

Development Contribution Policy

Te Kaupapa Here Whakawhanake Hekeka Utu

Updated for 2025/2026



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

Glossary of terms

Accommodation units [or Stay units]	Defined in section 197 of the LGA 2002 as: “...units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”
Activity	A grouping of council functions required for development contributions – listed in Section 1.1.4.
Allotment [or Lot]	Defined in section 218 of the RMA 1991 as: “a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not: (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b) any parcel of land or building or part of a building that is shown or identified separately; (i) on a survey plan; or (ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c) any unit on a unit plan; or d) any parcel of land not subject to the Land Transfer Act 2017”
Applicant	The person(s) applying for a resource consent, building consent, or service connection.
Bedroom	An area of a residential unit that may be used primarily for sleeping, but is not: a) the kitchen, bathroom(s), laundry or toilet(s), b) the dining room or living room (but not both) whether open plan with the kitchen or not, c) entrance halls and passageways, d) garage, and e) any other room smaller than 6m ² .
Community Facilities	Defined in section 197 of the LGA 2002 as: means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199.

Community Infrastructure	Defined in section 197 of the LGA 2002 as: (a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and (b) includes land that the territorial authority will acquire for that purpose
Contributing Area (See Development Contribution Supporting Documents for Contributing Area Maps)	A defined geographic area where development contributions are to be calculated by the method described herein and delivering a standard development contribution in terms of \$/Dwelling Equivalent. Contributing areas take an integrated approach to the effects of land subdivision/development and associated physical resources and assesses the overall requirements of an identified geographic area. Contributing areas should enable standard development contributions to be determined efficiently and equitably. For any development that sits within both the Ladies Mile contributing area and another contributing area, then the Ladies Mile policy provisions shall apply.
Council	Queenstown Lakes District Council (QLDC)
Development	Defined in section 197 of the LGA 2002 as: “any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but does not include the pipes or lines of a network utility operator.”
Development Agreement	Defined in section 197 of the LGA 2002 as: “means a voluntary contractual agreement made under sections 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or part of a district.”
Development contribution objection	Defined in section 197 of the LGA 2002 as: “means an objection lodged under clause 1 or Schedule 13A against a requirement to make a development contribution.”
Dwelling Equivalent [or DE]	A typical residential dwelling, however representing a unit of demand for which non-residential land uses can be described by. Non-residential activities, such as visitor accommodation and business categories, can be converted into dwelling equivalents using land use differentials. Dwelling equivalents enable the demand of different land uses to be considered collectively.
Gross Floor Area [or GFA]	The sum of the gross area of all floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre line of walls separating two buildings. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.

Impervious Surface Area [or ISA]	Any area of a site that is not capable of absorbing rainwater.
Land Use Differentials	Factors which are used to convert non-residential properties into dwelling equivalents. Impact on, benefit from and consumption of assets by different land uses can be converted into, and described as dwelling equivalents. They have two functions 1) to determine the total dwelling equivalents for apportioning total CAPEX for growth to determine a standard development contribution and 2) enabling a new subdivision or development to be converted into dwelling equivalents, such that the development contributions can be calculated.
Lodged	The point in time at which an application that complies with all the requirements in section 88(2) of the Resource Management Act 1991 (RMA 1991) or section 45 of the Building Act 2004, has been received by Council and accepted as complete.
Network Infrastructure	Defined in section 197 of the LGA 2002 as: “the provision of roads and other transport, water, wastewater, and stormwater collection and management”
Reserves improvements	Recreation infrastructure on a reserve that enables the public to obtain the benefit and enjoyment of the reserve, excluding basic requirements for a reserve as required by the QLDC Land Development and Subdivision code of practice.
Service Connection	Defined in section 197 of the LGA 2002 as: “a physical connection to a service provided by, or on behalf of, a territorial authority”
Stay units [or Accommodation units]	Accommodation units defined in section 197 of the LGA 2002 as: “...units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”
Long Term Plan [or LTP]	Refers to Queenstown Lakes District Council Long Term Plan 2024-34.
Whakatipu Area	Means Queenstown-Whakatipu ward and Arrowtown ward.
Wānaka Area	Means Wānaka ward.

Part 1: Introduction

1.1. PURPOSE OF THE POLICY

- 1.1.1. The Queenstown Lakes district has traditionally experienced significant growth in its population, visitors, development and the local economy¹. Growth continues to generate high levels of subdivision and development which places increasing pressure on the assets and services provided by the Council. Investment in additional assets and services is accordingly required to meet the demands of growth.
- 1.1.2. The purpose of the policy is to ensure that a fair, equitable and proportionate share of the total cost of capital expenditure necessary to service growth over the long term is funded by development. Council may achieve this by using Development Contributions under the Local Government Act 2002 (LGA 2002).
- 1.1.3. Council considers that Development Contributions are the best mechanism available to ensure the cost of growth sits with those who have created the need for that cost. The Council considers it inappropriate to burden the community as a whole, by way of rating or other payment means, to meet the cost of growth.
- 1.1.4. Section 102(3A) of the Local Government Act 2002 provides that this policy must support the principles set out in the preamble to Te Ture Whenua Māori Act 1993.

These principles include recognition that land is a taonga tuku iho of special significance to Māori people, and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whānau and their hapū. Council considers that this policy supports those principles.

- 1.1.5. Development contributions can be collected for growth related projects for:

Reserves

Local and community parks
Sportsground parks
Reserve improvements

Network Infrastructure

Water
Wastewater
Stormwater
Roads and transportation

Community Infrastructure

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

- > public toilets
- > libraries
- > community centres and town halls
- > event/recreation centres and recreation facilities
- > swimming pools
- > waterways

1.2. STATUTORY REQUIREMENT FOR THE POLICY

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

The policy meets this requirement.

¹ <https://www.qldc.govt.nz/community/population-and-demand>

1.3. COMMUNITY OUTCOMES

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

In particular the following community outcomes:

- > Everyone can find a healthy home in a place they choose to be
- > Our environments and services promote and support health, activity and wellbeing for all
- > Our economy is strong and diverse with sustainable and inclusive growth
- > Our infrastructure is as resilient as our people.

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

1.4. CHANGES TO DEVELOPMENT CONTRIBUTIONS POLICY 2024

- 1.4.1. Updates made to the Development Contributions Policy 2024 (in addition to the standard changes to capital costs and timing) are listed below:

- > Updated land valuations for reserve land contributions
- > Updated contributing area maps
- > Additional definitions in the glossary
- > Amended the differentials for Residential Flats and Multi Unit Residential developments. This policy now includes an option whereby the number of bedrooms may be used to assess the development contributions.

- > Changing to the grouping of contributing areas in and around Queenstown to reflect how the areas are serviced for water supply and wastewater. Namely separating Southern Corridor and Ladies Mile to provide transparency on the costs required to provision these areas.
- > Include a provision for QLDC to apply the highest development contribution for any development that fits into more than one land use category. e.g. visitor accommodation for any property that can be rented for visitor accommodation purposes for 180 or more days.
- > Added a clause referencing Te Ture Whenua Māori Act 1993 requirements.
- > Included clarity on the annual development contribution increase permitted under the LGA 2002.

- 1.4.2. Minor changes were made the Development Contribution Policy following the consultation process. This included clarification of some glossary terms and an update to the boundaries of the Hāwea water supply and wastewater contribution area maps.

- 1.4.3. These changes and the provisions of this policy will apply to any application for resource consent, building consent or application for service connection lodged on or after 1 October 2024.

- 1.4.4. QLDC may update this policy annually (before the next Long Term Plan) under the provisions of S106 2B of the LGA 2002. These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for construction, as permitted by sections 106 (2B) and (2C) of the LGA 2002. This change will essentially create a revised version of the Policy for the year in question.

1.5. NAVIGATING THIS DOCUMENT

- 1.5.1. The policy outlines Council's approach to funding development infrastructure via development contributions under the LGA 2002.
- 1.5.2. The policy has four main parts:
 - > Part 1: Introduction
 - > Part 2: Administering the policy
 - > Part 3: The charges
 - > Part 4: Policy details
- 1.5.3. Supporting documents relating to this policy include:
 - > Contributing area maps
 - > Asset schedules
 - > Parks provision guidelines

Part 2: Administering the policy

2.1. WHAT ACTIVITIES ATTRACT DEVELOPMENT CONTRIBUTIONS?

- 2.1.1. Development contributions may be sought in respect of any development that generates a demand for reserves, network and community infrastructure. If subdividing, building, connecting to Council services, or otherwise undertaking development in the district, development contributions will need to be assessed. Development contributions apply to developments within the areas shown in the Contributing Area Maps (see supporting documents).
- 2.1.2. In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the section: *2.2.7 Limitations; 3.8. Credits*.
- 2.1.3. Development of new infrastructure sometimes means that areas not previously liable for development contributions become so. For example, a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not. The current Development Contributions Policy will reflect those changes. Council officers will be available to help resolve any uncertainty about development contribution liabilities.

2.2. WHEN AND HOW ARE DEVELOPMENT CONTRIBUTIONS LEVIED?

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

TRIGGER – ASSESSMENT – NOTICE – INVOICE – PAYMENT

2.2.1. Trigger

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

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

2.2.1.1. Residential development (excludes Visitor Accommodation)

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

2.2.1.2. Non-residential development (includes Visitor Accommodation)

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

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

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

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

2.2.2. Assessment

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

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

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

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

2.2.3. Notice

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

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

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

2.2.4. Invoice

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

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

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

2.2.5. Payment

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

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

2.2.6. Non-payment of Development Contributions

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

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

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

² <https://www.qldc.govt.nz/community/population-and-demand>

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

2.2.7. Limitations

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

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

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

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

2.2.8. Waivers and/or Reductions

Development contributions may be waived or reduced if:

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

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

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

Examples of where these would be needed, include:

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

2.2.9. Development agreements

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

Part 3: The charges

3.1. OVERVIEW OF CALCULATION METHODOLOGY

3.1.1. Growth capital expenditure

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

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

Capital expenditure for growth is based on financial reports (past expenditure) and Long Term Plan (LTP) budgets (projected expenditure).

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

3.2. DETERMINING INFRASTRUCTURE IMPACT

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

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

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

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

3.3. UPDATED SCHEDULE OF DEVELOPMENT CONTRIBUTIONS FOR 2025-2026

- 3.3.1. For each infrastructure activity where development contributions are required, the development contribution payable is calculated by multiplying the number of DE generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.
- 3.3.2. These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for construction, as permitted by sections 106 (2B) and (2C) of the LGA 2002. The charge for a DE for each contributing area for 2025-2026 and activity is summarised below.

SCHEDULE OF DEVELOPMENT CONTRIBUTIONS PER DWELLING EQUIVALENT REQUIRED BY CONTRIBUTING AREA (EXCLUDING GST)											
Contributing area ⁴	Water Supply	Wastewater	Stormwater	Reserve Improvements	Premier Sportsground - Reserve land contribution	Community Infrastructure	Transportation	Transportation - EAR ⁵	Total Cash Contribution	Local/ Community Reserve Land	
Queenstown	\$5,281	\$12,542	\$4,876	\$1,200	\$500	\$3,678	\$5,416	\$976	\$34,469	17.5m²/ DE in applicable areas ⁶	
Frankton Flats	\$5,281	\$12,542	\$5,222	\$1,200	\$500	\$3,678	\$5,416	\$976	\$34,815		
Arrowtown	\$6,400	\$6,050	\$270	\$1,200	\$500	\$3,678	\$5,416		\$23,514		
Glenorchy	\$14,763	^	\$261	\$1,200	\$500	\$3,678	\$5,416		\$25,818		
Lake Hayes	\$5,281	\$7,400		\$1,200	\$500	\$3,678	\$5,416		\$23,475		
Shotover Country	\$5,281	\$5,547		\$1,200	\$500	\$3,678	\$5,416		\$21,622		
Arthurs Point	\$3,652	\$12,542		\$1,200	\$500	\$3,678	\$5,416		\$26,988		
Kingston Township # %	^	^	^	\$1,200	\$500	\$3,678	\$5,416		\$10,794		
Kingston - KVL zone *%	\$2,322	\$3,193	\$1,630	\$1,200	\$500	\$3,678	\$5,416		\$17,938		
Ladies Mile	\$11,145	\$13,547	\$15,862	\$1,200	\$500	\$3,678	\$5,416		\$51,348		
Southern Corridor	\$9,714	\$9,839		\$1,200	\$500	\$3,678	\$5,416		\$30,347		
Wānaka	\$8,571	\$13,250	\$5,721	\$2,272		\$3,179	\$2,489		\$35,482		
Hāwea	\$13,183	\$20,664	\$241	\$2,272	\$0	\$3,179	\$2,489		\$42,028		
Albert Town	\$8,571	\$13,250	\$239	\$2,272	\$0	\$3,179	\$2,489		\$30,000		
Luggate	\$14,710	\$13,250	\$227	\$2,272	\$0	\$3,179	\$2,489		\$36,127		
Cardrona	\$17,757	\$17,095		\$2,272	\$0	\$3,179	\$2,489		\$42,792		
Cardrona – MCS zone *	\$25,377	\$13,395		\$2,272	\$0	\$3,179	\$2,489		\$46,713		
Other Whakatipu				\$1,200	\$500	\$3,678	\$5,416		\$10,794		
Other Wānaka				\$2,272		\$3,179	\$2,489		\$7,940		
* Different contributions payable in Mount Cardona Station zone and Kingston Village Limited (KVL) zone as per PDA											
% In Kingston a targeted rate of \$1,601 will also be charged for all three waters. This will be indexed each year at 2.5%p.a.											
# Includes 20% funding from small townships scheme											
^ Development contribution to be confirmed when final planning, design and costing has been completed											

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

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

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

2025/2026 Development Contributions – inflation adjustments

The tables below provide the publicly available information that shows how the 2024/25 Development Contributions were inflated for the 2025/26 financial year as required by s106 of the LGA 2002.

The Producers Price Index Outputs for Construction provided by Statistics New Zealand is shown below. The annual change between September 2023 and September 2024 has been used as a proxy for one year's inflation as this is the latest data available at the time this work was prepared as part of the Annual Plan 2025-2026.

Period	PPI- Construction Index	% change
Sep-2023 (Q3)	1,658	
Dec-2023 (Q4)	1,670	
Mar-2024 (Q1)	1,681	
Jun-2024 (Q2)	1,691	
Sep-2024 (Q3)	1,697	2.4%

Contributing area	2024/25 DC (\$/DE)	Non-interest/financing portion (A)	Interest/financing portion (B)	PPI increase @ 2.4% (C = A x 2.4%)	2025/26 DC (A+ B+C)
WATER SUPPLY					
Queenstown	\$5,192	\$3,779	\$1,413	\$89	\$5,281
Arrowtown	\$6,303	\$4,109	\$2,194	\$97	\$6,400
Glenorchy	\$14,494	\$11,463	\$3,031	\$269	\$14,763
Lake Hayes	\$5,192	\$3,779	\$1,413	\$89	\$5,281
Arthurs Point	\$3,568	\$3,568	\$0	\$84	\$3,652
Wānaka	\$8,425	\$6,202	\$2,223	\$146	\$8,571
Hāwea	\$12,992	\$8,120	\$4,872	\$191	\$13,183
Luggate	\$14,476	\$9,940	\$4,536	\$234	\$14,710
Kingston ⁷	\$2,265				\$2,322
Cardrona	\$17,486	\$11,540	\$5,946	\$271	\$17,757
Cardrona-MCS	\$24,990	\$16,492	\$8,498	\$387	\$25,377
Ladies Mile	\$10,958	\$7,977	\$2,981	\$187	\$11,145
Southern Corridor	\$9,539	\$7,449	\$2,090	\$175	\$9,714

⁷ Inflated at 2.5% as per Private Developer Agreement

Contributing area	2024/25 DC (\$/DE)	Non-interest/financing portion (A)	Interest/financing portion (B)	PPI increase @ 2.4% (C = A x 2.4%)	2025/26 DC (A+ B+C)
WASTEWATER					
Queenstown	\$12,326	\$9,186	\$3,140	\$216	\$12,542
Arrowtown	\$5,930	\$5,073	\$857	\$120	\$6,050
Lake Hayes	\$7,252	\$6,333	\$919	\$148	\$7,400
Arthurs Point	\$12,326	\$9,186	\$3,140	\$216	\$12,542
Wānaka	\$13,047	\$8,640	\$4,407	\$203	\$13,250
Hāwea	\$20,395	\$11,455	\$8,940	\$269	\$20,664
Glenorchy					
Shotover Country	\$5,468	\$3,367	\$2,101	\$79	\$5,547
Kingston ⁸	\$3,115				\$3,193
Cardrona	\$16,820	\$11,692	\$5,128	\$275	\$17,095
Cardrona-MCS	\$13,180	\$9,162	\$4,018	\$215	\$13,395
Ladies Mile	\$13,323	\$9,536	\$3,787	\$224	\$13,547
Southern Corridor	\$9,721	\$5,003	\$4,718	\$118	\$9,839
STORMWATER					
Queenstown	\$4,808	\$2,889	\$1,919	\$68	\$4,876
Frankton Flats	\$5,130	\$3,935	\$1,195	\$92	\$5,222
Arrowtown	\$266	\$162	\$104	\$4	\$270
Glenorchy	\$258	\$157	\$100	\$4	\$261
Ladies Mile	\$15,642	\$9,350	\$6,292	\$220	\$15,862
Kingston ⁹	\$1,590			\$0	\$1,630
Wānaka	\$5,641	\$3,432	\$2,209	\$80	\$5,721
Hāwea	\$238	\$147	\$91	\$3	\$241
Albert Town	\$236	\$146	\$90	\$3	\$239
Luggate	\$224	\$139	\$85	\$3	\$227

⁸ Inflated at 2.5% as per Private Developer Agreement

⁹ Inflated at 2.5% as per Private Developer Agreement

Contributing area	2024/25 DC (\$/DE)	Non-interest/financing portion (A)	Interest/financing portion (B)	PPI increase @ 2.4% (C = A x 2.4%)	2025/26 DC (A+ B+C)
RESERVES IMPROVEMENTS					
Whakatipu	\$1,182	\$778	\$404	\$18	\$1,200
Wānaka	\$2,232	\$1,700	\$532	\$40	\$2,272
COMMUNITY INFRASTRUCTURE					
Whakatipu	\$3,604	\$3,149	\$455	\$74	\$3,678
Wānaka	\$3,106	\$3,080	\$26	\$73	\$3,179
TRANSPORTATION					
Whakatipu	\$5,339	\$3,280	\$2,059	\$77	\$5,416
Wānaka	\$2,444	\$1,918	\$526	\$45	\$2,489
EAR	\$960	\$701	\$259	\$16	\$976

3.4. LAND USE DIFFERENTIALS AND CATEGORIES

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

If a development falls into more than one land use category, council will levy the highest development contribution to reflect the peak day or maximum demand created.

3.4.1. DWELLING EQUIVALENT CALCULATION TABLE								
Units (per...) Land Use Category	Water supply	Wastewater	Stormwater (per 100m ² ISA)	Transportation	Community infrastructure	Local/ community park reserve land	Premier Sportsground reserve land	Reserve improvements
DE per lot/house								
Residential	1.00	1.00	1.00 per lot/house	1.00	1.00	1.00	1.00	1.00
DE per stay unit								
Visitor Accommodation	0.33	0.50	0.38	0.33	0.33			
DE per retirement unit (apartment/villa/house)								
2 or more bedrooms	0.60	0.58	0.38	0.29	0.65	0.41		0.41
1 bedroom	0.40	0.38	0.38	0.19	0.43	0.27		0.27
the greater of DE per 100m ² GFA or DE per bedroom								
Multi-Unit Residential and Residential Flat						0 for Res Flat	0 for Res Flat	
DE per 100m ² GFA	0.56	0.56	0.38	0.56	0.56	0.56	0.56	0.56
DE per bedroom (b/r) for each unit	1 b/r = 0.5 2 b/r = 0.75 3+b/r = 1.0	1 b/r = 0.5 2 b/r = 0.75 3+b/r = 1.0	0.38	1 b/r = 0.5 2 b/r = 0.75 3+b/r = 1.0	1 b/r = 0.5 2 b/r = 0.75 3+b/r = 1.0	1 b/r = 0.5 2 b/r = 0.75 3+b/r = 1.0	1 b/r = 0.5 2 b/r = 0.75 3+b/r = 1.0	1 b/r = 0.5 2 b/r = 0.75 3+b/r = 1.0
DE per 100m ² GFA								
MU-Visitor Accommodation	0.62	0.73	0.38	0.62	0.62			
MU-Commercial	0.46	0.47	0.38	0.92				
Industrial - dry	0.09	0.13	0.38	0.44				
Industrial - wet	0.30	0.41	0.38	1.00				
General Commercial	0.16	0.22	0.38	2.00				
Large Format Retail	0.09	0.13	0.38	1.33				
Restaurant/Bar	1.49	2.03	0.38	2.00				
Child-care Centres	0.55	0.74	0.38	3.58				
Other/unusual developments	To be individually assessed at the time of application							

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

3.4.2. LAND USE CATEGORIES		
PDP Category	Definition	DC Land Use Category
Residential Visitor Accommodation	Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 nights. Excludes: Visitor Accommodation and Homestays and any consent with visitor accommodation rights of 180 days or more.	Mixed Use Visitor Accommodation
Large Format Retail	Means any single retail tenancy which occupies 500m ² or more of GFA. Refer definition of GFA.	Large Format Retail
Bar (Hotel or Tavern)	Means any part of a hotel or tavern which is used principally for the sale, supply or consumption of liquor on the premises. Bar area shall exclude areas used for storage, toilets or like facilities and space.	Restaurant/Bar
Restaurant	Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale and Supply of Alcohol Act 2012	
Visitor Accommodation	Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares and managed apartments; and ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site. iii. Includes onsite staff accommodation. iv. Excludes Residential Visitor Accommodation and Homestays Visitor accommodation developments will be assessed on a 'per stay unit' basis. That is, the DCN will be assessed based on the maximum number of stay units. Any property with visitor accommodation rights of 180 days or more per year will be assessed as Visitor Accommodation. This reflects the peak day demand that the council's infrastructure networks are designed to cater for.	Visitor Accommodation
Hotel	Means any premises used or intended to be in the course of business principally for the provision to the public of: a. lodging; b. liquor, meals and refreshments for consumption on the premises	
Camping Ground	Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, or permanent tourist cabins, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.	

3.4.2. LAND USE CATEGORIES		
PDP Category	Definition	DC Land Use Category
Airport Activity	Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including: terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking, maintenance and service facilities, fuel storage and fuelling facilities and facilities for the handling and storage of hazardous substances	Other
Education Activity	Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education. It also includes ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.	
Health Care Facility (includes Aged Care Facility)	Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasias, weight control clinics or beauticians.	
Hospital	Means any building in which two or more persons are maintained for the purposes of receiving medical treatment; and where there are two or more buildings in the occupation of the same person and situated on the same piece of land they shall be deemed to constitute a single building.	
	A residential flat for the purposes of this policy is a residential building or part of a residential building that is used, or can be used as independent residence containing its own kitchen, living and toilet bathroom facilities that is secondary to the main residence. Note: The definition of a kitchen comes from the District Plan.	Residential Flat
	Any development that involves the development of three or more residential units/apartments within a single lot, with at least one shared wall. This does not include additions, alterations or accessory buildings.	Multi-unit Residential
	Any development that involves the redevelopment of an existing residential dwelling unit, flat or multi-unit residential apartment that is converted to short or long term visitor accommodation. When assessing the number of dwelling equivalents for mixed use accommodation, the assessment will be done using the gross floor area of the development and the mixed use accommodation differentials shown in the dwelling equivalent calculation table. Credits will be based on the existing demand as per the table of credit types, however the conversion of residential dwellings will be based on the dwelling's GFA and calculated using the multi-unit residential land use differential - post demand will then be assessed using the mixed use accommodation differential. This method more clearly defines the impact of redevelopment from residential to visitor accommodation.	Mixed Use Accommodation

3.4.3. Non-residential subdivision

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

3.4.4. Estimated gross floor area

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

3.4.5. Special assessments

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

- > the development is likely to have less than half or more than twice the demand¹⁰ for an activity listed in 3.5.3. *Water*; 3.5.4. *Wastewater* 3.5.5. *Transportation* for that development type; or
- > a non-residential development does not fit into an Industrial - dry, Industrial - wet, General Commercial, Large Format Retail, Restaurant/Bar, Child-Care Centre or Visitor Accommodation, land use and must be considered under another category; or
- > where the gross floor area of a non-residential development is less than 30% of the site area.

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

¹⁰ Excluding the peak factor multiple

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

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

3.5. BASIS OF DIFFERENTIALS

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

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

- > Multi-unit Residential and Residential Flat – this shall be assessed as the greater of:
 - Dwelling equivalents converted on a GFA basis assuming the typical house is 180m². This figure is taken from the QLDC Rating Database.
 - Dwelling equivalents based on the number of bedrooms (b/r), where:
 - 1 b/r = 0.5 DE,
 - 2 b/r = 0.75 DE,
 - 3 or more b/r = 1 DE.

This ensures the assessed demand is consistent with how other residential developments are assessed, and also consistent with the likely number of occupants.

- > Mixed Use Visitor Accommodation and Mixed Use Commercial – these are based on 75% Residential and 25% Visitor Accommodation (40m² per stay unit) and General Commercial.

3.5.3. Water supply

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

3.5.4. Wastewater

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

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

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

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

3.5.5. Stormwater

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

Some sites within Council's stormwater reticulated contributing area also have a requirement to install on-site stormwater systems. This requirement does not preclude the land owner from paying stormwater development contributions. The Council downstream network that development contributions recoup costs for have been designed and installed to cater for large storm events. Therefore, the stormwater contribution is in addition to any costs associated with any on-site development undertaken.

3.5.6. Transportation

LAND USE CATEGORY	DEMAND	VEHICLE MOVEMENTS PER DAY (VPD) PER...	SOURCE	ASSUMPTIONS
Residential	9	House	Abley design paper ¹¹	
Visitor Accommodation	3	stay unit	Abley design paper	Visitor Accommodation
Retirement Units	1.7/2.6	1br/ 2br		Previous policy based on historical special assessments
Industrial – dry	4	100m ² GFA	Abley design paper	Warehouses
Industrial – wet	9	100m ² GFA	Abley design paper	Industrial
General Commercial	18	100m ² GFA	Abley design paper	Commercial
Large Format Retail	12	100m ² GFA	Abley design paper	Commercial - retail up to 10,000m ²
Restaurant/Bar	18	100m ² GFA	Abley design paper	Commercial
Child-care Centres	32	100m ² GFA		Previous policy based on historical special assessments

3.5.7. Reserves and community infrastructure

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

¹¹ Trip Generation Research and Household Unit Equivalent Units, Abley, July 2020

3.6. RESERVE LAND CONTRIBUTIONS

3.6.1. A portion of development contributions paid to the Council is utilised for the provision of reserve land within the Queenstown Lakes district. It is Council's aim to have an adequate provision of accessible reserve land of high quality 'to provide a rich and diverse network of open spaces valued by the community and protected and enhanced for future generations'¹².

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

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

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

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

3.6.4. Premier Sportsground Park cash contribution

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

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

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

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

3.6.5. Local/Community Park Reserve contribution requirement

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

(A) Local/community park reserve contributions are not required where sites:

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

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

(B) Local/Community Park reserve contributions are required where sites:

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

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

(C) Local/Community Park reserve contributions are required where sites:

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

¹² <https://www.qldc.govt.nz/media/bdpmhqsj/item-3-attachment-a.pdf>

Rural zone

Any lots that are zoned Rural are exempt from Local/Community Park reserve contributions should the lot remain zoned Rural post development and have a land area greater than or equal to 2000m². If any allotments within the rural zone, post development, have a land area less than 2000m², Local/Community Park reserve contributions are required (as detailed within Zones within Area C below). This is to ensure that adequate provision for Local/Community Parks are made in areas where there is potential demand on rural land for urban development.

This in no way suggests that any development will be approved in these areas – but provides Council with the adequate framework to collect contributions should any urban development occur in these areas.

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

Zones within 'Area C' < 2000m²

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

- > Rural
- > Whakatipu Basin Rural Amenity Zone (new zone in the Whakatipu Basin that replaces the 'Rural' zone of the Operational District Plan (ODP))
- > Gibbston Character Zone
- > Rural Residential
- > Rural Lifestyle
- > Rural Visitor Zone
- > Large Lot Residential A

- > Large Lot Residential B (the min lot size is 4000m² – but it possible, though unlikely, that we will see subdivisions down to less than 2000m² on some of these sites due to 'unique circumstances')
- > Any other zone that is not listed above but results in allotments that have been subdivided for residential purposes with an area of less than 2000m². The requirement will also apply to sites that have not been subdivided but the density per residential unit is greater than one unit per 2000m².

3.6.6. Local/Community Park-land contribution

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

Approval in writing must be provided from Council as to whether cash or land or both are appropriate in any given case. For example, to allow reserve assets to vest in the Council through the subdivision consent process, where they are considered of a suitable standard in terms of the Council's reserve requirements, and credit them against the contributions required.

Land offered to the Council in lieu of cash development contributions for reserve land acquisition must be of a suitable standard, size and purpose to be accepted by the Council. This shall be at the discretion of the Council and must adhere to the QLDC Future Parks and Reserves Provision Plan 2021.

3.6.7. Local/Community Park-Cash Contribution

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

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

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

Whakatipu Area:

- > Queenstown, Fernhill, Sunshine Bay, Kelvin Heights, Frankton and Arrowtown 1,064/m²
- > Eastern Corridor¹³ and Southern Corridor¹⁴ \$855/m²
- > Glenorchy and Kingston \$423/m²

Wānaka Area:

- > Wānaka and Albert Town \$881/m²
- > Luggate, Cardrona, Hāwea and Makarora \$602/m²

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

- 3.6.8. Maximum Development Contributions for Reserve Land Section 203 of the LGA 2002 prohibits Council from charging development contributions for reserves that exceed the greater of:
- > 7.5% of the value of the additional lots created by a subdivision; and
 - > the value equivalent of 20m² of land for each additional household unit or accommodation unit created by the development.

3.7. RESERVE IMPROVEMENT CONTRIBUTIONS

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

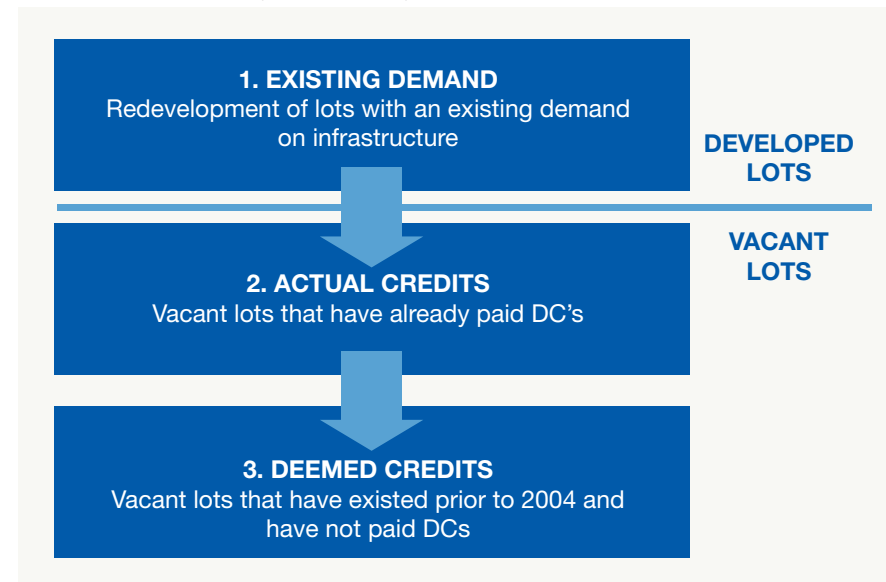
and evidence of expenditure for Reserve Improvements must be presented to Council to offset the development contributions levy for Reserve Improvements.

3.8. CREDITS

3.8.1. Considerations apply to all development contribution assessments:

- > The existing demand of any lot that is to be developed will be converted to a DE credit when assessing development contributions. Development contributions payable therefore are solely for additional demand created by the new development.
- > Credits will be specific to the activity for which they were paid (i.e. a water supply credit will not be able to offset a wastewater contribution).
- > Credits are to be site specific (not transferable) and non-refundable unless the refund provisions of the Act apply (see 3.9.3 Refunds).

3.8.2. Three credit types that may be applied:



¹³ Shotover Country, Lake Hayes Estate, Bridesdale & Ladies Mile

¹⁴ All land between the new Kawarau Bridge and Lakeside Estate including Coneburn, Jacks Point, Homestead Bay, Hanley Farm

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

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

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

3.8.3. Deemed credits

Residential: Deemed credits where applicable will be calculated as 1DE per residential vacant lots, based on servicing by each activity and residential rights to develop.

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

3.8.4. Amalgamated credits

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

3.9. REVIEW PROCESS

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

3.9.1. Reconsideration

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

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

To seek a reconsideration, the developer must:

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

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

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

3.9.2. Objection

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

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

- > failed to properly take into account features of the development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the district or parts of the district; or

- > required a development contribution for community facilities not required by, or related to, the development, whether on its own or cumulatively with other developments; or
- > required a development contribution in breach of section 200 of the LGA 2002; or
- > incorrectly applied the Policy to the development.

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

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

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

OTHER MATTERS

3.9.3 Refunds

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

- > The resource consent:
 - o lapses under section 125 of the RMA 1991; or
 - o is surrendered under section 138 of the RMA 1991; or

- > the building consent lapses under section 52 of the Building Act 2004; or
- > the development or building in respect of which the resource consent or building consent was granted does not proceed; or
- > Council does not provide the reserve or network infrastructure for which the development contributions were required.

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

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

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

3.9.4 Postponements

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

Part 4:

Policy details

4.1. CONTRIBUTING AREA DETERMINATION

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

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

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

4.2. SIGNIFICANT ASSUMPTIONS

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

4.2.2. Methodology

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

4.2.3. Planning horizons

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

4.2.4. Projecting growth

The growth projections used for the Long Term Plan 2024 - 2034 are summarised below:

- > Strong resident population growth, increasing to nearly 86,000 people by 2054.
- > Continued growth in the number of houses, increasing to over 42,000 houses by 2054. This is an overall increase of over 17,000 houses over 30 years.
- > The increase in visitor numbers takes the average day total population to nearly 125,000 people.

In addition to the residential growth there is also a forecast increase in business rating units and visitor accommodation developments.

4.2.5. Key risks / effects

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

- > That growth predictions do not eventuate, resulting in a change to the assumed rate of development. Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
- > That the time lag between expenditure incurred by Council and development contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increase in debt servicing costs. To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.
- > In addition to the above demand projections there are some areas that may be developed over a longer time than 30 years, or may develop faster than projected. In some cases for long life infrastructure (e.g. pipes, mains) the funding has been spread over the full capacity of an area as informed by the District Plan and the Spatial Plan¹⁵.

4.3. CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

4.3.1. The key concept of the approach is to define the total capital expenditure (CAPEX – real \$s or 2024/2025 \$s) for growth consumed by the growth population over a period of time. This consumption of capex for growth is then apportioned among the increased number of household units of demand (dwelling equivalents) over the same time period. This defines the long run average cost of growth per unit of demand, defined as the dwelling equivalent contribution.

¹⁵ <https://www.qldc.govt.nz/your-council/council-documents/queenstown-lakes-spatial-plan/>

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

4.4. GROWTH COSTS

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

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

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

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

4.5. AVERAGE COST OF GROWTH

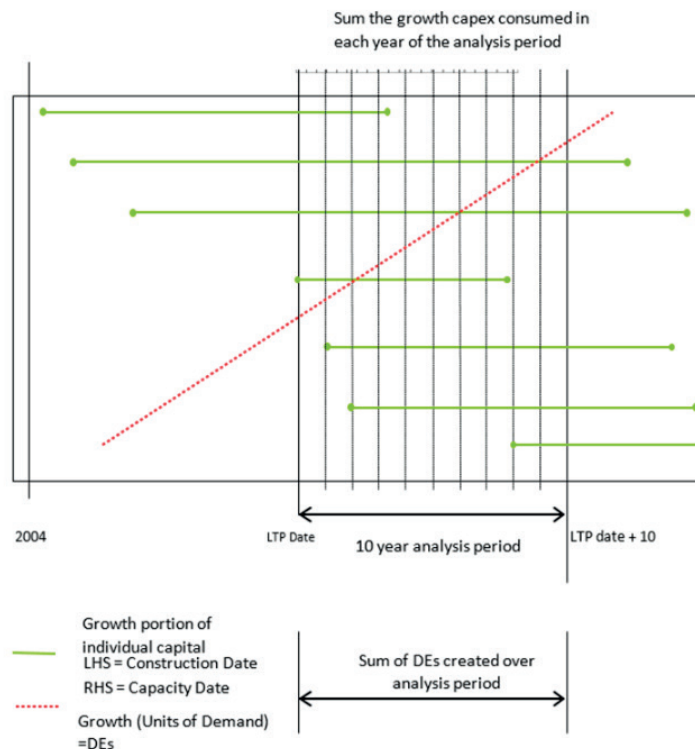
- 4.5.1. The development contributions are based on the long-term average cost of growth across a contributing area and reflect the average cost of infrastructure required to service new development for each activity. This includes those growth-related projects planned for in the future and also those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

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

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

This method is summarised in the following diagram:

Long run average cost of growth



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

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

4.6. INTEREST CONSIDERATIONS

4.6.1. Interest costs have been assessed based on 4.8% interest per annum, as adopted in the 2024 LTP. The interest component of the standard contribution is based on the weighted average cost of capital over the 10-year analysis window. The cumulative net deficit considering existing debt, future contributions and future growth related capital expenditure are used to determine the interest implications.

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

4.7. FUNDING SUMMARY

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

For the schemes where infrastructure is being provisioned via a Private Development Agreement, some of the costs included in the development contributions (and summary tables) are for capital expenditure outside the 2024 Long Term Plan.

4.7.1. Disclosure tables

WATER SUPPLY

WATER SUPPLY								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Queenstown	Total	97,940,016	194,601,104	24,486,522	56,456,114	13,928,596	2,683	\$5,192
	Reticulation	0	45,995,301	0	18,095,303	4,701,315	2,683	\$1,753
	Pump Station	0	6,531,392	0	2,587,832	618,912	2,683	\$231
	Unspecified Expenditure	636,600	1,070,823	0	0	0	2,683	\$0
	Storage	28,222,456	34,687,947	6,685,498	10,989,342	2,454,871	2,683	\$915
	New Scheme	0	1,666,082	0	1,014,899	102,020	2,683	\$38
	Intake	0	3,506,155	0	1,138,635	470,780	2,683	\$175
	Renewals	12,635,624	22,814,912	0	2,872	1,210	2,683	\$0
	Management	34,295,712	39,006,185	11,025,442	11,602,839	2,943,415	2,683	\$1,097
	Conveyance	0	87,026	0	0	0	2,683	\$0
	Emergency Conveyance	0	291,837	0	82,348	0	2,683	\$0
	Flow Metering	0	547,260	0	185,600	29,478	2,683	\$11
	Treatment Facility	19,553,888	33,255,886	6,001,772	9,565,871	2,266,194	2,683	\$845
	Asset Management System	0	1,225,221	0	251,886	55,710	2,683	\$21
	Forward Design	1,885,928	2,286,196	418,905	518,831	148,972	2,683	\$56
	Minor Works	709,809	840,336	354,905	378,115	114,797	2,683	\$43
	Investigations	0	417,413	0	41,741	20,922	2,683	\$8

WATER SUPPLY								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Arrowtown	Total	20,467,975	33,441,602	3,206,655	6,153,141	2,205,447	350	\$6,303
	Reticulation	0	2,723,868	0	792,376	97,316	350	\$278
	Pump Station	0	105,559	0	24,578	3,486	350	\$10
	Unspecified Expenditure	0	634,764	0	0	0	350	\$0
	Storage	9,999,901	12,867,291	999,990	1,746,018	555,093	350	\$1,586
	Intake	0	4,234,000	0	1,255,489	703,746	350	\$2,011
	Renewals	2,165,692	3,549,851	0	1,863	432	350	\$1
	Management	7,505,465	7,892,734	2,119,190	2,150,498	768,060	350	\$2,195
	Flow Metering	0	25,858	0	6,803	247	350	\$1
	Treatment Facility	430,342	845,266	0	59,623	33,747	350	\$96
	Asset Management System	0	162,811	0	20,725	0	350	\$0
	Forward Design	223,341	253,275	15,857	23,104	11,350	350	\$32
	Minor Works	143,235	146,280	71,618	72,063	31,970	350	\$91
	New Capital	0	44	0	0	0	350	\$0
Glenorchy	Total	4,874,137	13,532,277	1,637,585	5,148,812	2,561,806	177	\$14,494
	Reticulation	0	639,091	0	219,231	78,420	177	\$444
	Pump Station	0	127,091	0	55,340	11,352	177	\$64
	Unspecified Expenditure	0	210,592	0	0	0	177	\$0
	Storage	0	6,015,639	0	2,767,478	1,642,022	177	\$9,290
	New Scheme	0	364,296	0	140,184	71,793	177	\$406
	Intake	475,942	622,339	120,413	177,866	69,285	177	\$392
	Renewals	790,641	1,092,987	0	85	30	177	\$0
	Management	3,218,273	3,345,863	1,454,167	1,478,005	530,203	177	\$3,000
	Flow Metering	0	15,547	0	6,176	1,408	177	\$8
	Treatment Facility	231,722	844,607	0	209,820	120,446	177	\$681
	Asset Management System	0	22,116	0	5,583	0	177	\$0
	Forward Design	50,398	124,726	9,424	35,369	13,623	177	\$77
	Minor Works	107,161	107,383	53,581	53,677	23,223	177	\$131

WATER SUPPLY								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Arthurs Point	Total	10,950,552	16,767,168	3,085,446	6,308,060	1,317,107	369	\$3,568
	Reticulation	0	1,713,393	0	1,180,273	44,631	369	\$121
	Unspecified Expenditure	394,353	617,709	0	0	0	369	\$0
	Storage	8,168,689	8,170,827	2,337,879	2,338,910	815,389	369	\$2,209
	New Scheme	0	2,047,098	0	1,469,863	0	369	\$0
	Intake	0	381,214	0	140,659	51,715	369	\$140
	Renewals	0	496,143	0	0	0	369	\$0
	Management	1,864,862	1,952,272	677,942	704,972	226,056	369	\$612
	Flow Metering	0	5,794	0	0	0	369	\$0
	Treatment Facility	347,584	634,067	0	125,192	50,647	369	\$137
	Asset Management System	0	131,120	0	61,665	0	369	\$0
	Forward Design	61,538	87,707	12,861	21,359	9,948	369	\$27
	Minor Works	113,527	529,822	56,764	265,167	118,720	369	\$322
Ladies Mile	Total	43,728,981	50,574,396	33,184,319	35,818,307	8,611,049	786	\$10,958
	Storage	8,481,166	10,160,872	2,009,067	3,219,023	719,086	786	\$915
	New Scheme	29,371,652	29,645,104	29,371,652	29,463,696	7,090,242	786	\$9,023
	Intake	0	1,027,031	0	333,532	137,902	786	\$175
	Treatment Facility	5,876,163	9,741,389	1,803,600	2,802,056	663,819	786	\$845
Southern Corridor	Total	73,858,243	79,062,768	73,858,243	77,383,712	14,105,283	1,479	\$9,539
	Reticulation	0	4,827,842	0	3,148,786	1,079,121	1,479	\$730
	Pump Station	0	39,419	0	39,419	16,296	1,479	\$11
	Storage	0	337,265	0	337,265	123,893	1,479	\$84
	New Scheme	73,858,243	73,858,243	73,858,243	73,858,243	12,885,973	1,479	\$8,714

WATER SUPPLY								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wānaka	Total	136,041,963	195,296,149	27,361,859	55,199,467	15,999,080	1,899	\$8,425
	Reticulation	383,336	21,475,431	175,951	8,707,373	2,833,265	1,899	\$1,492
	Pump Station	0	1,115,549	0	491,222	153,280	1,899	\$81
	Unspecified Expenditure	0	2,434,906	0	0	0	1,899	\$0
	Storage	60,123,108	81,075,326	88,294	16,810,642	5,361,459	1,899	\$2,823
	Intake	0	848,062	0	362,749	109,182	1,899	\$57
	Renewals	6,381,156	13,519,572	0	961	413	1,899	\$0
	Management	30,654,836	31,586,078	13,743,036	13,950,879	3,103,071	1,899	\$1,634
	Flow Metering	0	251,230	0	110,459	22,535	1,899	\$12
	Treatment Facility	36,952,059	40,656,381	12,744,812	13,879,774	4,221,788	1,899	\$2,223
	Asset Management System	0	249,034	0	84,494	0	1,899	\$0
	Forward Design	1,123,069	1,649,937	397,566	585,470	140,810	1,899	\$74
	Minor Works	424,400	434,638	212,200	215,409	53,264	1,899	\$28
	Investigations	0	4	0	35	13	1,899	\$0
Hāwea	Total	31,251,770	39,082,696	14,009,068	17,216,109	5,795,655	446	\$12,992
	Reticulation	1,135,892	3,672,718	572,717	2,031,637	677,723	446	\$1,519
	Pump Station	0	128,856	0	50,960	23,293	446	\$52
	Unspecified Expenditure	0	39,726	0	0	0	446	\$0
	Storage	23,708,323	24,021,296	11,854,161	12,009,491	3,914,060	446	\$8,774
	Intake	0	1,771,000	0	664,520	318,749	446	\$715
	Renewals	824,636	2,020,186	0	0	0	446	\$0
	Management	4,921,811	6,524,816	1,445,036	2,230,218	794,634	446	\$1,781
	Flow Metering	0	67,049	0	26,891	13,325	446	\$30
	Treatment Facility	347,584	415,130	0	25,783	3,875	446	\$9
	Asset Management System	0	3,869	0	1,124	0	446	\$0
	Forward Design	176,657	248,091	68,719	92,421	26,909	446	\$60
	Minor Works	136,869	169,959	68,435	83,062	23,087	446	\$52

WATER SUPPLY								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Luggate	Total	22,266,425	28,018,244	12,489,378	14,853,418	8,443,066	583	\$14,476
	Reticulation	0	28,558	0	15,890	9,476	583	\$16
	Pump Station	0	63,280	0	35,176	20,964	583	\$36
	Unspecified Expenditure	241,500	971,892	0	0	0	583	\$0
	Storage	0	611,837	0	362,041	217,611	583	\$373
	New Scheme	0	21,722	0	0	0	583	\$0
	Renewals	0	101,545	0	0	0	583	\$0
	Management	459,502	587,864	207,721	253,928	128,259	583	\$220
	Flow Metering	0	34,906	0	19,598	11,752	583	\$20
	Treatment Facility	21,413,169	25,173,385	12,207,798	13,958,331	8,001,657	583	\$13,719
	Asset Management System	0	60,216	0	17,587	0	583	\$0
	Forward Design	50,398	105,174	22,931	38,033	21,642	583	\$37
	Minor Works	101,856	102,181	50,928	50,974	26,561	583	\$46
	Investigations	0	155,684	0	101,860	5,144	583	\$9

Private developer agreement schemes – water supply

Cardrona

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

PRIVATE DEVELOPER AGREEMENT SCHEMES – WATER SUPPLY CARDRONA	
Component	Capital costs
WS Headworks (intake, PS, rising main, storage, treatment)	\$21,256,418
Additional membranes and storage (Mid TWR)	\$814,615
WTP Upgrade	\$294,487
Additional storage (Low TWR)	\$1,875,348
Interest	\$12,000,946
WS Headworks Total	\$36,241,815
Pipeline from MCS to Cardrona Village	\$1,950,000
Interest	\$1,997,940
Pipeline Total	\$3,947,940

Kingston

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

PRIVATE DEVELOPER AGREEMENT SCHEMES – WATER SUPPLY KINGSTON	
Component	Capital costs
Headworks	\$20,154,698
Conveyance	\$7,226,213
Interest *	\$5,377,772
Total	\$32,758,682
* KVL interest considerations only, further interest implications TBC	

WASTEWATER

WASTEWATER								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Queenstown	Total	195,997,023	347,874,709	66,205,001	113,377,596	39,133,079	3,175	\$12,326
	Investigations	4,624,986	5,255,791	1,122,027	1,294,062	374,166	3,175	\$118
	Management	1,515,704	11,178,856	252,131	3,370,733	224,757	3,175	\$71
	Minor Works	686,467	704,821	343,234	343,234	96,118	3,175	\$30
	New Scheme	0	554,622	0	554,622	0	3,175	\$0
	Pump Station	20,684,705	58,555,889	7,684,474	22,372,691	8,936,600	3,175	\$2,815
	Renewals	24,480,023	39,375,437	0	3,612	1,341	3,175	\$0
	Reticulation	71,730,150	120,443,194	28,811,789	47,346,807	15,912,779	3,175	\$5,012
	Storage	0	12,062	0	3,865	2,196	3,175	\$1
	Treatment Facility	72,274,989	111,794,038	27,991,347	38,087,971	13,585,121	3,175	\$4,279
Arrowtown	Total	19,288,873	35,967,139	4,184,496	7,597,582	2,148,264	362	\$5,930
	Investigations	7,236,860	7,309,608	704,727	709,025	133,651	362	\$369
	Management	482,231	1,370,182	201,268	351,444	86,754	362	\$239
	Minor Works	168,699	192,409	84,350	84,350	28,364	362	\$78
	Pump Station	3,153,632	5,143,983	0	195,109	24,544	362	\$68
	Renewals	0	1,478,025	0	15,927	0	362	\$0
	Reticulation	0	7,715,879	0	1,895,428	324,724	362	\$896
	Treatment Facility	8,247,451	12,757,054	3,194,152	4,346,299	1,550,227	362	\$4,279

WASTEWATER								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Lake Hayes	Total	6,509,388	15,325,395	749,839	4,567,722	392,750	54	\$7,252
	Management	3,946,993	4,080,729	192,786	253,985	22,333	54	\$412
	Minor Works	159,150	296,167	79,575	95,251	14,737	54	\$272
	Pump Station	0	552,095	0	380,762	55,977	54	\$1,034
	Renewals	0	268,461	0	0	0	54	\$0
	Reticulation	1,170,373	8,220,953	0	3,188,018	67,968	54	\$1,255
	Treatment Facility	1,232,871	1,906,990	477,478	649,707	231,736	54	\$4,279
Shotover Country	Total	6,062,808	7,043,032	576,884	686,727	188,866	35	\$5,468
	Management	3,946,993	3,946,993	192,786	192,786	25,780	35	\$746
	Minor Works	159,150	159,150	79,575	79,575	15,291	35	\$443
	Reticulation	1,170,373	1,720,662	0	0	0	35	\$0
	Treatment Facility	786,292	1,216,227	304,523	414,366	147,795	35	\$4,279
Ladies Mile	Total	47,213,367	57,141,243	36,281,561	38,792,174	10,441,981	784	\$13,323
	Reticulation	29,371,652	29,543,903	29,371,652	29,389,824	7,088,374	784	\$9,044
	Treatment Facility	17,841,716	27,597,340	6,909,910	9,402,350	3,353,606	784	\$4,279
Southern Corridor	Total	114,533,790	138,917,981	92,730,414	100,965,902	15,194,664	1,563	\$9,721
	New Scheme	76,056,387	76,056,387	76,056,387	76,056,387	5,810,264	1,563	\$3,717
	Pump Station	2,892,282	3,136,291	2,892,282	3,136,291	1,422,969	1,563	\$910
	Reticulation	0	4,682,689	0	3,020,332	1,272,697	1,563	\$814
	Treatment Facility	35,585,121	55,042,615	13,781,745	18,752,892	6,688,734	1,563	\$4,279

WASTEWATER								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wānaka	Total	165,490,010	254,927,683	63,547,517	97,760,566	29,420,892	2,255	\$13,047
	Asset Management System	0	0	0	0	0	2,255	\$0
	Investigations	2,459,525	2,819,211	813,132	901,669	450,537	2,255	\$200
	Management	346,947	4,625,289	92,288	2,344,720	24,418	2,255	\$11
	Minor Works	697,077	755,843	348,539	348,539	92,024	2,255	\$41
	New Scheme	0	355,955	0	88,165	39,276	2,255	\$17
	Pump Station	39,159,735	43,262,480	17,764,688	20,463,292	7,767,614	2,255	\$3,445
	Renewals	17,581,948	23,814,949	0	6,614	3,507	2,255	\$2
	Reticulation	60,920,907	78,350,255	26,893,354	33,746,256	10,349,980	2,255	\$4,590
	Storage	0	765	0	282	135	2,255	\$0
	Treatment Facility	44,323,871	100,942,934	17,635,516	39,861,028	10,693,401	2,255	\$4,742
Hāwea	Total	51,224,473	67,472,982	18,493,091	25,178,805	9,223,173	452	\$20,395
	Asset Management System	0	0	0	0	0	452	\$0
	Investigations	275,333	378,977	100,281	132,265	43,684	452	\$97
	Management	37,135	281,695	9,878	124,635	2,866	452	\$6
	Minor Works	148,540	148,540	74,270	74,270	21,582	452	\$48
	New Scheme	0	0	0	0	0	452	\$0
	Pump Station	0	1,388,259	0	643,180	161,815	452	\$358
	Renewals	0	398,022	0	0	0	452	\$0
	Reticulation	41,874,487	44,633,779	14,771,929	16,210,482	6,848,706	452	\$15,144
	Storage	0	0	0	0	0	452	\$0
	Treatment Facility	8,888,979	20,243,710	3,536,734	7,993,973	2,144,520	452	\$4,742

Private developer agreement schemes – wastewater

Cardrona

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

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

Kingston

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

PRIVATE DEVELOPER AGREEMENT SCHEMES – WASTEWATER KINGSTON	
Component	Capital costs
Headworks	\$36,477,072
Conveyance	\$7,337,926
Interest *	\$9,732,985
Total	\$53,547,983
* KVL interest considerations only, further interest implications TBC	

STORMWATER

STORMWATER								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Queenstown	Total	38,474,256	95,529,990	14,052,453	27,736,517	6,994,487	1,530	\$4,570
	Reticulation	5,698,375	53,567,123	2,318,687	13,935,261	4,511,143	1,530	\$2,948
	Investigations	0	263,069	0	72,314	0	1,530	\$0
	Minor Works	0	815,808	0	54,937	0	1,530	\$0
	Renewals	0	795,872	0	115,254	15,383	1,530	\$10
	Management	0	3,757,454	0	472,217	129,826	1,530	\$85
	New Scheme	0	1,873,203	0	798,461	12,233	1,530	\$8
	Stormwater Upgrades	32,775,882	33,907,799	11,733,766	12,149,088	2,323,298	1,530	\$1,518
	Asset Management System	0	471,954	0	107,289	0	1,530	\$0
	Treatment	0	77,708	0	31,696	2,604	1,530	\$2
Frankton Flats	Total	0	10,127,087	0	10,020,675	6,821,438	1,394	\$4,892
	Reticulation	0	10,127,087	0	10,020,675	6,821,438	1,394	\$4,892
Arrowtown	Total	0	1,922,623	0	425,587	5,376	187	\$29
	Reticulation	0	1,547,819	0	396,855	3,577	187	\$19
	Investigations	0	76,928	0	10,935	0	187	\$0
	Minor Works	0	117,337	0	0	0	187	\$0
	Renewals	0	153,142	0	12,302	756	187	\$4
	Stormwater Upgrades	0	27,397	0	5,494	1,043	187	\$6
Glenorchy	Total	0	522,128	0	232,561	2,185	110	\$20
	Reticulation	0	403,571	0	177,729	1,958	110	\$18
	Investigations	0	443	0	111	0	110	\$0
	Renewals	0	1,631	0	0	0	110	\$0
	New Scheme	0	114,519	0	54,157	0	110	\$0
	Stormwater Upgrades	0	1,963	0	564	227	110	\$2
Ladies Mile	Total	43,087,226	44,648,354	43,087,226	44,648,354	12,072,614	784	\$15,404
	New Scheme	43,087,226	44,648,354	43,087,226	44,648,354	12,072,614	784	\$15,404

STORMWATER								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Whakatipu Ward	Total	16,548,481	20,734,491	2,987,120	3,261,660	977,810	4,113	\$238
	Reticulation	0	15,108	0	0	0	4,113	\$0
	Investigations	4,190,950	5,091,576	1,336,701	1,595,707	489,351	4,113	\$119
	Minor Works	1,271,078	1,271,078	635,539	635,539	173,596	4,113	\$42
	Renewals	8,707,134	11,911,994	0	0	0	4,113	\$0
	Management	2,379,319	2,444,735	1,014,880	1,030,414	314,864	4,113	\$77
Wānaka	Total	47,083,858	64,300,750	29,955,816	38,687,774	9,833,139	1,815	\$5,417
	Reticulation	10,362,016	21,416,595	10,362,016	16,499,231	4,475,212	1,815	\$2,465
	Investigations	0	394,858	0	144,228	3,909	1,815	\$2
	Minor Works	5,003,247	5,672,365	5,003,247	5,379,625	2,360,058	1,815	\$1,300
	Renewals	0	387,123	0	137,521	10,725	1,815	\$6
	Management	0	830,604	0	192,794	19,830	1,815	\$11
	New Scheme	0	157,765	0	81,655	8,311	1,815	\$5
	Stormwater Upgrades	31,718,595	32,810,345	14,590,554	15,069,955	2,415,246	1,815	\$1,331
	Asset Management System	0	127,207	0	44,496	0	1,815	\$0
	Treatment	0	2,503,889	0	1,138,268	539,849	1,815	\$297
Hāwea	Total	0	846,790	0	389,879	6,109	444	\$14
	Reticulation	0	826,233	0	382,896	4,277	444	\$10
	Investigations	0	956	0	273	0	444	\$0
	Stormwater Upgrades	0	19,601	0	6,709	1,833	444	\$4
Albert Town	Total	0	924,766	0	433,153	462	39	\$12
	Reticulation	0	600,064	0	314,379	247	39	\$6
	Investigations	0	35,751	0	12,228	0	39	\$0
	Management	0	101,332	0	9,610	0	39	\$0
	New Scheme	0	175,572	0	92,228	0	39	\$0
	Stormwater Upgrades	0	12,047	0	4,709	215	39	\$5
Wānaka Ward	Total	9,356,657	11,344,252	1,752,727	1,983,175	566,427	2,530	\$224
	Investigations	3,299,710	3,933,483	1,217,593	1,448,040	423,362	2,530	\$167
	Minor Works	841,373	841,373	420,687	420,687	112,476	2,530	\$44
	Renewals	4,786,930	6,139,561	0	0	0	2,530	\$0
	Management	428,644	429,835	114,448	114,448	30,590	2,530	\$12

Private developer agreement schemes - stormwater

Kingston

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

PRIVATE DEVELOPER AGREEMENT SCHEMES – STORMWATER KINGSTON	
Component	Capital costs
Headworks	\$0
Conveyance	\$16,610,134
Interest *	\$4,431,995
Total	\$21,042,128
*KVL interest considerations only, further interest implications TBC	

TRANSPORTATION

TRANSPORTATION								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Whakatipu	Total	247,040,611	787,892,818	49,956,713	107,767,817	33,486,390	6,395	\$5,237
	Advance property purchase	0	3,251,408	0	879,984	151,675	6,395	\$24
	Amenity Enhancement	0	244,265	0	0	0	6,395	\$0
	Associated improvements	0	5,379,429	0	449,395	114,695	6,395	\$18
	Carparking Facilities	0	407,689	0	122,307	59,543	6,395	\$9
	Cycle facilities	7,417,277	10,070,841	1,358,891	1,916,661	487,698	6,395	\$76
	Drainage renewals	4,526,791	10,709,852	598,894	1,270,954	304,149	6,395	\$48
	Emergency Works Contingency	0	427,223	0	0	0	6,395	\$0
	Environmental Renewals	539,760	543,625	89,924	89,924	23,696	6,395	\$4
	Kerb & Channel Construction	0	2,373,267	0	355,239	0	6,395	\$0
	Minor Improvements	23,350,741	51,162,386	3,890,234	6,104,617	1,842,535	6,395	\$288
	New roads	12,003,007	37,786,384	3,010,015	5,075,878	1,325,703	6,395	\$207
	New traffic management facilities	0	23,345	0	2,909	0	6,395	\$0
	Other Structures	0	31,938	0	3,194	0	6,395	\$0
	Parking Facilities	0	3,865,984	0	880,433	424,174	6,395	\$66
	Passenger transport infrastructure	15,186,839	17,533,961	4,412,603	4,595,152	613,788	6,395	\$96
	Pedestrian and Cycle facilities	0	12,094,798	0	878,413	0	6,395	\$0
	Pedestrian facilities	0	9,637,669	0	1,416,323	207,469	6,395	\$32
	Power Reticulation Undergrounding	0	1,492,362	0	0	0	6,395	\$0
	Preventive maintenance	1,080,696	2,438,384	121,794	141,946	37,720	6,395	\$6
	Property purchase (local roads)	0	324,267	0	133,164	32,958	6,395	\$5
	Replacement of bridges & other structures	2,076,000	3,662,048	0	116,896	24,832	6,395	\$4
	Road reconstruction	0	12,125,063	0	1,292,328	425,168	6,395	\$66
	Roading General	78,883,172	137,893,787	13,476,973	20,177,255	6,418,418	6,395	\$1,004
	Seal extension	0	20,580,087	0	3,456,635	34,873	6,395	\$5
	Sealed road pavement rehabilitation	13,469,397	75,532,261	2,247,514	8,256,046	2,447,959	6,395	\$383
	Sealed road resurfacing	26,666,220	68,810,263	3,005,283	6,786,831	1,408,258	6,395	\$220
	Street Furniture	0	150,830	0	1,510	0	6,395	\$0
	Streetlighting	0	2,845,498	0	267,747	75,778	6,395	\$12
	Structures component replacements	2,426,051	4,778,461	499,281	744,708	241,905	6,395	\$38
	Studies and strategies	11,752,170	17,120,957	2,879,282	3,732,169	382,897	6,395	\$60
	Town Centre Improvements	36,304,160	245,852,122	13,085,942	35,829,620	15,662,605	6,395	\$2,449
	Traffic services renewals	1,929,813	8,162,278	217,490	969,789	202,196	6,395	\$32
	Unsealed road metalling	9,428,517	20,580,089	1,062,594	1,819,791	535,698	6,395	\$84

TRANSPORTATION								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wānaka	Total	104,792,458	246,174,064	18,659,234	39,937,691	9,103,929	3,887	\$2,342
	Amenity Enhancement	0	146,634	0	0	0	3,887	\$0
	Associated improvements	0	727,555	0	100,509	30,919	3,887	\$8
	Carparking Facilities	0	370,136	0	164,773	84,992	3,887	\$22
	Cycle facilities	5,594,440	6,428,524	1,178,749	1,345,008	91,248	3,887	\$23
	Demand management	342,540	372,347	0	1,951	0	3,887	\$0
	Drainage renewals	2,707,252	6,199,968	305,107	829,305	234,014	3,887	\$60
	Emergency Works Contingency	0	7,443	0	0	0	3,887	\$0
	Environmental Renewals	394,440	401,175	75,377	75,377	18,273	3,887	\$5
	Kerb & Channel Construction	0	2,606,640	0	202,923	0	3,887	\$0
	Minor Improvements	22,578,816	45,589,632	4,314,812	6,143,935	1,688,371	3,887	\$434
	New roads	0	832,025	0	373,706	96,976	3,887	\$25
	New traffic management facilities	0	2,324	0	270	0	3,887	\$0
	Parking Facilities	0	7,854	0	0	0	3,887	\$0
	Passenger transport infrastructure	0	134,938	0	12,751	4,965	3,887	\$1
	Pedestrian and Cycle facilities	0	95,462	0	6,730	0	3,887	\$0
	Pedestrian facilities	0	3,896,494	0	709,059	15,704	3,887	\$4
	Power Reticulation Undergrounding	0	1,697,962	0	0	0	3,887	\$0
	Preventive maintenance	314,284	426,102	35,420	42,553	13,772	3,887	\$4
	Property purchase (local roads)	0	46,683	0	22,692	8,835	3,887	\$2
	Replacement of bridges & other structures	0	2,379,525	0	167,757	34,148	3,887	\$9
	Road reconstruction	0	4,222,930	0	576,953	164,476	3,887	\$42
	Roading General	16,693,572	30,349,430	3,131,618	6,823,093	2,352,673	3,887	\$605
	Seal extension	0	10,101,159	0	3,317,707	444,344	3,887	\$114
	Seal extension - residential	0	7,313,577	0	2,577,351	406,266	3,887	\$105
	Sealed road pavement rehabilitation	6,718,734	13,359,581	1,291,785	2,043,619	624,983	3,887	\$161
	Sealed road resurfacing	15,756,840	52,273,970	2,084,630	6,191,458	1,478,282	3,887	\$380
	Street Furniture	0	81,594	0	8,159	1,992	3,887	\$1
	Streetlighting	4,411,002	6,815,100	1,632,071	1,772,853	346,819	3,887	\$89
	Structures component replacements	1,433,576	2,275,960	323,128	432,860	124,228	3,887	\$32
	Studies and strategies	20,127,709	21,888,228	3,394,964	3,525,231	233,458	3,887	\$60
	Town Centre Improvements	0	4,135,777	0	380,835	97,658	3,887	\$25
	Traffic services renewals	1,102,750	4,298,056	145,894	651,813	114,511	3,887	\$29
	Unsealed road metalling	6,616,503	16,689,278	745,680	1,436,456	392,022	3,887	\$101

TRANSPORTATION								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
District Wide	Total	8,074,983	49,041,540	1,482,442	3,712,509	1,046,771	10,282	\$102
	Associated improvements	0	695,355	0	3,953	1,582	10,282	\$0
	Carparking Facilities	1,557,000	1,557,000	311,400	311,400	68,837	10,282	\$7
	Drainage renewals	0	417,543	0	21,084	17,307	10,282	\$2
	Environmental Renewals	0	63,439	0	5,827	2,339	10,282	\$0
	Kerb & Channel Construction	0	12,002	0	1,800	0	10,282	\$0
	Minor Improvements	0	4,131,965	0	39,000	13,127	10,282	\$1
	Parking Facilities	0	221,159	0	53,408	20,546	10,282	\$2
	Preventive maintenance	0	480,086	0	0	0	10,282	\$0
	Replacement of bridges & other structures	0	683,192	0	0	0	10,282	\$0
	Road reconstruction	0	3,273,044	0	65,461	11,814	10,282	\$1
	Roading General	6,517,983	12,747,428	1,171,042	2,547,728	803,599	10,282	\$78
	Seal extension	0	7,159,572	0	347,091	0	10,282	\$0
	Sealed road pavement rehabilitation	0	10,573,535	0	168,680	50,479	10,282	\$5
	Sealed road resurfacing	0	5,704,260	0	96,921	25,706	10,282	\$3
	Structures component replacements	0	622,793	0	22,348	8,906	10,282	\$1
	Studies and strategies	0	42,062	0	601	0	10,282	\$0
	Traffic services renewals	0	657,105	0	27,208	22,529	10,282	\$2
Eastern Access Road	Total	0	17,219,869	0	7,900,834	5,374,535	5,597	\$960
	New roads	0	17,219,869	0	7,900,834	5,374,535	5,597	\$960
	Total	0	17,219,869	0	7,900,834	5,374,535	5,597	\$960

COMMUNITY INFRASTRUCTURE

COMMUNITY INFRASTRUCTURE								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Whakatipu	Total	130,166,581	243,810,219	46,497,584	81,185,686	14,816,006	4,277	\$3,464
	Buildings - Toilets	3,506,456	12,458,064	1,137,500	2,539,181	508,594	4,277	\$119
	Alpine Aqualand	5,310,098	38,372,040	0	18,329,431	3,910,218	4,277	\$914
	Health & Fitness Centre	0	9,991	0	0	0	4,277	\$0
	Waterways Facilities	3,456,900	6,826,029	0	662,327	119,578	4,277	\$28
	Halls - Arrowtown	1,314,755	2,587,002	0	159,669	26,027	4,277	\$6
	Council Land - Non-Reserve	0	3,228,444	0	1,660,473	0	4,277	\$0
	Holiday Parks	9,702,811	10,189,769	4,657,500	4,657,500	224,466	4,277	\$52
	Whakatipu Non-Reserve	15,809,100	40,061,033	7,620,000	8,778,688	1,443,430	4,277	\$338
	Council Offices	0	17,333	0	0	0	4,277	\$0
	Community Buildings	1,023,083	1,491,588	0	154,941	60,980	4,277	\$14
	Buildings - Housing	568,484	621,533	0	0	0	4,277	\$0
	Buildings - Heritage	313,761	1,749,615	0	23,317	12,839	4,277	\$3
	Events Centre	17,057,436	23,440,604	1,461,922	2,568,715	744,845	4,277	\$174
	Queenstown Memorial Centre	193,483	197,841	0	0	0	4,277	\$0
	Frankton Golf Course	670,867	1,279,993	0	0	0	4,277	\$0
	Halls - Lake Hayes Pavillion	440,753	1,138,075	0	152,685	5,230	4,277	\$1
	Halls - Glenorchy	160,143	310,519	0	0	0	4,277	\$0
	Rural Fire - District Wide	0	351,586	0	0	0	4,277	\$0
	Halls - Queenstown	196,650	6,772,754	0	2,766,016	553,628	4,277	\$129
	Halls - Events Centre	55,708,179	70,396,166	24,983,000	31,245,210	6,723,957	4,277	\$1,572
	Halls - Arts & Community Centre	0	842,871	0	125,383	49,319	4,277	\$12
	Halls - Wānaka Community Centre	349,605	349,605	0	0	0	4,277	\$0
	Community Development - Swimming Pools	8,925,776	10,230,492	4,000,000	4,078,767	184,737	4,277	\$43
	Libraries - Whakatipu	5,458,240	10,442,495	2,637,662	3,283,381	248,159	4,277	\$58
	Halls - Convention Centre	0	444,777	0	0	0	4,277	\$0

COMMUNITY INFRASTRUCTURE								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Wānaka	Total	40,128,664	112,807,330	11,649,001	36,563,429	7,598,529	2,562	\$2,966
	Buildings - Toilets	3,306,456	6,811,573	1,137,500	1,606,736	300,129	2,562	\$117
	Waterways Facilities	5,087,211	8,008,363	1,397,152	2,298,252	234,148	2,562	\$91
	Halls - Hāwea	265,653	526,878	0	23,102	5,944	2,562	\$2
	Holiday Parks	310,500	337,538	0	0	0	2,562	\$0
	Council Offices	0	60,466	0	0	0	2,562	\$0
	Wānaka Aquatic Centre	10,474,818	26,380,494	4,350,000	10,260,504	1,766,432	2,562	\$689
	Buildings - Housing	116,358	126,193	0	0	0	2,562	\$0
	Wānaka Non-Reserve	0	138,527	0	0	0	2,562	\$0
	Halls - Luggate	175,950	6,245,180	0	4,046	0	2,562	\$0
	Rural Fire - District Wide	355,781	560,352	0	0	0	2,562	\$0
	Halls - Arts & Community Centre	471,839	5,758,251	0	3,460,970	721,455	2,562	\$282
	Halls - Cardrona	88,888	363,306	0	136,226	39,573	2,562	\$15
	Halls - Wānaka Community Centre	2,367,654	13,249,763	0	6,029,170	1,465,465	2,562	\$572
	Community Development - Swimming Pools	0	1,294,473	0	346,873	87,796	2,562	\$34
	Libraries - Upper Clutha	4,078,757	8,548,188	648,000	1,178,663	53,198	2,562	\$21
	Halls - Wānaka Sports Facility	13,028,798	34,397,785	4,116,349	11,218,888	2,924,388	2,562	\$1,141
District Wide	Total	19,115,250	24,882,738	2,460,920	3,334,889	957,616	6,839	\$140
	Waterways Facilities	12,906,450	13,081,788	1,966,500	2,028,307	413,813	6,839	\$61
	Community Buildings	0	1,063,912	0	0	0	6,839	\$0
	Buildings - Housing	507,150	679,624	0	29,406	12,875	6,839	\$2
	Buildings - Heritage	196,650	196,650	0	0	0	6,839	\$0
	Rural Fire - District Wide	0	1,481,970	0	55,509	6,954	6,839	\$1
	Community Development - District Wide	0	923,973	0	554,943	76,633	6,839	\$11
	Libraries - Whakatipu	5,505,000	7,454,821	494,420	666,725	447,340	6,839	\$65

RESERVE IMPROVEMENTS

RESERVE IMPROVEMENTS								
Location	Work Code	LTP Capital Expenditure	Total Capital Expenditure	LTP Growth Capital Expenditure	Total Growth Capital Expenditure	Growth costs consumed - TOTAL	Analysis Period Dwelling Equivalents	Development Contribution per Dwelling Equivalent (\$/DE)
Whakatipu	Total	51,608,882	108,730,808	6,004,840	18,619,955	4,081,624	3,594	\$1,136
	Reserve upgrade	4,875,000	14,123,359	1,385,670	4,188,426	1,173,331	3,594	\$326
	Tracks and Trails	4,735,000	8,633,901	1,327,920	2,036,537	673,877	3,594	\$188
	Cemeteries	1,480,000	2,277,457	146,000	376,696	145,325	3,594	\$40
	Premier Park upgrade	5,000,000	15,036,787	1,509,000	4,496,383	1,222,305	3,594	\$340
	Sports field upgrade	2,550,500	5,447,412	0	616,059	233,790	3,594	\$65
	Playgrounds and equipment	3,600,000	6,335,260	809,250	1,128,305	262,336	3,594	\$73
	Camping	0	20,045	0	0	0	3,594	\$0
	Parks and Reserves	29,368,382	56,856,586	827,000	5,777,550	370,661	3,594	\$103
Wānaka	Total	40,667,828	78,016,022	11,625,740	24,289,757	4,812,011	2,201	\$2,186
	Reserve upgrade	1,400,000	6,015,007	517,300	2,325,206	305,333	2,201	\$139
	Tracks and Trails	1,800,000	3,640,301	0	411,512	110,364	2,201	\$50
	Cemeteries	1,020,000	1,531,096	104,000	269,032	67,454	2,201	\$31
	Premier Park upgrade	0	16,598,439	0	5,223,566	2,173,474	2,201	\$987
	Sports field upgrade	9,084,000	10,431,610	3,935,693	4,474,897	474,285	2,201	\$215
	Community centre land	0	2,628,029	0	1,889,818	140,816	2,201	\$64
	Playgrounds and equipment	3,262,764	5,646,857	1,556,461	1,997,836	517,740	2,201	\$235
	Camping	0	39,073	0	0	0	2,201	\$0
	Parks and Reserves	24,101,064	31,485,610	5,512,286	7,697,890	1,022,546	2,201	\$465
District Wide	Total	21,726,876	25,309,011	0	815,603	267,517	5,795	\$46
	Playgrounds and equipment	0	255,091	0	0	0	5,795	\$0
	Camping	412,629	3,739,673	0	815,603	267,517	5,795	\$46
	Parks and Reserves	21,314,247	21,314,247	0	0	0	5,795	\$0

RESERVE LAND

Local and community reserve land

LOCAL AND COMMUNITY RESERVE LAND							
Project Summaries (GL Code Location)	10 Year Total Capital Cost (2024/25 \$)	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2024/25 \$)	Capital Cost Funded by Growth (2024/25 \$)	Capital Cost Funded by Other Sources (2024/25 \$)	Percentage Attributable to Growth	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2024/25 \$)
Whakatipu - Reserve Land							
Reserves	33,640,000	33,640,000	33,640,000	0	100%	2,081	17.5 m ²
Wānaka - Reserve Land							
Reserves	22,140,000	22,140,000	22,140,000	0	100%	1,519	17.5 m ²
Total - Reserve Land	55,780,000	55,780,000	55,780,000	0		3,600	

Premier sports reserve land - Whakatipu

PREMIER SPORTS RESERVE LAND - WHAKATIPU		
Project Summaries (GL Code Location)	Total Capital Cost (2024/25 \$)	Contribution Per Lot (2024/25 \$)
Whakatipu - Reserve Land		
10 Hectares	\$10,000,000	\$500 (5m ²)

