

Development Contribution Policy | Te Kaupapa Here Whakawhanake Hekeka Utu





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Glossary of Terms

Accommodation units [or Stay units]	Defined in section 197 of the LGA 2002 as: “...units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”
Activity	A grouping of council functions required for development contributions – listed in Section 1.1.4.
Allotment [or Lot]	Defined in section 218 of the RMA 1991 as: “a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not: (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b) any parcel of land or building or part of a building that is shown or identified separately; (i) on a survey plan; or (ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c) any unit on a unit plan; or d) any parcel of land not subject to the Land Transfer Act 2017”
Applicant	The person(s) applying for a resource consent, building consent, or service connection.
Community Facilities	Defined in section 197 of the LGA 2002 as: “land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and includes land that the territorial authority will acquire for that purpose”
Community Infrastructure	Defined in section 197 of the LGA 2002 as: “means the following assets when owned, operated, or controlled by a territorial authority: a) community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated: b) play equipment that is located on a neighbourhood reserve: c) toilets for use by the public”
Contributing Area (See Development Contribution Supporting Documents for Contributing Area Maps)	A defined geographic area where development contributions are to be calculated by the method described herein and delivering a standard development contribution in terms of \$/Dwelling Equivalent. Contributing areas take an integrated approach to the effects of land subdivision/development and associated physical resources and assesses the overall requirements of an identified geographic area. Contributing areas should enable standard development contributions to be determined efficiently and equitably.
Council	Queenstown Lakes District Council (QLDC)
Development	Defined in section 197 of the LGA 2002 as: “any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but does not include the pipes or lines of a network utility operator”

Development Agreement	Defined in section 197 of the LGA 2002 as: “means a voluntary contractual agreement made under sections 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or part of a district”
Development contribution objection	Defined in section 197 of the LGA 2002 as: “means an objection lodged under clause 1 or Schedule 13A against a requirement to make a development contribution”
Dwelling Equivalent [or DE]	A typical residential dwelling, however representing a unit of demand for which non-residential land uses can be described by. Non-residential activities, such as visitor accommodation and business categories, can be converted into dwelling equivalents using land use differentials. Dwelling equivalents enable the demand of different land uses to be considered collectively.
Gross Floor Area [or GFA]	The sum of the gross area of all floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre line of walls separating two buildings. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.
Impervious Surface Area [or ISA]	Sealed area of a site or area that is not capable of absorbing rainwater.
Land Use Differentials	Factors which are used to convert non-residential properties into dwelling equivalents. Impact on, benefit from and consumption of assets by different land uses can be converted into, and described as dwelling equivalents. They have two functions 1) to determine the total dwelling equivalents for apportioning total CAPEX for growth to determine a standard development contribution and 2) enabling a new subdivision or development to be converted into dwelling equivalents, such that the development contributions can be calculated.
Lodged	The point in time at which an application that complies with all the requirements in section 88(2) of the Resource Management Act 1991 (RMA 1991) or section 45 of the Building Act 2004, has been received by Council and accepted as complete.
Network Infrastructure	Defined in section 197 of the LGA 2002 as: “the provision of roads and other transport, water, wastewater, and stormwater collection and management”
Service Connection	Defined in section 197 of the LGA 2002 as: “a physical connection to a service provided by, or on behalf of, a territorial authority”
Stay units [or Accommodation units]	Accommodation units defined in section 197 of the LGA 2002 as: “...units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”
Ten Year Plan [or TYP]	Refers to Queenstown Lakes District Council Ten Year Plan 2021-31
Wakatipu Area	Means Queenstown-Wakatipu Ward and Arrowtown Ward.
Wānaka Area	Means Wānaka Ward.



Part 1: Introduction

1.1. PURPOSE OF THE POLICY

- 1.1.1. The Queenstown Lakes District has traditionally experienced significant growth in its population, visitors, development and the local economy. The impacts of COVID-19 has seen a decline in growth pressure in the short-term with a particular impact on visitor numbers, however revised growth projections released by Council in August 2020¹ show that by 2031, both the number of residents and visitors will be back on par with the expectations of previous models. Growth continues to generate high levels of subdivision and development which places increasing pressure on the assets and services provided by the Council. Investment in additional assets and services is accordingly required to meet the demands of growth.
- 1.1.2. The purpose of the Policy is to ensure that a fair, equitable and proportionate share of the total cost of capital expenditure necessary to service growth over the long term is funded by development. Council may achieve this by using **Development Contributions** under the Local Government Act 2002 (LGA 2002).
- 1.1.3. Council considers that Development 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 growth.
- 1.1.4. Development contributions can be collected for growth related projects for:

Reserves

Local and Community Parks
Sportsground Parks
Reserve Improvements

Network Infrastructure

Water
Wastewater
Stormwater
Roads and Transportation

Community Infrastructure

Land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities including but not limited to:

- > Public Toilets
- > Libraries
- > Community Centres and town halls
- > Event/recreation centres and recreation facilities
- > Swimming Pools
- > Waterways

1.2. STATUTORY REQUIREMENT FOR THE POLICY

- 1.2.1. Council is required to have a policy on development contributions and financial contributions as a component of its funding and financial policies under section 102(2)(d) of the LGA 2002.

The Policy meets this requirement.

1.3. COMMUNITY OUTCOMES

- 1.3.1. The Policy contributes directly to the themes articulated in 'Vision Beyond 2050', thriving people, opportunities for all and disaster-defying resilience.

In particular the following community outcomes:

- > Everyone can find a healthy home in a place they choose to be

- > Our environments and services promote and support health, activity and wellbeing for all
- > Our economy is strong and diverse with sustainable and inclusive growth
- > Our infrastructure is a resilient as our people

1.3.2. As a dedicated growth funding source development contributions provide a mechanism for funding water, wastewater, stormwater, roading, community infrastructure and reserves required to cater for growth in the District. This ensures QLDC's vision and outcomes extend to new communities as well as the existing population.

1.4. CHANGES TO DEVELOPMENT CONTRIBUTIONS POLICY 2021

1.4.1. Updates made to the Development Contributions Policy 2021 are listed below:

- > Updated policy format
- > Change of contribution name from 'Community Facilities' to 'Community Infrastructure' in line with wording in the Local Government Act 2002.
- > Change of the average dwelling size from 140m² to 180m²
- > Removal of local/community reserve land and community infrastructure contributions from non-residential developments
- > Inclusion of table of definitions of land use categories
- > Expansion and reclassification of Commercial and Industrial land use categories
- > Removal of land use categories: Country Dwelling; Country Dwelling Flat; CBD Commercial; CBD Accommodation; Home Occupation; Primary Industry.
- > Change of method of calculating visitor accommodation
- > Updated Policy differentials
- > Inclusion of basis of differentials into the policy
- > Inclusion of parameters by which to guide Special Assessments
- > Reduction in size of Local/Community Reserve Land Contributions per dwelling equivalent and the introduction of Premier Sportsground Reserves Land Contribution
- > Updated land valuations

- > Updated Contributing Area Maps
- > Grouping of contributing areas in and around Queenstown to reflect how the areas are serviced for water supply and wastewater.

1.4.2. As a result of the Long Term Plan Consultation Process; several changes have been made to the Policy (when compared to the notified version of the policy). These are as follows:

- > Applying a ground floor area based credit for dwellings that are being converted to visitor accommodation.
- > Grouping Hāwea with Makaoroa, Luggate and Cadrona for local/community park cash contributions as detailed in section 3.6.7. This has altered the reserve land value for both Wanaka areas.
- > As a result of changes to the capital programme, some contribution amounts have changed. These changes are minor in terms of impact.

1.4.3. These changes will apply to any application for resource consent, building consent or application for service connection lodged on or after 1 July 2021.

1.5. NAVIGATING THIS DOCUMENT

1.5.1. The Policy outlines Council's approach to funding development infrastructure via development contributions under the LGA 2002.

1.5.2. The Policy has four main parts:

- > Part 1: Introduction
- > Part 2: Administering the Policy
- > Part 3: The Charges
- > Part 4: Policy Details

1.5.3. Supporting Documents relating to this Policy include:

- > Contributing Area Maps
- > Asset Schedules
- > Parks Provision Guidelines

Part 2: Administering the Policy

2.1. WHAT ACTIVITIES ATTRACT DEVELOPMENT CONTRIBUTIONS?

2.1.1. Development contributions may be sought in respect of any development that generates a demand for reserves, network and community infrastructure. If subdividing, building, connecting to Council services, or otherwise undertaking development in the District, development contributions will need to be assessed. Development contributions apply to developments within the areas shown in the Contributing Area Maps (see supporting documents).

2.1.2. In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the section: *2.2.7 Limitations; 3.8. Credits.*

2.1.3. Development of new infrastructure sometimes means that areas not previously liable for development contributions become so. For example, a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not. The current Development Contributions Policy will reflect those changes. Council officers will be available to help resolve any uncertainty about development contribution liabilities.

2.2. WHEN AND HOW ARE DEVELOPMENT CONTRIBUTIONS LEVIED?

The usual steps for assessing and requiring payment of development contributions are:

TRIGGER – ASSESSMENT – NOTICE – INVOICE – PAYMENT

2.2.1. Trigger

Council can require development contributions for a development upon the granting of:

- > A resource consent
- > A building consent or certificate of acceptance
- > An authorisation for a service connection for water, wastewater or stormwater services

2.2.1.1. Residential development (excludes Visitor Accommodation)

For purely residential developments, QLDC shall assess the entire development contribution under the policy in place the time at which the subdivision consent application is lodged with all required information. Any residential development that does not require a subdivision consent (e.g. second residential units or additional residential flats) shall be assessed under the policy in place at the time the relevant building consent application is lodged with all required information.

2.2.1.2. Non-residential development (includes Visitor Accommodation)

For a non-residential subdivision, QLDC shall levy a portion of the development contribution based on the following table under the policy in place at the time the subdivision consent is lodged with all required information.

LAND USE	LOT SIZE	ESTIMATED GROSS FLOOR AREA (GFA)	IMPERVIOUS SURFACE AREA (ISA)
All land uses except Residential, Multi-unit residential and Residential flat	≤500m ²	50m ²	62.5m ²
	>500m ² ≤2000m ²	100m ²	125m ²
	>2000m ²	400m ²	500m ²

The remainder of the development contribution shall be assessed when the relevant building consent is lodged with all required information. The assessment will be undertaken in reference to the development contributions policy in place at that time. This provides the most accurate assessment once the final plans, gross floor areas and land use category of the development are confirmed.

In all cases, land use resource consents with no related building consents will be assessed under the policy in place the time at the land use resource consent is lodged.

2.2.2. Assessment

On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:

- (A) The development generates a demand for reserves, community infrastructure or network infrastructure; and
- (B) The effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of community facilities; and
- (C) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.

Council has identified the assets and areas that are likely to meet the requirements of (B) and (C), and these are outlined in Schedule of Assets (see supporting documents) and Disclosure Tables (past and future assets funded by development contributions) and the Contributing Area Maps (see supporting documents). Where a development is within one of the areas covered by the Contributing Area Maps, development contributions will be assessed.

Should connection to Council's network occur for a development outside of the existing scheme boundary, then a bespoke development contribution may be negotiated, typically under a Private Development Agreement.

2.2.3. Notice

Under the LGA 2002 Section 198(1), a development contribution notice can be issued from the point at which a resource consent, building consent, certificate of acceptance, or service connection authorisation is granted. In some cases, the notice may be issued or re-issued later.

If multiple consents or authorisations are being issued for a single development, a development contributions notice may be issued for each consent or authorisation. However, where payments are made in relation to one of the notices, actual credits will be recognised for the remaining notices.

Development contribution notices will be issued via email to the property owner, the consent applicant, and/or their representatives. Development contribution obligations remain with the land and/or property in the event of a change of ownership.

2.2.4. Invoice

An invoice for development contribution charges will be issued to provide an accounting record and to initiate the payment process.

If a development contribution required by Council is not invoiced as a result of an error or omission on the part of Council, the invoice will be issued when the error or omission is identified. The development contributions remain payable.

If there is a delay between when a notice is issued and when an invoice is issued, the Council may adjust the charges levied in the invoice to account for inflation² or changes in GST.

² See paragraph 3.3.2. below

2.2.5. Payment

As set out at 2.2.3. above, under the LGA 2002 Section 198(1), a territorial authority may require a development contribution to be paid from the date of granting the related consent. Payment to Council must be made as follows:

- > Resource Consent (subdivision) – prior to the issue of S224c;
- > Resource Consent (change of land use) – on receipt of the development contributions notice or prior to the commencement of the resource consent³, whichever is earlier;
- > Building Consent – prior to the issue of the code compliance certificate or certificate of acceptance;
- > Service connection – prior to authorisation being granted.

2.2.6. Non-payment of Development Contributions

Until the development contributions have been paid in full, Council may (as applicable):

- > Prevent the commencement of a resource consent;
- > Withhold a certificate under Section 224(c) of the RMA 1991;
- > Withhold a code compliance certificate under Section 95 of the Building Act 2004 or certificate of acceptance under section 99 of the Building Act 2004;
- > Withhold a service connection to the development;

Where invoices remain unpaid beyond the payment terms Council will start debt collection proceedings, which may involve the use of a credit recovery agent. Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

2.2.7. Limitations

Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA 2002, if, and to the extent that:

- > It has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose;
- > The developer will fund or otherwise provide for the same reserve or network infrastructure;
- > A third party has funded or provided, or undertaken to fund or provide, the same reserve or network infrastructure;
- > The Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance.

In addition, Council will not require a development contribution in any of the following cases:

- > Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for reserve or network infrastructure.
- > The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown.

³ The consent holder and property owner must contact Council if the resource consent is due to commence and no Development Contribution has been paid.

2.2.8. Waivers and/or Reductions

Development contributions may be waived or reduced if:

- > A resource consent or building consent does not generate additional demand for any community facilities (such as a minor boundary adjustment); or
- > One of the circumstances outlined in section 2.2.7. *Limitations* apply; or
- > Credits apply as outlined in section 3.8. *Credits*.

If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase in the number of DEs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.

This means Council will require development contributions where additional units of demand are created.

Examples of where these would be needed, include:

- > Minimal development contributions have been levied on a commercial development at subdivision or land use consent stage as the type of development that will happen will only be known at building consent stage.
- > The nature of use has changed, for example from a low infrastructure demand non-residential use to a high infrastructure demand non-residential use.

2.2.9. Development Agreements

Council may enter into specific arrangements with a developer for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable, as provided for under sections 207A-207F of the LGA 2002. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.



Part 3: The Charges

3.1. OVERVIEW OF CALCULATION METHODOLOGY

3.1.1. Growth capital expenditure

The key concept of the approach is to define the total cost of capital expenditure (CAPEX) for growth consumed by the growth in population over a set period of time. This consumption of CAPEX for growth is then apportioned among the increased number dwelling equivalents (DE) over the same time period. This defines the average cost per DE. This can be represented by the following formula.

$$\text{DE CONTRIBUTION} = \frac{\text{SUM OF GROWTH CAPEX}}{\text{SUM OF NEW DE}}$$

Capital expenditure for growth is based on Financial Reports (past expenditure) and Ten Year Plan (TYP) budgets (projected expenditure).

Only growth capital expenditure is considered in the model. All operational expenditure is excluded, including internal overheads.

3.2. DETERMINING INFRASTRUCTURE IMPACT

The Policy is centred around a dwelling equivalent (DE), in other words, an average household in a standard residential unit and the demands they typically place on community facilities. The basis of these are detailed in section 3.5 *Basis of Differentials*.

The number of DEs charged is one per new residential allotment or residential unit created.

When calculating the number of DEs for a residential subdivision, Council will adjust the assessment to account for any:

- > Credits relating to the site (refer to the section 3.8. *Credits*).
- > Allotment which, by agreement, is to be vested in Council for a public purpose.
- > Allotment required as a condition of consent to be amalgamated with another allotment.

3.3. SCHEDULE OF DEVELOPMENT CONTRIBUTIONS

- 3.3.1. For each infrastructure activity where development contributions are required, the development contribution payable is calculated by multiplying the number of DE generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.
- 3.3.2. These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for Construction, as permitted by sections 106 (2B) and (2C) of the LGA 2002. The charge for a DE for each contributing area and activity is summarised below.

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

Contributing area ⁴	Water Supply	Wastewater	Stormwater	Reserve Improvements	Premier Sportsground - Reserve land contribution	Community Infrastructure	Transportation	Transportation - EAR ⁵	Total Cash Contribution	Local/Community Reserve Land
Queenstown	\$4,454	\$6,317	\$3,670	\$1,233	\$500	\$3,711	\$3,389	\$763	\$24,037	17.5m ² /DE in applicable areas ⁶
Frankton Flats	\$4,454	\$6,317	\$4,883	\$1,233	\$500	\$3,711	\$3,389	\$763	\$25,250	
Arrowtown	\$3,941	\$3,349	\$446	\$1,233	\$500	\$3,711	\$3,389		\$16,569	
Glenorchy	\$10,688	^	\$434	\$1,233	\$500	\$3,711	\$3,389		\$19,955	
Lake Hayes	\$4,454	\$3,984		\$1,233	\$500	\$3,711	\$3,389		\$17,271	
Shotover Country	\$4,454	\$1,938		\$1,233	\$500	\$3,711	\$3,389		\$15,225	
Arthurs Point	\$1,867	\$6,317		\$1,233	\$500	\$3,711	\$3,389		\$17,017	
Kingston Township # %	\$9,516 #	^	^	\$1,233	\$500	\$3,711	\$3,389		\$18,349	
Kingston - KVL zone *%	\$1,977	\$2,719	\$1,388	\$1,233	\$500	\$3,711	\$3,389		\$14,917	
Ladies Mile	\$4,454	\$2,384	^	\$1,233	\$500	\$3,711	\$3,389		\$15,671	
Southern Corridor	\$4,454	\$6,317		\$1,233	\$500	\$3,711	\$3,389		\$19,604	
Wānaka	\$7,034	\$5,821	\$2,119	\$2,434		\$3,808	\$1,873		\$23,089	
Hāwea	\$5,543	\$16,942	\$403	\$2,434		\$3,808	\$1,873		\$31,003	
Albert Town	\$7,034	\$5,821	\$350	\$2,434		\$3,808	\$1,873		\$21,320	
Luggate	\$6,491	\$5,821	\$295	\$2,434		\$3,808	\$1,873		\$20,722	
Cardrona	\$8,490 #	\$15,850 #		\$2,434		\$3,808	\$1,873		\$32,455	
Cardrona – MCS zone *	\$7,920	\$12,420		\$2,434		\$3,808	\$1,873		\$28,455	
Other Wakatipu				\$1,233	\$500	\$3,711	\$3,389		\$8,833	
Other Wānaka				\$2,434		\$3,808	\$1,873		\$8,115	

* Different contributions payable in Mount Cardona Station zone and Kingston Village Limited (KVL) Zone as per PDA

% In Kingston a Targeted Rate of \$1,025 will also be charged for all 3-waters. This will be indexed each year at 2.5%p.a.

Includes 20% funding from small townships scheme

^ Development contribution to be confirmed when final planning, design and costing has been completed

⁴ Development in any area with funding assistance from the Housing Infrastructure Fund (HIF) may qualify for a reduced development contribution, e.g. Quail Rise

⁵ The contributing area for the Eastern Access Road (EAR) is not the same as the contributing area for Frankton Flats Stormwater network. Refer to the Contributing Area Maps in the Development Contributions Supporting Documents.

⁶ In accordance with part 3.6.5 of this policy and subject to parts 3.6.7. and 3.6.8. of this policy.

3.4. LAND USE DIFFERENTIALS AND CATEGORIES

Land use differentials enable all development and subdivision categories (residential and non-residential) to be considered in terms of a common unit of demand, which in this case is the dwelling equivalent (DE). The following table summarises the conversion factors or land use differentials used to convert all activity or development categories into residential dwelling equivalents based on gross floor area or per stay units for visitor accommodation.

3.4.1. DWELLING EQUIVALENT CALCULATION TABLE								
Units (per...) Land Use Category	Water Supply (GFA)	Wastewater (GFA)	Stormwater (per 100m ² ISA)	Transportation (GFA)	Community Infrastructure	Local/Community Park reserve land	Premier Sportsground reserve land	Reserve improvements
Per lot/house								
Residential	1.00	1.00	1.00 per lot/house	1.00	1.00	1.00	1.00	1.00
Per stay unit								
Visitor Accommodation	0.33	0.50	0.38	0.33	0.33			
Per retirement unit (apartment/villa/house)								
2 or more bedrooms	0.60	0.58	0.38	0.29	0.65	0.41		0.41
1 bedroom	0.40	0.38	0.38	0.19	0.43	0.27		0.27
Per 100m ² GFA								
Multi-Unit Residential	0.56	0.56	0.38	0.56	0.56	0.56	0.56	0.56
Residential Flat	0.56	0.56	0.38	0.56	0.56			0.56
MU-Visitor Accommodation	0.62	0.73	0.38	0.62	0.62			
MU-Commercial	0.46	0.47	0.38	0.92				
Industrial - dry	0.09	0.13	0.38	0.44				
Industrial - wet	0.30	0.41	0.38	1.00				
General Commercial	0.16	0.22	0.38	2.00				
Large Format Retail	0.09	0.13	0.38	1.33				
Restaurant/Bar	1.49	2.03	0.38	2.00				
Child-care Centres	0.55	0.74	0.38	3.58				
Other/unusual developments	To be individually assessed at the time of application							

3.4.2. LAND USE CATEGORIES

PDP Category	Definition	DC Land Use Category
Industrial Activity (includes Rural Industrial)	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods	Industrial - wet ; e.g. Car wash facilities, laundromats, manufacturing, processing
		Industrial - Dry; Storage, warehouses
Day Care Facility	Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.	Child-Care Centres
Elderly Care Home	Means a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act (2001), or a home for the residential care of older persons and/or any land or buildings used for the care of older persons within a retirement village.	Retirement units – either 1 bedroom unit 2 or more bedroom unit
Retirement Village	Means the residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as accessory to the principal use any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.	
Office	Means any of the following: a. administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; b. commercial offices being place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted; c. professional offices.	General Commercial
Commercial Recreational Activities	Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.	
Retail Sales / Retail / Retailing	Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities	
Service Station	Means any site where the dominant activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG, and diesel, and may also include any one or more of the following: a. the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles; b. mechanical repair and servicing of motor vehicles, including motor cycles, caravans, boat motors, trailers, except in any Residential, Town Centre or Township Zone; c. inspection and/or certification of vehicles; d. the sale of other merchandise where this is an ancillary activity to the main use of the site. Excludes: panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding, which are not included within mechanical repairs of moto	
Showroom	Means any defined area of land or a building given over solely to the display of goods. No retailing is permitted unless otherwise specifically provided for in the zone in which the land or building is located.	

3.4.2. LAND USE CATEGORIES

PDP Category	Definition	DC Land Use Category
Residential Visitor Accommodation	Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 nights. Excludes: Visitor Accommodation and Homestays.	MU-Visitor Accommodation
Large Format Retail	Means any single retail tenancy which occupies 500m ² or more of GFA. Refer definition of GFA.	Large Format Retail
Bar (Hotel or Tavern)	Means any part of a hotel or tavern which is used principally for the sale, supply or consumption of liquor on the premises. Bar area shall exclude areas used for storage, toilets or like facilities and space.	Restaurant/Bar
Restaurant	Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale and Supply of Alcohol Act 2012	
Visitor Accommodation	<p>Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares and managed apartments; and ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site. iii. Includes onsite staff accommodation. iv. Excludes Residential Visitor Accommodation and Homestays</p> <p>Visitor accommodation developments will be assessed on a 'per stay unit' basis. That is, the DCN will be assessed based on the maximum number of separately bookable/occupied units. Residential units that are used for visitor accommodation purposes (mixed use accommodation) will not be assessed as per stay units.</p>	Visitor Accommodation
Hotel	Means any premises used or intended to be in the course of business principally for the provision to the public of: a. lodging; b. liquor, meals and refreshments for consumption on the premises	
Camping Ground	Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, or permanent tourist cabins, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.	

3.4.2. LAND USE CATEGORIES

PDP Category	Definition	DC Land Use Category
Airport Activity	Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including: d. terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking, maintenance and service facilities, fuel storage and fuelling facilities and facilities for the handling and storage of hazardous substances	Other
Education Activity	Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education. It also includes ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.	
Health Care Facility (includes Aged Care Facility)	Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasias, weight control clinics or beauticians.	
Hospital	Means any building in which two or more persons are maintained for the purposes of receiving medical treatment; and where there are two or more buildings in the occupation of the same person and situated on the same piece of land they shall be deemed to constitute a single building.	
	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.	Residential Flat
	Any development that involves the development of three or more residential units/apartments within a single site, with at least one shared wall. This does not include additions, alterations or accessory buildings.	Multi-Unit Residential
	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, however the conversion of residential dwellings will be based on the dwelling's GFA and calculated using the multi-unit residential land use differential - post demand will then be assessed using the mixed use accommodation differential. This method more clearly defines the impact of redevelopment from residential to visitor accommodation.	Mixed Use Accommodation

3.4.3. Non-Residential Subdivision

Subdivided lots zoned for Visitor Accommodation only shall be assessed under the Visitor Accommodation land use category. All other non-residential subdivisions shall be assessed under the General Commercial land use category at this stage.

3.4.4. Estimated Gross Floor Area

Where the GFA is unknown, which is often the case for a non-residential subdivision, Development Contribution Officers will reference the table under 2.2.3. *Non-residential development (includes Visitor Accommodation)* to estimate the future GFA of the development.

3.4.5. Special Assessments

Developments sometimes generate a significantly different demand on infrastructure than can usually be expected under the relevant land use category. This may include a development that Council deems not to fit into the land use categories shown in 3.4.1. *Dwelling Equivalent Calculation Table*. Council may decide to make a special assessment of the DEs applicable to the development. Council will evaluate the need for a special assessment for one or more activities where it considers that:

- > The development is likely to have less than half or more than twice the demand⁷ for an activity listed in 3.5.3. *Water*, 3.5.4. *Wastewater* 3.5.5. *Transportation* for that development type; or
- > A non-residential development does not fit into an Industrial - dry, Industrial - wet, General Commercial, Large Format Retail, Restaurant/Bar, Child-Care Centre or Visitor Accommodation, land use and must be considered under another category; or
- > Where the gross floor area of a non-residential development is less than 30% of the site area.

The demand measures in 3.5. *Basis of Differentials* will be used to help guide special assessments.

If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

Where possible the development will be assessed as a building, as opposed to the initial business being operated from the building. The nature of businesses can change over time, often outside the triggers of the development contributions policy.

3.5. BASIS OF DIFFERENTIALS

3.5.1. The differentials reflect the demand of a development type relative to a residential dwelling. A standard residential allotment of dwelling is always assessed as 1 DE. The underlying assumptions and the source for the other differentials are outlined in the tables below.

3.5.2. The following land use categories are not included in the tables below as they are calculated based on other land use differential(s):

- > Multi-Unit Residential and Residential Flat – converted on a GFA basis assuming the typical house is 180m². This figure is taken from the QLDC Rating Database.
- > Mixed Use Visitor Accommodation and Mixed Use Commercial – these are based on 75% Residential and 25% Visitor Accommodation (40m² per stay unit) and General Commercial.

3.5.3. Water Supply

LAND USE CATEGORY	DEMAND	LITRES PER DAY PER	SOURCE	ASSUMPTIONS
Residential	1,500	house	NZS4404	3 pax per house, 250L/day, Peak Factor = 2.0
Visitor Accommodation	500	stay unit	NZS4404	2 pax per stay unit @250L/day
Retirement Units	600/900	1br/2br		Previous policy based on historical special assessments
Industrial – dry	140	100m ² GFA	NZS4404	Light industrial/commercial WW design flows
Industrial - wet	450	100m ² GFA	NZS4404	Heavy industrial/commercial WW design flows
General Commercial	240	100m ² GFA	NZS4404	Medium industrial/commercial WW design flows
Large Format Retail	140	100m ² GFA	NZS4404	Light industrial/commercial WW design flows
Restaurant/Bar	2,230	100m ² GFA	Design reports	Cardrona WS/WW design assumptions @16.5L/pax and 1.35 pax per m ²
Child-Care Centres	825	100m ² GFA		Previous policy based on historical special assessments

3.5.4. Wastewater

LAND USE CATEGORY	DEMAND	LITRES PER DAY PER	SOURCE	ASSUMPTIONS
Residential	1,000	house	NZS4404	3 pax per house, 250L/day, Peak Factor = 1.3
Visitor Accommodation	500	stay unit	NZS4404	2 pax per stay unit @250L/day
Retirement Units	385/580	1br/2br		Previous policy based on historical special assessments
Industrial – dry	125	100m ² GFA	NZS4404	Light industrial/commercial WW design flows (0.4L/s/Ha)
Industrial - wet	410	100m ² GFA	NZS4404	Heavy industrial/commercial WW design flows (1.3L/s/Ha)
General Commercial	220	100m ² GFA	NZS4404	Medium industrial/commercial WW design flows (0.7L/s/Ha)
Large Format Retail	125	100m ² GFA	NZS4404	Light industrial/commercial WW design flows (0.4L/s/Ha)
Restaurant/Bar	2,025	100m ² GFA	Design reports	Cardrona WS/WW design assumptions @16.5L/pax and 1.35 pax per m ²
Child-Care Centres	740	100m ² GFA		Previous policy based on historical special assessments

For the purpose of water supply and wastewater, QLDC retain the right to use the size of the lateral into a development for the purpose of a special assessment as shown below:

INTERNAL DIAMETER OF WATER CONNECTION (MM)	20	25	32	40	50	100	150
Dwelling equivalent – Water Supply (DE)	1.00	1.56	2.56	4.00	6.25	25.00	56.25
Water demand@ 1,500L/DE	1,500	2,340	3,840	6,000	9,375	37,500	84,375
Wastewater demand@ 10% loss/ consumption		2,106	3,456	5,400	8,438	33,750	75,938
Dwelling equivalent – Wastewater (DE) @1,000L/DE	1.00	2.10	3.50	5.40	8.40	33.80	75.90

If the dwelling equivalents under the lateral approach are greater than those calculate under the standard differential/GFA approach, then QLDC may levy the higher of the two.

3.5.5. Stormwater

Stormwater is based on the typical residential dwelling having 270m² of impermeable surface area.

Some sites within Council’s stormwater reticulated contributing area also have a requirement to install on-site stormwater systems. This requirement does not preclude the land owner from paying stormwater development contributions. The Council downstream network that development contributions recoup costs for have been designed and

installed to cater for large storm events. Therefore, the stormwater contribution is in addition to any costs associated with any on-site development undertaken.

3.5.6. Transportation

LAND USE CATEGORY	DEMAND	VEHICLE MOVEMENTS PER DAY (VPD) PER...	SOURCE	ASSUMPTIONS
Residential	9	House	Abley design paper ⁸	
Visitor Accommodation	3	stay unit	Abley design paper	Visitor Accommodation
Retirement Units	1.7/2.6	1br/ 2br		Previous policy based on historical special assessments
Industrial – dry	4	100m ² GFA	Abley design paper	Warehouses
Industrial - wet	9	100m ² GFA	Abley design paper	Industrial
General Commercial	18	100m ² GFA	Abley design paper	Commercial
Large Format Retail	12	100m ² GFA	Abley design paper	Commercial - retail up to 10,000m ²
Restaurant/Bar	18	100m ² GFA	Abley design paper	Commercial
Child-Care Centres	32	100m ² GFA		Previous policy based on historical special assessments

3.5.7. Reserves and Community Infrastructure

For Visitor Accommodation the same differential as Water Supply and Transportation has been applied; 0.33 DE per stay unit. These differentials are based on the number of people staying and the frequency of vehicles movements, therefore they provide a good proxy for the demand created by visitors on these recreational assets.

⁸ Trip Generation Research and Household Unit Equivalent Units, Abley, July 2020

3.6. RESERVE LAND CONTRIBUTIONS

3.6.1. A portion of development contributions paid to the Council is utilised for the provision of reserve land within the Queenstown Lakes District. It is Council's aim to have an adequate provision of accessible reserve land of high quality 'to provide a rich and diverse network of open spaces that are valued by the community and are protected and enhanced for future generations'⁹.

3.6.2. The reserve land contribution for each dwelling equivalent across the Wakatipu area has been assessed at 22.5m². This consists of:

- > 17.5m² Local & Community Park (charged as a cash and/or land contribution)
- > 5m² Premier Sportsground Park (charged as a cash contribution)

3.6.3. The reserve land contribution for each dwelling equivalent across the Wānaka area has been assessed at 17.5m². This consists of:

- > 17.5m² Local & Community Park (charged as a cash or land contribution)

3.6.4. Premier Sportsground Park Cash Contribution

All residential developments within the Wakatipu Area are required to contribute reserve land cash contributions equivalent to 5m² per DE for Premier Sportsground Parks. This value is shown within 3.3.3 *Schedule of Development Contributions*. The exception to this is Residential Flats.

Under Schedule 13 clause 1(2) of the LGA 2002, Council identifies the requirement for a Premier Sportsground Park within the Wakatipu Area that is outside of the period covered by the Ten Year Plan. It is anticipated that this reserve will be purchased in years 11-12.

There is no requirement within the Wānaka area for Premier Sportsground Park cash contribution of 5m². Council has recently rezoned existing council administered land through the District Plan as Open Space and Recreation with the intent to develop this as a Premier

Sportsground Park. Therefore while there is the need to provide a new Premier Sportsground Park there is no need to acquire additional land.

3.6.5. Local/Community Park Reserve Contribution Requirement

For Residential Development (Residential, Multi-Unit Residential, Retirement Units)

A. Local/community park reserve contributions **are not** required where sites:

- > are located within Areas A designated by the Parks and Reserves Contributing Area Maps (see supporting documents)

Note: There is sufficient provision of Local/Community Park Reserve Land in mapped Area A, therefore no charge is required.

B. Local/Community Park reserve contributions **are** required where sites:

- > are located within Area B designated by the Parks and Reserves Contributing Area Maps (see supporting documents) and/or within Urban Growth Boundaries as defined by the District Plan

Note: Areas designated as Area B, have been identified as high growth areas where there is insufficient provision of Local/Community Park reserve land, therefore, a Development Contribution towards increasing this provision will be charged.

C. Local/Community Park reserve contributions **are** required where sites:

- > are located within Area C (neither Area A or B and/or within Urban Growth Boundaries) designated by the Parks and Reserves Contributing Area Maps (see supporting documents); and
- > have residential development density <2000m²/DE post development

⁹ Draft Parks and Open Spaces Strategy 2021

Rural Zone

Any lots that are zoned Rural are exempt from Local/Community Park reserve contributions should the lot remain zoned Rural post development and have a land area greater than or equal to 2000m². If any allotments within the Rural Zone, post development, have a land area less than 2000m², Local/Community Park reserve contributions are required (as detailed within *Zones within Area C* below). This is to ensure that adequate provision for Local/Community Parks are made in areas where there is potential demand on rural land for urban development. This in no way suggests that any development will be approved in these areas – but provides Council with the adequate framework to collect contributions should any urban development occur in these areas.

Note that *some* zones below are specifically identified within Areas A and B. They are also listed below due to the evolving nature of the District Plan review and zone changes which may result in residential urban allotments outside of Areas A and B.

Zones within 'Area C' < 2000m²

Local/Community Parks reserve contributions **are** required.

- > Rural
- > Wakatipu Basin Rural Amenity Zone (new zone in the Wakatipu Basin that replaces the 'Rural' zone of the Operational District Plan (ODP))
- > Gibbston Character Zone
- > Rural Residential
- > Rural Lifestyle
- > Rural Visitor Zone
- > Large Lot Residential A
- > Large Lot Residential B (the min lot size is 4000m² – but it possible, though unlikely, that we will see subdivisions down to less than 2000m² on some of these sites due to 'unique circumstances')

- > Any other zone that is not listed above but results in allotments that have been subdivided for residential purposes with an area of less than 2000m². The requirement will also apply to sites that have not been subdivided but the density per residential unit is greater than one unit per 2000m².

3.6.6. Local/Community Park-Land Contribution

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

Approval in writing must be provided from Council 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 must adhere to the QLDC Future Parks and Reserves Provision Plan 2021.

3.6.7. Local/Community Park-Cash Contribution

Where a cash contribution is required for Local/Community Parks, the value of the land shall fall into

Wakatipu Area: Queenstown, Fernhill, Sunshine Bay, Kelvin Heights, Frankton, Arrowtown; Eastern Corridor & Southern Corridor; Glenorchy & Kingston; or

Wānaka Area: Wānaka; Hāwea & Albert Town; Luggate, Cardrona & Makarora. The average land values for these locations have been calculated as follows – values are GST exclusive:

Wakatipu Area:

- > Queenstown, Fernhill, Sunshine Bay, Kelvin Heights, Frankton, Arrowtown \$721/m²
- > Eastern Corridor¹⁰ & Southern Corridor¹¹ \$657/m²
- > Glenorchy & Kingston \$278/m²

Wānaka Area:

- > Wānaka & Albert Town \$656/m²
- > Luggate, Cardrona, Hāwea & Makarora \$263/m²

Note that where Local/Community Park reserve contributions are required outside of the valued areas in this section, the land value will be based on the valued area closest in distance to the development.

3.6.8. Maximum Development Contributions for Reserve Land

Section 203 of the LGA 2002 prohibits Council from charging development contributions for reserves that exceed the greater of:

- > 7.5% of the value of the additional lots created by a subdivision; and
- > The value equivalent of 20m² of land for each additional household unit or accommodation unit created by the development.

3.7. RESERVE IMPROVEMENT CONTRIBUTIONS

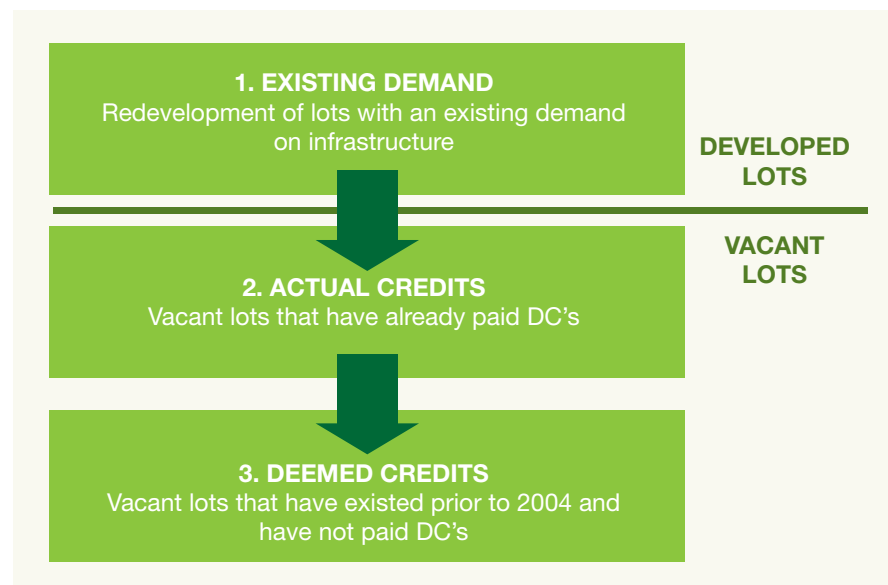
3.7.1. A portion of development contributions paid to the Council is utilised for the improvement of reserve land within the Queenstown Lakes District. In some instances, Council may accept or require a contribution to the equivalent value in the form of infrastructure. Agreement and approval in writing must be provided from Council in respect of any Reserve Improvement infrastructure being provided, and evidence of expenditure for Reserve Improvements must be presented to Council to offset the development contributions levy for Reserve Improvements.

3.8. CREDITS

3.8.1. Considerations apply to all development contribution assessments:

- > The existing demand of any lot that is to be developed will be converted to a DE credit when assessing development contributions. Development contributions payable therefore 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 (see 3.10.1. Refunds).

3.8.2. Three credit types that may be applied:



¹⁰ Shotover Country, Lake Hayes Estate, Bridesdale & Ladies Mile

¹¹ All land between the new Kawarau Bridge and Lakeside Estate including Coneburn, Jacks Point, Homestead Bay, Hanley Farm

Existing Credits: Redevelopment of lots with an existing demand on infrastructure.

Actual Credits: Vacant lots that have already paid development contributions.

Deemed Credits: Vacant lots that existed and had rights to develop prior to 1 July 2004 and have not paid DCs. Deemed credits do not apply to vacant lots where no right to build existed prior to 1 July 2004.

3.8.3. Deemed Credits

Residential: Deemed credits where applicable will be calculated as 1DE per residential vacant lots.

Non-Residential: Deemed credits where applicable will be calculated as per 2.2.1.2. *Non-residential development (includes Visitor Accommodation)* for non-residential vacant lots.

3.8.4. Amalgamated Credits

Any credits that are identified as a result of an amalgamation of individual titles will accrue on the new amalgamated title. These will lapse if not utilised within a period of three years.

3.9. REVIEW PROCESS

Developers are entitled under the LGA 2002 to request a reconsideration or lodge a formal objection if they believe Council has made a mistake in assessing the level of development contributions for their development.

3.9.1. Reconsideration

Reconsideration requests are a process that formally requires Council to reconsider its assessment of the development contributions for a development. A request for reconsideration can be made where the developer has grounds to believe that:

- > The development contribution was incorrectly calculated or assessed under the Policy; or
- > Council incorrectly applied the Policy; or
- > The information used to assess the development against the Policy, or the way that Council has recorded or used that information when requiring a development contribution, was incomplete or contained errors.

To seek a reconsideration, the developer must:

- > Lodge the reconsideration request within 10 working days of receiving the development contribution notice.
- > Use the reconsideration form (found on <https://www.qldc.govt.nz/do-it-online/submit-an-application/development-contribution-costs-request-for-reconsideration>) and supply any supporting information with the form.

Applications with insufficient information will be returned to the applicant, with a request for additional information.

Once Council has received all required information, the request will be considered by an appropriate Council officer. Notice of Council's decision will be available within 15 working days from the date on which Council receives all required relevant information relating to the request.

3.9.2. Objection

Objections are a more formal process that allow developers to seek a review of the Council's decision. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and Council, although either party may seek a judicial review of the decision.

Objections may only be made on the grounds that Council has:

- > Failed to properly take into account features of the development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District; or
- > Required a development contribution for community facilities not required by, or related to, the development, whether on its own or cumulatively with other developments; or
- > Required a development contribution in breach of section 200 of the LGA 2002; or
- > Incorrectly applied the Policy to the development.

Schedule 13A of the LGA 2002 sets out the objection process. To pursue an objection, the developer must:

- > Lodge the request for an objection within 15 working days of receiving the outcome of any request for a reconsideration by emailing development.contributions@qldc.govt.nz; and
- > Supply any supporting information within the email.

Objectors are liable for all costs incurred in the objection process including staff arranging and administering the process, commissioner's time, and other costs incurred by Council associated with any hearings such as room hire and associated expenses, as provided by section 150A of LGA 2002. However, objectors are not liable for the fees and allowances costs associated with any Council witnesses.

OTHER MATTERS

3.9.3. Refunds

Sections 209 and 210 of the LGA 2002 state the circumstances where development contributions must be refunded, or land returned. In summary, Council will refund development contributions paid if:

- > The resource consent:
 - o lapses under section 125 of the RMA 1991; or
 - o is surrendered under section 138 of the RMA 1991; or
- > The building consent lapses under section 52 of the Building Act 2004; or
- > The development or building in respect of which the resource consent or building consent was granted does not proceed; or
- > Council does not provide the reserve or network infrastructure for which the development contributions were required.

Council may retain any portion of a development contribution referred to above of a value equivalent to the costs incurred by the Council in relation to the development or building and its discontinuance.

Council may retain a portion of a development contribution (or land) refunded of a value equivalent to:

- > Any administrative and legal costs it has incurred in assessing, imposing, and refunding a development contribution or returning land for network infrastructure or community infrastructure development contributions.
- > Any administrative and legal costs it has incurred in refunding a development contribution or returning land for reserve development contributions.

3.9.4. Postponements

Postponement of development contribution payment will only be permitted at Council's discretion. Where payment is postponed, Council will require a Statutory Land Charge equal in value to the payment owed.

Part 4: Policy Details

4.1. CONTRIBUTING AREA DETERMINATION

4.1.1. Under the LGA 2002, Council has set charges based on geographical area. These grouping have been completed in a manner that balances practical and administrative efficiencies with considerations of fairness and equity.

4.1.2. The underlying approach groups development within each distinct 3-waters network/scheme and uses a ward based approach for the transportation, reserve and community infrastructure contributions. This and any exceptions are summarised in the table below.

ACTIVITY	CONTRIBUTING AREA
Water supply	Grouped under the following distinct networks: Queenstown (includes Southern Corridor, Quail Rise, Ladies Mile, Shotover Country, Lake Hayes, Frankton, Kelvin Heights) Arthurs Point Arrowtown Glenorchy Kingston Wānaka (includes Albert Town) Hāwea Luggate Cardrona
Wastewater	Queenstown (includes Southern Corridor, Frankton, Kelvin Heights, Arthurs Point, Quail Rise) Arrowtown * Ladies Mile * Shotover Country * Lakes Hayes * Kingston Wānaka (includes Albert Town and Luggate) Hāwea Cardrona
Stormwater	Queenstown Frankton Flats Arrowtown Glenorchy Kingston Ladies Mile # Wānaka Hāwea Albert Town Luggate
Transportation	Wakatipu or Wānaka areas and the Eastern Access Road contributing area
Reserve improvements	Wakatipu or Wānaka areas
Community Infrastructure	
Reserve land	Wakatipu or Wānaka areas in locations where more reserve land is required – see Contributing Area Maps in Supporting Documents
Notes:	* These contributing areas are separated for wastewater as they have existing legacy funding agreements. They all pay an equitable portion of the Shotover Ponds treatments costs.
	# This contribution will be defined once the masterplan is finalised.

4.2. SIGNIFICANT ASSUMPTIONS

4.2.1. The TYP and the Policy rely on the same base data, the significant assumptions disclosed in Volume 2 of the TYP also apply to this Policy. Development contributions are based on capital expenditure budgets included in Council's asset management plans. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. As better information becomes available the Policy will be updated, generally through the Annual Plan and Ten Year Plan processes where applicable.

4.2.2. Methodology

Council has taken an approach to ensure that the cumulative effect of development is considered across each contributing area.

4.2.3. Planning horizons

A 30 year timeframe has been used as a basis for forecasting growth and growth related assets and programmes.

4.2.4. Projecting growth

The growth projections used for the 2021 TYP are summarised below:

- > Strong resident population growth, increasing to nearly 77,500 people by 2051. This is near doubling of the projected 2021 starting point.
- > Continued growth in the number of houses, increasing to over 39,300 houses by 2051. This is an overall increase of nearly 17,000 houses over 30 years.
- > The increase in visitor numbers takes the average day total population to nearly 120,000 people

In addition to the residential growth there is also a forecast increase in business rating units (over 750,000m²) and visitor accommodation developments (over 6,500 accommodation units).

4.2.5. Key risks / effects

There are two key risks associated with administering development contributions, and the resulting effects are:

- > That growth predictions do not eventuate, resulting in a change to the assumed rate of development. Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
- > That the time lag between expenditure incurred by Council and development contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increase in debt servicing costs. To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.
- > In addition to the above demand projections there are some areas that may be developed over a longer time than 30 years, or may develop faster than projected, e.g. Southern Corridor. In some cases for long life infrastructure (e.g. pipes, mains) the funding has been spread over the full capacity of an area as informed by the proposed district plan and the Spatial Plan¹².

4.3. CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

4.3.1. The key concept of the approach is to define the total capital expenditure (capex – real \$s or 2021/2022 \$s) 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 household 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.

¹² For the purpose of public consultation the Spatial Plan is in its draft form.

- 4.3.2. The calculation method can be summarised by 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 (DEs) over the design/capacity 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.

4.4. GROWTH COSTS

- 4.4.1. Capital expenditure may be attributable to one or more factors: growth, changes to levels of service, statutory requirements, or asset renewal. Under this Policy all projects have been assessed to calculate a fair, equitable and proportionate portion of Council’s infrastructure costs that can be attributed to growth. The growth costs reflect the cost that Council has or will incur because of growth. The growth-related costs are solely those required to meet the additional demand created by the effects (including cumulative effects) of all development within a given contributing area. This includes capacity in all up and downstream areas of the network, and not just the capacity in the locality of a given development. For example, the growth costs include the capacity in the headwork’s assets such as treatment plants and storage assets.

- 4.4.2. Projects that were/are completed solely to address the demands of, and the benefits to, development, are considered to be 100% growth. Projects that were/are solely to replace existing assets or change levels of service are considered to be 0% growth. Projects that benefit both the existing community and the future community are apportioned using the following formula:

$$\text{GROWTH \%} = \frac{\text{(DEMAND AT CAPACITY – DEMAND AT CONSTRUCTION)}}{\text{DEMAND AT CAPACITY}}$$

- 4.4.3. Where possible the demand has been quantified using first principles, e.g. traffic flow, litres used, impermeable surface area (ISA). This ensures that only a fair, equitable and proportionate portion of the total costs is passed onto the future community via development contributions.
- 4.4.4. This approach can be used on projects where growth is not the main driver. For example, an upgrade to a wastewater treatment plant may be a combination of both level of service change for the existing community and provision of capacity for the future community.

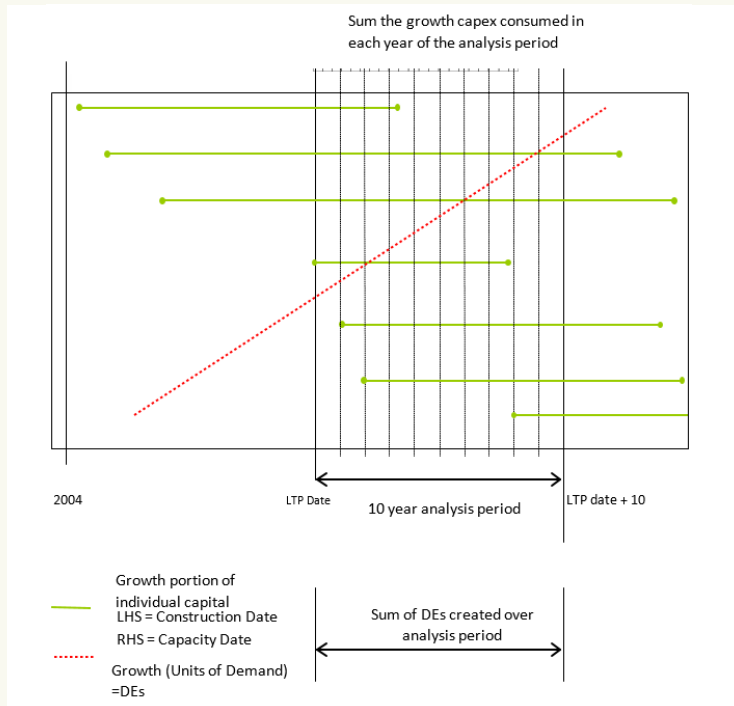
4.5. AVERAGE COST OF GROWTH

- 4.5.1. The development contributions are based on the long-term average cost of growth across a contributing area and reflect the average cost of infrastructure required to service new development for each activity. This includes those growth-related projects planned for in the future and also those growth-related projects that have already been completed.
- 4.5.2. The calculation method uses the capacity life of each asset to fairly apportion the growth costs across the capacity life of the asset created. This ensures that all developments that benefit from the growth-related capital expenditure contribute an equitable portion. This also ensures that the rate the capacity is consumed is considered in the calculation so that early and late developers do not pay an unfairly high proportion of the growth costs. This also means that not all growth costs incurred in the TYP period will be funded over that period.

4.5.3. The standard contribution (\$/DE) is based on the average cost of growth for each activity over a 10-year analysis period.

$$\text{STANDARD DEVELOPMENT CONTRIBUTION} = \frac{\$}{\text{DE}} = \frac{\text{SUM OF GROWTH COSTS CONSUMED IN ANALYSIS PERIOD}}{\text{SUM OF NEW DEs IN ANALYSIS PERIOD}}$$

This method is summarised in the following diagram:
Long run average cost of growth



4.5.4. Although the method uses a bottom up approach at the project level, the standard contribution reflects the average cost of growth for the overall activity. This is considered the fairest way to ensure all development in the contributing area pays a fair and equitable contribution to fund each activity and service growth over the long term.

4.5.5. For the purpose of the calculations, the design life of the longer life assets has been capped at 30 years. This design life is used in both the calculation of the growth portion and the consumption of the growth costs. This ensures that the interest costs of funding long life assets are not disproportionately high. The 30 years was chosen as it is consistent with Council's 30 Year Infrastructure Strategy. The exception is for some large reticulation assets where a design life of 50 years may be used.

4.6. INTEREST CONSIDERATIONS

4.6.1. Interest costs have been assessed based on 3% interest per annum, as adopted in the draft 2021 TYP. The interest component of the standard contribution is based on the weighted average cost of capital over the 10-year analysis window. The cumulative net deficit considering existing debt, future contributions and future growth related capital expenditure are used to determine the interest implications.

4.6.2. New schemes are sometimes funded under Private Development Agreements. In some cases a bespoke funding model may be used for new schemes where the infrastructure is provided by a combination of Council and private developers, e.g. Cardrona wastewater.

4.7 FUNDING SUMMARY

The nature and level of expected capital expenditure required by Council and the proportion attributed to growth is shown in the following tables. A table is produced for each activity (asset type) which shows the growth capital expenditure for each geographical area where a contribution has been assessed.

For the schemes where infrastructure is being provisioned via a Private Development Agreement, some of the costs included in the development contributions (and summary tables) are for capital expenditure outside the 2021 Ten Year Plan.

4.7.1. Disclosure Tables

WATER SUPPLY

WATER SUPPLY								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Greater Queenstown	Total	113,038,348	187,116,272	54,080,979	83,827,801	21,119,795	4,742	\$4,454
	Reticulation	29,189,833	65,075,229	21,183,101	37,703,461	7,617,108	4,742	\$1,606
	Pump Station	0	6,513,240	0	3,021,710	892,660	4,742	\$188
	Unspecified Expenditure	0	282,676	0	0	0	4,742	\$0
	Storage	13,952,486	22,158,058	3,775,196	9,540,406	2,521,560	4,742	\$532
	New Scheme	6,458,043	8,135,604	6,458,043	7,417,195	1,858,360	4,742	\$392
	Intake	1,371,378	4,584,854	646,767	1,668,484	621,291	4,742	\$131
	Renewals	7,992,533	15,033,966	0	2,477	1,446	4,742	\$0
	Management	10,953,034	13,985,333	2,814,637	3,228,230	668,992	4,742	\$141
	Conveyance	0	74,090	0	0	0	4,742	\$0
	Emergency Conveyance	0	256,774	0	72,454	0	4,742	\$0
	Flow Metering	0	473,895	0	160,574	29,701	4,742	\$6
	Treatment Facility	41,787,522	47,462,955	18,975,058	20,464,056	6,739,980	4,742	\$1,421
	Asset Management System	0	1,110,186	0	226,189	48,628	4,742	\$10
	Forward Design	1,030,519	1,174,569	222,118	257,735	84,840	4,742	\$18
	Minor Works	0	127,634	0	22,348	14,392	4,742	\$3
	Investigations	303,000	667,210	6,060	42,481	20,837	4,742	\$4

WATER SUPPLY								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Arrowtown	Total	11,917,535	22,816,239	1,011,446	3,491,226	1,480,080	376	\$3,941
	Reticulation	1,900,000	4,256,527	190,000	878,695	269,889	376	\$719
	Pump Station	0	93,975	0	21,877	8,065	376	\$21
	Unspecified Expenditure	0	534,392	0	0	0	376	\$0
	Storage	6,160,000	8,651,009	615,700	1,272,117	494,542	376	\$1,317
	Intake	0	3,484,195	0	1,007,385	548,859	376	\$1,461
	Renewals	1,730,491	2,817,451	0	1,612	744	376	\$2
	Management	1,977,775	2,294,083	195,148	221,237	120,006	376	\$320
	Flow Metering	0	22,552	0	5,914	773	376	\$2
	Treatment Facility	0	355,897	0	51,185	31,388	376	\$84
	Asset Management System	0	149,103	0	18,980	0	376	\$0
	Forward Design	149,269	154,410	10,598	11,843	5,625	376	\$15
	Minor Works	0	2,606	0	381	191	376	\$1
	New Capital	0	38	0	0	0	376	\$0
Glenorchy	Total	4,538,303	8,531,558	1,492,187	2,927,053	1,684,913	158	\$10,688
	Reticulation	363,600	916,329	93,809	283,723	128,655	158	\$816
	Pump Station	0	86,348	0	34,457	10,933	158	\$69
	Unspecified Expenditure	153,553	334,165	0	0	0	158	\$0
	Storage	2,347,500	3,929,656	1,082,198	1,806,667	1,099,778	158	\$6,976
	New Scheme	0	333,636	0	128,386	67,591	158	\$429
	Intake	425,000	852,538	107,525	278,945	168,861	158	\$1,071
	Renewals	333,976	560,560	0	78	45	158	\$0
	Management	289,674	392,781	60,761	79,835	30,487	158	\$193
	Flow Metering	0	13,363	0	5,313	1,530	158	\$10
	Treatment Facility	470,000	819,119	118,910	238,439	144,944	158	\$919
	Asset Management System	0	20,255	0	5,113	0	158	\$0
	Forward Design	155,000	272,619	28,985	66,014	32,046	158	\$203
	Minor Works	0	190	0	83	43	158	\$0

WATER SUPPLY								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Arthurs Point	Total	1,882,737	6,797,970	425,807	3,181,337	727,233	390	\$1,867
	Reticulation	824,100	2,309,943	235,693	1,259,511	317,425	390	\$815
	Unspecified Expenditure	293,169	437,480	0	0	0	390	\$0
	Storage	0	1,874	0	903	473	390	\$1
	New Scheme	0	1,754,082	0	1,259,741	90,693	390	\$233
	Intake	0	348,393	0	128,466	64,744	390	\$166
	Renewals	0	429,704	0	0	0	390	\$0
	Management	650,468	715,969	166,079	187,254	87,734	390	\$225
	Flow Metering	0	5,001	0	0	0	390	\$0
	Treatment Facility	0	245,355	0	107,219	58,178	390	\$149
	Asset Management System	0	116,711	0	54,845	0	390	\$0
	Forward Design	115,000	115,702	24,035	24,263	11,965	390	\$31
	Minor Works	0	317,756	0	159,136	96,021	390	\$246
Wānaka	Total	89,444,261	122,622,097	31,169,459	46,411,640	16,836,937	2,394	\$7,034
	Reticulation	20,837,897	29,179,237	6,713,795	10,481,796	3,409,666	2,394	\$1,424
	Pump Station	1,636,200	2,623,781	0	434,870	160,477	2,394	\$67
	Unspecified Expenditure	0	2,076,155	0	0	0	2,394	\$0
	Storage	3,942,744	17,151,975	1,496,743	11,097,264	3,785,447	2,394	\$1,581
	Intake	0	737,667	0	315,613	111,552	2,394	\$47
	Renewals	4,774,314	8,662,736	0	835	472	2,394	\$0
	Management	8,064,489	8,672,616	3,558,650	3,676,966	1,085,110	2,394	\$453
	Flow Metering	0	217,293	0	95,738	22,619	2,394	\$9
	Treatment Facility	49,500,000	52,055,639	19,156,500	19,860,712	8,144,941	2,394	\$3,403
	Asset Management System	0	228,004	0	77,358	0	2,394	\$0
	Forward Design	688,617	994,297	243,770	364,957	113,923	2,394	\$48
	Minor Works	0	22,694	0	5,500	2,717	2,394	\$1
	Investigations	0	3	0	30	13	2,394	\$0

WATER SUPPLY								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Hāwea	Total	10,353,799	14,919,691	4,854,401	6,908,203	2,081,971	376	\$5,543
	Reticulation	909,000	3,075,867	454,500	1,697,898	635,060	376	\$1,691
	Pump Station	0	397,488	0	157,091	76,449	376	\$204
	Unspecified Expenditure	406,379	437,947	0	0	0	376	\$0
	Storage	7,511,520	7,521,286	3,755,760	3,759,635	806,572	376	\$2,147
	Intake	0	1,516,291	0	569,044	282,321	376	\$752
	Renewals	121,469	340,382	0	0	0	376	\$0
	Management	1,241,363	1,286,322	580,318	590,177	233,114	376	\$621
	Flow Metering	0	58,819	0	23,590	11,844	376	\$32
	Treatment Facility	0	59,792	0	23,040	7,245	376	\$19
	Asset Management System	0	3,543	0	1,029	0	376	\$0
	Forward Design	164,069	189,774	63,823	72,352	22,187	376	\$59
	Minor Works	0	32,181	0	14,348	7,179	376	\$19
Luggate	Total	9,384,593	13,621,813	5,272,630	6,956,755	3,714,653	572	\$6,491
	Reticulation	5,010,000	5,034,769	2,895,780	2,909,562	1,665,607	572	\$2,910
	Pump Station	0	54,815	0	30,471	17,097	572	\$30
	Unspecified Expenditure	162,836	769,379	0	0	0	572	\$0
	Storage	3,631,000	3,763,762	2,080,563	2,166,877	1,050,106	572	\$1,835
	New Scheme	0	18,437	0	0	0	572	\$0
	Renewals	0	87,255	0	0	0	572	\$0
	Management	460,757	522,564	241,687	258,872	130,245	572	\$228
	Flow Metering	0	30,622	0	17,193	9,706	572	\$17
	Treatment Facility	0	3,033,137	0	1,416,281	813,470	572	\$1,421
	Asset Management System	0	53,174	0	15,433	0	572	\$0
	Forward Design	120,000	120,000	54,600	54,600	24,252	572	\$42
	Minor Works	0	278	0	39	23	572	\$0
	Investigations	0	133,621	0	87,426	4,147	572	\$7

Private Developer Agreement Schemes – Water Supply

Cardrona

Water Supply development contributions as per provisional private development agreement – 100% of costs to be funded through development contributions.

PRIVATE DEVELOPER AGREEMENT SCHEMES – WATER SUPPLY CARDRONA	
Component	Capital Costs
WS Headworks (Intake, PS, Rising Main, Storage, Treatment)	\$8,611,183
Additional membranes and storage	\$1,278,987
Interest	\$4,099,491
WS Headworks Total	\$13,989,661
Pipeline from MCS to Cardrona Village	\$1,430,000
Interest	\$1,111,416
Pipeline Total	\$2,541,416

Kingston

Water Supply development contributions are as per the private development agreement – 100% of costs to be funded through growth – with options to pay the development contribution as an upfront lump sum, or over time as a targeted rate.

PRIVATE DEVELOPER AGREEMENT SCHEMES – WATER SUPPLY KINGSTON	
Component	Capital Costs
Headworks	\$12,988,276
Conveyance	\$4,270,118
Interest	\$3,335,610
Total	\$20,594,003

WASTEWATER

WASTEWATER								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Greater Queenstown	Total	156,233,550	275,942,539	72,591,723	113,016,893	29,659,491	4,695	\$6,317
	Investigations	2,229,198	2,368,974	526,883	574,822	191,844	4,695	\$41
	Management	666,567	8,658,167	175,219	2,822,590	153,213	4,695	\$33
	Minor Works	0	2,242	0	0	0	4,695	\$0
	New Scheme	0	476,924	0	476,924	0	4,695	\$0
	Pump Station	13,906,213	41,726,743	5,578,218	16,174,289	6,793,990	4,695	\$1,447
	Renewals	0	6,515,525	0	3,091	1,538	4,695	\$0
	Reticulation	103,746,500	140,336,958	52,381,951	68,776,862	13,389,744	4,695	\$2,852
	Storage	12,533,625	12,542,514	4,467,004	4,469,800	1,366,667	4,695	\$291
	Treatment Facility	23,151,448	63,314,492	9,462,448	19,718,516	7,762,495	4,695	\$1,653
Arrowtown	Total	8,739,879	21,499,682	1,130,434	3,897,218	1,294,924	387	\$3,349
	Investigations	359,862	369,524	25,789	25,789	10,412	387	\$27
	Management	177,976	766,569	25,536	118,001	15,832	387	\$41
	Minor Works	0	20,289	0	0	0	387	\$0
	Pump Station	0	806,554	0	170,078	42,988	387	\$111
	Renewals	0	1,292,541	0	13,519	1,974	387	\$5
	Reticulation	6,295,504	13,030,211	299,870	1,945,998	584,471	387	\$1,512
	Treatment Facility	1,906,538	5,213,993	779,239	1,623,834	639,247	387	\$1,653
Lake Hayes	Total	426,686	7,863,706	174,395	3,568,408	344,796	87	\$3,984
	Management	0	118,078	0	54,118	0	87	\$0
	Minor Works	0	117,242	0	13,415	4,549	87	\$53
	Pump Station	0	475,384	0	327,674	68,014	87	\$786
	Renewals	0	236,947	0	0	0	87	\$0
	Reticulation	0	5,749,154	0	2,809,784	129,169	87	\$1,493
	Treatment Facility	426,686	1,166,900	174,395	363,417	143,064	87	\$1,653

WASTEWATER								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Shotover Country	Total	5,835,053	5,965,611	110,100	143,439	29,577	15	\$1,938
	Investigations	427,888	427,888	6,008	6,008	811	15	\$53
	Management	93,308	93,308	1,306	1,306	201	15	\$13
	Reticulation	5,238,599	5,238,599	72,026	72,026	3,332	15	\$218
	Treatment Facility	75,258	205,817	30,760	64,099	25,234	15	\$1,653
Ladies Mile	Total	5,306,062	10,645,015	3,539,894	4,879,713	1,444,259	606	\$2,384
	Reticulation	2,319,040	2,476,120	2,319,040	2,335,612	442,734	606	\$731
	Treatment Facility	2,987,022	8,168,895	1,220,854	2,544,101	1,001,524	606	\$1,653
Wānaka	Total	66,769,430	128,066,435	22,984,339	51,068,086	15,491,753	2,661	\$5,821
	Investigations	1,821,558	1,993,432	638,842	680,772	216,595	2,661	\$81
	Management	349,741	4,039,032	124,353	2,062,283	38,243	2,661	\$14
	Minor Works	0	39,734	0	0	0	2,661	\$0
	New Scheme	0	302,358	0	74,152	33,205	2,661	\$12
	Pump Station	3,837,564	7,171,382	1,765,279	4,026,856	1,355,762	2,661	\$509
	Renewals	0	2,601,475	0	5,665	3,418	2,661	\$1
	Reticulation	33,230,699	46,903,306	9,181,575	14,608,644	4,050,241	2,661	\$1,522
	Storage	15,002,300	15,002,300	5,649,474	5,649,474	1,317,561	2,661	\$495
	Treatment Facility	12,527,568	50,013,417	5,624,816	23,960,241	8,476,726	2,661	\$3,185
Hāwea	Total	27,461,219	31,204,853	13,040,813	14,829,403	6,448,359	381	\$16,942
	Investigations	3,401,041	3,432,939	1,652,754	1,659,606	741,173	381	\$1,947
	Management	37,886	248,183	14,738	113,188	6,347	381	\$17
	Pump Station	0	1,214,322	0	562,237	225,195	381	\$592
	Renewals	0	343,971	0	0	0	381	\$0
	Reticulation	1,219,292	1,807,922	0	558,906	267,041	381	\$702
	Storage	303,000	303,000	123,321	123,321	46,605	381	\$122
	Treatment Facility	22,500,000	23,854,518	11,250,000	11,812,145	5,161,998	381	\$13,563

Private Developer Agreement Schemes – Wastewater

Cardrona

Wastewater development contributions as per private development agreement – 100% of costs to be funded through development contributions.

PRIVATE DEVELOPER AGREEMENT SCHEMES – WASTEWATER CARDRONA	
Component	Capital Costs
WWTP	\$15,379,000
Additional aeration to SBR and upsize reactor	\$192,090
S2 irrigation zone	\$573,661
Third SBR tank	\$1,884,647
Second headworks screen and grit removal system	\$423,829
Additional LTA and consent variation	\$168,357
Interest	\$7,368,033
WWTP Total	\$25,989,616
Pipeline from WWTP to Cardrona Village	\$4,259,000
Interest	\$3,631,632
Pipeline Total	\$7,890,632

Kingston

Wastewater development contributions are as per the private development agreement – 100% of costs to be funded through growth – with options to pay the development contribution as an upfront lump sum, or over time as a targeted rate.

PRIVATE DEVELOPER AGREEMENT SCHEMES – WATER SUPPLY KINGSTON	
Component	Capital Costs
Headworks	\$17,721,904
Conveyance	\$8,078,889
Interest	\$5,344,350
Total	\$31,145,143

STORMWATER

STORMWATER								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Queenstown	Total	24,569,368	55,809,999	7,415,519	16,988,504	5,403,254	1,603	\$3,370
	Reticulation	19,963,768	43,373,076	5,766,714	13,551,794	4,545,870	1,603	\$2,835
	Investigations	0	229,749	0	63,162	0	1,603	\$0
	Minor Works	0	724,050	0	47,298	2,112	1,603	\$1
	Renewals	0	695,522	0	102,826	27,096	1,603	\$17
	Management	0	3,060,934	0	389,745	102,490	1,603	\$64
	New Scheme	0	1,639,646	0	698,905	37,783	1,603	\$24
	Stormwater Upgrades	4,605,600	5,586,460	1,648,805	2,008,685	683,022	1,603	\$426
	Asset Management System	0	432,234	0	98,259	0	1,603	\$0
	Treatment	0	68,328	0	27,830	4,881	1,603	\$3
Arrowtown	Total	0	1,659,747	0	364,645	31,073	213	\$146
	Reticulation	0	1,328,568	0	339,700	26,980	213	\$127
	Investigations	0	66,461	0	9,416	0	213	\$0
	Minor Works	0	107,462	0	0	0	213	\$0
	Renewals	0	133,543	0	10,774	2,385	213	\$11
	Stormwater Upgrades	0	23,712	0	4,755	1,708	213	\$8
Glenorchy	Total	0	451,533	0	201,020	12,004	89	\$134
	Reticulation	0	350,446	0	154,297	11,716	89	\$131
	Investigations	0	396	0	100	0	89	\$0
	Renewals	0	1,396	0	0	0	89	\$0
	New Scheme	0	97,497	0	46,107	0	89	\$0
	Stormwater Upgrades	0	1,798	0	517	287	89	\$3
Frankton Flats	Total	3,256,039	11,965,880	1,165,662	9,784,274	6,390,774	1,394	\$4,583
	Reticulation	3,256,039	11,965,880	1,165,662	9,784,274	6,390,774	1,394	\$4,583

STORMWATER								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wānaka	Total	10,723,830	24,187,013	5,580,874	11,726,476	3,712,831	2,036	\$1,824
	Reticulation	2,644,577	12,067,032	1,876,415	6,532,206	1,852,470	2,036	\$910
	Investigations	0	346,053	0	126,417	5,824	2,036	\$3
	Minor Works	0	315,939	0	50,694	172	2,036	\$0
	Renewals	0	338,451	0	120,788	22,545	2,036	\$11
	Management	0	785,895	0	184,590	25,914	2,036	\$13
	New Scheme	0	139,797	0	72,312	17,194	2,036	\$8
	Stormwater Upgrades	7,305,253	8,291,078	3,360,416	3,794,498	1,410,164	2,036	\$693
	Asset Management System	0	116,501	0	40,751	0	2,036	\$0
Hāwea	Total	0	711,672	0	325,443	40,432	373	\$108
	Reticulation	0	693,853	0	319,392	37,914	373	\$102
	Investigations	0	854	0	244	0	373	\$0
	Stormwater Upgrades	0	16,965	0	5,807	2,519	373	\$7
Ladies Mile	Total	997,545	1,098,680	997,545	1,098,680	447,076	599	\$747
	New Scheme	997,545	1,098,680	997,545	1,098,680	447,076	599	\$747
Luggate	Total	0	49,834	0	18,912	0	121	\$0
	Reticulation	0	7,371	0	5,039	0	121	\$0
	Investigations	0	42,462	0	13,873	0	121	\$0
Albert Town	Total	0	800,171	0	375,387	10,957	199	\$55
	Reticulation	0	520,597	0	272,917	8,480	199	\$43
	Investigations	0	30,879	0	10,560	0	199	\$0
	Management	0	86,714	0	8,223	0	199	\$0
	New Scheme	0	151,554	0	79,611	1,407	199	\$7
	Stormwater Upgrades	0	10,426	0	4,075	1,070	199	\$5

STORMWATER								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wakatipu Ward	Total	29,464,647	30,703,224	5,347,185	5,362,446	1,232,196	4,335	\$284
	Reticulation	4,562,480	4,575,535	1,104,120	1,104,120	217,208	4,335	\$50
	Investigations	7,112,580	7,112,580	2,001,119	2,001,119	563,197	4,335	\$130
	Renewals	8,566,227	9,728,274	0	0	0	4,335	\$0
	Management	0	63,475	0	15,262	7,433	4,335	\$2
	Stormwater Upgrades	85,280	85,280	30,530	30,530	9,029	4,335	\$2
Wānaka Ward	Total	15,476,592	15,837,299	3,654,329	3,654,329	802,160	2,872	\$279
	Reticulation	2,392,520	2,392,520	825,419	825,419	159,964	2,872	\$56
	Investigations	3,614,820	3,614,820	1,298,884	1,298,884	343,449	2,872	\$120
	Renewals	4,632,612	4,992,299	0	0	0	2,872	\$0
	Management	0	1,020	0	0	0	2,872	\$0
	Stormwater Upgrades	44,720	44,720	20,571	20,571	6,021	2,872	\$2
District	Total	1,245,733	1,245,733	369,855	369,855	111,056	7,207	\$15
	Management	1,245,733	1,245,733	369,855	369,855	111,056	7,207	\$15

Private Developer Agreement Schemes - Stormwater

Kingston

Stormwater development contributions are as per private development agreement – 100% of costs to be funded through growth – with options to pay the development contribution as an upfront lump sum, or over time as a targeted rate.

PRIVATE DEVELOPER AGREEMENT SCHEMES – STORMWATER – KINGSTON	
Component	Capital Costs
Headworks	\$0
Conveyance	\$7,262,211
Interest	\$688,377
Total	\$7,950,588

TRANSPORTATION

TRANSPORTATION								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wakatipu	Total	346,596,968	618,774,466	50,143,840	79,391,803	25,547,835	7,701	\$3,317
	Advance property purchase	0	2,878,559	0	775,094	243,419	7,701	\$32
	Amenity Enhancement	0	209,241	0	0	0	7,701	\$0
	Associated improvements	1,900,000	6,590,583	0	393,940	159,289	7,701	\$21
	Cycle facilities	6,500,000	7,204,638	1,337,700	1,436,469	434,884	7,701	\$56
	Drainage renewals	3,750,000	8,521,379	484,365	948,709	407,449	7,701	\$53
	Emergency Works Contingency	0	367,602	0	0	0	7,701	\$0
	Environmental Renewals	1,500,000	1,815,896	249,900	257,902	76,486	7,701	\$10
	Kerb & Channel Construction	0	2,062,709	0	308,764	0	7,701	\$0
	Minor Improvements	20,700,000	37,865,185	3,448,620	4,258,427	1,203,080	7,701	\$156
	New roads	0	22,389,946	0	1,870,026	969,238	7,701	\$126
	New traffic management facilities	0	21,380	0	2,664	0	7,701	\$0
	Other Structures	0	27,462	0	2,746	0	7,701	\$0
	Parking Facilities	4,500,000	7,935,108	0	130,369	61,262	7,701	\$8
	Passenger transport infrastructure	0	2,031,448	0	157,752	82,736	7,701	\$11
	Pedestrian and Cycle facilities	0	10,666,274	0	775,792	0	7,701	\$0
	Pedestrian facilities	2,000,000	10,420,974	401,800	1,654,453	368,400	7,701	\$48
	Power Reticulation Undergrounding	0	1,301,062	0	0	0	7,701	\$0
	Preventive maintenance	980,000	2,133,048	110,446	127,047	42,896	7,701	\$6
	Property purchase (local roads)	0	296,042	0	122,097	50,708	7,701	\$7
	Replacement of bridges & other structures	0	1,390,543	0	102,479	22,609	7,701	\$3
	Road reconstruction	0	10,716,182	0	1,138,836	549,621	7,701	\$71
	Roading General	131,717,275	158,919,092	23,130,401	26,589,312	9,943,812	7,701	\$1,291
	Seal extension	0	17,712,553	0	2,978,066	75,947	7,701	\$10
	Sealed road pavement rehabilitation	11,380,000	62,377,189	1,927,072	6,437,283	2,579,350	7,701	\$335
	Sealed road resurfacing	12,830,000	45,933,081	1,445,941	4,138,626	809,324	7,701	\$105
	Street Furniture	0	132,161	0	1,329	0	7,701	\$0
	Streetlighting	0	2,432,094	0	235,816	85,526	7,701	\$11
	Structures component replacements	2,260,000	3,188,016	470,792	539,543	174,621	7,701	\$23
	Studies and strategies	0	4,770,949	0	744,333	179,300	7,701	\$23
	Town Centre Improvements	136,379,693	163,613,749	15,987,263	21,198,723	6,449,430	7,701	\$837
	Traffic services renewals	1,650,000	6,234,464	185,955	707,795	169,907	7,701	\$22
	Unsealed road metalling	8,550,000	16,615,854	963,585	1,357,411	408,542	7,701	\$53

TRANSPORTATION

TRANSPORTATION								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wānaka	Total	86,276,400	186,253,381	16,480,694	29,976,121	8,837,080	4,904	\$1,802
	Amenity Enhancement	0	126,607	0	0	0	4,904	\$0
	Associated improvements	0	634,613	0	87,798	43,788	4,904	\$9
	Carparking Facilities	0	294,760	0	138,661	80,451	4,904	\$16
	Cycle facilities	0	724,516	0	144,426	0	4,904	\$0
	Demand management	0	27,215	0	1,782	0	4,904	\$0
	Drainage renewals	2,100,000	4,347,809	236,670	529,997	247,926	4,904	\$51
	Emergency Works Contingency	0	6,424	0	0	0	4,904	\$0
	Environmental Renewals	800,000	868,790	152,880	157,512	45,765	4,904	\$9
	Kerb & Channel Construction	0	2,317,528	0	180,956	0	4,904	\$0
	Minor Improvements	20,000,000	32,342,074	3,822,000	4,594,489	1,365,694	4,904	\$279
	New roads	0	742,626	0	334,326	156,982	4,904	\$32
	New traffic management facilities	0	2,128	0	247	0	4,904	\$0
	Parking Facilities	0	6,721	0	0	0	4,904	\$0
	Passenger transport infrastructure	0	118,217	0	11,186	7,194	4,904	\$1
	Pedestrian and Cycle facilities	0	82,622	0	5,825	0	4,904	\$0
	Pedestrian facilities	0	3,412,893	0	620,205	34,941	4,904	\$7
	Power Reticulation Undergrounding	0	1,489,952	0	0	0	4,904	\$0
	Preventive maintenance	475,000	588,963	53,533	60,969	19,827	4,904	\$4
	Property purchase (local roads)	0	40,953	0	19,907	12,802	4,904	\$3
	Replacement of bridges & other structures	0	2,030,013	0	143,116	34,458	4,904	\$7
	Road reconstruction	0	3,713,371	0	506,481	240,492	4,904	\$49
	Roading General	35,881,400	40,237,267	7,280,131	7,657,035	2,256,682	4,904	\$460
	Seal extension	0	8,774,390	0	2,870,565	740,245	4,904	\$151
	Seal extension - residential	0	6,468,787	0	2,276,038	795,485	4,904	\$162
	Sealed road pavement rehabilitation	7,180,000	11,112,584	1,389,934	1,804,821	676,347	4,904	\$138
	Sealed road resurfacing	8,000,000	36,769,672	1,058,400	4,012,970	1,039,516	4,904	\$212
	Street Furniture	0	74,104	0	7,410	3,389	4,904	\$1
	Streetlighting	4,000,000	6,123,113	1,480,000	1,604,657	412,186	4,904	\$84
	Structures component replacements	940,000	1,406,431	211,876	255,079	78,397	4,904	\$16
	Studies and strategies	0	1,552,889	0	115,237	0	4,904	\$0
	Town Centre Improvements	0	3,671,358	0	356,345	128,874	4,904	\$26
	Traffic services renewals	900,000	3,228,046	119,070	480,393	114,325	4,904	\$23
	Unsealed road metalling	6,000,000	12,915,944	676,200	997,686	301,315	4,904	\$61

TRANSPORTATION

TRANSPORTATION								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
District Wide	Total	9,922,000	43,042,600	1,599,149	2,872,457	895,652	12,605	\$71
	Associated improvements	0	603,505	0	3,424	1,989	12,605	\$0
	Drainage renewals	710,000	1,062,819	83,496	86,623	54,914	12,605	\$4
	Environmental Renewals	800,000	929,688	141,120	144,334	40,715	12,605	\$3
	Kerb & Channel Construction	0	10,725	0	1,609	0	12,605	\$0
	Minor Improvements	950,000	4,376,650	167,580	172,664	46,675	12,605	\$4
	Parking Facilities	0	192,888	0	46,612	20,881	12,605	\$2
	Preventive maintenance	0	412,683	0	0	0	12,605	\$0
	Replacement of bridges & other structures	0	585,704	0	0	0	12,605	\$0
	Road reconstruction	0	2,969,464	0	59,389	21,811	12,605	\$2
	Roading General	3,282,000	6,485,663	520,365	1,146,844	410,144	12,605	\$33
	Seal extension	0	6,166,275	0	298,907	0	12,605	\$0
	Sealed road pavement rehabilitation	2,200,000	11,456,157	388,080	535,925	189,530	12,605	\$15
	Sealed road resurfacing	1,100,000	5,948,210	129,360	203,226	57,925	12,605	\$5
	Structures component replacements	680,000	1,200,218	146,608	149,451	44,599	12,605	\$4
	Studies and strategies	0	37,586	0	537	0	12,605	\$0
	Traffic services renewals	200,000	604,367	22,540	22,911	6,469	12,605	\$1
Eastern Access Road	Total	0	14,853,646	0	6,815,162	4,270,186	5,597	\$763
	New roads	0	14,853,646	0	6,815,162	4,270,186	5,597	\$763

COMMUNITY INFRASTRUCTURE

COMMUNITY INFRASTRUCTURE								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wakatipu	Total	138,351,028	220,022,455	32,706,505	63,890,734	16,300,271	4,419	\$3,689
	Buildings - Toilets	900,000	8,566,670	0	1,569,044	447,671	4,419	\$101
	Alpine Aqualand	4,425,526	31,657,034	0	16,122,410	4,419,146	4,419	\$1,000
	Health & Fitness Centre	0	8,549	0	0	0	4,419	\$0
	Waterways Facilities	1,147,610	3,661,463	129,240	631,299	185,246	4,419	\$42
	Halls - Arrowtown	664,693	1,675,619	0	136,765	27,149	4,419	\$6
	Council Land - Non-Reserve	0	2,775,474	0	1,427,791	0	4,419	\$0
	Holiday Parks	382,580	382,580	0	0	0	4,419	\$0
	Wakatipu Non-Reserve	10,025,264	19,444,585	1,763,389	3,253,032	1,138,665	4,419	\$258
	Council Offices	0	15,067	0	0	0	4,419	\$0
	Community Buildings	971,240	971,240	130,425	130,425	56,079	4,419	\$13
	Buildings - Housing	77,394	77,394	0	0	0	4,419	\$0
	Buildings - Heritage	174,887	1,375,902	0	20,304	12,710	4,419	\$3
	Events Centre	44,715,321	50,117,906	11,880,990	13,126,169	3,912,772	4,419	\$886
	Queenstown Memorial Centre	1,065,193	1,065,193	0	0	0	4,419	\$0
	Frankton Golf Course	3,000,000	3,114,286	1,127,400	1,127,400	333,189	4,419	\$75
	Halls - Lake Hayes Pavillion	4,284,547	4,886,431	1,257,360	1,391,120	94,385	4,419	\$21
	Halls - Glenorchy	347,081	432,844	61,600	61,600	21,745	4,419	\$5
	Rural Fire - District Wide	0	125,532	0	0	0	4,419	\$0
	Halls - Queenstown	11,050,000	16,389,742	7,125,000	9,497,870	2,460,455	4,419	\$557
	Halls - Events Centre	0	12,282,453	0	5,405,876	448,636	4,419	\$102
	Halls - Arts & Community Centre	44,734,791	44,740,823	6,710,219	6,710,219	1,696,627	4,419	\$384
	Community Development - Swimming Pools	4,402,726	5,298,961	1,529,506	1,597,298	508,496	4,419	\$115
	Libraries - Wakatipu	5,982,175	10,576,383	991,375	1,682,113	537,299	4,419	\$122
	Halls - Convention Centre	0	380,324	0	0	0	4,419	\$0

COMMUNITY INFRASTRUCTURE

COMMUNITY INFRASTRUCTURE								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wānaka	Total	24,235,289	75,615,884	7,974,115	27,838,578	10,792,441	2,850	\$3,787
	Buildings - Toilets	900,000	3,976,913	0	620,431	195,684	2,850	\$69
	Waterways Facilities	2,395,380	4,494,112	633,958	1,309,206	452,274	2,850	\$159
	Halls - Hawea	137,640	205,115	0	20,310	9,038	2,850	\$3
	Holiday Parks	248,160	248,160	0	0	0	2,850	\$0
	Council Offices	0	52,697	0	0	0	2,850	\$0
	Wanaka Aquatic Centre	1,430,105	15,036,987	0	5,124,309	1,878,626	2,850	\$659
	Buildings - Housing	31,714	31,714	0	0	0	2,850	\$0
	Wanaka Non-Reserve	66,000	87,858	0	0	0	2,850	\$0
	Halls - Luggate	0	116,984	0	3,616	0	2,850	\$0
	Halls - Arts & Community Centre	1,149,040	5,774,099	0	3,083,185	1,308,273	2,850	\$459
	Halls - Cardrona	79,321	313,501	0	118,195	49,058	2,850	\$17
	Halls - Wanaka Community Centre	1,000,000	6,390,320	375,000	3,832,254	1,494,974	2,850	\$525
	Community Development - Swimming Pools	0	1,121,324	0	301,091	147,722	2,850	\$52
	Libraries - Upper Clutha	679,862	3,845,274	0	458,922	32,244	2,850	\$11
	Halls - Wanaka Sports Facility	16,118,066	33,920,826	6,965,157	12,967,060	5,224,549	2,850	\$1,833
District Wide	Total	436,000	2,642,663	35,250	577,540	157,191	7,269	\$22
	Waterways Facilities	251,000	251,000	35,250	35,250	17,228	7,269	\$2
	Buildings - Housing	185,000	302,763	0	21,197	11,071	7,269	\$2
	Rural Fire - District Wide	0	1,299,284	0	46,686	16,686	7,269	\$2
	Community Development - District Wide	0	789,615	0	474,407	112,206	7,269	\$15

RESERVE IMPROVEMENTS

RESERVE IMPROVEMENTS								
Location	Work Code	TYP Capital Expenditure	Total Capital Expenditure	TYP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wakatipu	Total	52,025,712	85,908,698	7,533,181	16,601,511	4,613,200	3,923	\$1,176
	Reserve upgrade	3,276,000	10,138,649	1,084,016	3,249,403	1,122,147	3,923	\$286
	Tracks and Trails	6,763,000	9,065,549	872,939	1,504,496	532,302	3,923	\$136
	Cemeteries	577,235	1,105,859	129,722	308,840	148,471	3,923	\$38
	Premier Park upgrade	8,210,000	12,838,244	2,753,550	4,167,131	1,625,273	3,923	\$414
	Sportsfield upgrade	7,458,000	9,026,253	1,442,706	1,976,811	569,630	3,923	\$145
	Playgrounds and equipment	2,400,000	4,110,497	709,680	988,913	277,054	3,923	\$71
	Camping	60,000	77,553	19,812	19,812	6,098	3,923	\$2
	Parks and Reserves	23,281,477	39,546,095	520,755	4,386,105	332,223	3,923	\$85
Wānaka	Total	28,767,674	52,289,179	10,215,631	19,446,859	6,151,148	2,588	\$2,377
	Reserve upgrade	1,050,000	5,035,782	391,155	1,955,800	416,907	2,588	\$161
	Tracks and Trails	935,000	1,883,952	0	366,677	159,078	2,588	\$61
	Cemeteries	100,000	554,479	0	147,771	55,588	2,588	\$21
	Premier Park upgrade	9,029,415	18,137,077	4,257,884	7,465,761	2,936,787	2,588	\$1,135
	Sportsfield upgrade	9,718,989	10,963,162	4,340,112	4,823,181	1,731,809	2,588	\$669
	Community centre land	0	2,255,340	0	1,621,817	298,291	2,588	\$115
	Playgrounds and equipment	1,640,000	2,876,443	620,740	1,010,263	236,259	2,588	\$91
	Camping	0	32,863	0	0	0	2,588	\$0
	Parks and Reserves	6,294,270	10,550,082	605,740	2,055,589	316,428	2,588	\$122
District Wide	Total	0	2,223,741	0	992,604	374,642	6,511	\$58
	Playgrounds and equipment	0	219,947	0	0	0	6,511	\$0
	Camping	0	2,003,794	0	992,604	374,642	6,511	\$58

RESERVE LAND

Local and Community Reserve Land

LOCAL AND COMMUNITY RESERVE LAND							
Project Summaries (GL Code Location)	10 Year Total Capital Cost (2021/22 \$)	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2021/22 \$)	Capital Cost Funded by Growth (2021/22 \$)	Capital Cost Funded by Other Sources (2021/22 \$)	Percentage Attributable to Growth	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2021/22 \$)
Wakatipu - Reserve Land							
Reserves	22,030,000	22,030,000	22,030,000	0	100%	1,995	17.5 m ²
Wānaka - Reserve Land							
Reserves	15,220,000	15,220,000	15,220,000	0	100%	1,730	17.5 m ²
Total - Reserve Land	37,250,000	37,250,000	37,250,000	0		3,724	

Premier Sports Reserve Land - Wakatipu

PREMIER SPORTS RESERVE LAND - WAKATIPU		
Project Summaries (GL Code Location)	Total Capital Cost (2021/22 \$)	Contribution Per Lot (2021/22 \$)
Wakatipu - Reserve Land		
10 Hectares	\$10,000,000	\$500 (5m ²)