
DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS POLICY



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Adopted 28 June 2018

Amendments to the 2018/19 Policy on Development Contributions and Financial Contributions

We have completed consultation on the proposed amendments to the Policy on Development Contributions and Financial Contributions for 2018/19. Five submissions were received in relation to this matter. As a result of submissions received, Council agreed to the following additional amendments:

1. Include further Reserve Land disclosures.
2. Include revised growth assumptions for Hawea and Luggate.

After due consideration all the other proposed amendments to the Policy on Development Contributions and Financial Contributions were approved as follows:

1. Deletion of the paragraph referring to applications received prior to 8 May 2004.
2. Quail Rise, Ladies Mile and Kingston added as new contributing areas.
3. Creation of a single fixed water supply contribution by incorporating the Network Factor Charge.
4. Updated policy differentials.
5. Inclusion of two new Development Types – retirement villages and childcare centres.

6. Amendment of the Average Unit size to 140m².
7. Inclusion of an explanation of when home occupation will be assessed and how.
8. Inclusion of an explanation for Mixed Use Accommodation.
9. Updating of the references to the Parks Strategy 2002 to Parks and Open Space Strategy 2017
10. Updating of the 2015 assessed reserve land values to current land value rates.
11. Inclusion of guidance on when a stormwater remission will not be granted.
12. Extension of the Queenstown water and wastewater scheme boundaries to include Hanley Downs Subdivision, Kingston and Woolshed Road, Kawarau Falls.
13. Subject to Housing Infrastructure Funding, inclusion of three new water, wastewater and stormwater contributing areas for Kingston Village, Ladies Mile and Quail Rise.

These changes will apply to any application for resource consent, building consent or application for service connection lodged on or after 1 July 2018.

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

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

Development Contributions (DCs) 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 Ten Year Plan. Note that this can be amended at any time. Development Contributions are based on the fiscal implications of growth.

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

- i. Resource consent
- ii. Building consent
- iii. Authorisation for a service connection

When a development has both a resource consent and building consent, QLDC intend to assess DC's on the consent that contains all the required information to make the correct assessment, for example subdivisions creating newly serviced lots will be assessed at the subdivision resource consent stage and land use consents

that require a building consent to give effect to the development will be assessed under the relevant building consent once the final plans and gross floor areas of the development are confirmed. For land use consents with no related building consents (i.e. registration of a building platform and some change in use consents) will be assessed at the land use resource consent stage.

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

Reasons for Using Development and Financial Contributions

The 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.

The 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. The 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

The Council's Revenue and Financing Policy considers each of these factors in relation to each activity to be funded. In addition, the 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 the Council is often the only viable supplier (often legally required to provide services) of these services and therefore the 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, the 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, the 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; and
- > 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.

Which Contributions will apply

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

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. The 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; and
- > How much is to be charged per dwelling equivalent for each asset type within each area.

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

	WATER SUPPLY	WASTEWATER	STORMWATER	TRANSPORTATION	TRANSPORTATION EASTERN ACCESS ROAD	RESERVE LAND	RESERVE IMPROVEMENTS	COMMUNITY FACILITIES	OTHER/ MISCELLANEOUS
GEOGRAPHICAL AREA	Queenstown Arrowtown Glenorchy Lake Hayes Shotover Country Arthurs Point Wanaka Albert Town Hawea Luggate Kingston Quail Rise Ladies Mile	Queenstown Arrowtown Glenorchy Lake Hayes Shotover Country Arthurs Point Wanaka Albert Town Hawea Luggate Kingston Quail Rise Ladies Mile	Queenstown Frankton Flats Arrowtown Glenorchy Wanaka Albert Town Hawea Kingston Luggate Ladies Mile	Queenstown Arrowtown Glenorchy Lake Hayes Shotover Country Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona Quail Rise Ladies Mile	Eastern Access Road Contributing Area	Queenstown Arrowtown Glenorchy Lake Hayes Shotover Country Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona Quail Rise Ladies Mile			
CONTRIBUTION TYPE	Development Contributions	Development Contributions	Development Contributions	Development Contributions	Development Contributions	Development Contributions Land, Money or Combination of Both	Development Contributions	Development Contributions	Financial Contributions
LEGISLATION	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 27 March 2017.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Environmental effects – chapter 15 District Plan and variations i.e. environmental considerations.

TYPES OF CONTRIBUTIONS REQUIRED BY GEOGRAPHIC AREA - WITHIN RURAL AREAS

	WATER SUPPLY	WASTEWATER	STORMWATER	TRANSPORTATION	RESERVE LAND	RESERVE IMPROVEMENTS	COMMUNITY FACILITIES	OTHER/ MISCELLANEOUS
GEOGRAPHICAL AREA	Rural general and other rural zonings.	Rural general and other rural zonings.	Rural general and other rural zonings.	Rural general and other rural zonings.	Rural general and other rural zonings.			
CONTRIBUTION TYPE	Nil, unless supplied by a scheme.	Nil, unless supplied by a scheme.	Nil, unless supplied by a scheme.	Development Contributions	Development Contributions Land, Money or Combination of Both	Development Contributions	Development Contributions	Financial Contributions
LEGISLATION	Scheme charge to apply and any network extension costs.	Scheme charge to apply and any network extension costs.	Scheme charge to apply and any network extension costs.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Environmental effects - chapter 15 District Plan and variations i.e. environmental considerations.
GEOGRAPHICAL AREA	Hawea Rural Residential	Hawea Rural Residential	Hawea Rural Residential					
CONTRIBUTION TYPE	Development Contributions	Development Contributions	Development Contributions					
LEGISLATION	Hawea development contributions payable	Hawea development contributions payable	Hawea development contributions payable					
GEOGRAPHICAL AREA	Aubrey Road Rural residential	Aubrey Road Rural residential	Aubrey Road Rural residential					
CONTRIBUTION TYPE	Development Contributions	Development Contributions	Development Contributions					
LEGISLATION	Wanaka development contributions payable	Wanaka development contributions payable	Wanaka development contributions payable					

SCHEDULE OF DEVELOPMENT CONTRIBUTIONS PER DWELLING EQUIVALENT REQUIRED BY CONTRIBUTING AREA 2018/19 (EXCLUDING GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Transportation Eastern Access Road (\$) ¹	Reserve Improvements* (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses									
Queenstown	3,885	4,693	1,944	5,018		762	1,327	17,269	27.5m ²
Frankton Flats ¹	3,885	4,693	3,296	5,018	734	762	1,327	19,715	27.5m ²
Arrowtown	4,874	2,928	417	5,018		762	1,327	15,325	27.5m ²
Glenorchy	14,141	3,677	290	5,018		762	1,327	25,216	27.5m ²
Lake Hayes	4,023	6,231		5,018		762	1,327	17,362	27.5m ²
Shotover Country	4,023	1,426		5,018		762	1,327	12,556	27.5m ²
Arthur's Point	2,813	2,279		5,018		762	1,327	12,199	27.5m ²
Quail Rise	2,836	3,025		5,018		762	1,327	12,968	27.5m ²
Ladies Mile	5,170	3,466	2,121	5,018		762	1,327	17,864	27.5m ²
Kingston	8,423	22,616	5,824	5,018		762	1,327	43,970	27.5m ²
Wanaka	4,788	5,032	1,866	1,964		1,197	955	15,802	27.5m ²
Hawea	5,150	7,474	316	1,964		1,197	955	17,057	27.5m ²
Albert Town	4,788	5,032	583	1,964		1,197	955	14,519	27.5m ²
Luggate	4,845	5,032	1,120	1,964		1,197	955	15,113	27.5m ²
Cardrona				1,964		1,197	955	4,515	27.5m ²
Other Wakatipu townships				5,018		762	1,327	7,107	27.5m ²
Other Wanaka townships				1,964		1,197	955	4,117	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style									
Wakatipu Rural				5,018		762	1,327	7,107	27.5m ²
Wanaka Rural				1,964		1,197	955	4,117	27.5m ²
Hawea Rural Res.	5,150	7,474	316	1,964		1,197	955	17,057	27.5m ²
Aubrey Road Rural Res.	4,788	5,032	1,866	1,964		1,197	955	15,802	27.5m ²

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

¹ The contributing area for the Eastern Access Road is not the same as the contributing area for Frankton Flats stormwater. Refer to the map of the Eastern Access Road contributing area in the Detailed Supporting Document to see where this development contribution applies.

Notes:

Development contributions are triggered and may become payable on the granting of a resource consent, a building consent or an authorisation for a service connection.

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

Overview of Calculation Methodology

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

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

The current Development Contributions model applies to water supply, wastewater, stormwater, reserves, community facilities and transportation.

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

$$\text{Dwelling Equivalent Contribution} = \frac{\text{Sum of capex for growth consumed in analysis period}}{\text{Sum of new dwelling equivalents in analysis period}}$$

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, the 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

Category	WATER SUPPLY	WASTE WATER	STORM WATER	COMMUNITY FACILITIES		RESERVE IMPROVEMENTS AND RESERVE LAND		TRANSPORTATION		TRANSPORTATION EASTERN ACCESS ROAD
	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² Impervious Surface Area	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Multi Unit Residential	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Retirement Units Accommodation	0.68 per unit	0.60 per unit	0.38	0.65 per unit	0.65 per unit	0.41 per unit	0.41 per unit	0.35 per unit	0.35 per unit	0.35 per unit
Commercial	0.90	0.49	0.38	0.89	1.71	0.89	1.71	2.13	2.25	1.36
Industrial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.83	2.62	2.99
Country Dwelling	0.74	0.57	0.38	0.04	0.06	n/a	n/a	0.94	0.87	0.88
Other	Treated as residential if connected to Council supply									
Childcare Centre	To be individually assessed at the time of application									
CBD Accommodation	1 DE per dwelling	1 DE per dwelling	0.38	1 DE per dwelling		0.66 DE's per dwelling		1 DE per dwelling	1 DE per dwelling	1 DE per dwelling
CBD Commercial	0.63	0.77	0.38	0.04	0.06	n/a	n/a	4.29	4.29	4.29
Mixed Use Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	2.13	2.25	-
Mixed Use Commercial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.83	2.62	-
Primary Industry	1 DE per dwelling	1 DE per dwelling	0.38	0.97	1.18	0.97	1.18	0.89	0.93	1.09
Restaurant/Bar	1 DE per dwelling	1 DE per dwelling	0.38	0.76	0.76	1 DE per dwelling		1.32	1.46	1.50
Unusual Developments	1 DE per dwelling	1 DE per dwelling	1 DE per dwelling	1 DE per dwelling		0.66 DE's per dwelling		1 DE per 27Ha	1 DE per 41Ha	-
	1.42	1.34	0.38	0.04	0.06	n/a	n/a	2.13	1.98	2.99
	To be individually assessed at the time of application - refer to page 214 for definition									

Note: **1.** A residential property is always one dwelling equivalent (DE) or has 140m² GFA. **2.** A residential property is always assumed to have 260m² impermeable surface area (ISA). **3.** Non-residential developments (childcare centre, commercial, industrial, CBD commercial, mixed use commercial and restaurant/bar) will not be assessed for a reserve improvements contribution.

The detailed methodology and formulas used to develop the above table are explained in the detailed supporting document dated 1 July 2018 which is available on the QLDC website.

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

LAND USE	ESTIMATED GFA (OR EQUIVALENT)	IMPERVIOUS SURFACE AREA (ISA) - USED FOR STORMWATER CALCULATION
Residential	One dwelling equivalent per lot	One dwelling equivalent per lot
Rural lifestyle and rural residential	One dwelling equivalent per lot	One dwelling equivalent per lot
Rural general	One Country dwelling equivalent per lot - (refer to the dwelling equivalent calculation table on page 207)	One Country dwelling equivalent per lot - (refer to the dwelling equivalent calculation table on page 207)
Non-residential: commercial / industrial/ restaurant/bar/visitor accommodation	50m ² gross floor area for lots <= 500m ²	62.5m ² ISA for lots <= 500m ² .
	100m ² gross floor area for lots > 500m ² <= 2,000m ²	125m ² ISA for lots > 500m ² <= 2,000m ²
	400m ² gross floor area for lots >2,000m ²	500m ² ISA for lots >2,000m ²

Home Occupations

This relates to any development that involves the redevelopment of an existing residential dwelling unit, flat or multi-unit residential apartment that is converted to a home occupation activity that requires a resource consent. When assessing the number of dwelling equivalents, the assessment will be done using the Gross Floor Area of the development and the mixed use commercial differentials shown in the dwelling equivalent calculation table. Credits will be based on the existing demand as per the Table of credit types. This method more clearly defines the impact of redevelopment from residential to home occupation.

Multi Unit Residential Developments

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

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

Residential Flats

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

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

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

Mixed Use Accommodation

This relates to any development that involves the redevelopment of an existing residential dwelling unit, flat or multi-unit residential apartment that is converted to short or long term visitor accommodation. When assessing the number of dwelling equivalents for mixed use accommodation, the assessment will be done using the gross floor area of the development and the mixed use accommodation differentials shown in the dwelling equivalent calculation table. Credits will be based on the existing demand as per the table of credit types. This method more clearly defines the impact of redevelopment from residential to visitor accommodation.

Reserve Land Contribution

A portion of development contributions paid to the Council is utilised for the provision and improvement of reserve land within the Queenstown Lakes District. It is the 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, the 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 the 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 usually 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 unless to enable a specific recreation asset (e.g. sports fields) that cannot be accommodated within existing reserve land or is to service new developments in Greenfield sites.

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

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

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

The land contribution has been assessed at 27.5m² for each residential property that requires a reserve land contribution component.² In this policy the term 'residential'³ includes visitor accommodation.

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

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

2065 April 2014

² Parks and Open Space Strategy 2017

³ As per the Local Government Act amendments 2014

GREENFIELD IN URBAN AREAS

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

Consideration will be given to whether there is existing **accessible**² reserve land within 600m of the site, and whether the reserve is of an appropriate size and **purpose**³ relative to the proposed development and existing surrounding developments.

GREENFIELD IN RURAL AREAS

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

Consideration will be given to whether there is existing **accessible** reserve land within 600m of the site, and whether the reserve is of an appropriate size and purpose relative to the size of the proposed development and surrounding development.

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

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

BROWNFIELD SITES

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

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

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

WHEN A RESERVE LAND CONTRIBUTION IS REQUIRED

At the Council's discretion the reserves contribution can be either land or cash or a combination of both. Consultation with the 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, the 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 the Council through the subdivision consent process, where they are considered of a suitable standard in terms of the Council's reserve requirements, and credit them against the contributions required.

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

¹ Urban areas in this policy are all zones that are not zoned Rural General, Rural Residential or Rural Lifestyle).

² For a reserve to be 'accessible' it is considered it should easily accessed by pedestrians. The Council retains discretion on the consideration of what is appropriately accessible in any given case.

³ For reserve land to meet its purpose for recreation, it includes reserve areas that can be used for active and passive recreation including flat, open park spaces usable for play activities e.g. kicking a ball. To avoid doubt, reserves do not include Department of Conservation land, Ministry of Education land, road reserves, esplanade reserves, drainage reserves or public walkways with ROW easements in favour of the Council.

⁴ Rural areas in this policy are rural general, rural residential or rural lifestyle zones.

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 the 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 the Council from meeting its Reserves Act Obligations
Accessible	Within 600m 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	\$615/m ²
Township	\$270/m ²
Wanaka Ward	
Urban	\$470/m ²
Township	\$255/m ²

*Land values are GST exclusive

These values will be reviewed yearly; see maximum contributions below.

If the applicant considers these values to be incorrect, then the applicant may request the 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 the 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 ten years is estimated to be \$28m. 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 85% 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: the 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 Ten Year Plan and this Policy rely on the same base data, the significant forecasting assumptions disclosed in Volume 2 of the Ten Year Plan also apply to this Policy. All information used in the calculations of either development or financial contributions is the best available at the time. The Council is proceeding with numerous strategic studies which will aid in delivering improved information. The 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 2018.
- > 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 ten year period from 1 July 2018. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the ten year period are used to determine the proportion of the growth cost that will be funded by debt. A 5.0% interest rate has been applied.
- > Capital expenditure projections are those that have been applied in the Ten Year Plan effective at 1 July 2018 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 2017 – The 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.

The 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

The 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 the Council that affects this policy. This may include changes to the Ten Year Plan, 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

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

- A The 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 the Council through the subdivision consent process, where they meet the Council's reserve requirements, and credit them against the contributions required. Any such proposals will need to be the subject of an agreement with the 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, the 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.

Note

Some sites within the Council's stormwater reticulated zones also have a requirement to install on-site stormwater systems. This requirement does not preclude the land owner from paying stormwater development contributions as the Council systems that development contributions recoup costs for have been designed and installed to cater for larger than normal storm events. Therefore, the stormwater charge is in addition to any costs associated with any onsite development undertaken.

Unusual Developments

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

Reconsiderations and Objections

An applicant may request the 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 the 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 the 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 ten working days after the date on which the person lodging the request receives notice from the Council of the level of development contribution that the Council requires. This request should be addressed to:

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

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

- i) the appropriate Council officer shall review the reconsideration request,
- ii) the Council officer may request further relevant information from the applicant,
- iii) the Council officer will make a recommendation to the delegated authority,
- iv) the 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 the 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, the Council will refund the contribution. This does not prevent the Council from requiring development/financial contributions in the future. The 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. The Council

will assess whether development contributions are payable in relation to the development when an application for one of the following is made:

- i) Resource consent
- ii) Building consent
- iii) Authorisation for a service connection

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

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

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

- > withhold S224c certificate on a subdivision,
- > prevent the commencement of a resource consent for a development,
- > withhold a code of compliance certificate under the Building Act,
- > withhold a certificate of acceptance under the Building Act,
- > withhold a service connection to a development.

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

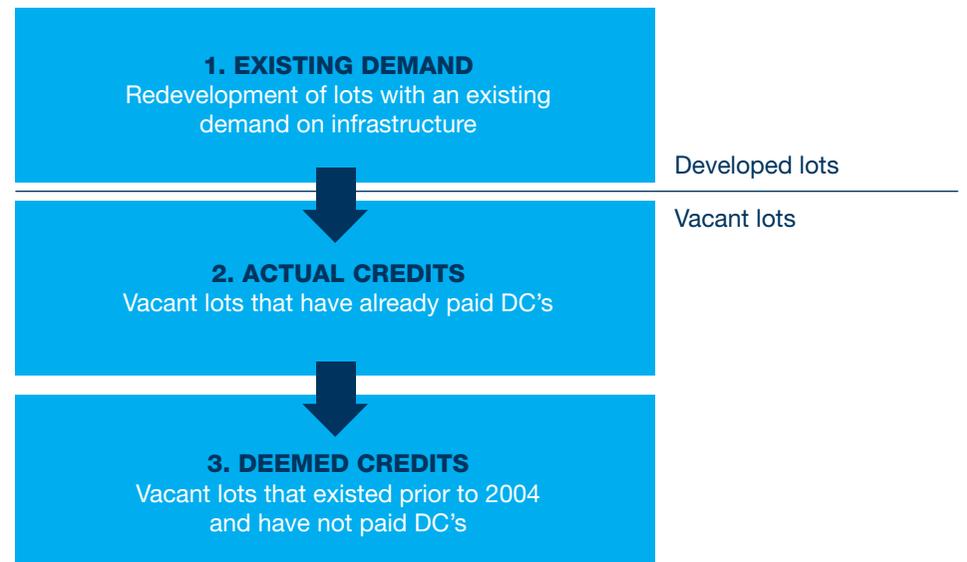
Credits

ASSESSING ADDITIONAL DEMAND - EXISTING DEMAND AND CREDITS

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

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

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



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

TABLE OF CREDIT TYPES

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

TABLE OF CREDIT TYPES CONTINUED

When do they apply?	Information to be provided by the developer	The following situations are anticipated		Exceptions	Comments
		Type of Development	Details		
Deemed Credit					
Deemed credit to apply to vacant lots that existed prior to the requirement for development contributions (2004) and has not paid development contributions.	Developer to provide the certificate of title for the lot(s) to prove that the lot has existed prior to 2004.	Residential	One dwelling equivalent per lot.	<ul style="list-style-type: none"> • Lots that have a consent notice registered on the certificate of title stating that the lot has not been serviced by the Council’s water, wastewater or stormwater. In these instances no credits will be given unless the developer is able to provide otherwise. • Any excess historical credits that are identified as a result of an amalgamation of individual titles will accrue on the new amalgamated title but will lapse if not utilised within a period of three years • Some areas may not be due a full dwelling equivalent credit as pre 2004 the Council owned water and wastewater infrastructure was not available to all sites. <p>The general exceptions are:</p> <ul style="list-style-type: none"> • Vacant lots in Lake Hayes (water supply & wastewater) were not required to pay a capital contribution when the schemes were introduced. As such full DC’s are payable at the time of development. • Glenorchy: A small number of property owners paid a lump sum contribution towards the Glenorchy water scheme. All other property owners are required to pay for new water connections. Please contact the DCN officer at QLDC to determine whether your property paid. • Luggate: <ul style="list-style-type: none"> – Luggate lots created pre July 2004: no credits for water or wastewater as vacant sites were not required to pay a capital contribution when the schemes were introduced – Luggate lots created between July 2004 and July 2014: no credits for wastewater (credit for water however) – Luggate lots created post July 2014: all credits should apply • Aubrey Road, Studholme Road, and Tucker Beach Road: The Council owned water reticulation has been progressively extended. These sites may not have a credit for water or wastewater. Applicant to provide evidence of connection and payment 	A deemed credit will only apply when an actual credit does not exist.
		Rural sites	<p>For rural general sites, one dwelling equivalent per registered building platform.</p> <p>For all other rural sites one dwelling equivalent will apply for reserves and roading.</p> <p>Owner to provide evidence that water and wastewater should also receive a credit.</p>		
		Commercial / industrial	<p>50m² gross floor area and impervious site area for lots <= 500m².</p> <p>100m² gross floor area and impervious site area for lots > 500m² <= 2,000m².</p> <p>400m² gross floor area and impervious site area for lots >2,000m².</p>		

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 the 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)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Arrowtown							
Reticulation	-	-	-	0%	422,458	389	1,087
Pump Station	2,024,013	759,753	1,264,260	38%	353,954	389	911
Unspecified Expenditure	45,000	10,895	34,106	24%	14,465	389	37
Storage	3,676,811	1,123,266	2,553,545	31%	924,722	389	2,380
Intake	-	-	-	0%	76,123	389	196
Renewals	1,522,810	-	1,522,810	0%	-	389	-
Management	463,326	28,495	434,831	6%	32,382	389	83
Flow Metering	-	-	-	0%	2,759	389	7
Treatment Facility	-	-	-	0%	43,848	389	113
Asset Management System	215,308	13,241	202,067	6%	12,911	389	33
Minor Works	-	-	-	0%	309	389	1
Investigations	50,000	12,105	37,895	24%	9,774	389	25
Total Water Supply - Arrowtown	7,997,268	1,947,754	6,049,514		1,893,705	389	4,874
Glenorchy							
Reticulation	570,000	155,895	414,105	27%	146,470	63	2,318
Pump Station	900,000	364,140	535,860	40%	200,192	63	3,168
Unspecified Expenditure	50,000	13,675	36,325	27%	9,135	63	145
Storage	1,210,218	490,124	720,094	40%	318,254	63	5,036
New Scheme	-	-	-	0%	82,733	63	1,309
Intake	-	-	-	0%	5,035	63	80
Renewals	291,040	-	291,040	0%	-	63	-
Management	-	-	-	0%	95	63	2
Flow Metering	-	-	-	0%	2,341	63	37
Treatment Facility	750,000	256,725	493,275	34%	112,603	63	1,782
Asset Management System	46,860	5,108	41,752	11%	4,636	63	73
Forward Design	-	-	-	0%	8,580	63	136
Minor Works	-	-	-	0%	56	63	1
Investigations	70,000	6,846	63,154	10%	3,482	63	55
Total Water Supply - Glenorchy	3,888,118	1,292,513	2,595,605		893,612	63	14,141

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Arthurs Point							
Reticulation	-	-	-	0%	369,542	325	1,137
Pump Station	1,080,000	538,920	541,080	50%	142,410	325	438
Unspecified Expenditure	50,000	16,235	33,765	32%	10,874	325	33
Storage	-	-	-	0%	556	325	2
New Scheme	-	-	-	0%	212,438	325	654
Intake	-	-	-	0%	67,293	325	207
Renewals	462,470	-	462,470	0%	13,154	325	40
Management	10,000	3,247	6,753	32%	2,173	325	7
Treatment Facility	-	-	-	0%	70,835	325	218
Asset Management System	67,934	10,102	57,832	15%	9,309	325	29
Minor Works	-	-	-	0%	13,299	325	41
Investigations	70,000	7,772	62,228	11%	2,021	325	6
Total Water Supply - Arthurs Point	1,740,404	576,276	1,164,128		913,907	325	2,813
Wanaka							
Reticulation	8,200,000	2,562,294	5,637,706	31%	2,424,487	1,896	1,279
Pump Station	3,320,000	1,012,512	2,307,488	30%	319,921	1,896	169
Unspecified Expenditure	95,000	26,192	68,809	28%	43,296	1,896	23
Storage	8,386,549	2,199,470	6,187,079	26%	2,787,158	1,896	1,470
Intake	-	-	-	0%	141,907	1,896	75
Renewals	7,017,940	-	7,017,940	0%	-	1,896	-
Management	34,331	6,784	27,547	20%	4,445	1,896	2
Flow Metering	-	-	-	0%	34,833	1,896	18
Treatment Facility	19,270,000	5,312,739	13,957,261	28%	3,147,116	1,896	1,660
Asset Management System	979,916	130,623	849,293	13%	112,608	1,896	59
Forward Design	-	-	-	0%	36,495	1,896	19
Minor Works	144,103	28,475	115,628	20%	22,470	1,896	12
Investigations	50,000	13,785	36,215	28%	4,348	1,896	2
Total Water Supply - Wanaka	47,497,839	11,292,873	36,204,966		9,079,085	1,896	4,788

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Hawea							
Reticulation	198,138	76,972	121,166	39%	432,100	217	1,988
Pump Station	-	-	-	0%	106	217	0
Unspecified Expenditure	75,000	24,885	50,115	33%	11,845	217	54
Storage	-	-	-	0%	2,624	217	12
Intake	228,476	82,206	146,270	36%	445,358	217	2,049
Renewals	437,890	-	437,890	0%	-	217	-
Management	650,000	229,800	420,200	35%	132,446	217	609
Flow Metering	-	-	-	0%	15,888	217	73
Treatment Facility	210,000	105,882	104,118	50%	56,721	217	261
Asset Management System	120,203	15,350	104,853	13%	13,939	217	64
Minor Works	-	-	-	0%	8,356	217	38
Investigations	50,000	-	50,000	0%	-	217	-
Total Water Supply - Hawea	1,969,707	535,095	1,434,612		1,119,384	217	5,150
Luggate							
Reticulation	-	-	-	0%	9,572	315	30
Pump Station	3,751,000	1,683,074	2,067,926	45%	1,324,830	315	4,200
Unspecified Expenditure	40,000	10,276	29,724	26%	3,344	315	11
Storage	-	-	-	0%	55,043	315	174
Renewals	267,610	-	267,610	0%	-	315	-
Management	-	-	-	0%	5,055	315	16
Flow Metering	-	-	-	0%	11,920	315	38
Treatment Facility	-	-	-	0%	102,021	315	323
Asset Management System	29,532	2,419	27,113	8%	2,119	315	7
Minor Works	-	-	-	0%	28	315	0
Investigations	30,000	9,819	20,181	33%	14,366	315	46
Total Water Supply - Luggate	4,118,142	1,705,587	2,412,555		1,528,300	315	4,845
Kingston							
Reticulation	964,989	139,537	825,452	14%	172,014	950	181
Unspecified Expenditure	45,000	6,507	38,493	14%	37,803	950	40
New Scheme	7,717,777	6,239,905	1,477,872	81%	7,792,231	950	8,202
Renewals	98,355	-	98,355	0%	-	950	-
Management	-	-	-	0%	132	950	0
Investigations	50,000	-	50,000	0%	-	950	-
Total Water Supply - Kingston	8,876,121	6,385,949	2,490,172		8,002,180	950	8,423

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Queenstown							
Reticulation	17,080,177	6,122,835	10,957,342	36%	5,835,993	3,207	1,820
Pump Station	2,710,000	132,090	2,577,910	5%	1,132,801	3,207	353
Unspecified Expenditure	80,000	20,720	59,280	26%	41,508	3,207	13
Storage	12,924,000	11,152,004	1,771,996	86%	2,990,214	3,207	933
Intake	155,799	47,776	108,023	31%	393,386	3,207	123
Renewals	11,301,970	-	11,301,970	0%	-	3,207	-
Management	689,152	107,646	581,506	16%	141,021	3,207	44
Flow Metering	-	-	-	0%	78,929	3,207	25
Treatment Facility	13,562,340	3,228,584	10,333,756	24%	1,586,063	3,207	495
Asset Management System	1,524,222	137,942	1,386,280	9%	124,674	3,207	39
Forward Design	-	-	-	0%	47,485	3,207	15
Minor Works	153,457	23,970	129,487	16%	25,844	3,207	8
Investigations	50,000	12,950	37,050	26%	50,729	3,207	16
New Capital	-	-	-	0%	9,497	3,207	3
Total Water Supply - Queenstown	60,231,116	20,986,516	39,244,600		12,458,144	3,207	3,885
Lake Hayes							
Reticulation	-	-	-	0%	380,265	461	825
Unspecified Expenditure	55,000	10,472	44,528	19%	4,887	461	11
Storage	3,836,066	1,866,702	1,969,363	49%	987,845	461	2,144
New Scheme	-	-	-	0%	129,264	461	281
Intake	22,386	6,865	15,521	31%	56,523	461	123
Renewals	962,400	-	962,400	0%	-	461	-
Management	409,237	77,919	331,318	19%	38,942	461	85
Flow Metering	-	-	-	0%	7,411	461	16
Treatment Facility	1,948,689	463,895	1,484,794	24%	227,892	461	495
Asset Management System	249,139	13,703	235,436	6%	12,651	461	27
Investigations	82,703	18,255	64,448	22%	8,026	461	17
Total Water Supply - Lake Hayes	7,565,619	2,457,811	5,107,809		1,853,706	461	4,023

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Quail Rise							
Reticulation	1,187,167	1,187,167	-	100%	1,187,167	900	1,319
Storage	810,000	810,000	-	100%	810,000	900	900
Intake	43,730	13,410	30,320	31%	110,415	900	123
Treatment Facility	3,806,673	906,198	2,900,475	24%	445,176	900	495
Total Water Supply - Quail Rise	5,847,569	2,916,774	2,930,795		2,552,758	900	2,836
Ladies Mile							
Reticulation	2,400,000	1,843,575	556,425	77%	1,843,575	990	1,862
Storage	2,663,934	2,663,934	-	100%	2,663,934	990	2,691
Intake	48,103	14,751	33,352	31%	121,457	990	123
Treatment Facility	4,187,340	996,817	3,190,523	24%	489,693	990	495
Total Water Supply - Ladies Mile	9,299,377	5,519,078	3,780,299		5,118,660	990	5,170

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Queenstown									
							Existing Debt	6,277,684	
	2018/19	10,954,068	3,119,870	3,119,870	364	1,412,766	1,412,766	7,823,261	83%
	2019/20	7,926,440	2,291,873	5,411,743	364	1,412,766	2,825,532	8,540,842	73%
	2020/21	7,600,289	2,858,430	8,270,173	364	1,412,766	4,238,297	9,824,979	68%
	2021/22	12,423,702	6,728,825	14,998,998	333	1,293,159	5,531,457	15,112,793	71%
	2022/23	7,362,686	1,364,832	16,363,830	306	1,188,464	6,719,920	15,153,280	67%
	2023/24	7,474,196	1,374,352	17,738,182	306	1,188,464	7,908,384	15,203,287	63%
	2024/25	1,353,502	32,931	17,771,113	306	1,188,464	9,096,848	13,911,873	58%
	2025/26	2,184,678	255,451	18,026,564	306	1,188,464	10,285,312	12,842,979	53%
	2026/27	3,338,622	950,504	18,977,068	302	1,172,826	11,458,138	12,486,563	49%
	2027/28	9,669,853	4,411,384	23,388,451	257	1,000,006	12,458,144	15,783,606	53%
			23,388,451		3,207		Queenstown Weighted Debt Funding Ratio		63%
Arrowtown									
							Existing Debt	1,877,906	
	2018/19	1,746,561	651,151	651,151	55	266,639	266,639	2,262,418	89%
	2019/20	1,393,919	374,125	1,025,276	55	266,639	533,279	2,369,904	82%
	2020/21	2,631,240	752,736	1,778,013	55	266,639	799,918	2,856,001	78%
	2021/22	341,036	11,608	1,789,621	37	180,133	980,051	2,687,476	73%
	2022/23	354,659	16,058	1,805,679	37	180,133	1,160,184	2,523,401	69%
	2023/24	337,813	15,925	1,821,605	37	180,133	1,340,317	2,359,193	64%
	2024/25	172,615	1,251	1,822,855	37	180,133	1,520,451	2,180,310	59%
	2025/26	651,433	117,386	1,940,241	37	180,133	1,700,584	2,117,563	55%
	2026/27	177,683	1,562	1,941,803	32	157,482	1,858,066	1,961,643	51%
	2027/28	190,309	5,951	1,947,754	7	35,639	1,893,705	1,931,955	50%
			1,947,754		389		Arrowtown Weighted Debt Funding Ratio		68%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Glenorchy									
							Existing Debt	424,949	
	2018/19	1,564,821	618,949	618,949	6	89,361	89,361	954,537	91%
	2019/20	643,455	245,969	864,918	6	89,361	178,722	1,111,145	86%
	2020/21	783,194	257,171	1,122,089	6	89,361	268,084	1,278,955	83%
	2021/22	34,557	594	1,122,684	6	89,361	357,445	1,190,188	77%
	2022/23	78,169	5,913	1,128,597	6	89,361	446,806	1,106,740	71%
	2023/24	34,459	584	1,129,180	6	89,361	536,167	1,017,962	66%
	2024/25	83,530	14,157	1,143,338	6	89,361	625,529	942,758	60%
	2025/26	553,272	142,674	1,286,012	6	89,361	714,890	996,072	58%
	2026/27	34,633	603	1,286,615	6	89,361	804,251	907,313	53%
	2027/28	78,028	5,898	1,292,513	6	89,361	893,612	823,849	48%
			1,292,513		63		Glenorchy Weighted Debt Funding Ratio		70%
Lake Hayes									
							Existing Debt	3,190,232	
	2018/19	268,510	63,805	63,805	46	183,693	183,693	3,095,875	95%
	2019/20	144,373	6,032	69,837	46	183,693	367,386	2,943,746	90%
	2020/21	790,774	328,587	398,424	46	183,693	551,078	3,114,171	87%
	2021/22	1,352,773	598,939	997,364	46	185,198	736,276	3,553,653	85%
	2022/23	2,150,558	926,655	1,924,018	46	185,198	921,474	4,320,850	84%
	2023/24	348,949	44,261	1,968,279	46	185,198	1,106,672	4,205,654	82%
	2024/25	119,769	1,294	1,969,573	46	185,198	1,291,869	4,047,490	78%
	2025/26	151,104	9,954	1,979,527	46	185,198	1,477,067	3,897,987	75%
	2026/27	125,634	1,617	1,981,143	47	188,320	1,665,387	3,737,458	72%
	2027/28	142,101	5,907	1,987,051	47	188,320	1,853,706	3,581,220	69%
			1,987,051		461		Lake Hayes Weighted Debt Funding Ratio		81%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Arthurs Point							Existing Debt	2,100,270	
	2018/19	234,219	74,173	74,173	46	130,746	130,746	2,043,697	94%
	2019/20	382,555	165,608	239,781	46	130,746	261,491	2,078,560	89%
	2020/21	52,177	882	240,663	46	130,746	392,237	1,948,696	83%
	2021/22	54,152	1,175	241,838	28	78,826	471,062	1,871,046	80%
	2022/23	62,140	4,123	245,961	28	78,826	549,888	1,796,343	77%
	2023/24	104,011	9,272	255,233	28	78,826	628,714	1,726,790	73%
	2024/25	172,663	58,626	313,860	28	78,826	707,539	1,706,590	71%
	2025/26	572,290	260,379	574,238	28	78,826	786,365	1,888,143	71%
	2026/27	54,262	1,192	575,430	23	63,771	850,136	1,825,564	68%
	2027/28	51,935	846	576,276	23	63,771	913,907	1,762,639	66%
			576,276		325	Arthurs Point Weighted Debt Funding Ratio			78%
Wanaka									
							Existing Debt	-	
	2018/19	4,800,757	1,130,574	1,130,574	296	1,417,537	1,417,537	(286,963)	-25%
	2019/20	8,421,375	2,047,637	3,178,211	296	1,417,537	2,835,074	343,138	11%
	2020/21	11,830,488	3,241,565	6,419,776	296	1,417,537	4,252,610	2,167,166	34%
	2021/22	11,133,539	2,968,561	9,388,337	160	766,014	5,018,625	4,369,713	47%
	2022/23	3,169,064	667,163	10,055,501	160	766,014	5,784,639	4,270,862	42%
	2023/24	895,587	49,643	10,105,144	160	766,014	6,550,654	3,554,490	35%
	2024/25	1,455,695	277,890	10,383,034	160	766,014	7,316,668	3,066,366	30%
	2025/26	2,089,859	308,772	10,691,806	160	766,014	8,082,682	2,609,124	24%
	2026/27	2,833,001	570,283	11,262,089	104	498,201	8,580,884	2,681,206	24%
	2027/28	868,474	30,784	11,292,873	104	498,201	9,079,085	2,213,788	20%
			11,292,873		1,896	Wanaka Weighted Debt Funding Ratio			33%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Hawea									
							Existing Debt	1,440,498	
	2018/19	836,509	321,507	321,507	25	127,747	127,747	1,634,258	93%
	2019/20	329,950	108,495	430,002	25	127,747	255,493	1,615,007	86%
	2020/21	54,281	1,340	431,342	25	127,747	383,240	1,488,600	80%
	2021/22	57,777	1,786	433,128	21	107,810	491,050	1,382,576	74%
	2022/23	79,217	9,627	442,755	21	107,810	598,860	1,284,392	68%
	2023/24	82,526	1,754	444,509	21	107,810	706,671	1,178,336	63%
	2024/25	205,141	33,700	478,209	21	107,810	814,481	1,104,225	58%
	2025/26	54,481	1,365	479,574	21	107,810	922,292	997,780	52%
	2026/27	57,971	1,811	481,385	19	98,546	1,020,838	901,045	47%
	2027/28	211,854	53,710	535,095	19	98,546	1,119,384	856,208	43%
			535,095		217				
							Hawea Weighted Debt Funding Ratio		70%
Luggate									
							Existing Debt	381,949	
	2018/19	1,901,227	836,160	836,160	61	297,326	297,326	920,783	76%
	2019/20	1,939,503	857,242	1,693,401	61	297,326	594,653	1,480,698	71%
	2020/21	29,339	211	1,693,612	61	297,326	891,979	1,183,583	57%
	2021/22	30,197	281	1,693,894	61	297,292	1,189,271	886,572	43%
	2022/23	49,323	5,348	1,699,242	39	190,484	1,379,755	701,436	34%
	2023/24	30,136	276	1,699,518	6	30,272	1,410,027	671,441	32%
	2024/25	29,550	228	1,699,746	6	30,272	1,440,299	641,397	31%
	2025/26	29,388	215	1,699,961	6	30,272	1,470,571	611,340	29%
	2026/27	30,245	285	1,700,247	6	28,864	1,499,435	582,761	28%
	2027/28	49,234	5,341	1,705,587	6	28,864	1,528,300	559,237	27%
			1,705,587		315				
							Luggate Weighted Debt Funding Ratio		48%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Kingston									
							Existing Debt	-	
	2018/19	1,655,201	1,318,035	1,318,035	-	-	-	1,318,035	100%
	2019/20	5,414,174	4,374,098	5,692,133	130	1,095,035	1,095,035	4,597,097	81%
	2020/21	678,402	548,495	6,240,628	125	1,052,918	2,147,953	4,092,674	66%
	2021/22	180,746	26,136	6,266,764	125	1,052,918	3,200,872	3,065,892	49%
	2022/23	412,122	59,593	6,326,356	125	1,052,918	4,253,790	2,072,566	33%
	2023/24	417,122	56,701	6,383,057	115	968,685	5,222,475	1,160,582	18%
	2024/25	-	-	6,383,057	110	926,568	6,149,043	234,014	4%
	2025/26	32,785	-	6,383,057	110	926,568	7,075,611	(692,554)	-11%
	2026/27	32,785	-	6,383,057	110	926,568	8,002,180	(1,619,122)	-25%
	2027/28	52,785	2,892	6,385,949	-	-	8,002,180	(1,616,230)	-25%
			6,385,949		950		Kingston Weighted Debt Funding Ratio		45%
Quail Rise									
							Existing Debt	-	
	2018/19	153,967	153,967	153,967	60	170,184	170,184	20,822	14%
	2019/20	648,000	648,000	801,967	120	340,368	510,552	402,533	50%
	2020/21	754,200	754,200	1,556,167	120	340,368	850,919	890,445	57%
	2021/22	441,000	441,000	1,997,167	180	510,552	1,361,471	932,011	47%
	2022/23	-	-	1,997,167	191	541,752	1,903,223	508,168	25%
	2023/24	-	-	1,997,167	166	470,842	2,374,065	139,802	7%
	2024/25	-	-	1,997,167	63	178,693	2,552,758	-	0%
	2025/26	-	-	1,997,167	-	-	2,552,758	-	0%
	2026/27	-	-	1,997,167	-	-	2,552,758	-	0%
	2027/28	-	-	1,997,167	-	-	2,552,758	-	0%
			1,997,167		900		Quail Rise Weighted Debt Funding Ratio		45%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Ladies Mile							Existing Debt	-	
	2018/19	1,681,967	1,311,017	1,311,017	110	568,740	568,740	810,183	62%
	2019/20	200,000	153,631	1,464,649	110	568,740	1,137,480	462,980	32%
	2020/21	467,213	467,213	1,931,862	110	568,740	1,706,220	429,359	22%
	2021/22	1,452,459	1,313,353	3,245,215	110	568,740	2,274,960	1,241,877	38%
	2022/23	1,262,295	1,262,295	4,507,510	110	568,740	2,843,700	2,003,338	44%
	2023/24	-	-	4,507,510	110	568,740	3,412,440	1,502,503	33%
	2024/25	-	-	4,507,510	110	568,740	3,981,180	1,001,669	22%
	2025/26	-	-	4,507,510	110	568,740	4,549,920	500,834	11%
	2026/27	-	-	4,507,510	110	568,740	5,118,660	-	0%
	2027/28	-	-	4,507,510	-	-	5,118,660	-	0%
			4,507,510		990	Ladies Mile Weighted Debt Funding Ratio		36%	

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Queenstown							
Investigations	-	-	-	0%	208	3,057	0
Management	3,377,905	327,561	3,050,345	10%	380,085	3,057	124
Minor Works	80,478	-	80,478	0%	-	3,057	-
Pump Station	3,169,058	1,460,619	1,708,439	46%	1,755,346	3,057	574
Renewals	6,981,597	255,224	6,726,373	4%	390,068	3,057	128
Reticulation	15,609,054	8,327,466	7,281,588	53%	7,362,039	3,057	2,408
Storage	409,118	137,926	271,192	34%	99,271	3,057	32
Treatment Facility	3,879,205	842,659	3,036,546	22%	4,357,496	3,057	1,426
Total Wastewater - Queenstown	33,506,415	11,351,454	22,154,961		14,344,514	3,057	4,693
Arrowtown							
Management	298,393	20,144	278,249	7%	27,612	389	71
Pump Station	-	-	-	0%	93,592	389	241
Renewals	1,398,972	-	1,398,972	0%	15,183	389	39
Reticulation	-	-	-	0%	447,266	389	1,151
Treatment Facility	493,093	107,112	385,981	22%	553,889	389	1,426
Total Wastewater - Arrowtown	2,190,458	127,256	2,063,202		1,137,541	389	2,928
Lake Hayes							
Management	184,083	10,069	174,014	5%	8,885	86	104
Minor Works	-	-	-	0%	6,899	86	81
Pump Station	-	-	-	0%	88,996	86	1,040
Renewals	314,816	-	314,816	0%	-	86	-
Reticulation	-	-	-	0%	306,334	86	3,581
Treatment Facility	108,558	23,582	84,977	22%	121,943	86	1,426
Total Wastewater - Lake Hayes	607,457	33,651	573,806		533,058	86	6,231

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Arthurs Point							
Management	153,083	27,116	125,967	18%	25,959	229	114
Renewals	126,273	-	126,273	0%	-	229	-
Reticulation	-	-	-	0%	169,208	229	740
Treatment Facility	290,050	63,006	227,044	22%	325,812	229	1,426
Total Wastewater - Arthurs Point	569,406	90,122	479,284		520,979	229	2,279
Wanaka							
Investigations	546,609	238,187	308,422	44%	200,436	2,205	91
Management	1,476,913	321,104	1,155,809	22%	218,151	2,205	99
Minor Works	80,478	-	80,478	0%	-	2,205	-
New Scheme	5,827,700	2,416,747	3,410,953	41%	676,067	2,205	307
Pump Station	3,590,125	871,457	2,718,668	24%	1,181,236	2,205	536
Renewals	2,346,252	-	2,346,252	0%	4,719	2,205	2
Reticulation	2,296,123	515,186	1,780,937	22%	1,120,102	2,205	508
Treatment Facility	6,796,000	1,524,411	5,271,589	22%	7,693,085	2,205	3,489
Total Wastewater - Wanaka	22,960,200	5,887,092	17,073,108		11,093,796	2,205	5,032
Hawea							
Management	143,083	22,617	120,466	16%	27,110	214	126
Pump Station	4,464,620	2,169,457	2,295,163	49%	1,084,906	214	5,062
Renewals	535,413	-	535,413	0%	-	214	-
Reticulation	-	-	-	0%	169,483	214	791
Treatment Facility	-	-	-	0%	320,572	214	1,496
Total Wastewater - Hawea	5,143,116	2,192,075	2,951,041		1,602,070	214	7,474
Glenorchy							
Management	50,000	6,610	43,390	13%	6,722	36	185
New Scheme	182,991	-	182,991	0%	126,544	36	3,492
Total Wastewater - Glenorchy	232,991	6,610	226,381		133,265	36	3,677

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Shotover Country							
Treatment Facility	560,198	121,689	438,509	22%	629,269	441	1,426
Total Wastewater - Shotover Country	560,198	121,689	438,509		629,269	441	1,426
Kingston							
New Scheme	26,509,381	21,319,742	5,189,639	80%	21,467,368	950	22,597
Treatment Facility	-	-	-	0%	18,205	950	19
Total Wastewater - Kingston	26,509,381	21,319,742	5,189,639		21,485,573	950	22,616
Cardrona							
Management	158,741	58,573	100,168	37%	57,807	119	488
New Scheme	-	-	-	0%	402,778	119	3,397
Treatment Facility	3,132,111	351,939	2,780,172	11%	424,533	119	3,580
Total Wastewater - Cardrona	3,290,852	410,512	2,880,340		885,118	119	7,465
Ladies Mile							
Reticulation	2,020,000	2,020,000	-	100%	2,020,000	990	2,040
Treatment Facility	1,256,355	272,911	983,444	22%	1,411,258	990	1,426
Total Wastewater - Ladies Mile	3,276,355	2,292,911	983,444		3,431,258	990	3,466
Quail Rise							
Reticulation	1,439,242	1,439,242	-	100%	1,439,242	900	1,599
Treatment Facility	1,142,141	248,101	894,040	22%	1,282,962	900	1,426
Total Wastewater - Quail Rise	2,581,383	1,687,343	894,040		2,722,204	900	3,025

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Queenstown									
							Existing Debt	14,808,069	
	2018/19	9,174,865	2,046,612	2,046,612	352	1,653,851	1,653,851	14,862,441	88%
	2019/20	6,137,802	1,805,491	3,852,103	352	1,653,851	3,307,702	14,675,691	79%
	2020/21	3,101,916	650,246	4,502,348	352	1,653,851	4,961,553	13,333,696	69%
	2021/22	1,998,464	798,371	5,300,720	306	1,434,645	6,396,198	12,403,883	62%
	2022/23	8,262,271	4,838,838	10,139,558	279	1,308,193	7,704,391	15,666,862	63%
	2023/24	5,179,685	1,986,586	12,126,144	279	1,308,193	9,012,585	16,077,590	60%
	2024/25	880,933	16,808	12,142,952	279	1,308,193	10,320,778	14,518,540	54%
	2025/26	849,861	13,417	12,156,370	279	1,308,193	11,628,971	12,956,098	48%
	2026/27	889,129	16,402	12,172,772	312	1,462,138	13,091,109	11,211,198	42%
	2027/28	881,884	15,083	12,187,854	267	1,253,405	14,344,514	9,716,420	36%
			12,187,854		3,057		Queenstown Weighted Debt Funding Ratio		61%
Arrowtown									
							Existing Debt	3,473,582	
	2018/19	178,596	4,488	4,488	55	160,169	160,169	3,336,248	96%
	2019/20	142,437	1,432	5,920	55	160,169	320,338	3,195,857	92%
	2020/21	137,450	1,128	7,048	55	160,169	480,508	3,055,163	88%
	2021/22	137,520	1,133	8,181	37	108,205	588,713	2,960,485	85%
	2022/23	161,170	3,143	11,324	37	108,205	696,918	2,867,816	82%
	2023/24	148,695	1,812	13,136	37	108,205	805,124	2,773,818	80%
	2024/25	143,526	1,498	14,634	37	108,205	913,329	2,679,505	77%
	2025/26	208,580	1,196	15,829	37	108,205	1,021,534	2,584,889	74%
	2026/27	208,370	1,183	17,012	32	94,599	1,116,133	2,502,309	72%
	2027/28	231,021	3,132	20,144	7	21,408	1,137,541	2,486,486	71%
			20,144		389		Arrowtown Weighted Debt Funding Ratio		82%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Lake Hayes									
							Existing Debt	418,439	
	2018/19	29,800	1,310	1,310	8	50,991	50,991	364,016	87%
	2019/20	24,837	1,038	2,348	8	50,991	101,981	309,322	74%
	2020/21	20,817	818	3,166	8	50,991	152,972	254,409	60%
	2021/22	20,874	821	3,987	9	54,796	207,768	195,339	46%
	2022/23	23,815	982	4,970	9	54,796	262,564	136,430	32%
	2023/24	29,881	1,314	6,284	9	54,796	317,360	77,853	18%
	2024/25	25,715	1,086	7,370	9	54,796	372,156	19,048	4%
	2025/26	107,121	867	8,237	9	54,796	426,952	(39,976)	-9%
	2026/27	106,951	858	9,095	9	53,053	480,005	(97,105)	-23%
	2027/28	109,088	975	10,069	9	53,053	533,058	(154,116)	-36%
			10,069		86			Lake Hayes Weighted Debt Funding Ratio	46%
Wanaka									
							Existing Debt	1,223,481	
	2018/19	4,262,627	1,058,820	1,058,820	379	1,906,550	1,906,550	375,750	16%
	2019/20	4,303,001	1,237,237	2,296,057	379	1,906,550	3,813,101	(293,563)	-8%
	2020/21	5,501,631	1,473,899	3,769,956	379	1,906,550	5,719,651	(726,214)	-15%
	2021/22	5,944,732	1,779,623	5,549,579	242	1,215,550	6,935,201	(162,141)	-2%
	2022/23	1,042,501	269,803	5,819,382	169	849,219	7,784,420	(741,557)	-11%
	2023/24	382,485	16,124	5,835,506	151	758,643	8,543,064	(1,484,077)	-21%
	2024/25	364,345	13,327	5,848,833	151	758,643	9,301,707	(2,229,393)	-32%
	2025/26	367,726	10,639	5,859,472	151	758,643	10,060,350	(2,977,397)	-42%
	2026/27	389,203	11,583	5,871,055	103	516,723	10,577,073	(3,482,537)	-49%
	2027/28	401,949	16,037	5,887,092	103	516,723	11,093,796	(3,983,223)	-56%
			5,887,092		2,205			Wanaka Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Arthurs Point									
							Existing Debt	1,714,631	
	2018/19	54,210	11,446	11,446	32	72,861	72,861	1,654,222	96%
	2019/20	11,700	1,342	12,787	32	72,861	145,722	1,583,709	92%
	2020/21	9,667	1,057	13,845	32	72,861	218,583	1,512,912	88%
	2021/22	9,696	1,062	14,906	20	45,104	263,686	1,469,492	85%
	2022/23	11,183	1,269	16,176	20	45,104	308,790	1,426,281	82%
	2023/24	34,250	6,048	22,224	20	45,104	353,893	1,387,849	80%
	2024/25	12,144	1,404	23,627	20	45,104	398,997	1,344,772	77%
	2025/26	45,199	1,120	24,748	20	45,104	444,100	1,301,411	75%
	2026/27	45,113	1,108	25,856	17	38,440	482,540	1,264,611	73%
	2027/28	46,194	1,260	27,116	17	38,440	520,979	1,227,962	71%
			27,116		229		Arthurs Point Weighted Debt Funding Ratio		83%
Hawea									
							Existing Debt	344,510	
	2018/19	815,332	363,316	363,316	25	183,188	183,188	524,638	74%
	2019/20	1,839,965	908,290	1,271,606	25	183,188	366,376	1,249,739	77%
	2020/21	1,837,932	908,030	2,179,636	25	183,188	549,565	1,974,581	78%
	2021/22	38,586	969	2,180,605	21	154,129	703,694	1,821,420	72%
	2022/23	163,711	1,159	2,181,763	21	154,129	857,823	1,668,450	66%
	2023/24	63,140	5,846	2,187,609	21	154,129	1,011,952	1,520,167	60%
	2024/25	41,034	1,281	2,188,891	21	154,129	1,166,081	1,367,319	54%
	2025/26	114,169	1,023	2,189,913	21	154,129	1,320,211	1,214,212	48%
	2026/27	114,083	1,012	2,190,925	19	140,930	1,461,141	1,074,294	42%
	2027/28	115,164	1,150	2,192,075	19	140,930	1,602,070	934,514	37%
			2,192,075		214		Hawea Weighted Debt Funding Ratio		63%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Glenorchy									
							Existing Debt	393,980	
	2018/19	10,000	1,322	1,322	4	13,327	13,327	381,975	97%
	2019/20	20,000	2,644	3,966	4	13,327	26,653	371,293	93%
	2020/21	-	-	3,966	4	13,327	39,980	357,966	90%
	2021/22	-	-	3,966	4	13,327	53,306	344,640	87%
	2022/23	-	-	3,966	4	13,327	66,633	331,313	83%
	2023/24	-	-	3,966	4	13,327	79,959	317,987	80%
	2024/25	20,000	2,644	6,610	4	13,327	93,286	307,304	77%
	2025/26	60,997	-	6,610	4	13,327	106,612	293,978	73%
	2026/27	60,997	-	6,610	4	13,327	119,939	280,651	70%
	2027/28	60,997	-	6,610	4	13,327	133,265	267,325	67%
			6,610		36				
								Glenorchy Weighted Debt Funding Ratio	83%

Shotover Country									
							Existing Debt	-	
	2018/19	196,754	35,313	35,313	53	76,045	76,045	(40,732)	-115%
	2019/20	218,496	48,559	83,872	53	76,045	152,090	(68,218)	-81%
	2020/21	144,949	37,817	121,689	53	76,045	228,135	(106,446)	-87%
	2021/22	-	-	121,689	47	66,763	294,898	(173,209)	-142%
	2022/23	-	-	121,689	47	66,763	361,661	(239,972)	-197%
	2023/24	-	-	121,689	47	66,763	428,424	(306,735)	-252%
	2024/25	-	-	121,689	47	66,763	495,186	(373,498)	-307%
	2025/26	-	-	121,689	47	66,763	561,949	(440,260)	-362%
	2026/27	-	-	121,689	24	33,660	595,609	(473,920)	-389%
	2027/28	-	-	121,689	24	33,660	629,269	(507,580)	-417%
			121,689		441				
								Shotover Country Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Kingston							Existing Debt	154,480	
	2018/19	1,582,977	1,280,628	1,280,628	-	-	-	1,435,108	100%
	2019/20	6,000,000	4,854,000	6,134,628	130	2,940,131	2,940,131	3,348,977	53%
	2020/21	6,000,000	4,854,000	10,988,628	125	2,827,049	5,767,180	5,375,928	48%
	2021/22	2,212,521	1,789,929	12,778,558	125	2,827,049	8,594,229	4,338,809	34%
	2022/23	1,249,524	1,010,865	13,789,423	125	2,827,049	11,421,278	2,522,624	18%
	2023/24	8,195,039	6,629,787	20,419,209	115	2,600,885	14,022,164	6,551,526	32%
	2024/25	1,113,143	900,533	21,319,742	110	2,487,803	16,509,967	4,964,255	23%
	2025/26	52,059	-	21,319,742	110	2,487,803	18,997,770	2,476,452	12%
	2026/27	52,059	-	21,319,742	110	2,487,803	21,485,573	(11,351)	0%
	2027/28	52,059	-	21,319,742	-	-	21,485,573	(11,351)	0%
			21,319,742		950	Kingston Weighted Debt Funding Ratio			36%
Cardrona							Existing Debt	1,262,730	
	2018/19	440,629	53,965	53,965	18	131,189	131,189	1,185,506	90%
	2019/20	2,654,399	351,147	405,112	18	131,189	262,378	1,405,464	84%
	2020/21	-	-	405,112	18	131,189	393,567	1,274,275	76%
	2021/22	-	-	405,112	19	138,535	532,102	1,135,740	68%
	2022/23	-	-	405,112	19	138,535	670,638	997,204	60%
	2023/24	-	-	405,112	21	153,724	824,362	843,480	51%
	2024/25	20,000	5,400	410,512	2	15,189	839,551	833,691	50%
	2025/26	58,608	-	410,512	2	15,189	854,740	818,502	49%
	2026/27	58,608	-	410,512	2	15,189	869,929	803,313	48%
	2027/28	58,608	-	410,512	2	15,189	885,118	788,124	47%
			410,512		119	Cardrona Weighted Debt Funding Ratio			65%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
							Existing Debt	-	
Ladies Mile	2018/19	1,600,000	1,600,000	1,600,000	110	381,251	381,251	1,375,556	86%
	2019/20	-	-	1,600,000	110	381,251	762,502	1,151,111	72%
	2020/21	400,000	400,000	2,000,000	110	381,251	1,143,753	1,326,667	66%
	2021/22	-	-	2,000,000	110	381,251	1,525,004	1,102,222	55%
	2022/23	-	-	2,000,000	110	381,251	1,906,255	877,778	44%
	2023/24	-	-	2,000,000	110	381,251	2,287,506	653,333	33%
	2024/25	20,000	20,000	2,020,000	110	381,251	2,668,757	448,889	22%
	2025/26	-	-	2,020,000	110	381,251	3,050,007	224,444	11%
	2026/27	-	-	2,020,000	110	381,251	3,431,258	-	0%
	2027/28	-	-	2,020,000	-	-	3,431,258	-	0%
			2,020,000		990	Ladies Mile Weighted Debt Funding Ratio			59%

Quail Rise

							Existing Debt	-	
	2018/19	1,439,242	1,439,242	1,439,242	60	181,480	181,480	1,343,293	93%
	2019/20	-	-	1,439,242	120	362,961	544,441	1,151,394	80%
	2020/21	-	-	1,439,242	120	362,961	907,401	959,495	67%
	2021/22	-	-	1,439,242	180	544,441	1,451,842	671,646	47%
	2022/23	-	-	1,439,242	191	577,712	2,029,554	366,207	25%
	2023/24	-	-	1,439,242	166	502,095	2,531,650	100,747	7%
	2024/25	-	-	1,439,242	63	190,554	2,722,204	0	0%
	2025/26	-	-	1,439,242	-	-	2,722,204	0	0%
	2026/27	-	-	1,439,242	-	-	2,722,204	0	0%
	2027/28	-	-	1,439,242	-	-	2,722,204	0	0%
			1,439,242		900	Quail Rise Weighted Debt Funding Ratio			70%

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Queenstown							
Reticulation	9,270,223	2,851,180	6,419,043	31%	1,805,286	1,877	962
Unspecified Expenditure	163,287	42,912	120,375	26%	32,295	1,877	17
Investigations	30,000	4,881	25,119	16%	5,868	1,877	3
Minor Works	-	-	-	0%	16,213	1,877	9
Renewals	4,669,722	-	4,669,722	0%	47,157	1,877	25
Management	7,000,000	716,984	6,283,016	10%	558,504	1,877	298
New Scheme	4,352,742	1,971,792	2,380,950	45%	709,332	1,877	378
Stormwater Upgrades	-	-	-	0%	328,459	1,877	175
Asset Management System	1,663,719	159,551	1,504,168	10%	146,514	1,877	78
Total Stormwater - Queenstown	27,149,693	5,747,299	21,402,394		3,649,628	1,877	1,944
Arrowtown							
Reticulation	7,000	897	6,103	13%	143,123	369	388
Renewals	-	-	-	0%	6,943	369	19
Stormwater Upgrades	-	-	-	0%	3,780	369	10
Total Stormwater - Arrowtown	7,000	897	6,103		153,845	369	417
Glenorchy							
Reticulation	-	-	-	0%	32,511	125	259
New Scheme	-	-	-	0%	3,522	125	28
Stormwater Upgrades	-	-	-	0%	381	125	3
Total Stormwater - Glenorchy	-	-	-		36,414	125	290
Frankton Flats							
Reticulation	-	-	-	0%	3,243,676	1,394	2,326
Unspecified Expenditure	78,699	78,699	-	100%	1,353,068	1,394	970
Total Stormwater - Frankton Flats	78,699	78,699	-		4,596,745	1,394	3,296

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wanaka							
Reticulation	8,079,746	2,553,378	5,526,368	32%	2,104,593	1,406	1,496
Unspecified Expenditure	3,551,238	1,560,653	1,990,585	44%	118,228	1,406	84
Investigations	30,000	5,670	24,330	19%	17,828	1,406	13
Minor Works	74,810	25,508	49,302	34%	15,088	1,406	11
Renewals	1,532,458	-	1,532,458	0%	35,326	1,406	25
Management	-	-	-	0%	3,142	1,406	2
New Scheme	-	-	-	0%	26,190	1,406	19
Stormwater Upgrades	-	-	-	0%	175,366	1,406	125
Asset Management System	1,129,764	145,740	984,024	13%	128,627	1,406	91
Total Stormwater - Wanaka	14,398,016	4,290,949	10,107,067		2,624,388	1,406	1,866
Hawea							
Reticulation	-	-	-	0%	58,151	192	303
Stormwater Upgrades	-	-	-	0%	2,487	192	13
Total Stormwater - Hawea	-	-	-		60,638	192	316
Kingston							
New Scheme	7,273,525	6,446,855	826,670	89%	4,367,679	750	5,824
Total Stormwater - Kingston	7,273,525	6,446,855	826,670		4,367,679	750	5,824
Luggate							
Minor Works	47,588	17,857	29,731	38%	775	36	21
New Scheme	455,419	112,443	342,976	25%	39,849	36	1,099
Total Stormwater - Luggate	503,007	130,300	372,707		40,624	36	1,120
Albert Town							
Reticulation	-	-	-	0%	67,402	158	428
New Scheme	-	-	-	0%	22,219	158	141
Stormwater Upgrades	-	-	-	0%	2,263	158	14
Total Stormwater - Albert Town	-	-	-		91,884	158	583
Ladies Mile							
Reticulation	2,100,000	2,100,000	-	100%	2,100,000	990	2,121
Total Stormwater - Ladies Mile	2,100,000	2,100,000	-		2,100,000	990	2,121

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Queenstown									
							Existing Debt	2,328,636	
	2018/19	9,074,134	1,287,596	1,287,596	226	438,586	438,586	3,177,647	88%
	2019/20	1,592,090	425,317	1,712,914	226	438,586	877,172	3,164,378	78%
	2020/21	2,678,676	928,719	2,641,632	226	438,586	1,315,758	3,654,511	74%
	2021/22	3,673,875	1,184,271	3,825,903	174	338,173	1,653,931	4,500,608	73%
	2022/23	2,450,671	491,643	4,317,546	174	338,173	1,992,103	4,654,078	70%
	2023/24	693,301	24,434	4,341,979	174	338,173	2,330,276	4,340,339	65%
	2024/25	730,342	27,986	4,369,965	174	338,173	2,668,449	4,030,152	60%
	2025/26	757,880	47,216	4,417,182	174	338,173	3,006,622	3,739,196	55%
	2026/27	1,150,622	153,013	4,570,195	165	321,503	3,328,125	3,570,706	52%
	2027/28	4,348,102	1,177,104	5,747,299	165	321,503	3,649,628	4,426,307	55%
			5,747,299		1,877		Queenstown Weighted Debt Funding Ratio		66%
Arrowtown									
							Existing Debt	457,874	
	2018/19	7,000	897	897	50	20,978	20,978	437,793	95%
	2019/20	-	-	897	50	20,978	41,956	416,815	91%
	2020/21	-	-	897	50	20,978	62,934	395,837	86%
	2021/22	-	-	897	35	14,763	77,697	381,074	83%
	2022/23	-	-	897	35	14,763	92,460	366,311	80%
	2023/24	-	-	897	35	14,763	107,223	351,549	77%
	2024/25	-	-	897	35	14,763	121,985	336,786	73%
	2025/26	-	-	897	35	14,763	136,748	322,023	70%
	2026/27	-	-	897	33	13,758	150,507	308,264	67%
	2027/28	-	-	897	8	3,339	153,845	304,926	66%
			897		369		Arrowtown Weighted Debt Funding Ratio		80%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Glenorchy									
							Existing Debt	155,652	
	2018/19	-	-	-	14	4,114	4,114	151,538	97%
	2019/20	-	-	-	14	4,114	8,227	147,425	95%
	2020/21	-	-	-	14	4,114	12,341	143,311	92%
	2021/22	-	-	-	12	3,489	15,830	139,822	90%
	2022/23	-	-	-	12	3,489	19,319	136,333	88%
	2023/24	-	-	-	12	3,489	22,808	132,844	85%
	2024/25	-	-	-	12	3,489	26,297	129,354	83%
	2025/26	-	-	-	12	3,489	29,786	125,865	81%
	2026/27	-	-	-	11	3,314	33,100	122,551	79%
	2027/28	-	-	-	11	3,314	36,414	119,237	77%
					125		Glenorchy Weighted Debt Funding Ratio		87%
Arthurs Point									
							Existing Debt	125,462	
	2018/19	-	-	-	13	50	50	125,411	100%
	2019/20	-	-	-	13	50	101	125,361	100%
	2020/21	-	-	-	13	50	151	125,310	100%
	2021/22	-	-	-	9	34	185	125,277	100%
	2022/23	-	-	-	9	34	218	125,243	100%
	2023/24	-	-	-	9	34	252	125,210	100%
	2024/25	-	-	-	9	34	286	125,176	100%
	2025/26	-	-	-	9	34	319	125,143	100%
	2026/27	-	-	-	8	31	350	125,112	100%
	2027/28	-	-	-	8	31	381	125,081	100%
					101		Arthurs Point Weighted Debt Funding Ratio		100%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Frankton Flats									
							Existing Debt	1,729,699	
	2018/19	-	-	-	139	459,674	459,674	1,270,025	73%
	2019/20	-	-	-	139	459,674	919,349	810,350	47%
	2020/21	-	-	-	139	459,674	1,379,023	350,676	20%
	2021/22	-	-	-	139	459,674	1,838,698	(108,999)	-6%
	2022/23	-	-	-	139	459,674	2,298,372	(568,673)	-33%
	2023/24	78,699	78,699	78,699	139	459,674	2,758,047	(949,649)	-53%
	2024/25	-	-	78,699	139	459,674	3,217,721	(1,409,323)	-78%
	2025/26	-	-	78,699	139	459,674	3,677,396	(1,868,998)	-103%
	2026/27	-	-	78,699	139	459,674	4,137,070	(2,328,672)	-129%
	2027/28	-	-	78,699	139	459,674	4,596,745	(2,788,347)	-154%
			78,699		1,394			Frankton Flats Weighted Debt Funding Ratio	0%
Wanaka									
							Existing Debt	815,786	
	2018/19	636,903	163,924	163,924	221	411,916	411,916	567,793	58%
	2019/20	329,788	33,365	197,289	221	411,916	823,833	189,242	19%
	2020/21	510,703	84,043	281,333	221	411,916	1,235,749	(138,631)	-13%
	2021/22	1,538,755	352,053	633,386	116	216,203	1,451,952	(2,781)	0%
	2022/23	839,864	165,855	799,240	116	216,203	1,668,155	(53,129)	-3%
	2023/24	3,678,076	914,726	1,713,967	116	216,203	1,884,357	645,395	26%
	2024/25	376,875	44,408	1,758,375	116	216,203	2,100,560	473,600	18%
	2025/26	1,161,103	413,581	2,171,956	116	216,203	2,316,763	670,979	22%
	2026/27	2,613,760	997,949	3,169,905	82	153,813	2,470,575	1,515,115	38%
	2027/28	2,712,189	1,121,044	4,290,949	82	153,813	2,624,388	2,482,347	49%
			4,290,949		1,406			Wanaka Weighted Debt Funding Ratio	38%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Hawea									
							Existing Debt	111,153	
	2018/19	-	-	-	22	6,883	6,883	104,270	94%
	2019/20	-	-	-	22	6,883	13,767	97,387	88%
	2020/21	-	-	-	22	6,883	20,650	90,503	81%
	2021/22	-	-	-	18	5,838	26,488	84,665	76%
	2022/23	-	-	-	18	5,838	32,327	78,827	71%
	2023/24	-	-	-	18	5,838	38,165	72,988	66%
	2024/25	-	-	-	18	5,838	44,003	67,150	60%
	2025/26	-	-	-	18	5,838	49,842	61,312	55%
	2026/27	-	-	-	17	5,398	55,240	55,914	50%
	2027/28	-	-	-	17	5,398	60,638	50,516	45%
			-		192		Hawea Weighted Debt Funding Ratio		72%
Kingston									
							Existing Debt	930,324	
	2018/19	3,402,374	3,151,742	3,151,742	190	1,106,479	1,106,479	2,975,587	73%
	2019/20	256,219	237,345	3,389,087	15	87,354	1,193,832	3,125,578	72%
	2020/21	-	-	3,389,087	125	727,947	1,921,779	2,397,632	56%
	2021/22	-	-	3,389,087	15	87,354	2,009,133	2,310,278	53%
	2022/23	1,139,517	1,055,576	4,444,663	125	727,947	2,737,079	2,637,908	49%
	2023/24	1,601,624	1,483,642	5,928,306	15	87,354	2,824,433	4,034,197	59%
	2024/25	270,111	250,214	6,178,520	125	727,947	3,552,379	3,556,464	50%
	2025/26	-	-	6,178,520	10	58,236	3,610,615	3,498,228	49%
	2026/27	74,271	33,013	6,211,533	120	698,829	4,309,444	2,832,413	40%
	2027/28	529,408	235,322	6,446,855	10	58,236	4,367,679	3,009,499	41%
			6,446,855		750		Kingston Weighted Debt Funding Ratio		54%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Luggate									
							Existing Debt	21,041	
	2018/19	-	-	-	4	4,063	4,063	16,978	81%
	2019/20	-	-	-	4	4,063	8,126	12,914	61%
	2020/21	-	-	-	4	4,063	12,189	8,851	42%
	2021/22	-	-	-	4	3,968	16,158	4,883	23%
	2022/23	10,000	2,469	2,469	4	3,968	20,126	3,384	14%
	2023/24	445,419	109,974	112,443	4	3,968	24,094	109,390	82%
	2024/25	-	-	112,443	4	3,968	28,062	105,422	79%
	2025/26	-	-	112,443	4	3,968	32,030	101,453	76%
	2026/27	-	-	112,443	4	4,297	36,327	97,156	73%
	2027/28	47,588	17,857	130,300	4	4,297	40,624	110,716	73%
			130,300		36		Luggate Weighted Debt Funding Ratio		75%

Albert Town									
							Existing Debt	91,448	
	2018/19	-	-	-	26	14,959	14,959	76,489	84%
	2019/20	-	-	-	26	14,959	29,918	61,530	67%
	2020/21	-	-	-	26	14,959	44,878	46,571	51%
	2021/22	-	-	-	13	7,522	52,400	39,049	43%
	2022/23	-	-	-	13	7,522	59,922	31,526	34%
	2023/24	-	-	-	13	7,522	67,444	24,004	26%
	2024/25	-	-	-	13	7,522	74,966	16,482	18%
	2025/26	-	-	-	13	7,522	82,488	8,960	10%
	2026/27	-	-	-	8	4,698	87,186	4,262	5%
	2027/28	-	-	-	8	4,698	91,884	(436)	0%
					158		Albert Town Weighted Debt Funding Ratio		54%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Ladies Mile							Existing Debt	-	
	2018/19	630,000	630,000	630,000	110	233,333	233,333	396,667	63%
	2019/20	1,365,000	1,365,000	1,995,000	110	233,333	466,667	1,528,333	77%
	2020/21	105,000	105,000	2,100,000	110	233,333	700,000	1,400,000	67%
	2021/22	-	-	2,100,000	110	233,333	933,333	1,166,667	56%
	2022/23	-	-	2,100,000	110	233,333	1,166,667	933,333	44%
	2023/24	-	-	2,100,000	110	233,333	1,400,000	700,000	33%
	2024/25	-	-	2,100,000	110	233,333	1,633,333	466,667	22%
	2025/26	-	-	2,100,000	110	233,333	1,866,667	233,333	11%
	2026/27	-	-	2,100,000	110	233,333	2,100,000	-	0%
	2027/28	-	-	2,100,000	-	-	2,100,000	-	0%
			2,100,000		990		Ladies Mile Weighted Debt Funding Ratio		55%

TRANSPORT CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wakatipu							
Advance property purchase	-	-	-	0%	665,812	7,284	91
Associated improvements	-	-	-	0%	204,244	7,284	28
Carparking Facilities	46,711,000	1,121,064	45,589,936	2%	1,105,881	7,284	152
Cycle facilities	25,028,000	3,036,530	21,991,470	12%	2,440,262	7,284	335
Drainage renewals	3,507,208	413,588	3,093,620	12%	381,833	7,284	52
Environmental Renewals	1,800,000	110,700	1,689,300	6%	34,074	7,284	5
Kerb & Channel Construction	-	-	-	0%	17,117	7,284	2
Minor Improvements	13,192,413	868,862	12,323,550	7%	828,777	7,284	114
New roads	152,504,444	19,772,347	132,732,097	13%	10,982,244	7,284	1,508
New traffic management facilities	7,975,000	1,801,200	6,173,800	23%	1,938,640	7,284	266
Parking Facilities	-	-	-	0%	27	7,284	0
Passenger transport infrastructure	33,277,603	2,647,010	30,630,593	8%	1,462,017	7,284	201
Pedestrian facilities	74,617,405	11,799,766	62,817,638	16%	8,478,058	7,284	1,164
Preventive maintenance	-	-	-	0%	10,601	7,284	1
Property purchase (local roads)	-	-	-	0%	129,110	7,284	18
Replacement of bridges & other structures	1,000,000	122,500	877,500	12%	90,783	7,284	12
Road reconstruction	5,992,004	852,025	5,139,979	14%	1,076,463	7,284	148
Roading General	-	-	-	0%	284,454	7,284	39
Seal extension	-	-	-	0%	210,307	7,284	29
Sealed road pavement rehabilitation	6,132,009	709,171	5,422,838	12%	2,676,621	7,284	367
Sealed road resurfacing	10,427,064	1,017,052	9,410,012	10%	1,271,094	7,284	175
Street Furniture	-	-	-	0%	5,034	7,284	1
Streetlighting	-	-	-	0%	60,010	7,284	8
Structures component replacements	907,598	81,046	826,552	9%	55,316	7,284	8
Studies and strategies	400,000	58,800	341,200	15%	529,834	7,284	73
Town Centre Improvements	-	-	-	0%	416,379	7,284	57
Traffic services renewals	1,391,752	132,669	1,259,083	10%	334,700	7,284	46
Unsealed road metalling	8,356,977	403,092	7,953,885	5%	394,623	7,284	54
Resilience Improvements	1,016,000	60,046	955,954	6%	40,858	7,284	6
Total Transport - Wakatipu	394,236,476	45,007,468	349,229,008		36,125,172	7,284	4,960

TRANSPORT CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wanaka							
Associated improvements	-	-	-	0%	38,897	3,443	11
Carparking Facilities	10,300,000	247,200	10,052,800	2%	211,040	3,443	61
Cycle facilities	709,600	86,926	622,674	12%	52,154	3,443	15
Drainage renewals	1,972,802	241,668	1,731,134	12%	211,633	3,443	61
Environmental Renewals	600,000	44,100	555,900	7%	14,097	3,443	4
Kerb & Channel Construction	-	-	-	0%	19,179	3,443	6
Minor Improvements	11,041,986	925,800	10,116,185	8%	814,353	3,443	237
New roads	-	-	-	0%	419,707	3,443	122
Parking Facilities	-	-	-	0%	1,573	3,443	0
Passenger transport infrastructure	-	-	-	0%	5,594	3,443	2
Pedestrian facilities	4,000,000	490,000	3,510,000	12%	485,741	3,443	141
Preventive maintenance	-	-	-	0%	325	3,443	0
Property purchase (local roads)	-	-	-	0%	15,513	3,443	5
Replacement of bridges & other structures	-	-	-	0%	24,510	3,443	7
Road reconstruction	4,277,889	628,850	3,649,040	15%	461,526	3,443	134
Roading General	-	-	-	0%	77,560	3,443	23
Seal extension	-	-	-	0%	885,173	3,443	257
Seal extension - residential	-	-	-	0%	979,421	3,443	284
Sealed road pavement rehabilitation	3,288,006	402,781	2,885,225	12%	410,911	3,443	119
Sealed road resurfacing	6,751,370	661,634	6,089,736	10%	745,456	3,443	217
Street Furniture	-	-	-	0%	3,344	3,443	1
Streetlighting	-	-	-	0%	36,821	3,443	11
Structures component replacements	723,359	88,611	634,748	12%	53,562	3,443	16
Town Centre Improvements	-	-	-	0%	65,280	3,443	19
Traffic services renewals	1,341,146	126,125	1,215,021	9%	243,804	3,443	71
Unsealed road metalling	5,304,652	259,928	5,044,724	5%	283,792	3,443	82
Total Transport - Wanaka	50,310,810	4,203,623	46,107,186		6,560,964	3,443	1,906

TRANSPORT CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
District Wide							
Associated improvements	-	-	-	0%	4,395	10,727	0
Drainage renewals	657,598	65,155	592,443	10%	39,557	10,727	4
Environmental Renewals	1,200,000	70,920	1,129,080	6%	18,190	10,727	2
Minor Improvements	3,739,250	108,157	3,631,093	3%	155,898	10,727	15
Parking Facilities	-	-	-	0%	1,578	10,727	0
Preventive maintenance	-	-	-	0%	1,216	10,727	0
Replacement of bridges & other structures	-	-	-	0%	1,348	10,727	0
Road reconstruction	-	-	-	0%	25,858	10,727	2
Seal extension	-	-	-	0%	20,436	10,727	2
Sealed road pavement rehabilitation	1,500,000	121,500	1,378,500	8%	164,514	10,727	15
Sealed road resurfacing	3,898,362	292,316	3,606,046	7%	156,319	10,727	15
Structures component replacements	657,598	65,155	592,443	10%	33,588	10,727	3
Traffic services renewals	72,335	7,167	65,168	10%	6,353	10,727	1
Total Transport - District Wide	11,725,143	730,370	10,994,773		629,249	10,727	59
Eastern Access Road							
New roads	-	-	-	0%	4,109,052	5,597	734
Total Transport - Eastern Access Road	-	-	-		4,109,052	5,597	734

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wakatipu							Existing Debt	4,811,396	
	2018/19	28,718,486	2,857,398	2,857,398	846	4,195,622	4,195,622	3,473,171	45%
	2019/20	64,644,676	8,104,848	10,962,245	846	4,195,622	8,391,245	7,382,397	47%
	2020/21	97,829,911	10,410,015	21,372,261	846	4,195,622	12,586,867	13,596,790	52%
	2021/22	48,652,406	6,409,928	27,782,189	846	4,195,622	16,782,490	15,811,095	49%
	2022/23	69,551,908	7,401,362	35,183,551	651	3,229,844	20,012,334	19,982,613	50%
	2023/24	45,566,608	5,058,541	40,242,091	651	3,229,844	23,242,177	21,811,310	48%
	2024/25	20,026,108	2,632,261	42,874,353	651	3,229,844	26,472,021	21,213,727	44%
	2025/26	6,683,208	755,651	43,630,003	651	3,229,844	29,701,865	18,739,534	39%
	2026/27	4,829,008	513,769	44,143,772	651	3,229,844	32,931,709	16,023,459	33%
	2027/28	7,734,158	863,696	45,007,468	644	3,193,464	36,125,172	13,693,692	27%
			45,007,468		7,284	Wakatipu Weighted Debt Funding Ratio			43%
Wanaka							Existing Debt	19,771	
	2018/19	8,510,707	970,776	970,776	445	847,202	847,202	143,346	14%
	2019/20	5,498,797	491,274	1,462,051	445	847,202	1,694,404	(212,582)	-14%
	2020/21	4,906,957	437,081	1,899,131	445	847,202	2,541,605	(622,703)	-32%
	2021/22	4,407,157	389,896	2,289,027	445	847,202	3,388,807	(1,080,009)	-47%
	2022/23	7,286,407	354,712	2,643,739	280	534,274	3,923,081	(1,259,571)	-47%
	2023/24	7,480,657	344,425	2,988,164	280	534,274	4,457,356	(1,449,420)	-48%
	2024/25	2,564,907	230,809	3,218,973	280	534,274	4,991,630	(1,752,886)	-54%
	2025/26	2,494,157	225,795	3,444,768	280	534,274	5,525,904	(2,061,365)	-59%
	2026/27	3,538,407	376,238	3,821,006	280	534,274	6,060,178	(2,219,401)	-58%
	2027/28	3,622,657	382,617	4,203,623	263	500,786	6,560,964	(2,337,570)	-55%
			4,203,623		3,443	Wanaka Weighted Debt Funding Ratio			0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
District Wide									
							Existing Debt	-	
	2018/19	1,923,688	55,276	55,276	1,291	75,705	75,705	(20,428)	-37%
	2019/20	1,928,229	70,214	125,490	1,291	75,705	151,409	(25,919)	-21%
	2020/21	1,650,122	92,987	218,477	1,291	75,705	227,114	(8,637)	-4%
	2021/22	767,372	50,416	268,893	1,291	75,705	302,819	(33,926)	-13%
	2022/23	1,310,322	92,014	360,907	932	54,649	357,467	3,440	1%
	2023/24	703,222	67,582	428,489	932	54,649	412,116	16,373	4%
	2024/25	746,172	67,064	495,553	932	54,649	466,765	28,788	6%
	2025/26	1,289,072	103,292	598,845	932	54,649	521,413	77,431	13%
	2026/27	682,022	66,024	664,868	932	54,649	576,062	88,806	13%
	2027/28	724,922	65,502	730,370	907	53,187	629,249	101,121	14%
			730,370		10,727			District Wide Weighted Debt Funding Ratio	5%
Eastern Access Road									
							Existing Debt	2,604,817	
	2018/19	-	-	-	560	410,905	410,905	2,193,912	84%
	2019/20	-	-	-	560	410,905	821,810	1,783,007	68%
	2020/21	-	-	-	560	410,905	1,232,715	1,372,101	53%
	2021/22	-	-	-	560	410,905	1,643,621	961,196	37%
	2022/23	-	-	-	560	410,905	2,054,526	550,291	21%
	2023/24	-	-	-	560	410,905	2,465,431	139,386	5%
	2024/25	-	-	-	560	410,905	2,876,336	(271,519)	-10%
	2025/26	-	-	-	560	410,905	3,287,241	(682,424)	-26%
	2026/27	-	-	-	560	410,905	3,698,146	(1,093,330)	-42%
	2027/28	-	-	-	560	410,905	4,109,052	(1,504,235)	-58%
			-		5,597			Eastern Access Road Weighted Debt Funding Ratio	26%

RESERVE IMPROVEMENTS CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wakatipu							
Parks and Reserves	16,566,896	1,111,592	15,455,304	7%	2,577,802	4,387	588
Walkways	2,080,000	275,000	1,805,000	13%	366,193	4,387	83
Council Land - Reserve Land	-	-	-	0%	52,254	4,387	12
Cemeteries	130,000	22,098	107,902	17%	104,873	4,387	24
Total Reserves - Wakatipu	18,776,896	1,408,690	17,368,206		3,101,123	4,387	707
Wanaka							
Parks and Reserves	9,867,000	1,967,117	7,899,883	20%	2,313,527	2,558	904
Walkways	1,470,000	194,700	1,275,300	13%	196,112	2,558	77
Council Land - Reserve Land	-	-	-	0%	358,831	2,558	140
Cemeteries	-	-	-	0%	52,467	2,558	21
Total Reserves - Wanaka	11,337,000	2,161,817	9,175,183		2,920,938	2,558	1,142
District Wide							
Parks and Reserves	-	-	-	0%	381,221	6,945	55
Total Reserves - District Wide	-	-	-		381,221	6,945	55

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wakatipu									
							Existing Debt	2,603,417	
	2018/19	1,817,633	312,541	312,541	558	394,572	394,572	2,521,386	86%
	2019/20	2,376,530	211,908	524,449	558	394,572	789,143	2,338,723	75%
	2020/21	1,494,530	106,218	630,668	558	394,572	1,183,715	2,050,370	63%
	2021/22	1,669,000	61,074	691,741	558	394,572	1,578,286	1,716,872	52%
	2022/23	4,806,565	277,577	969,318	363	256,433	1,834,720	1,738,015	49%
	2023/24	3,133,802	205,218	1,174,537	363	256,433	2,091,153	1,686,800	45%
	2024/25	847,979	38,787	1,213,324	363	256,433	2,347,586	1,469,154	38%
	2025/26	1,067,619	117,218	1,330,542	363	256,433	2,604,020	1,329,939	34%
	2026/27	783,119	39,360	1,369,902	363	256,433	2,860,453	1,112,866	28%
	2027/28	780,119	38,787	1,408,690	340	240,670	3,101,123	910,984	23%
			1,408,690		4,387		Wakatipu Weighted Debt Funding Ratio		55%
Wanaka									
							Existing Debt	-	
	2018/19	2,935,000	688,999	688,999	376	429,760	429,760	259,240	38%
	2019/20	2,731,000	576,124	1,265,123	376	429,760	859,519	405,604	32%
	2020/21	1,489,000	300,654	1,565,777	376	429,760	1,289,279	276,498	18%
	2021/22	1,583,000	296,664	1,862,441	376	429,760	1,719,039	143,403	8%
	2022/23	593,500	91,341	1,953,783	180	205,854	1,924,893	28,890	1%
	2023/24	589,000	90,297	2,044,079	180	205,854	2,130,746	(86,667)	-4%
	2024/25	351,500	28,825	2,072,905	180	205,854	2,336,600	(263,696)	-13%
	2025/26	359,000	30,566	2,103,470	180	205,854	2,542,454	(438,984)	-21%
	2026/27	354,500	29,521	2,132,992	180	205,854	2,748,308	(615,316)	-29%
	2027/28	351,500	28,825	2,161,817	151	172,630	2,920,938	(759,121)	-35%
			2,161,817		2,558		Wanaka Weighted Debt Funding Ratio		0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
District Wide							Existing Debt	-	
	2018/19	-	-	-	935	51,298	51,298	(51,298)	0%
	2019/20	-	-	-	935	51,298	102,596	(102,596)	0%
	2020/21	-	-	-	935	51,298	153,895	(153,895)	0%
	2021/22	-	-	-	935	51,298	205,193	(205,193)	0%
	2022/23	-	-	-	543	29,808	235,001	(235,001)	0%
	2023/24	-	-	-	543	29,808	264,809	(264,809)	0%
	2024/25	-	-	-	543	29,808	294,618	(294,618)	0%
	2025/26	-	-	-	543	29,808	324,426	(324,426)	0%
	2026/27	-	-	-	543	29,808	354,234	(354,234)	0%
	2027/28	-	-	-	492	26,987	381,221	(381,221)	0%
					6,945	District Wide Weighted Debt		0%	
						Funding Ratio			

COMMUNITY FACILITIES CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wakatipu							
Buildings - Toilets	1,900,000	404,750	1,495,250	21%	654,881	5,479	120
Alpine Aqualand	1,444,550	-	1,444,550	0%	4,304,924	5,479	786
Health & Fitness Centre	773,360	-	773,360	0%	-	5,479	-
Waterways Facilities	392,000	-	392,000	0%	146,748	5,479	27
Halls - Arrowtown	-	-	-	0%	29,182	5,479	5
Council Land - Non-Reserve	-	-	-	0%	38,346	5,479	7
Wakatipu Non-Reserve	770,000	-	770,000	0%	-	5,479	-
Council Offices	41,526,857	-	41,526,857	0%	-	5,479	-
Events Centre	5,752,978	-	5,752,978	0%	-	5,479	-
Playgrounds Wakatipu	3,000,000	-	3,000,000	0%	95,958	5,479	18
Tennis Courts	990,000	-	990,000	0%	-	5,479	-
Arrowtown Pool	500,000	-	500,000	0%	-	5,479	-
Halls - Glenorchy	-	-	-	0%	7,235	5,479	1
Skate Parks	200,000	-	200,000	0%	-	5,479	-
Rural Fire - District Wide	-	-	-	0%	16,370	5,479	3
Halls - Queenstown	-	-	-	0%	856,918	5,479	156
Halls - Events Centre	-	-	-	0%	470,531	5,479	86
Halls - Queenstown Community Centre	-	-	-	0%	33,909	5,479	6
Community Development - Swimming Pools	-	-	-	0%	451,605	5,479	82
Libraries - Wakatipu	-	-	-	0%	18,727	5,479	3
Total Transport - Wakatipu	57,249,745	404,750	56,844,995		7,125,333	5,479	1,301

COMMUNITY FACILITIES CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wanaka							
Buildings - Toilets	1,135,000	235,585	899,416	21%	199,417	2,291	87
Waterways Facilities	2,050,000	-	2,050,000	0%	83,718	2,291	37
Halls - Hawea	-	-	-	0%	8,207	2,291	4
Holiday Parks	240,000	-	240,000	0%	-	2,291	-
Council Offices	790,000	-	790,000	0%	-	2,291	-
Wanaka Aquatic Centre	559,760	-	559,760	0%	-	2,291	-
Halls - Lake Wanaka Centre	687,396	-	687,396	0%	-	2,291	-
Community Buildings	115,000	-	115,000	0%	-	2,291	-
Buildings - Housing	126,000	-	126,000	0%	-	2,291	-
Playgrounds Wanaka	2,000,000	-	2,000,000	0%	-	2,291	-
Tennis Courts	180,000	-	180,000	0%	-	2,291	-
Wanaka Non-Reserve	910,000	-	910,000	0%	-	2,291	-
Wanaka Recreation Centre	3,774,499	-	3,774,499	0%	-	2,291	-
Halls - Luggate	950,000	262,348	687,652	28%	133,835	2,291	58
Halls - Arts & Community Centre	-	-	-	0%	741,078	2,291	323
Halls - Cardrona	-	-	-	0%	26,388	2,291	12
Halls - Wanaka Community Centre	-	-	-	0%	814,694	2,291	356
Community Development - Swimming Pools	-	-	-	0%	115,789	2,291	51
Libraries - Upper Clutha	-	-	-	0%	6,361	2,291	3
Total Transport - Wanaka	13,517,655	497,932	13,019,723		2,129,487	2,291	929
District Wide							
Dog Pound	65,000	-	65,000	0%	-	7,770	-
Halls - Lake Hayes Pavillion	-	-	-	0%	13,252	7,770	2
Rural Fire - District Wide	-	-	-	0%	29,672	7,770	4
Community Development - District Wide	-	-	-	0%	160,021	7,770	21
Total Transport - District Wide	65,000	-	65,000		202,945	7,770	26

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wakatipu									
							Existing Debt	6,227,128	
	2018/19	8,426,317	113,950	113,950	702	913,133	913,133	5,427,945	86%
	2019/20	25,024,238	-	113,950	702	913,133	1,826,266	4,514,812	71%
	2020/21	16,016,068	110,000	223,950	702	913,133	2,739,399	3,711,679	58%
	2021/22	1,587,480	45,200	269,150	702	913,133	3,652,531	2,843,747	44%
	2022/23	1,373,861	-	269,150	450	584,640	4,237,171	2,259,107	35%
	2023/24	1,379,883	45,200	314,350	450	584,640	4,821,811	1,719,667	26%
	2024/25	590,260	-	314,350	450	584,640	5,406,451	1,135,027	17%
	2025/26	1,476,160	45,200	359,550	450	584,640	5,991,090	595,588	9%
	2026/27	562,960	-	359,550	450	584,640	6,575,730	10,948	0%
	2027/28	812,518	45,200	404,750	423	549,603	7,125,333	(493,455)	-7%
			404,750		5,479		Wakatipu Weighted Debt Funding Ratio		56%
Wanaka									
							Existing Debt	621,761	
	2018/19	2,357,027	137,465	137,465	341	316,729	316,729	442,497	58%
	2019/20	1,938,704	224,867	362,332	341	316,729	633,457	350,636	36%
	2020/21	3,439,306	-	362,332	341	316,729	950,186	33,908	3%
	2021/22	1,715,020	-	362,332	341	316,729	1,266,914	(282,821)	-29%
	2022/23	1,439,200	45,200	407,532	159	148,042	1,414,956	(385,663)	-37%
	2023/24	261,040	-	407,532	159	148,042	1,562,998	(533,704)	-52%
	2024/25	741,201	45,200	452,732	159	148,042	1,711,039	(636,546)	-59%
	2025/26	480,824	-	452,732	159	148,042	1,859,081	(784,588)	-73%
	2026/27	605,133	45,200	497,932	159	148,042	2,007,123	(887,430)	-79%
	2027/28	540,200	-	497,932	132	122,364	2,129,487	(1,009,794)	-90%
			497,932		2,291		Wanaka Weighted Debt Funding Ratio		0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
District Wide							Existing Debt	4,230,498	
	2018/19	-	-	-	1,043	27,240	27,240	4,203,258	99%
	2019/20	15,000	-	-	1,043	27,240	54,480	4,176,019	99%
	2020/21	-	-	-	1,043	27,240	81,719	4,148,779	98%
	2021/22	-	-	-	1,043	27,240	108,959	4,121,539	97%
	2022/23	-	-	-	609	15,902	124,861	4,105,637	97%
	2023/24	15,000	-	-	609	15,902	140,763	4,089,735	97%
	2024/25	-	-	-	609	15,902	156,665	4,073,833	96%
	2025/26	35,000	-	-	609	15,902	172,567	4,057,932	96%
	2026/27	-	-	-	609	15,902	188,468	4,042,030	96%
	2027/28	-	-	-	554	14,477	202,945	4,027,553	95%
			-		7,770		Weighted Debt Funding Ratio		97%

RESERVE LAND CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19)
Wakatipu							
Reserves	20,781,907	20,781,907	-	100%	20,781,907	1,273	27.5 m ²
Total Reserve Land - Wakatipu	20,781,907	20,781,907	-		20,781,907	1,273	
Wanaka							
Reserves	7,267,181	7,267,181	-	100%	7,267,181	697	27.5 m ²
Total Reserve Land - Wanaka	7,267,181	7,267,181	-		7,267,181	697	

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wakatipu									
							Existing Debt	-	
	2018/19	2,144,196	2,144,196	2,144,196	131	328,988	328,988	(328,988)	0%
	2019/20	2,144,196	2,144,196	4,288,391	131	328,988	657,975	(657,975)	0%
	2020/21	2,144,196	2,144,196	6,432,587	131	328,988	986,963	(986,963)	0%
	2021/22	2,144,196	2,144,196	8,576,783	131	328,988	1,315,950	(1,315,950)	0%
	2022/23	2,144,196	2,144,196	10,720,978	131	328,988	1,644,938	(1,644,938)	0%
	2023/24	2,012,186	2,012,186	12,733,164	123	306,075	1,951,013	(1,951,013)	0%
	2024/25	2,012,186	2,012,186	14,745,350	123	306,075	2,257,088	(2,257,088)	0%
	2025/26	2,012,186	2,012,186	16,757,535	123	306,075	2,563,163	(2,563,163)	0%
	2026/27	2,012,186	2,012,186	18,769,721	123	306,075	2,869,239	(2,869,239)	0%
	2027/28	2,012,186	2,012,186	20,781,907	123	306,075	3,175,314	(3,175,314)	0%
			20,781,907		1,273				
							Wakatipu Weighted Debt Funding Ratio		0%
Wanaka									
							Existing Debt	-	
	2018/19	908,881	908,881	908,881	85	136,733	136,733	(136,733)	0%
	2019/20	908,881	908,881	1,817,762	85	136,733	273,465	(273,465)	0%
	2020/21	908,881	908,881	2,726,643	85	136,733	410,198	(410,198)	0%
	2021/22	908,881	908,881	3,635,524	85	136,733	546,930	(546,930)	0%
	2022/23	908,881	908,881	4,544,405	85	136,733	683,663	(683,663)	0%
	2023/24	544,555	544,555	5,088,960	55	81,853	765,516	(765,516)	0%
	2024/25	544,555	544,555	5,633,515	55	81,853	847,368	(847,368)	0%
	2025/26	544,555	544,555	6,178,071	55	81,853	929,221	(929,221)	0%
	2026/27	544,555	544,555	6,722,626	55	81,853	1,011,074	(1,011,074)	0%
	2027/28	544,555	544,555	7,267,181	55	81,853	1,092,927	(1,092,927)	0%
			7,267,181		697				
							Wanaka Weighted Debt Funding Ratio		0%