

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 Council has withdrawn most of the provision relating to Financial Contributions from Section 15 of the District Plan.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 TYP. 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 -
- the community outcomes to which the activity primarily contributes; and
 - the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
 - the period in or over which those benefits are expected to occur; and
 - the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
 - the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and

- B** the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community

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 2016/17 (EXCLUDING GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Reserve Improvements* (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses								
Queenstown	3,212	6,456	1,394	2,146	1,107	2,470	16,785	27.5m ²
Frankton Flats	3,212	6,456	5,178	2,146	1,107	2,470	20,569	27.5m ²
Arrowtown	4,262	6,061	945	2,146	1,107	2,470	16,991	27.5m ²
Glenorchy	6,952	-	661	2,146	1,107	2,470	13,336	27.5m ²
Lake Hayes	2,628	7,726	-	2,146	1,107	2,470	16,077	27.5m ²
Shotover Country	2,628	2,907	-	2,146	1,107	2,470	11,258	27.5m ²
Arthur's Point	3,576	5,043	-	2,146	1,107	2,470	14,342	27.5m ²
Wanaka	2,818	6,678	1,842	2,114	1,223	975	15,650	27.5m ²
Hawea	6,309	7,344	500	2,114	1,223	975	18,465	27.5m ²
Albert Town	2,818	6,678	922	2,114	1,223	975	14,730	27.5m ²
Luggate	2,165	5,450	40	2,114	1,223	975	11,967	27.5m ²
Other Wakatipu Townships	-	-	-	2,146	1,107	2,470	5,723	27.5m ²
Other Wanaka Townships	-	-	-	2,114	1,223	975	4,312	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style								
Wakatipu Rural	-	-	-	2,146	1,107	2,470	5,723	27.5m ²
Wanaka Rural	-	-	-	2,114	1,223	975	4,312	27.5m ²
Hawea Rural Res.	6,309	7,344	500	2,114	1,223	975	18,465	27.5m ²
Aubrey Road Rural Res.	2,818	6,678	1,842	2,114	1,223	975	15,650	27.5m ²

* Reserve Improvements contribution excludes requirement for 27.5m² 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 AND COMMUNITY FACILITIES		RESERVE LAND		TRANSPORTATION	
	Dwelling Equivalents per 100m ² GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² Impervious Surface Area	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka
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	0.90	1.71	0.90	1.71	1.72	2.17
Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Industrial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	1.04	1.19
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.34 DE's per Dwelling	3.01 DE's per Dwelling
Other	To be individually assessed at the time of application									
CBD Accommodation	0.25	1.30	0.50	0.38	0.90	1.71	0.90	1.71	1.72	2.17
CBD Commercial	0.16	1.17	0.20	0.38	0.04	0.06	0.00	0.00	2.15	2.56
Mixed Use Accom.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.78	0.95	1.30	1.38
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.38	0.78	0.95	0.59	0.71	0.97	0.99
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.69 DE's per 27Ha	1.83 DE's per 41Ha
Restaurant/Bar	0.83	1.17	0.46	0.38	0.04	0.06	0.00	0.00	2.15	2.56

Note: 1. A residential property is always 1 Dwelling Equivalent (DE) or has 160m² GFA. 2. A residential property is always assumed to have 260m² Impermeable Surface Area (ISA). 3. Non-residential developments (Commercial, Industrial, CBD Commercial, Mixed Use Commercial and Restaurant/Bar) will not be assessed for a Reserve Improvements contribution.

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

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	Assume 160m ² per Dwelling Unit	
Accommodation	55%	2
Commercial	75%	1
Industrial	30%	1
Country Dwelling	Assume 160m ² Dwelling Unit	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 160m ² 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

A portion of development contributions paid to Council is utilised for the provision and improvement of reserve land within the Queenstown Lakes District. It is Council's aim to have adequate provision of accessible reserve land of high quality to serve its growing population. However, the reserve land development contribution level is significant relative to the cost of an overall development and can have an adverse effect of deterring investment in development within the Queenstown Lakes District. This can be one of the barriers towards the provision of affordable housing. Through this policy, Council will ensure reserve land contributions are only applicable where there is currently limited provision. The following Reserve Land Contribution Policy has been established based on how the District is currently served by accessible reserve land, and how Council aims to meet demand for future provision of reserves.

The Queenstown Lakes District currently has a publicly accessible park provision of approximately 1,813 hectares. Based on a usual resident population of 29,500¹ this equates to 61.45 hectares of park per 1000 residents. This level of service is significantly higher than the national average of approximately 21 hectares per 1000 residents and while it is desirable to maintain the current ratio of recreational land to population it is not considered necessary to increase the level of recreational land provision per capita. Existing residential areas enjoy a good provision of local parks, sports fields, esplanade strips adjoining lake and river margins, lakeside beaches, a significant walking and biking trails and track network and surrounding Department of Conservation reserves. Queenstown Lakes District residents and visitors use a mix of different types of these reserve areas for a variety of active and passive recreation purposes.

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

¹ 2015 Estimate based on medium growth from 2013 census - Queenstown Lakes District Projections for Resident Population, Dwellings and Rating Units to 2065 April 2014

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

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

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

Greenfield Sites

The land contribution has been assessed at 27.5m² for each residential property that requires a reserve land contribution component². In this policy the term 'residential' includes visitor accommodation³. This provision has been reviewed and is still considered appropriate. This land contribution will remain applicable to development of 'Greenfield' sites where development will result in increased population and the associated demand for accessible reserve provision.

'Greenfield' sites are considered to be undeveloped land parcels that do not have existing subdivision consents for future residential development by the time this policy has been adopted). Special Housing Areas (SHAs) and undeveloped land proposed to be subdivided in District Plan Special Zones are also considered Greenfield sites.

Generally, 'Greenfield' developments are in areas with rural zoning. Where development is proposed that will create new land parcels in urban areas (urban areas in this policy are all zones apart from rural type zones) that do not have existing subdivision consents for future residential development by the time this policy has been adopted, consideration for reserve land contributions will be on a case by case basis.

Consideration will be given as to whether there is existing accessible reserve land, and to whether this reserve land is of an appropriate size and purpose relative to the size of the proposed development. For a reserve to be 'accessible' it is considered it should

generally be within 800m of a property it serves and easily accessible by foot. Council retains discretion on the consideration of what is appropriately accessible in any given case. For reserve land to meet its purpose for recreation it would generally include reserve areas that can be used for active and passive recreation including open park spaces usable for play activities. To avoid doubt, suitable recreation reserves do not include esplanade reserves, drainage reserves or public walkways with ROW easements in favour of Council.

At Council's discretion, the land contribution will be 27.5m² for each residential property. If existing reserves are of adequate size (greater than or equal to 27.5m² per residential unit) and purpose, and are accessible (within 800m by foot of each residential unit) to the proposed development then generally no reserve land contributions are to be made.

Country Dwelling Greenfield Sites

In Rural Zones where the lots developed/subdivided are greater than 4000m², these lots will be subject to a reduced level of development contributions for reserve land contributions as the demand for reserve land tends to be less than the demand generated by new land parcels that are of a smaller size and within more highly developed areas. Land contribution in lieu of cash contributions will generally not be accepted for these type of developments/subdivision. The establishment of piecemeal reserve land parcels spread through rural areas is undesirable as is generally not accessible to the recreational demand and therefore cash contributions will be applicable to enable Council to acquire the most suitable land to serve the needs of the community.

Brownfield Sites

We have a good provision of accessible reserve land in our developed urban areas. As such there is an opportunity to reduce development contributions for reserve land acquisition in these areas. Reserve land contributions will therefore not be applicable to development of 'Brownfield' sites. 'Brownfield' sites are considered to be existing land parcels proposed for residential development or that have subdivision consents for future residential development by the time this policy is adopted, and that are within existing urban areas.

² *Parks Strategy 2002*

³ *As per the Local Government Act amendments 2014*

When a Reserve Land Contribution is Required

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

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

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

CHARACTERISTIC	STANDARD
Gradient	Land offered shall be generally easily maintainable flat land. This will ensure costly maintenance of unsuitable high gradient land is not borne by ratepayers in the future and land provided is suitable for recreational purposes. In some cases, where Council deems it appropriate, land not meeting this gradient standard may be acceptable to allow land not suitable for active use to be accepted to protect amenity or landscape features, to protect scenic backdrops and heritage landscapes or to create walking or cycling connections that cannot otherwise be made on gentler gradients.
Size	27.5m ² per potential residential unit. Reserves shall be of a usable size. Pocket parks are generally not to be accepted unless they protect amenity or landscape features, or protect scenic backdrops and heritage landscapes or create walking or cycling connections that cannot otherwise be made through the provision of existing reserves or new larger reserves.
Unrestricted	No legal covenants that will restrict Council from meeting its Reserves Act Obligations
Accessible	Within 800m of housing or accommodation it serves

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

CATEGORY OF LAND	LAND VALUE
Wakatipu Ward	
Urban	\$335/m ²
Township	\$150/m ²
Wanaka Ward	
Urban	\$235/m ²
Township	\$150/m ²

These values will be reviewed yearly; see Maximum Contributions below.

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

- A** The market value of the new sites is the sale value of the sites at the date on which the valuation is requested.
- B** The market value of the new sites shall be capped at \$1500 per m² and this maximum value will be reviewed by Council annually.
- C** Lots for roads, utilities, reserves, access or similar purposes shall be excluded from the calculation.
- D** Market value of a new site in the case of a stratum title under the Unit Titles Act, where the site is not situated on the ground, shall be calculated as if the site were on the ground.
- E** In Rural Zones (except for Rural Visitor Zones), where the lots created are greater than 4000m², the market value of each lot shall be the market value of the rural residential site of 4000m² within that lot, being the most likely site for a building platform.
- F** The value of the land contribution per m², in Rural Zones (except for Rural Visitor Zones) shall be the market value as defined in (e) above divided by 1000m².

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

An analysis of projected demand for reserve land has been completed using two contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$19.1m. This is based on the 27.5m² desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 70% of this total demand is likely to be provided through the provision of vested land from developers.

MAXIMUM CONTRIBUTIONS

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

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

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

Note: 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 TYP and this Policy rely on the same base data, the significant forecasting assumptions disclosed in Volume 2 of the TYP pp 4-8 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 2015.
- 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 2015. 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 6.0% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the TYP effective at 1 July 2015 and subsequent Annual Plans. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

GROWTH PROJECTIONS

These have been estimated using the best information available.

- Growth Projections 2014 – 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.

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 TYP, 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.

RECONSIDERATIONS & OBJECTIONS

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

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

A request for reconsideration must be made in writing stating clearly on which grounds the applicant believes the Council has erred. The request for reconsideration must be made within 10 working days after the date on which the person lodging the request receives notice from Council of the level of development contribution that Council requires. This request should be addressed to:

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

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

- i)** The appropriate Council officer shall review the reconsideration request,
- ii)** The Council officer may request further relevant information from the applicant,
- iii)** The Council officer will make a recommendation to the delegated authority,

Council will, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the person who made the request.

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

REFUNDS AND REIMBURSEMENT

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

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

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

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

The Chief Executive will ensure the Policy is implemented.

CAPITAL EXPENDITURE ATTRIBUTED TO GROWTH

The following tables demonstrate the nature and level of expected capital expenditure required by 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 (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
QUEENSTOWN							
Reticulation	5,352,087	2,941,184	2,410,903	55%	3,334,880	1,982	1,683
Pump Station	-	-	-	0%	950,021	1,982	479
Decommissioning Works	-	-	-	0%	-	1,982	0
Unspecified Expenditure	-	-	-	0%	37,274	1,982	19
Storage	986,547	603,284	383,263	61%	773,506	1,982	390
New Scheme	-	-	-	0%	-	1,982	0
Intake	798,223	189,311	608,911	24%	512,587	1,982	259
Renewals	9,261,322	-	9,261,322	0%	-	1,982	0
Investigations	-	-	-	0%	-	1,982	0
Management	619,318	124,919	494,398	20%	91,959	1,982	46
Conveyance	-	-	-	0%	-	1,982	0
Emergency Conveyance	-	-	-	0%	-	1,982	0
Flow Metering	-	-	-	0%	53,732	1,982	27
Treatment Facility	1,327,626	297,563	1,030,063	22%	555,582	1,982	280
Forward Design	-	-	-	0%	-	1,982	0
Minor Works	73,610	27,738	45,872	38%	11,288	1,982	6
Asset Management System	-	-	-	0%	44,652	1,982	23
Total Water Supply - Queenstown	18,418,732	4,183,999	14,234,733	23%	6,365,482	1,982	3,212

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
ARROWTOWN							
Reticulation	-	-	-	0%	266,088	114	2,332
Pump Station	-	-	-	0%	7,371	114	65
Decommissioning Works	-	-	-	0%	-	114	0
Unspecified Expenditure	-	-	-	0%	16,699	114	146
Storage	52,579	3,101	49,478	6%	126,760	114	1,111
New Scheme	-	-	-	0%	-	114	0
Intake	-	-	-	0%	45,619	114	400
Renewals	1,514,062	-	1,514,062	0%	-	114	0
Investigations	-	-	-	0%	-	114	0
Management	56,900	16,243	40,658	29%	4,282	114	38
Conveyance	-	-	-	0%	-	114	0
Emergency Conveyance	-	-	-	0%	-	114	0
Flow Metering	-	-	-	0%	1,513	114	13
Treatment Facility	-	-	-	0%	14,095	114	124
Forward Design	-	-	-	0%	-	114	0
Minor Works	-	-	-	0%	170	114	1
Asset Management System	-	-	-	0%	3,813	114	33
Total Water Supply - Arrowtown	1,623,541	19,344	1,604,198	1%	486,411	114	4,262

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
GLENORCHY							
Reticulation	-	-	-	0%	95,549	33	2,901
Pump Station	-	-	-	0%	8,797	33	267
Decommissioning Works	-	-	-	0%	-	33	0
Unspecified Expenditure	-	-	-	0%	10,712	33	325
Storage	434,917	177,246	257,672	41%	42,940	33	1,304
New Scheme	-	-	-	0%	47,870	33	1,453
Intake	-	-	-	0%	3,096	33	94
Renewals	288,135	-	288,135	0%	-	33	0
Investigations	-	-	-	0%	-	33	0
Management	7,598	1,400	6,198	18%	740	33	22
Conveyance	-	-	-	0%	-	33	0
Emergency Conveyance	-	-	-	0%	-	33	0
Flow Metering	-	-	-	0%	1,766	33	54
Treatment Facility	-	-	-	0%	243	33	7
Forward Design	-	-	-	0%	5,463	33	166
Minor Works	124,523	24,202	100,321	19%	10,973	33	333
Asset Management System	-	-	-	0%	823	33	25
Total Water Supply - Glenorchy	855,173	202,848	652,325	24%	228,974	33	6,952

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LAKE HAYES							
Reticulation	-	-	-	0%	118,799	79	1,510
Pump Station	-	-	-	0%	-	79	0
Decomissioning Works	-	-	-	0%	-	79	0
Unspecified Expenditure	-	-	-	0%	125	79	2
Storage	-	-	-	0%	20,625	79	262
New Scheme	-	-	-	0%	37,684	79	479
Intake	-	-	-	0%	-	79	0
Renewals	1,047,927	-	1,047,927	0%	-	79	0
Investigations	-	-	-	0%	-	79	0
Management	27,480	4,754	22,726	17%	1,549	79	20
Conveyance	-	-	-	0%	-	79	0
Emergency Conveyance	-	-	-	0%	-	79	0
Flow Metering	526,945	33,930	493,015	6%	14,408	79	183
Treatment Facility	-	-	-	0%	10,732	79	136
Forward Design	-	-	-	0%	-	79	0
Minor Works	-	-	-	0%	-	79	0
Asset Management System	-	-	-	0%	2,809	79	36
Total Water Supply - Lake Hayes	1,602,353	38,684	1,563,668	2%	206,730	79	2,628

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
ARTHURS POINT							
Reticulation	-	-	-	0%	244,017	169	1,446
Pump Station	-	-	-	0%	-	169	0
Decommissioning Works	-	-	-	0%	-	169	0
Unspecified Expenditure	-	-	-	0%	5,217	169	31
Storage	-	-	-	0%	273	169	2
New Scheme	-	-	-	0%	157,544	169	934
Intake	1,377,353	589,507	787,846	43%	140,244	169	831
Renewals	457,821	-	457,821	0%	6,972	169	41
Investigations	-	-	-	0%	-	169	0
Management	27,480	5,319	22,161	19%	2,224	169	13
Conveyance	-	-	-	0%	-	169	0
Emergency Conveyance	-	-	-	0%	-	169	0
Flow Metering	-	-	-	0%	-	169	0
Treatment Facility	-	-	-	0%	35,421	169	210
Forward Design	-	-	-	0%	-	169	0
Minor Works	-	-	-	0%	5,502	169	33
Asset Management System	-	-	-	0%	5,940	169	35
Total Water Supply - Arthurs Point	1,862,654	594,826	1,267,828	32%	603,355	169	3,576

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WANAKA							
Reticulation	5,068,663	3,311,644	1,757,019	65%	1,878,745	1,580	1,189
Pump Station	-	-	-	0%	146,617	1,580	93
Decommissioning Works	-	-	-	0%	-	1,580	0
Unspecified Expenditure	-	-	-	0%	83,895	1,580	53
Storage	2,856,606	2,284,100	572,506	80%	1,868,929	1,580	1,183
New Scheme	-	-	-	0%	-	1,580	0
Intake	2,052,117	1,295,770	756,347	63%	353,877	1,580	224
Renewals	5,870,916	-	5,870,916	0%	-	1,580	0
Investigations	-	-	-	0%	7	1,580	0
Management	227,440	51,027	176,413	22%	19,033	1,580	12
Conveyance	-	-	-	0%	-	1,580	0
Emergency Conveyance	-	-	-	0%	-	1,580	0
Flow Metering	-	-	-	0%	17,936	1,580	11
Treatment Facility	-	-	-	0%	36,664	1,580	23
Forward Design	-	-	-	0%	30,817	1,580	20
Minor Works	-	-	-	0%	717	1,580	0
Asset Management System	-	-	-	0%	13,558	1,580	9
Total Water Supply - Wanaka	16,075,742	6,942,541	9,133,201	43%	4,450,798	1,580	2,818

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
HAWEA							
Reticulation	-	-	-	0%	318,926	115	2,777
Pump Station	-	-	-	0%	76	115	1
Decommissioning Works	-	-	-	0%	-	115	0
Unspecified Expenditure	-	-	-	0%	1,898	115	17
Storage	-	-	-	0%	1,554	115	14
New Scheme	-	-	-	0%	-	115	0
Intake	487,002	179,260	307,742	37%	361,356	115	3,147
Renewals	433,498	-	433,498	0%	-	115	0
Investigations	-	-	-	0%	-	115	0
Management	21,499	4,471	17,029	21%	1,779	115	15
Conveyance	-	-	-	0%	-	115	0
Emergency Conveyance	-	-	-	0%	-	115	0
Flow Metering	128,423	29,910	98,513	23%	25,877	115	225
Treatment Facility	-	-	-	0%	7,937	115	69
Forward Design	-	-	-	0%	-	115	0
Minor Works	-	-	-	0%	4,903	115	43
Asset Management System	-	-	-	0%	182	115	2
Total Water Supply - Hawea	1,070,423	213,640	856,782	20%	724,488	115	6,309

WATER SUPPLY CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Study Period Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LUGGATE							
Reticulation	-	-	-	0%	3,322	40	84
Pump Station	-	-	-	0%	7,349	40	186
Decommissioning Works	-	-	-	0%	-	40	0
Unspecified Expenditure	-	-	-	0%	661	40	17
Storage	-	-	-	0%	19,060	40	481
New Scheme	-	-	-	0%	-	40	0
Intake	-	-	-	0%	-	40	0
Renewals	253,964	-	253,964	0%	-	40	0
Investigations	-	-	-	0%	1,794	40	45
Management	6,385	1,437	4,948	23%	1,786	40	45
Conveyance	-	-	-	0%	-	40	0
Emergency Conveyance	-	-	-	0%	-	40	0
Flow Metering	-	-	-	0%	4,117	40	104
Treatment Facility	316,403	144,824	171,580	46%	45,632	40	1,152
Forward Design	-	-	-	0%	-	40	0
Minor Works	-	-	-	0%	10	40	0
Asset Management System	-	-	-	0%	2,040	40	51
Total Water Supply - Luggate	576,752	146,260	430,492	25%	85,772	40	2,165

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	5,400,308	
	2015/16	1,627,090	715,360	715,360	160	515,453	515,453	5,600,215	92%
	2016/17	3,967,600	1,831,169	2,546,529	216	693,951	1,209,404	6,737,433	85%
	2017/18	2,140,895	362,375	2,908,904	216	693,951	1,903,356	6,405,856	77%
	2018/19	1,194,257	13,325	2,922,229	216	693,951	2,597,307	5,725,230	69%
	2019/20	1,164,445	7,311	2,929,540	216	693,951	3,291,258	5,038,590	60%
	2020/21	3,217,098	840,295	3,769,836	216	693,951	3,985,210	5,184,934	57%
	2021/22	1,191,498	12,768	3,782,604	185	595,068	4,580,278	4,602,634	50%
	2022/23	1,182,658	10,985	3,793,589	185	595,068	5,175,346	4,018,551	44%
	2023/24	1,552,832	379,889	4,173,478	185	595,068	5,770,414	3,803,372	40%
	2024/25	1,180,359	10,521	4,183,999	185	595,068	6,365,482	3,218,825	34%
			4,183,999		1,982	Queenstown Weighted Debt Funding Ratio			64%
ARROWTOWN									
							Existing Debt	2,038,315	
	2015/16	225,743	7,226	7,226	20	87,253	87,253	1,958,288	96%
	2016/17	137,100	-	7,226	11	45,891	133,144	1,912,397	93%
	2017/18	152,281	-	7,226	11	45,891	179,034	1,866,507	91%
	2018/19	152,281	-	7,226	11	45,891	224,925	1,820,616	89%
	2019/20	157,578	1,512	8,738	11	45,891	270,815	1,776,238	87%
	2020/21	156,415	1,180	9,918	11	45,891	316,706	1,731,527	85%
	2021/22	161,531	2,640	12,558	10	42,426	359,132	1,691,741	82%
	2022/23	160,239	2,272	14,830	10	42,426	401,558	1,651,587	80%
	2023/24	160,471	2,338	17,168	10	42,426	443,984	1,611,498	78%
	2024/25	159,903	2,176	19,344	10	42,426	486,411	1,571,248	76%
			19,344		114	Arrowtown Weighted Debt Funding Ratio			86%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	449,593	
	2015/16	31,033	356	356	3	19,349	19,349	430,599	96%
	2016/17	39,700	5,502	5,857	3	23,040	42,390	413,061	91%
	2017/18	29,104	-	5,857	3	23,040	65,430	390,021	86%
	2018/19	450,521	171,744	177,601	3	23,040	88,470	538,724	86%
	2019/20	154,334	24,333	201,934	3	23,040	111,510	540,017	83%
	2020/21	29,656	102	202,036	3	23,040	134,551	517,078	79%
	2021/22	30,339	228	202,263	3	23,606	158,156	493,700	76%
	2022/23	30,166	196	202,459	3	23,606	181,762	470,290	72%
	2023/24	30,197	202	202,661	3	23,606	205,368	446,886	69%
	2024/25	30,122	188	202,848	3	23,606	228,974	423,467	65%
			202,848		33	Glenorchy Weighted Debt Funding Ratio			80%
LAKE HAYES									
							Existing Debt	-	
	2015/16	198,387	1,207	1,207	5	11,888	11,888	(10,680)	-885%
	2016/17	103,000	1,056	2,263	8	20,033	31,921	(29,658)	-1310%
	2017/18	96,240	-	2,263	8	20,033	51,954	(49,691)	-2195%
	2018/19	606,785	32,874	35,137	8	20,033	71,988	(36,850)	-105%
	2019/20	98,798	443	35,580	8	20,033	92,021	(56,441)	-159%
	2020/21	98,236	345	35,925	8	20,033	112,055	(76,129)	-212%
	2021/22	100,707	773	36,698	9	23,669	135,723	(99,025)	-270%
	2022/23	100,083	665	37,363	9	23,669	159,392	(122,029)	-327%
	2023/24	100,195	684	38,047	9	23,669	183,061	(145,014)	-381%
	2024/25	99,921	637	38,684	9	23,669	206,730	(168,046)	-434%
			38,684		79	Lake Hayes Weighted Debt Funding Ratio			0%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
ARTHURS POINT									
							Existing Debt	-	
	2015/16	53,226	1,351	1,351	20	70,051	70,051	(68,700)	-5086%
	2016/17	84,300	18,276	19,626	20	69,990	140,041	(120,414)	-614%
	2017/18	179,468	57,019	76,645	20	69,990	210,031	(133,386)	-174%
	2018/19	1,247,679	514,213	590,858	20	69,990	280,021	310,837	53%
	2019/20	48,805	495	591,353	20	69,990	350,010	241,342	41%
	2020/21	48,243	386	591,739	20	69,990	420,000	171,739	29%
	2021/22	50,714	865	592,604	13	45,839	465,839	126,765	21%
	2022/23	50,090	744	593,348	13	45,839	511,677	81,670	14%
	2023/24	50,202	766	594,113	13	45,839	557,516	36,597	6%
	2024/25	49,928	712	594,826	13	45,839	603,355	(8,529)	-1%
			594,826		169	Arthurs Point Weighted Debt Funding Ratio			0%
WANAKA									
							Existing Debt	-	
	2015/16	1,513,781	692,086	692,086	161	454,473	454,473	237,613	34%
	2016/17	848,800	163,260	855,346	164	463,401	917,875	(62,529)	-7%
	2017/18	458,281	61,539	916,885	164	463,401	1,381,276	(464,390)	-51%
	2018/19	1,489,847	582,033	1,498,918	164	463,401	1,844,677	(345,759)	-23%
	2019/20	2,784,674	795,330	2,294,249	164	463,401	2,308,078	(13,829)	-1%
	2020/21	718,317	3,707	2,297,956	164	463,401	2,771,479	(473,523)	-21%
	2021/22	950,925	213,392	2,511,348	149	419,830	3,191,309	(679,961)	-27%
	2022/23	4,596,388	3,465,716	5,977,064	149	419,830	3,611,139	2,365,925	40%
	2023/24	1,982,469	958,643	6,935,706	149	419,830	4,030,968	2,904,738	42%
	2024/25	732,259	6,835	6,942,541	149	419,830	4,450,798	2,491,744	36%
			6,942,541		1,580	Wanaka Weighted Debt Funding Ratio			25%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (Adjusted for Inflation)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
HAWEA									
							Existing Debt	1,145,146	
	2015/16	232,201	52,002	52,002	12	75,680	75,680	1,121,469	94%
	2016/17	50,800	4,092	56,094	12	74,537	150,217	1,051,023	87%
	2017/18	409,812	131,511	187,605	12	74,537	224,754	1,107,997	83%
	2018/19	43,789	-	187,605	12	74,537	299,292	1,033,459	78%
	2019/20	45,790	416	188,021	12	74,537	373,829	959,338	72%
	2020/21	45,351	325	188,346	12	74,537	448,367	885,126	66%
	2021/22	47,284	727	189,073	11	69,030	517,397	816,822	61%
	2022/23	46,795	625	189,698	11	69,030	586,427	748,417	56%
	2023/24	46,883	644	190,341	11	69,030	655,458	680,030	51%
	2024/25	101,718	23,299	213,640	11	69,030	724,488	634,299	47%
			213,640		115	Hawea Weighted Debt Funding Ratio			72%
LUGGATE									
							Existing Debt	-	
	2015/16	17,395	365	365	4	9,075	9,075	(8,710)	-2387%
	2016/17	24,100	-	365	4	8,530	17,606	(17,241)	-4725%
	2017/18	26,761	-	365	4	8,530	26,136	(25,771)	-7062%
	2018/19	26,761	-	365	4	8,530	34,666	(34,302)	-9400%
	2019/20	27,356	134	499	4	8,530	43,197	(42,698)	-8562%
	2020/21	27,225	104	603	4	8,530	51,727	(51,124)	-8477%
	2021/22	344,202	145,057	145,660	4	8,511	60,238	85,422	59%
	2022/23	27,654	201	145,861	4	8,511	68,750	77,112	53%
	2023/24	27,680	207	146,068	4	8,511	77,261	68,807	47%
	2024/25	27,617	192	146,260	4	8,511	85,772	60,489	41%
			146,260		40	Luggate Weighted Debt Funding Ratio			0%

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
QUEENSTOWN							
Asset Management System	-	-	-	0%	-	1,816	0
Investigations	-	-	-	0%	471	1,816	0
Management	744,359	158,639	585,720	21%	67,949	1,816	37
Minor Works	-	-	-	0%	-	1,816	0
New Scheme	-	-	-	0%	-	1,816	0
Pump Station	4,429,187	1,959,977	2,469,211	44%	1,586,802	1,816	874
Renewals	3,416,758	-	3,416,758	0%	1,649	1,816	1
Reticulation	10,835,660	5,959,443	4,876,217	55%	4,332,070	1,816	2,385
Storage	659,072	659,072	-	100%	316,316	1,816	174
Treatment Facility	24,391,086	4,617,251	19,773,835	19%	5,279,235	1,816	2,907
Unspecified Expenditure	-	-	-	0%	140,712	1,816	77
Total Wastewater - Queenstown	44,476,122	13,354,382	31,121,740	30%	11,725,203	1,816	6,456
ARROWTOWN							
Asset Management System	-	-	-	0%	-	86	0
Investigations	-	-	-	0%	-	86	0
Management	71,253	8,219	63,034	12%	2,664	86	31
Minor Works	-	-	-	0%	-	86	0
New Scheme	-	-	-	0%	-	86	0
Pump Station	-	-	-	0%	52,189	86	606
Renewals	1,319,549	-	1,319,549	0%	6,295	86	73
Reticulation	-	-	-	0%	206,739	86	2,401
Storage	-	-	-	0%	-	86	0
Treatment Facility	1,156,370	218,902	937,468	19%	250,286	86	2,907
Unspecified Expenditure	-	-	-	0%	3,733	86	43
Total Wastewater - Arrowtown	2,547,172	227,121	2,320,051	9%	521,906	86	6,061

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LAKE HAYES							
Asset Management System	-	-	-	0%	-	66	0
Investigations	-	-	-	0%	-	66	0
Management	32,452	4,868	27,584	15%	1,227	66	19
Minor Works	-	-	-	0%	3,952	66	60
New Scheme	-	-	-	0%	-	66	0
Pump Station	-	-	-	0%	65,044	66	990
Renewals	-	-	-	0%	-	66	0
Reticulation	-	-	-	0%	246,408	66	3,750
Storage	-	-	-	0%	-	66	0
Treatment Facility	882,366	167,033	715,333	19%	190,980	66	2,907
Unspecified Expenditure	-	-	-	0%	-	66	0
Total Wastewater - Lake Hayes	914,818	171,900	742,917	19%	507,611	66	7,726
ARTHURS POINT							
Asset Management System	-	-	-	0%	-	115	0
Investigations	-	-	-	0%	-	115	0
Management	24,671	5,164	19,507	21%	1,746	115	15
Minor Works	-	-	-	0%	-	115	0
New Scheme	-	-	-	0%	-	115	0
Pump Station	-	-	-	0%	-	115	0
Renewals	18,924	-	18,924	0%	-	115	0
Reticulation	140,498	30,476	110,022	22%	240,548	115	2,083
Storage	-	-	-	0%	-	115	0
Treatment Facility	1,551,034	293,612	1,257,422	19%	335,708	115	2,907
Unspecified Expenditure	-	-	-	0%	4,405	115	38
Total Wastewater - Arthurs Point	1,735,127	329,252	1,405,875	19%	582,407	115	5,043

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WANAKA							
Asset Management System	-	-	-	0%	-	1,299	0
Investigations	287,567	64,987	222,580	23%	21,628	1,299	17
Management	-	-	-	0%	4,229	1,299	3
Minor Works	-	-	-	0%	-	1,299	0
New Scheme	-	-	-	0%	-	1,299	0
Pump Station	1,882,766	1,764,327	118,439	94%	1,091,793	1,299	840
Renewals	1,192,655	-	1,192,655	0%	4,385	1,299	3
Reticulation	3,535,235	1,463,598	2,071,638	41%	1,149,339	1,299	885
Storage	-	-	-	0%	-	1,299	0
Treatment Facility	3,303,000	558,943	2,744,057	17%	6,290,335	1,299	4,842
Unspecified Expenditure	-	-	-	0%	114,333	1,299	88
Total Wastewater - Wanaka	10,201,223	3,851,855	6,349,369	38%	8,676,041	1,299	6,678
HAWEA							
Asset Management System	-	-	-	0%	-	108	0
Investigations	-	-	-	0%	-	108	0
Management	28,719	5,927	22,792	21%	2,415	108	22
Minor Works	-	-	-	0%	-	108	0
New Scheme	-	-	-	0%	-	108	0
Pump Station	37,357	2,494	34,862	7%	199,747	108	1,856
Renewals	263,719	-	263,719	0%	-	108	0
Reticulation	25,410	20,328	5,082	80%	189,697	108	1,763
Storage	-	-	-	0%	-	108	0
Treatment Facility	4,686,462	1,944,385	2,742,077	41%	385,759	108	3,584
Unspecified Expenditure	-	-	-	0%	12,760	108	119
Total Wastewater - Hawea	5,041,666	1,973,134	3,068,532	39%	790,379	108	7,344

WASTEWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
LUGGATE							
Asset Management System	-	-	-	0%	-	9	0
Investigations	476,058	98,235	377,824	21%	21,874	9	2,357
Management	2,615	30	2,585	1%	88	9	9
Minor Works	-	-	-	0%	-	9	0
New Scheme	-	-	-	0%	-	9	0
Pump Station	50,820	38,836	11,984	76%	28,612	9	3,083
Renewals	105,683	-	105,683	0%	-	9	0
Reticulation	-	-	-	0%	-	9	0
Storage	-	-	-	0%	-	9	0
Treatment Facility	-	-	-	0%	-	9	0
Unspecified Expenditure	-	-	-	0%	-	9	0
Total Wastewater - Luggate	635,177	137,101	498,076	22%	50,575	9	5,450
SHOTOVER COUNTRY							
Asset Management System	-	-	-	0%	-	362	0
Investigations	-	-	-	0%	-	362	0
Management	-	-	-	0%	-	362	0
Minor Works	-	-	-	0%	-	362	0
New Scheme	-	-	-	0%	-	362	0
Pump Station	-	-	-	0%	-	362	0
Renewals	-	-	-	0%	-	362	0
Reticulation	-	-	-	0%	-	362	0
Storage	-	-	-	0%	-	362	0
Treatment Facility	4,861,408	920,268	3,941,140	19%	1,052,209	362	2,907
Unspecified Expenditure	-	-	-	0%	-	362	0
Total Wastewater - Shotover Country	4,861,408	920,268	3,941,140	19%	1,052,209	362	2,907

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
QUEENSTOWN									
							Existing Debt	10,784,517	
	2015/16	17,644,106	3,829,067	3,829,067	159	1,028,721	1,028,721	13,584,863	93%
	2016/17	3,534,700	1,307,925	5,136,992	205	1,322,530	2,351,251	13,570,259	85%
	2017/18	6,411,609	3,285,632	8,422,625	205	1,322,530	3,673,781	15,533,361	81%
	2018/19	5,973,209	2,740,441	11,163,065	205	1,322,530	4,996,311	16,951,271	77%
	2019/20	5,606,173	1,398,917	12,561,982	205	1,322,530	6,318,841	17,027,658	73%
	2020/21	365,907	6,238	12,568,220	205	1,322,530	7,641,371	15,711,365	67%
	2021/22	2,947,672	329,177	12,897,397	158	1,020,958	8,662,329	15,019,585	63%
	2022/23	2,712,673	514,989	13,412,386	158	1,020,958	9,683,287	14,513,616	60%
	2023/24	409,993	15,633	13,428,020	158	1,020,958	10,704,245	13,508,292	56%
	2024/25	381,273	9,513	13,437,532	158	1,020,958	11,725,203	12,496,846	52%
			13,437,532		1,816	Queenstown Weighted Debt Funding Ratio			71%
ARROWTOWN									
							Existing Debt	1,485,912	
	2015/16	2,104,599	174,109	174,109	17	101,476	101,476	1,558,545	94%
	2016/17	347,400	-	174,109	8	49,099	150,574	1,509,446	91%
	2017/18	430,282	15,845	189,954	8	49,099	199,673	1,476,193	88%
	2018/19	118,890	-	189,954	8	49,099	248,772	1,427,095	85%
	2019/20	434,462	16,328	206,282	8	49,099	297,870	1,394,324	82%
	2020/21	123,070	482	206,764	8	49,099	346,969	1,345,707	80%
	2021/22	444,888	17,530	224,294	7	43,734	390,703	1,319,503	77%
	2022/23	130,621	1,353	225,647	7	43,734	434,437	1,277,122	75%
	2023/24	129,367	1,209	226,856	7	43,734	478,172	1,234,596	72%
	2024/25	125,265	735	227,591	7	43,734	521,906	1,191,598	70%
			227,591		86	Arrowtown Weighted Debt Funding Ratio			82%

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT..

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
GLENORCHY									
							Existing Debt	210,305	
	2015/16	279,451	98,765	98,765	3	48,362	48,362	260,708	84%
	2016/17	5,929,000	2,113,893	2,212,658	3	52,030	100,391	2,322,571	96%
	2017/18	-	-	2,212,658	3	52,030	152,421	2,270,542	94%
	2018/19	-	-	2,212,658	3	52,030	204,451	2,218,512	92%
	2019/20	891	133	2,212,791	3	52,030	256,480	2,166,616	89%
	2020/21	891	133	2,212,925	3	52,030	308,510	2,114,720	87%
	2021/22	3,114	466	2,213,390	3	55,860	364,370	2,059,326	85%
	2022/23	2,502	374	2,213,765	3	55,860	420,230	2,003,840	83%
	2023/24	2,234	334	2,214,099	3	55,860	476,090	1,948,313	80%
	2024/25	1,359	203	2,214,302	3	55,860	531,951	1,892,657	78%
			2,214,302		28		Glenorchy Weighted Debt Funding Ratio		87%
LAKE HAYES									
							Existing Debt	-	
	2015/16	1,015,223	133,165	133,165	4	29,105	29,105	104,060	78%
	2016/17	-	-	133,165	6	49,080	78,186	54,979	41%
	2017/18	151,821	13,664	146,829	6	49,080	127,266	19,563	13%
	2018/19	-	-	146,829	6	49,080	176,346	(29,518)	-20%
	2019/20	153,725	13,950	160,778	6	49,080	225,427	(64,649)	-40%
	2020/21	1,904	286	161,064	6	49,080	274,507	(113,444)	-70%
	2021/22	158,473	14,662	175,725	8	58,276	332,783	(157,058)	-89%
	2022/23	5,343	801	176,527	8	58,276	391,059	(214,533)	-122%
	2023/24	4,772	716	177,243	8	58,276	449,335	(272,093)	-154%
	2024/25	2,904	436	177,678	8	58,276	507,611	(329,933)	-186%
			177,678		66		Lake Hayes Weighted Debt Funding Ratio		0%

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT..

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
KINGSTON									
							Existing Debt	154,480	
	2015/16	3,666	718	718	3	2,398	2,398	152,800	98%
	2016/17	-	-	718	5	3,898	6,297	148,901	96%
	2017/18	-	-	718	5	3,898	10,195	145,003	93%
	2018/19	-	-	718	5	3,898	14,094	141,105	91%
	2019/20	778	152	871	5	3,898	17,992	137,359	88%
	2020/21	778	152	1,023	5	3,898	21,891	133,613	86%
	2021/22	2,718	533	1,556	5	3,707	25,598	130,438	84%
	2022/23	2,183	428	1,983	5	3,707	29,305	127,159	81%
	2023/24	1,950	382	2,365	5	3,707	33,012	123,833	79%
	2024/25	1,186	232	2,598	5	3,707	36,719	120,359	77%
			2,598		46	Kingston Weighted Debt Funding Ratio			88%
ARTHURS POINT									
							Existing Debt	-	
	2015/16	859,234	202,562	202,562	14	70,242	70,242	132,320	65%
	2016/17	-	-	202,562	13	63,545	133,787	68,775	34%
	2017/18	130,396	16,798	219,360	13	63,545	197,332	22,028	10%
	2018/19	2,103	-	219,360	13	63,545	260,878	(41,517)	-19%
	2019/20	131,843	17,101	236,461	13	63,545	324,423	(87,962)	-37%
	2020/21	3,550	303	236,764	13	63,545	387,968	(151,204)	-64%
	2021/22	135,453	17,857	254,621	10	48,610	436,578	(181,957)	-71%
	2022/23	146,663	31,326	285,947	10	48,610	485,187	(199,240)	-70%
	2023/24	5,731	759	286,707	10	48,610	533,797	(247,090)	-86%
	2024/25	4,310	462	287,169	10	48,610	582,407	(295,238)	-103%
			287,169		115	Arthurs Point Weighted Debt Funding Ratio			0%

WASTEWATER - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT..

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Annual Debt %
CARDRONA									
							Existing Debt	222,201	
	2015/16	90,599	33,495	33,495	31	140,841	140,841	114,855	45%
	2016/17	692,000	258,139	291,633	28	127,124	267,965	245,870	48%
	2017/18	3,367,293	1,256,112	1,547,745	28	127,124	395,089	1,374,858	78%
	2018/19	-	-	1,547,745	28	127,124	522,212	1,247,734	70%
	2019/20	1,539	510	1,548,255	28	127,124	649,336	1,121,120	63%
	2020/21	1,539	510	1,548,766	28	127,124	776,460	994,506	56%
	2021/22	5,378	1,782	1,550,548	30	135,469	911,930	860,819	49%
	2022/23	4,320	1,432	1,551,979	30	135,469	1,047,399	726,781	41%
	2023/24	3,858	1,279	1,553,258	30	135,469	1,182,868	592,591	33%
	2024/25	2,348	778	1,554,036	30	135,469	1,318,338	457,899	26%
			1,554,036		294	Cardrona Weighted Debt Funding Ratio			57%

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
QUEENSTOWN							
Asset Management System	-	-	-	0%	15,251	899	17
Emergency Conveyance	-	-	-	0%	-	899	0
Flood Protection	-	-	-	0%	157,866	899	176
Flow Metering	-	-	-	0%	-	899	0
Intake	-	-	-	0%	-	899	0
Investigations	-	-	-	0%	181	899	0
Management	425,357	87,843	337,514	21%	32,784	899	36
Minor Works	-	-	-	0%	9,749	899	11
Pump Station	-	-	-	0%	-	899	0
Renewals	-	-	-	0%	31,739	899	35
Reticulation	905,022	259,939	645,083	29%	884,334	899	984
Storage	-	-	-	0%	-	899	0
Stormwater Upgrades	-	-	-	0%	114,931	899	128
Treatment Facility	-	-	-	0%	6,333	899	7
Total Stormwater - Queenstown	1,330,379	347,781	982,597	26%	1,253,168	899	1,394
ARROWTOWN							
Flood Protection	-	-	-	0%	-	70	0
Forward Design	-	-	-	0%	-	70	0
Investigations	-	-	-	0%	26	70	0
Management	-	-	-	0%	-	70	0
Minor Works	-	-	-	0%	-	70	0
Renewals	-	-	-	0%	2,811	70	40
Reticulation	-	-	-	0%	62,283	70	886
Storage	-	-	-	0%	-	70	0
Stormwater Upgrades	-	-	-	0%	1,352	70	19
Treatment Facility	-	-	-	0%	-	70	0
Total Stormwater - Arrowtown	-	-	-	0%	66,471	70	945

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
GLENORCHY							
Flood Protection	-	-	-	0%	3,206	31	105
Forward Design	-	-	-	0%	-	31	0
Investigations	-	-	-	0%	3	31	0
Management	-	-	-	0%	-	31	0
Stormwater Upgrades	-	-	-	0%	125	31	4
Minor Works	-	-	-	0%	-	31	0
Renewals	-	-	-	0%	-	31	0
Reticulation	-	-	-	0%	16,824	31	551
Storage	-	-	-	0%	-	31	0
Treatment Facility	-	-	-	0%	-	31	0
Total Stormwater - Glenorchy	-	-	-	0%	20,157	31	661
ARTHUR'S POINT							
Flood Protection	-	-	-	0%	-	69	0
Forward Design	-	-	-	0%	-	69	0
Investigations	-	-	-	0%	9	69	0
Management	-	-	-	0%	-	69	0
Minor Works	-	-	-	0%	-	69	0
Renewals	-	-	-	0%	-	69	0
Reticulation	-	-	-	0%	350	69	5
Storage	-	-	-	0%	-	69	0
Treatment Facility	-	-	-	0%	-	69	0
Total Stormwater - Arthur's Point	-	-	-	0%	359	69	5

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
FRANKTON FLATS							
Flood Protection	-	-	-	0%	-	1,394	0
Forward Design	-	-	-	0%	-	1,394	0
Investigations	-	-	-	0%	-	1,394	0
Management	-	-	-	0%	16,329	1,394	12
Minor Works	-	-	-	0%	-	1,394	0
Renewals	-	-	-	0%	-	1,394	0
Reticulation	8,733,066	8,733,066	-	100%	7,122,839	1,394	5,108
Storage	-	-	-	0%	-	1,394	0
Treatment Facility	-	-	-	0%	81,455	1,394	58
Total Stormwater - Frankton Flats	8,733,066	8,733,066		100%	7,220,624	1,394	5,178
WANAKA							
Asset Management System	-	-	-	0%	7,107	1,012	7
Emergency Conveyance	-	-	-	0%	-	1,012	0
Flood Protection	-	-	-	0%	26,698	1,012	26
Forward Design	-	-	-	0%	-	1,012	0
Intake	-	-	-	0%	-	1,012	0
Investigations	-	-	-	0%	2,199	1,012	2
Management	142,791	31,903	110,888	22%	8,499	1,012	8
Minor Works	-	-	-	0%	11,381	1,012	11
Pump Station	-	-	-	0%	-	1,012	0
Renewals	-	-	-	0%	39,640	1,012	39
Reticulation	224,520	224,520	-	100%	1,617,230	1,012	1,598
Stormwater Upgrades	-	-	-	0%	151,365	1,012	150
Treatment Facility	-	-	-	0%	-	1,012	0
Total Stormwater - Wanaka	367,311	256,423	110,888	70%	1,864,119	1,012	1,842

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
HAWEA							
Flood Protection	-	-	-	0%	-	94	0
Forward Design	-	-	-	0%	-	94	0
Investigations	-	-	-	0%	7	94	0
Management	-	-	-	0%	-	94	0
Minor Works	-	-	-	0%	-	94	0
Renewals	-	-	-	0%	-	94	0
Reticulation	-	-	-	0%	45,838	94	486
Storage	-	-	-	0%	-	94	0
Stormwater Upgrades	-	-	-	0%	1,361	94	14
Treatment Facility	-	-	-	0%	-	94	0
Total Stormwater - Hawea	-	-	-	0%	47,206	94	500
LUGGATE							
Flood Protection	-	-	-	0%	-	36	0
Forward Design	-	-	-	0%	-	36	0
Investigations	-	-	-	0%	893	36	25
Management	-	-	-	0%	-	36	0
Minor Works	-	-	-	0%	-	36	0
Renewals	-	-	-	0%	-	36	0
Reticulation	-	-	-	0%	554	36	15
Storage	-	-	-	0%	-	36	0
Treatment Facility	-	-	-	0%	-	36	0
Total Stormwater - Luggate	0	0	0	0%	1,447	36	40

STORMWATER CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
ALBERT TOWN							
Flood Protection	0	0	0	0%	24,473	114	215
Forward Design	0	0	0	0%	-	114	0
Investigations	0	0	0	0%	13	114	0
Management	0	0	0	0%	-	114	0
Minor Works	0	0	0	0%	-	114	0
Renewals	0	0	0	0%	-	114	0
Reticulation	0	0	0	0%	78,383	114	689
Storage	0	0	0	0%	-	114	0
Stormwater Upgrades	0	0	0	0%	1,976	114	17
Treatment Facility	0	0	0	0%	-	114	0
Total Stormwater - Albert Town	0	0	0	0%	104,845	114	922

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
QUEENSTOWN							Existing Debt	1,588,447	
	2015/16	67,085	14,899	14,899	97	135,755	135,755	1,467,591	92%
	2016/17	531,200	119,701	134,599	94	130,895	266,651	1,456,396	85%
	2017/18	125,701	44,891	179,491	94	130,895	397,546	1,370,392	78%
	2018/19	162,478	34,130	213,621	94	130,895	528,442	1,273,626	71%
	2019/20	249,573	94,026	307,647	94	130,895	659,337	1,236,757	65%
	2020/21	36,072	7,450	315,096	94	130,895	790,233	1,113,311	58%
	2021/22	36,072	7,450	322,546	83	115,734	905,967	1,005,026	53%
	2022/23	39,680	8,195	330,740	83	115,734	1,021,701	897,487	47%
	2023/24	40,357	8,334	339,075	83	115,734	1,137,435	790,087	41%
	2024/25	42,160	8,707	347,781	83	115,734	1,253,168	683,060	35%
			347,781		899	Queenstown Weighted Debt Funding Ratio			66%
Arrowtown							Existing Debt	305,432	
	2015/16	-	-	-	15	14,031	14,031	291,401	95%
	2016/17	-	-	-	6	5,892	19,922	285,509	93%
	2017/18	-	-	-	6	5,892	25,814	279,617	92%
	2018/19	-	-	-	6	5,892	31,706	273,725	90%
	2019/20	-	-	-	6	5,892	37,598	267,833	88%
	2020/21	-	-	-	6	5,892	43,490	261,941	86%
	2021/22	-	-	-	6	5,745	49,236	256,196	84%
	2022/23	-	-	-	6	5,745	54,981	250,451	82%
	2023/24	-	-	-	6	5,745	60,726	244,706	80%
	2024/25	-	-	-	6	5,745	66,471	238,960	78%
					70	Arrowtown Debt Funding Ratio			87%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
GLENORCHY							Existing Debt	17,413	
	2015/16	-	-	-	3	2,005	2,005	15,408	88%
	2016/17	-	-	-	3	1,966	3,972	13,442	77%
	2017/18	-	-	-	3	1,966	5,938	11,475	66%
	2018/19	-	-	-	3	1,966	7,905	9,509	55%
	2019/20	-	-	-	3	1,966	9,871	7,543	43%
	2020/21	-	-	-	3	1,966	11,837	5,576	32%
	2021/22	-	-	-	3	2,080	13,917	3,496	20%
	2022/23	-	-	-	3	2,080	15,997	1,416	8%
	2023/24	-	-	-	3	2,080	18,077	(664)	-4%
	2024/25	-	-	-	3	2,080	20,157	(2,744)	-16%
					31	Glenorchy Weighted Debt Funding Ratio		59%	
ARTHUR'S POINT							Existing Debt	65,845	
	2015/16	-	-	-	9	49	49	65,796	100%
	2016/17	-	-	-	7	35	84	65,761	100%
	2017/18	-	-	-	7	35	120	65,725	100%
	2018/19	-	-	-	7	35	155	65,690	100%
	2019/20	-	-	-	7	35	191	65,654	100%
	2020/21	-	-	-	7	35	226	65,619	100%
	2021/22	-	-	-	6	33	259	65,586	100%
	2022/23	-	-	-	6	33	292	65,553	100%
	2023/24	-	-	-	6	33	326	65,519	100%
	2024/25	-	-	-	6	33	359	65,486	99%
					69	Wanaka Debt Funding Ratio		100%	

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
FRANKTON FLATS							Existing Debt	-	
	2015/16	2,713,066	2,713,066	2,713,066	139	722,062	722,062	1,991,004	73%
	2016/17	6,020,000	6,020,000	8,733,066	139	722,062	1,444,125	7,288,941	83%
	2017/18	-	-	8,733,066	139	722,062	2,166,187	6,566,879	75%
	2018/19	-	-	8,733,066	139	722,062	2,888,249	5,844,816	67%
	2019/20	-	-	8,733,066	139	722,062	3,610,312	5,122,754	59%
	2020/21	-	-	8,733,066	139	722,062	4,332,374	4,400,692	50%
	2021/22	-	-	8,733,066	139	722,062	5,054,437	3,678,629	42%
	2022/23	-	-	8,733,066	139	722,062	5,776,499	2,956,567	34%
	2023/24	-	-	8,733,066	139	722,062	6,498,561	2,234,505	26%
	2024/25	-	-	8,733,066	139	722,062	7,220,624	1,512,442	17%
			8,733,066	-	1,394	Glenorchy Weighted Debt Funding Ratio			60%
WANAKA							Existing Debt	1,737,597	
	2015/16	7,464	1,668	1,668	110	203,068	203,068	1,536,197	88%
	2016/17	6,900	6,900	8,568	103	190,347	393,415	1,352,750	77%
	2017/18	107,520	107,520	116,088	103	190,347	583,762	1,269,923	69%
	2018/19	110,100	110,100	226,188	103	190,347	774,110	1,189,676	61%
	2019/20	27,515	6,148	232,336	103	190,347	964,457	1,005,476	51%
	2020/21	20,011	4,471	236,807	103	190,347	1,154,804	819,600	42%
	2021/22	20,011	4,471	241,278	96	177,329	1,332,133	646,742	33%
	2022/23	22,013	4,918	246,196	96	177,329	1,509,462	474,331	24%
	2023/24	22,388	5,002	251,198	96	177,329	1,686,790	302,004	15%
	2024/25	23,388	5,225	256,423	96	177,329	1,864,119	129,901	7%
			256,423		1,012	Wanaka Debt Funding Ratio			60%

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
HAWEA							Existing Debt	41,255	
	2012/13	-	-	-	10	4,974	4,974	36,281	88%
	2013/14	-	-	-	10	4,843	9,818	31,438	76%
	2014/15	-	-	-	10	4,843	14,661	26,594	64%
	2015/16	-	-	-	10	4,843	19,504	21,751	53%
	2016/17	-	-	-	10	4,843	24,348	16,907	41%
	2017/18	-	-	-	10	4,843	29,191	12,064	29%
	2018/19	-	-	-	9	4,504	33,695	7,560	18%
	2019/20	-	-	-	9	4,504	38,199	3,056	7%
	2020/21	-	-	-	9	4,504	42,702	(1,447)	-4%
	2021/22	-	-	-	9	4,504	47,206	(5,951)	-14%
					62	Hawea Weighted Debt Funding Ratio		59%	
LUGGATE							Existing Debt	81,967	
	2015/16	-	-	-	4	155	155	81,812	100%
	2016/17	-	-	-	4	145	300	81,667	100%
	2017/18	-	-	-	4	145	445	81,522	99%
	2018/19	-	-	-	4	145	590	81,377	99%
	2019/20	-	-	-	4	145	735	81,232	99%
	2020/21	-	-	-	4	145	880	81,087	99%
	2021/22	-	-	-	4	142	1,022	80,945	99%
	2022/23	-	-	-	4	142	1,164	80,804	99%
	2023/24	-	-	-	4	142	1,305	80,662	98%
	2024/25	-	-	-	4	142	1,447	80,520	98%
					36	Luggate Debt Funding Ratio		99%	

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Debt Balance (2016/17 \$)	Debt %
Albert Town							Existing Debt	127,411	
	2015/16	-	-	-	13	11,818	11,818	115,593	91%
	2016/17	-	-	-	11	10,600	22,419	104,993	82%
	2017/18	-	-	-	11	10,600	33,019	94,392	74%
	2018/19	-	-	-	11	10,600	43,619	83,792	66%
	2019/20	-	-	-	11	10,600	54,220	73,191	57%
	2020/21	-	-	-	11	10,600	64,820	62,591	49%
	2021/22	-	-	-	11	10,006	74,826	52,585	41%
	2022/23	-	-	-	11	10,006	84,833	42,579	33%
	2023/24	-	-	-	11	10,006	94,839	32,572	26%
	2024/25	-	-	-	11	10,006	104,845	22,566	18%
					114	Albert Town Debt Funding Ratio			64%

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
RESERVE IMPROVEMENTS - WAKATIPU							
Parks and Reserves - Wakatipu Ward	7,610,966	1,164,297	6,446,669	15%	2,893,632	3,120	928
Walkways - Wakatipu Ward	1,261,124	144,741	1,116,384	11%	224,584	3,120	72
Council Land - Reserve Land - Wakatipu	-	-	-	0%	41,408	3,120	13
Cemeteries - Wakatipu Ward	262,946	-	262,946	0%	57,743	3,120	19
	9,135,036	1,309,037	7,825,998	14%	3,217,366	3,120	1,031
RESERVE IMPROVEMENTS - WANAKA							
Parks and Reserves - Wanaka Ward	3,700,869	657,545	3,043,324	18%	1,876,966	2,198	854
Walkways - Wanaka Ward	163,868	70,801	93,067	43%	127,640	2,198	58
Council Land - Reserve Land - Wanaka	-	-	-	0%	469,661	2,198	214
Council Land - Reserve Land - Hawea	-	-	-	0%	-	2,198	0
Cemeteries - Wanaka Ward	-	-	-	0%	48,338	2,198	22
	3,864,737	728,346	3,136,391	19%	2,522,605	2,198	1,147
RESERVE IMPROVEMENTS - DISTRICT WIDE							
Parks and Reserves - Wakatipu Ward	92,031	19,327	72,705	21%	346,677	5,318	65
Parks and Reserves - Wanaka Ward	102,300	30,645	71,655	30%	58,217	5,318	11
	194,331	49,972	144,360	26%	404,894	5,318	76

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
COMMUNITY FACILITIES - WAKATIPU							
Alpine Aqualand	534,122	-	534,122	0%	3,611,608	3,120	1,158
Council Land - Non-Reserve - Wakatipu	-	-	-	0%	41,312	3,120	13
Waterways Facilities - Wakatipu Ward	235,852	-	235,852	0%	108,078	3,120	35
Halls - Queenstown	426,141	27,509	398,632	6%	778,599	3,120	250
Halls - Events Centre	783,955	-	783,955	0%	1,858,755	3,120	596
Halls - Convention Centre	61,842,742	-	61,842,742	0%	-	3,120	0
Halls - Lake Hayes Pavillion	-	-	-	0%	-	3,120	0
Halls - Arrowtown	426,913	64,657	362,256	15%	69,632	3,120	22
Halls - Glenorchy	111,274	-	111,274	0%	8,884	3,120	3
Halls - Queenstown Community Centre	146,545	-	146,545	0%	28,625	3,120	9
Buildings - Heritage	-	-	-	0%	227,816	3,120	73
Buildings - Toilets - Wakatipu Ward	556,314	75,892	480,422	14%	290,433	3,120	93
Community Development - Swimming Pools	173,251	-	173,251	0%	511,025	3,120	164
Libraries - Queenstown	5,206,762	-	5,206,762	0%	26,927	3,120	9
Libraries - Arrowtown	45,327	-	45,327	0%	322	3,120	0
Libraries - Glenorchy	29,176	-	29,176	0%	1,552	3,120	0
Libraries - Kingston	31,260	-	31,260	0%	-	3,120	0
Health and Fitness centre	383,126	-	383,126	0%	-	3,120	0
Frankton Golf Course	10,000	-	10,000	0%	-	3,120	0
Events Centre	-	-	-	0%	-	3,120	0
Rural Fire - District Wide	-	-	-	0%	-	3,120	0
Waka - Non Res	89,386	-	89,386	0%	-	3,120	0
	71,032,145	168,058	70,864,087	0%	7,563,568	3,120	2,425

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST) CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
COMMUNITY FACILITIES - WANAKA							
Waterways Facilities - Wanaka Ward	2,615,559	-	2,615,559	0%	137,456	2,198	63
Halls - Arts & Community Centre	12,494	-	12,494	0%	757,690	2,198	345
Halls - Hawea	124,046	19,685	104,361	16%	18,992	2,198	9
Halls - Luggate	48,764	-	48,764	0%	5,057	2,198	2
Halls - Cardrona	73,399	9,080	64,320	12%	30,690	2,198	14
Halls - Wanaka Community Centre	420,659	-	420,659	0%	866,270	2,198	394
Halls - Wanaka Sports Facility	11,964,082	-	11,964,082	0%	-	2,198	0
Buildings - Toilets - Wanaka Ward	901,094	107,183	793,912	12%	106,201	2,198	48
Community Development - Swimming Pools	70,125	-	70,125	0%	115,633	2,198	53
Wanaka Aquatic Centre	6,087,602	-	6,087,602	0%	-	2,198	0
Libraries - Wanaka	318,184	-	318,184	0%	4,521	2,198	2
Libraries - Hawea	24,380	-	24,380	0%	2,871	2,198	1
	22,660,388	135,947	22,524,441	1%	2,045,381	2,198	930
COMMUNITY FACILITIES - DISTRICT WIDE							
Community Development - Swimming Pools	113,320	-	113,320	0%	-	5,318	0
Rural Fire - District Wide	205,097	-	205,097	0%	42,026	5,318	8
Libraries - Queenstown	1,867,121	-	1,867,121	0%	-	5,318	0
Libraries - Wanaka	901,519	-	901,519	0%	-	5,318	0
Halls - Lake Hayes Pavillion	68,516	5,900	62,616	9%	21,574	5,318	4
Community Development - District Wide	-	-	-	0%	176,174	5,318	33
	3,155,573	5,900	3,149,673	0%	239,773	5,318	45

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
WAKATIPU - RESERVE IMPROVEMENTS							Existing Debt	2,826,800	
	2015/16	1,305,138	214,096	214,096	466	480,960	480,960	2,559,937	84.2%
	2016/17	1,494,100	82,793	296,889	328	337,924	818,883	2,304,806	73.8%
	2017/18	1,531,544	297,781	594,669	328	337,924	1,156,807	2,264,663	66.2%
	2018/19	910,093	139,751	734,420	328	337,924	1,494,731	2,066,490	58.0%
	2019/20	653,288	96,796	831,216	328	337,924	1,832,655	1,825,362	49.9%
	2020/21	460,240	65,125	896,342	328	337,924	2,170,579	1,552,563	41.7%
	2021/22	587,684	90,280	986,622	254	261,697	2,432,275	1,381,146	36.2%
	2022/23	545,203	82,936	1,069,558	254	261,697	2,693,972	1,202,386	30.9%
	2023/24	604,155	85,340	1,154,898	254	261,697	2,955,669	1,026,029	25.8%
	2024/25	1,043,590	154,140	1,309,037	254	261,697	3,217,366	918,471	22.2%
		9,135,036	1,309,037		3,120		Wakatipu Weighted Debt Funding Ratio		55%
WAKATIPU - COMMUNITY FACILITIES							Existing Debt	8,077,161	
	2015/16	3,427,902	62,926	62,926	466	1,130,667	1,130,667	7,009,419	86.1%
	2016/17	26,809,431	55,314	118,240	328	794,410	1,925,078	6,270,323	76.5%
	2017/18	32,291,891	-	118,240	328	794,410	2,719,488	5,475,912	66.8%
	2018/19	513,865	29,326	147,566	328	794,410	3,513,899	4,710,828	57.3%
	2019/20	1,578,249	-	147,566	328	794,410	4,308,309	3,916,417	47.6%
	2020/21	5,214,468	-	147,566	328	794,410	5,102,720	3,122,007	38.0%
	2021/22	196,591	-	147,566	254	615,212	5,717,932	2,506,795	30.5%
	2022/23	353,573	-	147,566	254	615,212	6,333,144	1,891,583	23.0%
	2023/24	288,119	20,492	168,058	254	615,212	6,948,356	1,296,863	15.7%
	2024/25	358,054	-	168,058	254	615,212	7,563,568	681,651	8.3%
		71,032,145	168,058		3,120		Wakatipu Weighted Debt Funding Ratio		59%

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
WANAKA - RESERVE IMPROVEMENTS							Existing Debt	-	
	2015/16	912,677	207,232	207,232	194	223,152	223,152	(15,920)	-7.7%
	2016/17	328,900	24,856	232,087	236	270,872	494,024	(261,937)	-112.9%
	2017/18	295,982	86,303	318,391	236	270,872	764,896	(446,506)	-140.2%
	2018/19	641,355	124,719	443,109	236	270,872	1,035,769	(592,659)	-133.8%
	2019/20	326,403	51,487	494,597	236	270,872	1,306,641	(812,044)	-164.2%
	2020/21	228,236	33,790	528,387	236	270,872	1,577,513	(1,049,126)	-198.6%
	2021/22	328,039	51,782	580,170	206	236,273	1,813,786	(1,233,617)	-212.6%
	2022/23	320,779	50,474	630,643	206	236,273	2,050,059	(1,419,416)	-225.1%
	2023/24	241,018	36,095	666,738	206	236,273	2,286,332	(1,619,594)	-242.9%
	2024/25	301,350	61,608	728,346	206	236,273	2,522,605	(1,794,259)	-246.3%
		3,924,737	728,346		2,198		Wanaka Weighted Debt Funding Ratio		0%
WANAKA - COMMUNITY FACILITIES							Existing Debt	141,098	
	2015/16	13,221,740	29,081	29,081	194	180,936	180,936	(10,756)	-6.3%
	2016/17	6,890,051	1,983	31,064	236	219,629	400,565	(228,402)	-132.7%
	2017/18	311,620	12,619	43,684	236	219,629	620,194	(435,412)	-235.6%
	2018/19	1,486,783	54,506	98,190	236	219,629	839,823	(600,534)	-251.0%
	2019/20	349,799	32,980	131,170	236	219,629	1,059,452	(787,184)	-289.1%
	2020/21	180,684	2,866	134,036	236	219,629	1,279,081	(1,003,946)	-364.9%
	2021/22	30,740	-	134,036	206	191,575	1,470,656	(1,195,521)	-434.5%
	2022/23	106,598	-	134,036	206	191,575	1,662,231	(1,387,096)	-504.2%
	2023/24	28,656	-	134,036	206	191,575	1,853,806	(1,578,671)	-573.8%
	2024/25	53,716	1,911	135,947	206	191,575	2,045,381	(1,768,335)	-638.3%
		22,660,388	135,947		2,198		Wanaka Weighted Debt Funding Ratio		0%

RESERVE IMPROVEMENTS & COMMUNITY FACILITIES - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
DISTRICT WIDE - RESERVE IMPROVEMENTS							Existing Debt	-	
	2015/16	30,677	6,442	6,442	661	50,312	50,312	(43,870)	-681.0%
	2016/17	102,300	30,645	37,087	564	42,919	93,232	(56,144)	-151.4%
	2017/18	15,339	3,221	40,308	564	42,919	136,151	(95,843)	-237.8%
	2018/19	-	-	40,308	564	42,919	179,070	(138,762)	-344.3%
	2019/20	15,339	3,221	43,529	564	42,919	221,990	(178,460)	-410.0%
	2020/21	-	-	43,529	564	42,919	264,909	(221,379)	-508.6%
	2021/22	15,339	3,221	46,751	460	34,996	299,905	(253,155)	-541.5%
	2022/23	-	-	46,751	460	34,996	334,902	(288,151)	-616.4%
	2023/24	15,339	3,221	49,972	460	34,996	369,898	(319,926)	-640.2%
	2024/25	-	-	49,972	460	34,996	404,894	(354,923)	-710.2%
		194,331	49,972		5,318		District Wide Weighted Debt Funding Ratio		0%
DISTRICT WIDE - COMMUNITY FACILITIES							Existing Debt	3,159,762	
	2015/16	471,172	5,900	5,900	661	29,794	29,794	3,476,218	99.2%
	2016/17	307,200	-	5,900	564	25,416	55,211	3,450,801	98.4%
	2017/18	263,726	-	5,900	564	25,416	80,627	3,425,385	97.7%
	2018/19	277,272	-	5,900	564	25,416	106,043	3,399,969	97.0%
	2019/20	306,121	-	5,900	564	25,416	131,460	3,374,552	96.3%
	2020/21	309,768	-	5,900	564	25,416	156,876	3,349,136	95.5%
	2021/22	311,331	-	5,900	460	20,724	177,600	3,328,412	94.9%
	2022/23	291,533	-	5,900	460	20,724	198,325	3,307,687	94.3%
	2023/24	311,331	-	5,900	460	20,724	219,049	3,286,963	93.8%
	2024/25	306,121	-	5,900	460	20,724	239,773	3,266,239	93.2%
		3,155,573	5,900		5,318		District Wide Weighted Debt Funding Ratio		96%

RESERVE LAND - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS (EXCLUDING GST)

CAPITAL COST

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WAKATIPU							
Reserves	12,676,011	12,676,011		100%	12,941,950	1,466	27.5m ²
WANAKA							
Reserves	6,250,756	6,250,756		100%	6,140,868	944	27.5m ²
Total - Reserve Land	18,926,767	18,926,767			19,082,819	2,460	

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

Contributing Area	Financial Year	CAPEX (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	Net Cost Balance (2016/17 \$)	Annual Debt %
WAKATIPU - RESERVE LAND							Existing Debt	-	
	2016	-	-	-	157	374,160	374,160	-374,160	0%
	2017	-	-	-	157	374,160	748,321	-748,321	0%
	2018	-	-	-	157	374,160	1,122,481	-1,122,481	0%
	2019	1,100,000	1,100,000	1,100,000.00	157	374,160	1,496,642	-396,642	-36%
	2020	-	-	1,100,000.00	157	374,160	1,870,802	-770,802	-70%
	2021	-	-	1,100,000.00	136	339,027	2,209,829	-1,109,829	-101%
	2022	1,100,000	1,100,000	2,200,000.00	136	339,027	2,548,857	-348,857	-16%
	2023	-	-	2,200,000.00	136	339,027	2,887,884	-687,884	-31%
	2024	-	-	2,200,000.00	136	339,027	3,226,912	-1,026,912	-47%
	2025	1,100,000	1,100,000	3,300,000.00	136	339,027	3,565,939	-265,939	-8%
		3,300,000	3,300,000		1,466	3,565,939		Wakatipu Weighted Debt Funding Ratio	0%
WANAKA - RESERVE LAND							Existing Debt	-	
	2016	-	-	-	107	224,623	224,623	-224,623	0%
	2017	-	-	-	107	224,623	449,245	-449,245	0%
	2018	-	-	-	107	224,623	673,868	-673,868	0%
	2019	-	-	-	107	224,623	898,491	-898,491	0%
	2020	750,000	750,000	750,000	107	224,623	1,123,113	-373,113	-50%
	2021	-	-	750,000	92	203,400	1,326,513	-576,513	-77%
	2022	750,000	750,000	1,500,000.00	92	203,400	1,529,913	-29,913	-2%
	2023	-	-	1,500,000.00	92	203,400	1,733,313	-233,313	-16%
	2024	750,000	750,000	2,250,000.00	92	203,400	1,936,713	313,287	14%
	2025	-	-	2,250,000.00	92	203,400	2,140,113	109,887	5%
		2,250,000	2,250,000		994	2,140,113		Wanaka Weighted Debt Funding Ratio	0%

TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WAKATIPU							
Advance property purchase	34,912	8,381	26,532	24%	753,215	5,107	147
Associated improvements	-	-	-	0%	222,276	5,107	44
Cycle facilities	910,356	136,553	773,803	15%	191,744	5,107	38
Drainage renewals	1,453,093	217,964	1,235,129	15%	275,705	5,107	54
Environmental Renewals	-	-	-	0%	111	5,107	0
Kerb & Channel Construction	-	-	-	0%	52,811	5,107	10
Minor Improvements	8,044,955	810,466	7,234,489	10%	735,359	5,107	144
New roads	2,542,971	2,034,377	508,594	80%	1,624,586	5,107	318
Other Structures	-	-	-	0%	280	5,107	0
Passenger transport infrastructure	-	-	-	0%	43,323	5,107	8
Pedestrian and Cycle facilities	-	-	-	0%	36,027	5,107	7
Pedestrian facilities	-	-	-	0%	156,210	5,107	31
Preventive maintenance	268,834	26,883	241,950	10%	16,829	5,107	3
Property purchase (local roads)	-	-	-	0%	128,885	5,107	25
Replacement of bridges & other structures	555,092	83,264	471,828	15%	25,918	5,107	5
Road reconstruction	-	-	-	0%	676,664	5,107	133
Roading General	-	-	-	0%	342,553	5,107	67
Seal extension	-	-	-	0%	330,957	5,107	65
Sealed road pavement rehabilitation	2,123,061	424,612	1,698,448	20%	2,550,860	5,107	500
Sealed road resurfacing	6,996,294	1,049,444	5,946,850	15%	1,467,427	5,107	287
Street Furniture	-	-	-	0%	6,315	5,107	1
Streetlighting	-	-	-	0%	64,672	5,107	13
Structures component replacements	2,062,503	309,376	1,753,128	15%	13,525	5,107	3
Town Centre Improvements	-	-	-	0%	456,934	5,107	89
Traffic services renewals	271,813	40,772	231,041	15%	286,121	5,107	56
Unsealed road metalling	3,268,905	326,891	2,942,015	10%	337,480	5,107	66
TOTAL - Wakatipu	28,532,788	5,468,982	23,063,806	19%	10,796,789	5,107	2,114

TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
WANAKA							
Associated improvements	-	-	-	0%	51,376	3,321	15
Cycle facilities	-	-	-	0%	79,637	3,321	24
Drainage renewals	997,712	199,542	798,170	20%	181,911	3,321	55
Environmental Renewals	-	-	-	0%	177	3,321	0
Kerb & Channel Construction	-	-	-	0%	96,802	3,321	29
Minor Improvements	5,775,922	585,926	5,189,996	10%	615,825	3,321	185
New roads	748,284	598,627	149,657	80%	503,483	3,321	152
Passenger transport infrastructure	-	-	-	0%	7,442	3,321	2
Pedestrian and Cycle facilities	-	-	-	0%	939	3,321	0
Pedestrian facilities	136,614	27,323	109,291	20%	95,703	3,321	29
Preventive maintenance	-	-	-	0%	436	3,321	0
Property purchase (local roads)	-	-	-	0%	20,795	3,321	6
Replacement of bridges & other structures	-	-	-	0%	26,125	3,321	8
Road reconstruction	-	-	-	0%	297,032	3,321	89
Roading General	-	-	-	0%	104,294	3,321	31
Seal extension	1,257,438	628,719	628,719	50%	1,417,607	3,321	427
Seal extension - residential	-	-	-	0%	1,213,402	3,321	365
Sealed road pavement rehabilitation	2,221,627	444,325	1,777,301	20%	380,388	3,321	115
Sealed road resurfacing	5,475,614	821,342	4,654,272	15%	1,125,721	3,321	339
Street Furniture	-	-	-	0%	3,684	3,321	1
Street lighting	-	-	-	0%	49,128	3,321	15
Structures component replacement	278,092	55,618	222,473	20%	7,730	3,321	2
Town Centre Improvements	-	-	-	0%	83,481	3,321	25
Traffic services renewals	166,875	33,375	133,500	20%	207,365	3,321	62
Unsealed road metalling	3,011,195	301,120	2,710,076	10%	343,917	3,321	104
TOTAL - Wanaka	20,069,372	3,695,918	16,373,454	18%	6,914,398	3,321	2,082

TRANSPORTATION - CAPITAL EXPENDITURE FOR DEVELOPMENT CONTRIBUTIONS CONT...

Project Summaries	10 Year Total Capital Cost (2016/17 \$)	Capital Cost Funded by Growth (2016/17 \$)	Capital Cost Funded by Other Sources (2016/17 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2016/17 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2016/17 \$)
DISTRICT WIDE							
Associated improvements	-	-	-	0%	4,185	8,428	0
Drainage renewals	130,220	26,044	104,176	20%	11,524	8,428	1
Kerb & Channel Construction	-	-	-	0%	119	8,428	0
Minor Improvements	127,598	12,760	114,839	10%	6,285	8,428	1
Preventive maintenance	169,689	16,969	152,720	10%	8,765	8,428	1
Replacement of bridges & other structures	-	-	-	0%	883	8,428	0
Road reconstruction	-	-	-	0%	23,638	8,428	3
Seal extension	-	-	-	0%	44,072	8,428	5
Sealed road pavement rehabilitation	40,691	8,138	32,553	20%	82,763	8,428	10
Sealed road resurfacing	1,212,645	181,897	1,030,749	15%	80,868	8,428	10
Structures component replacements	78,447	15,689	62,758	20%	1,427	8,428	0
Traffic services renewals	18,828	3,766	15,062	20%	4,049	8,428	0
Unsealed road metalling	-	-	-	0%	-	8,428	0
TOTAL - District Wide	1,778,119	265,263	1,512,857	15%	268,577	8,428	32

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

Contributing Area	Year	CAPEX QLDC (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	DebtBalance (2016/17 \$)	Annual Debt %
WAKATIPU							Existing Debt	10,930,041	
	2015/16	2,779,996	652,335	652,335	553	1,169,106	1,169,106	10,413,269	90%
	2016/17	2,767,339	1,011,137	1,663,471	553	1,169,106	2,338,213	10,255,299	81%
	2017/18	3,000,698	501,440	2,164,912	553	1,169,106	3,507,319	9,587,633	73%
	2018/19	2,721,519	454,471	2,619,383	553	1,169,106	4,676,425	8,872,998	65%
	2019/20	2,614,279	432,473	3,051,855	553	1,169,106	5,845,532	8,136,364	58%
	2020/21	3,107,855	509,320	3,561,175	468	990,251	6,835,783	7,655,433	53%
	2021/22	2,196,266	374,691	3,935,866	468	990,251	7,826,035	7,039,873	47%
	2022/23	2,501,888	420,692	4,356,559	468	990,251	8,816,286	6,470,313	42%
	2023/24	2,556,651	426,168	4,782,727	468	990,251	9,806,538	5,906,230	38%
	2024/25	4,286,298	686,255	5,468,982	468	990,251	10,796,789	5,602,234	34%
		28,532,788	5,468,982		5,107	10,796,789	Wakatipu Weighted Debt Funding Ratio		62%
DISTRICT WIDE							Existing Debt	-	
	2015/16	16,115	2,715	2,715	902	28,743	28,743	(26,028)	-959%
	2016/17	183,440	23,571	26,286	902	28,743	57,486	(31,200)	-119%
	2017/18	101,382	13,407	39,693	902	28,743	86,229	(46,536)	-117%
	2018/19	197,429	29,690	69,384	902	28,743	114,971	(45,588)	-66%
	2019/20	187,051	28,397	97,780	902	28,743	143,714	(45,934)	-47%
	2020/21	156,840	23,937	121,717	784	24,972	168,687	(46,970)	-39%
	2021/22	140,174	21,477	143,194	784	24,972	193,659	(50,466)	-35%
	2022/23	265,229	40,690	183,883	784	24,972	218,632	(34,748)	-19%
	2023/24	265,229	40,690	224,573	784	24,972	243,604	(19,031)	-8%
	2024/25	265,229	40,690	265,263	784	24,972	268,577	(3,314)	-1%
		1,778,119	265,263		8,428	268,577	District Wide Weighted Debt Funding Ratio		0%

TRANSPORTATION - DEBT FUNDING RATIO - 10 YEAR NET GROWTH VS REVENUE ASSESSMENT CONT...

Contributing Area	Year	CAPEX QLDC (2016/17 \$)	CAPEX for Growth (2016/17 \$)	Cumulative Growth Cost (2016/17 \$)	New Dwelling Equivalents	Contributions Received (2016/17 \$)	Cumulative Contributions Received (2016/17 \$)	DebtBalance (2016/17 \$)	Annual Debt %
WANAKA							Existing Debt	-	
	2015/16	1,838,897	304,879	304,879	349	726,538	726,538	7,188,033	91%
	2016/17	2,247,154	364,439	669,318	349	726,538	1,453,075	6,825,935	82%
	2017/18	2,428,369	435,894	1,105,212	349	726,538	2,179,613	6,535,291	75%
	2018/19	2,129,104	441,660	1,546,872	349	726,538	2,906,151	6,250,413	68%
	2019/20	2,528,489	546,442	2,093,315	349	726,538	3,632,689	6,070,318	63%
	2020/21	2,539,990	548,566	2,641,880	315	656,342	4,289,031	5,962,542	58%
	2021/22	1,789,951	293,534	2,935,414	315	656,342	4,945,373	5,599,734	53%
	2022/23	1,522,473	253,501	3,188,916	315	656,342	5,601,715	5,196,893	48%
	2023/24	1,522,473	253,501	3,442,417	315	656,342	6,258,057	4,794,052	43%
	2024/25	1,522,473	253,501	3,695,918	315	656,342	6,914,398	4,391,211	39%
		20,069,372	3,695,918		3,321	6,914,398	Wanaka Weighted Debt Funding Ratio		64%