

## Targeted Rates Based on Location

The categories are:

1. Location within the Wanaka ward.
2. Location within the Queenstown/Wakatipu ward or the Arrowtown ward.

These categories are used to differentiate the following targeted rates:

- roading rate, stormwater rate, tourism promotion rate.

## Targeted Rates Based on Availability of Service

The categories are:

### 1. Connected

Any rating unit that is connected to a Council operated water scheme or is connected to a public sewerage drain.

### 2. Serviceable

Any rating unit within the area of service that is not connected to a Council operated water scheme but is within 100 metres of any part of the waterworks and to which water can be supplied. Any rating unit within the area of service, that is not connected to a public sewerage drain, but is within 30 metres of such a drain, and is capable of being connected.

These categories are used to differentiate the following targeted rates:

- water supply rates, water scheme loan rates, sewerage rates, sewerage scheme loan rates.

## Definition of “Separately Used or Inhabited Parts of a Rating Unit”

Where rates are calculated on each separately used or inhabited part of a rating unit, the following definition will apply:

The basis of a unit of occupancy is that which can be separately let and permanently occupied. For the purpose of this charge, where the occupancy is an accessory one or is ancillary to another property or part thereof no separately used part exists. For example:

- Not separately used parts of a rating unit:
  - A residential sleep-out or granny flat without independent kitchen facilities.
  - A hotel room with or without kitchen facilities.
  - Motel rooms with or without kitchen facilities.
  - Individual storage garages/sheds/partitioned areas of a warehouse.
  - Individual offices/premises of partners in a partnership.
- These are separately used parts of a rating unit:
  - Flats/apartments.
  - Flats which share kitchen/bathroom facilities.
  - Separately leased commercial areas even though they may share a reception.
  - Rooms in a residential hostel with a common kitchen.

## 2014 Annual Review of Council’s Policy on Development Contributions and Financial Contributions

Following is a list of the changes made as a result of the 2014 Annual Review process. These changes will apply to any application for resource consent, building consent or service connection lodged on or after 17 April 2014 and granted on or after 1 July 2014. For applications received prior to 17 April 2014, Council will apply the provisions of the pre-existing policies.

Annual Calculation Updates:

- Updated 2012/13 capital expenditure with actual figures from 2013 Annual Report.
- Updated past capital expenditure to 2014 dollars.
- Inflated present and future capital expenditure to 2014 dollars.

Annual Policy Reviews:

- Updated capital expenditure for the 2014/15 to 2021/22 financial years.
- Updated capital expenditure for the 2013/14 financial year based on the 2013/14 Budget (including carry-overs).
- Land Use Differentials have been reviewed and recalculated using the latest Gross Floor Area (GFA) information from Quotable Value Limited.
- A correction to Wastewater Land use differentials for Commercial and Industrial.
- A clarification of the approach taken to historic credits where land has been rezoned but not yet developed.

## Development Contributions - Change in Legislation

The Draft Annual Plan 14/15 was prepared on the assumption that none of the upcoming legislative changes would impact the 2014/15 year. As the Bill has progressed through the parliamentary process, it has become evident that some of the changes will impact 2014/15. In particular, the narrowing of the definition of community facilities.

In order to keep the anticipated legislative changes consistent with the policy, we have decided to amend the policy to reflect the changes with immediate impact.

This has resulted in the Policy being re-worked to exclude future capital expenditure which is now outside of the narrower definition of community facilities. This has resulted in a reduction in DC for community facilities:

	Draft	Final
Wanaka	\$2,501	\$1,152
Wakatipu	\$3,627	\$2,878

# Policy on Development Contributions and Financial Contributions

## Overview

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

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

- Financial Contributions imposed as a condition of a resource consent pursuant to Section 108, 220, 407 or 409 of the Resource Management Act (RMA) 1991. Council has withdrawn most of the provision relating to Financial Contributions from Section 15 of the District Plan.
- Development Contributions as defined by the provisions of Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 (LGA 2002). To make use of these provisions Council must adopt a Policy on Development Contributions as Part of the Council's 10 Year Plan. Development Contributions are based on the fiscal implications of growth.

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

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

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

## Reasons for using Development and Financial Contributions

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

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

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

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

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

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

### (i) Community Outcomes

This policy contributes to:

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

### (ii) Distribution of Benefits

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

### (iii) Period Over Which The Benefits Are Expected to Occur

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

### (iv) Action or Inaction That Contributes to the Need For This Activity

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

**(v) Costs and Benefits of Funding This Activity (Development and Financial Contributions)**

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

**(vi) Allocation Of Liability For Revenue Needs**

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

**Assets Included in the Development and Financial Contributions Policy**

Assets included in this policy are:

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

**Which Contributions Will Apply**

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

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

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

The following tables indicate:

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

**Changes to Assessment Policy 2012**

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

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

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

## Types of Contributions Required by Geographic Area - With Urban Areas and Townships (includes all land uses with an urban area)

Water Supply	Wastewater	Stormwater	Transportation	Reserve Land	Reserve Improvements	Community Facilities	Other/ Miscellaneous
Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Wanaka Albert Town Hawea Luggate	Queenstown Arrowtown Lake Hayes Arthurs Point Wanaka Albert Town Hawea	Queenstown Arrowtown Glenorchy Wanaka Albert Town Hawea Luggate Arthur's Point Lake Hayes Kingston	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthur's Point Kingston Wanaka Albert Town Hawea Luggate Cardrona	Queenstown Arrowtown Glenorchy Lake Hayes Arthurs Point Kingston Wanaka Albert Town Hawea Luggate Cardrona
Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.  Land, Money or Combination of Both	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Financial Contributions Environmental Effects – Chapter 15 District Plan and variations i.e. Environmental Considerations.
Kingston  No Scheme Available To be assessed at the time a scheme is required and charged to all connections.	Glenorchy Kingston Luggate  No Scheme Available To be assessed at the time a scheme is required and charged to all connections.	  No Scheme assets of significance. No Contributions to be sought.					

## Types of Contributions Required by Geographic Area - Within Rural Areas

Water Supply	Wastewater	Stormwater	Transportation	Reserve Land	Reserve Improvements	Community Facilities	Other/ Miscellaneous
Rural General and other rural zonings.  Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings.  Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs.	Rural General and other rural zonings.  Nil - Unless supplied by a scheme. Scheme charge to apply and any network extension costs	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2006.	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.  Land, Money or Combination of Both	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings.  Development Contributions Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2004.	Rural General and other rural zonings.  Financial Contributions Environmental Effects - Chapter 15 District Plan and variations i.e. Environmental Considerations.
Hawea Rural Residential Development Contributions Hawea development contributions payable	Hawea Rural Residential Development Contributions Hawea development contributions payable.	Hawea Rural Residential Development Contributions Hawea development contributions payable.					
Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.	Aubrey Road Rural Residential Development Contributions Wanaka development contributions payable.					

## Schedule of Development Contributions per Dwelling Equivalent Required by Contributing Area 2014/15 (Excluding GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Reserve Improvements* (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
<b>Urban Areas - Including All Land Uses</b>								
Queenstown	2,552	6,144	1,304	2,414	1,351	2,878	16,643	27.5m <sup>2</sup>
Arrowtown	5,655	8,130	770	2,414	1,351	2,878	21,198	27.5m <sup>2</sup>
Glenorchy	8,322	-	756	2,414	1,351	2,878	15,721	27.5m <sup>2</sup>
Lake Hayes	2,743	6,720	-	2,414	1,351	2,878	16,106	27.5m <sup>2</sup>
Arthurs Point	2,278	4,717	-	2,414	1,351	2,878	13,638	27.5m <sup>2</sup>
Kingston	-	-	-	2,414	1,351	2,878	6,643	
Wanaka	3,845	6,420	2,044	2,754	1,306	1,152	17,521	27.5m <sup>2</sup>
Hawea	5,772	6,373	548	2,754	1,306	1,152	17,905	27.5m <sup>2</sup>
Albert Town	3,845	6,420	1,053	2,754	1,306	1,152	16,530	27.5m <sup>2</sup>
Luggate	1,775	775	-	2,754	1,306	1,152	7,762	27.5m <sup>2</sup>
Other Wakatipu Townships	-	-	-	2,414	1,351	2,878	6,643	27.5m <sup>2</sup>
Other Wanaka Townships	-	-	-	2,754	1,306	1,152	5,212	27.5m <sup>2</sup>
<b>Rural Areas - Including all Rural Residential/Rural Life Style</b>								
Wakatipu Rural	-	-	-	2,414	1,351	2,878	6,643	27.5m <sup>2</sup>
Wanaka Rural	-	-	-	2,754	1,306	1,152	5,212	27.5m <sup>2</sup>
Hawea Rural Res.	5,772	6,373	548	2,754	1,306	1,152	17,905	27.5m <sup>2</sup>
Aubrey Road Rural Res.	3,845	6,420	2,044	2,754	1,306	1,152	17,521	27.5m <sup>2</sup>

\* Reserve Improvements contribution excludes requirement for 27.5m<sup>2</sup> reserve land contribution.

### Notes:

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

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

## Overview of Calculation Methodology

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

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

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

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

$$\text{Dwelling Equivalent Contribution} = \frac{\text{Sum of CAPEX for Growth Consumed in Analysis Period}}{\text{Sum of New Dwelling Equivalents in Analysis Period}}$$

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

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

## Capital Expenditure

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

Capital expenditure is identified from two sources, namely:

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

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

## CAPEX for Growth Apportionments

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

These are:

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

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

## Land Use Differentials

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

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

## Dwelling Equivalent Calculation Table

Category	Water Supply		Wastewater	Stormwater	Reserve Improvements & Community Facilities		Reserve Land		Transportation	
	Dwelling Equivalents per 100m <sup>2</sup> GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m <sup>2</sup> GFA	Dwelling Equivalents per 100m <sup>2</sup> Impervious Surface Area	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Multi Unit Residential	0.37	0.40	0.62	0.38	0.62	0.62	0.62	0.62	0.62	0.62
Accommodation	0.25	1.30	0.50	0.38	0.81	0.96	0.81	0.96	1.26	1.86
Commercial	0.16	1.17	0.20	0.38	0.04	0.02	0.04	0.02	2.08	2.76
Industrial	0.16	1.17	0.20	0.38	0.04	0.02	0.04	0.02	1.01	1.25
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.73 DE's per Dwelling	2.87 DE's per Dwelling
CBD Accommodation	0.25	1.30	0.50	0.38	0.81	0.96	0.81	0.96	1.26	1.86
CBD Commercial	0.16	1.17	0.20	0.38	0.04	0.02	0.04	0.02	2.08	2.76
Mixed Use Accomm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.70	0.65	0.70	0.65	0.95	1.04
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.70	0.65	0.70	0.65	0.91	0.79
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.34 DE's per 27Ha	1.3 DE's per 41Ha
Restaurant/Bar	0.83	1.17	0.46	0.38	0.04	0.02	0.04	0.02	2.08	2.76

Note: A residential property is always 1 Dwelling Equivalent (DE) or has 160m<sup>2</sup> GFA and 260m<sup>2</sup> impervious surface area (ISA). Gross Floor Area (GFA) is defined, as in the District Plan, as 'the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings'. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.



The detailed methodology and formulas used to develop the above table are explained in the Detailed Supporting Document.

If the Gross Floor Area (GFA) is unknown, which may be the case at the subdivision or land use consent stage, then the following table will be used to estimate the GFA.

Category	Building Coverage	No. of Floors
Residential Accommodation	Assume 160m <sup>2</sup> per Dwelling Unit 55%	2
Commercial	75%	1
Industrial	30%	1
Country Dwelling	Assume 160m <sup>2</sup> Dwelling Unit	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 160m <sup>2</sup> per Dwelling Unit	
Restaurant/Bar	Use Commercial or CBD Commercial	

Note: When an estimate of the GFA is used in the development contribution assessment then Council will only charge 75% of the calculated contribution at this stage.

### Multi Unit Residential Developments

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

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

### Residential Flats

When assessing the number of dwelling equivalents for residential flat developments instead of allowing one (or half) dwelling equivalent per unit the assessment will be done using the GFA of the flat and the residential flat differentials shown in the above table. This method more clearly defines the impact of residential flats and will make them more affordable.

### Reserve Land Contribution

The land contribution has been assessed at 27.5m<sup>2</sup> for each residential property. At Council's discretion the contribution can be either land or cash or a combination of land and cash.

In some instances, Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. It may be appropriate, for example, to allow reserve assets to vest in Council through the subdivision consent process, where they meet Council's reserve requirements, and credit them against the contributions required. Any such proposals will need to be the subject of an agreement with Council before the consent is issued, and will be dealt with on a case by case basis.

Whether the financial contribution is or includes land, the value of the land shall be determined by Council. In granting the consent the Council shall in its decision give reasons for the valuation of the land.

Where a cash contribution is to be made in lieu of land, payment shall be calculated as follows:

- The market value of the new sites is the sale value of the sites at the date on which the subdivision consent is granted, as if the sites had been subdivided in accordance with the subdivision consent.
- The market value of the new sites shall be capped at \$1500 per m<sup>2</sup> and this maximum value will be reviewed by Council annually.
- Lots for roads, utilities, reserves, access or similar purposes shall be excluded from the calculation.
- Market value of a new site in the case of a stratum title under the Unit Titles Act, where the site is not situated on the ground, shall be calculated as if the site were on the ground.
- In Rural Zones (except for Rural Visitor Zones), where the lots created are greater than 4000m<sup>2</sup>, the market value of each lot shall be the market value of the rural residential site of 4000m<sup>2</sup> within that lot, being the most likely site for a building platform.
- The value of the land contribution per m<sup>2</sup>, in Rural Zones (except for Rural Visitor Zones) shall be the market value as defined in (e) above divided by 1000m<sup>2</sup>.

The Parks Strategy, approved by Council on 18 October 2002 reviewed the current land provision that has been made for parks and reserves. Each land block has been categorised as a specific type of reserve. Policies have been established about the quantity, quality, location and size of future categories of reserves.

Historically it seems that where reserve contributions have been made in terms of land, the land in some situations has been of a poor quality, difficult topography, poor access and at times of too large or too small a size to meet any specific need. The Parks Strategy has identified that the major need in the next 20 years, will be for neighbourhood and local reserve. The land for district reserves has been secured and developed or partly developed. Some of the existing neighbourhood reserves have been developed or are partly developed and there are a few that have yet to be created although land provision has been made. Local reserves, which provide the opportunity to preserve amenity features and create green links, will continue to be needed.

Local Reserves and Neighbourhood Reserves will need to be allowed for in keeping with the terms of the policies in this Strategy. It is suggested that 5m<sup>2</sup> per person or 12.5m<sup>2</sup> per

residential dwelling will provide sufficient land for Local Reserves for the purposes described above in the future. For Neighbourhood Reserves the assessment is 6m<sup>2</sup> per person or 15m<sup>2</sup> per residential dwelling.

This contribution of 27.5m<sup>2</sup> per dwelling equivalent has been reviewed and is still considered appropriate. The Parks Strategy does however need to be updated to incorporate new information such as the 2004 Growth Options Study.

Council is able to take either land or cash compensation in lieu of the land contribution or a combination of both as a condition of subdivision and development approval. Most of the existing reserve land is under developed and funding is needed to enhance reserves, particularly to provide for future population. Generally land should not be taken for reserves unless the criteria for a Neighbourhood Reserve are met or for a Local Reserve to protect amenity or landscape features, to create green corridors or to protect scenic backdrops and heritage landscapes.

An analysis of projected demand for reserve land has been completed using nine contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$58.51m. This is based on the 27.5m<sup>2</sup> (12.5m<sup>2</sup> local reserves and 15m<sup>2</sup> neighbourhood reserves) desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 46% of this total demand is likely to be provided through the provision of vested land from developers.

The total value of reserve land that is expected to be vested in Council amounts to a total of \$26.96m for the 10 year period, which equates to an average annual value of \$2.39m for the Wakatipu Ward and \$0.26m for Wanaka. Council has not included any provision for specific reserve purchases within its 10 Year Plan 10 year capital expenditure. This is because the Asset Management Plan for Reserves does not include the necessary detail to enable this. However, Council has updated its projections in this area and has produced a reserve land acquisition programme. This detail will be included in future versions of the Parks Strategy, Activity Management Plan and 10 Year Plan.

The reserve land acquisition programme is a guide only due to its reliance on average land values rather than actual land values and the effect of the statutory maximums and the land value cap. Therefore it will require frequent monitoring and adjustment.

## Maximum Contributions

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

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

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

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

## Significant Assumptions Used in the Calculation of Development Contributions

As both the 10 Year Plan and this Policy rely on the same base data, the significant forecasting assumptions disclosed in Volume 3 of the 10 Year Plan pp 3-7 also apply to this Policy. All information used in the calculations of either development or financial contributions is the best available at the time. Council is proceeding with numerous strategic studies which will aid in delivering improved information. Council is committed to updating its contribution calculations as the results of these studies become available.

## Financial Considerations

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars - effective 1 July 2014.
- Inflation is applied to past capital projects only.
- Interest costs have been assessed based on the weighted average cost of capital (WACC) over the first 10 year period from 1 July 2012. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the 10 year period are used to determine the proportion of the growth cost that will be funded by debt. A 6.5% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the 10 Year Plan effective at 1 July 2012 and subsequent Annual Plans. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

## Growth Projections

These have been estimated using the best information available.

- Growth Options Study 2004 – Council engaged services from the market place to complete its own growth study. These projections detailed residential, visitor and commercial/ industrial growth. The results of this study have been applied to all infrastructure studies completed since including water, wastewater and transportation. These growth projections have been updated in 2011 using the latest Tourism Research Council projections and the results of the 2004/05 Peak Population Survey.

The following table identifies what growth projections have been applied to different contributing areas or catchments used in specific calculations:

### Growth Projections Source Data

Contributing Area	Growth Projections Used
Wakatipu Ward	Growth Options Study 2004 (Updated 2011)
Queenstown	Growth Options Study 2004 (Updated 2011)
Arrowtown	Growth Options Study 2004 (Updated 2011)
Glenorchy	Growth Options Study 2004 (Updated 2011)
Lake Hayes	Growth Options Study 2004 (Updated 2011)
Arthurs Point	Growth Options Study 2004 (Updated 2011)
Wanaka Ward	Growth Options Study 2004 (Updated 2011)
Wanaka	Growth Options Study 2004 (Updated 2011)
Hawea	Growth Options Study 2004 (Updated 2011)
Albert Town	Growth Options Study 2004 (Updated 2011)
Luggate	Growth Options Study 2004 (Updated 2011)
Kingston	Growth Options Study 2004 (Updated 2011)

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

### Monitoring and Review of Development Contributions Policy

Council will monitor and review the following:

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

- Annual Policy Reviews:
  - Any changes to the policy direction of Council that affects this policy. This may include changes to the 10 Year Plan, Revenue and Financing Policy and strategic studies.
  - New information affecting the land use differential analysis.
  - Inclusion of any Financial Contributions as derived from a variation to the District Plan and in particular Chapter 15.

### Postponement or Remission

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

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

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

### Refunds and Reimbursement

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

## When Will Payment be required

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

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

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

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

If development contributions are not paid within 24 months of a consent being issued contributions will be recalculated under the latest version of the policy.

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

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

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

- Withhold S224c Certificate on a subdivision;
- Prevent the commencement of a resource consent for a development
- Withhold a code of compliance certificate under the Building Act
- Withhold a service connection to a development.

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

## Credits

There are three types of credits anticipated:

1. Historic Credits – ‘Deemed’
2. Historic Credits – ‘Cash’; and
3. Actual Credits

### 1. Historic Credits - ‘Deemed’

In assessing Development Contributions the Council will determine if a site has a historic entitlement. Sites within existing contributing areas that have existed prior to financial contribution requirements and those that have already paid in full under Council policy at the time will be eligible.

Historic entitlement will be recognised and given a ‘deemed’ credit based on the characteristics of the site immediately preceding the proposed development. Deemed credits will be identified on the ‘Development Contribution Notice’ and will be converted to ‘dwelling equivalents units’ for each type of service.

The following deemed credits are anticipated (not intended as an exclusive list):

- For residential subdivisions (where the residual lot remains residential) the existing lot will be allocated a credit of one ‘Dwelling Equivalent’ and no Development Contribution will be payable on the residual lot.
- Where a residential subdivision is developed (i.e. vacant lot built upon) one ‘Dwelling Equivalent’ credit will be allocated to each underlying lot.
- Redevelopment of sites containing non-residential activities will be given historical credits based on ‘Dwelling Equivalents’ assessed in terms of the relevant ‘unit’ (i.e. GFA) prior to redevelopment. In situations where the land has been rezoned, but not yet developed or subdivided, credits will be assessed on the previous zoning.
- Any excess historical credits that are identified as a result of an amalgamation of individual titles will accrue on the new amalgamated title but will lapse if not utilised within a period of three years.

### 2. Historic Credits - Cash

On sites that have been subdivided and contributions paid, but which have not been developed prior to the new policy being implemented, developers may request an assessment of ‘cash’ credits for the site.

The Council will invite applicants to submit with their applications, records of the amount(s) paid at the time of the subdivision. The Council will then take into account the actual amounts paid for each service in determining the total development contributions payable for each service.

In some instances, particularly industrial and commercial sites, the amount paid may exceed the amount required under the new policy. If there is a surplus this will be recorded on the 'Development Contribution Notice'. This cash credit may be used to off-set contributions that would otherwise be payable on future development and expansion of activities on the site. It should be noted that these credits will be specific to the service for which they were paid (i.e. not transferable between services, for example, a positive reserve contribution will not be able to off-set a water contribution). They will also be site specific (not transferable) and non refundable unless the refund provisions of the Act apply.

### **3. Actual Credits - Credits accrued under the new policy**

The term 'actual' credit refers to credits accrued under the new policy. As indicated above, details of assessments made and payments received will be recorded on the 'Development Contribution Notice'. The balance of the 'Development Contribution Notice' may in some circumstances be positive.

The Council is able to assess the amount of contributions payable at successive stages of the development cycle (i.e. resource consent, building consent and service connection). Should the development contribution assessment be based on an estimate of the future building Gross Floor Area (GFA), which is likely to be the case at subdivision consent stage, then this assessment will be based on 75% of the maximum GFA allowed for on the site under the existing provisions of the District Plan. Council may review the percentage to be charged at this stage should the applicant satisfactorily demonstrate that the actual site utilisation will be significantly less than the estimate.

This may mean that additional contributions are assessed at the building consent stage. This approach will limit the amount of actual credits accumulated. There will be no time limit within which these credits must be used.

### **Delegations**

The Elected Members of Council shall determine where a development or financial contribution will be sought. They have the authority to set the quantum of those contributions.

The Chief Executive will ensure the Policy is implemented.

### **Capital Expenditure Attributed to Growth**

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

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

## Water Supply Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Queenstown</b>							
Reticulation	1,923,045	1,416,752	506,293	74%	3,130,503	3,579	875
Pump Station	780,461	320,638	459,823	41%	1,636,384	3,579	457
Decommissioning Works	0	0	0	0%	-	3,579	0
Unspecified Expenditure	0	0	0	0%	78,754	3,579	22
Storage	6,061,866	5,978,064	83,802	99%	2,838,077	3,579	793
New Scheme	0	0	0	0%	-	3,579	0
Intake	0	0	0	0%	941,281	3,579	263
Renewals	7,145,079	0	7,145,079	0%	-	3,579	0
Investigations	0	0	0	0%	-	3,579	0
Management	380,934	91,158	289,777	24%	81,563	3,579	23
Conveyance	0	0	0	0%	-	3,579	0
Emergency Conveyance	0	0	0	0%	-	3,579	0
Flow Metering	0	0	0	0%	95,235	3,579	27
Treatment Facility	860,709	267,423	593,286	31%	247,731	3,579	69
Forward Design	0	0	0	0%	-	3,579	0
Minor Works	0	0	0	0%	-	3,579	0
Asset Management System	0	0	0	0%	83,847	3,579	23
<b>Total Water Supply - Queenstown</b>	<b>17,152,095</b>	<b>8,074,034</b>	<b>9,078,060</b>	<b>47%</b>	<b>9,133,376</b>	<b>3,579</b>	<b>2,552</b>

## Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Arrowtown</b>							
Reticulation	173,140	19,045	154,095	11%	308,715	175	1,766
Pump Station	0	0	0	0%	5,610	175	32
Decomissioning Works	0	0	0	0%	-	175	0
Unspecified Expenditure	0	0	0	0%	73,362	175	420
Storage	678,600	0	678,600	0%	225,516	175	1,290
New Scheme	0	0	0	0%	-	175	0
Intake	0	0	0	0%	307,540	175	1,759
Renewals	2,293,984	0	2,293,984	0%	-	175	0
Investigations	0	0	0	0%	-	175	0
Management	107,436	9,341	98,095	9%	23,047	175	132
Conveyance	0	0	0	0%	-	175	0
Emergency Conveyance	0	0	0	0%	-	175	0
Flow Metering	0	0	0	0%	8,797	175	50
Treatment Facility	209,018	24,509	184,509	12%	20,836	175	119
Forward Design	0	0	0	0%	-	175	0
Minor Works	0	0	0	0%	138	175	1
Asset Management System	0	0	0	0%	15,202	175	87
<b>Total Water Supply - Arrowtown</b>	<b>3,462,178</b>	<b>52,896</b>	<b>3,409,283</b>	<b>2%</b>	<b>988,761</b>	<b>175</b>	<b>5,655</b>

## Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Glenorchy</b>							
Reticulation	72,064	32,152	39,912	45%	65,886	35	1,891
Pump Station	48,597	12,320	36,278	25%	9,016	35	259
Decommissioning Works	0	0	0	0%	-	35	0
Unspecified Expenditure	0	0	0	0%	12,370	35	355
Storage	571,632	245,028	326,604	43%	60,042	35	1,723
New Scheme	0	0	0	0%	124,254	35	3,566
Intake	0	0	0	0%	2,663	35	76
Renewals	135,878	0	135,878	0%	-	35	0
Investigations	0	0	0	0%	-	35	0
Management	4,949	1,189	3,761	24%	1,210	35	35
Conveyance	0	0	0	0%	-	35	0
Emergency Conveyance	0	0	0	0%	-	35	0
Flow Metering	0	0	0	0%	950	35	27
Treatment Facility	0	0	0	0%	120	35	3
Forward Design	0	0	0	0%	8,034	35	231
Minor Works	113,100	26,723	86,377	24%	5,134	35	147
Asset Management System	0	0	0	0%	256	35	7
<b>Total Water Supply - Glenorchy</b>	<b>946,222</b>	<b>317,412</b>	<b>628,810</b>	<b>34%</b>	<b>289,934</b>	<b>35</b>	<b>8,322</b>



## Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Lake Hayes</b>							
Reticulation	0	0	0	0%	154,911	104	1,494
Pump Station	0	0	0	0%	-	104	0
Decomissioning Works	0	0	0	0%	-	104	0
Unspecified Expenditure	0	0	0	0%	826	104	8
Storage	150,000	0	150,000	0%	22,310	104	215
New Scheme	0	0	0	0%	43,980	104	424
Intake	0	0	0	0%	-	104	0
Renewals	125,087	0	125,087	0%	-	104	0
Investigations	0	0	0	0%	-	104	0
Management	34,584	7,325	27,258	21%	5,091	104	49
Conveyance	0	0	0	0%	-	104	0
Emergency Conveyance	0	0	0	0%	-	104	0
Flow Metering	282,750	0	282,750	0%	7,333	104	71
Treatment Facility	0	0	0	0%	47,193	104	455
Forward Design	0	0	0	0%	-	104	0
Minor Works	0	0	0	0%	-	104	0
Asset Management System	0	0	0	0%	2,827	104	27
<b>Total Water Supply - Lake Hayes</b>	<b>592,421</b>	<b>7,325</b>	<b>585,096</b>	<b>1%</b>	<b>284,472</b>	<b>104</b>	<b>2,743</b>

## Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Arthurs Point</b>							
Reticulation	30,000	15,598	14,402	52%	285,973	451	634
Pump Station	0	0	0	0%	-	451	0
Decomissioning Works	0	0	0	0%	-	451	0
Unspecified Expenditure	0	0	0	0%	30,550	451	68
Storage	148	56	92	38%	451	451	1
New Scheme	0	0	0	0%	435,282	451	965
Intake	1,302,478	754,019	548,459	58%	207,892	451	461
Renewals	348,847	0	348,847	0%	3,543	451	8
Investigations	0	0	0	0%	-	451	0
Management	19,047	9,591	9,456	50%	7,302	451	16
Conveyance	0	0	0	0%	-	451	0
Emergency Conveyance	0	0	0	0%	-	451	0
Flow Metering	0	0	0	0%	-	451	0
Treatment Facility	216,459	139,357	77,103	64%	38,735	451	86
Forward Design	0	0	0	0%	-	451	0
Minor Works	0	0	0	0%	6,745	451	15
Asset Management System	0	0	0	0%	11,281	451	25
<b>Total Water Supply - Arthurs Point</b>	<b>1,916,979</b>	<b>918,621</b>	<b>998,358</b>	<b>48%</b>	<b>1,027,754</b>	<b>451</b>	<b>2,278</b>

## Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Wanaka</b>							
Reticulation	7,155,682	3,543,884	3,611,798	50%	2,098,555	1,588	1,321
Pump Station	472,392	118,327	354,065	25%	168,745	1,588	106
Decomissioning Works	0	0	0	0%	-	1,588	0
Unspecified Expenditure	0	0	0	0%	109,269	1,588	69
Storage	3,152,812	2,559,640	593,171	81%	3,179,359	1,588	2,002
New Scheme	0	0	0	0%	-	1,588	0
Intake	617,451	287,882	329,569	47%	154,846	1,588	98
Renewals	4,105,213	0	4,105,213	0%	-	1,588	0
Investigations	0	0	0	0%	8	1,588	0
Management	145,699	40,904	104,795	28%	27,133	1,588	17
Conveyance	0	0	0	0%	-	1,588	0
Emergency Conveyance	0	0	0	0%	-	1,588	0
Flow Metering	0	0	0	0%	28,501	1,588	18
Treatment Facility	4,997,677	1,166,876	3,830,801	23%	254,017	1,588	160
Forward Design	0	0	0	0%	75,512	1,588	48
Minor Works	0	0	0	0%	601	1,588	0
Asset Management System	0	0	0	0%	9,304	1,588	6
<b>Total Water Supply - Wanaka</b>	<b>20,646,926</b>	<b>7,717,512</b>	<b>12,929,414</b>	<b>37%</b>	<b>6,105,851</b>	<b>1,588</b>	<b>3,845</b>

## Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Hawea</b>							
Reticulation	0	0	0	0%	250,473	78	3,213
Pump Station	0	0	0	0%	14	78	0
Decomissioning Works	0	0	0	0%	-	78	0
Unspecified Expenditure	0	0	0	0%	5,354	78	69
Storage	4,407	1,190	3,217	27%	1,699	78	22
New Scheme	0	0	0	0%	24,479	78	314
Intake	1,295,127	592,455	702,672	46%	148,323	78	1,902
Renewals	104,990	0	104,990	0%	-	78	0
Investigations	0	0	0	0%	-	78	0
Management	13,337	2,384	10,953	18%	2,046	78	26
Conveyance	0	0	0	0%	-	78	0
Emergency Conveyance	0	0	0	0%	-	78	0
Flow Metering	0	0	0	0%	10,206	78	131
Treatment Facility	0	0	0	0%	5,991	78	77
Forward Design	0	0	0	0%	-	78	0
Minor Works	0	0	0	0%	1,189	78	15
Asset Management System	0	0	0	0%	222	78	3
<b>Total Water Supply - Hawea</b>	<b>1,417,861</b>	<b>596,029</b>	<b>821,832</b>	<b>42%</b>	<b>449,995</b>	<b>78</b>	<b>5,772</b>

## Water Supply Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Study Period Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Luggate</b>							
Reticulation	20,629	6,917	13,711	34%	5,528	42	132
Pump Station	50,639	14,619	36,020	29%	10,404	42	249
Decommissioning Works	0	0	0	0%	-	42	0
Unspecified Expenditure	0	0	0	0%	-	42	0
Storage	0	0	0	0%	2,630	42	63
New Scheme	0	0	0	0%	-	42	0
Intake	0	0	0	0%	-	42	0
Renewals	150,370	0	150,370	0%	-	42	0
Investigations	0	0	0	0%	-	42	0
Management	12,316	2,538	9,777	21%	3,462	42	83
Conveyance	0	0	0	0%	-	42	0
Emergency Conveyance	0	0	0	0%	-	42	0
Flow Metering	0	0	0	0%	7,599	42	182
Treatment Facility	338,017	144,742	193,275	43%	44,480	42	1,065
Forward Design	0	0	0	0%	-	42	0
Minor Works	0	0	0	0%	7	42	0
Asset Management System	0	0	0	0%	-	42	0
<b>Total Water Supply - Luggate</b>	<b>571,971</b>	<b>168,817</b>	<b>403,154</b>	<b>30%</b>	<b>74,110</b>	<b>42</b>	<b>1,775</b>

## Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
<b>Queenstown</b>									
Queenstown							Existing Debt	<b>4,907,625</b>	
Queenstown	2012/13	1,832,067	443,224	443,224	330	842,505	842,505	4,508,344	84%
Queenstown	2013/14	2,518,118	532,726	975,950	330	842,505	1,685,010	4,198,565	71%
Queenstown	2014/15	680,000	130,373	1,106,323	330	842,505	2,527,515	3,486,433	58%
Queenstown	2015/16	1,210,846	336,677	1,442,999	330	842,505	3,370,020	2,980,604	47%
Queenstown	2016/17	592,767	-	1,442,999	378	963,955	4,333,975	2,016,649	32%
Queenstown	2017/18	2,961,832	2,262,000	3,704,999	378	963,955	5,297,930	3,314,694	38%
Queenstown	2018/19	4,415,864	3,916,635	7,621,634	378	963,955	6,261,885	6,267,374	50%
Queenstown	2019/20	735,150	-	7,621,634	378	963,955	7,225,840	5,303,419	42%
Queenstown	2020/21	1,187,550	452,400	8,074,034	378	963,955	8,189,795	4,791,864	37%
Queenstown	2021/22	1,017,900	-	8,074,034	370	943,581	9,133,376	3,848,283	30%
			<b>8,074,034</b>		<b>3,579</b>			<b>Queenstown Weighted Debt Funding Ratio</b>	<b>50%</b>
<b>Arrowtown</b>									
Arrowtown							Existing Debt	<b>1,914,170</b>	
Arrowtown	2012/13	111,380	5,881	5,881	33	185,393	185,393	1,734,658	90%
Arrowtown	2013/14	321,608	27,969	33,850	33	185,393	370,786	1,577,235	81%
Arrowtown	2014/15	322,140	19,045	52,896	33	185,393	556,178	1,410,887	72%
Arrowtown	2015/16	844,575	-	52,896	33	185,393	741,571	1,225,495	62%
Arrowtown	2016/17	165,975	-	52,896	7	41,220	782,791	1,184,275	60%
Arrowtown	2017/18	339,300	-	52,896	7	41,220	824,010	1,143,056	58%
Arrowtown	2018/19	339,300	-	52,896	7	41,220	865,230	1,101,836	56%
Arrowtown	2019/20	339,300	-	52,896	7	41,220	906,449	1,060,617	54%
Arrowtown	2020/21	339,300	-	52,896	7	41,220	947,669	1,019,397	52%
Arrowtown	2021/22	339,300	-	52,896	7	41,092	988,761	978,305	50%
			<b>52,896</b>		<b>175</b>			<b>Arrowtown Weighted Debt Funding Ratio</b>	<b>66%</b>

## Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
<b>Glenorchy</b>									
Glenorchy							Existing Debt	<b>269,819</b>	
Glenorchy	2012/13	140,630	44,644	44,644	3	25,915	25,915	288,548	92%
Glenorchy	2013/14	23,778	1,017	45,661	3	25,915	51,830	263,650	84%
Glenorchy	2014/15	160,349	54,389	100,050	3	25,915	77,745	292,124	79%
Glenorchy	2015/16	442,317	190,639	290,689	3	25,915	103,659	456,849	82%
Glenorchy	2016/17	15,118	-	290,689	4	30,276	133,936	426,572	76%
Glenorchy	2017/18	16,887	-	290,689	4	30,276	164,212	396,296	71%
Glenorchy	2018/19	17,078	-	290,689	4	30,276	194,489	366,019	65%
Glenorchy	2019/20	118,755	26,723	317,412	4	30,276	224,765	362,466	62%
Glenorchy	2020/21	5,655	-	317,412	4	30,276	255,042	332,189	57%
Glenorchy	2021/22	5,655	-	317,412	4	34,893	289,934	297,296	51%
			<b>317,412</b>		<b>35</b>			<b>Glenorchy Weighted Debt Funding Ratio</b>	<b>72%</b>
<b>Lake Hayes</b>									
Lake Hayes							Existing Debt	<b>2,195,785</b>	
Lake Hayes	2012/13	71,788	7,115	7,115	9	23,328	23,328	2,179,571	99%
Lake Hayes	2013/14	17,595	211	7,325	9	23,328	46,657	2,156,454	98%
Lake Hayes	2014/15	166,000	-	7,325	9	23,328	69,985	2,133,125	97%
Lake Hayes	2015/16	300,846	-	7,325	9	23,328	93,313	2,109,797	96%
Lake Hayes	2016/17	-	-	7,325	11	30,892	124,205	2,078,905	94%
Lake Hayes	2017/18	-	-	7,325	11	30,892	155,096	2,048,014	93%
Lake Hayes	2018/19	18,096	-	7,325	11	30,892	185,988	2,017,122	92%
Lake Hayes	2019/20	-	-	7,325	11	30,892	216,880	1,986,230	90%
Lake Hayes	2020/21	18,096	-	7,325	11	30,892	247,771	1,955,339	89%
Lake Hayes	2021/22	-	-	7,325	13	36,700	284,472	1,918,638	87%
			<b>7,325</b>		<b>104</b>			<b>Lake Hayes Weighted Debt Funding Ratio</b>	<b>94%</b>

## Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %	
<b>Arthurs Point</b>										
Arthurs Point							Existing Debt	<b>0</b>		
Arthurs Point	2012/13	78,131	12,127	12,127	39	88,166	88,166	-76,039	-627%	
Arthurs Point	2013/14	240,080	142,728	154,855	39	88,166	176,332	-21,477	-14%	
Arthurs Point	2014/15	46,500	15,598	170,453	39	88,166	264,498	-94,046	-55%	
Arthurs Point	2015/16	98,955	52,261	222,714	39	88,166	352,665	-129,951	-58%	
Arthurs Point	2016/17	17,783	-	222,714	48	108,565	461,230	-238,516	-107%	
Arthurs Point	2017/18	17,783	-	222,714	48	108,565	569,795	-347,081	-156%	
Arthurs Point	2018/19	1,230,002	695,908	918,621	48	108,565	678,360	240,262	26%	
Arthurs Point	2019/20	18,096	-	918,621	48	108,565	786,925	131,697	14%	
Arthurs Point	2020/21	84,825	-	918,621	48	108,565	895,490	23,132	3%	
Arthurs Point	2021/22	84,825	-	918,621	58	132,264	1,027,754	-109,132	-12%	
			<b>918,621</b>		<b>451</b>				<b>Arthurs Point Weighted Debt Funding Ratio</b>	<b>0%</b>
<b>Wanaka</b>										
Wanaka							Existing Debt	<b>0</b>		
Wanaka	2012/13	1,134,152	160,259	160,259	163	626,382	626,382	-466,124	-291%	
Wanaka	2013/14	1,758,858	661,677	821,936	163	626,382	1,252,765	-430,829	-52%	
Wanaka	2014/15	1,399,782	639,552	1,461,488	163	626,382	1,879,147	-417,659	-29%	
Wanaka	2015/16	3,336,012	1,287,330	2,748,819	163	626,382	2,505,529	243,289	9%	
Wanaka	2016/17	426,381	-	2,748,819	157	604,709	3,110,238	-361,420	-13%	
Wanaka	2017/18	316,438	8,231	2,757,050	157	604,709	3,714,948	-957,898	-35%	
Wanaka	2018/19	823,163	118,610	2,875,659	157	604,709	4,319,657	-1,443,997	-50%	
Wanaka	2019/20	3,540,115	1,163,713	4,039,372	157	604,709	4,924,366	-884,994	-22%	
Wanaka	2020/21	4,026,204	1,608,112	5,647,484	157	604,709	5,529,075	118,409	2%	
Wanaka	2021/22	3,885,822	2,070,028	7,717,512	150	576,776	6,105,851	1,611,662	21%	
			<b>7,717,512</b>		<b>1,588</b>				<b>Wanaka Weighted Debt Funding Ratio</b>	<b>0%</b>



## Water Supply - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
<b>Hawea</b>									
Hawea							Existing Debt	<b>391,768</b>	
Hawea	2012/13	36,193	8,265	8,265	7	42,664	42,664	357,369	89%
Hawea	2013/14	1,083,827	499,988	508,253	7	42,664	85,328	814,693	91%
Hawea	2014/15	14,000	-	508,253	7	42,664	127,991	772,030	86%
Hawea	2015/16	5,928	-	508,253	7	42,664	170,655	729,366	81%
Hawea	2016/17	5,928	-	508,253	9	50,315	220,970	679,050	75%
Hawea	2017/18	5,928	-	508,253	9	50,315	271,286	628,735	70%
Hawea	2018/19	5,928	-	508,253	9	50,315	321,601	578,420	64%
Hawea	2019/20	237,510	87,776	596,029	9	50,315	371,916	615,881	62%
Hawea	2020/21	11,310	-	596,029	9	50,315	422,232	565,566	57%
Hawea	2021/22	11,310	-	596,029	5	27,764	449,995	537,802	54%
			<b>596,029</b>		<b>78</b>		<b>Hawea Weighted Debt Funding Ratio</b>		<b>74%</b>
<b>Luggate</b>									
Luggate							Existing Debt	<b>0</b>	
Luggate	2012/13	133,765	36,324	36,324	4	7,927	7,927	28,397	78%
Luggate	2013/14	23,819	669	36,992	4	7,927	15,853	21,139	57%
Luggate	2014/15	23,893	1,701	38,694	4	7,927	23,780	14,914	39%
Luggate	2015/16	302,178	130,123	168,817	4	7,927	31,707	137,110	81%
Luggate	2016/17	14,800	-	168,817	4	7,067	38,774	130,043	77%
Luggate	2017/18	14,703	-	168,817	4	7,067	45,841	122,976	73%
Luggate	2018/19	14,703	-	168,817	4	7,067	52,908	115,909	69%
Luggate	2019/20	14,703	-	168,817	4	7,067	59,975	108,841	64%
Luggate	2020/21	14,703	-	168,817	4	7,067	67,042	101,774	60%
Luggate	2021/22	14,703	-	168,817	4	7,067	74,110	94,707	56%
			<b>168,817</b>		<b>42</b>		<b>Luggate Weighted Debt Funding Ratio</b>		<b>69%</b>

## Wastewater Capital Expenditure for Development Contributions (excluding GST)

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Queenstown</b>							
Asset Management System	0	0	0	0%	-	2,887	0
Investigations	0	0	0	0%	2,849	2,887	1
Management	236,662	88,126	148,536	37%	172,188	2,887	60
Minor Works	0	0	0	0%	-	2,887	0
New Scheme	0	0	0	0%	-	2,887	0
Pump Station	8,440,864	6,244,975	2,195,889	74%	4,235,041	2,887	1,467
Renewals	5,270,860	0	5,270,860	0%	377	2,887	0
Reticulation	9,064,626	6,240,455	2,824,171	69%	6,350,566	2,887	2,200
Storage	0	0	0	0%	-	2,887	0
Treatment Facility	30,851,119	8,726,819	22,124,300	28%	6,313,476	2,887	2,187
Unspecified Expenditure	0	0	0	0%	663,091	2,887	230
<b>Total Wastewater - Queenstown</b>	<b>53,864,132</b>	<b>21,300,376</b>	<b>32,563,756</b>	<b>40%</b>	<b>17,737,587</b>	<b>2,887</b>	<b>6,144</b>
<b>Arrowtown</b>							
Asset Management System	0	0	0	0%	-	153	0
Investigations	0	0	0	0%	-	153	0
Management	31,276	3,873	27,403	12%	28,980	153	189
Minor Works	0	0	0	0%	-	153	0
New Scheme	0	0	0	0%	-	153	0
Pump Station	0	0	0	0%	165,816	153	1,084
Renewals	1,530,688	0	1,530,688	0%	5,168	153	34
Reticulation	0	0	0	0%	670,531	153	4,382
Storage	0	0	0	0%	-	153	0
Treatment Facility	3,412,639	367,978	3,044,661	11%	366,891	153	2,398
Unspecified Expenditure	0	0	0	0%	6,577	153	43
<b>Total Wastewater - Arrowtown</b>	<b>4,974,603</b>	<b>371,851</b>	<b>4,602,753</b>	<b>7%</b>	<b>1,243,964</b>	<b>153</b>	<b>8,130</b>

## Wastewater Capital Expenditure for Development Contributions (excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Lake Hayes</b>							
Asset Management System	0	0	0	0%	-	86	0
Investigations	0	0	0	0%	-	86	0
Management	14,121	3,025	11,096	21%	1,927	86	22
Minor Works	0	0	0	0%	-	86	0
New Scheme	0	0	0	0%	-	86	0
Pump Station	306,716	143,202	163,515	47%	86,126	86	1,001
Renewals	1,020,345	0	1,020,345	0%	-	86	0
Reticulation	0	0	0	0%	330,770	86	3,843
Storage	0	0	0	0%	-	86	0
Treatment Facility	1,688,960	315,720	1,373,240	19%	159,554	86	1,854
Unspecified Expenditure	0	0	0	0%	-	86	0
<b>Total Wastewater - Lake Hayes</b>	<b>3,030,142</b>	<b>461,947</b>	<b>2,568,195</b>	<b>15%</b>	<b>578,376</b>	<b>86</b>	<b>6,720</b>
<b>Arthurs Point</b>							
Asset Management System	0	0	0	0%	-	230	0
Investigations	0	0	0	0%	-	230	0
Management	14,152	6,890	7,262	49%	8,871	230	39
Minor Works	0	0	0	0%	-	230	0
New Scheme	0	0	0	0%	163,834	230	712
Pump Station	81,398	51,377	30,021	63%	13,286	230	58
Renewals	186,908	0	186,908	0%	-	230	0
Reticulation	0	0	0	0%	546,486	230	2,376
Storage	0	0	0	0%	-	230	0
Treatment Facility	1,795,705	685,625	1,110,080	38%	332,402	230	1,446
Unspecified Expenditure	0	0	0	0%	19,915	230	87
<b>Total Wastewater - Arthurs Point</b>	<b>2,078,163</b>	<b>743,892</b>	<b>1,334,270</b>	<b>36%</b>	<b>1,084,794</b>	<b>230</b>	<b>4,717</b>

## Wastewater Capital Expenditure for Development Contributions (excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Wanaka</b>							
Asset Management System	0	0	0	0%	-	1,296	0
Investigations	0	0	0	0%	1,244	1,296	1
Management	120,667	29,255	91,412	24%	34,866	1,296	27
Minor Works	0	0	0	0%	-	1,296	0
New Scheme	0	0	0	0%	-	1,296	0
Pump Station	1,316,253	1,262,283	53,969	96%	1,088,145	1,296	839
Renewals	1,880,267	0	1,880,267	0%	1,987	1,296	2
Reticulation	2,863,603	1,352,504	1,511,099	47%	1,122,414	1,296	866
Storage	0	0	0	0%	-	1,296	0
Treatment Facility	82,509	50,120	32,389	61%	5,965,436	1,296	4,602
Unspecified Expenditure	0	0	0	0%	107,022	1,296	83
<b>Total Wastewater - Wanaka</b>	<b>6,263,299</b>	<b>2,694,162</b>	<b>3,569,136</b>	<b>43%</b>	<b>8,321,115</b>	<b>1,296</b>	<b>6,420</b>
<b>Hawea</b>							
Asset Management System	0	0	0	0%	-	71	0
Investigations	0	0	0	0%	-	71	0
Management	8,185	1,453	6,732	18%	1,528	71	21
Minor Works	0	0	0	0%	-	71	0
New Scheme	0	0	0	0%	-	71	0
Pump Station	131,131	15,663	115,469	12%	142,170	71	1,999
Renewals	579,371	0	579,371	0%	-	71	0
Reticulation	65,000	52,000	13,000	80%	135,288	71	1,902
Storage	0	0	0	0%	-	71	0
Treatment Facility	565,315	72,088	493,228	13%	163,351	71	2,297
Unspecified Expenditure	0	0	0	0%	10,926	71	154
<b>Total Wastewater - Hawea</b>	<b>1,349,002</b>	<b>141,204</b>	<b>1,207,798</b>	<b>10%</b>	<b>453,263</b>	<b>71</b>	<b>6,373</b>

## Wastewater Capital Expenditure for Development Contributions (excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Luggate</b>							
Asset Management System	0	0	0	0%	-	159	0
Investigations	40,823	40,823	0	100%	41,313	159	261
Management	5,487	4,193	1,294	76%	5,832	159	37
Minor Works	0	0	0	0%	-	159	0
New Scheme	0	0	0	0%	-	159	0
Pump Station	82,503	63,048	19,455	76%	75,801	159	478
Renewals	266,885	0	266,885	0%	-	159	0
Reticulation	0	0	0	0%	-	159	0
Storage	0	0	0	0%	-	159	0
Treatment Facility	0	0	0	0%	-	159	0
Unspecified Expenditure	0	0	0	0%	-	159	0
<b>Total Wastewater - Luggate</b>	<b>395,699</b>	<b>108,064</b>	<b>287,635</b>	<b>27%</b>	<b>122,946</b>	<b>159</b>	<b>775</b>

## Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
<b>Queenstown</b>									
Queenstown							Existing Debt	<b>8,800,011</b>	
Queenstown	2012/13	2,871,959	1,406,045	1,406,045	260	1,595,813	1,595,813	8,610,243	84%
Queenstown	2013/14	4,347,280	1,493,558	2,899,603	260	1,595,813	3,191,626	8,507,988	73%
Queenstown	2014/15	14,813,145	3,185,144	6,084,747	260	1,595,813	4,787,438	10,097,320	68%
Queenstown	2015/16	8,215,220	3,566,262	9,651,009	260	1,595,813	6,383,251	12,067,769	65%
Queenstown	2016/17	3,262,107	1,525,384	11,176,393	309	1,899,798	8,283,049	11,693,354	59%
Queenstown	2017/18	9,153,614	5,911,242	17,087,635	309	1,899,798	10,182,848	15,704,798	61%
Queenstown	2018/19	4,418,158	3,178,993	20,266,628	309	1,899,798	12,082,646	16,983,993	58%
Queenstown	2019/20	395,850	-	20,266,628	309	1,899,798	13,982,445	15,084,194	52%
Queenstown	2020/21	395,850	-	20,266,628	309	1,899,798	15,882,243	13,184,396	45%
Queenstown	2021/22	5,990,949	1,033,748	21,300,376	302	1,855,344	17,737,587	12,362,800	41%
			<b>21,300,376</b>		<b>2,887</b>		<b>Queenstown Weighted Debt Funding Ratio</b>		<b>59%</b>
<b>Arrowtown</b>									
Arrowtown							Existing Debt	<b>1,271,944</b>	
Arrowtown	2012/13	231,599	67,415	67,415	30	243,423	243,423	1,095,936	82%
Arrowtown	2013/14	420,484	34,493	101,908	30	243,423	486,847	887,005	65%
Arrowtown	2014/15	1,710,075	56,530	158,438	30	243,423	730,270	700,112	49%
Arrowtown	2015/16	930,752	191,432	349,870	30	243,423	973,693	648,120	40%
Arrowtown	2016/17	289,300	-	349,870	6	45,040	1,018,733	603,080	37%
Arrowtown	2017/18	177,830	-	349,870	6	45,040	1,063,773	558,040	34%
Arrowtown	2018/19	270,098	-	349,870	6	45,040	1,108,813	513,001	32%
Arrowtown	2019/20	113,100	-	349,870	6	45,040	1,153,853	467,961	29%
Arrowtown	2020/21	113,100	-	349,870	6	45,040	1,198,893	422,921	26%
Arrowtown	2021/22	718,264	21,981	371,851	6	45,071	1,243,964	399,831	24%
			<b>371,851</b>		<b>153</b>		<b>Arrowtown Weighted Debt Funding Ratio</b>		<b>48%</b>

## Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont..

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
<b>Glenorchy</b>									
Glenorchy							Existing Debt	<b>179,746</b>	
Glenorchy	2012/13	32,397	11,833	11,833	2	13,949	13,949	177,630	93%
Glenorchy	2013/14	-	-	11,833	2	13,949	27,897	163,681	85%
Glenorchy	2014/15	250,000	91,311	103,144	2	13,949	41,846	241,044	85%
Glenorchy	2015/16	2,581,034	942,711	1,045,855	2	13,949	55,795	1,169,807	95%
Glenorchy	2016/17	-	-	1,045,855	2	19,437	75,231	1,150,370	94%
Glenorchy	2017/18	-	-	1,045,855	2	19,437	94,668	1,130,933	92%
Glenorchy	2018/19	-	-	1,045,855	2	19,437	114,105	1,111,497	91%
Glenorchy	2019/20	-	-	1,045,855	2	19,437	133,541	1,092,060	89%
Glenorchy	2020/21	-	-	1,045,855	2	19,437	152,978	1,072,624	88%
Glenorchy	2021/22	-	-	1,045,855	3	25,043	178,021	1,047,580	85%
			<b>1,045,855</b>		<b>20</b>		<b>Glenorchy Weighted Debt Funding Ratio</b>		<b>91%</b>
<b>Lake Hayes</b>									
Lake Hayes							Existing Debt	-	
Lake Hayes	2012/13	121,438	34,136	34,136	7	47,240	47,240	-13,105	-38%
Lake Hayes	2013/14	203,703	29,848	63,983	7	47,240	94,481	-30,498	-48%
Lake Hayes	2014/15	1,020,563	209,119	273,102	7	47,240	141,721	131,381	48%
Lake Hayes	2015/16	589,045	149,460	422,562	7	47,240	188,962	233,600	55%
Lake Hayes	2016/17	229,425	-	422,562	9	62,898	251,859	170,702	40%
Lake Hayes	2017/18	157,370	-	422,562	9	62,898	314,757	107,804	26%
Lake Hayes	2018/19	139,842	-	422,562	9	62,898	377,655	44,907	11%
Lake Hayes	2019/20	84,825	-	422,562	9	62,898	440,553	-17,991	-4%
Lake Hayes	2020/21	84,825	-	422,562	9	62,898	503,451	-80,889	-19%
Lake Hayes	2021/22	399,106	39,385	461,947	11	74,926	578,376	-116,430	-25%
			<b>461,947</b>		<b>86</b>		<b>Lake Hayes Weighted Debt Funding Ratio</b>		<b>24%</b>

## Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont..

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %	
<b>Arthurs Point</b>										
Arthurs Point							Existing Debt	-		
Arthurs Point	2012/13	78,280	28,167	28,167	20	93,273	93,273	-65,106	-231%	
Arthurs Point	2013/14	242,408	115,106	143,273	20	93,273	186,546	-43,273	-30%	
Arthurs Point	2014/15	817,524	262,121	405,393	20	93,273	279,819	125,575	31%	
Arthurs Point	2015/16	472,831	249,869	655,262	20	93,273	373,092	282,170	43%	
Arthurs Point	2016/17	22,620	-	655,262	24	114,575	487,667	167,595	26%	
Arthurs Point	2017/18	22,620	-	655,262	24	114,575	602,242	53,020	8%	
Arthurs Point	2018/19	22,620	-	655,262	24	114,575	716,818	-61,555	-9%	
Arthurs Point	2019/20	22,620	-	655,262	24	114,575	831,393	-176,131	-27%	
Arthurs Point	2020/21	22,620	-	655,262	24	114,575	945,968	-290,706	-44%	
Arthurs Point	2021/22	354,019	88,630	743,892	29	138,826	1,084,794	-340,902	-46%	
			<b>743,892</b>		<b>230</b>				<b>Arthurs Point Weighted Debt Funding Ratio</b>	<b>59%</b>
<b>Wanaka &amp; Albert Town</b>										
Wanaka							Existing Debt	<b>7,252,841</b>		
Wanaka	2012/13	241,170	17,349	17,349	134	857,938	857,938	6,411,892	88%	
Wanaka	2013/14	442,249	56,583	73,932	134	857,938	1,715,876	5,610,536	77%	
Wanaka	2014/15	2,026,510	1,291,739	1,365,670	134	857,938	2,573,814	6,044,337	70%	
Wanaka	2015/16	593,793	462,101	1,827,771	134	857,938	3,431,753	5,648,500	62%	
Wanaka	2016/17	96,600	8,900	1,836,672	128	822,510	4,254,263	4,834,890	53%	
Wanaka	2017/18	560,209	85,081	1,921,753	128	822,510	5,076,773	4,097,461	45%	
Wanaka	2018/19	183,622	-	1,921,753	128	822,510	5,899,283	3,274,951	36%	
Wanaka	2019/20	197,925	-	1,921,753	128	822,510	6,721,793	2,452,441	27%	
Wanaka	2020/21	197,925	-	1,921,753	128	822,510	7,544,303	1,629,931	18%	
Wanaka	2021/22	1,723,296	772,409	2,694,162	121	776,812	8,321,115	1,625,529	16%	
			<b>2,694,162</b>		<b>1,296</b>				<b>Wanaka Weighted Debt Funding Ratio</b>	<b>59%</b>



## Wastewater - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont..

Contributing Area	Financial Year	CAPEX (2014/15\$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Annual Debt %
<b>Hawea</b>									
Hawea							Existing Debt	<b>781,554</b>	
Hawea	2012/13	713,476	51,202	51,202	7	42,818	42,818	789,938	95%
Hawea	2013/14	129,832	14,772	65,974	7	42,818	85,637	761,892	90%
Hawea	2014/15	123,000	52,000	117,974	7	42,818	128,455	771,073	86%
Hawea	2015/16	23,711	-	117,974	7	42,818	171,273	728,255	81%
Hawea	2016/17	-	-	117,974	8	51,046	222,320	677,209	75%
Hawea	2017/18	86,393	-	117,974	8	51,046	273,366	626,162	70%
Hawea	2018/19	12,460	-	117,974	8	51,046	324,413	575,116	64%
Hawea	2019/20	90,480	1,326	119,301	8	51,046	375,459	525,396	58%
Hawea	2020/21	56,550	-	119,301	8	51,046	426,505	474,349	53%
Hawea	2021/22	113,100	21,903	141,204	4	26,758	453,263	469,495	51%
			<b>141,204</b>		<b>71</b>		<b>Hawea Weighted Debt Funding Ratio</b>		<b>75%</b>
<b>Luggate</b>									
Luggate							Existing Debt	-	
Luggate	2012/13	4,723	453	453	1	503	503	-50	-11%
Luggate	2013/14	24,546	14,563	15,016	1	503	1,005	14,011	93%
Luggate	2014/15	121,003	93,048	108,064	1	503	1,508	106,556	99%
Luggate	2015/16	35,061	-	108,064	1	503	2,010	106,054	98%
Luggate	2016/17	35,061	-	108,064	1	437	2,447	105,617	98%
Luggate	2017/18	35,061	-	108,064	1	437	2,884	105,180	97%
Luggate	2018/19	35,061	-	108,064	1	437	3,321	104,743	97%
Luggate	2019/20	35,061	-	108,064	1	437	3,758	104,306	97%
Luggate	2020/21	35,061	-	108,064	1	437	4,195	103,869	96%
Luggate	2021/22	35,061	-	108,064	153	118,751	122,946	-14,882	-14%
			<b>108,064</b>		<b>159</b>		<b>Luggate Weighted Debt Funding Ratio</b>		<b>95%</b>

## Stormwater Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Queenstown</b>							
Asset Management System	0	0	0	0%	130,343	2,328	56
Emergency Conveyance	0	0	0	0%	-	2,328	0
Flood Protection	0	0	0	0%	340,337	2,328	146
Flow Metering	0	0	0	0%	-	2,328	0
Intake	0	0	0	0%	-	2,328	0
Investigations	0	0	0	0%	16,176	2,328	7
Management	42,130	1,937	40,193	5%	309,734	2,328	133
Minor Works	0	0	0	0%	23,626	2,328	10
Pump Station	0	0	0	0%	-	2,328	0
Renewals	118,471	0	118,471	0%	52,082	2,328	22
Reticulation	3,525,879	1,995,658	1,530,221	57%	1,953,763	2,328	839
Storage	0	0	0	0%	-	2,328	0
Stormwater Upgrades	0	0	0	0%	172,807	2,328	74
Treatment Facility	0	0	0	0%	36,658	2,328	16
<b>Total Stormwater - Queenstown</b>	<b>3,686,480</b>	<b>1,997,595</b>	<b>1,688,885</b>	<b>54%</b>	<b>3,035,525</b>	<b>2,328</b>	<b>1,304</b>
<b>Arrowtown</b>							
Flood Protection	0	0	0	0%	-	133	0
Forward Design	0	0	0	0%	-	133	0
Investigations	0	0	0	0%	1,003	133	8
Management	0	0	0	0%	-	133	0
Minor Works	0	0	0	0%	-	133	0
Renewals	0	0	0	0%	1,366	133	10
Reticulation	0	0	0	0%	97,650	133	736
Storage	0	0	0	0%	-	133	0
Stormwater Upgrades	0	0	0	0%	2,126	133	16
Treatment Facility	0	0	0	0%	-	133	0
<b>Total Stormwater - Arrowtown</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>102,145</b>	<b>133</b>	<b>770</b>

## Stormwater Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Glenorchy</b>							
Flood Protection	0	0	0	0%	3,014	36	85
Forward Design	0	0	0	0%	-	36	0
Investigations	0	0	0	0%	34	36	1
Management	0	0	0	0%	-	36	0
Stormwater Upgrades	0	0	0	0%	64	36	2
Minor Works	0	0	0	0%	-	36	0
Renewals	0	0	0	0%	-	36	0
Reticulation	0	0	0	0%	23,818	36	669
Storage	0	0	0	0%	-	36	0
Treatment Facility	0	0	0	0%	-	36	0
<b>Total Stormwater - Glenorchy</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>26,930</b>	<b>36</b>	<b>756</b>
<b>Wanaka</b>							
Asset Management System	0	0	0	0%	18,744	1,050	18
Emergency Conveyance	0	0	0	0%	-	1,050	0
Flood Protection	0	0	0	0%	24,454	1,050	23
Forward Design	0	0	0	0%	-	1,050	0
Intake	0	0	0	0%	-	1,050	0
Investigations	0	0	0	0%	44,418	1,050	42
Management	31,513	0	31,513	0%	48,661	1,050	46
Minor Works	0	0	0	0%	13,379	1,050	13
Pump Station	0	0	0	0%	-	1,050	0
Renewals	0	0	0	0%	41,964	1,050	40
Reticulation	802,294	389,485	412,809	49%	1,842,455	1,050	1,754
Stormwater Upgrades	0	0	0	0%	113,070	1,050	108
Treatment Facility	0	0	0	0%	-	1,050	0
<b>Total Stormwater - Wanaka</b>	<b>833,807</b>	<b>389,485</b>	<b>444,322</b>	<b>47%</b>	<b>2,147,145</b>	<b>1,050</b>	<b>2,044</b>

## Stormwater Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Hawea</b>							
Flood Protection	0	0	0	0%	-	62	0
Forward Design	0	0	0	0%	-	62	0
Investigations	0	0	0	0%	89	62	1
Management	0	0	0	0%	-	62	0
Minor Works	0	0	0	0%	-	62	0
Renewals	0	0	0	0%	-	62	0
Reticulation	0	0	0	0%	32,990	62	531
Storage	0	0	0	0%	-	62	0
Stormwater Upgrades	0	0	0	0%	970	62	16
Treatment Facility	0	0	0	0%	-	62	0
<b>Total Stormwater - Hawea</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>34,049</b>	<b>62</b>	<b>548</b>
<b>Albert Town</b>							
Flood Protection	0	0	0	0%	24,301	120	203
Forward Design	0	0	0	0%	-	120	0
Investigations	0	0	0	0%	2,841	120	24
Management	0	0	0	0%	8,552	120	71
Minor Works	0	0	0	0%	-	120	0
Renewals	0	0	0	0%	-	120	0
Reticulation	0	0	0	0%	88,365	120	738
Storage	0	0	0	0%	-	120	0
Stormwater Upgrades	0	0	0	0%	2,018	120	17
Treatment Facility	0	0	0	0%	-	120	0
<b>Total Stormwater - Albert Town</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>126,076</b>	<b>120</b>	<b>1,053</b>

## Stormwater Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Debt %
<b>Queenstown</b>							Existing Debt	<b>1,707,290</b>	
Queenstown	2012/13	623,013	184,415	184,415	207	269,951	269,951	1,621,754	86%
Queenstown	2013/14	716,769	700,967	885,382	207	269,951	539,901	2,052,771	79%
Queenstown	2014/15	-	-	885,382	207	269,951	809,852	1,782,820	69%
Queenstown	2015/16	-	-	885,382	207	269,951	1,079,803	1,512,869	58%
Queenstown	2016/17	-	-	885,382	251	327,801	1,407,604	1,185,068	46%
Queenstown	2017/18	79,170	38,426	923,808	251	327,801	1,735,405	895,693	34%
Queenstown	2018/19	343,038	163,723	1,087,531	251	327,801	2,063,206	731,616	26%
Queenstown	2019/20	1,924,490	910,064	1,997,595	251	327,801	2,391,006	1,313,879	35%
Queenstown	2020/21	-	-	1,997,595	251	327,801	2,718,807	986,078	27%
Queenstown	2021/22	-	-	1,997,595	243	316,718	3,035,525	669,360	18%
			<b>1,997,595</b>		<b>2,328</b>		<b>Queenstown Weighted Debt Funding Ratio</b>		<b>55%</b>
<b>Arrowtown</b>							Existing Debt	<b>328,283</b>	
Arrowtown	2012/13	-	-	-	28	21,303	21,303	306,980	94%
Arrowtown	2013/14	-	-	-	28	21,303	42,606	285,677	87%
Arrowtown	2014/15	-	-	-	28	21,303	63,909	264,374	81%
Arrowtown	2015/16	-	-	-	28	21,303	85,213	243,071	74%
Arrowtown	2016/17	-	-	-	4	2,838	88,051	240,232	73%
Arrowtown	2017/18	-	-	-	4	2,838	90,889	237,394	72%
Arrowtown	2018/19	-	-	-	4	2,838	93,728	234,555	71%
Arrowtown	2019/20	-	-	-	4	2,838	96,566	231,717	71%
Arrowtown	2020/21	-	-	-	4	2,838	99,405	228,879	70%
Arrowtown	2021/22	-	-	-	4	2,740	102,145	226,138	69%
					<b>133</b>		<b>Arrowtown Debt Funding Ratio</b>		<b>77%</b>

## Stormwater Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Debt %
<b>Glenorchy</b>							Existing Debt	<b>18,716</b>	
Glenorchy	2012/13	-	-	-	3	2,378	2,378	16,339	87%
Glenorchy	2013/14	-	-	-	3	2,378	4,755	13,961	75%
Glenorchy	2014/15	-	-	-	3	2,378	7,133	11,583	62%
Glenorchy	2015/16	-	-	-	3	2,378	9,511	9,206	49%
Glenorchy	2016/17	-	-	-	4	2,826	12,337	6,380	34%
Glenorchy	2017/18	-	-	-	4	2,826	15,163	3,553	19%
Glenorchy	2018/19	-	-	-	4	2,826	17,989	727	4%
Glenorchy	2019/20	-	-	-	4	2,826	20,815	-2,099	-11%
Glenorchy	2020/21	-	-	-	4	2,826	23,641	-4,925	-26%
Glenorchy	2021/22	-	-	-	4	3,288	26,930	-8,214	-44%
					<b>36</b>		<b>Glenorchy Weighted Debt Funding Ratio</b>		<b>44%</b>
<b>Wanaka</b>							Existing Debt	<b>1,625,852</b>	
Wanaka	2012/13	188,371	-	-	109	222,461	222,461	1,403,391	86%
Wanaka	2013/14	232,665	83,156	83,156	109	222,461	444,922	1,264,087	74%
Wanaka	2014/15	219,603	113,161	196,317	109	222,461	667,382	1,154,786	63%
Wanaka	2015/16	193,168	193,168	389,485	109	222,461	889,843	1,125,494	56%
Wanaka	2016/17	-	-	389,485	104	211,849	1,101,692	913,645	45%
Wanaka	2017/18	-	-	389,485	104	211,849	1,313,541	701,796	35%
Wanaka	2018/19	-	-	389,485	104	211,849	1,525,390	489,947	24%
Wanaka	2019/20	-	-	389,485	104	211,849	1,737,239	278,098	14%
Wanaka	2020/21	-	-	389,485	104	211,849	1,949,088	66,249	3%
Wanaka	2021/22	-	-	389,485	97	198,057	2,147,145	-131,808	-7%
			<b>389,485</b>		<b>1,050</b>		<b>Wanaka Debt Funding Ratio</b>		<b>57%</b>

## Stormwater Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Debt Balance (2014/15 \$)	Debt %
<b>Hawea</b>							Existing Debt	<b>38,602</b>	
Hawea	2012/13	-	-	-	6	3,249	3,249	35,353	92%
Hawea	2013/14	-	-	-	6	3,249	6,497	32,105	83%
Hawea	2014/15	-	-	-	6	3,249	9,746	28,856	75%
Hawea	2015/16	-	-	-	6	3,249	12,995	25,607	66%
Hawea	2016/17	-	-	-	7	3,792	16,787	21,815	57%
Hawea	2017/18	-	-	-	7	3,792	20,579	18,023	47%
Hawea	2018/19	-	-	-	7	3,792	24,371	14,231	37%
Hawea	2019/20	-	-	-	7	3,792	28,163	10,439	27%
Hawea	2020/21	-	-	-	7	3,792	31,955	6,648	17%
Hawea	2021/22	-	-	-	4	2,095	34,049	4,553	12%
					<b>62</b>		<b>Hawea Weighted Debt Funding Ratio</b>		<b>65%</b>
<b>Albert Town</b>							Existing Debt	<b>119,217</b>	
Albert Town	2012/13	-	-	-	12	13,128	13,128	106,089	89%
Albert Town	2013/14	-	-	-	12	13,128	26,256	92,961	78%
Albert Town	2014/15	-	-	-	12	13,128	39,384	79,833	67%
Albert Town	2015/16	-	-	-	12	13,128	52,512	66,705	56%
Albert Town	2016/17	-	-	-	12	12,415	64,928	54,290	46%
Albert Town	2017/18	-	-	-	12	12,415	77,343	41,874	35%
Albert Town	2018/19	-	-	-	12	12,415	89,759	29,459	25%
Albert Town	2019/20	-	-	-	12	12,415	102,174	17,043	14%
Albert Town	2020/21	-	-	-	12	12,415	114,589	4,628	4%
Albert Town	2021/22	-	-	-	11	11,487	126,076	-6,859	-6%
					<b>120</b>		<b>Albert Town Debt Funding Ratio</b>		<b>61%</b>

## Reserve Improvements & Community Facilities - Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Reserve Improvements - Wakatipu</b>							
Parks and Reserves - Wakatipu Ward	4,903,193	726,664	4,176,529	15%	2,653,962	2951	899
Walkways - Wakatipu Ward	1,119,554	206,434	913,120	18%	851,188	2951	288
Council Land - Reserve Land - Wakatipu	101,651	17,045	84,606	17%	44,172	2951	15
Cemeteries - Wakatipu Ward	216,640	175,880	40,760	81%	233,565	2951	79
	<b>6,341,039</b>	<b>1,126,023</b>	<b>5,215,015</b>	<b>18%</b>	<b>3,782,887</b>	<b>2951</b>	<b>1,282</b>
<b>Reserve Improvements - Wanaka</b>							
Parks and Reserves - Wanaka Ward	3,115,018	470,769	2,644,249	15%	1,592,934	2105	757
Walkways - Wanaka Ward	0	0	0	0%	389,549	2105	185
Council Land - Reserve Land - Wanaka	0	0	0	0%	526,675	2105	250
Council Land - Reserve Land - Hawea	0	0	0	0%	1,913	2105	1
Cemeteries - Wanaka Ward	77,992	9,731	68,260	12%	92,631	2105	44
	<b>3,193,010</b>	<b>480,500</b>	<b>2,712,509</b>	<b>15%</b>	<b>2,603,703</b>	<b>2105</b>	<b>1,237</b>
<b>Reserve Improvements - District Wide</b>							
Parks and Reserves - Wakatipu Ward	834,587	143,488	691,100	17%	276,482	5056	55
Parks and Reserves - Wanaka Ward	380,128	103,706	276,422	27%	71,721	5056	14
	<b>1,214,716</b>	<b>247,194</b>	<b>967,522</b>	<b>20%</b>	<b>348,202</b>	<b>5056</b>	<b>69</b>



## Reserve Improvements & Community Facilities - Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Community Facilities - Wakatipu</b>							
Alpine Aqualand	628,838	25,747	603,091	4%	2,881,901	2951	976
Council Land - Non-Reserve - Wakatipu	0	0	0	0%	74,945	2951	25
Waterways Facilities - Wakatipu Ward	194,152	0	194,152	0%	110,463	2951	37
Halls - Queenstown	1,116,010	142,948	973,063	13%	692,136	2951	235
Halls - Events Centre	18,160,980	43,783	18,117,197	0%	3,435,678	2951	1,164
Halls - Lake Hayes Pavillion	0	0	0	0%	-	2951	-
Halls - Arrowtown	264,341	12,824	251,517	5%	24,038	2951	8
Halls - Glenorchy	12,000	0	12,000	0%	3,069	2951	1
Halls - Queenstown Community Centre	22,000	0	22,000	0%	22,206	2951	8
Buildings - Heritage	0	0	0	0%	104,073	2951	35
Buildings - Toilets - Wakatipu Ward	1,887,654	240,386	1,647,268	13%	587,107	2951	199
Community Development - Swimming Pools	16,000	0	16,000	0%	330,398	2951	112
Libraries - Queenstown	1,249,902	3,069	1,246,833	0%	42,657	2951	14
Libraries - Arrowtown	510,433	0	510,433	0%	255	2951	0
Libraries - Glenorchy	131,149	418	130,732	0%	3,170	2951	1
Libraries - Kingston	24,129	0	24,129	0%	-	2951	-
Health and Fitness centre	50,700	0	50,700	0%	-	2951	-
Frankton Golf Course	80,000	0	80,000	0%	-	2951	-
Events Centre	10,000	0	10,000	0%	-	2951	-
Rural Fire - District Wide	0	0	0	0%	-	2951	-
	<b>24,358,288</b>	<b>469,174</b>	<b>23,889,114</b>	<b>2%</b>	<b>8,312,097</b>	<b>2951</b>	<b>2,816</b>

## Reserve Improvements & Community Facilities - Capital Expenditure for Development Contributions (Excluding GST) cont...

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Community Facilities - Wanaka</b>							
Waterways Facilities - Wanaka Ward	1,278,907	5,345	1,273,561	0%	224,080	2105	106
Halls - Arts & Community Centre	0	0	0	0%	793,051	2105	377
Halls - Hawea	134,173	18,787	115,386	14%	16,231	2105	8
Halls - Luggate	82,024	0	82,024	0%	9,289	2105	4
Halls - Cardrona	15,000	0	15,000	0%	18,822	2105	9
Halls - Wanaka Community Centre	213,798	0	213,798	0%	879,846	2105	418
Halls - Wanaka Sports Facility	16,830,012	0	16,830,012	0%	0	2105	-
Buildings - Toilets - Wanaka Ward	1,316,498	83,125	1,233,373	6%	174,635	2105	83
Community Development - Swimming Pools	36,000	0	36,000	0%	30,491	2105	14
Wanaka Aquatic Centre	173,620	0	173,620	0%	-	2105	-
Libraries - Wanaka	1,148,941	3,520	1,145,421	0%	142,931	2105	68
Libraries - Hawea	134,943	1,006	133,937	1%	4,019	2105	2
	<b>21,363,916</b>	<b>111,783</b>	<b>21,252,133</b>	<b>1%</b>	<b>2,232,897</b>	<b>2105</b>	<b>1,090</b>
<b>Community Facilities - District Wide</b>							
Halls - Events Centre	0	0	0	0%	93,849	5056	19
Rural Fire - District Wide	335,468	1,684	333,784	1%	6,177	5056	1
Libraries - Queenstown	130,000	0	130,000	0%	-	5056	-
Libraries - Wanaka	106,756	0	106,756	0%	-	5056	-
Halls - Lake Hayes Pavillion	141,664	14,772	126,892	10%	76,469	5056	15
Community Development - District Wide	0	0	0	0%	135,547	5056	27
	<b>713,888</b>	<b>16,456</b>	<b>697,432</b>	<b>2%</b>	<b>312,043</b>	<b>5056</b>	<b>62</b>

## Reserve Improvements & Community Facilities - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
<b>Wakatipu - Reserve Improvements</b>							Existing Debt	<b>2,407,230</b>	
Wakatipu	2012/13	1,370,949	286,224	286,224	272	348,406	348,406	2,345,047	87.1%
Wakatipu	2013/14	509,018	170,938	457,161	272	348,406	696,913	2,167,578	75.7%
Wakatipu	2014/15	681,709	94,256	551,417	272	348,406	1,045,219	1,913,427	64.7%
Wakatipu	2015/16	1,259,107	294,305	845,722	272	348,406	1,393,626	1,859,326	57.2%
Wakatipu	2016/17	270,447	16,691	862,413	311	398,443	1,792,069	1,477,575	45.2%
Wakatipu	2017/18	524,220	57,257	919,670	311	398,443	2,190,511	1,136,389	34.2%
Wakatipu	2018/19	369,436	52,430	972,101	311	398,443	2,588,954	790,377	23.4%
Wakatipu	2019/20	566,145	57,257	1,029,358	311	398,443	2,987,396	449,192	13.1%
Wakatipu	2020/21	223,864	16,691	1,046,050	311	398,443	3,385,839	67,441	2.0%
Wakatipu	2021/22	566,145	79,974	1,126,023	310	397,048	3,782,887	-249,633	-7.1%
		<b>6,341,039</b>	<b>1,126,023</b>		<b>2,951</b>	<b>3,782,887</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>		<b>58%</b>
<b>Wakatipu - Community Facilities</b>							Existing Debt	<b>9,066,646</b>	
Wakatipu	2012/13	2,062,959	297,668	297,668	272	765,550	765,500	8,598,764	91.8%
Wakatipu	2013/14	438,329	44,993	342,661	272	765,550	1,531,100	7,878,207	83.7%
Wakatipu	2014/15	1,034,944	-	342,661	272	765,550	2,296,650	7,112,657	75.6%
Wakatipu	2015/16	8,749,063	52,120	394,781	272	765,550	3,062,200	6,399,228	67.6%
Wakatipu	2016/17	5,144,959	18,512	413,293	311	875,494	3,937,693	5,542,246	58.5%
Wakatipu	2017/18	485,497	-	413,293	311	875,494	4,813,187	4,666,752	49.2%
Wakatipu	2018/19	733,853	55,881	469,174	311	875,494	5,688,681	3,847,140	40.3%
Wakatipu	2019/20	322,492	-	469,174	311	875,494	6,564,174	2,971,646	31.2%
Wakatipu	2020/21	331,500	-	469,174	311	875,494	7,439,668	2,096,153	22.0%
Wakatipu	2021/22	5,054,693	-	469,174	310	872,429	8,312,097	1,223,724	12.8%
		<b>24,358,288</b>	<b>469,174</b>		<b>2,951</b>	<b>8,312,097</b>	<b>Wakatipu Weighted Debt Funding Ratio</b>		<b>65%</b>

## Reserve Improvements & Community Facilities - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
<b>Wanaka - Reserve Improvements</b>							Existing Debt	-	
Wanaka	2012/13	505,310	121,125	121,125	220	272,509	272,509	-151,384	-125.0%
Wanaka	2013/14	163,663	13,793	134,918	220	272,509	545,019	-410,000	-304.0%
Wanaka	2014/15	250,000	33,722	168,641	220	272,509	817,528	-648,887	-384.8%
Wanaka	2015/16	784,259	151,645	320,285	220	272,509	1,090,037	-769,752	-240.3%
Wanaka	2016/17	273,364	23,617	343,902	206	254,998	1,345,036	-1,001,134	-291.1%
Wanaka	2017/18	506,280	100,975	444,877	206	254,998	1,600,034	-1,155,157	-259.7%
Wanaka	2018/19	187,312	7,971	452,848	206	254,998	1,855,033	-1,402,185	-309.6%
Wanaka	2019/20	197,989	19,614	472,462	206	254,998	2,110,031	-1,637,569	-346.6%
Wanaka	2020/21	191,843	7,971	480,433	206	254,998	2,365,029	-1,884,597	-392.3%
Wanaka	2021/22	197,989	11,118	491,500	193	238,673	2,603,703	-2,112,152	-429.7%
		<b>3,258,010</b>	<b>491,550</b>		<b>2,105</b>	<b>2,603,703</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>0%</b>
<b>Wanaka - Community Facilities</b>							Existing Debt	<b>254,202</b>	
Wanaka	2012/13	334,932	17,279	17,279	220	240,032	240,032	31,449	11.6%
Wanaka	2013/14	790,525	7,612	24,891	220	240,032	480,064	-200,971	-72.0%
Wanaka	2014/15	4,759,782	2,512	27,403	220	240,032	720,096	-438,491	-155.7%
Wanaka	2015/16	12,160,781	45,531	72,934	220	240,032	960,128	-632,992	-193.5%
Wanaka	2016/17	683,786	26,514	99,448	206	224,608	1,184,736	-831,086	-235.0%
Wanaka	2017/18	780,838	-	99,448	206	224,608	1,409,344	-1,055,694	-298.5%
Wanaka	2018/19	972,006	12,335	111,783	206	224,608	1,633,952	-1,267,966	-346.5%
Wanaka	2019/20	251,589	-	111,783	206	224,608	1,858,560	-1,492,574	-407.8%
Wanaka	2020/21	361,589	-	111,783	206	224,608	2,083,168	-1,717,182	-469.2%
Wanaka	2021/22	268,089	-	111,783	193	210,229	2,293,396	-1,927,411	-526.6%
		<b>21,363,916</b>	<b>111,783</b>		<b>2,105</b>	<b>2,293,396</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>0%</b>

## Reserve Improvements & Community Facilities - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
<b>District Wide - Reserve Improvements</b>							Existing Debt	-	
District Wide	2012/13	26,898	-	-	492	33,890	33,890	-33,890	0.0%
District Wide	2013/14	17,493	3,674	3,674	492	33,890	67,781	-64,107	-1744.9%
District Wide	2014/15	193,166	33,868	37,542	492	33,890	101,671	-64,129	-170.8%
District Wide	2015/16	283,545	87,485	125,027	492	33,890	135,561	-10,534	-8.4%
District Wide	2016/17	478,166	82,800	207,828	517	35,604	171,165	36,662	17.6%
District Wide	2017/18	29,114	5,320	213,147	517	35,604	206,770	6,378	3.0%
District Wide	2018/19	93,166	17,023	230,171	517	35,604	242,374	-12,203	-5.3%
District Wide	2019/20	-	-	230,171	517	35,604	277,978	-47,807	-20.8%
District Wide	2020/21	93,166	17,023	247,194	517	35,604	313,582	-66,388	-26.9%
District Wide	2021/22	-	-	247,194	503	34,620	348,202	-101,009	-40.9%
		<b>1,214,716</b>	<b>247,194</b>		<b>5,056</b>	<b>348,202</b>	<b>District Wide Weighted Debt Funding Ratio</b>		<b>0%</b>
<b>District Wide - Community Facilities</b>							Existing Debt	<b>3,159,762</b>	
District Wide	2012/13	114,976	9,202	9,202	492	30,371	30,371	3,138,593	99.0%
District Wide	2013/14	11,646	538	9,740	492	30,371	60,742	3,108,760	98.1%
District Wide	2014/15	236,756	-	9,740	492	30,371	91,113	3,078,389	97.1%
District Wide	2015/16	119,982	6,716	16,456	492	30,371	121,484	3,054,734	96.2%
District Wide	2016/17	17,469	-	16,456	517	31,907	153,391	3,022,827	95.2%
District Wide	2017/18	5,823	-	16,456	517	31,907	185,298	2,990,921	94.2%
District Wide	2018/19	138,781	-	16,456	517	31,907	217,204	2,959,014	93.2%
District Wide	2019/20	5,823	-	16,456	517	31,907	249,111	2,927,107	92.2%
District Wide	2020/21	5,823	-	16,456	517	31,907	281,018	2,895,200	91.2%
District Wide	2021/22	56,810	-	16,456	503	31,025	312,043	2,864,175	90.2%
		<b>713,888</b>	<b>16,456</b>		<b>5,056</b>	<b>312,043</b>	<b>District Wide Weighted Debt Funding Ratio</b>		<b>95%</b>

## Reserve Land - Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries (GL Code Location)	Capital Cost				"Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)"	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	"Contribution Per Lot (2014/15 \$)"
	10 Year Total Capital Cost (2014/15 \$)	"Capital Cost Funded by Growth (2014/15 \$)"	"Capital Cost Funded by Other Sources (2014/15 \$)"	Percentage Attributable to Growth			
<b>Queenstown - Reserve Land</b>							
Reserves	17,817,116	17,817,116	0	100%	15,528,521	1825	27.5m <sup>2</sup>
		<b>17,817,116</b>	<b>0</b>		<b>15,528,521</b>	<b>1825</b>	<b>27.5m<sup>2</sup></b>
<b>Arrowtown - Reserve Land</b>							
Reserves	1,506,993	1,506,993	0	100%	1,907,715	206	27.5m <sup>2</sup>
		<b>1,506,993</b>	<b>0</b>		<b>1,907,715</b>	<b>206</b>	<b>27.5m<sup>2</sup></b>
<b>Glenorchy - Reserve Land</b>							
Reserves	627,211	627,211	0	100%	815,884	323	27.5m <sup>2</sup>
		<b>627,211</b>	<b>0</b>		<b>815,884</b>	<b>323</b>	<b>27.5m<sup>2</sup></b>
<b>Kingston - Reserve Land</b>							
Reserves	0	0	0	0%	407,818	46	27.5m <sup>2</sup>
		<b>0</b>	<b>0</b>		<b>407,818</b>	<b>46</b>	<b>27.5m<sup>2</sup></b>
<b>Wakatipu Rural - Reserve Land</b>							
Reserves	0	0	0	0%	-	0	27.5m <sup>2</sup>
		<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>27.5m<sup>2</sup></b>
<b>Wanaka - Reserve Land</b>							
Reserves	2,535,891	2,535,891	0	100%	7,113,153	976	27.5m <sup>2</sup>
		<b>2,535,891</b>	<b>0</b>		<b>7,113,153</b>	<b>976</b>	<b>27.5m<sup>2</sup></b>
<b>Luggate/Hawea - Reserve Land</b>							
Reserves	2,195,485	2,195,485	0	100%	1,648,410	260	27.5m <sup>2</sup>
		<b>2,195,485</b>	<b>0</b>		<b>1,648,410</b>	<b>260</b>	<b>27.5m<sup>2</sup></b>
<b>Makarora - Reserve Land</b>							
Reserves	0	0	0	0%	-	33	27.5m <sup>2</sup>
		<b>0</b>	<b>0</b>		<b>0</b>	<b>33</b>	<b>27.5m<sup>2</sup></b>
<b>Wanaka Rural - Reserve Land</b>							
Reserves	0	0	0	0%	-	0	27.5m <sup>2</sup>
		<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>27.5m<sup>2</sup></b>

## Reserve Land - Debt Funding Ratio - 10 Year Plan Net Growth vs Revenue Assessment

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
<b>Queenstown - Reserve Land</b>							Existing Debt	-	
Queenstown	2012/13	2,143,017	2,143,017	2,143,017	254	2,163,366	2,163,366	-20,349	-0.9%
Queenstown	2013/14	2,965,241	2,965,241	5,108,258	260	2,215,864	4,379,230	729,028	14.3%
Queenstown	2014/15	2,233,943	2,233,943	7,342,202	259	2,205,396	6,584,626	757,575	10.3%
Queenstown	2015/16	2,786,944	2,786,944	10,129,145	261	2,216,857	8,801,483	1,327,662	13.1%
Queenstown	2016/17	2,379,143	2,379,143	12,508,288	237	2,017,888	10,819,371	1,688,917	13.5%
Queenstown	2017/18	1,606,856	1,606,856	14,115,144	242	2,061,476	12,880,847	1,234,297	8.7%
Queenstown	2018/19	3,701,972	3,701,972	17,817,116	77	652,520	13,533,368	4,283,748	24.0%
Queenstown	2019/20	-	-	17,817,116	77	659,046	14,192,413	3,624,703	20.3%
Queenstown	2020/21	-	-	17,817,116	78	665,636	14,858,049	2,959,066	16.6%
Queenstown	2021/22	-	-	17,817,116	79	670,472	15,528,521	2,288,595	12.8%
		<b>17,817,116</b>	<b>17,817,116</b>		<b>1,825</b>	<b>15,528,521</b>	<b>Queenstown Weighted Debt Funding Ratio</b>		<b>17%</b>
<b>Arrowtown - Reserve Land</b>							Existing Debt	-	
Arrowtown	2012/13	-	-	-	26	236,455	236,455	-236,455	0.0%
Arrowtown	2013/14	1,061,963	1,061,963	1,061,963	26	241,762	478,216	583,747	55.0%
Arrowtown	2014/15	-	-	1,061,963	28	262,063	740,279	321,684	30.3%
Arrowtown	2015/16	-	-	1,061,963	30	277,718	1,017,997	43,966	4.1%
Arrowtown	2016/17	-	-	1,061,963	27	251,083	1,269,080	-207,117	-19.5%
Arrowtown	2017/18	445,030	445,030	1,506,993	28	256,095	1,525,176	-18,183	-1.2%
Arrowtown	2018/19	-	-	1,506,993	10	94,700	1,619,875	-112,882	-7.5%
Arrowtown	2019/20	-	-	1,506,993	10	95,647	1,715,522	-208,529	-13.8%
Arrowtown	2020/21	-	-	1,506,993	10	96,603	1,812,125	-305,132	-20.2%
Arrowtown	2021/22	-	-	1,506,993	10	95,590	1,907,715	-400,722	-26.6%
		<b>1,506,993</b>	<b>1,506,993</b>		<b>206</b>	<b>1,907,715</b>	<b>Arrowtown Weighted Debt Funding Ratio</b>		<b>7%</b>

## Reserve Land - Debt Funding Ratio - 10 Year Plan Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
<b>Glenorchy - Reserve Land</b>							Existing Debt	-	
Glenorchy	2012/13	446,994	446,994	446,994	42	105,163	105,163	341,830	76.5%
Glenorchy	2013/14	-	-	446,994	43	107,656	212,819	234,174	52.4%
Glenorchy	2014/15	-	-	446,994	50	125,168	337,987	109,006	24.4%
Glenorchy	2015/16	180,217	180,217	627,211	55	137,941	475,929	151,282	24.1%
Glenorchy	2016/17	-	-	627,211	49	124,095	600,024	27,187	4.3%
Glenorchy	2017/18	-	-	627,211	50	126,674	726,698	-99,487	-15.9%
Glenorchy	2018/19	-	-	627,211	9	21,965	748,663	-121,452	-19.4%
Glenorchy	2019/20	-	-	627,211	9	22,185	770,848	-143,637	-22.9%
Glenorchy	2020/21	-	-	627,211	9	22,406	793,254	-166,043	-26.5%
Glenorchy	2021/22	-	-	627,211	9	22,630	815,884	-188,674	-30.1%
		<b>627,211</b>	<b>627,211</b>		<b>323</b>	<b>815,884</b>	<b>Glenorchy Weighted Debt Funding Ratio</b>		<b>17%</b>
<b>Kingston - Reserve Land</b>							Existing Debt	-	
Kingston	2012/13	-	-	-	6	54,881	54,881	-54,881	0.0%
Kingston	2013/14	-	-	-	6	56,276	111,157	-111,157	0.0%
Kingston	2014/15	-	-	-	7	57,849	169,006	-169,006	0.0%
Kingston	2015/16	-	-	-	7	59,412	228,418	-228,418	0.0%
Kingston	2016/17	-	-	-	6	51,260	279,678	-279,678	0.0%
Kingston	2017/18	-	-	-	6	52,356	332,033	-332,033	0.0%
Kingston	2018/19	-	-	-	3	24,624	356,657	-356,657	0.0%
Kingston	2019/20	-	-	-	3	24,870	381,527	-381,527	0.0%
Kingston	2020/21	-	-	-	3	25,119	406,645	-406,645	0.0%
Kingston	2021/22	-	-	-	0	1,173	407,818	-407,818	0.0%
		-	-		<b>46</b>	<b>407,818</b>	<b>Kingston Weighted Debt Funding Ratio</b>		<b>0%</b>



## Reserve Land - Debt Funding Ratio - 10 Year Plan Net Growth vs Revenue Assessment cont...

Contributing Area	Financial Year	CAPEX (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	Net Cost Balance (2014/15 \$)	Debt %
<b>Wanaka - Reserve Land</b>							Existing Debt	-	
Wanaka	2012/13	617,332	617,332	617,332	144	1,052,089	1,052,089	-434,756	-70.4%
Wanaka	2013/14	256,710	256,710	874,042	148	1,077,680	2,129,769	-1,255,726	-143.7%
Wanaka	2014/15	367,787	367,787	1,241,829	143	1,039,658	3,169,427	-1,927,598	-155.2%
Wanaka	2015/16	266,013	266,013	1,507,842	134	978,942	4,148,369	-2,640,527	-175.1%
Wanaka	2016/17	228,564	228,564	1,736,406	120	873,493	5,021,863	-3,285,456	-189.2%
Wanaka	2017/18	225,820	225,820	1,962,227	122	891,763	5,913,625	-3,951,398	-201.4%
Wanaka	2018/19	573,664	573,664	2,535,891	41	301,985	6,215,610	-3,679,719	-145.1%
Wanaka	2019/20	-	-	2,535,891	41	296,209	6,511,819	-3,975,928	-156.8%
Wanaka	2020/21	-	-	2,535,891	41	299,171	6,810,990	-4,275,099	-168.6%
Wanaka	2021/22	-	-	2,535,891	41	302,163	7,113,153	-4,577,262	-180.5%
		<b>2,535,891</b>	<b>2,535,891</b>		<b>976</b>	<b>7,113,153</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>0%</b>
<b>Luggate/Hawea - Reserve Land</b>							Existing Debt	-	
Luggate/Hawea	2012/13	-	-	-	26	164,717	164,717	-164,717	0.0%
Luggate/Hawea	2013/14	353,381	353,381	353,381	27	168,499	333,217	20,164	5.7%
Luggate/Hawea	2014/15	679,767	679,767	1,033,147	34	218,788	552,005	481,143	46.6%
Luggate/Hawea	2015/16	433,813	433,813	1,466,960	45	286,033	838,037	628,923	42.9%
Luggate/Hawea	2016/17	-	-	1,466,960	40	251,040	1,089,077	377,883	25.8%
Luggate/Hawea	2017/18	728,525	728,525	2,195,485	40	256,181	1,345,258	850,227	38.7%
Luggate/Hawea	2018/19	-	-	2,195,485	12	74,660	1,419,919	775,567	35.3%
Luggate/Hawea	2019/20	-	-	2,195,485	12	75,407	1,495,326	700,159	31.9%
Luggate/Hawea	2020/21	-	-	2,195,485	12	76,161	1,571,487	623,998	28.4%
Luggate/Hawea	2021/22	-	-	2,195,485	12	76,923	1,648,410	547,076	24.9%
		<b>2,195,485</b>	<b>2,195,485</b>		<b>260</b>	<b>1,648,410</b>	<b>Luggate Weighted Debt Funding Ratio</b>		<b>34%</b>

## Transportation - Capital Expenditure for Development Contributions

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Wakatipu</b>							
Advance property purchase	0	0	0	0%	760,861	7,113	107
Amenity Enhancement	0	0	0	0%	-	7,113	0
Associated improvements	3,386,877	1,016,063	2,370,814	30%	637,937	7,113	90
Bridge Reconstruction	0	0	0	0%	-	7,113	0
Cycle facilities	72,187	18,047	54,140	25%	196,223	7,113	28
Demand management	0	0	0	0%	-	7,113	0
Drainage renewals	1,031,252	257,813	773,439	25%	233,644	7,113	33
Emergency Works Contingency	0	0	0	0%	-	7,113	0
Environmental Renewals	0	0	0	0%	237	7,113	0
Kerb & Channel Construction	0	0	0	0%	223,572	7,113	31
Land Aquisition	0	0	0	0%	-	7,113	0
Minor Improvements	7,611,302	1,522,260	6,089,042	20%	692,700	7,113	97
New roads	1,964,132	1,571,306	392,826	80%	943,015	7,113	133
New traffic management facilities	0	0	0	0%	-	7,113	0
Other Structures	0	0	0	0%	1,644	7,113	0
Parking Equipment	0	0	0	0%	-	7,113	0
Passenger transport infrastructure	46,406	9,254	37,153	20%	91,953	7,113	13
Passenger transport road improvements	0	0	0	0%	-	7,113	0
Pedestrian and Cycle facilities	0	0	0	0%	759,615	7,113	107
Pedestrian facilities	0	0	0	0%	700,073	7,113	98
Power Reticulation Undergrounding	0	0	0	0%	-	7,113	0
Preventive maintenance	6,531	1,306	5,224	20%	21,220	7,113	3
Property purchase (local roads)	193,074	154,459	38,615	80%	172,817	7,113	24
Replacement of bridges & other structures	538,329	161,499	376,830	30%	89,633	7,113	13
Road reconstruction	1,047,985	390,119	657,866	37%	1,168,477	7,113	164
Roading General	0	0	0	0%	1,089,812	7,113	153
Seal extension	0	0	0	0%	588,708	7,113	83
Sealed road pavement rehabilitation	18,024,650	6,308,627	11,716,022	35%	5,164,442	7,113	726

## Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Wakatipu - Continued</b>							
Sealed road resurfacing	10,331,001	2,582,750	7,748,251	25%	1,238,585	7,113	174
Street Furniture	0	0	0	0%	33,900	7,113	5
Streetlighting	0	0	0	0%	177,226	7,113	25
Structure Component	0	0	0	0%	-	7,113	0
Structures component replacements	316,531	94,959	221,572	30%	16,206	7,113	2
Studies and strategies	0	0	0	0%	69,671	7,113	10
Traffic Service renewals	0	0	0	0%	-	7,113	0
Town Centre Improvements	0	0	0	0%	1,289,740	7,113	181
Traffic services renewals	2,471,367	1,119,398	1,351,969	45%	429,320	7,113	60
Unsealed road metalling	3,512,209	351,221	3,160,989	10%	129,311	7,113	18
<b>TOTAL - Wakatipu</b>	<b>50,553,832</b>	<b>15,559,080</b>	<b>34,994,751</b>	<b>31%</b>	<b>16,920,541</b>		<b>2,379</b>

## Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Wanaka</b>							
Advance property purchase	0	0	0	0%	-	3,052	0
Amenity Enhancement	0	0	0	0%	-	3,052	0
Associated improvements	2,441,898	610,475	1,831,424	25%	152,002	3,052	50
Cycle facilities	68,684	17,171	51,513	25%	190,007	3,052	62
Demand management	0	0	0	0%	2,939	3,052	1
Drainage renewals	306,315	79,670	226,645	26%	71,796	3,052	24
Emergency Works Contingency	0	0	0	0%	-	3,052	0
Environmental Renewals	0	0	0	0%	390	3,052	0
Kerb & Channel Construction	0	0	0	0%	480,206	3,052	157
Land Aquisition	0	0	0	0%	-	3,052	0
Minor Improvements	5,213,383	744,507	4,468,876	14%	321,838	3,052	105
New roads	0	0	0	0%	167,141	3,052	55
New traffic management facilities	0	0	0	0%	170	3,052	0
Other Structures	0	0	0	0%	-	3,052	0
Parking Equipment	0	0	0	0%	-	3,052	0
Passenger transport infrastructure	0	0	0	0%	14,998	3,052	5
Pedestrian and Cycle facilities	0	0	0	0%	10,313	3,052	3
Pedestrian facilities	0	0	0	0%	406,734	3,052	133
Power Reticulation Undergrounding	123,145	0	123,145	0%	170,563	3,052	56
Preventive maintenance	1,936	290	1,645	15%	686	3,052	0
Property purchase (local roads)	0	0	0	0%	20,857	3,052	7
Replacement of bridges & other structures	0	0	0	0%	117,046	3,052	38
Road reconstruction	1,348,426	370,831	977,596	28%	447,246	3,052	147
Roading General	0	0	0	0%	345,815	3,052	113
Seal extension	0	0	0	0%	1,525,337	3,052	500
Seal extension - residential	0	0	0	0%	1,371,025	3,052	449
Sealed road pavement rehabilitation	11,824,695	2,956,174	8,868,521	25%	690,937	3,052	226
Sealed road resurfacing	7,623,939	1,524,788	6,099,152	20%	1,046,658	3,052	343

## Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>Wanaka - Continued</b>							
Street Furniture	0	0	0	0%	8,392	3,052	3
Streetlighting	36,270	5,440	30,829	15%	113,130	3,052	37
Structure Component	0	0	0	0%	-	3,052	0
Structures component replacements	281,305	70,326	210,979	25%	8,643	3,052	3
Studies and strategies	0	0	0	0%	132,938	3,052	44
Traffic Service renewals	0	0	0	0%	-	3,052	0
Town Centre Improvements	0	0	0	0%	242,004	3,052	79
Traffic services renewals	1,135,100	245,211	889,888	22%	99,135	3,052	32
Unsealed road metalling	3,339,269	333,927	3,005,342	10%	140,858	3,052	46
<b>TOTAL - Wanaka</b>	<b>33,744,364</b>	<b>6,958,810</b>	<b>26,785,553</b>	<b>21%</b>	<b>8,299,804</b>		<b>2,719</b>

## Transportation - Capital Expenditure for Development Contributions cont...

Project Summaries	10 Year Total Capital Cost (2014/15 \$)	Capital Cost Funded by Growth (2014/15 \$)	Capital Cost Funded by Other Sources (2014/15 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2014/15 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2014/15 \$)
<b>District wide</b>							
Associated improvements	52,491	13,123	39,368	25%	8,084	10,165	1
Drainage renewals	31,814	7,953	23,860	25%	4,495	10,165	0
Kerb & Channel Construction	0	0	0	0%	1,630	10,165	0
Land Aquisition	0	0	0	0%	-	10,165	0
Minor Improvements	32,230	4,835	27,396	15%	7,746	10,165	1
Preventive maintenance	0	0	0	0%	1,906	10,165	0
Replacement of bridges & other structures	0	0	0	0%	4,745	10,165	0
Road reconstruction	0	0	0	0%	56,076	10,165	6
Seal extension	0	0	0	0%	114,182	10,165	11
Sealed road pavement rehabilitation	259,469	64,867	194,602	25%	130,077	10,165	13
Sealed road resurfacing	156,541	29,360	127,181	19%	23,954	10,165	2
Structures component replacements	36,021	9,005	27,016	25%	1,043	10,165	0
Studies and strategies	0	0	0	0%	571	10,165	0
Traffic services renewals	23,374	4,171	19,203	18%	2,721	10,165	0
<b>TOTAL - District Wide</b>	<b>591,940</b>	<b>133,314</b>	<b>458,626</b>	<b>23%</b>	<b>357,230</b>		<b>35</b>

## Transportation - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment

Contributing Area	Year	CAPEX QLDC (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	DebtBalance (2014/15 \$)	Debt %
<b>Wakatipu</b>							Existing Debt	<b>18,238,949</b>	
Wakatipu	2013	5,836,546	2,115,342	2,115,342	678	1,612,943	1,612,943	18,741,347	92%
Wakatipu	2014	7,836,366	3,315,357	5,430,698	678	1,612,943	3,225,887	20,443,760	86%
Wakatipu	2015	3,321,649	809,156	6,239,854	678	1,612,943	4,838,830	19,639,973	80%
Wakatipu	2016	4,779,333	1,410,844	7,650,698	724	1,723,006	6,561,836	19,327,811	75%
Wakatipu	2017	5,671,622	1,592,519	9,243,217	724	1,723,006	8,284,842	19,197,325	70%
Wakatipu	2018	5,894,952	1,676,898	10,920,116	724	1,723,006	10,007,847	19,151,217	66%
Wakatipu	2019	4,632,085	1,268,361	12,188,476	724	1,723,006	11,730,853	18,696,572	61%
Wakatipu	2020	4,886,875	1,330,317	13,518,793	724	1,723,006	13,453,858	18,303,884	58%
Wakatipu	2021	3,217,395	828,301	14,347,094	729	1,733,341	15,187,200	17,398,843	53%
Wakatipu	2022	4,477,009	1,211,986	15,559,080	729	1,733,341	16,920,541	16,877,488	50%
		<b>50,553,832</b>	<b>15,559,080</b>		<b>7,113</b>	<b>16,920,541</b>		<b>Wakatipu Weighted Debt Funding Ratio</b>	<b>70%</b>
<b>District Wide</b>							Existing Debt	-	
District Wide	2013	174,354	38,047	38,047	993	34,887	34,887	3,160	8%
District Wide	2014	13,861	3,191	41,238	993	34,887	69,773	-28,535	-69%
District Wide	2015	8,579	2,145	43,383	993	34,887	104,660	-61,277	-141%
District Wide	2016	11,089	2,505	45,888	1029	36,145	140,804	-94,917	-207%
District Wide	2017	50,999	10,339	56,227	1029	36,145	176,949	-120,722	-215%
District Wide	2018	23,671	5,842	62,069	1029	36,145	213,093	-151,024	-243%
District Wide	2019	99,048	23,753	85,822	1029	36,145	249,238	-163,416	-190%
District Wide	2020	101,096	24,409	110,231	1029	36,145	285,382	-175,151	-159%
District Wide	2021	97,197	20,390	130,621	1022	35,924	321,306	-190,685	-146%
District Wide	2022	12,047	2,693	133,314	1022	35,924	357,230	-223,915	-168%
		<b>591,940</b>	<b>133,314</b>		<b>10,165</b>	<b>357,230</b>		<b>District Wide Weighted Debt Funding Ratio</b>	<b>0%</b>

## Transportation - Debt Funding Ratio - 10 Year Net Growth vs Revenue Assessment cont...

Contributing Area	Year	CAPEX QLDC (2014/15 \$)	CAPEX for Growth (2014/15 \$)	Cumulative Growth Cost (2014/15 \$)	New Dwelling Equivalents	Contributions Received (2014/15 \$)	Cumulative Contributions Received (2014/15 \$)	DebtBalance (2014/15 \$)	Debt %
<b>Wanaka</b>							Existing Debt	<b>9,858,175</b>	
Wanaka	2013	3,433,708	740,675	740,675	315	855,693	855,693	9,743,157	92%
Wanaka	2014	2,592,818	441,312	1,181,987	315	855,693	1,711,386	9,328,775	84%
Wanaka	2015	2,638,123	433,309	1,615,296	315	855,693	2,567,080	8,906,391	78%
Wanaka	2016	5,248,604	1,176,623	2,791,919	304	827,221	3,394,301	9,255,793	73%
Wanaka	2017	3,512,214	736,660	3,528,579	304	827,221	4,221,522	9,165,232	68%
Wanaka	2018	2,860,095	604,857	4,133,436	304	827,221	5,048,743	8,942,868	64%
Wanaka	2019	3,875,973	849,772	4,983,208	304	827,221	5,875,964	8,965,419	60%
Wanaka	2020	2,632,071	507,310	5,490,518	304	827,221	6,703,185	8,645,508	56%
Wanaka	2021	3,481,424	740,161	6,230,679	294	798,309	7,501,494	8,587,359	53%
Wanaka	2022	3,469,335	728,132	6,958,810	294	798,309	8,299,804	8,517,182	51%
		<b>33,744,364</b>	<b>6,958,810</b>		<b>3,052</b>	<b>8,299,804</b>	<b>Wanaka Weighted Debt Funding Ratio</b>		<b>69%</b>