
DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS POLICY

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

Proposal

In accordance with section 102 (4) (b) of the Local Government Act 2002 (LGA), the Queenstown Lakes District Council (QLDC or Council) has begun consultation on amendments to the Policy on Development Contributions and Financial Contributions. The reason for the amendments is to simplify and clarify areas of the policy that have not been amended since they were first enacted in either the 2004, 2012 or 2015-2017 Policies:

The proposed amendments to the Policy on Development Contributions and Financial Contributions include:

1. Deletion of the paragraph referring to applications received prior to 8 May 2004.
2. Quail Rise, Ladies Mile and Kingston added as new contributing areas.
3. Creation of a single fixed water supply contribution by incorporating the Network Factor Charge.
4. Updated policy differentials.
5. Inclusion of two new Development Types – retirement villages and childcare centres.
6. Amendment of the Average Unit size to 140m².
7. Inclusion of an explanation of when home occupation will be assessed and how.
8. Inclusion of an explanation for Mixed Use Accommodation.
9. Updating of the references to the Parks Strategy 2002 to Parks and Open Space Strategy 2017
10. Updating of the 2015 assessed reserve land values to current land value rates.

11. Inclusion of guidance on when a stormwater remission will not be granted.
12. Extension of the Queenstown water and wastewater scheme boundaries to include Hanley Downs Subdivision, Kingston and Woolshed Road, Kawarau Falls.
13. Subject to Housing Infrastructure Funding, inclusion of three new water, wastewater and stormwater contributing areas for Kingston Village, Ladies Mile and Quail Rise.

It is proposed that these changes will apply to any application for resource consent, building consent or application for service connection lodged on or after 1 July 2018.

Consultation Timeline

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

9 March 2018	Approval to commence consultation
12 March 2018	Commence consultation
13 April 2018	Consultation ends
15 & 16 May 2018	Hearing of submissions
28 June 2018	Final decision on proposal

Submissions close on 13 April 2018. Submissions can be emailed to liz.simpson@qldc.govt.nz or posted to DC Policy Submission, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348.

Overview

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

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

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

Development Contributions (DCs) as defined by the provisions of Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 (LGA 2002). To make use of these provisions Council must adopt a Policy on Development Contributions as part of the Council's Ten Year Plan. Note that this can be amended at any time. Development Contributions are based on the fiscal implications of growth.

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

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

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

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

Reasons for Using Development and Financial Contributions

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

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

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

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

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

The Council's Revenue and Financing Policy considers each of these factors in relation to each activity to be funded. In addition, the Council has specifically considered these factors in relation to the Development Contributions and Financial Contributions Policy:

(I) COMMUNITY OUTCOMES

This policy contributes to:

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

(II) DISTRIBUTION OF BENEFITS

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

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

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

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

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

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

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

(VI) ALLOCATION OF LIABILITY FOR REVENUE NEEDS

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

Assets Included in the Development and Financial Contributions Policy

Assets included in this policy are:

- > Network infrastructure for water supplies, wastewater, stormwater and transportation.
- > Reserve land.
- > Community infrastructure including the development and acquisition of reserve land to use as reserve and facilities needed on that reserve and other public amenities such as halls, libraries, public toilets, parking facilities and the like.
- > Other Assets. Financial Contributions can be required to avoid remedy or mitigate adverse effects of development that are of a non-fiscal nature. These may include contributions that avoid, remedy or mitigate the effects of development on biodiversity, landscape, amenity values or the provision of specific assets by the developer/subdivider (i.e. access easements in gross). As the Development Contributions provisions of the LGA 2002 specifically relate to fiscal impacts or effects of growth, Financial Contributions for non-fiscal impacts of effects of development will need to be assessed through the RMA and District Plan processes.

Which Contributions will apply

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

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

The following tables indicate:

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

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

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

TYPES OF CONTRIBUTIONS REQUIRED BY GEOGRAPHIC AREA - WITHIN RURAL AREAS

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

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

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Transportation Eastern Access Road (\$) ¹	Reserve Improvements* (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses									
Queenstown	3,748	4,959	1,951	5,005		1,036	1,354	18,053	27.5m ²
Frankton Flats ¹	3,748	4,959	3,979	5,005	749	1,036	1,354	20,830	27.5m ²
Arrowtown	4,939	3,013	417	5,005		1,036	1,354	15,764	27.5m ²
Glenorchy	13,561	3,689	290	5,005		1,036	1,354	24,935	27.5m ²
Lake Hayes	6,010	6,271		5,005		1,036	1,354	19,676	27.5m ²
Shotover Country	6,010	1,460		5,005		1,036	1,354	14,865	27.5m ²
Arthur's Point	2,813	2,320		5,005		1,036	1,354	12,528	27.5m ²
Quail Rise	4,144	3,006		5,005		1,036	1,354	14,545	27.5m ²
Ladies Mile	5,683	3,500	2,121	5,005		1,036	1,354	18,699	27.5m ²
Kingston	6,633	17,584	4,955	5,005		1,036	1,354	36,567	27.5m ²
Wanaka	4,829	5,016	1,865	1,971		1,677	867	16,225	27.5m ²
Hawea	5,091	7,503	316	1,971		1,677	867	17,425	27.5m ²
Albert Town	4,829	5,016	583	1,971		1,677	867	14,943	27.5m ²
Luggate	9,172	5,016	1,120	1,971		1,677	867	19,823	27.5m ²
Cardrona				1,971		1,677	867	4,515	27.5m ²
Other Wakatipu townships				5,005		1,036	1,354	7,395	27.5m ²
Other Wanaka townships				1,971		1,677	867	4,515	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style									
Wakatipu Rural				5,005		1,036	1,354	7,395	27.5m ²
Wanaka Rural				1,971		1,677	867	4,515	27.5m ²
Hawea Rural Res.	5,091	7,503	316	1,971		1,677	867	17,425	27.5m ²
Aubrey Road Rural Res.	4,829	5,016	1,865	1,971		1,677	867	16,225	27.5m ²

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

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

Notes:

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

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

Overview of Calculation Methodology

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

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

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

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

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

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

STEP 1: Assess capital expenditure for growth on an asset by asset basis using financial reports (past expenditure) and projected expenditure.

STEP 2: Apportion capital expenditure for growth by the growth population (dwelling equivalents) over the design life of the asset, to assess the \$/unit of demand.

STEP 3: For each year in the analysis period determine the total consumption of asset capacity for each asset identified, namely – \$/unit of demand x the number units of demand.

STEP 4: Sum for all assets in each year in the analysis period, namely total capacity consumed in that year, measured in \$.

STEP 5: Sum each year in the ten year analysis period and divide by the growth population (new dwelling equivalents) projected over the analysis period to determine the dwelling equivalent contribution.

Capital Expenditure

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

Capital expenditure is identified from two sources, namely:

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

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

Capex for Growth Apportionments

The CAPEX identified above has been apportioned into five cost drivers. These being growth, renewal, level of service, statutory and deferred works/other. The growth apportionment is the significant driver for assessing development contributions. The cost drivers have been assessed using several methods.

These are:

- > Asset capacity.
- > Using design life of new assets to approximate growth percentage.
- > Assessed using professional judgement.

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

Land Use Differentials

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

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

DWELLING EQUIVALENT CALCULATION TABLE

Category	WATER SUPPLY	WASTE WATER	STORM WATER	COMMUNITY FACILITIES		RESERVE IMPROVEMENTS AND RESERVE LAND		TRANSPORTATION		TRANSPORTATION EASTERN ACCESS ROAD
	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² Impervious Surface Area	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Multi Unit Residential	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Retirement Units Accommodation	0.68 per unit	0.60 per unit	0.38	0.65 per unit	0.65 per unit	0.41 per unit	0.41 per unit	0.35 per unit	0.35 per unit	0.35 per unit
Commercial	0.90	0.49	0.38	0.89	1.71	0.89	1.71	2.13	2.25	1.36
Industrial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.83	2.62	2.99
Country Dwelling	0.74	0.57	0.38	0.04	0.06	n/a	n/a	0.94	0.87	0.88
Other	Treated as residential if connected to Council supply									
Childcare Centre	To be individually assessed at the time of application									
CBD Accommodation	1 DE per dwelling	1 DE per dwelling	0.38	1 DE per dwelling		0.66 DE's per dwelling		1 DE per dwelling	1 DE per dwelling	1 DE per dwelling
CBD Commercial	0.63	0.77	0.38	0.04	0.06	n/a	n/a	4.29	4.29	4.29
Mixed Use Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	2.13	2.25	-
Mixed Use Commercial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.83	2.62	-
Primary Industry	1 DE per dwelling	1 DE per dwelling	0.38	0.97	1.18	0.97	1.18	0.89	0.93	1.09
Restaurant/Bar	1 DE per dwelling	1 DE per dwelling	0.38	0.76	0.76	1 DE per dwelling		1.32	1.46	1.50
Unusual Developments	1 DE per dwelling	1 DE per dwelling	1 DE per dwelling	1 DE per dwelling		0.66 DE's per dwelling		1 DE per 27Ha	1 DE per 41Ha	-
	1.42	1.34	0.38	0.04	0.06	n/a	n/a	2.13	1.98	2.99
	To be individually assessed at the time of application - refer to page 216 for definition									

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

The detailed methodology and formulas used to develop the above table are explained in the detailed supporting document dated 1 July 2015 which is available on the QLDC website.

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

LAND USE	ESTIMATED GFA (OR EQUIVALENT)	IMPERVIOUS SURFACE AREA (ISA) - USED FOR STORMWATER CALCULATION
Residential	One dwelling equivalent per lot	One dwelling equivalent per lot
Rural lifestyle and rural residential	One dwelling equivalent per lot	One dwelling equivalent per lot
Rural general	One Country dwelling equivalent per lot - (refer to the dwelling equivalent calculation table on page 209)	One Country dwelling equivalent per lot - (refer to the dwelling equivalent calculation table on page 209)
Non-residential: commercial / industrial/ restaurant/bar/visitor accommodation	50m ² gross floor area for lots <= 500m ²	62.5m ² ISA for lots <= 500m ² .
	100m ² gross floor area for lots > 500m ² <= 2,000m ²	125m ² ISA for lots > 500m ² <= 2,000m ²
	400m ² gross floor area for lots >2,000m	500m ² ISA for lots >2,000m

Home Occupations

This relates to any development that involves the redevelopment of an existing residential dwelling unit, flat or multi-unit residential apartment that is converted to a home occupation activity that requires a resource consent. When assessing the

number of dwelling equivalents, the assessment will be done using the Gross Floor Area of the development and the mixed use commercial differentials shown in the dwelling equivalent calculation table. Credits will be based on the existing demand as per the Table of credit types. This method more clearly defines the impact of redevelopment from residential to home occupation.

Multi Unit Residential Developments

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

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

Residential Flats

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

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

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

Mixed Use Accommodation

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

Reserve Land Contribution

A portion of development contributions paid to the Council is utilised for the provision and improvement of reserve land within the Queenstown Lakes District. It is the Council's aim to have adequate provision of accessible reserve land of high quality to serve its growing population. However, the reserve land development contribution level is significant relative to the cost of an overall development and can have an adverse effect of deterring investment in development within the Queenstown Lakes District.

This can be one of the barriers towards the provision of affordable housing. Through this policy, the Council will ensure reserve land contributions are only applicable where there is currently limited provision. The following Reserve Land Contribution Policy has been established based on how the district is currently served by accessible reserve land, and how the Council aims to meet demand for future provision of reserves.

The Queenstown Lakes District currently has a publicly accessible park provision of approximately 1,813 hectares. Based on a usual resident population of 29,500 this equates to 61.45 hectares of park per 1000 residents. This level of service is significantly higher than the national average of approximately 21 hectares per 1000 residents and while it is desirable to maintain the current ratio of recreational land to population, it is not considered necessary to increase the level of recreational land provision per capita unless to enable a specific recreation asset (e.g. sports fields)

that cannot be accommodated within existing reserve land or is to service new developments in Greenfield sites.

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

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

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

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

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

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

¹ 2015 Estimate based on medium growth from 2013 census - Queenstown Lakes District Projections for Resident Population, Dwellings and Rating Units to 2065 April 2014
² Parks and Open Space Strategy 2017
³ As per the Local Government Act amendments 2014

GREENFIELD IN URBAN AREAS

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

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

GREENFIELD IN RURAL AREAS

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

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

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

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

BROWNFIELD SITES

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

The Queenstown Lakes District has good provision of accessible reserve land in developed urban areas. As such there is an opportunity to reduce development

contributions for reserve land in these areas. Reserve land contributions will therefore not be applicable to the development of Brownfield sites.

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

Note

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

WHEN A RESERVE LAND CONTRIBUTION IS REQUIRED

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

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

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

CHARACTERISTIC	STANDARD
Gradient	Land offered shall be generally easily maintainable flat land. This will ensure costly maintenance of unsuitable high gradient land is not borne by ratepayers in the future and land provided is suitable for recreational purposes. In some cases, where the Council deems it appropriate, land not meeting this gradient standard may be acceptable to allow land not suitable for active use to be accepted to protect amenity or landscape features, to protect scenic backdrops and heritage landscapes or to create walking or cycling connections that cannot otherwise be made on gentler gradients.
Size	27.5m ² per potential residential unit. Reserves shall be of a usable size. Pocket parks are generally not to be accepted unless they protect amenity or landscape features, or protect scenic backdrops and heritage landscapes or create walking or cycling connections that cannot otherwise be made through the provision of existing reserves or new larger reserves.
Unrestricted	No legal covenants that will restrict the Council from meeting its Reserves Act Obligations
Accessible	Within 600m of housing or accommodation it serves

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

CATEGORY OF LAND	LAND VALUE*
Wakatipu Ward	
Urban	\$615/m ²
Township	\$270/m ²
Wanaka Ward	
Urban	\$470/m ²
Township	\$255/m ²

*Land values are GST exclusive

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

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

- A The market value of the new sites is the sale value of the sites at the date on which the valuation is requested.
- B The market value of the new sites shall be capped at \$1500 per m² and this maximum value will be reviewed by the Council annually.
- C Lots for roads, utilities, reserves, access or similar purposes shall be excluded from the calculation.
- D Market value of a new site in the case of a stratum title under the Unit Titles Act, where the site is not situated on the ground, shall be calculated as if the site were on the ground.

- E In rural zones (except for rural visitor zones), where the lots created are greater than 4000m², the market value of each lot shall be the market value of the rural residential site of 4000m² within that lot, being the most likely site for a building platform.
- F The value of the land contribution per m², in rural zones (except for rural visitor zones) shall be the market value as defined in (e) above divided by 1000m².

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

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

Maximum Contributions

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

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

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

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

Significant Assumptions Used in the Calculation of Development Contributions

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

Financial Considerations

The following are key financial considerations applied in the model:

- > All figures are in current New Zealand dollars - effective 1 July 2018.
- > Inflation is applied to past capital projects only.
- > Interest costs have been assessed based on the weighted average cost of capital (WACC) over the first ten year period from 1 July 2018. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the ten year period are used to determine the proportion of the growth cost that will be funded by debt. A 5.0% interest rate has been applied.
- > Capital expenditure projections are those that have been applied in the Ten Year Plan effective at 1 July 2018 and subsequent Annual Plans. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

Growth Projections

These have been estimated using the best information available.

- > Growth Projections 2017 – The Council engaged services from the market place to complete its own growth study. These projections detailed residential, visitor and commercial/ industrial growth. The results of this study have been applied to all infrastructure studies completed since including water, wastewater and transportation.

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

Monitoring and Review of Development Contributions Policy

The Council will monitor and review the following:

- > **Annual Calculation Updates:**
 - > Identify capital expenditure actually undertaken and whether the projections remain reasonable. This may include adding or deleting capital projects.
 - > Update capital costs to reflect a year of inflation. This will be based on SNZ Labour cost index and Producer Price Index.
 - > Review population projections.
 - > Any asset planning initiatives including changing levels of service, updated capital projections.

- > Update any new information that has become available. This may include updated population projections, additional zoning and scheme boundary changes.

- > Correction of any errors or omissions.

> Annual Policy Reviews:

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

Postponement or Remission

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

- A The Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. It may be appropriate, for example, to allow reserve assets to vest in the Council through the subdivision consent process, where they meet the Council's reserve requirements, and credit them against the contributions required. Any such proposals will need to be the subject of an agreement with the Council before the consent is issued, and will be dealt with on a case by case basis.
- B Where an applicant can demonstrate that a development creates a significantly different demand on infrastructure than could usually be expected under the relevant land use category, the Council will individually assess any such development taking into account the unusual demand characteristics.

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

Note

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

Unusual Developments

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

Reconsiderations and Objections

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

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

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

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

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

- i) the appropriate Council officer shall review the reconsideration request,
- ii) the Council officer may request further relevant information from the applicant,
- iii) the Council officer will make a recommendation to the delegated authority,
- iv) the Council will, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the person who made the request.

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

Refunds and Reimbursement

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

When will Payment be Required

Development contributions may be sought in respect of any development that generates a demand for reserves, network or community infrastructure. The Council

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

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

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

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

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

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

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

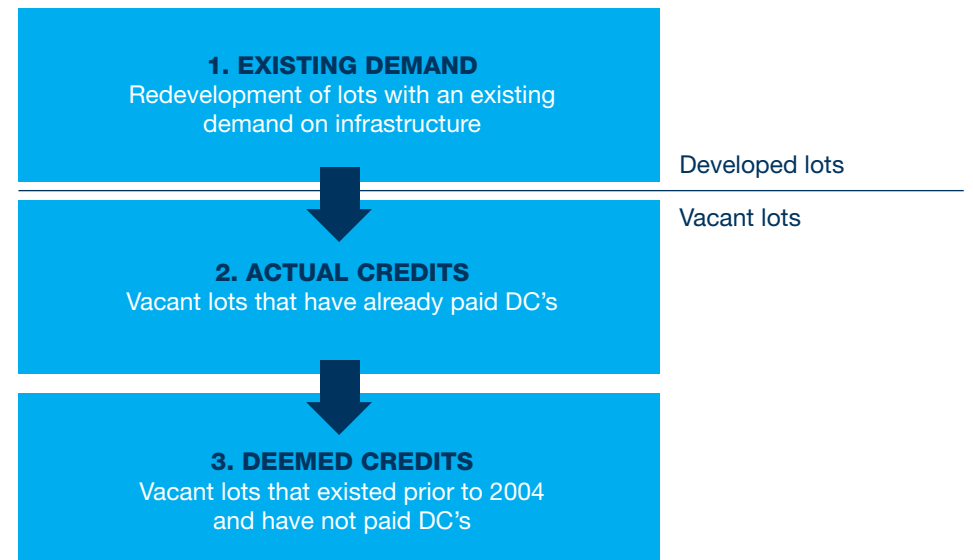
Credits

ASSESSING ADDITIONAL DEMAND - EXISTING DEMAND AND CREDITS

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

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

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



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

TABLE OF CREDIT TYPES

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

TABLE OF CREDIT TYPES CONTINUED

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

Delegations

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

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

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

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

The Chief Executive will ensure the Policy is implemented.

Capital Expenditure Attributed to Growth

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

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

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Arrowtown							
Reticulation	-	-	-	0%	421,848	389	1,086
Pump Station	2,024,013	759,753	1,264,260	38%	353,257	389	909
Unspecified Expenditure	45,000	10,895	34,106	24%	14,444	389	37
Storage	3,676,811	1,123,266	2,553,545	31%	922,910	389	2,375
Intake	-	-	-	0%	76,013	389	196
Renewals	1,522,810	-	1,522,810	0%	-	389	-
Management	463,326	28,495	434,831	6%	32,363	389	83
Flow Metering	-	-	-	0%	31,295	389	81
Treatment Facility	-	-	-	0%	43,785	389	113
Asset Management System	215,308	13,241	202,067	6%	12,903	389	33
Minor Works	-	-	-	0%	308	389	1
Investigations	50,000	12,105	37,895	24%	9,760	389	25
Total Water Supply - Arrowtown	7,997,268	1,947,754	6,049,514		1,918,887	389	4,939
Glenorchy							
Reticulation	570,000	155,895	414,105	27%	145,816	63	2,308
Pump Station	900,000	364,140	535,860	40%	189,690	63	3,002
Unspecified Expenditure	50,000	13,675	36,325	27%	9,095	63	144
Storage	800,000	368,800	431,200	46%	293,855	63	4,650
New Scheme	-	-	-	0%	82,364	63	1,303
Intake	-	-	-	0%	5,012	63	79
Renewals	291,040	-	291,040	0%	-	63	-
Management	-	-	-	0%	95	63	2
Flow Metering	-	-	-	0%	2,330	63	37
Treatment Facility	750,000	256,725	493,275	34%	111,997	63	1,772
Asset Management System	46,860	5,108	41,752	11%	4,627	63	73
Forward Design	-	-	-	0%	8,542	63	135
Minor Works	-	-	-	0%	56	63	1
Investigations	70,000	6,846	63,154	10%	3,463	63	55
Total Water Supply - Glenorchy	3,477,900	1,171,189	2,306,711		856,942	63	13,561

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Arthurs Point							
Reticulation	-	-	-	0%	369,537	325	1,137
Pump Station	1,080,000	538,920	541,080	50%	142,408	325	438
Unspecified Expenditure	50,000	16,235	33,765	32%	10,874	325	33
Storage	-	-	-	0%	556	325	2
New Scheme	-	-	-	0%	212,435	325	654
Intake	-	-	-	0%	67,292	325	207
Renewals	462,470	-	462,470	0%	13,154	325	40
Management	10,000	3,247	6,753	32%	2,173	325	7
Treatment Facility	-	-	-	0%	70,834	325	218
Asset Management System	67,934	10,102	57,832	15%	9,309	325	29
Minor Works	-	-	-	0%	13,299	325	41
Investigations	70,000	7,772	62,228	11%	2,021	325	6
Total Water Supply - Arthurs Point	1,740,404	576,276	1,164,128		913,894	325	2,813
Wanaka							
Reticulation	8,200,000	2,562,294	5,637,706	31%	2,460,891	1,896	1,298
Pump Station	3,320,000	1,012,512	2,307,488	30%	317,727	1,896	168
Unspecified Expenditure	95,000	26,192	68,809	28%	43,012	1,896	23
Storage	8,210,000	2,104,890	6,105,110	26%	2,853,798	1,896	1,505
Intake	-	-	-	0%	140,976	1,896	74
Renewals	7,017,940	-	7,017,940	0%	-	1,896	-
Management	34,331	6,784	27,547	20%	4,433	1,896	2
Flow Metering	-	-	-	0%	34,604	1,896	18
Treatment Facility	19,270,000	5,312,739	13,957,261	28%	3,126,467	1,896	1,649
Asset Management System	979,916	130,623	849,293	13%	112,330	1,896	59
Forward Design	-	-	-	0%	36,256	1,896	19
Minor Works	144,103	28,475	115,628	20%	22,376	1,896	12
Investigations	50,000	13,785	36,215	28%	4,319	1,896	2
Total Water Supply - Wanaka	47,321,290	11,198,293	36,122,997		9,157,191	1,896	4,829

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Hawea							
Reticulation	198,138	76,972	121,166	39%	482,232	217	2,218
Pump Station	-	-	-	0%	106	217	0
Unspecified Expenditure	75,000	24,885	50,115	33%	11,808	217	54
Storage	-	-	-	0%	2,616	217	12
Intake	-	-	-	0%	383,253	217	1,763
Renewals	437,890	-	437,890	0%	-	217	-
Management	650,000	229,800	420,200	35%	131,971	217	607
Flow Metering	-	-	-	0%	15,838	217	73
Treatment Facility	210,000	105,882	104,118	50%	56,483	217	260
Asset Management System	120,203	15,350	104,853	13%	13,920	217	64
Minor Works	-	-	-	0%	8,330	217	38
Investigations	50,000	-	50,000	0%	-	217	-
Total Water Supply - Hawea	1,741,231	452,889	1,288,342		1,106,556	217	5,091
Luggate							
Reticulation	-	-	-	0%	12,991	172	76
Pump Station	3,751,000	1,683,074	2,067,926	45%	1,323,849	172	7,710
Unspecified Expenditure	40,000	10,276	29,724	26%	3,329	172	19
Storage	-	-	-	0%	68,289	172	398
Renewals	267,610	-	267,610	0%	-	172	-
Management	-	-	-	0%	5,955	172	35
Flow Metering	-	-	-	0%	16,092	172	94
Treatment Facility	-	-	-	0%	125,940	172	733
Asset Management System	29,532	2,419	27,113	8%	2,115	172	12
Minor Works	-	-	-	0%	37	172	0
Investigations	30,000	9,819	20,181	33%	16,375	172	95
Total Water Supply - Luggate	4,118,142	1,705,587	2,412,555		1,574,973	172	9,172
Kingston							
Unspecified Expenditure	45,000	6,507	38,493	14%	28,415	750	38
New Scheme	9,035,703	6,576,595	2,459,108	73%	4,946,087	750	6,595
Management	-	-	-	0%	122	750	0
Investigations	50,000	-	50,000	0%	-	750	-
Total Water Supply - Kingston	9,130,703	6,583,102	2,547,601		4,974,624	750	6,633

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Cardrona							
Pump Station	1,000,000	499,200	500,800	50%	168,493	85	1,985
Unspecified Expenditure	60,000	19,494	40,506	32%	10,149	85	120
New Scheme	-	-	-	0%	24,282	85	286
Renewals	94,947	-	94,947	0%	-	85	-
Management	-	-	-	0%	221	85	3
Investigations	50,000	-	50,000	0%	-	85	-
Total Water Supply - Cardrona	1,204,947	518,694	686,253		203,145	85	2,393
Queenstown							
Reticulation	14,912,979	5,677,819	9,235,160	38%	5,419,162	3,207	1,690
Pump Station	2,710,000	132,090	2,577,910	5%	1,127,456	3,207	352
Unspecified Expenditure	80,000	20,720	59,280	26%	41,312	3,207	13
Storage	11,938,372	10,585,928	1,352,444	89%	3,144,044	3,207	981
Intake	-	-	-	0%	365,434	3,207	114
Renewals	11,301,970	-	11,301,970	0%	-	3,207	-
Management	689,152	107,646	581,506	16%	135,457	3,207	42
Flow Metering	-	-	-	0%	78,071	3,207	24
Treatment Facility	12,860,428	3,035,406	9,825,022	24%	1,453,985	3,207	453
Asset Management System	1,524,222	137,942	1,386,280	9%	124,436	3,207	39
Forward Design	-	-	-	0%	45,524	3,207	14
Minor Works	153,457	23,970	129,487	16%	33,264	3,207	10
Investigations	50,000	12,950	37,050	26%	48,753	3,207	15
Total Water Supply - Queenstown	56,220,580	19,734,471	36,486,109		12,016,897	3,207	3,748
Lake Hayes & Shotover Country							
Reticulation	-	-	-	0%	374,297	461	812
Unspecified Expenditure	55,000	10,472	44,528	19%	4,810	461	10
Storage	3,836,066	3,836,066	-	100%	1,935,023	461	4,200
New Scheme	-	-	-	0%	127,236	461	276
Intake	-	-	-	0%	52,507	461	114
Renewals	962,400	-	962,400	0%	-	461	-
Management	409,237	77,919	331,318	19%	38,333	461	83
Flow Metering	-	-	-	0%	7,294	461	16
Treatment Facility	1,847,836	436,139	1,411,697	24%	208,914	461	453
Asset Management System	249,139	13,703	235,436	6%	12,567	461	27
Investigations	82,703	18,255	64,448	22%	7,893	461	17
Total Water Supply - Lake Hayes & Shotover Country	7,442,380	4,392,553	3,049,828		2,768,874	461	6,010

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Quail Rise							
Reticulation	1,100,000	1,100,000	-	100%	1,906,139	1,035	1,842
Storage	1,795,628	1,795,628	-	100%	1,795,628	1,035	1,735
Intake	-	-	-	0%	117,956	1,035	114
Treatment Facility	4,151,110	979,773	3,171,336	24%	469,320	1,035	453
Total Water Supply - Quail Rise	7,046,738	3,875,401	3,171,336		4,289,042	1,035	4,144
Ladies Mile							
Reticulation	2,400,000	2,400,000	-	100%	2,400,000	990	2,424
Storage	2,663,934	2,663,934	-	100%	2,663,934	990	2,691
Intake	-	-	-	0%	112,827	990	114
Treatment Facility	3,970,627	937,174	3,033,452	24%	448,914	990	453
Total Water Supply - Ladies Mile	9,034,561	6,001,109	3,033,452		5,625,676	990	5,683

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Queenstown							Existing Debt	6,277,684	
	2018/19	6,808,612	1,913,189	1,913,189	364	1,362,728	1,362,728	6,828,145	83%
	2019/20	8,295,120	2,444,781	4,357,970	364	1,362,728	2,725,456	7,910,198	74%
	2020/21	6,838,181	2,409,904	6,767,874	364	1,362,728	4,088,184	8,957,374	69%
	2021/22	12,864,702	6,930,230	13,698,104	333	1,247,358	5,335,542	14,640,246	73%
	2022/23	7,362,686	1,364,832	15,062,936	306	1,146,370	6,481,912	14,858,707	70%
	2023/24	7,474,196	1,374,352	16,437,288	306	1,146,370	7,628,282	15,086,689	66%
	2024/25	1,353,502	32,931	16,470,219	306	1,146,370	8,774,653	13,973,250	61%
	2025/26	2,184,678	255,451	16,725,670	306	1,146,370	9,921,023	13,082,331	57%
	2026/27	3,338,622	950,504	17,676,174	302	1,131,286	11,052,309	12,901,548	54%
	2027/28	9,669,853	4,411,384	22,087,557	257	964,588	12,016,897	16,348,344	58%
			22,087,557		3,207	Queenstown Weighted Debt Funding Ratio		65%	
Arrowtown							Existing Debt	1,877,906	
	2018/19	1,746,561	651,151	651,151	55	270,185	270,185	2,258,872	89%
	2019/20	1,393,919	374,125	1,025,276	55	270,185	540,370	2,362,812	81%
	2020/21	2,631,240	752,736	1,778,013	55	270,185	810,555	2,845,364	78%
	2021/22	341,036	11,608	1,789,621	37	182,529	993,083	2,674,444	73%
	2022/23	354,659	16,058	1,805,679	37	182,529	1,175,612	2,507,973	68%
	2023/24	337,813	15,925	1,821,605	37	182,529	1,358,141	2,341,370	63%
	2024/25	172,615	1,251	1,822,855	37	182,529	1,540,669	2,160,092	58%
	2025/26	651,433	117,386	1,940,241	37	182,529	1,723,198	2,094,949	55%
	2026/27	177,683	1,562	1,941,803	32	159,576	1,882,774	1,936,935	51%
	2027/28	190,309	5,951	1,947,754	7	36,113	1,918,887	1,906,773	50%
			1,947,754		389	Arrowtown Weighted Debt Funding Ratio		68%	

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Glenorchy									
							Existing Debt	424,949	
	2018/19	1,154,603	497,625	497,625	6	85,694	85,694	836,880	91%
	2019/20	643,455	245,969	743,595	6	85,694	171,388	997,155	85%
	2020/21	783,194	257,171	1,000,765	6	85,694	257,083	1,168,632	82%
	2021/22	34,557	594	1,001,360	6	85,694	342,777	1,083,532	76%
	2022/23	78,169	5,913	1,007,273	6	85,694	428,471	1,003,751	70%
	2023/24	34,459	584	1,007,857	6	85,694	514,165	918,640	64%
	2024/25	83,530	14,157	1,022,014	6	85,694	599,860	847,104	59%
	2025/26	553,272	142,674	1,164,688	6	85,694	685,554	904,084	57%
	2026/27	34,633	603	1,165,291	6	85,694	771,248	818,992	52%
	2027/28	78,028	5,898	1,171,189	6	85,694	856,942	739,196	46%
			1,171,189		63		Glenorchy Weighted Debt Funding Ratio		69%
Lake Hayes									
							Existing Debt	3,190,232	
	2018/19	268,510	124,401	124,401	46	274,381	274,381	3,040,252	92%
	2019/20	144,373	6,032	130,433	46	274,381	548,762	2,771,903	83%
	2020/21	790,774	673,983	804,416	46	274,381	823,144	3,171,504	79%
	2021/22	1,352,773	1,229,136	2,033,552	46	276,629	1,099,773	4,124,011	79%
	2022/23	2,150,558	1,859,830	3,893,381	46	276,629	1,376,402	5,707,211	81%
	2023/24	348,949	44,261	3,937,642	46	276,629	1,653,031	5,474,843	77%
	2024/25	119,769	1,294	3,938,936	46	276,629	1,929,660	5,199,508	73%
	2025/26	151,104	9,954	3,948,890	46	276,629	2,206,289	4,932,833	69%
	2026/27	125,634	1,617	3,950,507	47	281,292	2,487,582	4,653,157	65%
	2027/28	142,101	5,907	3,956,414	47	281,292	2,768,874	4,377,772	61%
			3,956,414		461		Lake Hayes Weighted Debt Funding Ratio		75%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Arthurs Point									
							Existing Debt	2,100,270	
	2018/19	234,219	74,173	74,173	46	130,744	130,744	2,043,699	94%
	2019/20	382,555	165,608	239,781	46	130,744	261,487	2,078,563	89%
	2020/21	52,177	882	240,663	46	130,744	392,231	1,948,701	83%
	2021/22	54,152	1,175	241,838	28	78,824	471,056	1,871,052	80%
	2022/23	62,140	4,123	245,961	28	78,824	549,880	1,796,351	77%
	2023/24	104,011	9,272	255,233	28	78,824	628,705	1,726,799	73%
	2024/25	172,663	58,626	313,860	28	78,824	707,529	1,706,600	71%
	2025/26	572,290	260,379	574,238	28	78,824	786,354	1,888,154	71%
	2026/27	54,262	1,192	575,430	23	63,770	850,124	1,825,576	68%
	2027/28	51,935	846	576,276	23	63,770	913,894	1,762,652	66%
			576,276		325		Arthurs Point Weighted Debt Funding Ratio		78%
Wanaka									
							Existing Debt	-	
	2018/19	4,624,208	1,035,994	1,035,994	296	1,429,732	1,429,732	(393,738)	-38%
	2019/20	8,421,375	2,047,637	3,083,631	296	1,429,732	2,859,463	224,168	7%
	2020/21	11,830,488	3,241,565	6,325,196	296	1,429,732	4,289,195	2,036,001	32%
	2021/22	11,133,539	2,968,561	9,293,757	160	772,604	5,061,799	4,231,958	46%
	2022/23	3,169,064	667,163	9,960,921	160	772,604	5,834,403	4,126,517	41%
	2023/24	895,587	49,643	10,010,564	160	772,604	6,607,008	3,403,556	34%
	2024/25	1,455,695	277,890	10,288,454	160	772,604	7,379,612	2,908,842	28%
	2025/26	2,089,859	308,772	10,597,226	160	772,604	8,152,216	2,445,010	23%
	2026/27	2,833,001	570,283	11,167,509	104	502,487	8,654,703	2,512,806	23%
	2027/28	868,474	30,784	11,198,293	104	502,487	9,157,191	2,041,103	18%
			11,198,293		1,896		Wanaka Weighted Debt Funding Ratio		31%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Hawea							Existing Debt	1,440,498	
	2018/19	608,033	239,301	239,301	25	126,283	126,283	1,553,516	92%
	2019/20	329,950	108,495	347,796	25	126,283	252,565	1,535,729	86%
	2020/21	54,281	1,340	349,136	25	126,283	378,848	1,410,786	79%
	2021/22	57,777	1,786	350,922	21	106,575	485,423	1,305,997	73%
	2022/23	79,217	9,627	360,549	21	106,575	591,997	1,209,049	67%
	2023/24	82,526	1,754	362,303	21	106,575	698,572	1,104,228	61%
	2024/25	205,141	33,700	396,003	21	106,575	805,147	1,031,353	56%
	2025/26	54,481	1,365	397,368	21	106,575	911,722	926,144	50%
	2026/27	57,971	1,811	399,179	19	97,417	1,009,139	830,538	45%
	2027/28	211,854	53,710	452,889	19	97,417	1,106,556	786,831	42%
			452,889		217	Hawea Weighted Debt Funding Ratio			69%
Luggate							Existing Debt	381,949	
	2018/19	1,901,227	836,160	836,160	33	306,406	306,406	911,703	75%
	2019/20	1,939,503	857,242	1,693,401	33	306,406	612,813	1,462,538	70%
	2020/21	29,339	211	1,693,612	33	306,406	919,219	1,156,342	56%
	2021/22	30,197	281	1,693,894	33	306,371	1,225,591	850,253	41%
	2022/23	49,323	5,348	1,699,242	21	196,301	1,421,892	659,299	32%
	2023/24	30,136	276	1,699,518	3	31,197	1,453,088	628,379	30%
	2024/25	29,550	228	1,699,746	3	31,197	1,484,285	597,411	29%
	2025/26	29,388	215	1,699,961	3	31,197	1,515,482	566,429	27%
	2026/27	30,245	285	1,700,247	3	29,746	1,545,227	536,969	26%
	2027/28	49,234	5,341	1,705,587	3	29,746	1,574,973	512,564	25%
			1,705,587		172	Luggate Weighted Debt Funding Ratio			47%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Kingston									
							Existing Debt	-	
	2018/19	1,051,333	840,567	840,567	190	1,260,238	1,260,238	(419,671)	-50%
	2019/20	5,009,327	4,099,267	4,939,834	15	99,492	1,359,731	3,580,103	72%
	2020/21	641,042	525,014	5,464,847	125	829,104	2,188,834	3,276,013	60%
	2021/22	354,600	166,871	5,631,718	15	99,492	2,288,327	3,343,391	59%
	2022/23	1,024,700	475,692	6,107,410	125	829,104	3,117,431	2,989,979	49%
	2023/24	1,029,700	472,800	6,580,210	15	99,492	3,216,923	3,363,287	51%
	2024/25	-	-	6,580,210	125	829,104	4,046,027	2,534,183	39%
	2025/26	-	-	6,580,210	10	66,328	4,112,356	2,467,854	38%
	2026/27	-	-	6,580,210	120	795,940	4,908,296	1,671,914	25%
	2027/28	20,000	2,892	6,583,102	10	66,328	4,974,624	1,608,478	24%
			6,583,102		750		Kingston Weighted Debt Funding Ratio		48%
Cardrona									
							Existing Debt	86,281	
	2018/19	160,000	65,649	65,649	13	30,667	30,667	121,263	80%
	2019/20	25,000	12,480	78,129	13	30,667	61,333	103,076	63%
	2020/21	-	-	78,129	13	30,667	92,000	72,410	44%
	2021/22	-	-	78,129	13	31,189	123,189	41,220	25%
	2022/23	25,000	8,123	86,252	13	31,189	154,379	18,154	11%
	2023/24	25,000	-	86,252	13	31,189	185,568	(13,036)	-8%
	2024/25	425,000	212,160	298,412	2	4,394	189,962	194,730	51%
	2025/26	456,649	212,160	510,572	2	4,394	194,356	402,496	67%
	2026/27	31,649	-	510,572	2	4,394	198,751	398,102	67%
	2027/28	56,649	8,123	518,694	2	4,394	203,145	401,830	66%
			518,694		85		Cardrona Weighted Debt Funding Ratio		63%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Quail Rise									
							Existing Debt	-	
	2018/19	220,000	220,000	220,000	115	476,560	476,560	(256,560)	-117%
	2019/20	719,320	719,320	939,320	115	476,560	953,121	(13,801)	-1%
	2020/21	1,956,308	1,956,308	2,895,628	115	476,560	1,429,681	1,465,947	51%
	2021/22	-	-	2,895,628	115	476,560	1,906,241	989,387	34%
	2022/23	-	-	2,895,628	115	476,560	2,382,801	512,827	18%
	2023/24	-	-	2,895,628	115	476,560	2,859,362	36,266	1%
	2024/25	-	-	2,895,628	115	476,560	3,335,922	(440,294)	-15%
	2025/26	-	-	2,895,628	115	476,560	3,812,482	(916,854)	-32%
	2026/27	-	-	2,895,628	115	476,560	4,289,042	(1,393,414)	-48%
	2027/28	-	-	2,895,628	-	-	4,289,042	(1,393,414)	-48%
			2,895,628		1,035			Quail Rise Weighted Debt Funding Ratio	0%
Ladies Mile									
							Existing Debt	-	
	2018/19	1,681,967	1,681,967	1,681,967	110	625,075	625,075	1,056,892	63%
	2019/20	200,000	200,000	1,881,967	110	625,075	1,250,150	631,817	34%
	2020/21	467,213	467,213	2,349,180	110	625,075	1,875,225	473,955	20%
	2021/22	1,452,459	1,452,459	3,801,639	110	625,075	2,500,300	1,301,339	34%
	2022/23	1,262,295	1,262,295	5,063,934	110	625,075	3,125,375	1,938,559	38%
	2023/24	-	-	5,063,934	110	625,075	3,750,451	1,313,484	26%
	2024/25	-	-	5,063,934	110	625,075	4,375,526	688,409	14%
	2025/26	-	-	5,063,934	110	625,075	5,000,601	63,334	1%
	2026/27	-	-	5,063,934	110	625,075	5,625,676	(561,741)	-11%
	2027/28	-	-	5,063,934	-	-	5,625,676	(561,741)	-11%
			5,063,934		990			Ladies Mile Weighted Debt Funding Ratio	29%

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Queenstown							
Asset Management System	1,814,444	169,117	1,645,327	9%	153,099	3,057	50
Investigations	-	-	-	0%	208	3,057	0
Management	143,925	-	143,925	0%	53,217	3,057	17
Minor Works	80,478	-	80,478	0%	-	3,057	-
Pump Station	2,857,500	1,317,022	1,540,478	46%	1,890,193	3,057	618
Renewals	6,981,597	255,224	6,726,373	4%	165,634	3,057	54
Reticulation	15,245,570	9,884,908	5,360,662	65%	8,153,201	3,057	2,667
Storage	-	-	-	0%	254,698	3,057	83
Treatment Facility	4,286,071	901,176	3,384,895	21%	4,462,367	3,057	1,460
Unspecified Expenditure	-	-	-	0%	26,790	3,057	9
Total Wastewater - Queenstown	31,409,585	12,527,447	18,882,138		15,159,408	3,057	4,959
Arrowtown							
Asset Management System	298,393	20,144	278,249	7%	19,317	389	50
Management	-	-	-	0%	1,909	389	5
Pump Station	-	-	-	0%	112,067	389	288
Renewals	1,398,972	-	1,398,972	0%	15,162	389	39
Reticulation	-	-	-	0%	446,663	389	1,150
Treatment Facility	544,810	114,550	430,260	21%	567,220	389	1,460
Unspecified Expenditure	-	-	-	0%	8,271	389	21
Total Wastewater - Arrowtown	2,242,175	134,694	2,107,481		1,170,609	389	3,013
Lake Hayes							
Asset Management System	184,083	10,069	174,014	5%	8,885	86	104
Management	-	-	-	0%	497	86	6
Minor Works	-	-	-	0%	6,899	86	81
Pump Station	-	-	-	0%	88,994	86	1,040
Renewals	314,816	-	314,816	0%	-	86	-
Reticulation	-	-	-	0%	306,327	86	3,581
Treatment Facility	119,944	25,219	94,725	21%	124,878	86	1,460
Total Wastewater - Lake Hayes	618,843	35,288	583,555		536,480	86	6,271

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Arthurs Point							
Asset Management System	143,083	23,888	119,195	17%	23,222	229	102
Management	10,000	3,228	6,772	32%	4,054	229	18
Renewals	126,273	-	126,273	0%	-	229	-
Reticulation	-	-	-	0%	169,211	229	740
Treatment Facility	320,471	67,381	253,090	21%	333,653	229	1,460
Total Wastewater - Arthurs Point	599,827	94,497	505,330		530,140	229	2,320
Wanaka							
Asset Management System	946,913	133,749	813,164	14%	106,722	2,205	48
Investigations	45,000	2,381	42,620	5%	103,543	2,205	47
Management	530,000	187,355	342,645	35%	87,205	2,205	40
Minor Works	80,478	-	80,478	0%	-	2,205	-
New Scheme	5,827,700	2,416,747	3,410,953	41%	676,067	2,205	307
Pump Station	3,590,125	871,457	2,718,668	24%	1,181,236	2,205	536
Renewals	2,346,252	-	2,346,252	0%	4,719	2,205	2
Reticulation	2,153,679	448,223	1,705,456	21%	1,132,965	2,205	514
Treatment Facility	6,796,000	1,524,411	5,271,589	22%	7,742,670	2,205	3,512
Unspecified Expenditure	-	-	-	0%	24,224	2,205	11
Total Wastewater - Wanaka	22,316,147	5,584,323	16,731,824		11,059,352	2,205	5,016
Hawea							
Asset Management System	143,083	22,617	120,466	16%	21,058	214	98
Management	-	-	-	0%	1,196	214	6
Pump Station	4,464,620	2,169,457	2,295,163	49%	1,084,233	214	5,059
Renewals	535,413	-	535,413	0%	-	214	-
Reticulation	-	-	-	0%	169,485	214	791
Treatment Facility	-	-	-	0%	323,006	214	1,507
Unspecified Expenditure	-	-	-	0%	9,201	214	43
Total Wastewater - Hawea	5,143,116	2,192,075	2,951,041		1,608,179	214	7,503
Glenorchy							
Asset Management System	50,000	6,610	43,390	13%	5,956	36	164
Management	-	-	-	0%	454	36	13
New Scheme	182,991	-	182,991	0%	126,519	36	3,491
Unspecified Expenditure	-	-	-	0%	765	36	21
Total Wastewater - Glenorchy	232,991	6,610	226,381		133,693	36	3,689

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Shotover Country							
Treatment Facility	618,954	130,139	488,815	21%	644,413	441	1,460
Total Wastewater - Shotover Country	618,954	130,139	488,815		644,413	441	1,460
Kingston							
New Scheme	156,177	-	156,177	0%	164,283	750	219
Treatment Facility	24,644,748	18,691,104	5,953,644	76%	13,023,617	750	17,365
Total Wastewater - Kingston	24,800,925	18,691,104	6,109,821		13,187,899	750	17,584
Cardrona							
Asset Management System	50,000	13,500	36,500	27%	12,021	119	101
Management	108,741	45,073	63,668	41%	45,903	119	387
New Scheme	-	-	-	0%	732,228	119	6,175
Treatment Facility	3,132,111	1,044,161	2,087,950	33%	279,040	119	2,353
Total Wastewater - Cardrona	3,290,852	1,102,734	2,188,118		1,069,192	119	9,017
Ladies Mile							
Reticulation	2,020,000	2,020,000	-	100%	2,020,000	990	2,040
Treatment Facility	1,388,126	291,863	1,096,263	21%	1,445,223	990	1,460
Total Wastewater - Ladies Mile	3,408,126	2,311,863	1,096,263		3,465,223	990	3,500
Quail Rise							
Renewals	1,600,000	1,600,000	-	100%	1,600,000	1,035	1,546
Treatment Facility	1,451,223	305,130	1,146,093	21%	1,510,915	1,035	1,460
Total Wastewater - Quail Rise	3,051,223	1,905,130	1,146,093		3,110,915	1,035	3,006

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Queenstown									
							Existing Debt	14,808,069	
	2018/19	6,671,169	2,832,181	2,832,181	352	1,747,804	1,747,804	15,892,446	90%
	2019/20	7,137,802	1,961,891	4,794,072	352	1,747,804	3,495,608	16,106,533	82%
	2020/21	3,101,916	650,246	5,444,318	352	1,747,804	5,243,413	15,008,974	74%
	2021/22	1,998,464	841,664	6,285,981	306	1,516,146	6,759,558	14,334,492	68%
	2022/23	8,262,271	5,127,452	11,413,433	279	1,382,510	8,142,068	18,079,434	69%
	2023/24	5,179,685	1,986,586	13,400,020	279	1,382,510	9,524,578	18,683,511	66%
	2024/25	880,933	16,808	13,416,828	279	1,382,510	10,907,088	17,317,809	61%
	2025/26	849,861	13,417	13,430,245	279	1,382,510	12,289,598	15,948,717	56%
	2026/27	889,129	16,402	13,446,647	312	1,545,200	13,834,798	14,419,918	51%
	2027/28	881,884	15,083	13,461,730	267	1,324,610	15,159,408	13,110,391	46%
			13,461,730		3,057		Queenstown Weighted Debt Funding Ratio		67%
Arrowtown									
							Existing Debt	3,473,582	
	2018/19	178,596	4,488	4,488	55	164,825	164,825	3,313,245	95%
	2019/20	142,437	1,432	5,920	55	164,825	329,650	3,149,852	91%
	2020/21	137,450	1,128	7,048	55	164,825	494,476	2,986,155	86%
	2021/22	137,520	1,133	8,181	37	111,351	605,826	2,875,937	83%
	2022/23	161,170	3,143	11,324	37	111,351	717,177	2,767,729	79%
	2023/24	148,695	1,812	13,136	37	111,351	828,528	2,658,190	76%
	2024/25	143,526	1,498	14,634	37	111,351	939,879	2,548,337	73%
	2025/26	208,580	1,196	15,829	37	111,351	1,051,230	2,438,182	70%
	2026/27	208,370	1,183	17,012	32	97,349	1,148,578	2,342,016	67%
	2027/28	231,021	3,132	20,144	7	22,030	1,170,609	2,323,118	66%
			20,144		389		Arrowtown Weighted Debt Funding Ratio		80%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Lake Hayes									
							Existing Debt	418,439	
	2018/19	29,800	1,310	1,310	8	51,318	51,318	368,430	88%
	2019/20	24,837	1,038	2,348	8	51,318	102,636	318,150	76%
	2020/21	20,817	818	3,166	8	51,318	153,954	267,651	63%
	2021/22	20,874	821	3,987	9	55,148	209,102	213,324	50%
	2022/23	23,815	982	4,970	9	55,148	264,249	159,159	38%
	2023/24	29,881	1,314	6,284	9	55,148	319,397	105,325	25%
	2024/25	25,715	1,086	7,370	9	55,148	374,545	51,264	12%
	2025/26	107,121	867	8,237	9	55,148	429,693	(3,017)	-1%
	2026/27	106,951	858	9,095	9	53,394	483,086	(55,553)	-13%
	2027/28	109,088	975	10,069	9	53,394	536,480	(107,972)	-25%
			10,069		86			Lake Hayes Weighted Debt Funding Ratio	55%
Wanaka									
							Existing Debt	1,223,481	
	2018/19	3,618,574	756,050	756,050	379	1,900,631	1,900,631	78,901	4%
	2019/20	4,303,001	1,237,237	1,993,288	379	1,900,631	3,801,262	(584,493)	-18%
	2020/21	5,501,631	1,473,899	3,467,187	379	1,900,631	5,701,893	(1,011,225)	-22%
	2021/22	5,944,732	1,779,623	5,246,810	242	1,211,776	6,913,668	(443,377)	-7%
	2022/23	1,042,501	269,803	5,516,613	169	846,583	7,760,251	(1,020,157)	-15%
	2023/24	382,485	16,124	5,532,736	151	756,288	8,516,539	(1,760,321)	-26%
	2024/25	364,345	13,327	5,546,064	151	756,288	9,272,827	(2,503,282)	-37%
	2025/26	367,726	10,639	5,556,703	151	756,288	10,029,114	(3,248,931)	-48%
	2026/27	389,203	11,583	5,568,286	103	515,119	10,544,233	(3,752,466)	-55%
	2027/28	401,949	16,037	5,584,323	103	515,119	11,059,352	(4,251,548)	-62%
			5,584,323		2,205			Wanaka Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Arthurs Point									
							Existing Debt	1,714,631	
	2018/19	54,210	11,446	11,446	32	74,142	74,142	1,651,935	96%
	2019/20	11,700	1,342	12,787	32	74,142	148,284	1,579,135	91%
	2020/21	9,667	1,057	13,845	32	74,142	222,426	1,506,050	87%
	2021/22	9,696	1,062	14,906	20	45,897	268,323	1,461,215	84%
	2022/23	11,183	1,269	16,176	20	45,897	314,219	1,416,587	82%
	2023/24	34,250	6,048	22,224	20	45,897	360,116	1,376,739	79%
	2024/25	12,144	1,404	23,627	20	45,897	406,013	1,332,246	77%
	2025/26	45,199	1,120	24,748	20	45,897	451,909	1,287,470	74%
	2026/27	45,113	1,108	25,856	17	39,115	491,025	1,249,463	72%
	2027/28	46,194	1,260	27,116	17	39,115	530,140	1,211,607	70%
			27,116		229		Arthurs Point Weighted Debt Funding Ratio		82%
Hawea									
							Existing Debt	344,510	
	2018/19	815,332	363,316	363,316	25	183,887	183,887	523,939	74%
	2019/20	1,839,965	908,290	1,271,606	25	183,887	367,774	1,248,342	77%
	2020/21	1,837,932	908,030	2,179,636	25	183,887	551,660	1,972,485	78%
	2021/22	38,586	969	2,180,605	21	154,717	706,377	1,818,737	72%
	2022/23	163,711	1,159	2,181,763	21	154,717	861,094	1,665,179	66%
	2023/24	63,140	5,846	2,187,609	21	154,717	1,015,811	1,516,308	60%
	2024/25	41,034	1,281	2,188,891	21	154,717	1,170,528	1,362,872	54%
	2025/26	114,169	1,023	2,189,913	21	154,717	1,325,245	1,209,178	48%
	2026/27	114,083	1,012	2,190,925	19	141,467	1,466,712	1,068,723	42%
	2027/28	115,164	1,150	2,192,075	19	141,467	1,608,179	928,405	37%
			2,192,075		214		Hawea Weighted Debt Funding Ratio		62%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Glenorchy									
							Existing Debt	393,980	
	2018/19	10,000	1,322	1,322	4	13,369	13,369	381,933	97%
	2019/20	20,000	2,644	3,966	4	13,369	26,739	371,207	93%
	2020/21	-	-	3,966	4	13,369	40,108	357,838	90%
	2021/22	-	-	3,966	4	13,369	53,477	344,469	87%
	2022/23	-	-	3,966	4	13,369	66,847	331,099	83%
	2023/24	-	-	3,966	4	13,369	80,216	317,730	80%
	2024/25	20,000	2,644	6,610	4	13,369	93,585	307,005	77%
	2025/26	60,997	-	6,610	4	13,369	106,955	293,635	73%
	2026/27	60,997	-	6,610	4	13,369	120,324	280,266	70%
	2027/28	60,997	-	6,610	4	13,369	133,693	266,897	67%
			6,610		36				
Glenorchy Weighted Debt Funding Ratio									83%
Shotover Country									
							Existing Debt	-	
	2018/19	-	-	-	53	77,875	77,875	(77,875)	0%
	2019/20	-	-	-	53	77,875	155,750	(155,750)	0%
	2020/21	-	-	-	53	77,875	233,625	(233,625)	0%
	2021/22	-	-	-	47	68,370	301,995	(301,995)	0%
	2022/23	-	-	-	47	68,370	370,365	(370,365)	0%
	2023/24	-	-	-	47	68,370	438,734	(438,734)	0%
	2024/25	-	-	-	47	68,370	507,104	(507,104)	0%
	2025/26	-	-	-	47	68,370	575,474	(575,474)	0%
	2026/27	-	-	-	24	34,470	609,943	(609,943)	0%
	2027/28	-	-	-	24	34,470	644,413	(644,413)	0%
					441				
Shotover Country Weighted Debt Funding Ratio									0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Kingston							Existing Debt	154,480	
	2018/19	5,401,410	4,423,755	4,423,755	190	3,340,934	3,340,934	1,237,301	27%
	2019/20	6,865,993	5,623,248	10,047,003	15	263,758	3,604,692	6,596,791	65%
	2020/21	-	-	10,047,003	125	2,197,983	5,802,676	4,398,808	43%
	2021/22	642,750	302,471	10,349,474	15	263,758	6,066,434	4,437,520	42%
	2022/23	2,108,582	1,092,427	11,441,901	125	2,197,983	8,264,417	3,331,964	29%
	2023/24	8,600,254	6,409,106	17,851,008	15	263,758	8,528,175	9,477,313	53%
	2024/25	1,025,759	840,097	18,691,104	125	2,197,983	10,726,158	8,119,426	43%
	2025/26	52,059	-	18,691,104	10	175,839	10,901,997	7,943,588	42%
	2026/27	52,059	-	18,691,104	120	2,110,064	13,012,061	5,833,524	31%
	2027/28	52,059	-	18,691,104	10	175,839	13,187,899	5,657,685	30%
			18,691,104		750	Kingston Weighted Debt Funding Ratio			43%
Cardrona							Existing Debt	1,262,730	
	2018/19	160,000	55,680	55,680	18	158,472	158,472	1,159,938	88%
	2019/20	128,741	50,473	106,153	18	158,472	316,944	1,051,940	77%
	2020/21	-	-	106,153	18	158,472	475,415	893,468	65%
	2021/22	-	-	106,153	19	167,346	642,761	726,122	53%
	2022/23	-	-	106,153	19	167,346	810,108	558,775	41%
	2023/24	280,629	99,118	205,271	21	185,694	995,802	472,200	32%
	2024/25	2,545,658	897,462	1,102,734	2	18,348	1,014,149	1,351,315	57%
	2025/26	58,608	-	1,102,734	2	18,348	1,032,497	1,332,967	56%
	2026/27	58,608	-	1,102,734	2	18,348	1,050,845	1,314,619	56%
	2027/28	58,608	-	1,102,734	2	18,348	1,069,192	1,296,271	55%
			1,102,734		119	Cardrona Weighted Debt Funding Ratio			60%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
							Existing Debt	-	
Ladies Mile	2018/19	1,600,000	1,600,000	1,600,000	110	385,025	385,025	1,214,975	76%
	2019/20	-	-	1,600,000	110	385,025	770,050	829,950	52%
	2020/21	400,000	400,000	2,000,000	110	385,025	1,155,074	844,926	42%
	2021/22	-	-	2,000,000	110	385,025	1,540,099	459,901	23%
	2022/23	-	-	2,000,000	110	385,025	1,925,124	74,876	4%
	2023/24	-	-	2,000,000	110	385,025	2,310,149	(310,149)	-16%
	2024/25	20,000	20,000	2,020,000	110	385,025	2,695,173	(675,173)	-33%
	2025/26	-	-	2,020,000	110	385,025	3,080,198	(1,060,198)	-52%
	2026/27	-	-	2,020,000	110	385,025	3,465,223	(1,445,223)	-72%
	2027/28	-	-	2,020,000	-	-	3,465,223	(1,445,223)	-72%
			2,020,000		990	Ladies Mile Weighted Debt Funding Ratio		0%	

Quail Rise

							Existing Debt	-	
	2018/19	600,000	600,000	600,000	115	345,657	345,657	254,343	42%
	2019/20	1,000,000	1,000,000	1,600,000	115	345,657	691,314	908,686	57%
	2020/21	-	-	1,600,000	115	345,657	1,036,972	563,028	35%
	2021/22	-	-	1,600,000	115	345,657	1,382,629	217,371	14%
	2022/23	-	-	1,600,000	115	345,657	1,728,286	(128,286)	-8%
	2023/24	-	-	1,600,000	115	345,657	2,073,943	(473,943)	-30%
	2024/25	-	-	1,600,000	115	345,657	2,419,600	(819,600)	-51%
	2025/26	-	-	1,600,000	115	345,657	2,765,258	(1,165,258)	-73%
	2026/27	-	-	1,600,000	115	345,657	3,110,915	(1,510,915)	-94%
	2027/28	-	-	1,600,000	-	-	3,110,915	(1,510,915)	-94%
			1,600,000		1,035	Quail Rise Weighted Debt Funding Ratio		0%	

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Queenstown							
Reticulation	9,270,223	2,851,180	6,419,043	31%	1,885,082	1,877	1,004
Unspecified Expenditure	163,287	42,912	120,375	26%	37,263	1,877	20
Investigations	30,000	4,881	25,119	16%	8,366	1,877	4
Minor Works	-	-	-	0%	16,407	1,877	9
Renewals	4,669,722	-	4,669,722	0%	47,196	1,877	25
Management	7,000,000	716,984	6,283,016	10%	537,803	1,877	286
New Scheme	4,352,742	1,971,792	2,380,950	45%	710,099	1,877	378
Stormwater Upgrades	-	-	-	0%	273,941	1,877	146
Asset Management System	1,663,719	159,551	1,504,168	10%	146,563	1,877	78
Total Stormwater - Queenstown	27,149,693	5,747,299	21,402,394		3,662,718	1,877	1,951
Arrowtown							
Reticulation	7,000	897	6,103	13%	143,341	369	388
Renewals	-	-	-	0%	6,954	369	19
Stormwater Upgrades	-	-	-	0%	3,786	369	10
Total Stormwater - Arrowtown	7,000	897	6,103		154,081	369	417
Glenorchy							
Reticulation	-	-	-	0%	32,544	125	259
New Scheme	-	-	-	0%	3,526	125	28
Stormwater Upgrades	-	-	-	0%	381	125	3
Total Stormwater - Glenorchy	-	-	-		36,450	125	290
Frankton Flats							
Reticulation	-	-	-	0%	5,454,383	1,394	3,912
Unspecified Expenditure	78,699	78,699	-	100%	94,746	1,394	68
Total Stormwater - Frankton Flats	78,699	78,699	-		5,549,129	1,394	3,979
Lake Hayes							
Reticulation	-	-	-	0%	961	59	16
Minor Works	-	-	-	0%	3,873	59	66
Total Stormwater - Lake Hayes	-	-	-		4,833	59	82

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wanaka							
Reticulation	8,079,746	2,553,378	5,526,368	32%	2,107,349	1,406	1,498
Unspecified Expenditure	3,551,238	1,560,653	1,990,585	44%	118,268	1,406	84
Investigations	30,000	5,670	24,330	19%	13,209	1,406	9
Minor Works	74,810	25,508	49,302	34%	15,092	1,406	11
Renewals	1,532,458	-	1,532,458	0%	35,336	1,406	25
Management	-	-	-	0%	3,143	1,406	2
New Scheme	-	-	-	0%	26,197	1,406	19
Stormwater Upgrades	-	-	-	0%	175,412	1,406	125
Asset Management System	1,129,764	145,740	984,024	13%	128,640	1,406	91
Total Stormwater - Wanaka	14,398,016	4,290,949	10,107,067		2,622,645	1,406	1,865
Hawea							
Reticulation	-	-	-	0%	58,151	192	303
Stormwater Upgrades	-	-	-	0%	2,487	192	13
Total Stormwater - Hawea	-	-	-		60,638	192	316
Kingston							
Minor Works	-	-	-	0%	24,816	754	33
New Scheme	7,148,250	5,628,339	1,519,911	79%	3,712,374	754	4,922
Total Stormwater - Kingston	7,148,250	5,628,339	1,519,911		3,737,190	754	4,955
Luggate							
Minor Works	47,588	17,857	29,731	38%	775	36	21
New Scheme	455,419	112,443	342,976	25%	39,849	36	1,099
Total Stormwater - Luggate	503,007	130,300	372,707		40,624	36	1,120
Albert Town							
Reticulation	-	-	-	0%	67,402	158	428
New Scheme	-	-	-	0%	22,219	158	141
Stormwater Upgrades	-	-	-	0%	2,263	158	14
Total Stormwater - Albert Town	-	-	-		91,884	158	583
Ladies Mile							
Reticulation	2,100,000	2,100,000	-	100%	2,100,000	990	2,121
Total Stormwater - Ladies Mile	2,100,000	2,100,000	-		2,100,000	990	2,121

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Queenstown									
							Existing Debt	2,386,008	
	2018/19	9,074,134	1,287,596	1,287,596	226	440,159	440,159	3,233,446	88%
	2019/20	1,592,090	425,317	1,712,914	226	440,159	880,318	3,218,604	79%
	2020/21	2,678,676	928,719	2,641,632	226	440,159	1,320,477	3,707,164	74%
	2021/22	3,673,875	1,184,271	3,825,903	174	339,386	1,659,863	4,552,048	73%
	2022/23	2,450,671	491,643	4,317,546	174	339,386	1,999,249	4,704,306	70%
	2023/24	693,301	24,434	4,341,979	174	339,386	2,338,634	4,389,354	65%
	2024/25	730,342	27,986	4,369,965	174	339,386	2,678,020	4,077,954	60%
	2025/26	757,880	47,216	4,417,182	174	339,386	3,017,406	3,785,784	56%
	2026/27	1,150,622	153,013	4,570,195	165	322,656	3,340,062	3,616,141	52%
	2027/28	4,348,102	1,177,104	5,747,299	165	322,656	3,662,718	4,470,589	55%
			5,747,299		1,877		Queenstown Weighted Debt Funding Ratio		67%
Arrowtown									
							Existing Debt	469,155	
	2018/19	7,000	897	897	50	21,010	21,010	449,042	96%
	2019/20	-	-	897	50	21,010	42,020	428,032	91%
	2020/21	-	-	897	50	21,010	63,030	407,022	87%
	2021/22	-	-	897	35	14,785	77,816	392,236	83%
	2022/23	-	-	897	35	14,785	92,601	377,451	80%
	2023/24	-	-	897	35	14,785	107,386	362,666	77%
	2024/25	-	-	897	35	14,785	122,172	347,880	74%
	2025/26	-	-	897	35	14,785	136,957	333,095	71%
	2026/27	-	-	897	33	13,780	150,737	319,315	68%
	2027/28	-	-	897	8	3,344	154,081	315,971	67%
			897		369		Arrowtown Weighted Debt Funding Ratio		80%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Glenorchy									
							Existing Debt	159,487	
	2018/19	-	-	-	14	4,118	4,118	155,369	97%
	2019/20	-	-	-	14	4,118	8,235	151,251	95%
	2020/21	-	-	-	14	4,118	12,353	147,134	92%
	2021/22	-	-	-	12	3,493	15,845	143,641	90%
	2022/23	-	-	-	12	3,493	19,338	140,148	88%
	2023/24	-	-	-	12	3,493	22,831	136,656	86%
	2024/25	-	-	-	12	3,493	26,323	133,163	83%
	2025/26	-	-	-	12	3,493	29,816	129,671	81%
	2026/27	-	-	-	11	3,317	33,133	126,353	79%
	2027/28	-	-	-	11	3,317	36,450	123,036	77%
					125		Glenorchy Weighted Debt Ratio		87%
Arthurs Point									
							Existing Debt	128,553	
	2018/19	-	-	-	13	1,187	1,187	127,366	99%
	2019/20	-	-	-	13	1,187	2,374	126,179	98%
	2020/21	-	-	-	13	1,187	3,561	124,992	97%
	2021/22	-	-	-	9	789	4,350	124,203	97%
	2022/23	-	-	-	9	789	5,139	123,414	96%
	2023/24	-	-	-	9	789	5,928	122,625	95%
	2024/25	-	-	-	9	789	6,717	121,836	95%
	2025/26	-	-	-	9	789	7,506	121,047	94%
	2026/27	-	-	-	8	730	8,237	120,316	94%
	2027/28	-	-	-	8	730	8,967	119,586	93%
					101		Arthurs Point Weighted Debt Funding Ratio		96%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Frankton Flats									
							Existing Debt	1,772,315	
	2018/19	-	-	-	139	554,913	554,913	1,217,402	69%
	2019/20	-	-	-	139	554,913	1,109,826	662,489	37%
	2020/21	-	-	-	139	554,913	1,664,739	107,576	6%
	2021/22	-	-	-	139	554,913	2,219,652	(447,337)	-25%
	2022/23	-	-	-	139	554,913	2,774,565	(1,002,250)	-57%
	2023/24	78,699	78,699	78,699	139	554,913	3,329,478	(1,478,464)	-80%
	2024/25	-	-	78,699	139	554,913	3,884,390	(2,033,376)	-110%
	2025/26	-	-	78,699	139	554,913	4,439,303	(2,588,289)	-140%
	2026/27	-	-	78,699	139	554,913	4,994,216	(3,143,202)	-170%
	2027/28	-	-	78,699	139	554,913	5,549,129	(3,698,115)	-200%
			78,699		1,394		Frankton Flats Weighted Debt Funding Ratio		0%
Lake Hayes									
							Existing Debt	74,723	
	2018/19	-	-	-	5	446	446	74,277	99%
	2019/20	-	-	-	5	446	891	73,831	99%
	2020/21	-	-	-	5	446	1,337	73,386	98%
	2021/22	-	-	-	6	500	1,836	72,886	98%
	2022/23	-	-	-	6	500	2,336	72,387	97%
	2023/24	-	-	-	6	500	2,835	71,887	96%
	2024/25	-	-	-	6	500	3,335	71,388	96%
	2025/26	-	-	-	6	500	3,834	70,888	95%
	2026/27	-	-	-	6	500	4,334	70,389	94%
	2027/28	-	-	-	6	500	4,833	69,889	94%
					59		Lake Hayes Weighted Debt Funding Ratio		97%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wanaka									
							Existing Debt	815,786	
	2018/19	636,903	163,924	163,924	221	411,643	411,643	568,067	58%
	2019/20	329,788	33,365	197,289	221	411,643	823,285	189,789	19%
	2020/21	510,703	84,043	281,333	221	411,643	1,234,928	(137,810)	-13%
	2021/22	1,538,755	352,053	633,386	116	216,059	1,450,987	(1,816)	0%
	2022/23	839,864	165,855	799,240	116	216,059	1,667,047	(52,021)	-3%
	2023/24	3,678,076	914,726	1,713,967	116	216,059	1,883,106	646,647	26%
	2024/25	376,875	44,408	1,758,375	116	216,059	2,099,165	474,995	18%
	2025/26	1,161,103	413,581	2,171,956	116	216,059	2,315,224	672,517	23%
	2026/27	2,613,760	997,949	3,169,905	82	153,710	2,468,934	1,516,756	38%
	2027/28	2,712,189	1,121,044	4,290,949	82	153,710	2,622,645	2,484,090	49%
			4,290,949		1,406		Wanaka Weighted Debt Funding Ratio		38%
Hawea									
							Existing Debt	111,153	
	2018/19	-	-	-	22	6,883	6,883	104,270	94%
	2019/20	-	-	-	22	6,883	13,767	97,387	88%
	2020/21	-	-	-	22	6,883	20,650	90,503	81%
	2021/22	-	-	-	18	5,838	26,488	84,665	76%
	2022/23	-	-	-	18	5,838	32,327	78,827	71%
	2023/24	-	-	-	18	5,838	38,165	72,988	66%
	2024/25	-	-	-	18	5,838	44,003	67,150	60%
	2025/26	-	-	-	18	5,838	49,842	61,312	55%
	2026/27	-	-	-	17	5,398	55,240	55,914	50%
	2027/28	-	-	-	17	5,398	60,638	50,516	45%
			-		192		Hawea Weighted Debt Funding Ratio		72%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Kingston									
							Existing Debt	934,720	
	2018/19	3,156,280	2,584,993	2,584,993	190	943,443	943,443	2,576,270	73%
	2019/20	299,724	245,474	2,830,467	15	76,317	1,019,760	2,745,427	73%
	2020/21	-	-	2,830,467	125	621,368	1,641,127	2,124,060	56%
	2021/22	-	-	2,830,467	15	76,157	1,717,284	2,047,903	54%
	2022/23	864,476	708,006	3,538,473	125	621,208	2,338,492	2,134,701	48%
	2023/24	1,866,356	1,528,545	5,067,019	15	76,157	2,414,649	3,587,090	60%
	2024/25	357,735	292,985	5,360,004	125	621,208	3,035,856	3,258,867	52%
	2025/26	-	-	5,360,004	10	51,382	3,087,238	3,207,485	51%
	2026/27	74,271	33,013	5,393,017	121	597,502	3,684,740	2,642,997	42%
	2027/28	529,408	235,322	5,628,339	11	52,451	3,737,190	2,825,869	43%
			5,628,339		754		Kingston Weighted Debt Funding Ratio		55%
Luggate									
							Existing Debt	21,041	
	2018/19	-	-	-	4	4,063	4,063	16,978	81%
	2019/20	-	-	-	4	4,063	8,126	12,914	61%
	2020/21	-	-	-	4	4,063	12,189	8,851	42%
	2021/22	-	-	-	4	3,968	16,158	4,883	23%
	2022/23	10,000	2,469	2,469	4	3,968	20,126	3,384	14%
	2023/24	445,419	109,974	112,443	4	3,968	24,094	109,390	82%
	2024/25	-	-	112,443	4	3,968	28,062	105,422	79%
	2025/26	-	-	112,443	4	3,968	32,030	101,453	76%
	2026/27	-	-	112,443	4	4,297	36,327	97,156	73%
	2027/28	47,588	17,857	130,300	4	4,297	40,624	110,716	73%
			130,300		36		Luggate Weighted Debt Funding Ratio		75%

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

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

Ladies Mile									
							Existing Debt	-	
	2018/19	630,000	630,000	630,000	110	233,333	233,333	396,667	63%
	2019/20	1,365,000	1,365,000	1,995,000	110	233,333	466,667	1,528,333	77%
	2020/21	105,000	105,000	2,100,000	110	233,333	700,000	1,400,000	67%
	2021/22	-	-	2,100,000	110	233,333	933,333	1,166,667	56%
	2022/23	-	-	2,100,000	110	233,333	1,166,667	933,333	44%
	2023/24	-	-	2,100,000	110	233,333	1,400,000	700,000	33%
	2024/25	-	-	2,100,000	110	233,333	1,633,333	466,667	22%
	2025/26	-	-	2,100,000	110	233,333	1,866,667	233,333	11%
	2026/27	-	-	2,100,000	110	233,333	2,100,000	-	0%
	2027/28	-	-	2,100,000	-	-	2,100,000	-	0%
			2,100,000		990		Ladies Mile Weighted Debt		0%
							Funding Ratio		

TRANSPORT CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wakatipu							
Advance property purchase	-	-	-	0%	670,577	7,284	92
Associated improvements	-	-	-	0%	205,706	7,284	28
Carparking Facilities	46,711,000	1,121,064	45,589,936	2%	1,110,924	7,284	153
Cycle facilities	18,945,000	2,320,763	16,624,238	12%	1,627,047	7,284	223
Drainage renewals	3,507,208	413,588	3,093,620	12%	376,853	7,284	52
Environmental Renewals	1,800,000	110,700	1,689,300	6%	34,318	7,284	5
Kerb & Channel Construction	-	-	-	0%	17,195	7,284	2
Minor Improvements	10,152,650	778,915	9,373,735	8%	746,374	7,284	102
New roads	208,839,000	25,237,190	183,601,810	12%	13,325,302	7,284	1,829
New traffic management facilities	7,975,000	1,419,000	6,556,000	18%	1,531,502	7,284	210
Parking Facilities	-	-	-	0%	27	7,284	0
Passenger transport infrastructure	32,486,000	2,608,221	29,877,779	8%	1,463,548	7,284	201
Pedestrian facilities	60,268,523	9,939,754	50,328,770	16%	7,558,051	7,284	1,038
Preventive maintenance	-	-	-	0%	10,677	7,284	1
Property purchase (local roads)	-	-	-	0%	130,034	7,284	18
Replacement of bridges & other structures	1,000,000	122,500	877,500	12%	37,487	7,284	5
Road reconstruction	5,992,004	852,025	5,139,979	14%	957,118	7,284	131
Roading General	-	-	-	0%	286,490	7,284	39
Seal extension	-	-	-	0%	211,812	7,284	29
Sealed road pavement rehabilitation	6,132,009	709,171	5,422,838	12%	2,551,264	7,284	350
Sealed road resurfacing	10,427,064	1,017,052	9,410,012	10%	1,232,720	7,284	169
Street Furniture	-	-	-	0%	5,070	7,284	1
Streetlighting	-	-	-	0%	60,440	7,284	8
Structures component replacements	2,057,598	130,921	1,926,677	6%	24,619	7,284	3
Studies and strategies	-	-	-	0%	678,151	7,284	93
Town Centre Improvements	-	-	-	0%	444,495	7,284	61
Traffic services renewals	1,391,752	132,669	1,259,083	10%	335,301	7,284	46
Unsealed road metalling	8,356,977	403,092	7,953,885	5%	395,715	7,284	54
Resilience Improvements	1,016,000	60,046	955,954	6%	19,717	7,284	3
Total Transport - Wakatipu	427,057,785	47,376,670	379,681,115		36,048,534	7,284	4,949

TRANSPORT CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wanaka							
Associated improvements	-	-	-	0%	38,897	3,443	11
Carparking Facilities	10,300,000	247,200	10,052,800	2%	211,040	3,443	61
Cycle facilities	-	-	-	0%	33,308	3,443	10
Drainage renewals	1,972,802	241,668	1,731,134	12%	211,347	3,443	61
Environmental Renewals	600,000	44,100	555,900	7%	14,097	3,443	4
Kerb & Channel Construction	-	-	-	0%	19,179	3,443	6
Minor Improvements	15,397,650	1,499,227	13,898,423	10%	1,115,647	3,443	324
New roads	-	-	-	0%	343,882	3,443	100
Parking Facilities	-	-	-	0%	1,573	3,443	0
Passenger transport infrastructure	-	-	-	0%	5,594	3,443	2
Pedestrian facilities	4,000,000	490,000	3,510,000	12%	485,741	3,443	141
Preventive maintenance	-	-	-	0%	325	3,443	0
Property purchase (local roads)	-	-	-	0%	15,513	3,443	5
Replacement of bridges & other structures	-	-	-	0%	24,510	3,443	7
Road reconstruction	4,200,000	617,400	3,582,600	15%	460,837	3,443	134
Roading General	-	-	-	0%	77,560	3,443	23
Seal extension	-	-	-	0%	885,173	3,443	257
Seal extension - residential	-	-	-	0%	979,421	3,443	284
Sealed road pavement rehabilitation	3,288,006	402,781	2,885,225	12%	335,566	3,443	97
Sealed road resurfacing	6,751,370	661,634	6,089,736	10%	717,929	3,443	209
Street Furniture	-	-	-	0%	3,344	3,443	1
Streetlighting	-	-	-	0%	36,821	3,443	11
Structures component replacements	723,359	88,611	634,748	12%	11,209	3,443	3
Town Centre Improvements	-	-	-	0%	65,280	3,443	19
Traffic services renewals	821,883	100,681	721,202	12%	214,743	3,443	62
Unsealed road metalling	5,304,652	259,928	5,044,724	5%	283,448	3,443	82
Total Transport - Wanaka	53,359,722	4,653,231	48,706,491		6,591,984	3,443	1,915

TRANSPORT CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
District Wide							
Associated improvements	-	-	-	0%	4,630	10,727	0
Drainage renewals	657,598	65,155	592,443	10%	35,290	10,727	3
Environmental Renewals	1,200,000	70,920	1,129,080	6%	19,163	10,727	2
Minor Improvements	2,192,650	218,763	1,973,887	10%	200,812	10,727	19
Parking Facilities	-	-	-	0%	1,662	10,727	0
Preventive maintenance	-	-	-	0%	1,281	10,727	0
Replacement of bridges & other structures	-	-	-	0%	1,466	10,727	0
Road reconstruction	-	-	-	0%	27,241	10,727	3
Seal extension	-	-	-	0%	21,529	10,727	2
Sealed road pavement rehabilitation	1,200,000	113,250	1,086,750	9%	118,919	10,727	11
Sealed road resurfacing	3,638,731	288,422	3,350,309	8%	155,817	10,727	15
Structures component replacements	657,598	65,155	592,443	10%	5,983	10,727	1
Traffic services renewals	72,335	7,167	65,168	10%	5,947	10,727	1
Total Transport - District Wide	9,618,912	828,831	8,790,081		599,741	10,727	56
Eastern Access Road							
New roads	-	-	-	0%	4,189,753	5,597	749
Total Transport - Eastern Access Road	-	-	-		4,189,753	5,597	749

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wakatipu									
							Existing Debt	4,811,396	
	2018/19	30,871,353	2,885,402	2,885,402	846	4,186,722	4,186,722	3,510,076	46%
	2019/20	85,448,131	9,870,189	12,755,590	846	4,186,722	8,373,443	9,193,543	52%
	2020/21	64,425,145	7,107,877	19,863,468	846	4,186,722	12,560,165	12,114,699	49%
	2021/22	68,029,158	7,275,406	27,138,873	846	4,186,722	16,746,886	15,203,383	48%
	2022/23	72,814,908	8,251,004	35,389,877	651	3,222,992	19,969,878	20,231,395	50%
	2023/24	69,476,608	7,694,116	43,083,993	651	3,222,992	23,192,870	24,702,519	52%
	2024/25	19,684,108	2,581,816	45,665,809	651	3,222,992	26,415,862	24,061,344	48%
	2025/26	4,395,208	479,171	46,144,980	651	3,222,992	29,638,853	21,317,523	42%
	2026/27	4,179,008	367,994	46,512,974	651	3,222,992	32,861,845	18,462,525	36%
	2027/28	7,734,158	863,696	47,376,670	644	3,186,689	36,048,534	16,139,532	31%
			47,376,670		7,284		Wakatipu Weighted Debt Funding Ratio		45%
Wanaka									
							Existing Debt	19,771	
	2018/19	8,459,619	1,043,554	1,043,554	445	851,207	851,207	212,118	20%
	2019/20	7,498,797	822,024	1,865,578	445	851,207	1,702,415	182,935	10%
	2020/21	5,206,957	459,131	2,324,709	445	851,207	2,553,622	(209,141)	-9%
	2021/22	4,907,157	422,246	2,746,955	445	851,207	3,404,829	(638,103)	-23%
	2022/23	7,286,407	350,120	3,097,075	280	536,800	3,941,629	(824,783)	-26%
	2023/24	7,630,657	350,673	3,447,748	280	536,800	4,478,430	(1,010,910)	-29%
	2024/25	2,564,907	225,840	3,673,588	280	536,800	5,015,230	(1,321,870)	-36%
	2025/26	2,494,157	220,640	3,894,228	280	536,800	5,552,030	(1,638,031)	-42%
	2026/27	3,688,407	381,917	4,276,146	280	536,800	6,088,830	(1,792,913)	-42%
	2027/28	3,622,657	377,085	4,653,231	263	503,154	6,591,984	(1,918,982)	-41%
			4,653,231		3,443		Wanaka Weighted Debt Funding Ratio		0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
District Wide									
							Existing Debt	-	
	2018/19	1,171,157	46,313	46,313	1,291	72,155	72,155	(25,842)	-56%
	2019/20	1,095,729	79,592	125,905	1,291	72,155	144,309	(18,404)	-15%
	2020/21	828,922	47,033	172,938	1,291	72,155	216,464	(43,525)	-25%
	2021/22	1,067,372	84,916	257,854	1,291	72,155	288,618	(30,764)	-12%
	2022/23	1,010,322	104,764	362,619	932	52,086	340,704	21,915	6%
	2023/24	703,222	67,582	430,201	932	52,086	392,790	37,410	9%
	2024/25	1,046,172	111,314	541,514	932	52,086	444,876	96,638	18%
	2025/26	989,072	111,542	653,056	932	52,086	496,962	156,094	24%
	2026/27	682,022	66,024	719,080	932	52,086	549,048	170,032	24%
	2027/28	1,024,922	109,752	828,831	907	50,693	599,741	229,090	28%
			828,831		10,727				
							District Wide Weighted Debt Funding Ratio		16%
Eastern Access Road									
							Existing Debt	2,604,817	
	2018/19	-	-	-	560	418,975	418,975	2,185,842	84%
	2019/20	-	-	-	560	418,975	837,951	1,766,866	68%
	2020/21	-	-	-	560	418,975	1,256,926	1,347,891	52%
	2021/22	-	-	-	560	418,975	1,675,901	928,915	36%
	2022/23	-	-	-	560	418,975	2,094,877	509,940	20%
	2023/24	-	-	-	560	418,975	2,513,852	90,965	3%
	2024/25	-	-	-	560	418,975	2,932,827	(328,011)	-13%
	2025/26	-	-	-	560	418,975	3,351,803	(746,986)	-29%
	2026/27	-	-	-	560	418,975	3,770,778	(1,165,961)	-45%
	2027/28	-	-	-	560	418,975	4,189,753	(1,584,937)	-61%
					5,597				
							Eastern Access Road Weighted Debt Funding Ratio		23%

RESERVE IMPROVEMENTS CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wakatipu							
Parks and Reserves	16,566,896	1,261,192	15,305,704	8%	2,913,140	4,387	664
Walkways	2,080,000	275,000	1,805,000	13%	363,381	4,387	83
Council Land - Reserve Land	-	-	-	0%	51,779	4,387	12
Cemeteries	130,000	130,000	-	100%	242,601	4,387	55
Total Reserves - Wakatipu	18,776,896	1,666,192	17,110,704		3,570,901	4,387	814
Wanaka							
Parks and Reserves	9,867,000	2,024,251	7,842,749	21%	3,088,036	2,558	1,207
Walkways	1,470,000	194,700	1,275,300	13%	218,620	2,558	85
Council Land - Reserve Land	-	-	-	0%	358,831	2,558	140
Cemeteries	-	-	-	0%	56,294	2,558	22
Total Reserves - Wanaka	11,337,000	2,218,951	9,118,049		3,721,781	2,558	1,455
District Wide							
Parks and Reserves	-	-	-	0%	398,358	6,945	57
Walkways	-	-	-	0%	-	6,945	-
Council Land - Reserve Land	-	-	-	0%	1,143,955	6,945	165
Cemeteries	-	-	-	0%	-	6,945	-
Total Reserves - District Wide	-	-	-		1,542,313	6,945	222

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wakatipu									
							Existing Debt	2,603,417	
	2018/19	1,817,633	450,693	450,693	558	454,344	454,344	2,599,766	85%
	2019/20	2,376,530	254,258	704,951	558	454,344	908,688	2,399,680	73%
	2020/21	1,494,530	122,718	827,670	558	454,344	1,363,032	2,068,055	60%
	2021/22	1,669,000	66,574	894,243	558	454,344	1,817,375	1,680,285	48%
	2022/23	4,806,565	332,577	1,226,820	363	295,279	2,112,655	1,717,582	45%
	2023/24	3,133,802	205,218	1,432,039	363	295,279	2,407,934	1,627,521	40%
	2024/25	847,979	38,787	1,470,826	363	295,279	2,703,214	1,371,029	34%
	2025/26	1,067,619	117,218	1,588,044	363	295,279	2,998,493	1,192,968	28%
	2026/27	783,119	39,360	1,627,404	363	295,279	3,293,773	937,048	22%
	2027/28	780,119	38,787	1,666,192	340	277,128	3,570,901	698,708	16%
			1,666,192		4,387		Wakatipu Weighted Debt Funding Ratio		53%
Wanaka									
							Existing Debt	-	
	2018/19	2,935,000	688,999	688,999	376	547,588	547,588	141,411	21%
	2019/20	2,731,000	576,124	1,265,123	376	547,588	1,095,177	169,947	13%
	2020/21	1,489,000	305,848	1,570,971	376	547,588	1,642,765	(71,794)	-5%
	2021/22	1,583,000	348,604	1,919,575	376	547,588	2,190,353	(270,778)	-14%
	2022/23	593,500	91,341	2,010,917	180	262,293	2,452,647	(441,730)	-22%
	2023/24	589,000	90,297	2,101,213	180	262,293	2,714,940	(613,727)	-29%
	2024/25	351,500	28,825	2,130,039	180	262,293	2,977,234	(847,195)	-40%
	2025/26	359,000	30,566	2,160,604	180	262,293	3,239,527	(1,078,923)	-50%
	2026/27	354,500	29,521	2,190,126	180	262,293	3,501,820	(1,311,695)	-60%
	2027/28	351,500	28,825	2,218,951	151	219,960	3,721,781	(1,502,830)	-68%
			2,218,951		2,558		Wanaka Weighted Debt Funding Ratio		0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
District Wide							Existing Debt	-	
	2018/19	-	-	-	935	207,538	207,538	(207,538)	0%
	2019/20	-	-	-	935	207,538	415,076	(415,076)	0%
	2020/21	-	-	-	935	207,538	622,614	(622,614)	0%
	2021/22	-	-	-	935	207,538	830,152	(830,152)	0%
	2022/23	-	-	-	543	120,596	950,748	(950,748)	0%
	2023/24	-	-	-	543	120,596	1,071,344	(1,071,344)	0%
	2024/25	-	-	-	543	120,596	1,191,940	(1,191,940)	0%
	2025/26	-	-	-	543	120,596	1,312,535	(1,312,535)	0%
	2026/27	-	-	-	543	120,596	1,433,131	(1,433,131)	0%
	2027/28	-	-	-	492	109,182	1,542,313	(1,542,313)	0%
					6,945	District Wide Weighted Debt		0%	
						Funding Ratio			

COMMUNITY FACILITIES CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wakatipu							
Buildings - Toilets	1,900,000	404,750	1,495,250	21%	603,700	5,479	110
Alpine Aqualand	2,581,140	-	2,581,140	0%	4,281,629	5,479	782
Health & Fitness Centre	1,606,000	-	1,606,000	0%	-	5,479	-
Waterways Facilities	1,322,000	-	1,322,000	0%	146,201	5,479	27
Halls - Arrowtown	444,685	-	444,685	0%	29,057	5,479	5
Council Land - Non-Reserve	8,321,026	-	8,321,026	0%	38,201	5,479	7
Holiday Parks	370,000	-	370,000	0%	-	5,479	-
Wakatipu Non-Reserve	770,000	-	770,000	0%	-	5,479	-
Council Offices	41,901,857	-	41,901,857	0%	-	5,479	-
Community Buildings	65,000	-	65,000	0%	-	5,479	-
Buildings - Housing	168,000	-	168,000	0%	-	5,479	-
Buildings - Heritage	-	-	-	0%	236,205	5,479	43
Events Centre	14,114,678	-	14,114,678	0%	-	5,479	-
Playgrounds Wakatipu	3,000,000	-	3,000,000	0%	85,816	5,479	16
Queenstown Memorial Centre	458,827	-	458,827	0%	-	5,479	-
Tennis Courts	990,000	-	990,000	0%	-	5,479	-
Halls - Lake Hayes Pavillion	255,788	5,400	250,388	2%	5,790	5,479	1
Arrowtown Pool	399,860	-	399,860	0%	-	5,479	-
Halls - Glenorchy	70,000	-	70,000	0%	7,202	5,479	1
Skate Parks	200,000	-	200,000	0%	-	5,479	-
Rural Fire - District Wide	-	-	-	0%	16,309	5,479	3
Halls - Queenstown	-	-	-	0%	853,080	5,479	156
Halls - Events Centre	-	-	-	0%	468,622	5,479	86
Halls - Queenstown Community Centre	-	-	-	0%	33,754	5,479	6
Community Development - Swimming Pools	-	-	-	0%	449,921	5,479	82
Libraries - Wakatipu	-	-	-	0%	18,660	5,479	3
Total Transport - Wakatipu	78,938,861	410,150	78,528,711		7,274,149	5,479	1,328

COMMUNITY FACILITIES CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Schemes / Contributing Areas	10 Year Study Period Total Capital Cost (2018/19 \$)	Capital Cost Funded by Growth (2018/19 \$)	Capital Cost Funded by Other Sources (2018/19 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2018/19 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution per Lot (2018/19 \$)
Wanaka							
Buildings - Toilets	1,135,000	99,985	1,035,016	9%	125,784	2,291	55
Waterways Facilities	2,020,000	-	2,020,000	0%	83,717	2,291	37
Halls - Hawea	237,500	-	237,500	0%	8,207	2,291	4
Holiday Parks	240,000	-	240,000	0%	-	2,291	-
Council Offices	790,000	-	790,000	0%	-	2,291	-
Wanaka Aquatic Centre	488,900	-	488,900	0%	-	2,291	-
Halls - Lake Wanaka Centre	687,396	-	687,396	0%	-	2,291	-
Community Buildings	75,000	-	75,000	0%	-	2,291	-
Playgrounds Wanaka	2,000,000	-	2,000,000	0%	-	2,291	-
Tennis Courts	180,000	-	180,000	0%	-	2,291	-
Wanaka Non-Reserve	910,000	-	910,000	0%	-	2,291	-
Wanaka Recreation Centre	3,774,499	-	3,774,499	0%	-	2,291	-
Halls - Luggate	950,000	-	950,000	0%	5,050	2,291	2
Halls - Arts & Community Centre	-	-	-	0%	741,078	2,291	323
Halls - Cardrona	-	-	-	0%	26,388	2,291	12
Halls - Wanaka Community Centre	-	-	-	0%	814,694	2,291	356
Community Development - Swimming Pools	-	-	-	0%	115,789	2,291	51
Libraries - Upper Clutha	-	-	-	0%	6,361	2,291	3
Total Transport - Wanaka	13,488,295	99,985	13,388,311		1,927,069	2,291	841
District Wide							
Health & Fitness Centre	773,360	-	773,360	0%	-	7,770	-
Dog Pound	65,000	-	65,000	0%	-	7,770	-
Wanaka Aquatic Centre	70,860	-	70,860	0%	-	7,770	-
Community Buildings	60,000	-	60,000	0%	-	7,770	-
Buildings - Housing	252,000	-	252,000	0%	-	7,770	-
Buildings - Heritage	60,000	-	60,000	0%	-	7,770	-
Halls - Lake Hayes Pavillion	-	-	-	0%	13,252	7,770	2
Arrowtown Pool	500,000	-	500,000	0%	-	7,770	-
Rural Fire - District Wide	-	-	-	0%	29,672	7,770	4
Community Development - District Wide	-	-	-	0%	160,021	7,770	21
Total Transport - District Wide	1,781,220	-	1,781,220		202,945	7,770	26

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
Wakatipu							Existing Debt	6,227,128	
	2018/19	13,261,887	113,950	113,950	702	932,204	932,204	5,408,874	85%
	2019/20	33,538,719	5,400	119,350	702	932,204	1,864,408	4,482,070	71%
	2020/21	22,356,371	110,000	229,350	702	932,204	2,796,612	3,659,866	57%
	2021/22	2,370,600	45,200	274,550	702	932,204	3,728,816	2,772,862	43%
	2022/23	1,464,205	-	274,550	450	596,850	4,325,667	2,176,011	33%
	2023/24	1,662,623	45,200	319,750	450	596,850	4,922,517	1,624,361	25%
	2024/25	814,804	-	319,750	450	596,850	5,519,367	1,027,511	16%
	2025/26	1,756,159	45,200	364,950	450	596,850	6,116,217	475,861	7%
	2026/27	720,166	-	364,950	450	596,850	6,713,068	(120,990)	-2%
	2027/28	993,327	45,200	410,150	423	561,082	7,274,149	(636,871)	-10%
			410,150		5,479	Wakatipu Weighted Debt Funding Ratio			55%
Wanaka							Existing Debt	621,761	
	2018/19	2,425,147	9,090	9,090	341	286,622	286,622	344,228	55%
	2019/20	1,916,204	90,895	99,985	341	286,622	573,244	148,501	21%
	2020/21	3,419,306	-	99,985	341	286,622	859,866	(138,121)	-19%
	2021/22	1,631,280	-	99,985	341	286,622	1,146,488	(424,742)	-59%
	2022/23	1,439,200	-	99,985	159	133,970	1,280,457	(558,712)	-77%
	2023/24	275,800	-	99,985	159	133,970	1,414,427	(692,682)	-96%
	2024/25	725,201	-	99,985	159	133,970	1,548,397	(826,651)	-115%
	2025/26	480,824	-	99,985	159	133,970	1,682,366	(960,621)	-133%
	2026/27	595,133	-	99,985	159	133,970	1,816,336	(1,094,591)	-152%
	2027/28	580,200	-	99,985	132	110,733	1,927,069	(1,205,323)	-167%
			99,985		2,291	Wanaka Weighted Debt Funding Ratio			0%

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

Contributing Area	Financial Year	CAPEX (2018/19 \$)	CAPEX for Growth (2018/19 \$)	Cumulative Growth Cost (2018/19 \$)	New Dwelling Equivalents	Contributions Received (2018/19 \$)	Cumulative Contributions Received (2018/19 \$)	Debt Balance (2018/19 \$)	Annual Debt %
District Wide							Existing Debt	4,230,498	
	2018/19	705,440	-	-	1,043	27,240	27,240	4,203,258	99%
	2019/20	142,280	-	-	1,043	27,240	54,480	4,176,019	99%
	2020/21	107,300	-	-	1,043	27,240	81,719	4,148,779	98%
	2021/22	251,990	-	-	1,043	27,240	108,959	4,121,539	97%
	2022/23	185,500	-	-	609	15,902	124,861	4,105,637	97%
	2023/24	93,500	-	-	609	15,902	140,763	4,089,735	97%
	2024/25	55,050	-	-	609	15,902	156,665	4,073,833	96%
	2025/26	37,050	-	-	609	15,902	172,567	4,057,932	96%
	2026/27	24,000	-	-	609	15,902	188,468	4,042,030	96%
	2027/28	179,110	-	-	554	14,477	202,945	4,027,553	95%
			-		7,770		Weighted Debt Funding Ratio		97%