-	0%	-	899	-
Stormwater Upgrades	-	-	-	0%	118,619	899	132
Treatment Facility	-	-	-	0%	6,537	899	7
Total Stormwater - Queenstown	1,151,502	303,609	847,894	26%	1,269,251	899	1,412

ARROWTOWN							
Flood Protection	-	-	-	0%	-	70	-
Forward Design	-	-	-	0%	-	70	-
Investigations	-	-	-	0%	26	70	-
Management	-	-	-	0%	-	70	-
Minor Works	-	-	-	0%	-	70	-
Renewals	-	-	-	0%	2,885	70	41
Reticulation	-	-	-	0%	63,936	70	909
Storage	-	-	-	0%	-	70	-
Stormwater Upgrades	-	-	-	0%	1,388	70	20
Treatment Facility	-	-	-	0%	-	70	-
Total Stormwater - Arrowtown	-	-	-	0%	68,235	70	970

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
GLENORCHY							
Flood Protection	-	-	-	0%	3,323	31	109
Forward Design	-	-	-	0%	-	31	-
Investigations	-	-	-	0%	3	31	-
Management	-	-	-	0%	-	31	-
Stormwater Upgrades	-	-	-	0%	129	31	4
Minor Works	-	-	-	0%	-	31	-
Renewals	-	-	-	0%	-	31	-
Reticulation	-	-	-	0%	17,439	31	572
Storage	-	-	-	0%	-	31	-
Treatment Facility	-	-	-	0%	-	31	-
Total Stormwater - Glenorchy	-	-	-	0%	20,894	31	685

ARTHURS POINT							
Flood Protection	-	-	-	0%	-	69	-
Forward Design	-	-	-	0%	-	69	-
Investigations	-	-	-	0%	9	69	-
Management	-	-	-	0%	-	69	-
Minor Works	-	-	-	0%	-	69	-
Renewals	-	-	-	0%	-	69	-
Reticulation	-	-	-	0%	357	69	5
Storage	-	-	-	0%	-	69	-
Treatment Facility	-	-	-	0%	-	69	-
Total Stormwater - Arthurs Point	-	-	-	0%	366	69	5

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
FRANKTON FLATS							
Flood Protection	-	-	-	0%	-	256	-
Forward Design	-	-	-	0%	-	256	-
Investigations	-	-	-	0%	-	256	-
Management	-	-	-	0%	17,129	256	67
Minor Works	-	-	-	0%	-	256	-
Renewals	-	-	-	0%	-	256	-
Reticulation	7,931,940	7,931,940	-	100%	3,566,755	256	13,951
Storage	-	-	-	0%	-	256	-
Treatment Facility	-	-	-	0%	86,113	256	337
Total Stormwater - Frankton Flats	7,931,940	7,931,940	-	100%	3,669,997	256	14,355

WANAKA							
Asset Management System	-	-	-	0%	7,252	1,012	7
Emergency Conveyance	-	-	-	0%	-	1,012	-
Flood Protection	-	-	-	0%	27,239	1,012	27
Forward Design	-	-	-	0%	-	1,012	-
Intake	-	-	-	0%	-	1,012	-
Investigations	-	-	-	0%	2,244	1,012	2
Management	184,128	41,138	142,990	22%	14,630	1,012	14
Minor Works	-	-	-	0%	11,614	1,012	11
Pump Station	-	-	-	0%	-	1,012	-
Renewals	-	-	-	0%	40,446	1,012	40
Reticulation	254,871	224,547	30,323	88%	1,742,927	1,012	1,722
Stormwater Upgrades	-	-	-	0%	154,420	1,012	153
Treatment Facility	-	-	-	0%	-	1,012	-
Total Stormwater - Wanaka	438,999	265,686	173,313	61%	2,000,771	1,012	1,977

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
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%	46,736	94	495
Storage	-	-	-	0%	-	94	-
Stormwater Upgrades	-	-	-	0%	1,388	94	15
Treatment Facility	-	-	-	0%	-	94	-
Total Stormwater - Hawea	-	-	-	0%	48,131	94	510

LUGGATE							
Flood Protection	-	-	-	0%	-	36	-
Forward Design	-	-	-	0%	-	36	-
Investigations	-	-	-	0%	912	36	25
Management	-	-	-	0%	-	36	-
Minor Works	-	-	-	0%	-	36	-
Renewals	-	-	-	0%	-	36	-
Reticulation	-	-	-	0%	565	36	16
Storage	-	-	-	0%	-	36	-
Treatment Facility	-	-	-	0%	-	36	-
Total Stormwater - Luggate	-	-	-	0%	1,477	36	41

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

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
ALBERT TOWN							
Flood Protection	-	-	-	0%	24,974	114	220
Forward Design	-	-	-	0%	-	114	-
Investigations	-	-	-	0%	13	114	-
Management	-	-	-	0%	-	114	-
Minor Works	-	-	-	0%	-	114	-
Renewals	-	-	-	0%	-	114	-
Reticulation	-	-	-	0%	79,992	114	703
Storage	-	-	-	0%	-	114	-
Stormwater Upgrades	-	-	-	0%	2,016	114	18
Treatment Facility	-	-	-	0%	-	114	-
Total Stormwater - Albert Town	-	-	-	0%	106,995	114	941

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
QUEENSTOWN							Existing Debt	1,855,361	
	2015/16	60,931	13,532	13,532	97	137,497	137,497	1,731,396	93%
	2016/17	465,388	104,660	118,192	94	132,575	270,073	1,703,481	86%
	2017/18	101,682	38,194	156,387	94	132,575	402,648	1,609,100	80%
	2018/19	120,309	25,369	181,756	94	132,575	535,223	1,501,894	74%
	2019/20	226,679	85,400	267,156	94	132,575	667,799	1,454,718	69%
	2020/21	32,763	6,766	273,922	94	132,575	800,374	1,328,909	62%
	2021/22	32,763	6,766	280,688	83	117,219	917,593	1,218,456	57%
	2022/23	36,040	7,443	288,131	83	117,219	1,034,813	1,108,680	52%
	2023/24	36,654	7,570	295,701	83	117,219	1,152,032	999,030	46%
	2024/25	38,292	7,908	303,609	83	117,219	1,269,251	889,719	41%
			303,609		899			Queenstown Weighted Debt Funding Ratio	69%

ARROWTOWN							Existing Debt	356,755	
	2015/16	-	-	-	15	14,403	14,403	342,352	96%
	2016/17	-	-	-	6	6,048	20,451	336,304	94%
	2017/18	-	-	-	6	6,048	26,499	330,255	93%
	2018/19	-	-	-	6	6,048	32,548	324,207	91%
	2019/20	-	-	-	6	6,048	38,596	318,159	89%
	2020/21	-	-	-	6	6,048	44,644	312,110	87%
	2021/22	-	-	-	6	5,898	50,542	306,213	86%
	2022/23	-	-	-	6	5,898	56,440	300,315	84%
	2023/24	-	-	-	6	5,898	62,338	294,417	83%
	2024/25	-	-	-	6	5,898	68,235	288,520	81%
			-		70			Arrowtown Weighted Debt Funding Ratio	89%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
GLENORCHY							Existing Debt	20,340	
	2015/16	-	-	-	3	2,079	2,079	18,261	90%
	2016/17	-	-	-	3	2,038	4,117	16,223	80%
	2017/18	-	-	-	3	2,038	6,155	14,184	70%
	2018/19	-	-	-	3	2,038	8,194	12,146	60%
	2019/20	-	-	-	3	2,038	10,232	10,108	50%
	2020/21	-	-	-	3	2,038	12,270	8,069	40%
	2021/22	-	-	-	3	2,156	14,426	5,913	29%
	2022/23	-	-	-	3	2,156	16,582	3,757	18%
	2023/24	-	-	-	3	2,156	18,738	1,601	8%
	2024/25	-	-	-	3	2,156	20,894	-555	-3%
			-		31			Glenorchy Weighted Debt Funding Ratio	63%

ARTHURS POINT							Existing Debt	76,909	
	2015/16	-	-	-	9	50	50	76,859	100%
	2016/17	-	-	-	7	36	86	76,823	100%
	2017/18	-	-	-	7	36	122	76,787	100%
	2018/19	-	-	-	7	36	158	76,751	100%
	2019/20	-	-	-	7	36	195	76,715	100%
	2020/21	-	-	-	7	36	231	76,679	100%
	2021/22	-	-	-	6	34	265	76,645	100%
	2022/23	-	-	-	6	34	299	76,611	100%
	2023/24	-	-	-	6	34	333	76,577	100%
	2024/25	-	-	-	6	34	366	76,543	100%
			-	-	69			Arthurs Point Weighted Debt Funding Ratio	100%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
FRANKTON FLATS							Existing Debt	-	
	2015/16	2,464,183	2,464,183	2,464,183	-	-	-	2,464,183	100%
	2016/17	5,467,757	5,467,757	7,931,940	29	413,810	413,810	7,518,130	95%
	2017/18	-	-	7,931,940	29	413,810	827,621	7,104,319	90%
	2018/19	-	-	7,931,940	29	413,810	1,241,431	6,690,509	84%
	2019/20	-	-	7,931,940	29	413,810	1,655,241	6,276,699	79%
	2020/21	-	-	7,931,940	29	413,810	2,069,052	5,862,888	74%
	2021/22	-	-	7,931,940	28	400,236	2,469,288	5,462,652	69%
	2022/23	-	-	7,931,940	28	400,236	2,869,524	5,062,416	64%
	2023/24	-	-	7,931,940	28	400,236	3,269,761	4,662,179	59%
	2024/25	-	-	7,931,940	28	400,236	3,669,997	4,261,943	54%
			7,931,940		256			Kingston Weighted Debt Funding Ratio	78%

WANAKA							Existing Debt	1,759,854	
	2015/16	6,779	1,515	1,515	110	217,954	217,954	1,543,414	88%
	2016/17	71,898	30,171	31,686	103	204,301	422,255	1,369,285	76%
	2017/18	110,145	100,447	132,133	103	204,301	626,556	1,265,431	67%
	2018/19	127,263	106,091	238,224	103	204,301	830,857	1,167,221	58%
	2019/20	24,991	5,584	243,808	103	204,301	1,035,158	968,504	48%
	2020/21	18,176	4,061	247,869	103	204,301	1,239,459	768,264	38%
	2021/22	18,176	4,061	251,930	96	190,328	1,429,787	581,997	29%
	2022/23	19,993	4,467	256,397	96	190,328	1,620,115	396,135	20%
	2023/24	20,334	4,543	260,940	96	190,328	1,810,443	210,350	10%
	2024/25	21,243	4,746	265,686	96	190,328	2,000,771	24,768	1%
			265,686		1,012			Wanaka Weighted Debt Funding Ratio	60%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
HAWEA							Existing Debt	41,784	
	2015/16	-	-	-	10	5,072	5,072	36,712	88%
	2016/17	-	-	-	10	4,938	10,010	31,774	76%
	2017/18	-	-	-	10	4,938	14,948	26,836	64%
	2018/19	-	-	-	10	4,938	19,886	21,897	52%
	2019/20	-	-	-	10	4,938	24,825	16,959	41%
	2020/21	-	-	-	10	4,938	29,763	12,021	29%
	2021/22	-	-	-	9	4,592	34,355	7,429	18%
	2022/23	-	-	-	9	4,592	38,947	2,837	7%
	2023/24	-	-	-	9	4,592	43,539	-1,755	-4%
	2024/25	-	-	-	9	4,592	48,131	-6,347	-15%
			-		94			Hawea Weighted Debt Funding Ratio	58%

CARDRONA							Existing Debt	-	
	2015/16	-	-	-	1	1,567	1,567	-1,567	0%
	2016/17	-	-	-	1	1,585	3,152	-3,152	0%
	2017/18	-	-	-	1	1,585	4,738	-4,738	0%
	2018/19	-	-	-	1	1,585	6,323	-6,323	0%
	2019/20	-	-	-	1	1,585	7,908	-7,908	0%
	2020/21	-	-	-	1	1,585	9,494	-9,494	0%
	2021/22	-	-	-	1	1,567	11,060	-11,060	0%
	2022/23	-	-	-	1	1,567	12,627	-12,627	0%
	2023/24	-	-	-	1	1,567	14,193	-14,193	0%
	2024/25	-	-	-	1	1,567	15,760	-15,760	0%
			-		14			Cardrona Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Debt %
LUGGATE							Existing Debt	83,017	
	2015/16	-	-	-	4	159	159	82,859	100%
	2016/17	-	-	-	4	148	307	82,711	100%
	2017/18	-	-	-	4	148	455	82,563	99%
	2018/19	-	-	-	4	148	603	82,415	99%
	2019/20	-	-	-	4	148	751	82,267	99%
	2020/21	-	-	-	4	148	899	82,118	99%
	2021/22	-	-	-	4	145	1,044	81,974	99%
	2022/23	-	-	-	4	145	1,188	81,829	99%
	2023/24	-	-	-	4	145	1,333	81,685	98%
	2024/25	-	-	-	4	145	1,477	81,540	98%
			-	-	36			Luggate Weighted Debt Funding Ratio	99%

ALBERT TOWN							Existing Debt	129,043	
	2015/16	-	-	-	13	12,061	12,061	116,983	91%
	2016/17	-	-	-	11	10,818	22,878	106,165	82%
	2017/18	-	-	-	11	10,818	33,696	95,347	74%
	2018/19	-	-	-	11	10,818	44,514	84,529	66%
	2019/20	-	-	-	11	10,818	55,332	73,712	57%
	2020/21	-	-	-	11	10,818	66,149	62,894	49%
	2021/22	-	-	-	11	10,211	76,361	52,682	41%
	2022/23	-	-	-	11	10,211	86,572	42,471	33%
	2023/24	-	-	-	11	10,211	96,784	32,260	25%
	2024/25	-	-	-	11	10,211	106,995	22,048	17%
			-	-	114			Albert Town Weighted Debt Funding Ratio	64%

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

Schemes/Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
RESERVE IMPROVEMENTS - WAKATIPU							
Parks and Reserves	6,887,036	1,159,259	5,727,777	17%	2,871,507	3,120	920
Walkways	1,477,617	173,728	1,303,889	12%	256,191	3,120	82
Council Land - Reserve Land	-	-	-	0%	40,737	3,120	13
Cemeteries	156,378	-	156,378	0%	57,071	3,120	18
Total Reserve Improvements - Wakatipu	8,521,031	1,332,987	7,188,043	16%	3,225,506	3,120	1,034

RESERVE IMPROVEMENTS - WANAKA							
Parks and Reserves	3,493,111	628,379	2,864,732	18%	1,742,693	2,198	793
Walkways	273,942	129,053	144,890	47%	160,155	2,198	73
Council Land - Reserve Land - Wanaka	-	-	-	0%	465,582	2,198	212
Council Land - Reserve Land - Hawea	-	-	-	0%	-	2,198	-
Cemeteries	-	-	-	0%	47,899	2,198	22
Total Reserve Improvements - Wanaka	3,767,053	757,432	3,009,621	20%	2,416,309	2,198	1,099

RESERVE IMPROVEMENTS - DISTRICT WIDE							
Parks and Reserves - Wakatipu Ward	88,322	18,548	69,774	21%	320,745	5,318	60
Parks and Reserves - Wanaka Ward	98,135	29,398	68,738	30%	66,438	5,318	12
Total Reserve Improvements - District Wide	186,457	47,945	138,512	26%	387,184	5,318	73

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

Schemes/Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
COMMUNITY FACILITIES - WAKATIPU							
Alpine Aqualand	524,286	-	524,286	0%	3,593,355	3,120	1,152
Council Land - Non-Reserve	-	-	-	0%	40,066	3,120	13
Waterways Facilities	207,203	-	207,203	0%	107,413	3,120	34
Halls - Queenstown	340,039	26,400	313,639	8%	774,474	3,120	248
Halls - Events Centre	749,601	-	749,601	0%	1,849,672	3,120	593
Halls - Convention Centre	59,350,037	-	59,350,037	0%	-	3,120	-
Halls - Lake Hayes Pavillion	-	-	-	0%	-	3,120	-
Halls - Arrowtown	409,686	62,048	347,638	15%	67,680	3,120	22
Halls - Glenorchy	107,000	-	107,000	0%	8,842	3,120	3
Halls - Queenstown Community Centre	126,242	-	126,242	0%	28,482	3,120	9
Buildings - Heritage	-	-	-	0%	226,760	3,120	73
Buildings - Toilets	533,869	72,831	461,039	14%	274,458	3,120	88
Community Development - Swimming Pools	166,310	-	166,310	0%	500,954	3,120	161
Libraries - Queenstown	4,975,608	-	4,975,608	0%	5,625	3,120	2
Libraries - Arrowtown	43,500	-	43,500	0%	-	3,120	-
Libraries - Glenorchy	28,000	-	28,000	0%	1,544	3,120	0
Libraries - Kingston	30,000	-	30,000	0%	-	3,120	-
Health and Fitness Centre	392,542	-	392,542	0%	-	3,120	-
Frankton Golf Course	-	-	-	0%	-	3,120	-
Events Centre	-	-	-	0%	-	3,120	-
Rural Fire - District Wide	-	-	-	0%	-	3,120	-
Wakatipu - Non-Reserve	33,000	-	33,000	0%	-	3,120	-
Total Community Facilities - Wakatipu	68,016,924	161,279	67,855,645	0%	7,479,325	3,120	2,398

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

Schemes/Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
COMMUNITY FACILITIES - WANAKA							
Waterways Facilities	1,401,564	-	1,401,564	0%	136,211	2,198	62
Halls - Arts & Community Centre	12,000	-	12,000	0%	751,005	2,198	342
Halls - Hawea	110,068	18,350	91,718	17%	18,831	2,198	9
Halls - Luggate	42,000	-	42,000	0%	5,012	2,198	2
Halls - Cardrona	76,441	8,714	67,727	11%	30,268	2,198	14
Halls - Wanaka Community Centre	406,303	-	406,303	0%	858,721	2,198	391
Halls - Wanaka Sports Facility	11,481,845	-	11,481,845	0%	-	2,198	-
Buildings - Toilets	864,813	102,864	761,948	12%	103,937	2,198	47
Community Development - Swimming Pools	-	-	-	0%	114,586	2,198	52
Wanaka Aquatic Centre	11,810,800	-	11,810,800	0%	-	2,198	-
Libraries - Wanaka	320,438	-	320,438	0%	4,480	2,198	2
Libraries - Hawea	23,438	-	23,438	0%	2,749	2,198	1
Total Community Facilities - Wanaka	26,549,709	129,928	26,419,780	0%	2,025,800	2,198	921

COMMUNITY FACILITIES - DISTRICT WIDE							
Community Development - Swimming Pools	80,000	-	80,000	0%	-	5,318	-
Rural Fire - District Wide	196,830	-	196,830	0%	41,590	5,318	8
Libraries - Queenstown	1,459,000	-	1,459,000	0%	-	5,318	-
Libraries - Wanaka	1,198,075	-	1,198,075	0%	-	5,318	-
Halls - Lake Hayes Pavillion	65,754	5,662	60,092	9%	21,119	5,318	4
Community Development - District Wide	-	-	-	0%	174,374	5,318	33
Total Community Facilities - District Wide	2,999,659	5,662	2,993,997	0%	237,083	5,318	45

Reserve Land Capital Expenditure for Development Contributions (Excluding GST)

Schemes/Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
WAKATIPU							
Reserves	12,676,011	12,676,011		100%	12,941,950	1,466	27.5 m²
WANAKA							
Reserves	6,250,756	6,250,756		100%	6,140,868	994	27.5 m²
Total - Reserve Land	18,926,767	18,926,767			19,082,819	2,460	

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Net Debt Balance (2015/16 \$)	Debt %
WAKATIPU - Reserve Improvements							Existing Debt	2,685,876	
	2015/16	1,097,041	160,015	160,015	466	482,250	482,250	2,363,642	83%
	2016/17	2,107,293	381,934	541,949	328	338,830	821,080	2,406,745	75%
	2017/18	706,089	105,465	647,414	328	338,830	1,159,910	2,173,380	65%
	2018/19	873,410	134,118	781,532	328	338,830	1,498,740	1,968,667	57%
	2019/20	626,956	92,894	874,426	328	338,830	1,837,570	1,722,732	48%
	2020/21	441,689	62,500	936,926	328	338,830	2,176,401	1,446,402	40%
	2021/22	563,996	86,641	1,023,568	254	262,399	2,438,799	1,270,644	34%
	2022/23	523,227	79,593	1,103,161	254	262,399	2,701,198	1,087,839	29%
	2023/24	579,804	81,900	1,185,061	254	262,399	2,963,597	907,340	23%
	2024/25	1,001,526	147,927	1,332,987	254	262,399	3,225,996	792,868	20%
		8,521,031	1,332,987		3,120	3,225,996		Wakatipu Weighted Debt Funding Ratio	55%

WAKATIPU - Community Facilities							Existing Debt	8,504,631	
	2015/16	3,289,734	60,390	60,390	466	1,118,074	1,118,074	7,446,947	87%
	2016/17	25,579,195	53,079	113,469	328	785,562	1,903,636	6,714,463	78%
	2017/18	30,987,803	-	113,469	328	785,562	2,689,199	5,928,901	69%
	2018/19	493,153	28,144	141,612	328	785,562	3,474,761	5,171,482	60%
	2019/20	1,514,635	-	141,612	328	785,562	4,260,324	4,385,920	51%
	2020/21	5,004,288	-	141,612	328	785,562	5,045,886	3,600,357	42%
	2021/22	188,667	-	141,612	254	608,360	5,654,246	2,991,998	35%
	2022/23	339,322	-	141,612	254	608,360	6,262,606	2,383,638	28%
	2023/24	276,506	19,666	161,279	254	608,360	6,870,966	1,794,944	21%
	2024/25	343,622	-	161,279	254	608,360	7,479,325	1,186,584	14%
		68,016,924	161,279		3,120	7,479,325		Wakatipu Weighted Debt Funding Ratio	60%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Net Debt Balance (2015/16 \$)	Debt %
WANAKA - Reserve Improvements							Existing Debt	-	
	2015/16	857,309	189,589	189,589	194	213,749	213,749	-24,160	-13%
	2016/17	334,734	91,588	281,176	236	259,459	473,207	-192,031	-68%
	2017/18	284,052	82,825	364,001	236	259,459	732,666	-368,665	-101%
	2018/19	615,503	119,692	483,693	236	259,459	992,124	-508,432	-105%
	2019/20	313,246	49,412	533,105	236	259,459	1,251,583	-718,478	-135%
	2020/21	219,036	32,428	565,533	236	259,459	1,511,041	-945,508	-167%
	2021/22	314,816	49,695	615,228	206	226,317	1,737,358	-1,122,130	-182%
	2022/23	307,849	48,439	663,667	206	226,317	1,963,675	-1,300,008	-196%
	2023/24	231,303	34,640	698,307	206	226,317	2,189,992	-1,491,685	-214%
	2024/25	289,203	59,125	757,432	206	226,317	2,416,309	-1,658,878	-219%
		3,767,053	757,432		2,198	2,416,309		Wanaka Weighted Debt Funding Ratio	0%

WANAKA - Community Facilities							Existing Debt	155,952	
	2015/16	12,674,630	25,534	25,534	194	179,204	179,204	2,282	1%
	2016/17	11,496,358	15,850	41,384	236	217,526	396,730	-199,394	-101%
	2017/18	231,910	-	41,384	236	217,526	614,257	-416,921	-211%
	2018/19	1,426,855	52,309	93,693	236	217,526	831,783	-582,138	-233%
	2019/20	335,700	31,651	125,344	236	217,526	1,049,309	-768,014	-273%
	2020/21	173,401	2,751	128,094	236	217,526	1,266,836	-982,789	-346%
	2021/22	29,501	-	128,094	206	189,741	1,456,577	-1,172,530	-413%
	2022/23	102,301	-	128,094	206	189,741	1,646,318	-1,362,271	-480%
	2023/24	27,501	-	128,094	206	189,741	1,836,059	-1,552,012	-546%
	2024/25	51,551	1,834	129,928	206	189,741	2,025,800	-1,739,920	-609%
		26,549,709	129,928		2,198	2,025,800		Wanaka Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Net Debt Balance (2015/16 \$)	Debt %
DISTRICT WIDE - Reserve Improvements							Existing Debt	-	
	2015/16	29,441	6,183	6,183	661	48,112	48,112	-41,929	-678%
	2016/17	98,135	29,398	35,580	564	41,042	89,154	-53,574	-151%
	2017/18	14,720	3,091	38,671	564	41,042	130,196	-91,524	-237%
	2018/19	-	-	38,671	564	41,042	171,238	-132,566	-343%
	2019/20	14,720	3,091	41,763	564	41,042	212,280	-170,517	-408%
	2020/21	-	-	41,763	564	41,042	253,322	-211,559	-507%
	2021/22	14,720	3,091	44,854	460	33,466	286,787	-241,933	-539%
	2022/23	-	-	44,854	460	33,466	320,253	-275,399	-614%
	2023/24	14,720	3,091	47,945	460	33,466	353,718	-305,773	-638%
	2024/25	-	-	47,945	460	33,466	387,184	-339,239	-708%
		186,457	47,945		5,318	387,184		District Wide Weighted Debt Funding Ratio	0%

DISTRICT WIDE - Community Facilities							Existing Debt	3,159,762	
	2015/16	452,180	5,662	5,662	661	29,460	29,460	3,135,964	99%
	2016/17	266,096	-	5,662	564	25,131	54,591	3,110,833	98%
	2017/18	253,096	-	5,662	564	25,131	79,722	3,085,702	97%
	2018/19	266,096	-	5,662	564	25,131	104,853	3,060,571	97%
	2019/20	293,782	-	5,662	564	25,131	129,984	3,035,440	96%
	2020/21	297,282	-	5,662	564	25,131	155,115	3,010,309	95%
	2021/22	298,782	-	5,662	460	20,492	175,607	2,989,817	94%
	2022/23	279,782	-	5,662	460	20,492	196,099	2,969,325	94%
	2023/24	298,782	-	5,662	460	20,492	216,591	2,948,833	93%
	2024/25	293,782	-	5,662	460	20,492	237,083	2,928,342	93%
		2,999,659	5,662		5,318	237,083		District Wide Weighted Debt Funding Ratio	96%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Net Debt Balance (2015/16 \$)	Debt %
WAKATIPU - Reserve Land							Existing Debt	-	
	2016	-	-	-	157	374,160	374,160	-374,160	0%
	2017	-	-	-	157	374,160	748,321	-748,321	0%
	2018	-	-	-	157	374,160	1,122,481	-1,122,481	0%
	2019	1,100,000	1,100,000	1,100,000.00	157	374,160	1,496,642	-396,642	-36%
	2020	-	-	1,100,000.00	157	374,160	1,870,802	-770,802	-70%
	2021	-	-	1,100,000.00	136	339,027	2,209,829	-1,109,829	-101%
	2022	1,100,000	1,100,000	2,200,000.00	136	339,027	2,548,857	-348,857	-16%
	2023	-	-	2,200,000.00	136	339,027	2,887,884	-687,884	-31%
	2024	-	-	2,200,000.00	136	339,027	3,226,912	-1,026,912	-47%
	2025	1,100,000	1,100,000	3,300,000.00	136	339,027	3,565,939	-265,939	-8%
		3,300,000	3,300,000		1,466	3,565,939		Wakatipu Weighted Debt Funding Ratio	0%

WANAKA - Reserve Land							Existing Debt	-	
	2016	-	-	-	107	224,623	224,623	-224,623	0%
	2017	-	-	-	107	224,623	449,245	-449,245	0%
	2018	-	-	-	107	224,623	673,868	-673,868	0%
	2019	-	-	-	107	224,623	898,491	-898,491	0%
	2020	750,000	750,000	750,000.00	107	224,623	1,123,113	-373,113	-50%
	2021	-	-	750,000.00	92	203,400	1,326,513	-576,513	-77%
	2022	750,000	750,000	1,500,000.00	92	203,400	1,529,913	-29,913	-2%
	2023	-	-	1,500,000.00	92	203,400	1,733,313	-233,313	-16%
	2024	750,000	750,000	2,250,000.00	92	203,400	1,936,713	313,287	14%
	2025	-	-	2,250,000.00	92	203,400	2,140,113	109,887	5%
		2,250,000	2,250,000		994	2,140,113		Wanaka Weighted Debt Funding Ratio	0%
Total - Reserve Land		5,550,000	5,550,000		2,460	5,706,052			

Transportation - Capital Expenditure for Development Contributions

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
WAKATIPU							
Advance Property Purchase	34,363	8,249	26,114	24%	752,167	5,107	147
Associated Improvements	-	-	-	0%	231,391	5,107	45
Cycle Facilities	896,000	134,400	761,600	15%	190,590	5,107	37
Drainage Renewals	1,430,200	214,530	1,215,670	15%	276,775	5,107	54
Environmental Renewals	-	-	-	0%	111	5,107	-
Kerb & Channel Construction	-	-	-	0%	52,453	5,107	10
Minor Improvements	7,800,759	780,076	7,020,683	10%	795,103	5,107	156
New Roads	2,362,250	1,889,800	472,450	80%	1,692,755	5,107	331
Other Structures	-	-	-	0%	280	5,107	-
Passenger Transport Infrastructure	-	-	-	0%	43,117	5,107	8
Pedestrian and Cycle Facilities	-	-	-	0%	35,784	5,107	7
Pedestrian Facilities	-	-	-	0%	155,150	5,107	30
Preventive Maintenance	264,600	26,460	238,140	10%	16,812	5,107	3
Property Purchase (Local Roads)	-	-	-	0%	128,698	5,107	25
Replacement of Bridges & Other Structures	546,350	81,953	464,398	15%	26,065	5,107	5
Road Reconstruction	-	-	-	0%	723,139	5,107	142
Roading General	-	-	-	0%	342,074	5,107	67
Seal Extension	-	-	-	0%	330,493	5,107	65
Sealed Road Pavement Rehabilitation	1,975,085	395,017	1,580,068	20%	2,562,831	5,107	502
Sealed Road Resurfacing	6,844,287	1,026,643	5,817,644	15%	1,541,115	5,107	302
Street Furniture	-	-	-	0%	6,307	5,107	1
Streetlighting	-	-	-	0%	64,580	5,107	13
Structures Component Replacements	2,030,043	304,506	1,725,537	15%	14,961	5,107	3
Town Centre Improvements	-	-	-	0%	456,290	5,107	89
Traffic Services Renewals	267,532	40,130	227,403	15%	884,830	5,107	173
Unsealed Road Metalling	3,217,427	321,743	2,895,684	10%	336,303	5,107	66
Total Transportation - Wakatipu	27,668,895	5,223,506	22,445,389	19%	11,660,175	5,107	2,283

Transportation - Capital Expenditure for Development Contributions cont...

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
WANAKA							
Associated Improvements	-	-	-	0%	51,317	3,321	15
Cycle Facilities	-	-	-	0%	79,112	3,321	24
Drainage Renewals	982,000	196,400	785,600	20%	185,676	3,321	56
Environmental Renewals	-	-	-	0%	177	3,321	-
Kerb & Channel Construction	-	-	-	0%	96,167	3,321	29
Minor Improvements	5,520,886	552,089	4,968,798	10%	617,436	3,321	186
New Roads	736,500	589,200	147,300	80%	503,159	3,321	152
Passenger Transport Infrastructure	-	-	-	0%	7,433	3,321	2
Pedestrian and Cycle Facilities	-	-	-	0%	933	3,321	-
Pedestrian Facilities	-	-	-	0%	62,618	3,321	19
Preventive Maintenance	-	-	-	0%	435	3,321	-
Property Purchase (Local Roads)	-	-	-	0%	20,770	3,321	6
Replacement of Bridges & Other Structures	-	-	-	0%	26,273	3,321	8
Road Reconstruction	-	-	-	0%	312,888	3,321	94
Roadway General	-	-	-	0%	104,178	3,321	31
Seal Extension	1,225,000	612,500	612,500	50%	1,412,238	3,321	425
Seal Extension - Residential	-	-	-	0%	1,212,044	3,321	365
Sealed Road Pavement Rehabilitation	1,974,441	394,888	1,579,553	20%	414,008	3,321	125
Sealed Road Resurfacing	5,196,341	779,451	4,416,890	15%	1,171,667	3,321	353
Street Furniture	-	-	-	0%	3,679	3,321	1
Streetlighting	-	-	-	0%	49,072	3,321	15
Structures Component Replacements	273,733	54,747	218,986	20%	9,351	3,321	3
Town Centre Improvements	-	-	-	0%	83,386	3,321	25
Traffic Services Renewals	164,240	32,848	131,392	20%	207,337	3,321	62
Unsealed Road Metalling	2,963,775	296,378	2,667,398	10%	345,533	3,321	104
Total Transportation - Wanaka	19,036,916	3,508,500	15,528,416	18%	6,976,889	3,321	2,101

Transportation - Capital Expenditure for Development Contributions cont...

Schemes / Contributing Areas	10 Year Total Capital Cost (2015/16 \$)	Capital Cost Funded by Growth (2015/16 \$)	Capital Cost Funded by Other Sources (2015/16 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2015/16 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2015/16 \$)
DISTRICT WIDE							
Associated Improvements	-	-	-	0%	4,114	8,428	-
Drainage Renewals	128,171	25,634	102,537	20%	11,828	8,428	1
Kerb & Channel Construction	-	-	-	0%	117	8,428	-
Minor Improvements	125,589	12,559	113,030	10%	6,184	8,428	1
Preventive Maintenance	167,017	16,702	150,315	10%	8,622	8,428	1
Replacement of Bridges & Other Structures	-	-	-	0%	868	8,428	-
Road Reconstruction	-	-	-	0%	23,235	8,428	3
Seal Extension	-	-	-	0%	43,325	8,428	5
Sealed Road Pavement Rehabilitation	40,055	8,011	32,044	20%	81,362	8,428	10
Sealed Road Resurfacing	1,209,670	181,451	1,028,220	15%	81,781	8,428	10
Structures Component Replacements	77,214	15,443	61,771	20%	1,476	8,428	-
Traffic Services Renewals	18,531	3,706	14,825	20%	4,061	8,428	-
Total Transportation - District Wide	1,766,247	263,505	1,502,742	15%	266,974	8,428	32

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
WAKATIPU							Existing Debt	14,367,142	
	2015/16	2,402,053	519,850	519,850	553	1,262,596	1,262,596	13,624,396	92%
	2016/17	2,643,364	958,074	1,477,924	553	1,262,596	2,525,192	13,319,874	84%
	2017/18	2,953,443	493,544	1,971,468	553	1,262,596	3,787,789	12,550,822	77%
	2018/19	2,678,660	447,314	2,418,782	553	1,262,596	5,050,385	11,735,539	70%
	2019/20	2,573,109	425,662	2,844,444	553	1,262,596	6,312,981	10,898,605	63%
	2020/21	3,058,913	501,299	3,345,743	468	1,069,439	7,382,420	10,330,465	58%
	2021/22	2,161,679	368,791	3,714,534	468	1,069,439	8,451,859	9,629,817	53%
	2022/23	2,462,488	414,067	4,128,601	468	1,069,439	9,521,298	8,974,445	49%
	2023/24	2,516,388	419,457	4,548,058	468	1,069,439	10,590,736	8,324,464	44%
	2024/25	4,218,797	675,448	5,223,506	468	1,069,439	11,660,175	7,930,473	40%
		27,668,895	5,223,506		5,107	11,660,175		Wakatipu Weighted Debt Funding Ratio	66%

WANAKA							Existing Debt	9,308,538	
	2015/16	1,511,417	248,577	248,577	349	733,104	733,104	8,824,011	92%
	2016/17	1,793,884	280,986	529,563	349	733,104	1,466,208	8,371,893	85%
	2017/18	2,390,127	429,029	958,592	349	733,104	2,199,312	8,067,818	79%
	2018/19	2,095,575	434,705	1,393,297	349	733,104	2,932,416	7,769,419	73%
	2019/20	2,488,670	537,837	1,931,134	349	733,104	3,665,520	7,574,152	67%
	2020/21	2,499,990	539,927	2,471,061	315	662,274	4,327,794	7,451,805	63%
	2021/22	1,761,762	288,911	2,759,973	315	662,274	4,990,068	7,078,443	59%
	2022/23	1,498,497	249,509	3,009,482	315	662,274	5,652,342	6,665,678	54%
	2023/24	1,498,497	249,509	3,258,991	315	662,274	6,314,616	6,252,913	50%
	2024/25	1,498,497	249,509	3,508,500	315	662,274	6,976,889	5,840,149	46%
		19,036,916	3,508,500		3,321	6,976,889		Wanaka Weighted Debt Funding Ratio	68%

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

Contributing Area	Financial Year	CAPEX (2015/16 \$)	CAPEX for Growth (2015/16 \$)	Cumulative Growth Cost (2015/16 \$)	New Dwelling Equivalents	Contributions Received (2015/16 \$)	Cumulative Contributions Received (2015/16 \$)	Debt Balance (2015/16 \$)	Annual Debt %
DISTRICT WIDE							Existing Debt	-	
	2015/16	15,861	2,672	2,672	902	28,573	28,573	-25,901	-969%
	2016/17	196,680	25,620	28,292	902	28,573	57,147	-28,855	-102%
	2017/18	99,786	13,196	41,488	902	28,573	85,720	-44,233	-107%
	2018/19	194,320	29,223	70,711	902	28,573	114,294	-43,583	-62%
	2019/20	184,105	27,950	98,660	902	28,573	142,867	-44,207	-45%
	2020/21	154,370	23,560	122,220	784	24,825	167,693	-45,473	-37%
	2021/22	137,967	21,138	143,358	784	24,825	192,518	-49,160	-34%
	2022/23	261,053	40,049	183,407	784	24,825	217,343	-33,936	-19%
	2023/24	261,053	40,049	223,456	784	24,825	242,169	-18,712	-8%
	2024/25	261,053	40,049	263,505	784	24,825	266,994	-3,489	-1%
		1,766,247	263,505		8,428	266,994		Wakatipu/ Wanaka Weighted Debt Funding Ratio	0%