

POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS

OVERVIEW

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

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

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 Council has withdrawn most of the provision relating to Financial Contributions from Section 15 of the District Plan.

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

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

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

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

REASONS FOR USING DEVELOPMENT AND FINANCIAL CONTRIBUTIONS

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

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

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

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

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

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

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

Development Contributions and Financial Contributions Policy:

(I) COMMUNITY OUTCOMES

This policy contributes to:

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

(II) DISTRIBUTION OF BENEFITS

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

(III) PERIOD OVER WHICH THE BENEFITS ARE EXPECTED TO OCCUR

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

(IV) ACTION OR INACTION THAT CONTRIBUTES TO THE NEED FOR THIS ACTIVITY

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

(V) COSTS AND BENEFITS OF FUNDING THIS ACTIVITY (DEVELOPMENT AND FINANCIAL CONTRIBUTIONS)

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

(VI) ALLOCATION OF LIABILITY FOR REVENUE NEEDS

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

ASSETS INCLUDED IN THE DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

Assets included in this policy are:

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

WHICH CONTRIBUTIONS WILL APPLY

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

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

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

The following tables indicate:

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

CHANGES TO ASSESSMENT POLICY 2012

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

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

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

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

WATER SUPPLY	WASTEWATER	STORMWATER	TRANSPORTATION	RESERVE LAND	RESERVE IMPROVEMENTS	COMMUNITY FACILITIES	OTHER/ MISCELLANEOUS
<p>Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Wanaka Albert Town Hawea Luggate</p>	<p>Queenstown Arrowtown Lake Hayes Arthurs Point Wanaka Albert Town Hawea</p>	<p>Queenstown Arrowtown Glenorchy Wanaka Albert Town Hawea Luggate Arthur's Point Lake Hayes Kingston</p>	<p>Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona</p>	<p>Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona</p>	<p>Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona</p>	<p>Queenstown Arrowtown Glenorchy Lake Hayes Arthur's Point Kingston Wanaka Albert Town Hawea Luggate Cardrona</p>	<p>Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona</p>
<p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p>	<p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p>	<p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004</p>	<p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.</p>	<p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p> <p>Land, Money or Combination of Both</p>	<p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p>	<p>Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.</p>	<p>Financial Contributions Environmental Effects – Chapter 15 District Plan and variations i.e. Environmental Considerations.</p>
<p>Kingston</p> <p>No Scheme Available To be assessed at the time a scheme is required and charged to all connections.</p>	<p>Glenorchy Kingston Luggate</p> <p>No Scheme Available To be assessed at the time a scheme is required and charged to all connections.</p>	<p>No Scheme assets of significance. No Contributions to be sought.</p>					

TYPES OF CONTRIBUTIONS REQUIRED BY GEOGRAPHIC AREA - WITHIN RURAL AREAS

WATER SUPPLY	WASTEWATER	STORMWATER	TRANSPORTATION	RESERVE LAND	RESERVE IMPROVEMENTS	COMMUNITY FACILITIES	OTHER/ MISCELLANEOUS
Rural General and other rural zonings. Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings. Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs.	Rural General and other rural zonings. Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004. Land, Money or Combination of Both	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings. Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings. Financial Contributions Environmental Effects - Chapter 15 District Plan and variations i.e. Environmental Considerations.
Hawea Rural Residential Development Contributions Hawea development contributions payable	Hawea Rural Residential Development Contributions Hawea development contributions payable.	Hawea Rural Residential Development Contributions Hawea development contributions payable.					
Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.					

SCHEDULE OF DEVELOPMENT CONTRIBUTIONS PER DWELLING EQUIVALENT REQUIRED BY CONTRIBUTING AREA 2016/17 (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	3,342	6,610	1,401	2,132	1,137	2,520	17,142	27.5m ²
Frankton Flats	3,342	6,610	5,124	2,132	1,137	2,520	20,865	27.5m ²
Arrowtown	4,343	6,140	945	2,132	1,137	2,520	17,217	27.5m ²
Glenorchy	6,361		661	2,132	1,137	2,520	12,810	27.5m ²
Lake Hayes	2,628	7,791		2,132	1,137	2,520	16,208	27.5m ²
Shotover Country	2,628	2,988		2,132	1,137	2,520	11,405	27.5m ²
Arthur's Point	3,576	5,124		2,132	1,137	2,520	14,489	27.5m ²
Wanaka	2,765	6,695	1,850	2,091	1,267	996	15,665	27.5m ²
Hawea	5,179	7,344	500	2,091	1,267	996	17,377	27.5m ²
Albert Town	2,765	6,695	922	2,091	1,267	996	14,736	27.5m ²
Luggate	2,164	5,424		2,091	1,267	996	11,942	27.5m ²
Other Wakatipu Townships				2,132	1,137	2,520	5,789	27.5m ²
Other Wanaka Townships				2,091	1,267	996	4,354	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style								
Wakatipu Rural				2,132	1,137	2,520	5,789	27.5m ²
Wanaka Rural				2,091	1,267	996	4,354	27.5m ²
Hawea Rural Res.	5,179	7,344	500	2,091	1,267	996	17,377	27.5m ²
Aubrey Road Rural Res.	2,765	6,695	1,850	2,091	1,267	996	15,665	27.5m ²

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

Notes:

- Development Contributions for water supply, wastewater, stormwater, reserves and community facilities have been assessed and will be collected using the LGA 2002 from 1 July 2004.
- Transportation development contributions have been assessed and will be collected using the LGA 2002 from 1 July 2006.
- Development contributions are triggered and may become payable on the granting of:
 - A Resource Consent.
 - A Building Consent.
 - An authorisation for a service connection.

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

OVERVIEW OF CALCULATION METHODOLOGY

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

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

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

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

$$\text{DWELLING EQUIVALENT CONTRIBUTION} = \frac{\text{SUM OF CAPEX FOR GROWTH CONSUMED IN ANALYSIS PERIOD}}{\text{SUM OF NEW DWELLING EQUIVALENTS IN ANALYSIS PERIOD}}$$

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

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

CAPITAL EXPENDITURE

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

Capital expenditure is identified from two sources, namely:

- a) Activity Management Plans (formally Asset Management plans) and
- b) Financial Reports.

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

CAPEX FOR GROWTH APPORTIONMENTS

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

These are:

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

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

LAND USE DIFFERENTIALS

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

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

DWELLING EQUIVALENT CALCULATION TABLE

	WATER SUPPLY		WASTEWATER	STORMWATER	RESERVE IMPROVEMENTS AND COMMUNITY FACILITIES		RESERVE LAND		TRANSPORTATION	
Category	Dwelling Equivalents per 100m² GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m² GFA	Dwelling Equivalents per 100m² Impervious Surface Area	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka	Dwelling Equivalents per 100m² GFA for Wakatipu	Dwelling Equivalents per 100m² GFA for Wanaka
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Multi Unit Residential	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Industrial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	1.04	1.19
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.34 DE's per Dwelling	3.01 DE's per Dwelling
Other	To be individually assessed at the time of application									
CBD Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
CBD Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Mixed Use Accommm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.78	0.95	1.30	1.38
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.59	0.71	0.97	0.99
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.69 DE's per 27Ha	1.83 DE's per 41Ha
Restaurant/Bar	0.83	1.17	0.46	0.38	0.04	0.06	0.00	0.00	2.15	2.56

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

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

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.

'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.

² Parks Strategy 2002

³ As per the Local Government Act amendments 2014

When a Reserve Land Contribution is Required

At Council's discretion the reserves contribution can be either land or cash or a combination of both. Consultation with Council is required prior to an application for an outline development plan, a plan change, a resource or building consent being lodged. In some instances, Council may accept or require a contribution to the equivalent value in the form of land or infrastructure.

An outcome of the consultation will be to form a developer's agreement as to whether cash or land or both are appropriate in any given case. For example, to allow reserve assets to vest in Council through the subdivision consent process, where they are considered of a suitable standard in terms of Council's reserve requirements, and credit them against the contributions required.

Land offered to Council in lieu of cash development contributions for Reserve Land acquisition must be of a suitable standard, size and purpose to be accepted by Council. This shall be at the discretion of Council and the following guidelines will assist developers to provide proposals for suitable land:

CHARACTERISTIC	STANDARD
Gradient	Land offered shall be generally easily maintainable flat land. This will ensure costly maintenance of unsuitable high gradient land is not borne by ratepayers in the future and land provided is suitable for recreational purposes. In some cases, where Council deems it appropriate, land not meeting this gradient standard may be acceptable to allow land not suitable for active use to be accepted to protect amenity or landscape features, to protect scenic backdrops and heritage landscapes or to create walking or cycling connections that cannot otherwise be made on gentler gradients.
Size	27.5m ² per potential residential unit. Reserves shall be of a usable size. Pocket parks are generally not to be accepted unless they protect amenity or landscape features, or protect scenic backdrops and heritage landscapes or create walking or cycling connections that cannot otherwise be made through the provision of existing reserves or new larger reserves.
Unrestricted	No legal covenants that will restrict Council from meeting its Reserves Act Obligations
Accessible	Within 800m of housing or accommodation it serves

If a cash contribution is required, the value of the land shall fall into the category of either urban or township. The land values for the two wards have been calculated as averages as follows:

CATEGORY OF LAND	LAND VALUE
Wakatipu Ward	
Urban	\$335/m ²
Township	\$150/m ²
Wanaka Ward	
Urban	\$235/m ²
Township	\$150/m ²

These values will be reviewed yearly; see Maximum Contributions below.

If the applicant considers these values to be incorrect, then the applicant may request Council to obtain a valuation of the land which is at the applicant's expense. Where this process is applied, payment shall be calculated as follows:

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

Most of the existing reserve land in the District is under developed and funding is needed to enhance reserves, particularly to provide for future population growth projections. Generally land should not be taken for reserves unless it is required for Greenfield development or in some rare cases to protect scenic backdrops and heritage landscapes, or to create new walking or cycling connections that cannot otherwise be made.

An analysis of projected demand for reserve land has been completed using two contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$19.1m. This is based on the 27.5m² desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 70% of this total demand is likely to be provided through the provision of vested land from developers.

MAXIMUM CONTRIBUTIONS

Section 203 of the Local Government Act 2002 allows the following maximum contributions.

“Development contributions for reserves must not exceed the greater of -

- A** 7.5% of the value of the additional allotments created by a subdivision; and
- B** the value equivalent of 20 square metres of land for each additional household unit created by the development.”

Note: Council will ensure that the statutory maximum is not exceeded in the application of the policy and calculation methods.

SIGNIFICANT ASSUMPTIONS USED IN THE CALCULATION OF DEVELOPMENT CONTRIBUTIONS

As both the TYP and this Policy rely on the same base data, the significant forecasting assumptions disclosed in Volume 2 of the TYP pp 4-8 also apply to this Policy. All information used in the calculations of either development or financial contributions is the best available at the time. Council is proceeding with numerous strategic studies which will aid in delivering improved information. Council is committed to updating its contribution calculations as the results of these studies become available.

FINANCIAL CONSIDERATIONS

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars - effective 1 July 2015.
- Inflation is applied to past capital projects only.
- Interest costs have been assessed based on the weighted average cost of capital (WACC) over the first 10 year period from 1 July 2015. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the 10 year period are used to determine the proportion of the growth cost that will be funded by debt. A 6.0% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the TYP effective at 1 July 2015 and subsequent Annual Plans. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

GROWTH PROJECTIONS

These have been estimated using the best information available.

- Growth Projections 2014 – Council engaged services from the market place to complete its own growth study. These projections detailed residential, visitor and commercial/ industrial growth. The results of this study have been applied to all infrastructure studies completed since including water, wastewater and transportation.

Council produces a six monthly dwelling capacity study. This study identifies the ultimate number of dwellings in specific areas given the existing district plan zonings. This is used as a guide to define where growth in specific contributing areas will cease. Growth projections are converted into units of demand or dwelling equivalents which are used to apportion the growth cost to define a dwelling equivalent contribution. Assessing total dwelling equivalents involves converting non-residential land uses into dwelling equivalents and adding this to the number of dwellings. This is completed using land use conversion factors.

MONITORING AND REVIEW OF DEVELOPMENT CONTRIBUTIONS POLICY

Council will monitor and review the following:

- **Annual Calculation Updates:**

- > Identify capital expenditure actually undertaken and whether the projections remain reasonable. This may include adding or deleting capital projects.
- > Update capital costs to reflect a year of inflation. This will be based on SNZ Labour cost index and Producer Price Index.
- > Review population projections.
- > Any asset planning initiatives including changing levels of service, updated capital projections.
- > Update any new information that has become available. This may include updated population projections, additional zoning and scheme boundary changes.
- > Correction of any errors or omissions.

- **Annual Policy Reviews:**

- > Any changes to the policy direction of Council that affects this policy. This may include changes to the TYP, Revenue and Financing Policy and strategic studies.
- > New information affecting the land use differential analysis.
- > Inclusion of any Financial Contributions as derived from a variation to the District Plan and in particular Chapter 15.

POSTPONEMENT OR REMISSION

Council may allow for postponement or remission of contributions in the following circumstances:

- A** Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. It may be appropriate, for example, to allow reserve assets to vest in Council through the subdivision consent process, where they meet Council's reserve requirements, and credit them against the contributions

required. Any such proposals will need to be the subject of an agreement with Council before the consent is issued, and will be dealt with on a case by case basis.

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

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

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 CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
QUEENSTOWN							
Reticulation	6,005,075	3,586,922	2,418,153	60%	3,745,785	1,982	1,890
Pump Station	0	0	0	0%	941,490	1,982	475
Decommissioning Works	0	0	0	0%	-	1,982	0
Unspecified Expenditure	0	0	0	0%	37,363	1,982	19
Storage	986,547	603,284	383,263	61%	775,440	1,982	391
New Scheme	0	0	0	0%	-	1,982	0
Intake	798,223	189,311	608,911	24%	513,814	1,982	259
Renewals	9,261,322	0	9,261,322	0%	-	1,982	0
Investigations	0	0	0	0%	-	1,982	0
Management	619,318	124,919	494,398	20%	77,054	1,982	39
Conveyance	0	0	0	0%	-	1,982	0
Emergency Conveyance	0	0	0	0%	-	1,982	0
Flow Metering	0	0	0	0%	53,861	1,982	27
Treatment Facility	1,327,626	297,563	1,030,063	22%	421,693	1,982	213
Forward Design	0	0	0	0%	-	1,982	0
Minor Works	143,610	27,738	115,872	19%	11,325	1,982	6
Asset Management System	0	0	0	0%	44,723	1,982	23
Total Water Supply - Queenstown	19,141,720	4,829,737	14,311,983	25%	6,622,548	1,982	3,342

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
ARROWTOWN							
Reticulation	0	0	0	0%	273,081	114	2,393
Pump Station	0	0	0	0%	7,365	114	65
Decomissioning Works	0	0	0	0%	-	114	0
Unspecified Expenditure	0	0	0	0%	16,684	114	146
Storage	52,579	3,101	49,478	6%	126,648	114	1,110
New Scheme	0	0	0	0%	-	114	0
Intake	0	0	0	0%	45,578	114	399
Renewals	1,514,062	0	1,514,062	0%	-	114	0
Investigations	0	0	0	0%	-	114	0
Management	56,900	16,243	40,658	29%	4,280	114	37
Conveyance	0	0	0	0%	-	114	0
Emergency Conveyance	0	0	0	0%	-	114	0
Flow Metering	0	0	0	0%	1,511	114	13
Treatment Facility	0	0	0	0%	16,502	114	145
Forward Design	0	0	0	0%	-	114	0
Minor Works	750	0	750	0%	170	114	1
Asset Management System	0	0	0	0%	3,810	114	33
Total Water Supply - Arrowtown	1,624,291	19,344	1,604,948	1%	495,629	114	4,343

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
GLENORCHY							
Reticulation	0	0	0	0%	75,204	33	2,283
Pump Station	0	0	0	0%	8,849	33	269
Decomissioning Works	0	0	0	0%	-	33	0
Unspecified Expenditure	0	0	0	0%	10,774	33	327
Storage	434,917	177,246	257,672	41%	43,284	33	1,314
New Scheme	0	0	0	0%	48,149	33	1,462
Intake	0	0	0	0%	3,114	33	95
Renewals	269,935	0	269,935	0%	-	33	0
Investigations	0	0	0	0%	-	33	0
Management	7,598	1,400	6,198	18%	744	33	23
Conveyance	0	0	0	0%	-	33	0
Emergency Conveyance	0	0	0	0%	-	33	0
Flow Metering	0	0	0	0%	1,776	33	54
Treatment Facility	0	0	0	0%	244	33	7
Forward Design	0	0	0	0%	5,495	33	167
Minor Works	124,523	24,202	100,321	19%	11,037	33	335
Asset Management System	0	0	0	0%	827	33	25
Total Water Supply - Glenorchy	836,973	202,848	634,125	24%	209,497	33	6,361

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LAKE HAYES							
Reticulation	0	0	0	0%	118,799	79	1,510
Pump Station	0	0	0	0%	-	79	0
Decomissioning Works	0	0	0	0%	-	79	0
Unspecified Expenditure	0	0	0	0%	125	79	2
Storage	0	0	0	0%	20,625	79	262
New Scheme	0	0	0	0%	37,684	79	479
Intake	0	0	0	0%	-	79	0
Renewals	1,001,327	0	1,001,327	0%	-	79	0
Investigations	0	0	0	0%	-	79	0
Management	28,230	4,754	23,476	17%	1,549	79	20
Conveyance	0	0	0	0%	-	79	0
Emergency Conveyance	0	0	0	0%	-	79	0
Flow Metering	526,945	33,930	493,015	6%	14,408	79	183
Treatment Facility	0	0	0	0%	10,732	79	136
Forward Design	0	0	0	0%	-	79	0
Minor Works	0	0	0	0%	-	79	0
Asset Management System	0	0	0	0%	2,809	79	36
Total Water Supply - Lake Hayes	1,556,503	38,684	1,517,818	2%	206,730	79	2,628

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
ARTHURS POINT							
Reticulation	0	0	0	0%	244,017	169	1,446
Pump Station	0	0	0	0%	-	169	0
Decommissioning Works	0	0	0	0%	-	169	0
Unspecified Expenditure	0	0	0	0%	5,217	169	31
Storage	0	0	0	0%	273	169	2
New Scheme	0	0	0	0%	157,544	169	934
Intake	1,377,353	589,507	787,846	43%	140,244	169	831
Renewals	436,221	0	436,221	0%	6,972	169	41
Investigations	0	0	0	0%	-	169	0
Management	27,480	5,319	22,161	19%	2,224	169	13
Conveyance	0	0	0	0%	-	169	0
Emergency Conveyance	0	0	0	0%	-	169	0
Flow Metering	0	0	0	0%	-	169	0
Treatment Facility	0	0	0	0%	35,421	169	210
Forward Design	0	0	0	0%	-	169	0
Minor Works	0	0	0	0%	5,502	169	33
Asset Management System	0	0	0	0%	5,940	169	35
Total Water Supply - Arthurs Point	1,841,054	594,826	1,246,228	32%	603,355	169	3,576

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WANAKA							
Reticulation	5,453,663	3,243,834	2,209,829	59%	1,816,611	1,580	1,150
Pump Station	0	0	0	0%	145,821	1,580	92
Decomissioning Works	0	0	0	0%	-	1,580	0
Unspecified Expenditure	0	0	0	0%	83,440	1,580	53
Storage	2,856,606	2,284,100	572,506	80%	1,858,192	1,580	1,176
New Scheme	0	0	0	0%	-	1,580	0
Intake	1,912,117	1,254,369	657,747	66%	329,570	1,580	209
Renewals	5,870,916	0	5,870,916	0%	-	1,580	0
Investigations	30,000	15,000	15,000	50%	8,069	1,580	5
Management	228,190	51,027	177,163	22%	18,942	1,580	12
Conveyance	0	0	0	0%	-	1,580	0
Emergency Conveyance	0	0	0	0%	-	1,580	0
Flow Metering	0	0	0	0%	17,839	1,580	11
Treatment Facility	0	0	0	0%	36,465	1,580	23
Forward Design	0	0	0	0%	30,650	1,580	19
Minor Works	65,001	30,771	34,230	47%	8,633	1,580	5
Asset Management System	0	0	0	0%	13,513	1,580	9
Total Water Supply - Wanaka	16,416,493	6,879,102	9,537,391	42%	4,367,744	1,580	2,765

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
HAWEA							
Reticulation	0	0	0	0%	323,980	115	2,821
Pump Station	0	0	0	0%	77	115	1
Decommissioning Works	0	0	0	0%	-	115	0
Unspecified Expenditure	0	0	0	0%	1,928	115	17
Storage	0	0	0	0%	1,579	115	14
New Scheme	0	0	0	0%	-	115	0
Intake	487,002	172,510	314,492	35%	225,857	115	1,967
Renewals	404,098	0	404,098	0%	-	115	0
Investigations	0	0	0	0%	-	115	0
Management	31,499	4,471	27,029	14%	1,804	115	16
Conveyance	0	0	0	0%	-	115	0
Emergency Conveyance	0	0	0	0%	-	115	0
Flow Metering	128,423	29,910	98,513	23%	26,287	115	229
Treatment Facility	0	0	0	0%	8,063	115	70
Forward Design	0	0	0	0%	-	115	0
Minor Works	0	0	0	0%	4,981	115	43
Asset Management System	0	0	0	0%	184	115	2
Total Water Supply - Hawea	1,051,023	206,891	844,132	20%	594,740	115	5,179

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LUGGATE							
Reticulation	0	0	0	0%	3,322	40	84
Pump Station	0	0	0	0%	7,349	40	186
Decomissioning Works	0	0	0	0%	-	40	0
Unspecified Expenditure	0	0	0	0%	661	40	17
Storage	0	0	0	0%	19,060	40	481
New Scheme	0	0	0	0%	-	40	0
Intake	0	0	0	0%	-	40	0
Renewals	253,964	0	253,964	0%	-	40	0
Investigations	0	0	0	0%	1,794	40	45
Management	6,385	1,437	4,948	23%	1,753	40	44
Conveyance	0	0	0	0%	-	40	0
Emergency Conveyance	0	0	0	0%	-	40	0
Flow Metering	750	0	750	0%	4,117	40	104
Treatment Facility	316,403	144,824	171,580	46%	45,632	40	1,152
Forward Design	0	0	0	0%	-	40	0
Minor Works	0	0	0	0%	10	40	0
Asset Management System	0	0	0	0%	2,040	40	51
Total Water Supply - Luggate	577,502	146,260	431,242	25%	85,739	40	2,164

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	5,400,308	
	2015/16	1,627,090	715,360	715,360	160	536,269	536,269	5,579,398	91%
	2016/17	4,690,588	2,476,907	3,192,267	216	721,976	1,258,245	7,334,330	85%
	2017/18	2,140,895	362,375	3,554,642	216	721,976	1,980,221	6,974,729	78%
	2018/19	1,194,257	13,325	3,567,967	216	721,976	2,702,198	6,266,077	70%
	2019/20	1,164,445	7,311	3,575,278	216	721,976	3,424,174	5,551,412	62%
	2020/21	3,217,098	840,295	4,415,574	216	721,976	4,146,150	5,669,732	58%
	2021/22	1,191,498	12,768	4,428,342	185	619,100	4,765,249	5,063,400	52%
	2022/23	1,182,658	10,985	4,439,327	185	619,100	5,384,349	4,455,286	45%
	2023/24	1,552,832	379,889	4,819,216	185	619,100	6,003,448	4,216,075	41%
	2024/25	1,180,359	10,521	4,829,737	185	619,100	6,622,548	3,607,497	35%
			4,829,737		1,982	Queenstown Weighted Debt Funding Ratio			65%
ARROWTOWN									
							Existing Debt	2,038,315	
	2015/16	225,743	7,226	7,226	20	88,907	88,907	1,956,634	96%
	2016/17	137,850	-	7,226	11	46,760	135,667	1,909,874	93%
	2017/18	152,281	-	7,226	11	46,760	182,427	1,863,114	91%
	2018/19	152,281	-	7,226	11	46,760	229,188	1,816,353	89%
	2019/20	157,578	1,512	8,738	11	46,760	275,948	1,771,105	87%
	2020/21	156,415	1,180	9,918	11	46,760	322,708	1,725,525	84%
	2021/22	161,531	2,640	12,558	10	43,230	365,939	1,684,935	82%
	2022/23	160,239	2,272	14,830	10	43,230	409,169	1,643,976	80%
	2023/24	160,471	2,338	17,168	10	43,230	452,399	1,603,084	78%
	2024/25	159,903	2,176	19,344	10	43,230	495,629	1,562,029	76%
			19,344		114	Arrowtown Weighted Debt Funding Ratio			86%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	449,593	
	2015/16	31,033	356	356	3	17,704	17,704	432,245	96%
	2016/17	21,500	5,502	5,857	3	21,080	38,784	416,667	91%
	2017/18	29,104	-	5,857	3	21,080	59,864	395,586	87%
	2018/19	450,521	171,744	177,601	3	21,080	80,945	546,250	87%
	2019/20	154,334	24,333	201,934	3	21,080	102,025	549,502	84%
	2020/21	29,656	102	202,036	3	21,080	123,105	528,524	81%
	2021/22	30,339	228	202,263	3	21,598	144,703	507,153	78%
	2022/23	30,166	196	202,459	3	21,598	166,301	485,751	74%
	2023/24	30,197	202	202,661	3	21,598	187,899	464,355	71%
	2024/25	30,122	188	202,848	3	21,598	209,497	442,944	68%
			202,848		33	Glenorchy Weighted Debt Funding Ratio			82%
LAKE HAYES									
							Existing Debt	-	
	2015/16	198,387	1,207	1,207	5	11,888	11,888	-10,680	-885%
	2016/17	57,150	1,056	2,263	8	20,033	31,921	-29,658	-1310%
	2017/18	96,240	-	2,263	8	20,033	51,954	-49,691	-2195%
	2018/19	606,785	32,874	35,137	8	20,033	71,988	-36,850	-105%
	2019/20	98,798	443	35,580	8	20,033	92,021	-56,441	-159%
	2020/21	98,236	345	35,925	8	20,033	112,055	-76,129	-212%
	2021/22	100,707	773	36,698	9	23,669	135,723	-99,025	-270%
	2022/23	100,083	665	37,363	9	23,669	159,392	-122,029	-327%
	2023/24	100,195	684	38,047	9	23,669	183,061	-145,014	-381%
	2024/25	99,921	637	38,684	9	23,669	206,730	-168,046	-434%
			38,684		79	Lake Hayes Weighted Debt Funding Ratio			0%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$))	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
ARTHURS POINT									
							Existing Debt	-	
	2015/16	53,226	1,351	1,351	20	70,051	70,051	-68,700	-5086%
	2016/17	62,700	18,276	19,626	20	69,990	140,041	-120,414	-614%
	2017/18	179,468	57,019	76,645	20	69,990	210,031	-133,386	-174%
	2018/19	1,247,679	514,213	590,858	20	69,990	280,021	310,837	53%
	2019/20	48,805	495	591,353	20	69,990	350,010	241,342	41%
	2020/21	48,243	386	591,739	20	69,990	420,000	171,739	29%
	2021/22	50,714	865	592,604	13	45,839	465,839	126,765	21%
	2022/23	50,090	744	593,348	13	45,839	511,677	81,670	14%
	2023/24	50,202	766	594,113	13	45,839	557,516	36,597	6%
	2024/25	49,928	712	594,826	13	45,839	603,355	-8,529	-1%
			594,826		169	Arthurs Point Weighted Debt Funding Ratio			0%
WANAKA									
							Existing Debt	-	
	2015/16	1,513,781	430,383	430,383	161	445,993	445,993	-15,610	-4%
	2016/17	1,189,551	361,524	791,907	164	454,754	900,747	-108,840	-14%
	2017/18	458,281	61,539	853,446	164	454,754	1,355,501	-502,054	-59%
	2018/19	1,489,847	582,033	1,435,479	164	454,754	1,810,254	-374,775	-26%
	2019/20	2,784,674	795,330	2,230,810	164	454,754	2,265,008	-34,199	-2%
	2020/21	718,317	3,707	2,234,517	164	454,754	2,719,762	-485,245	-22%
	2021/22	950,925	213,392	2,447,909	149	411,995	3,131,758	-683,849	-28%
	2022/23	4,596,388	3,465,716	5,913,625	149	411,995	3,543,753	2,369,871	40%
	2023/24	1,982,469	958,643	6,872,267	149	411,995	3,955,749	2,916,519	42%
	2024/25	732,259	6,835	6,879,102	149	411,995	4,367,744	2,511,358	37%
			6,879,102		1,580	Wanaka Weighted Debt Funding Ratio			24%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
HAWEA									
							Existing Debt	1,145,146	
	2015/16	232,201	45,253	45,253	12	62,126	62,126	1,128,273	95%
	2016/17	31,400	4,092	49,345	12	61,189	123,315	1,071,176	90%
	2017/18	409,812	131,511	180,855	12	61,189	184,503	1,141,498	86%
	2018/19	43,789	-	180,855	12	61,189	245,692	1,080,310	81%
	2019/20	45,790	416	181,271	12	61,189	306,881	1,019,537	77%
	2020/21	45,351	325	181,596	12	61,189	368,069	958,674	72%
	2021/22	47,284	727	182,323	11	56,668	424,737	902,732	68%
	2022/23	46,795	625	182,948	11	56,668	481,405	846,690	64%
	2023/24	46,883	644	183,592	11	56,668	538,073	790,666	60%
	2024/25	101,718	23,299	206,891	11	56,668	594,740	757,297	56%
			206,891		115	Hawea Weighted Debt Funding Ratio			76%
LUGGATE									
							Existing Debt	-	
	2015/16	17,395	365	365	4	9,072	9,072	-8,707	-2386%
	2016/17	24,850	-	365	4	8,527	17,599	-17,234	-4723%
	2017/18	26,761	-	365	4	8,527	26,126	-25,761	-7059%
	2018/19	26,761	-	365	4	8,527	34,653	-34,288	-9396%
	2019/20	27,356	134	499	4	8,527	43,180	-42,682	-8559%
	2020/21	27,225	104	603	4	8,527	51,707	-51,104	-8474%
	2021/22	344,202	145,057	145,660	4	8,508	60,215	85,445	59%
	2022/23	27,654	201	145,861	4	8,508	68,723	77,138	53%
	2023/24	27,680	207	146,068	4	8,508	77,231	68,837	47%
	2024/25	27,617	192	146,260	4	8,508	85,739	60,522	41%
			146,260		40	Luggate Weighted Debt Funding Ratio			0%

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
QUEENSTOWN							
Asset Management System	0	0	0	0%	-	1,816	0
Investigations	0	0	0	0%	470	1,816	0
Management	704,359	150,115	554,245	21%	62,756	1,816	35
Minor Works	0	0	0	0%	-	1,816	0
New Scheme	0	0	0	0%	-	1,816	0
Pump Station	4,219,187	1,854,977	2,364,211	44%	1,518,579	1,816	836
Renewals	3,779,410	0	3,779,410	0%	1,648	1,816	1
Reticulation	11,192,708	6,309,241	4,883,467	56%	4,538,555	1,816	2,499
Storage	659,072	659,072	0	100%	316,049	1,816	174
Treatment Facility	25,430,829	4,751,768	20,679,060	19%	5,426,951	1,816	2,988
Unspecified Expenditure	0	0	0	0%	140,593	1,816	77
Total Wastewater - Queenstown	45,985,566	13,725,173	32,260,393	30%	12,005,601	1,816	6,610
ARROWTOWN							
Asset Management System	0	0	0	0%	-	86	0
Investigations	0	0	0	0%	-	86	0
Management	71,253	8,219	63,034	12%	2,662	86	31
Minor Works	0	0	0	0%	-	86	0
New Scheme	0	0	0	0%	-	86	0
Pump Station	0	0	0	0%	52,152	86	606
Renewals	1,319,549	0	1,319,549	0%	6,291	86	73
Reticulation	0	0	0	0%	206,592	86	2,399
Storage	0	0	0	0%	-	86	0
Treatment Facility	1,205,663	225,279	980,384	19%	257,289	86	2,988
Unspecified Expenditure	0	0	0	0%	3,730	86	43
Total Wastewater - Arrowtown	2,596,465	233,498	2,362,967	9%	528,716	86	6,140

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LAKE HAYES							
Asset Management System	0	0	0	0%	-	66	0
Investigations	0	0	0	0%	-	66	0
Management	32,452	4,868	27,584	15%	1,227	66	19
Minor Works	0	0	0	0%	3,952	66	60
New Scheme	0	0	0	0%	-	66	0
Pump Station	0	0	0	0%	63,958	66	973
Renewals	77,718	0	77,718	0%	-	66	0
Reticulation	0	0	0	0%	246,408	66	3,750
Storage	0	0	0	0%	-	66	0
Treatment Facility	919,979	171,899	748,081	19%	196,324	66	2,988
Unspecified Expenditure	0	0	0	0%	-	66	0
Total Wastewater - Lake Hayes	1,030,149	176,767	853,382	17%	511,870	66	7,791
ARTHURS POINT							
Asset Management System	0	0	0	0%	-	115	0
Investigations	0	0	0	0%	-	115	0
Management	24,671	5,164	19,507	21%	1,746	115	15
Minor Works	0	0	0	0%	-	115	0
New Scheme	0	0	0	0%	-	115	0
Pump Station	0	0	0	0%	-	115	0
Renewals	28,924	0	28,924	0%	-	115	0
Reticulation	140,498	30,476	110,022	22%	240,548	115	2,083
Storage	0	0	0	0%	-	115	0
Treatment Facility	1,617,151	302,166	1,314,985	19%	345,101	115	2,988
Unspecified Expenditure	0	0	0	0%	4,405	115	38
Total Wastewater - Arthurs Point	1,811,245	337,806	1,473,439	19%	591,800	115	5,124

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WANAKA							
Asset Management System	0	0	0	0%	-	1,299	0
Investigations	287,567	64,987	222,580	23%	21,635	1,299	17
Management	0	0	0	0%	4,229	1,299	3
Minor Works	0	0	0	0%	-	1,299	0
New Scheme	0	0	0	0%	-	1,299	0
Pump Station	1,912,766	1,764,327	148,439	92%	1,092,153	1,299	841
Renewals	1,216,955	0	1,216,955	0%	4,386	1,299	3
Reticulation	3,590,235	1,500,167	2,090,069	42%	1,168,469	1,299	899
Storage	0	0	0	0%	-	1,299	0
Treatment Facility	3,303,000	558,943	2,744,057	17%	6,292,185	1,299	4,843
Unspecified Expenditure	0	0	0	0%	114,367	1,299	88
Total Wastewater - Wanaka	10,310,523	3,888,424	6,422,100	38%	8,697,423	1,299	6,695
HAWEA							
Asset Management System	0	0	0	0%	-	108	0
Investigations	0	0	0	0%	-	108	0
Management	28,719	5,927	22,792	21%	2,414	108	22
Minor Works	0	0	0	0%	-	108	0
New Scheme	0	0	0	0%	-	108	0
Pump Station	37,357	2,494	34,862	7%	199,747	108	1,856
Renewals	273,719	0	273,719	0%	-	108	0
Reticulation	25,410	20,328	5,082	80%	189,696	108	1,763
Storage	0	0	0	0%	-	108	0
Treatment Facility	4,686,462	1,944,385	2,742,077	41%	385,758	108	3,584
Unspecified Expenditure	0	0	0	0%	12,760	108	119
Total Wastewater - Hawea	5,051,666	1,973,134	3,078,532	39%	790,377	108	7,344

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LUGGATE							
Asset Management System	0	0	0	0%	-	9	0
Investigations	476,058	98,235	377,824	21%	21,891	9	2,359
Management	2,615	30	2,585	1%	88	9	10
Minor Works	0	0	0	0%	-	9	0
New Scheme	0	0	0	0%	-	9	0
Pump Station	50,820	38,836	11,984	76%	28,350	9	3,055
Renewals	115,683	0	115,683	0%	-	9	0
Reticulation	0	0	0	0%	-	9	0
Storage	0	0	0	0%	-	9	0
Treatment Facility	0	0	0	0%	-	9	0
Unspecified Expenditure	0	0	0	0%	-	9	0
Total Wastewater - Luggate	645,177	137,101	508,076	21%	50,329	9	5,424
SHOTOVER COUNTRY							
Asset Management System	0	0	0	0%	-	362	0
Investigations	0	0	0	0%	-	362	0
Management	0	0	0	0%	-	362	0
Minor Works	0	0	0	0%	-	362	0
New Scheme	0	0	0	0%	-	362	0
Pump Station	0	0	0	0%	-	362	0
Renewals	0	0	0	0%	-	362	0
Reticulation	0	0	0	0%	-	362	0
Storage	0	0	0	0%	-	362	0
Treatment Facility	5,068,640	947,079	4,121,561	19%	1,081,650	362	2,988
Unspecified Expenditure	0	0	0	0%	-	362	0
Total Wastewater - Shotover Country	5,068,640	947,079	4,121,561	19%	1,081,650	362	2,988

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	10,784,517	
	2015/16	17,644,106	3,829,067	3,829,067	159	1,053,322	1,053,322	13,560,263	93%
	2016/17	5,091,930	1,677,446	5,506,513	205	1,354,157	2,407,479	13,883,551	85%
	2017/18	6,411,609	3,285,632	8,792,146	205	1,354,157	3,761,636	15,815,026	81%
	2018/19	5,973,209	2,740,441	11,532,586	205	1,354,157	5,115,794	17,201,310	77%
	2019/20	5,606,173	1,398,917	12,931,503	205	1,354,157	6,469,951	17,246,069	73%
	2020/21	365,907	6,238	12,937,741	205	1,354,157	7,824,108	15,898,150	67%
	2021/22	2,947,672	329,177	13,266,918	158	1,045,373	8,869,481	15,181,953	63%
	2022/23	2,712,673	514,989	13,781,907	158	1,045,373	9,914,855	14,651,570	60%
	2023/24	409,993	15,633	13,797,541	158	1,045,373	10,960,228	13,621,830	55%
	2024/25	381,273	9,513	13,807,053	158	1,045,373	12,005,601	12,585,969	51%
			13,807,053		1,816	Queenstown Weighted Debt Funding Ratio			71%
ARROWTOWN									
							Existing Debt	1,485,912	
	2015/16	2,104,599	174,109	174,109	17	102,800	102,800	1,557,221	94%
	2016/17	482,385	6,869	180,978	8	49,739	152,539	1,514,350	91%
	2017/18	430,282	15,845	196,823	8	49,739	202,278	1,480,457	88%
	2018/19	118,890	-	196,823	8	49,739	252,018	1,430,717	85%
	2019/20	434,462	16,328	213,151	8	49,739	301,757	1,397,306	82%
	2020/21	123,070	482	213,633	8	49,739	351,496	1,348,049	79%
	2021/22	444,888	17,530	231,163	7	44,305	395,801	1,321,274	77%
	2022/23	130,621	1,353	232,516	7	44,305	440,106	1,278,322	74%
	2023/24	129,367	1,209	233,725	7	44,305	484,411	1,235,226	72%
	2024/25	125,265	735	234,460	7	44,305	528,716	1,191,656	69%
			234,460		86	Arrowtown Weighted Debt Funding Ratio			82%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	210,305	
	2015/16	279,451	98,765	98,765	3	48,341	48,341	260,728	84%
	2016/17	5,929,000	2,113,893	2,212,658	3	52,007	100,349	2,322,614	96%
	2017/18	-	-	2,212,658	3	52,007	152,356	2,270,607	94%
	2018/19	-	-	2,212,658	3	52,007	204,364	2,218,599	92%
	2019/20	891	133	2,212,791	3	52,007	256,371	2,166,725	89%
	2020/21	891	133	2,212,925	3	52,007	308,378	2,114,851	87%
	2021/22	3,114	466	2,213,390	3	55,836	364,215	2,059,481	85%
	2022/23	2,502	374	2,213,765	3	55,836	420,051	2,004,018	83%
	2023/24	2,234	334	2,214,099	3	55,836	475,888	1,948,516	80%
	2024/25	1,359	203	2,214,302	3	55,836	531,724	1,892,883	78%
			2,214,302		28	Glenorchy Weighted Debt Funding Ratio			87%
LAKE HAYES									
							Existing Debt	-	
	2015/16	1,021,081	133,165	133,165	4	29,349	29,349	103,816	78%
	2016/17	90,813	5,923	139,088	6	49,492	78,841	60,247	43%
	2017/18	157,679	13,664	152,752	6	49,492	128,334	24,418	16%
	2018/19	5,858	-	152,752	6	49,492	177,826	-25,074	-16%
	2019/20	159,583	13,950	166,701	6	49,492	227,318	-60,617	-36%
	2020/21	7,762	286	166,987	6	49,492	276,810	-109,823	-66%
	2021/22	164,331	14,662	181,649	8	58,765	335,575	-153,926	-85%
	2022/23	11,201	801	182,450	8	58,765	394,340	-211,890	-116%
	2023/24	10,629	716	183,166	8	58,765	453,105	-269,939	-147%
	2024/25	8,761	436	183,601	8	58,765	511,870	-328,268	-179%
			183,601		66	Lake Hayes Weighted Debt Funding Ratio			0%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
KINGSTON									
							Existing Debt	154,480	
	2015/16	3,666	718	718	3	2,398	2,398	152,800	98%
	2016/17	-	-	718	5	3,898	6,297	148,901	96%
	2017/18	-	-	718	5	3,898	10,195	145,003	93%
	2018/19	-	-	718	5	3,898	14,094	141,105	91%
	2019/20	778	152	871	5	3,898	17,992	137,359	88%
	2020/21	778	152	1,023	5	3,898	21,891	133,613	86%
	2021/22	2,718	533	1,556	5	3,707	25,598	130,438	84%
	2022/23	2,183	428	1,983	5	3,707	29,305	127,159	81%
	2023/24	1,950	382	2,365	5	3,707	33,012	123,833	79%
	2024/25	1,186	232	2,598	5	3,707	36,719	120,359	77%
			2,598		46	Kingston Weighted Debt Funding Ratio			88%
ARTHURS POINT									
							Existing Debt	-	
	2015/16	859,234	202,562	202,562	14	71,375	71,375	131,187	65%
	2016/17	65,614	7,282	209,844	13	64,570	135,945	73,899	35%
	2017/18	130,396	16,798	226,642	13	64,570	200,515	26,127	12%
	2018/19	2,103	-	226,642	13	64,570	265,085	-38,443	-17%
	2019/20	131,843	17,101	243,743	13	64,570	329,655	-85,912	-35%
	2020/21	3,550	303	244,046	13	64,570	394,225	-150,179	-62%
	2021/22	135,453	17,857	261,903	10	49,394	443,619	-181,716	-69%
	2022/23	146,663	31,326	293,229	10	49,394	493,013	-199,784	-68%
	2023/24	5,731	759	293,988	10	49,394	542,406	-248,418	-84%
	2024/25	4,310	462	294,451	10	49,394	591,800	-297,350	-101%
			287,169		115	Arthurs Point Weighted Debt Funding Ratio			0%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
WANAKA AND ALBERT TOWN									
Wanaka								5,186,481	
Wanaka	2015/16	1,394,775	750,672	750,672	140	936,254	936,254	5,000,899	84%
Wanaka	2016/17	598,300	38,131	788,803	135	904,422	1,840,675	4,134,609	69%
Wanaka	2017/18	592,933	81,612	870,415	135	904,422	2,745,097	3,311,798	55%
Wanaka	2018/19	1,385,423	781,711	1,652,126	135	904,422	3,649,519	3,189,088	47%
Wanaka	2019/20	1,578,774	1,347,792	2,999,918	135	904,422	4,553,941	3,632,458	44%
Wanaka	2020/21	3,441,567	562,756	3,562,675	135	904,422	5,458,363	3,290,793	38%
Wanaka	2021/22	838,302	299,678	3,862,353	121	809,765	6,268,128	2,780,706	31%
Wanaka	2022/23	169,043	10,700	3,873,053	121	809,765	7,077,893	1,981,641	22%
Wanaka	2023/24	163,981	9,556	3,882,609	121	809,765	7,887,658	1,181,432	13%
Wanaka	2024/25	147,425	5,815	3,888,424	121	809,765	8,697,423	377,481	4%
			3,888,424		1,299	Wanaka and Albert Town Weighted Debt Funding Ratio			51%
HAWEA									
Hawea								822,765	
Hawea	2015/16	49,125	21,967	21,967	11	83,720	83,720	761,012	90%
Hawea	2016/17	10,000	-	21,967	11	81,276	164,996	679,736	80%
Hawea	2017/18	30,993	-	21,967	11	81,276	246,272	598,460	71%
Hawea	2018/19	30,993	-	21,967	11	81,276	327,548	517,184	61%
Hawea	2019/20	70,035	2,842	24,809	11	81,276	408,823	438,751	52%
Hawea	2020/21	32,678	348	25,157	11	81,276	490,099	357,823	42%
Hawea	2021/22	99,142	27,047	52,204	10	75,069	565,168	309,800	35%
Hawea	2022/23	4,659,922	1,919,529	1,971,732	10	75,069	640,238	2,154,260	77%
Hawea	2023/24	35,216	872	1,972,604	10	75,069	715,307	2,080,062	74%
Hawea	2024/25	33,563	530	1,973,134	10	75,069	790,377	2,005,523	72%
			1,973,134		108	Hawea Weighted Debt Funding Ratio			72%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$))	Debt Balance (2016/17 \$)	Annual Debt %
CARDRONA									
							Existing Debt	222,201	
	2015/16	90,599	33,495	33,495	31	139,013	139,013	116,682	46%
	2016/17	692,000	258,139	291,633	28	125,474	264,487	249,347	49%
	2017/18	3,367,293	1,256,112	1,547,745	28	125,474	389,961	1,379,985	78%
	2018/19	-	-	1,547,745	28	125,474	515,435	1,254,511	71%
	2019/20	1,539	510	1,548,255	28	125,474	640,910	1,129,547	64%
	2020/21	1,539	510	1,548,766	28	125,474	766,384	1,004,583	57%
	2021/22	5,378	1,782	1,550,548	30	133,711	900,095	872,654	49%
	2022/23	4,320	1,432	1,551,979	30	133,711	1,033,806	740,374	42%
	2023/24	3,858	1,279	1,553,258	30	133,711	1,167,518	607,941	34%
	2024/25	2,348	778	1,554,036	30	133,711	1,301,229	475,008	27%
			1,554,036		294	Cardrona Weighted Debt Funding Ratio			58%
LUGGATE									
Luggate									
Luggate	2015/16	63,286	38,844	38,844	1	5,325	5,325	33,519	86%
Luggate	2016/17	10,000	-	38,844	1	5,005	10,331	28,514	73%
Luggate	2017/18	67,612	11,529	50,373	1	5,005	15,336	35,037	70%
Luggate	2018/19	39,343	5,695	56,068	1	5,005	20,342	35,727	64%
Luggate	2019/20	124,270	23,190	79,258	1	5,005	25,347	53,911	68%
Luggate	2020/21	124,200	23,176	102,434	1	5,005	30,352	72,082	70%
Luggate	2021/22	96,333	17,351	119,785	1	4,994	35,347	84,438	70%
Luggate	2022/23	68,107	11,547	131,332	1	4,994	40,341	90,991	69%
Luggate	2023/24	40,050	5,766	137,098	1	4,994	45,335	91,763	67%
Luggate	2024/25	11,977	3	137,101	1	4,994	50,329	86,772	63%
			137,101		9	Luggate Debt Funding Ratio			69%

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
QUEENSTOWN							
Asset Management System	-	-	-	0%	15,246	899	17
Emergency Conveyance	-	-	-	0%	-	899	0
Flood Protection	-	-	-	0%	157,786	899	176
Flow Metering	-	-	-	0%	-	899	0
Intake	-	-	-	0%	-	899	0
Investigations	-	-	-	0%	181	899	0
Management	425,357	87,843	337,514	21%	32,768	899	36
Minor Works	-	-	-	0%	9,744	899	11
Pump Station	-	-	-	0%	-	899	0
Renewals	-	-	-	0%	31,723	899	35
Reticulation	905,022	259,939	645,083	29%	883,881	899	983
Storage	-	-	-	0%	-	899	0
Stormwater Upgrades	-	-	-	0%	114,873	899	128
Treatment Facility	-	-	-	0%	13,528	899	15
Total Stormwater - Queenstown	1,330,379	347,781	982,597	26%	1,259,729	899	1,401
ARROWTOWN							
Flood Protection	-	-	-	0%	-	70	0
Forward Design	-	-	-	0%	-	70	0
Investigations	-	-	-	0%	26	70	0
Management	-	-	-	0%	-	70	0
Minor Works	-	-	-	0%	-	70	0
Renewals	-	-	-	0%	2,811	70	40
Reticulation	-	-	-	0%	62,283	70	886
Storage	-	-	-	0%	-	70	0
Stormwater Upgrades	-	-	-	0%	1,352	70	19
Treatment Facility	-	-	-	0%	-	70	0
Total Stormwater - Arrowtown	-	-	-	0%	66,471	70	945

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
GLENORCHY							
Flood Protection	-	-	-	0%	3,206	31	105
Forward Design	-	-	-	0%	-	31	0
Investigations	-	-	-	0%	3	31	0
Management	-	-	-	0%	-	31	0
Stormwater Upgrades	-	-	-	0%	125	31	4
Minor Works	-	-	-	0%	-	31	0
Renewals	-	-	-	0%	-	31	0
Reticulation	-	-	-	0%	16,824	31	551
Storage	-	-	-	0%	-	31	0
Treatment Facility	-	-	-	0%	-	31	0
Total Stormwater - Glenorchy	-	-	-	0%	20,157	31	661
ARTHUR'S POINT							
Flood Protection	-	-	-	0%	-	69	0
Forward Design	-	-	-	0%	-	69	0
Investigations	-	-	-	0%	9	69	0
Management	-	-	-	0%	-	69	0
Minor Works	-	-	-	0%	-	69	0
Renewals	-	-	-	0%	-	69	0
Reticulation	-	-	-	0%	350	69	5
Storage	-	-	-	0%	-	69	0
Treatment Facility	-	-	-	0%	-	69	0
Total Stormwater - Arthur's Point	-	-	-	0%	359	69	5

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
FRANKTON FLATS							
Flood Protection	-	-	-	0%	-	1,394	0
Forward Design	-	-	-	0%	-	1,394	0
Investigations	-	-	-	0%	-	1,394	0
Management	-	-	-	0%	-	1,394	0
Minor Works	-	-	-	0%	-	1,394	0
Renewals	-	-	-	0%	-	1,394	0
Reticulation	8,733,066	8,733,066	-	100%	7,072,541	1,394	5,072
Storage	-	-	-	0%	-	1,394	0
Treatment Facility	-	-	-	0%	72,588	1,394	52
Total Stormwater - Frankton Flats	8,733,066	8,733,066		100%	7,145,129	1,394	5,124
WANAKA							
Asset Management System	-	-	-	0%	7,107	1,012	7
Emergency Conveyance	-	-	-	0%	-	1,012	0
Flood Protection	-	-	-	0%	26,698	1,012	26
Forward Design	-	-	-	0%	-	1,012	0
Intake	-	-	-	0%	-	1,012	0
Investigations	-	-	-	0%	2,199	1,012	2
Management	142,791	31,903	110,888	22%	8,499	1,012	8
Minor Works	60,999	28,875	32,124	47%	20,064	1,012	20
Pump Station	-	-	-	0%	-	1,012	0
Renewals	-	-	-	0%	39,640	1,012	39
Reticulation	224,520	224,520	-	100%	1,617,230	1,012	1,598
Stormwater Upgrades	-	-	-	0%	151,365	1,012	150
Treatment Facility	-	-	-	0%	-	1,012	0
Total Stormwater - Wanaka	428,310	285,298	143,012	67%	1872,807	1,012	1,850

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
HAWEA							
Flood Protection	0	0	0	0%	-	94	0
Forward Design	0	0	0	0%	-	94	0
Investigations	0	0	0	0%	7	94	0
Management	0	0	0	0%	-	94	0
Minor Works	0	0	0	0%	-	94	0
Renewals	0	0	0	0%	-	94	0
Reticulation	0	0	0	0%	45,838	94	486
Storage	0	0	0	0%	-	94	0
Stormwater Upgrades	0	0	0	0%	1,361	94	14
Treatment Facility	0	0	0	0%	-	94	0
Total Stormwater - Hawea	0	0	0	0%	47,206	94	500
LUGGATE							
Flood Protection	0	0	0	0%	-	36	0
Forward Design	0	0	0	0%	-	36	0
Investigations	0	0	0	0%	893	36	25
Management	0	0	0	0%	-	36	0
Minor Works	0	0	0	0%	-	36	0
Renewals	0	0	0	0%	-	36	0
Reticulation	0	0	0	0%	554	36	15
Storage	0	0	0	0%	-	36	0
Treatment Facility	0	0	0	0%	-	36	0
Total Stormwater - Luggate	0	0	0	0%	1,447	36	40

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
ALBERT TOWN							
Flood Protection	0	0	0	0%	24,473	114	215
Forward Design	0	0	0	0%	-	114	0
Investigations	0	0	0	0%	13	114	0
Management	0	0	0	0%	-	114	0
Minor Works	0	0	0	0%	-	114	0
Renewals	0	0	0	0%	-	114	0
Reticulation	0	0	0	0%	78,383	114	689
Storage	0	0	0	0%	-	114	0
Stormwater Upgrades	0	0	0	0%	1,976	114	17
Treatment Facility	0	0	0	0%	-	114	0
Total Stormwater - Albert Town	0	0	0	0%	104,845	114	922

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
QUEENSTOWN							Existing Debt	1,588,447	
	2015/16	67,085	14,899	14,899	97	136,466	136,466	1,466,880	91%
	2016/17	531,200	119,701	134,599	94	131,581	268,047	1,455,000	84%
	2017/18	125,701	44,891	179,491	94	131,581	399,628	1,368,310	77%
	2018/19	162,478	34,130	213,621	94	131,581	531,208	1,270,860	71%
	2019/20	249,573	94,026	307,647	94	131,581	662,789	1,233,305	65%
	2020/21	36,072	7,450	315,096	94	131,581	794,370	1,109,173	58%
	2021/22	36,072	7,450	322,546	83	116,340	910,710	1,000,283	52%
	2022/23	39,680	8,195	330,740	83	116,340	1,027,050	892,138	46%
	2023/24	40,357	8,334	339,075	83	116,340	1,143,389	784,132	41%
	2024/25	42,160	8,707	347,781	83	116,340	1,259,729	676,499	35%
			347,781		899	Queenstown Weighted Debt Funding Ratio			66%
Arrowtown							Existing Debt	305,432	
	2015/16	-	-	-	15	14,031	14,031	291,401	95%
	2016/17	-	-	-	6	5,892	19,922	285,509	93%
	2017/18	-	-	-	6	5,892	25,814	279,617	92%
	2018/19	-	-	-	6	5,892	31,706	273,725	90%
	2019/20	-	-	-	6	5,892	37,598	267,833	88%
	2020/21	-	-	-	6	5,892	43,490	261,941	86%
	2021/22	-	-	-	6	5,745	49,236	256,196	84%
	2022/23	-	-	-	6	5,745	54,981	250,451	82%
	2023/24	-	-	-	6	5,745	60,726	244,706	80%
	2024/25	-	-	-	6	5,745	66,471	238,960	78%
					70	Arrowtown Debt Funding Ratio			87%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
GLENORCHY							Existing Debt	17,413	
	2015/16	-	-	-	3	2,005	2,005	15,408	88%
	2016/17	-	-	-	3	1,966	3,972	13,442	77%
	2017/18	-	-	-	3	1,966	5,938	11,475	66%
	2018/19	-	-	-	3	1,966	7,905	9,509	55%
	2019/20	-	-	-	3	1,966	9,871	7,543	43%
	2020/21	-	-	-	3	1,966	11,837	5,576	32%
	2021/22	-	-	-	3	2,080	13,917	3,496	20%
	2022/23	-	-	-	3	2,080	15,997	1,416	8%
	2023/24	-	-	-	3	2,080	18,077	-664	-4%
	2024/25	-	-	-	3	2,080	20,157	-2,744	-16%
					31	Glenorchy Weighted Debt Funding Ratio			59%
ARTHUR'S POINT							Existing Debt	65,845	
	2015/16	-	-	-	9	49	49	65,796	100%
	2016/17	-	-	-	7	35	84	65,761	100%
	2017/18	-	-	-	7	35	120	65,725	100%
	2018/19	-	-	-	7	35	155	65,690	100%
	2019/20	-	-	-	7	35	191	65,654	100%
	2020/21	-	-	-	7	35	226	65,619	100%
	2021/22	-	-	-	6	33	259	65,586	100%
	2022/23	-	-	-	6	33	292	65,553	100%
	2023/24	-	-	-	6	33	326	65,519	100%
	2024/25	-	-	-	6	33	359	65,486	99%
			-	-	69	Wanaka Debt Funding Ratio			100%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
FRANKTON FLATS							Existing Debt	-	
	2015/16	2,713,066	2,713,066	2,713,066	139	714,513	714,513	1,998,553	74%
	2016/17	6,020,000	6,020,000	8,733,066	139	714,513	1,429,026	7,304,040	84%
	2017/18	-	-	8,733,066	139	714,513	2,143,539	6,589,527	75%
	2018/19	-	-	8,733,066	139	714,513	2,858,051	5,875,014	67%
	2019/20	-	-	8,733,066	139	714,513	3,572,564	5,160,502	59%
	2020/21	-	-	8,733,066	139	714,513	4,287,077	4,445,989	51%
	2021/22	-	-	8,733,066	139	714,513	5,001,590	3,731,476	43%
	2022/23	-	-	8,733,066	139	714,513	5,716,103	3,016,963	35%
	2023/24	-	-	8,733,066	139	714,513	6,430,616	2,302,450	26%
	2024/25	-	-	8,733,066	139	714,513	7,145,129	1,587,937	18%
			8,733,066	-	1,394	Glenorchy Weighted Debt Funding Ratio		60%	
WANAKA							Existing Debt	1,737,597	
	2015/16	7,464	1,668	1,668	110	204,014	204,014	1,535,250	88%
	2016/17	67,899	35,775	37,443	103	191,234	395,249	1,379,791	78%
	2017/18	107,520	107,520	144,963	103	191,234	586,483	1,296,077	69%
	2018/19	110,100	110,100	255,063	103	191,234	777,717	1,214,943	61%
	2019/20	27,515	6,148	261,211	103	191,234	968,952	1,029,856	52%
	2020/21	20,011	4,471	265,682	103	191,234	1,160,186	843,093	42%
	2021/22	20,011	4,471	270,153	96	178,155	1,338,341	669,408	33%
	2022/23	22,013	4,918	275,071	96	178,155	1,516,497	496,171	25%
	2023/24	22,388	5,002	280,073	96	178,155	1,694,652	323,018	16%
	2024/25	23,388	5,225	285,298	96	178,155	1,872,807	150,088	7%
			285,298		1,012	Wanaka Debt Funding Ratio		60%	

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
HAWEA							Existing Debt	41,255	
	2012/13	-	-	-	10	4,974	4,974	36,281	88%
	2013/14	-	-	-	10	4,843	9,818	31,438	76%
	2014/15	-	-	-	10	4,843	14,661	26,594	64%
	2015/16	-	-	-	10	4,843	19,504	21,751	53%
	2016/17	-	-	-	10	4,843	24,348	16,907	41%
	2017/18	-	-	-	10	4,843	29,191	12,064	29%
	2018/19	-	-	-	9	4,504	33,695	7,560	18%
	2019/20	-	-	-	9	4,504	38,199	3,056	7%
	2020/21	-	-	-	9	4,504	42,702	1,447	-4%
	2021/22	-	-	-	9	4,504	47,206	5,951	-14%
					62	Hawea Weighted Debt Funding Ratio			59%
LUGGATE							Existing Debt	81,967	
	2015/16	-	-	-	4	155	155	81,812	100%
	2016/17	-	-	-	4	145	300	81,667	100%
	2017/18	-	-	-	4	145	445	81,522	99%
	2018/19	-	-	-	4	145	590	81,377	99%
	2019/20	-	-	-	4	145	735	81,232	99%
	2020/21	-	-	-	4	145	880	81,087	99%
	2021/22	-	-	-	4	142	1,022	80,945	99%
	2022/23	-	-	-	4	142	1,164	80,804	99%
	2023/24	-	-	-	4	142	1,305	80,662	98%
	2024/25	-	-	-	4	142	1,447	80,520	98%
					36	Luggate Debt Funding Ratio			99%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
Albert Town							Existing Debt	127,411	
	2015/16	-	-	-	13	11,818	11,818	115,593	91%
	2016/17	-	-	-	11	10,600	22,419	104,993	82%
	2017/18	-	-	-	11	10,600	33,019	94,392	74%
	2018/19	-	-	-	11	10,600	43,619	83,792	66%
	2019/20	-	-	-	11	10,600	54,220	73,191	57%
	2020/21	-	-	-	11	10,600	64,820	62,591	49%
	2021/22	-	-	-	11	10,006	74,826	52,585	41%
	2022/23	-	-	-	11	10,006	84,833	42,579	33%
	2023/24	-	-	-	11	10,006	94,839	32,572	26%
	2024/25	-	-	-	11	10,006	104,845	22,566	18%
					114	Albert Town Debt Funding Ratio		64%	

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
RESERVE IMPROVEMENTS - WAKATIPU							
Parks and Reserves - Wakatipu Ward	7,887,223	1,224,414	6,662,809	16%	2,976,227	3,120	954
Walkways - Wakatipu Ward	1,261,124	144,741	1,116,384	11%	227,352	3,120	73
Council Land - Reserve Land - Wakatipu	0	0	0	0%	42,312	3,120	14
Cemeteries - Wakatipu Ward	262,946	0	262,946	0%	59,005	3,120	19
	9,411,293	1,369,154	8,042,138	15%	3,304,896	3,120	1,059
RESERVE IMPROVEMENTS - WANAKA							
Parks and Reserves - Wanaka Ward	4,088,806	746,337	3,342,470	18%	1,955,350	2,198	889
Walkways - Wanaka Ward	163,868	70,801	93,067	43%	129,573	2,198	59
Council Land - Reserve Land - Wanaka	0	0	0	0%	480,262	2,198	218
Council Land - Reserve Land - Hawea	0	0	0	0%	-	2,198	-
Cemeteries - Wanaka Ward	45,000	0	45,000	0%	49,429	2,198	22
	4,297,674	817,138	3,480,536	19%	2,614,613	2,198	1,189
RESERVE IMPROVEMENTS - DISTRICT WIDE							
Parks and Reserves - Wakatipu Ward	92,031	19,327	72,705	21%	351,818	5,318	66
Parks and Reserves - Wanaka Ward	102,300	30,645	71,655	30%	59,194	5,318	11
	194,331	49,972	144,360	26%	411,012	5,318	77

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
COMMUNITY FACILITIES - WAKATIPU							
Alpine Aqualand	534,122	0	534,122	0%	3,689,476	3,120	1,183
Council Land - Non-Reserve - Wakatipu	0	0	0	0%	42,216	3,120	14
Waterways Facilities - Wakatipu Ward	430,119	0	430,119	0%	110,452	3,120	35
Halls - Queenstown	390,741	20,492	370,248	5%	787,694	3,120	253
Halls - Events Centre	906,472	0	906,472	0%	1,899,185	3,120	609
Halls - Convention Centre	61,842,742	0	61,842,742	0%	-	3,120	-
Halls - Lake Hayes Pavillion	0	0	0	0%	-	3,120	-
Halls - Arrowtown	426,913	64,657	362,256	15%	70,039	3,120	22
Halls - Glenorchy	116,274	0	116,274	0%	9,076	3,120	3
Halls - Queenstown Community Centre	146,545	0	146,545	0%	29,247	3,120	9
Buildings - Heritage	0	0	0	0%	232,764	3,120	75
Buildings - Toilets - Wakatipu Ward	559,314	75,892	483,422	14%	293,893	3,120	94
Community Development - Swimming Pools	187,376	0	187,376	0%	522,202	3,120	167
Libraries - Queenstown	5,206,751	0	5,206,751	0%	27,517	3,120	9
Libraries - Arrowtown	45,327	0	45,327	0%	329	3,120	0
Libraries - Glenorchy	29,176	0	29,176	0%	1,585	3,120	1
Libraries - Kingston	31,260	0	31,260	0%	-	3,120	-
Health and Fitness centre	383,126	0	383,126	0%	-	3,120	-
Frankton Golf Course	0	0	0	0%	-	3,120	-
Events Centre	18,000	0	18,000	0%	-	3,120	-
Rural Fire - District Wide	0	0	0	0%	-	3,120	-
Waka - Non Res	34,386	0	34,386	0%	-	3,120	-
	71,288,642	161,042	71,127,601	0%	7,715,675	3,120	2,473

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

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
COMMUNITY FACILITIES - WANAKA							
Waterways Facilities - Wanaka Ward	2,615,559	0	2,615,559	0%	140,558	2,198	64
Halls - Arts & Community Centre	12,494	0	12,494	0%	774,792	2,198	352
Halls - Hawea	124,380	19,740	104,639	16%	19,130	2,198	9
Halls - Luggate	48,764	0	48,764	0%	5,171	2,198	2
Halls - Cardrona	73,399	9,080	64,320	12%	31,275	2,198	14
Halls - Wanaka Community Centre	420,659	0	420,659	0%	885,823	2,198	403
Halls - Wanaka Sports Facility	11,964,082	0	11,964,082	0%	-	2,198	-
Buildings - Toilets - Wanaka Ward	904,094	107,183	796,912	12%	106,845	2,198	49
Community Development - Swimming Pools	0	0	0	0%	118,243	2,198	54
Wanaka Aquatic Centre	6,087,602	0	6,087,602	0%	-	2,198	-
Libraries - Wanaka	318,184	0	318,184	0%	4,623	2,198	2
Libraries - Hawea	24,380	0	24,380	0%	2,935	2,198	1
	22,593,596	136,003	22,457,593	1%	2,089,396	2,198	950
COMMUNITY FACILITIES - DISTRICT WIDE							
Community Development - Swimming Pools	83,320	0	83,320	0%	-	5,318	-
Rural Fire - District Wide	205,097	0	205,097	0%	42,962	5,318	8
Libraries - Queenstown	1,867,121	0	1,867,121	0%	-	5,318	-
Libraries - Wanaka	901,519	0	901,519	0%	-	5,318	-
Halls - Lake Hayes Pavillion	68,516	5,900	62,616	9%	21,884	5,318	4
Community Development - District Wide	0	0	0	0%	180,089	5,318	34
	3,125,573	5,900	3,119,673	0%	244,934	5,318	46

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
WAKATIPU - RESERVE IMPROVEMENTS							Existing Debt	2,826,800	
	2015/16	1,308,795	215,165	215,165	466	494,044	494,044	2,547,921	83.8%
	2016/17	2,119,100	225,041	440,207	328	347,117	841,162	2,425,845	74.3%
	2017/18	1,179,144	214,580	654,786	328	347,117	1,188,279	2,293,308	65.9%
	2018/19	910,093	139,751	794,537	328	347,117	1,535,396	2,085,942	57.6%
	2019/20	653,288	96,796	891,333	328	347,117	1,882,513	1,835,620	49.4%
	2020/21	460,240	65,125	956,459	328	347,117	2,229,630	1,553,628	41.1%
	2021/22	587,684	90,280	1,046,739	254	268,817	2,498,447	1,375,092	35.5%
	2022/23	545,203	82,936	1,129,675	254	268,817	2,767,263	1,189,212	30.1%
	2023/24	604,155	85,340	1,215,015	254	268,817	3,036,080	1,005,735	24.9%
	2024/25	1,043,590	154,140	1,369,154	254	268,817	3,304,896	891,058	21.2%
		9,411,293	1,369,154	-	3,120	3,304,896	Wakatipu Weighted Debt Funding Ratio		55%
WAKATIPU - COMMUNITY FACILITIES							Existing Debt	8,077,161	
	2015/16	3,427,902	62,926	62,926	466	1,153,406	1,153,406	6,986,681	85.8%
	2016/17	27,065,929	48,298	111,224	328	810,386	1,963,792	6,224,592	76.0%
	2017/18	32,291,891	-	111,224	328	810,386	2,774,179	5,414,206	66.1%
	2018/19	513,865	29,326	140,549	328	810,386	3,584,565	4,633,145	56.4%
	2019/20	1,578,249	-	140,549	328	810,386	4,394,952	3,822,759	46.5%
	2020/21	5,214,468	-	140,549	328	810,386	5,205,338	3,012,372	36.7%
	2021/22	196,591	-	140,549	254	627,584	5,832,922	2,384,788	29.0%
	2022/23	353,573	-	140,549	254	627,584	6,460,507	1,757,204	21.4%
	2023/24	288,119	20,492	161,042	254	627,584	7,088,091	1,150,112	14.0%
	2024/25	358,054	-	161,042	254	627,584	7,715,675	522,527	6.3%
		71,288,642	161,042	-	3,120	7,715,675	Wakatipu Weighted Debt Funding Ratio		59%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
WANAKA - RESERVE IMPROVEMENTS						Existing Debt -			
	2015/16	913,114	207,450	207,450	194	231,291	231,291	-23,840	-11.5%
	2016/17	701,400	113,429	320,879	236	280,752	512,043	-191,163	-59.6%
	2017/18	295,982	86,303	407,183	236	280,752	792,795	-385,612	-94.7%
	2018/19	641,355	124,719	531,901	236	280,752	1,073,547	-541,645	-101.8%
	2019/20	326,403	51,487	583,389	236	280,752	1,354,299	-770,910	-132.1%
	2020/21	228,236	33,790	617,179	236	280,752	1,635,051	-1,017,872	-164.9%
	2021/22	328,039	51,782	668,962	206	244,891	1,879,941	-1,210,980	-181.0%
	2022/23	320,779	50,474	719,435	206	244,891	2,124,832	-1,405,397	-195.3%
	2023/24	241,018	36,095	755,530	206	244,891	2,369,722	-1,614,193	-213.7%
	2024/25	301,350	61,608	817,138	206	244,891	2,614,613	-1,797,475	-220.0%
		4,297,674	817,138	-	2,198	2,614,613	Wanaka Weighted Debt Funding Ratio		0%
WANAKA - COMMUNITY FACILITIES						Existing Debt 141,098			
	2015/16	13,222,073	29,137	29,137	194	184,830	184,830	-14,594	-8.6%
	2016/17	6,822,926	1,983	31,120	236	224,355	409,185	-236,966	-137.6%
	2017/18	311,620	12,619	43,739	236	224,355	633,540	-448,702	-242.8%
	2018/19	1,486,783	54,506	98,246	236	224,355	857,895	-618,551	-258.4%
	2019/20	349,799	32,980	131,226	236	224,355	1,082,250	-809,926	-297.4%
	2020/21	180,684	2,866	134,092	236	224,355	1,306,606	-1,031,415	-374.8%
	2021/22	30,740	-	134,092	206	195,698	1,502,303	-1,227,113	-445.9%
	2022/23	106,598	-	134,092	206	195,698	1,698,001	-1,422,810	-517.0%
	2023/24	28,656	-	134,092	206	195,698	1,893,698	-1,618,508	-588.1%
	2024/25	53,716	1,911	136,003	206	195,698	2,089,396	-1,812,295	-654.0%
		22,593,596	136,003	-	2,198	2,089,396	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 (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
DISTRICT WIDE - RESERVE IMPROVEMENTS							Existing Debt	-	
	2015/16	30,677	6,442	6,442	661	51,072	51,072	-44,630	-692.8%
	2016/17	102,300	30,645	37,087	564	43,568	94,640	-57,553	-155.2%
	2017/18	15,339	3,221	40,308	564	43,568	138,208	-97,900	-242.9%
	2018/19	-	-	40,308	564	43,568	181,776	-141,468	-351.0%
	2019/20	15,339	3,221	43,529	564	43,568	225,344	-181,814	-417.7%
	2020/21	-	-	43,529	564	43,568	268,912	-225,382	-517.8%
	2021/22	15,339	3,221	46,751	460	35,525	304,437	-257,686	-551.2%
	2022/23	-	-	46,751	460	35,525	339,962	-293,211	-627.2%
	2023/24	15,339	3,221	49,972	460	35,525	375,487	-325,515	-651.4%
	2024/25	-	-	49,972	460	35,525	411,012	-361,040	-722.5%
		194,331	49,972	-	5,318	411,012	District Wide Weighted Debt Funding Ratio		0%
DISTRICT WIDE - COMMUNITY FACILITIES							Existing Debt	3,159,762	
	2015/16	471,172	5,900	5,900	661	30,436	30,436	3,475,577	99.1%
	2016/17	277,200	-	5,900	564	25,963	56,399	3,449,613	98.4%
	2017/18	263,726	-	5,900	564	25,963	82,362	3,423,650	97.7%
	2018/19	277,272	-	5,900	564	25,963	108,325	3,397,687	96.9%
	2019/20	306,121	-	5,900	564	25,963	134,289	3,371,723	96.2%
	2020/21	309,768	-	5,900	564	25,963	160,252	3,345,760	95.4%
	2021/22	311,331	-	5,900	460	21,170	181,423	3,324,589	94.8%
	2022/23	291,533	-	5,900	460	21,170	202,593	3,303,419	94.2%
	2023/24	311,331	-	5,900	460	21,170	223,763	3,282,249	93.6%
	2024/25	306,121	-	5,900	460	21,170	244,934	3,261,078	93.0%
		3,125,573	5,900	-	5,318	244,934	District Wide Weighted Debt Funding Ratio		96%

RESERVE LAND - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

CAPITAL COST							
Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WAKATIPU							
Reserves	12,676,011	12,676,011		100%	12,941,950	1,466	27.5m²
WANAKA							
Reserves	6,250,756	6,250,756		100%	6,140,868	944	27.5m²
Total - Reserve Land	18,926,767	18,926,767			19,082,819	2,460	

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
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	107	224,623	1,123,113	-373,113	-50%
	2021	-	-	750,000	92	203,400	1,326,513	-576,513	-77%
	2022	750,000	750,000	1,500,000.00	92	203,400	1,529,913	-29,913	-2%
	2023	-	-	1,500,000.00	92	203,400	1,733,313	-233,313	-16%
	2024	750,000	750,000	2,250,000.00	92	203,400	1,936,713	313,287	14%
	2025	-	-	2,250,000.00	92	203,400	2,140,113	109,887	5%
		2,250,000	2,250,000		994	2,140,113	Wanaka Weighted Debt Funding Ratio		0%

TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WAKATIPU							
Advance property purchase	34,912	8,381	26,532	24%	753,416	5,107	148
Associated improvements	0	0	0	0%	222,335	5,107	44
Cycle facilities	910,356	136,553	773,803	15%	191,778	5,107	38
Drainage renewals	1,453,093	217,964	1,235,129	15%	275,753	5,107	54
Environmental Renewals	0	0	0	0%	111	5,107	0
Kerb & Channel Construction	0	0	0	0%	52,820	5,107	10
Minor Improvements	7,914,615	797,432	7,117,183	10%	721,421	5,107	141
New roads	2,541,795	2,033,436	508,359	80%	1,624,431	5,107	318
Other Structures	0	0	0	0%	281	5,107	0
Passenger transport infrastructure	0	0	0	0%	43,334	5,107	8
Pedestrian and Cycle facilities	0	0	0	0%	36,033	5,107	7
Pedestrian facilities	0	0	0	0%	156,237	5,107	31
Preventive maintenance	268,834	26,883	241,950	10%	16,829	5,107	3
Property purchase (local roads)	0	0	0	0%	128,919	5,107	25
Replacement of bridges & other structures	555,092	83,264	471,828	15%	25,928	5,107	5
Road reconstruction	0	0	0	0%	676,844	5,107	133
Roading General	10,000	0	10,000	0%	342,644	5,107	67
Seal extension	0	0	0	0%	331,045	5,107	65
Sealed road pavement rehabilitation	2,123,061	424,612	1,698,448	20%	2,551,540	5,107	500
Sealed road resurfacing	6,651,138	997,671	5,653,467	15%	1,411,810	5,107	276
Street Furniture	0	0	0	0%	6,317	5,107	1
Streetlighting	0	0	0	0%	64,689	5,107	13
Structures component replacements	2,062,503	309,376	1,753,128	15%	13,530	5,107	3
Town Centre Improvements	0	0	0	0%	457,056	5,107	90
Traffic services renewals	270,686	40,603	230,083	15%	285,989	5,107	56
Unsealed road metalling	3,249,305	324,931	2,924,375	10%	335,424	5,107	66
TOTAL - Wakatipu	28,145,389	5,401,105	22,744,284	19%	10,726,521	5,107	2,100

TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WANAKA							
Associated improvements	0	0	0	0%	51,406	3,321	15
Cycle facilities	0	0	0	0%	79,668	3,321	24
Drainage renewals	993,547	198,709	794,838	20%	181,078	3,321	55
Environmental Renewals	0	0	0	0%	177	3,321	0
Kerb & Channel Construction	0	0	0	0%	96,839	3,321	29
Minor Improvements	5,680,617	579,826	5,100,791	10%	609,445	3,321	184
New roads	747,108	597,686	149,422	80%	503,186	3,321	152
Passenger transport infrastructure	0	0	0	0%	7,447	3,321	2
Pedestrian and Cycle facilities	0	0	0	0%	939	3,321	0
Pedestrian facilities	181,614	27,323	154,291	15%	95,739	3,321	29
Preventive maintenance	0	0	0	0%	436	3,321	0
Property purchase (local roads)	0	0	0	0%	20,807	3,321	6
Replacement of bridges & other structures	0	0	0	0%	26,146	3,321	8
Road reconstruction	90,000	27,000	63,000	30%	314,211	3,321	95
Roading General	10,000	0	10,000	0%	104,355	3,321	31
Seal extension	1,257,438	628,719	628,719	50%	1,418,437	3,321	427
Seal extension - residential	0	0	0	0%	1,214,113	3,321	366
Sealed road pavement rehabilitation	2,221,627	444,325	1,777,301	20%	380,611	3,321	115
Sealed road resurfacing	4,957,880	743,682	4,214,198	15%	1,041,922	3,321	314
Street Furniture	0	0	0	0%	3,686	3,321	1
Street lighting	0	0	0	0%	49,156	3,321	15
Structures component replacement	276,524	55,305	221,219	20%	7,675	3,321	2
Town Centre Improvements	0	0	0	0%	83,530	3,321	25
Traffic services renewals	166,875	33,375	133,500	20%	207,445	3,321	62
Unsealed road metalling	2,994,045	299,405	2,694,641	10%	342,189	3,321	103
TOTAL - Wanaka	19,577,274	3,635,355	15,941,919	19%	6,840,643	3,321	2,060

TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
DISTRICT WIDE							
Associated improvements	0	0	0	0%	4,185	8,428	0
Drainage renewals	130,150	26,030	104,120	20%	11,511	8,428	1
Kerb & Channel Construction	0	0	0	0%	119	8,428	0
Minor Improvements	127,598	12,760	114,839	10%	6,285	8,428	1
Preventive maintenance	97,769	9,777	87,992	10%	5,360	8,428	1
Replacement of bridges & other structures	0	0	0	0%	883	8,428	0
Road reconstruction	0	0	0	0%	23,638	8,428	3
Seal extension	0	0	0	0%	44,072	8,428	5
Sealed road pavement rehabilitation	36,051	7,210	28,841	20%	82,323	8,428	10
Sealed road resurfacing	1,212,645	181,897	1,030,749	15%	80,868	8,428	10
Structures component replacements	78,405	15,681	62,724	20%	1,426	8,428	0
Traffic services renewals	18,808	3,762	15,046	20%	4,045	8,428	0
Unsealed road metalling	0	0	0	0%	-	8,428	0
TOTAL - District Wide	1,701,427	257,116	1,444,311	15%	264,716	8,428	31

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

Contributing Area	Year	CAPEX QLDC (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	DebtBalance (2016/17 \$)	Annual Debt %
WAKATIPU							Existing Debt	10,930,041	
	2015/16	2,779,996	652,335	652,335	553	1,161,497	1,161,497	10,420,878	90%
	2016/17	2,379,940	943,259	1,595,594	553	1,161,497	2,322,995	10,202,640	81%
	2017/18	3,000,698	501,440	2,097,034	553	1,161,497	3,484,492	9,542,583	73%
	2018/19	2,721,519	454,471	2,551,505	553	1,161,497	4,645,990	8,835,556	66%
	2019/20	2,614,279	432,473	2,983,978	553	1,161,497	5,807,487	8,106,531	58%
	2020/21	3,107,855	509,320	3,493,298	468	983,807	6,791,294	7,632,045	53%
	2021/22	2,196,266	374,691	3,867,989	468	983,807	7,775,101	7,022,929	47%
	2022/23	2,501,888	420,692	4,288,681	468	983,807	8,758,907	6,459,815	42%
	2023/24	2,556,651	426,168	4,714,850	468	983,807	9,742,714	5,902,176	38%
	2024/25	4,286,298	686,255	5,401,105	468	983,807	10,726,521	5,604,625	34%
		28,145,389	5,401,105		5,107	10,726,521	Wakatipu Weighted Debt Funding Ratio		62%
DISTRICT WIDE							Existing Debt	-	
	2015/16	16,115	2,715	2,715	902	28,330	28,330	-25,615	-943%
	2016/17	106,748	15,425	18,140	902	28,330	56,659	-38,520	-212%
	2017/18	101,382	13,407	31,547	902	28,330	84,989	-53,442	-169%
	2018/19	197,429	29,690	61,237	902	28,330	113,319	-52,082	-85%
	2019/20	187,051	28,397	89,634	902	28,330	141,648	-52,014	-58%
	2020/21	156,840	23,937	113,571	784	24,613	166,262	-52,691	-46%
	2021/22	140,174	21,477	135,047	784	24,613	190,875	-55,828	-41%
	2022/23	265,229	40,690	175,737	784	24,613	215,489	-39,752	-23%
	2023/24	265,229	40,690	216,427	784	24,613	240,102	-23,676	-11%
	2024/25	265,229	40,690	257,116	784	24,613	264,716	-7,599	-3%
		1,701,427	257,116		8,428	264,716	District Wide Weighted Debt Funding Ratio		0%

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

Contributing Area	Year	CAPEX QLDC (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	DebtBalance (2016/17 \$)	Annual Debt %
WANAKA							Existing Debt	-	
	2015/16	1,838,897	304,879	304,879	349	718,788	718,788	7,195,783	91%
	2016/17	1,755,056	303,876	608,755	349	718,788	1,437,576	6,780,871	83%
	2017/18	2,428,369	435,894	1,044,649	349	718,788	2,156,363	6,497,977	75%
	2018/19	2,129,104	441,660	1,486,309	349	718,788	2,875,151	6,220,850	68%
	2019/20	2,528,489	546,442	2,032,752	349	718,788	3,593,939	6,048,504	63%
	2020/21	2,539,990	548,566	2,581,317	315	649,341	4,243,280	5,947,729	58%
	2021/22	1,789,951	293,534	2,874,851	315	649,341	4,892,621	5,591,922	53%
	2022/23	1,522,473	253,501	3,128,353	315	649,341	5,541,962	5,196,083	48%
	2023/24	1,522,473	253,501	3,381,854	315	649,341	6,191,303	4,800,243	44%
	2024/25	1,522,473	253,501	3,635,355	315	649,341	6,840,643	4,404,403	39%
		19,577,274	3,635,355		3,321	6,840,643	Wanaka Weighted Debt Funding Ratio		65%