



# **Policy on Development and Financial Contributions**

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## **Detailed Supporting Document**

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# **QUEENSTOWN LAKES DISTRICT COUNCIL POLICY ON DEVELOPMENT AND FINANCIAL CONTRIBUTIONS**

## **DETAILED SUPPORTING DOCUMENT**

This document provides detailed information to support the QLDC Development and Financial Contributions Policy prepared pursuant to Section 106 of the Local Government Act 2002 and contained in the 10 Year Plan 2018-2028 (Volume 2). The policy is reproduced in its entirety in this document.

The primary reasons for this document are to provide:

- Enhanced detail on calculation methodology.
- Detailed method for assessing contributions for specific subdivision and developments.

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## Introduction

This document has been broken down into the following parts.

### **Part 1 Policy on Development and Financial Contributions**

Policy as per the 10 Year Plan 2018-2028 (Volume 2)

### **Part 2 Calculation Methodology**

Detailed methodology for calculating development contributions.

### **Part 3 Detailed Model Elements**

Specific elements of the development contributions calculations model.

### **Part 4 Assessing Contributions for Developments and Subdivisions**

Direction for assessing contributions for specific development and subdivisions.

### **Part 5 Scheme Boundaries**

Area of Benefit Diagrams / Contributing Areas - Water, Wastewater, Stormwater, Reserve Land and Transportation

It should be noted that to align with the page numbering of the 10 Year Plan 2018-2028 (Volume 2), which includes Part 1 - Development Contributions and Financial Contributions Policy, pages 4 to 68 are not used in this document.



## PART 2

### Calculation Methodology

As applied to:

Water Supply

Wastewater

Stormwater

Reserve Improvements

Community Facilities

Reserve Land

Transportation

## Definitions

### Analysis Period –

The period of time over which the assessment of development contributions is undertaken.

### Activity Management Plans (AMP) –

A plan for the management of one or more asset types that combines multidisciplinary management techniques (including technical and financial) over the lifecycle of the asset in the most cost-effective manner to provide a specified level of service. A significant component of the plan is a long-term cash flow projection for the activities. (Source: *International Asset Management Manual – Australia/New Zealand Edition (NAMs Manual)*).

### Capital Expenditure (CAPEX) –

Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential. CAPEX increases the value of asset stock. (Source: *NAMs Manual*)

### Capital Expenditure for Growth (CAPEX for Growth) –

The proportion of capital expenditure required to meet the demands of growth.

### Contributing Area –

A defined geographic area where development contributions are to be calculated by the method described herein and delivering a standard development contribution in terms of \$/Dwelling Equivalent. Contributing areas take an integrated approach to the effects of land subdivision/development and associated physical resources and assesses the overall requirements of an identified geographic area. Contributing areas should enable standard development contributions to be determined efficiently and equitably.

### Deferred Works –

CAPEX that should have been undertaken at the appropriate time, however has been delayed to a later date.

### Design Life –

The number of years from the construction date of an asset to the date at which capacity is reached. The design life of an asset may take other variables into account such as the growth rate, expected life of an asset, financing costs and engineering considerations.

### Development –

Any subdivision or other development that generates a demand for Council services, such as Transportation, Wastewater, Water Supply, Reserves, Community Facility and Storm Water, but does not include the pipes and lines of a network utility operator.

### Development Contributions –

Development contributions are contributions defined by the provisions of Part 8 Subpart 5 and Schedule 13 of LGA 2002. Contributions are assessed based on the fiscal implications of growth.

### Dwelling Equivalent –

A typical residential dwelling, however representing a unit of demand for which non-residential land uses can be described by. Non-residential activities, such as accommodation and commercial, can be converted into dwelling equivalents using land use differentials. Dwelling equivalents enables the demand of different land uses to be considered collectively.

### Dwelling Equivalent Development Contribution –

The dwelling equivalent contribution required to be met by a unit of demand to reflect the cost of growth imposed by that unit of demand.

### Effective Date –

Date at which the development contributions are assessed.

### Expected Life –

Also known as useful life. The period over which a depreciable asset is expected to be used.

### Financial Contribution –

Defined by Section 108 of the Resource Management Act 1991 and collected using the provisions of the District Plan. Contributions are assessed based on the environmental effects of growth.

### Financial Reports –

Annual reports prepared by Council and externally audited, detailing achievement from the previous financial year, at both a financial and community outcome basis.

**Gross Floor Area (GFA) –**

The sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.

**Growth Population –**

A growth statistic used to measure growth. In this case a dwelling equivalent.

**Land Use Differentials –**

Factors which are used to convert non-residential properties into dwelling equivalents. Impact on, benefit from and consumption of assets by different land uses can be converted into and described as dwelling equivalents. They have two functions 1) to determine the total dwelling equivalents for apportioning total CAPEX for growth to determine a standard development contribution and 2) enabling a new subdivision or development to be converted into dwelling equivalents, such that the development contributions can be calculated.

**Level of Service –**

The defined service for a particular activity (i.e. transportation) or service area (i.e. street lighting) against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental acceptability and cost. (*Source: NAMs Manual*)

**Long Run Average –**

Average taken over a number of years, typically 10 or more for infrastructure assets.

**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.

**Network Infrastructure –**

The provision of roads and other transport, water, wastewater, stormwater collection and management.

**Renewal –**

Works to refurbish or replace existing facilities with facilities of equivalent capacity or performance capability.

**Service Connection –**

A physical connection to a service provided by, or on behalf of, Queenstown Lakes District Council.

**Standard Contribution –**

The amount of a development contribution payable for the addition of one dwelling equivalent.

**Statutory Obligation –**

Typically relating to CAPEX required to meet the demands of a statute, guideline or standard.

**Surplus Capacity –**

Additional capacity of an asset whereby uptake of that additional capacity is not to the detriment of existing users.

**Units of Demand –**

A measurable unit that creates demand for additional capacity or consumes surplus capacity. Often measured in terms of dwelling equivalents.

**Weighted Average Cost of Capital (WACC) –**

Cost of loan funding capital works. Interest charges for the growth proportion of any capital expenditure. Do not include principal repayments.

## Basic Model Description

A high-level description of the model used for assessing development contributions is detailed below.

The model used defines a standard development contribution for a specific unit of demand. The unit of demand is a dwelling equivalent. The model calculates a **dwelling equivalent contribution**.

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. The result of which is 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 method can be described simplistically by the following steps.

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

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

**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.

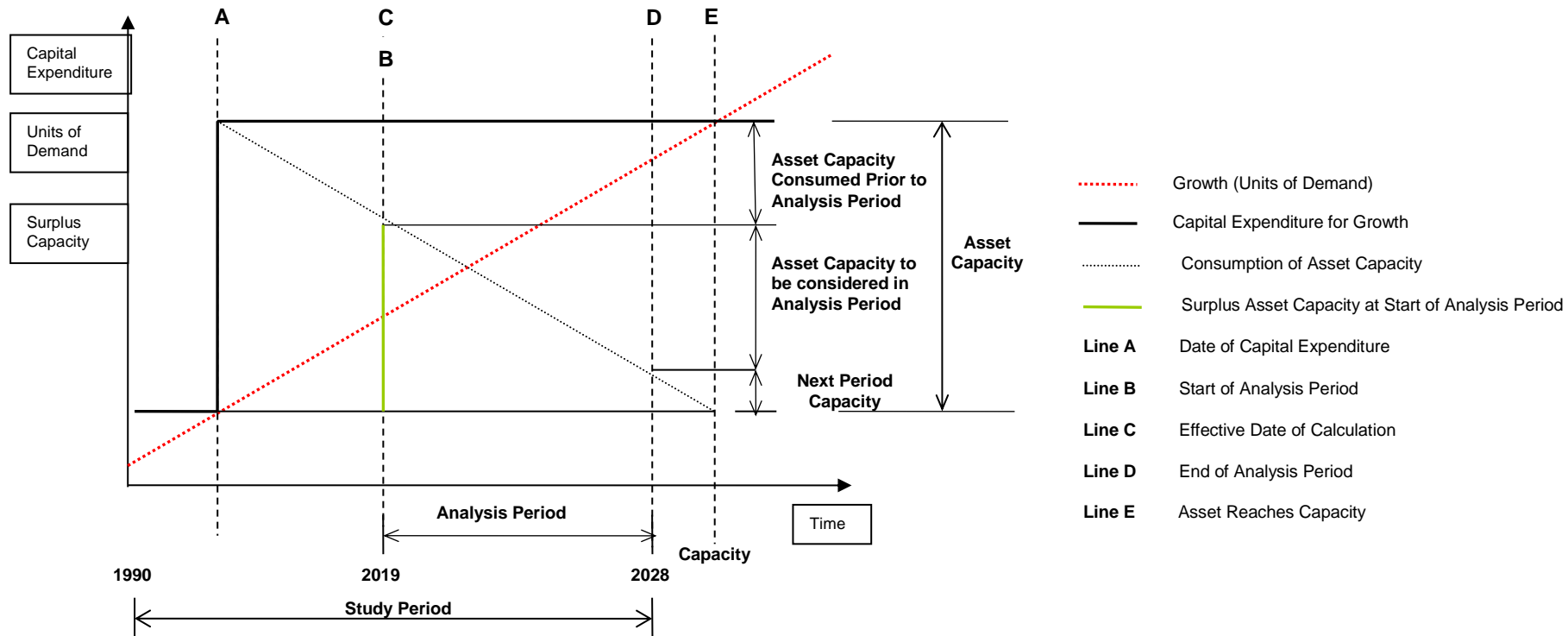
**Step 4:** Sum for all assets in each year in the analysis period, namely total capacity consumed in that year, measured in \$.

**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.

## Generalised Model Description

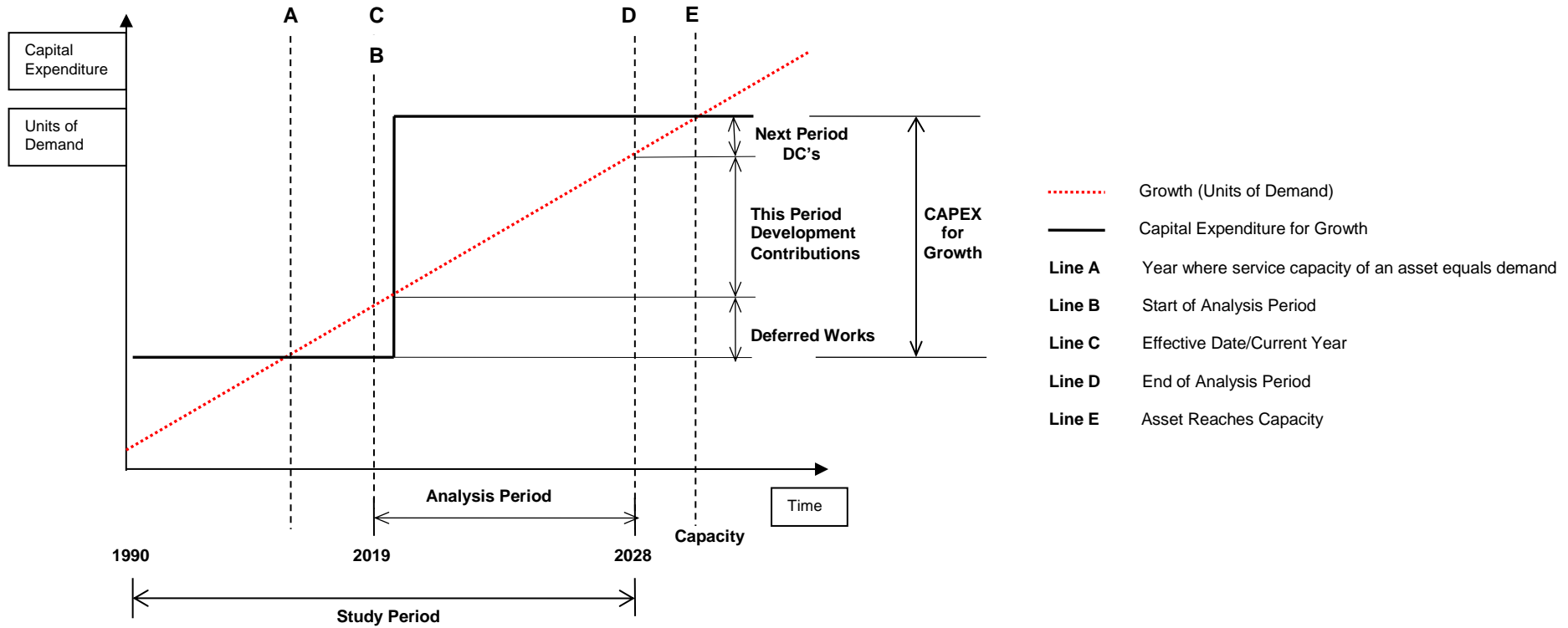
A graphical representation of the generalised model is shown below using three figures. Figure 1 describes how assets with **surplus capacity** are treated and Figure 2 how assets **constructed during** the analysis period are treated. Figure 3 demonstrates how the combination of figure 1 and 2 are combined to assess development contributions.

**Figure 1: Assets with Surplus Capacity**



Asset capacity acquired during the study period, but before the analysis period (1990 to 2018), can be considered in the calculations. These are assets with **surplus capacity** at the effective date. The surplus capacity is assessed at the start of the analysis period. The surplus capacity consumed during the analysis period is assessed and apportioned amongst the growth population. Surplus capacity at the end of the analysis period is removed from the calculation and considered in subsequent calculations.

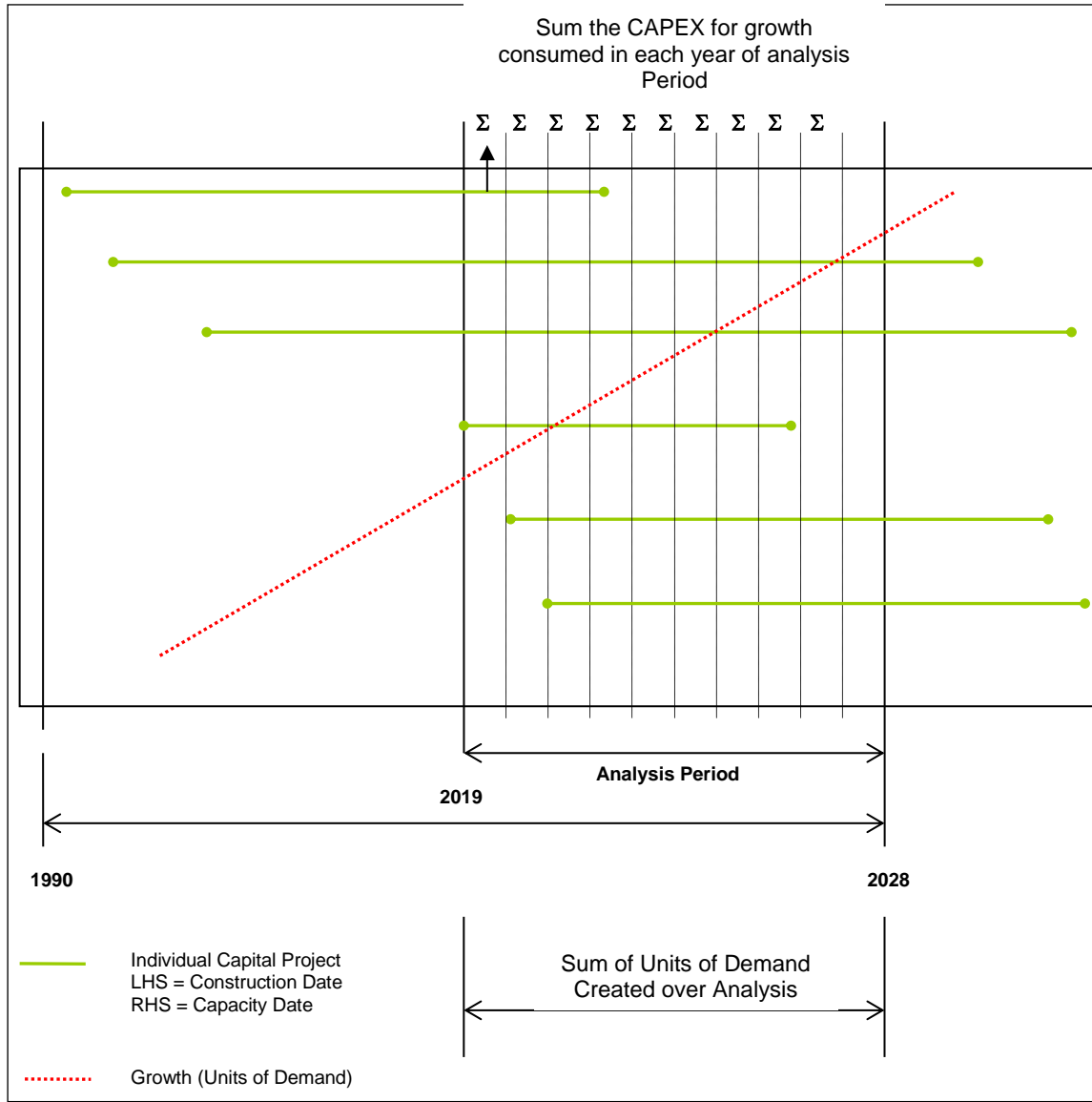
**Figure .2: Assets Created During Analysis Period**



Asset capacity **acquired during** the analysis period is also considered. The consumption of asset capacity during the analysis period is apportioned amongst the growth population. Surplus capacity at the end of the analysis period is removed from the calculation and considered in subsequent calculations.

The key objective of the model is to recover the cost of growth for every capital project over a period of time, namely the date until capacity is reached. The model descriptions in Figures 1 and 2 above both use one capital project as an example. To assess the dwelling equivalent development contribution, the effect of these two diagrams on every capital project providing additional capacity for growth are considered. Figure 3 below demonstrates how each capital project is considered, where each horizontal line represents a CAPEX for growth project.

**Figure 3: Assessing Dwelling Equivalent Development Contributions**



Where units of demand = dwelling equivalents then:

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

## Detailed Model Elements

Some of the more detailed aspects of the development contribution calculations are identified below. These are relevant to water, wastewater, stormwater, transportation, reserve land, reserve improvements & community facilities at this stage.

### Cost Components

- **Capital Expenditure;**
- **CAPEX for growth apportionments;**
- **Weighted Average Cost of Capital (WACC);**
- **Inflation;**
- **Reserve Land Provision;**

### Growth Assessments

- **Growth Projections**
- **Land Use Differentials** - Dwelling Equivalent (unit of demand) Conversion for Non-Residential Activities;

### Specific Assessment Matters

Part 3 provides detailed descriptions of these issues.



## PART 3

### Detailed Model Elements

Including:

#### Cost Components

- **Capital Expenditure;**
- **CAPEX for growth apportionments;**
- **Weighted Average Cost of Capital (WACC);**
- **Inflation;**
- **Reserve Land Provision;**

#### Growth Assessments

- **Growth Projections**
- **Land Use Differentials**

#### Asset Schedules

#### Specific Assessment Matters

## 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.

- i) **Activity Management Plans (formally Asset Management Plans) (AMPs) and**
- ii) **Financial Reports.**

The Activity Management Plans are used for assessing projected CAPEX. The AMPs are formal planning documents that include long term expenditure forecasts. Council has a statutory obligation to ensure these documents are as accurate as possible, namely:

1. An implicit requirement under Local Government Amendment Act 1996 and Local Government Act (LGA) 2002 to have activity management plans.
2. Council has a statutory requirement under LGA 2002 to prepare a Long-Term Plan (LTP). The LTP must project all expenditure, revenue, asset value, depreciation, debt levels and other liabilities for no less than 10 years. The LTP populates the annual plan for first 3 years following adoption, with exception reporting required where variations occur.
3. LGA 2002 requires CAPEX to be defined into three categories, namely i) Growth, (ii) Renewal and (iii) Level of Service Shifts/Other.
4. Audit – Office of the Auditor General – The LTP will be subject to audit.

The **financial reports** are used to assess surplus capacity of assets that were acquired by QLDC prior to the analysis period. These are audited reports that are required to form part of all Council Annual Reports. These reports are required by the Local Government Act and must meet Generally Accepted Accounting Practise (GAAP) and Financial Reporting Standard (FRS) series of financial reporting protocols.

## CAPEX for Growth Apportionments

The CAPEX identified is apportioned into five cost drivers. These being Growth, Renewal, Level of Service, Statutory and Deferred Works/Other (see definitions). The growth apportionment is the only cost driver used for assessing development contributions, however determining the others can aid in this process. The cost drivers have been assessed using several methods. These are:

- o Asset Capacity
- o Using Asset Design Life to Approximate Growth Percentage
- o Assessed using Professional Judgement.

- (i) **Asset Capacity** – Where the existing asset capacity is known, and the capacity of the new capital assets is known, a basic percentage of new capacity vs. existing capacity has been used to determine the growth percentage.

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

This method is also applied to reserve improvements and community infrastructure where the existing and future asset capacities are known.

The following notes on apportioning the growth cost were delivered to the engineering consultants preparing CAPEX programs for Council for water supply, wastewater and transportation.

**Attachment 1 CAPEX Apportionments – Consultant Instructions**

Location	Project Name	Project Description	Issue or Problem to be resolved	Budget Reference	Expenditure Year	Capex Value (2018/19 \$)	Capex Value (Adjusted for Inflation)	Growth	Renewal	LOS Shift	Statutory	Existing Undercapacity (Deferred Works)	Capacity Design/ Payback Period	Year Capacity Reached	Dwelling Equivalents at Construction	Dwelling Equivalents at Capacity
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*Location* = Location of Capital Works as defined by Scheme Boundaries. In some instances, the asset may service several contributing areas. Example: Arrowtown to Frankton Ponds wastewater pipeline. This services Arrowtown and Lakes Hayes contributing areas.

*Project Name* = Name used to typically describe the project i.e. Project Pure

*Project Description* = A useful description of the project at a basic level. i.e. Pump Upgrade

*Issue or problem to be resolved* = Additional and more detailed information of the project. This may include information about the existing asset that is being renewed, upgraded, or duplicated.

*Budget reference* = Source of information from where the project budget originated.

*Expenditure Year* = Year in which the money is/or has been spent.

*CAPEX Value (2018/19 \$)* = Capital Cost in 1 July 2018 dollars.

*CAPEX Value (Adjusted for inflation)* = Capital Cost in 1 July of the expenditure date dollars.

The following capex compositions are to be defined in terms of percentages - with total adding to 100%.

If additional information is available to support these percentages, it should be included in the table out to the right-hand side.

- Growth*
- Renewal*
- LOS Shift*
- Statutory*
- Deferred Works*
- Other*

*Capacity Design/ Payback Period* = The number of years an asset has been designed for, in regard to future growth expectation. In some instances, the design life maybe for the ultimate capacity of the area to be serviced. In this case the approximate date to achieving ultimate capacity should be defined and the word "ultimate" used in brackets.

*Year capacity reached* = Expenditure date plus Capacity Design/ Payback Period.

*Dwelling Equivalents at Construction* = Asset capacity consumption at construction measured in dwelling equivalents.

*Dwelling Equivalents at Capacity* = Asset capacity measured in dwelling equivalents.

**(Note:** The above helps define the number of additional dwelling equivalents the new asset will service compared to before the project)

## CAPEX COMPOSITION

### EXAMPLES

#### Example 1 - Basic:

A. A 1000m existing 150mm pipe is replaced with a 225mm. The existing 150mm is abandoned. The 150mm is 30 years old. Assume the expected life of the 150mm is 90 years. Pipe costs are \$150/m (150mm) and \$220/m (225mm).

Q. The new asset doubles the capacity and renews a proportion of the existing capacity. In this instance start by assessing the renewal component.

$$\begin{aligned}\text{Renewal:} &= 1000\text{m} \times \$150 \times 30\text{yrs}/90\text{yrs} \\ &= \$50,000\end{aligned}$$

Assuming there are no other CAPEX composition components that need to be considered, then the growth component is all that is remaining.

$$\text{Total Cost:} = \$220,000$$

$$\begin{aligned}\text{Growth Component} &= (\$220,000 - \$50,000) / \$220,000 \\ &= 77\%\end{aligned}$$

#### Example 2 – More Complicated

Q. An existing 1000m<sup>3</sup> reservoir is demolished to make way for a new 4000m<sup>3</sup> reservoir. The 1000m<sup>3</sup> has been in operation for 40 years, has a valuation replacement cost of \$250,000 and an expected life of 100 years. The new 4000m<sup>3</sup> reservoir has a capital cost of \$800,000. The new reservoir is required to meet new demand from growth and aid in meeting emergency storage requirements as set down in Council's level of service standards. It is noted that the storage facility hasn't met the LOS for 5 years, where the dwelling equivalents serviced at the time were 500. The new reservoir has been constructed with a design life of 20 years (ultimate), where after that a new reservoir located elsewhere will create a new pressure zone. The existing facility currently services 750 dwelling equivalents and the new facility 2000 at ultimate. Additional emergency storage amounts to 1000m<sup>3</sup>.

A. The new asset doubles the capacity, renews a component of the existing asset, improves the LOS, however the LOS project was delayed and therefore some deferred works must be considered.

$$\begin{aligned}\text{Renewal:} &= \$250,000 \times 40\text{yrs}/100\text{yrs} \\ &= \$100,000\end{aligned}$$

LOS: 0.5 m<sup>3</sup> (1000 m<sup>3</sup>/2000 dwelling equivalents) per dwelling equivalent for emergency storage. Therefore 500 x 0.5 = 250m<sup>3</sup> to be contributed by existing population for their improved LOS, namely

$$\begin{aligned}\text{LOS} &= 250\text{m}^3/4000\text{m}^3 \times \$800,000 \\ &= \$50,000\end{aligned}$$

Deferred Works: The LOS component that has not been contributed towards by the growth population in the last 5 years. Therefore 250 x 0.5 = 125m<sup>3</sup> to be contributed by existing population for deferred works

$$\begin{aligned}\text{Deferred Works:} &= 125\text{m}^3/4000\text{m}^3 \times \$800,000 \\ &= \$25,000\end{aligned}$$

$$\begin{aligned}\text{Growth:} &= (\$800,000 - (\$100,000 + \$50,000 + \$25,000)) / \$800,000 \\ &= 78\%\end{aligned}$$

This answer creates a little difference if you assessed growth purely from dwelling equivalents, namely

$$\begin{aligned}(2000 - 500) / 2000 &= 75\% \text{ or,} \\ (2000 - 750) / 2000 &= 62.5\%\end{aligned}$$

Much of this is due to the renewals component, namely the existing population have lost an asset that had 60 years of useful life remaining.

**(ii) Use Design Life as an Approximate –** Where the specific asset capacity increases are unknown (i.e. capacity characteristics such as pipe diameter, pump characteristics) the design life can be used to assess the growth percentage. Typically, this percentage relates to projects of a generic nature to the scheme, such as non-specific pumping projects and reticulation upgrades.

Assets in the calculation are often designed to meet the ultimate dwelling capacity within a certain geographic area. In these cases, the design life is the date at which the ultimate capacity is expected to be reached. Council's six month dwelling capacity and growth studies are used for these assessments.

Where this approach is applied the number of dwelling equivalents (DE) at capacity is compared to the dwelling equivalents at construction, namely

$$\text{Growth Percentage} = (DE_{\text{cap}} - DE_{\text{con}}) / DE_{\text{cap}}$$

Where: DE<sub>con</sub> = Dwelling Equivalents at Construction

DE<sub>cap</sub> = Dwelling Equivalents at capacity date

This approach provides for a systematic allocation of the growth component.

This approach provides for a very good approximation of the CAPEX for growth. Assume that a longer design life is assigned, then the percentage attributable to growth may be greater, however the consumption of growth cost is consumed over a greater number of years. The converse of this can be said for applying a shorter design life, namely a low growth percentage, with consumption of growth cost being consumed over a shorter period.

(iii) **Professional Judgement** – There are some projects where professional judgement is the only tool available to make an assessment of growth. Professional judgment may consider other components of the activity first, namely renewal and level of service.

Council is investing significant resources to understand its assets in greater detail, particularly in terms of asset capacity. These investments include the purchase and population of capacity models. In addition, investments into asset management systems will improve Council's understanding of asset condition which will provide for improved renewal assessments. As new information becomes available the Monitoring and Review process identified in the Policy (Part 1) will make adjustments to the calculation where appropriate.

## Weighted Average Cost of Capital (WACC)

The weighted average cost of capital (WACC) is used to estimate the cost of loan funding capital works. Depending on the funds available in the development contributions reserve for each contributing area new CAPEX for Growth may need to be loan funded. The Council intends to recover the interest costs associated with these loans using development contributions and the weighted average cost of capital methodology.

The Growth Cost (including interest) is determined using the following formula:

Growth Cost (Incl. Interest) = CAPEX for Growth + (CAPEX for Growth x Interest Factor x Debt Funding Ratio)

With the following:

Term of Loan (Yrs)	Interest Factor
1	0.06
2	0.09
3	0.12
4	0.15
5	0.18
6	0.20
7	0.23
8	0.25
9	0.28
10	0.30
11	0.33
12	0.35
13	0.37
14	0.40
15	0.42
16	0.44
17	0.46
18	0.48
19	0.50
20	0.52
21	0.53
22	0.55
23	0.57
24	0.59
25	0.60
30	0.67

Term of Loan (Yrs)	Interest Factor
40	0.79
50	0.86

Interest Rate Used = 6.5%

Repayment Period = Design Life / Payback Period (years)

Debt Funding Ratio = Calculated percentage of every capital project requiring debt funding.

Not all projects will require debt funding and this ratio is an attempt to estimate the percentage that will. This percentage is then used to reduce the interest costs on the CAPEX for Growth and hence, the amount to be recovered through development contributions.

The calculation of the Debt Funding Ratio is outlined in the Tables in Part 1. These have been prepared for each asset type in each contributing area. These tables demonstrate the relationship between existing debt, future growth costs (10 years) and the anticipated future income (10 years) from development contributions. A weighting of the debt position against the 10yr growth cost determines the debt percentage. Calculating a weighted average of these debt percentages gives the Debt Funding Ratio.

## Inflation

Inflation is applied to all projects prior to the effective date of the analysis (retrospective CAPEX), namely those with surplus capacity.

As we are assessing long run incremental average cost of growth (i.e. including past projects) it is important to have all projects in today's dollars.

Inflation is applied using the following formula and Statistics NZ indices:

$$\text{Escalation} = 0.5 (L-L')/L' + 0.5 (C-C')/C'$$

Where:

L = Labour Cost Index: Private Sector: Industry Group – Construction: All Salary and Wage Rates. Published by Statistics New Zealand: (Series ref LC1Q: SA49P1)

C = Producers Price Index: Inputs: Industry Group – Construction: Published by Statistics New Zealand: (Series ref PP1Q: SNE)

' = Represents the base year index.

## Reserve Land Contribution

The existing requirement of 27.m<sup>2</sup> per dwelling equivalent is based on the 2002 Reserves Strategy. This consists of both Local Reserves (12.5m<sup>2</sup> per residential dwelling) and Neighbourhood Reserves (15m<sup>2</sup> per residential dwelling). Although Council is moving away from these reserve classifications, the total of **27.5m<sup>2</sup>** per residential dwelling or dwelling equivalent is still considered appropriate.

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 \$28m. This is based on the 27.5m<sup>2</sup> 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 85% of this total demand is likely to be provided through the provision of vested land from developers.

The total value of reserve land that is expected to be vested in Council amounts to a total of \$23.8m for the 10-year period, which equates to an average annual value of \$1.76m for the Wakatipu Ward and \$0.62m for Wanaka. Council has not included any provision for specific reserve purchases within its 10 Year Plan 10-year capital expenditure. This is because the Asset Management Plan for Reserves does not include the necessary detail to enable this. However, Council has updated its projections in this area and has produced an indicative reserve land acquisition programme. This detail will be included in future versions of the Parks Strategy, Activity Management Plan and 10 Year Plan.

The key assumptions made in the above forecasts are summarised below for each ward. These assumptions are based on the latest growth projections and the dwelling capacity monitor.

- The portion of future development that will occur in brownfield and greenfield areas.

Development Type	Portion of future developments	
	Wakatipu	Wanaka
Brownfield (Serviced)	40%	40%
Greenfield Urban (Small)	10%	10%
Greenfield Urban (Large)	50%	50%

- The portion of future development that will make reserve land contributions through the provision of land and the portion that will make a cash contribution.

Development Type	Wakatipu		Wanaka	
	% Land	% Cash	% Land	% Cash
Brownfield (Serviced)	0%	0%	0%	0%
Greenfield Urban (Small)	3%	97%	3%	97%
Greenfield Urban (Large)	97%	3%	97%	3%

- The greenfield urban (small) developments are assumed to be capped by the statutory maximum of 20m<sup>2</sup>, while greenfield urban (large) developments are assumed to provide 27.5m<sup>2</sup>.

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

## Growth Projections

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

**Table 1 – Growth Projections – Source Data**

Contributing Area	Growth Projections Used
Wakatipu Ward	QLDC Growth Projections to 2058 (2016)
Queenstown	QLDC Growth Projections to 2058 (2016)
Arrowtown	QLDC Growth Projections to 2058 (2016)
Glenorchy	QLDC Growth Projections to 2058 (2016)
Lake Hayes	QLDC Growth Projections to 2058 (2016)
Arthur's Point	QLDC Growth Projections to 2058 (2016)
Wanaka Ward	QLDC Growth Projections to 2058 (2016)
Wanaka / Albert Town	QLDC Growth Projections to 2058 (2016)
Hawea	QLDC Growth Projections to 2058 (2016)
Luggate	QLDC Growth Projections to 2058 (2016)
Kingston	QLDC Growth Projections to 2058 (2016)
Makarora	QLDC Growth Projections to 2058 (2016)
Frankton Flats	QLDC Growth Projections to 2058 (2016)
Eastern Access Road	QLDC Growth Projections to 2058 (2016)
Shotover Country	QLDC Growth Projections to 2058 (2016)
Ladies Mile	QLDC Growth Projections to 2058 (2016)
Quail Rise	QLDC Growth Projections to 2058 (2016)

The above baseline growth projections have been adjusted to reflect the latest information regarding development plans and specific projects such as the Housing Infrastructure Fund projects for Kingston, Quail Rise and Ladies Mile.

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 i.e. accommodation, into dwelling equivalents and adding this to the number of dwellings. This is completed using land use differentials (conversion factors). These are described below:

## Land Use Differentials

Land use differentials enable all development and subdivision types (residential and non-residential) to be considered in the calculations. Non-residential activities can be described using a common unit of demand, which in this case is the dwelling equivalent. Conversion factors or land use differentials are used to convert non-residential activities into dwelling equivalents.

The land use differentials are used in several different ways in the calculation of development contributions, these being:

- 1) **Describe growth in terms of units of demand (dwelling equivalents)** – Apply *factors* (land use differentials) to the existing or past property mix (i.e. residential, accommodation, industrial) to define all property activities as dwelling equivalents. These *factors* represent the average impact/benefit of a non-residential land use in terms of dwelling equivalents and will vary for different activities. Once the property mix (i.e. commercial, accommodation etc) is defined in terms of dwelling equivalents, growth percentages can be applied to assess the total units of demand in future years.
- 2) **Apportioning asset capacity** – the model apportions asset capacity using the units of demand (dwelling equivalents) defined above in 1). These apportionments include surplus capacity at the start of the analysis period, capacity consumed during the analysis period and surplus capacity remaining at the end of the analysis period.
- 3) **Determining the number of dwelling equivalent contributions payable at the time of subdivision or development** - a non-residential subdivision or development can be converted into dwelling equivalents to enable a total development contribution payable to be calculated. See Part 4 for detailed method of application.

#### Describing Growth in Terms of Units of Demand (Dwelling Equivalents)

In terms of utilising land use differentials for the purpose of (1) above, namely describing growth in terms of dwelling equivalents, the approach is briefly described below. Tables and additional descriptions follow.

#### Water and Wastewater:

These have been assessed based on consumption for different land uses. Part 4 provides a complete description of how these were derived. These were formulated in 2001 and a review of these differentials was undertaken for 2012/13 using water use data from the calibrated water models. See Tables 1 and 2 for dwelling equivalent conversion factors.

#### Stormwater:

The stormwater differentials should reflect impermeable surface area. See Table 3. A review of the 2001 differentials was undertaken for 2012/13 using typical land areas and the current zoning rules.

#### Reserve Land, Reserve Improvements & Community Facilities:

These were prepared with the assistance of Market Economics (Doug Fairgray) in 2003 and reviewed in 2004/05 using improved data from Statistics New Zealand. These are based on time availability and therefore asset utilisation. A detailed explanation is provided below.

#### Transportation:

These were prepared with the assistance of Beca Infrastructure Limited in 2006. These are based on trip generation and therefore asset utilisation. A detailed explanation is provided below.

#### **Conversion Factors – Defining non-residential activities in terms of units of demand (dwelling equivalents)**

**Table 1 - Water Supply – Dwelling Equivalent Conversion Factors**

Land Use	Typical Dwelling Equivalents per Property	Other Characteristics of the Land Use	
RESIDENTIAL	1.00	Typical GFA m <sup>2</sup> /site	140
ACCOMMODATION	1.80	Typical GFA m <sup>2</sup> /site	200
COMMERCIAL/ INDUSTRIAL	2.00	Typical GFA m <sup>2</sup> /site	330
OTHER	1.64	Typical GFA m <sup>2</sup> /site	290
CDB ACCOM	1.80	Typical GFA m <sup>2</sup> /site	
CBD COMM	2.00	Typical GFA m <sup>2</sup> /site	330
PRIMARY INDUSTRY	1.00	Typical GFA m <sup>2</sup> /site	
COUNTRY DWELLING	1.00	Typical GFA m <sup>2</sup> /site	
MIXED USE COMM	1.00	Typical GFA m <sup>2</sup> /site	
MIXED USE ACCOM	1.00	Typical GFA m <sup>2</sup> /site	
VACANT	0.40	Typical GFA m <sup>2</sup> /site	140
RESTAURANT/BAR	2.87	Typical GFA m <sup>2</sup> /site	200

**Table 2 – Wastewater – Dwelling Equivalent Conversion Factors**

Land Use	Typical Dwelling Equivalents per Property	Other Characteristics of the Land Use	
RESIDENTIAL	1.00	Typical GFA m <sup>2</sup> /site	140
ACCOMMODATION	0.99	Typical GFA m <sup>2</sup> /site	200
COMMERCIAL/ INDUSTRIAL	1.35	Typical GFA m <sup>2</sup> /site	330
OTHER	2.07	Typical GFA m <sup>2</sup> /site	290
CBD ACCOM.	0.99	Typical GFA m <sup>2</sup> /site	200
CBD COMM.	1.35	Typical GFA m <sup>2</sup> /site	330
PRIMARY INDUSTRY	1.00	Typical GFA m <sup>2</sup> /site	
COUNTRY DWELLING	1.00	Typical GFA m <sup>2</sup> /site	
MIXED USE COMM.	1.00	Typical GFA m <sup>2</sup> /site	
MIXED USE ACCOM.	1.00	Typical GFA m <sup>2</sup> /site	
VACANT	0.00	Typical GFA m <sup>2</sup> /site	140
RESTAURANT/BAR	2.72	Typical GFA m <sup>2</sup> /site	200

**Table 3 – Stormwater – Dwelling Equivalent Conversion Factors**

Land Use	Typical Dwelling Equivalents per Property	Building Coverage (Site Standards)	Typical m <sup>2</sup> /site	Impervious Surface Area, ISA (m <sup>2</sup> )
RESIDENTIAL	1.00	40%	650	260
ACCOMMODATION	0.49	55%	231	127
COMMERCIAL	3.05	75%	1057	793
RURAL	1.00			
OTHER	1.00			
CBD ACCOMM	0.39	80%	126	101
CBD COMM	0.45	80%	146	117
MIXED USE ACCOM.	2.07	55%	977	538
MIXED USE COMM	1.73	55%	819	450

**Reserve Land, Reserve Improvements and Community Facilities – Land Use Conversion Factors**

The land use differentials are explicitly integrated into the model. The method of assessing land use differentials can be demonstrated by the following diagram.

The assessment described below was completed in 2003 and reviewed in 2004/05.



**Figure 1 – Assessment of Land Use Differentials for Reserve Land, Reserve Improvements and Community Facilities**

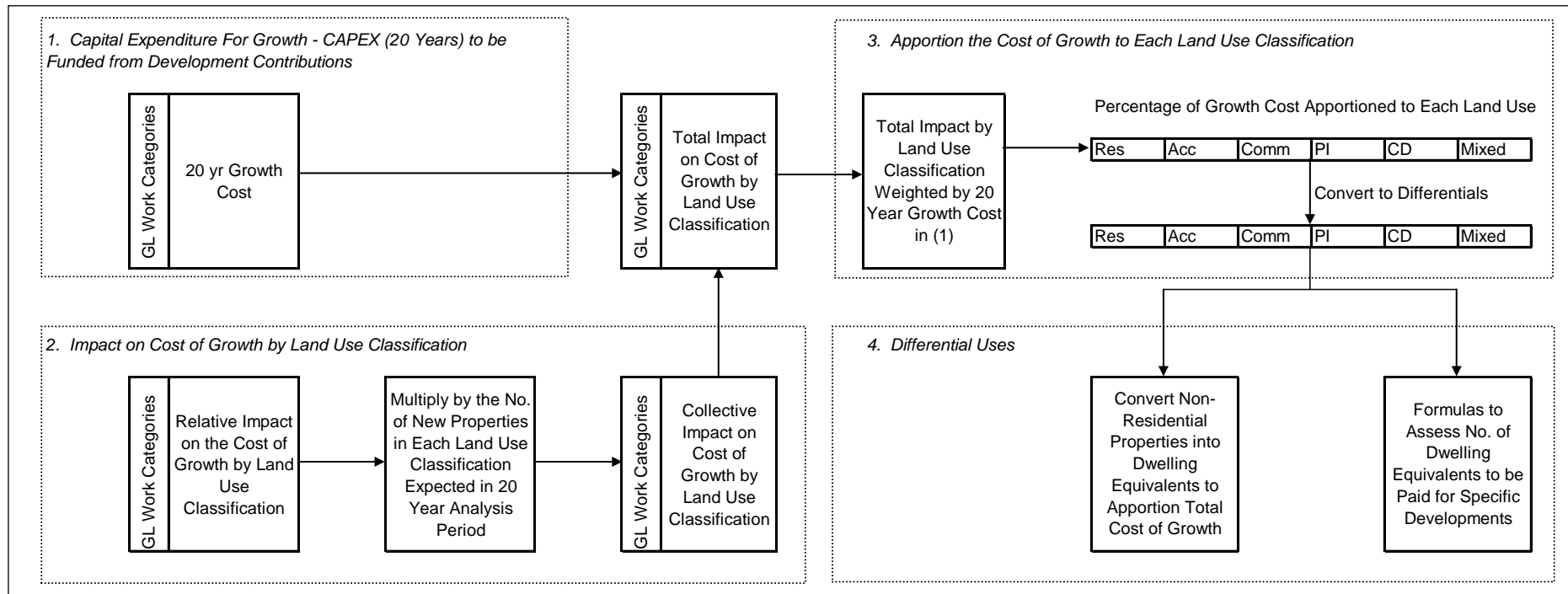


Figure 1 shows that the land use differentials have been assessed considering expenditure over a 20-year period (10 years forward and 10 years back). This should not be confused with the 10-year analysis period for assessing development contributions as the two are not related. The 20-year expenditure period is used as a weighting to define the total impact of each land use activity.

The key components (steps 1 to 3) of figure 1 are described below:

*Step 1 – Capital Expenditure for Growth – CAPEX to be Funded from Development Contributions.*

**Objective:** To provide a 20-year total of the CAPEX for growth for each General Ledger (GL) work classification. This provides the basis for weighting impact by land use (step 3).

20-years of capital expenditure for growth has been assessed using the relevant financial reports (10 years back) and Activity Management Plans (10 years forward). These have been assessed using Council’s General Ledger (GL) work classification codes.

All non-growth CAPEX has been extracted from the calculation.

*Step 2 – Impact on Cost of Growth by Land Use Classification*

**Objective:** To understand the impact on the cost of growth by land use group. This considers number, type, location and impact of different land use groups on different GL work classifications.

This step is the key element in determining the number of units of demand and determining land use differential formulas.

Table 4 shows *Relative Impact*. Relative impact assesses the impact of the typical property in each land use classification compared to one another. Statistics New Zealand's Time Use Survey 1998-99 provided a basis for this calculation. This survey provided detailed information on how much time people spent per day on different activities. This information is on an average day basis which has been determined over the study period of one year.

The relative impacts are then converted into collective impacts. Collective impact is the total impact percentage attributable to each land use on a specific GL work category. To convert relative into collective impact, the relative impact is multiplied by the number of properties in each land use classification.

The impacts have been assessed on the basis of the following typical land use parameters.

*Accommodation:*

Typical GFA/stay unit = 29m<sup>2</sup>  
 Peak Occupancy = 2 people per stay unit

*Retail/Commercial/Industrial*

Typical GFA/FTE = 30m<sup>2</sup>

Free Time Differential	Residential	Accommodation	Retail/ Commercial/ Industrial	Primary Industry	Mixed Use	Other
Wakatipu	1	4.3	0.21	1	2.2	1
Wanaka	1	3.1	0.22	1	1.8	1

**Table 4 – Relative Impacts for Typical Sized Properties in Each Land Use (Step 2)**

<b>Wakatipu</b>	<b>Residential</b>	<b>Accommodation</b>	<b>Retail/ Commercial</b>	<b>Primary Industry</b>	<b>Mixed Use</b>	<b>Other</b>
<b>Facility Usage</b>						
Parks and Reserves	100%	100%	100%	100%	100%	100%
Council Land	100%	100%	100%	100%	100%	100%
Waterway Facilities	100%	100%	0%	100%	67%	100%
Swimming Pools	100%	32%	48%	100%	60%	100%
Halls	100%	16%	0%	100%	39%	100%
Wanaka Community Centre						
Toilets	100%	100%	100%	100%	100%	100%
Community Development	100%	0%	50%	100%	50%	100%
Libraries	100%	10%	100%	100%	70%	100%
Events Centre	100%	32%	48%	100%	60%	100%
<b>Relative Impact</b>						
Parks and Reserves	1.0	4.3	0.2	1.0	2.2	1.0
Council Land	1.0	4.3	0.2	1.0	2.2	1.0
Waterway Facilities	1.0	4.3	0.0	1.0	1.4	1.0
Swimming Pools	1.0	1.4	0.1	1.0	1.3	1.0
Halls	1.0	0.7	0.0	1.0	0.8	1.0
Wanaka Community Centre	0.0	0.0	0.0	0.0	0.0	0.0
Toilets	1.0	4.3	0.2	1.0	2.2	1.0
Community Development	1.0	0.0	0.1	1.0	1.1	1.0
Libraries	1.0	0.4	0.2	1.0	1.5	1.0
Events Centre	1.0	1.4	0.1	1.0	1.3	1.0

Wanaka	Residential	Accommodation	Retail/ Commercial	Primary Industry	Mixed Use	Other
<b>Facility Usage</b>						
Parks and Reserves	100%	100%	100%	100%	100%	100%
Council Land	100%	100%	100%	100%	100%	100%
Waterway Facilities	100%	100%	0%	100%	67%	100%
Swimming Pools	100%	32%	48%	100%	60%	100%
Halls	100%	16%	0%	100%	39%	100%
Wanaka Community Centre	100%	16%	0%	100%	39%	100%
Toilets	100%	100%	100%	100%	100%	100%
Community Development	100%	0%	50%	100%	50%	100%
Libraries	100%	10%	100%	100%	70%	100%
Events Centre	50%	16%	0%	50%	30%	50%
<b>Relative Impact</b>						
Parks and Reserves	1.0	3.1	0.2	1.0	1.8	1.0
Council Land	1.0	3.1	0.2	1.0	1.8	1.0
Waterway Facilities	1.0	3.1	0.0	1.0	1.2	1.0
Swimming Pools	1.0	1.0	0.1	1.0	1.1	1.0
Halls	1.0	0.5	0.0	1.0	0.7	1.0
Wanaka Community Centre	1.0	0.5	0.0	1.0	0.7	1.0
Toilets	1.0	3.1	0.2	1.0	1.8	1.0
Community Development	1.0	0.0	0.1	1.0	0.9	1.0
Libraries	1.0	0.3	0.2	1.0	1.2	1.0
Events Centre	0.5	0.5	0.0	0.5	0.5	0.5

The relative impacts above are converted into collective impacts by multiplying them by the number of additional properties developed for each land use category in the last 10 years and the number expected in the next 10 years (20-year period).

Step 3 – Apportion Cost of Growth to Each Land Use

**Objective:** To define the percentage of the 20-year total CAPEX for growth to be contributed by each land use classification.

Weighting the impact tables for each land use, assessed in 2 above, by the 20-year CAPEX for growth provides this solution. The results of this are shown below.

**Table 5 – Proportion of growth cost to be contributed by Land Use Group**

Proportion of cost of growth		
Land Use	Wakatipu	Wanaka
Residential	51.8%	67.6%
Accommodation	39.5%	20.2%
Retail/Commercial	1.2%	1.35%
Primary Industry	3.6%	5.9%
Mixed Use	3.9%	5.0%
Other	0.03%	0.1%

These are then converted into differentials. This is completed by assuming residential = 1.0, with the other land use classifications being normalised to 1. Table 6 shows the output (and the differentials) once Table 5 has been normalised.

**Table 6 – Differentials by Land Use Group – for Community Facilities**

Land Use Differentials		
Land Use	Wakatipu	Wanaka
Residential	1 DE per dwelling	
Accommodation	1.90	2.85
Commercial	0.12	0.19
Primary Industry	1 DE per dwelling	
Other	To be individually assessed	
CBD Accommodation	1.90	2.85
CBD Commercial	0.12	0.19
Country Dwelling	1 DE per dwelling	

**Table 7 – Differentials by Land Use Group – for Reserve Land & Reserve Improvements**

Land Use Differentials		
Land Use	Wakatipu	Wanaka
Residential	1 DE per dwelling	
Accommodation	1.90	2.85
Commercial	-	-
Primary Industry	0.66 DE's per dwelling	
Other	To be individually assessed	
CBD Accommodation	1.90	2.85
CBD Commercial	-	-
Country Dwelling	0.66 DE's per dwelling	

Note: Non-residential developments are not levied a Reserve Improvements or a Reserve Land contribution.

Note: that Primary Industry and Country Dwellings have been assumed to only use a local reserve 25% as much as a Residential Dwelling would but the benefit from a neighbourhood reserve is considered to be the same for all dwelling types. This assumption therefore reduces the Reserve Land - Land Use Differential for Primary Industry and Country Dwellings down to 0.66 for both Wakatipu and Wanaka.

## Transportation – Land Use Conversion Factors

The land use differentials are explicitly integrated into the model. The method of assessing land use differentials can be demonstrated by the following diagram. The assessment described below was completed in 2009.

**Figure 2 – Assessment of Land Use Differentials for Transportation**

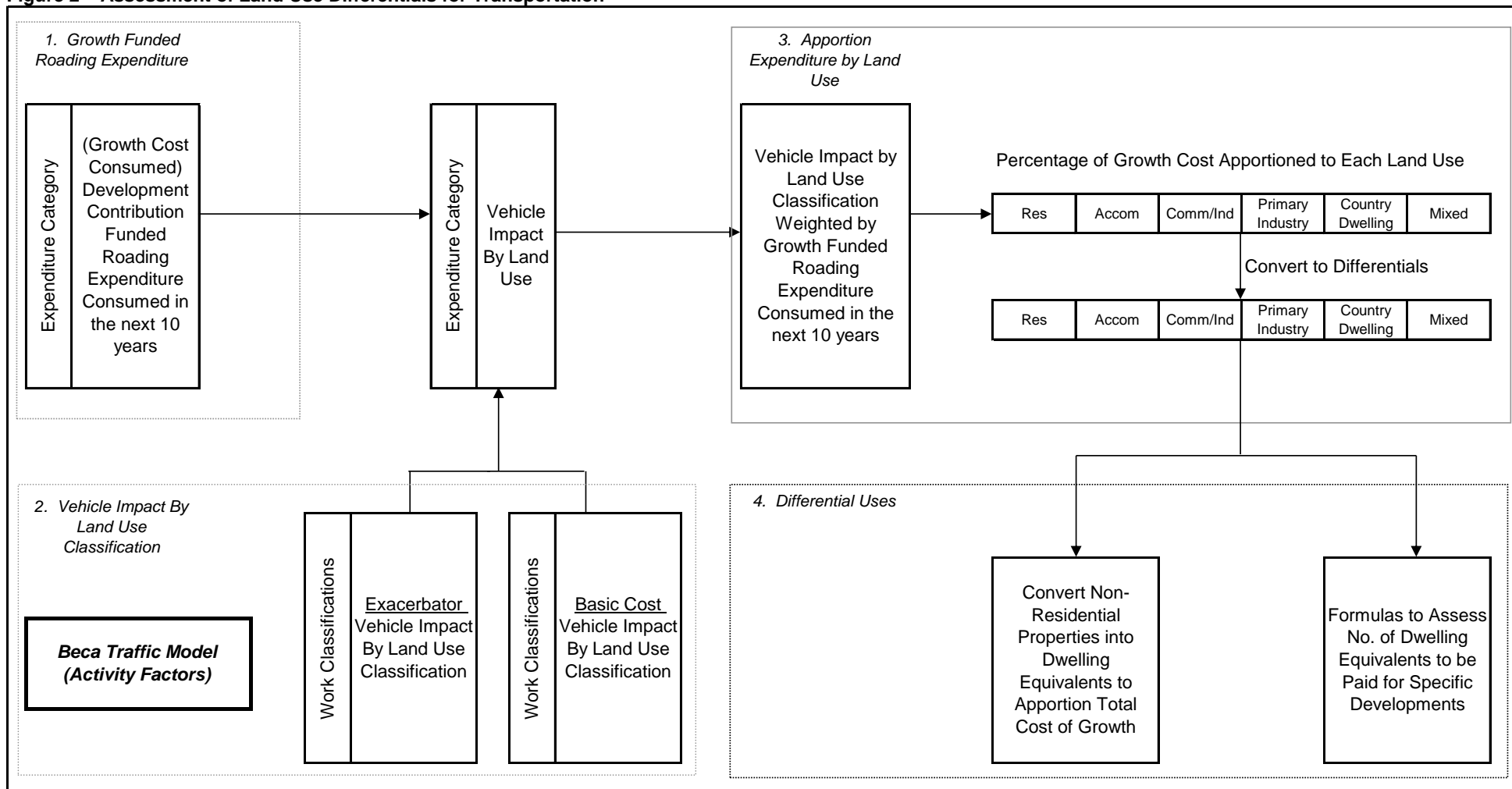


Figure 2 shows that the land use differentials have been assessed considering growth CAPEX consumed over a 10-year period (10 years forward). The 10-year period is used as a weighting to define the total impact of each land use activity.

The key components (steps 1 to 3) of figure 1 are described below:

*Step 1 – Capital Expenditure for Growth – CAPEX to be Funded from Development Contributions.*

Objective: To provide a 10-year total of the consumed CAPEX for growth for each General Ledger (GL) work classification. This provides the basis for weighting impact by land use (step 3).

10-years of consumed capital expenditure for growth has been assessed using past expenditure and the Transportation Activity Management Plan (10 years forward). These have been assessed using Council's General Ledger (GL) work classification codes.

All non-growth CAPEX has been extracted from the calculation.

*Step 2 – Impact on Cost of Growth by Land Use Classification*

Objective: To understand the impact on the cost of growth by land use group. This considers number, type, location and impact of different land use groups on different GL work classifications.

This step is the key element in determining the number of units of demand and determining land use differential formulas.

Tables 9 and 10 show Relative Impacts. Relative impacts assess the impact of the typical property in each land use classification compared to one another. Beca's activity model provided the basis for this calculation. This model considers the trip generation on an average day from each land use classification and also considers the exacerbator components associated with each land use classification. The concept of "exacerbators" separates the proportion of costs which can be related to specific activities or land use categories and allocates them in proportion to their relative contribution to those costs.

An example of this is kerb and channel construction where 65% of the growth cost is attributed to urban. This 65% is then further apportioned to the urban properties. In this instance the 65% is equally shared between residential, accommodation and commercial.

The relative impacts are then converted into collective impacts. Collective impact is the total impact percentage attributable to each land use on a specific GL work category. To convert relative into collective impact, the relative impact is multiplied by the number of new dwelling equivalents expected over the next 10 years in each land use classification.

The impacts have been assessed on the basis of the following typical land use parameters.

**Table 8 – Trip Generation by Land Use Group**

<b>Wakatipu:</b>			
	<b>Average</b>		<b>Trip Generation</b>
	<b>Size</b>	<b>unit</b>	<b>Rate per Unit</b>
Residential	1	Dwell	7.5
Accommodation	5.5	Units	3.5
Commercial/Industrial	256	m <sup>2</sup>	0.17
Primary Industry	26.9	ha	0.41
Country Dwelling	1	Dwell	6
Mixed Use	1	Dwell	15

<b>Wanaka:</b>			
	<b>Average</b>		<b>Trip Generation</b>
	<b>Size</b>	<b>unit</b>	<b>Rate per Unit</b>
Residential	1	Dwell	7.5
Accommodation	5.4	Units	3.5
Commercial/Industrial	316	m <sup>2</sup>	0.15
Primary Industry	40.5	ha	0.27
Country Dwelling	1	Dwell	6
Mixed Use	1	Dwell	15

**Table 9 – Relative Impact – Basic Cost**

**Wakatipu**

Activity	Grouping	Residential	Accommodation	Commercial /Industrial	Primary Industry	Country Dwelling	Mixed Use Commercial	Mixed Use Accommodation
Structures	A	1	2.9	6.6	1.5	0.8	2.4	3.8
Footpaths and Streetlighting	B	1	2.9	6.6	1.5	0.8	2.4	3.8
General Activities	C	1	2.9	6.6	1.5	0.8	2.4	3.8
Town Centres	D	1	2.9	6.6	1.5	0.8	2.4	3.8
Seal Extensions	E	1	2.9	6.6	1.5	0.8	2.4	3.8
Reseals	F	1	2.9	6.6	1.5	0.8	2.4	3.8
Rehabilitations	G	1	2.9	6.6	1.5	0.8	2.4	3.8
Power Reticulation Undergrounding	H	1	1	1	1	1	1	1
Noxious Weeds	I	1	1	1	1	1	1	1
Maintenance Metalling	J	1	2.9	6.6	1.5	0.8	2.4	3.8
Dust Suppression	K	1	2.9	6.6	1.5	0.8	2.4	3.8
Services	L	1	2.9	6.6	1.5	0.8	2.4	3.8

**Wanaka**

Activity	Grouping	Residential	Accommodation	Commercial /Industrial	Primary Industry	Country Dwelling	Mixed Use Commercial	Mixed Use Accommodation
Structures	A	1	2.5	6.6	1.5	0.8	2.4	3.8
Footpaths and Streetlighting	B	1	2.5	6.6	1.5	0.8	2.4	3.8
General Activities	C	1	2.5	6.6	1.5	0.8	2.4	3.8
Town Centres	D	1	2.5	6.6	1.5	0.8	2.4	3.8
Seal Extensions	E	1	2.5	6.6	1.5	0.8	2.4	3.8
Reseals	F	1	2.5	6.6	1.5	0.8	2.4	3.8
Rehabilitations	G	1	2.5	6.6	1.5	0.8	2.4	3.8
Power Reticulation Undergrounding	H	1	1	1	1	1	1	1
Noxious Weeds	I	1	1	1	1	1	1	1
Maintenance Metalling	J	1	2.5	6.6	1.5	0.8	2.4	3.8
Dust Suppression	K	1	2.5	6.6	1.5	0.8	2.4	3.8
Services	L	1	2.5	6.6	1.5	0.8	2.4	3.8



**Table 10 – Relative Impact – Exacerbator Cost**

**Wakatipu**

Activity	Grouping	Residential	Accommodation	Commercial /Industrial	Primary Industry	Country Dwelling	Mixed Use - Commercial	Mixed Use - Accommodation
Structures	A	-	1.00	0.71	0.25	0.01	-	-
Footpaths and Streetlighting	B	1.00	1.00	1.00	-	-	-	-
General Activities	C	-	1.00	0.71	0.25	0.01	-	-
Town Centres	D	-	1.00	0.71	-	-	-	-
Seal Extensions	E	-	-	-	-	1.00	-	-
Reseals	F	-	1.00	0.71	0.25	0.01	-	-
Rehabilitations	G	-	1.00	0.71	0.25	0.01	-	-
Power Reticulation Undergrounding	H	-	-	-	-	-	-	-
Noxious Weeds	I	-	-	-	1.00	1.00	-	-
Maintenance Metalling	J	-	-	-	1.00	1.00	-	-
Dust Supression	K	-	-	-	1.00	1.00	-	-
Services	L	1.00	1.00	1.00	1.00	1.00	1.00	1.00

**Wanaka**

Activity	Grouping	Residential	Accommodation	Commercial /Industrial	Primary Industry	Country Dwelling	Mixed Use - Commercial	Mixed Use - Accommodation
Structures	A	-	1.00	1.10	0.29	0.01	-	-
Footpaths and Streetlighting	B	1.00	1.00	1.00	-	-	-	-
General Activities	C	-	1.00	1.10	0.29	0.01	-	-
Town Centres	D	-	1.00	1.00	-	-	-	-
Seal Extensions	E	-	-	-	-	1.00	-	-
Reseals	F	-	1.00	1.10	0.29	0.01	-	-
Rehabilitations	G	-	1.00	1.10	0.29	0.01	-	-
Power Reticulation Undergrounding	H	-	-	-	-	-	-	-
Noxious Weeds	I	-	-	-	1.00	1.00	-	-
Maintenance Metalling	J	-	-	-	1.00	1.00	-	-
Dust Supression	K	-	-	-	1.00	1.00	-	-
Services	L	1.00	1.00	1.00	1.00	1.00	1.00	1.00

In addition to table 10 an urban exacerbator component has been allowed for against the major growth projects that are required due to congestion, namely; Advanced Property Purchase, New Roads, Studies and Strategies. In this instance 60% of the growth cost has been equally shared between residential, mixed use commercial and mixed-use accommodation.

Wakatipu

Table 11 – Collective Impact – Combining Basic and Exacerbator Cost Components

Exacerbator Types	COMBINED - COLLECTIVE IMPACT	Growth CAPEX Consumed in 10yr Period	EXACERBATOR Percentage	Residential	Accommodation	Commercial/Industrial	Primary Industry	Country Dwelling	Mixed Use - Comm	Mixed Use - Accom
Urban	Advance property purchase	670,771	60%	76%	12%	12%				
-	Carparking Facilities	1,116,172	0%	40%	30%	30%				
-	Associated improvements	225,488	0%	40%	30%	30%				
-	Community programmes	0	0%	40%	30%	30%				
Urban	Cycle facilities	1,627,200	65%	61%	23%	16%				
-	Demand management	0	0%	40%	30%	30%				
-	Drainage renewals	356,828	0%	40%	30%	30%				
-	Emergency Works Contingency	0	0%	40%	30%	30%				
-	Environmental renewals	34,328	0%	40%	30%	30%				
Urban	Kerb & Channel Construction	17,198	65%	61%	23%	16%				
-	Minor Improvements	742,650	0%	40%	30%	30%				
-	New roads	13,314,971	0%	40%	30%	30%				
-	New traffic management facilities	1,531,674	0%	40%	30%	30%				
HCV	Other Structures	0	30%	28%	44%	28%				
-	Passenger transport facilities ops & mtce	0	0%	40%	30%	30%	Included into residential	Included into residential	Included into commercial	Included into accommodation
Urban	Passenger transport infrastructure	1,463,933	65%	61%	23%	16%				
-	Passenger transport road improvements	0	0%	40%	30%	30%				
Urban	Pedestrian and cycle facilities	0	65%	61%	23%	16%				
Comm/Accom	Pedestrian facilities	7,559,545	50%	20%	54%	27%				
-	Power Reticulation Undergrounding	0	0%	73%	19%	8%				
-	Preventive maintenance	10,680	0%	40%	30%	30%				
-	Property purchase (local roads)	130,072	0%	40%	30%	30%				
HCV	Replacement of bridges & other structures	37,503	30%	28%	44%	28%				
HCV	Road reconstruction	931,139	50%	20%	54%	27%				
-	Roading General	286,573	0%	40%	30%	30%				
Rural	Seal extension	211,874	65%	79%	11%	10%				
HCV	Sealed road pavement rehabilitation	2,552,002	50%	20%	54%	27%				
HCV	Sealed road resurfacing	1,232,948	50%	20%	54%	27%				
Comm/Accom	Street Furniture	5,071	50%	20%	54%	27%				
Urban	Streetlighting	60,457	65%	61%	23%	16%				

Exacerbator Types	COMBINED - COLLECTIVE IMPACT	Growth CAPEX Consumed in 10yr Period	EXACERBATOR Percentage	Residential	Accommodation	Commercial/Industrial	Primary Industry	Country Dwelling	Mixed Use - Comm	Mixed Use - Accom
HCV	Structures component replacements	24,655	30%	28%	44%	28%				
Urban	Studies and strategies	678,396	60%	76%	12%	12%				
Comm/Accom	Town Centre Improvements	444,620	50%	20%	54%	27%				
-	Traffic management	0	0%	40%	30%	30%				
-	Traffic services renewals	335,894	0%	40%	30%	30%				
Rural	Unsealed road metalling	395,788	65%	79%	11%	10%				
		<b>35,998,428</b>								

## Wanaka

Exacerbator Types	COMBINED - COLLECTIVE IMPACT	Growth CAPEX Consumed in 10yr Period	EXACERBATOR Percentage	Residential	Accommodation	Commercial / Industrial	Primary Industry	Country Dwelling	Mixed Use - Comm	Mixed Use - Accom
Urban	Advance property purchase	-	60%	87%	4%	9%				
Comm/Accom	Carparking Facilities	212,613	0%	66%	11%	23%				
-	Associated improvements	38,897	0%	66%	11%	23%				
-	Community programmes	-	0%	66%	11%	23%				
Urban	Cycle facilities	33,308	65%	81%	8%	11%				
-	Demand management	-	0%	66%	11%	23%				
-	Drainage renewals	204,921	0%	66%	11%	23%				
-	Emergency Works Contingency	-	0%	66%	11%	23%				
-	Environmental renewals	14,097	0%	66%	11%	23%				
Urban	Kerb & Channel Construction	19,179	65%	81%	8%	11%				
-	Minor Improvements	1,116,186	0%	66%	11%	23%	Included into residential	Included into residential	Included into commercial	Included into accommodation
-	New roads	354,319	0%	66%	11%	23%				
-	New traffic management facilities	-	0%	66%	11%	23%				
HCV	Other Structures	-	30%	46%	24%	30%				
-	Passenger transport facilities ops & mtce	-	0%	66%	11%	23%				
Urban	Passenger transport infrastructure	5,594	65%	81%	8%	11%				
-	Passenger transport road improvements	-	0%	66%	11%	23%				
Urban	Pedestrian and cycle facilities	-	65%	81%	8%	11%				
Comm/Accom	Pedestrian facilities	485,741	50%	33%	33%	34%				
-	Power Reticulation Undergrounding	-	0%	90%	6%	5%				
-	Preventive maintenance	325	0%	66%	11%	23%				
-	Property purchase (local roads)	15,513	0%	66%	11%	23%				
HCV	Replacement of bridges & other structures	24,510	30%	46%	24%	30%				

Exacerbator Types	COMBINED - COLLECTIVE IMPACT	Growth CAPEX Consumed in 10yr Period	EXACERBATOR Percentage	Residential	Accommodation	Commercial / Industrial	Primary Industry	Country Dwelling	Mixed Use - Comm	Mixed Use - Accom
HCV	Road reconstruction	460,837	50%	33%	32%	35%				
-	Roading General	77,560	0%	66%	11%	23%				
Rural	Seal extension	885,173	65%	88%	4%	8%				
Rural/Urban	Seal extension - residential	979,421	65%	88%	4%	8%				
HCV	Sealed road pavement rehabilitation	335,566	50%	33%	32%	35%				
HCV	Sealed road resurfacing	717,929	50%	33%	32%	35%				
Comm/Accom	Street Furniture	3,344	50%	33%	33%	34%				
Urban	Streetlighting	36,821	65%	81%	8%	11%				
HCV	Structures component replacements	11,232	30%	46%	24%	30%				
Urban	Studies and strategies	-	60%	87%	4%	9%				
Comm/Accom	Town Centre Improvements	65,280	50%	33%	33%	34%				
-	Traffic management	-	0%	66%	11%	23%				
-	Traffic services renewals	214,743	0%	66%	11%	23%				
Rural	Unsealed road metalling	283,448	65%	88%	4%	8%				
		<b>6,596,557</b>								

### Step 3 – Apportion Cost of Growth to Each Land Use

**Objective:** To define the percentage of the 10-year total consumed CAPEX for growth to be contributed by each land use classification.

Weighting the impact tables for each land use, assessed in 2 above, by the 10-year consumed CAPEX for growth provides this solution. The results of this are shown below.

**Table 12 - Proportion of consumed growth cost to be contributed by Land Use Group**

	Wakatipu	Wanaka
Residential	36.6%	63.2%
Accommodation	37.0%	15.4%
Commercial/Industrial	26.5%	21.5%
	<b>100%</b>	<b>100%</b>

These are then converted into differentials. This is completed by assuming residential = 1.0, with the other land use classifications being normalised to 1. Table 14 shows the output (and the differentials) once Table 12 has been normalised.

The commercial and industrial land use category (previously commercial) has been split into separate categories to recognise that the demand on transportation for industrial developments is significantly different to other commercial activities.

The method used to calculate a differential for the commercial and industrial categories are based on Beca's latest traffic activity model. The vehicle impact of the respective categories is normalised against the existing combined category. The method is summarised in the following table:

**Table 13 - Commercial and Industrial Differentials**

Wakatipu	Property Size (m <sup>2</sup> )	Trip Rate (vpd/100m <sup>2</sup> )	HCV %	HCV Factor	Vehicle Impact (per property)	Differential
Commercial/Industrial	288	17.2	3.1%	1.9	50.9	6.37
Commercial	278	22.4	1.4%	1.9	63.1	7.88
Industrial	310	6.6	15.0%	1.9	23.2	2.91
<b>Wanaka</b>						
Commercial/Industrial	331	15.1	4.2%	4.3	56.8	6.56
Commercial	313	22.4	1.4%	4.3	73.3	8.48
Industrial	355	6.6	15.0%	4.3	35.2	4.08

The separate differentials and average gross floor areas have been added to the following table.

**Table 14 - Differentials by Land Use Group**

	Wakatipu	Wanaka
Residential	1.00	1.00
Accommodation	3.81	3.74
Commercial	7.88	8.48
Industrial	2.91	4.08
Primary Industry	1.00	1.00
Country Dwelling	1.00	1.00
Mixed Use – Commercial	2.34	2.39
Mixed Use - Accommodation	1.70	1.68

### Eastern Access Road

A similar method is used to calculate the differentials for developments within the Eastern Access Road contributing area.

**Table 15 – EAR Differentials by Land Use Group**

Land use	Per typical property	Typical property size	DE per 100m <sup>2</sup>
Residential	1.00		1DE per dwelling unit
Accommodation	2.89	212 m <sup>2</sup>	1.36 DE/100m <sup>2</sup>
Commercial	8.31	278 m <sup>2</sup>	2.99 DE/100m <sup>2</sup>
Industrial	2.73	310 m <sup>2</sup>	0.88 DE/100m <sup>2</sup>

### Asset Schedules

A copy of the Asset Schedules can be obtained upon request from QLDC offices. The schedules show for each project/asset funded from development contributions:

- The total capital cost,
- The proportion of the capital cost that QLDC proposes to recover through development contributions,
- The proportion of the capital cost that QLDC proposes to recover from other sources,
- Proportion of the Capital Cost that QLDC proposes to recover in the 2018/19 Policy (over the next 10 years).

## **PART 4**

### **Assessing Contributions for Subdivisions and Developments**

Method for assessing development contributions payable for:

- Water Supply
- Wastewater
- Stormwater
- Reserve Land
- Reserve Improvements
- Community Facilities
- Transportation

#### **Introduction**

The primary objective here is to provide a means for calculating a fair development contribution for a non-residential development of any type and size. The calculations below provide differentials (multipliers) in terms of dwelling equivalents.

#### **Land Use Differentials Table**

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).

Table 16 - Land Use Differentials

	Water Supply	Wastewater	Stormwater	Community Facilities		Reserve Improvements & Reserve Land		Transportation		Transportation - Eastern Access Road
Category	Dwelling Equivalents per 100m <sup>2</sup> GFA	Dwelling Equivalents per 100m <sup>2</sup> GFA	Dwelling Equivalents per 100m <sup>2</sup> Impervious Surface Area	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wakatipu	Dwelling Equivalents per 100m <sup>2</sup> GFA for Wanaka	Dwelling Equivalents per 100m <sup>2</sup> GFA
Residential	1 Dwelling Equivalent (DE) per unit									
Residential Flat	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Multi-Unit Residential	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Country Dwelling	Treated as residential if connected to council supply					0.66 DE's per Dwelling		1.0 DE's per Dwelling		
Retirement units	0.68 per unit	0.60 per unit	0.38	0.65 per unit		0.41 per unit		0.35 per unit		
Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	1.88	2.25	1.36
Commercial	0.60	0.41	0.38	0.04	0.06	n/a	n/a	2.83	2.71	2.99
Industrial	0.60	0.41	0.38	0.04	0.06	n/a	n/a	0.94	1.15	0.88
Other	To be individually assessed at the time of application									
Childcare Centre	0.63	0.77	0.38	0.04	0.06	n/a	n/a	4.29	4.29	4.29
CBD Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	1.88	2.25	-
CBD Commercial	0.60	0.41	0.38	0.04	0.06	n/a	n/a	2.83	2.71	-
Mixed Use Accomm.	1 DE per Dwelling		0.38	0.97	1.18	0.97	1.18	0.89	0.93	1.09
Mixed Use Comm.	1 DE per Dwelling		0.38	0.76	0.76	1 DE per Dwelling		1.32	1.46	1.50
Primary Industry	As per residential					0.66 DE's per Dwelling		1.0 DE's per 27Ha	1.0 DE's per 41Ha	-
Restaurant/Bar	1.42	1.34	0.38	0.04	0.06	n/a	n/a	2.83	2.71	2.99
Unusual Developments	To be individually assessed at the time of application									

Note: A residential property is always 1 Dwelling Equivalent (DE) or has 140m<sup>2</sup> GFA and 260m<sup>2</sup> impervious surface area (ISA). Gross Floor Area (GFA) is defined, as in the Partially Operative District Plan, as 'the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings'. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.

The detailed methodology and formulas used to develop the above table are explained in the following sections...



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

**Table 17 - Gross Floor Area (GFA) Estimates**

Land Use	Estimated GFA (or equivalent)	Impervious Surface Area (ISA) - used for stormwater calculation
Residential	One dwelling equivalent per lot.	One dwelling equivalent per lot.
Rural Lifestyle and Rural Residential	One dwelling equivalent per lot.	One dwelling equivalent per lot.
Rural General	One Country dwelling equivalent per lot - (refer to the Dwelling Equivalent Calculation Table on page 146)	One Country dwelling equivalent per lot - (refer to the Dwelling Equivalent Calculation Table on page 146).
Non-residential: Commercial / Industrial/restaurant /Bar/Visitor accommodation	50m <sup>2</sup> gross floor area for lots <= 500m <sup>2</sup> 100m <sup>2</sup> gross floor area for lots > 500m <sup>2</sup> <= 2,000m <sup>2</sup> 400m <sup>2</sup> gross floor area for lots >2,000m <sup>2</sup>	62.5m <sup>2</sup> ISA for lots <= 500m <sup>2</sup> . 125m <sup>2</sup> ISA for lots > 500m <sup>2</sup> <= 2,000m <sup>2</sup> 500m <sup>2</sup> ISA for lots >2,000m <sup>2</sup>

All land use categories are defined in the rating policy with the exception of those listed below. For the purpose of assessing development contributions these exceptions are:

Residential Flats

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

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

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

Multi Unit Residential Developments

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

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

Mixed Use Accommodation

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

Commercial and Industrial - All rating units used exclusively or principally for commercial activities excluding properties categorised as Hydro-Electric Power, Accommodation, CBD Accommodation, Primary Industry, or pursuant to clause 11 (Mixed Use Apportioned) or clause 7 (CBD Commercial).

All developments that fall within the above definition will be assessed for development contributions based on the following groupings:

Commercial

- Retail,
- Recreation
- Tourist operations,
- Offices,
- Rest homes

Industrial

- Industrial,
- Transport,
- Utility services,
- Storage

Restaurant/Bar - any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale of Liquor Act 1989.

## Water Supply Dwelling Equivalents

The proposed equation for calculating the number of dwelling equivalents for the development contribution for water supply is shown below:

### Equation 1 - Water Supply Dwelling Equivalent Calculation

$$\text{Water Supply Dwelling Equivalents} = \text{Differential} * \left( \frac{\text{GFA}}{\text{GFA}_{\text{Average}}} \right)$$

#### Where:

**Differential** = Land Use Differential  
**GFA** = Gross Floor Area (m<sup>2</sup>)  
**GFA<sub>Average</sub>** = Average Gross Floor Area (GFA) for the land use activity (m<sup>2</sup>)

The equation is designed to assess the growth impact on the water supply network for both the type (land use) and size of a development. The equation returns the number of dwelling equivalents.

**Table 18 – Water Land Use Differentials**

Category	Differential
Residential	1.00
Retail/Commercial	2.00
Restaurant/Bar	2.87
Accommodation	1.80

### Equation 2 - Differential Calculation

$$\text{Differential} = \left( \text{WCF} * 60\% * \frac{\text{GFA}_{\text{Average}}}{140} \right) + \text{NCF} * 40\%$$

#### Where:

**Differential** = Land Use Differential  
**WCF** = Working Charge Factor  
**60%** = Working Charge Impact Factor (WCIF)  
**GFA<sub>Average</sub>** = Average Gross Floor Area (GFA) for the land use activity (m<sup>2</sup>)  
**140** = Average Gross Floor Area (GFA) for a residential dwelling (m<sup>2</sup>)  
**NCF** = Network Charge Factor  
**40%** = Network Charge Impact Factor

The equation is aimed at two specific cost centres. The first is a working charge and the second is a network charge.

The working charge is to mitigate the effects on the network from additional consumption. The objective here is to recognise the marginal cost of the additional development in terms of water consumption i.e. it recognises the type of land use and the size of that development.

The network charge is a fixed charge by land use category. This component of the charge is based on the additional capacity for firefighting.

The derivation of the separate charges, are described below.

### The Working Charge

**Definition:** The marginal cost of growth on the water supply network recognising both the type (land use category) and the size of a development.

The working charge is represented by this part of the equation:

### Equation 3 - Working Charge Component

$$\text{Working Charge} = \text{WCF} * \left( \frac{\text{GFA}}{140} \right) * \text{WCIF}$$

The working charge component in **Equation 3** has been designed to recognise the effect of both the type and the size of a development on the water supply network. The components of the equation are described below.

The Working Charge Factor (WCF).

The Working Charge Factor assesses the impact of different land uses relative to the impact of a residential dwelling. In essence it assesses the per person water consumption for retail, restaurants, industrial and accommodation developments relative to a residential dwelling.

By approaching the problem in this manner, we are able to remove the problem of double dipping. An example of double dipping is where a visitor uses local accommodation. Their total water consumption is unlikely to be fully undertaken at their place of accommodation. They are likely to also use restaurants and perhaps other residential properties. Therefore, the impact of an additional visitor should not be entirely reflected in the accommodation differential. A similar situation occurs with permanent residents that go to work. We can conclude that an individual's total water consumption cannot be attributed to one land use category.

Data from the calibrated water supply network models was used for assessing the relative consumptions by land use types. This differs from previous policy where a textbook or sample water meter data was analysis was completed. The figures supporting this analysis can be found in Table A1 in Appendix A.

Table A1 in Appendix A firstly shows water consumption by land use types. The average water consumption for each land use type has then been converted to peak consumption per 100 m<sup>2</sup> GFA.

The working charge factors are as follows:

**Table 19 – Water Working Charge Factors**

Category	Working Charge Factor (WCF)
Residential	1.00
Retail/Commercial	0.59
Restaurant/Bar	1.98
Accommodation	0.59

The flows used for this analysis are from the 2011/12 summer peak. The split between retail/commercial and restaurant/bar land uses was completed using data from the 2015 differentials analysis.

Other parts of the Working Charge.

There are two other parts of the equation namely, “GFA/140” and “WCIF”.

The “GFA/140” takes the GFA of the development (see above for estimates of GFA for each land use) and divides it by 140 m<sup>2</sup> to bring it back to a dwelling equivalent. The 140 m<sup>2</sup> is the average GFA for a residential dwelling.

The WCIF – Working Charge Impact Factor, is used to assess the relative infrastructure cost impact of the Working Charge compared to the Network Charge. The derivation of both WCIF and the NCIF can be found below.

**The Network Charge**

**Definition:** Charge for additional infrastructure over and above that required for consumption.

The part of the equation relating to the Network Charge is:

**Equation 4 - The Network Charge**

$$Network\ Charge = NCF * NCIF$$

In effect the network charge is to cover the provision for fire flows. Fire flows, demand greater infrastructure capacity than that needed for consumption (working charge). The land use category and location of that land use has an effect on the infrastructure that Council is required to supply.

The Network Charge Factor (NCF)

The Network Charge Factor has been calculated considering the impact of the 2003 New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.

See Table A2 in Appendix A for further details of the calculation. The basis for this calculation, namely costs, can be found in Table A3 in Appendix A.

The NCF is assessed relative to a residential dwelling (dwelling equivalent). The calculation takes into account a differential for reticulation, hydrants and storage. Fire risk classifications, including relative proportions of that fire risk have been applied to each land use category.

The Network Charge Factors for water supply are as follows: (Refer Table A2 - Appendix A)

**Table 20 - Water Network Charge Factors**

Land Use Category	Network Charge Factor (NCF)
Residential	1.00
Retail/Commercial	2.92
Restaurants	2.92
Accommodation	3.25

The Network Charge Impact Factor (NCIF)

This is similar to the Working Charge Factor. See description provided below.

**Impact Factors**

There are two impact factors namely the Working Charge Impact Factor (WCIF) and the Network Charge Impact Factor (NCIF). These recognise the relative cost of the working (consumption) and the network components of the water supply infrastructure.

Table 21 shows the impact factors. Refer to Table A4 in Appendix A for further details of the calculation.

**Table 21 - Water Impact Factors**

Working Charge Impact Factor (WCIF)	60%
Network Charge Impact Factor (NCIF)	40%

## Wastewater Dwelling Equivalents

The wastewater differential does not challenge us with the same difficulties that the water supply differential does. The network charge component of the water differential equation can be removed, as sewerage assets do not have the requirement for additional facilities such as firefighting. Taking out the network charge component removes the need for the Working Charge Impact Factor (WCIF).

Data from the calibrated wastewater network models was used for assessing the relative consumptions by land use types. This differs from previous policy where the water consumption data was used with an assumed irrigation factor.

The equation to be used is as follows:

### Equation 4 – Wastewater Dwelling Equivalent Calculation

$$\text{Wastewater Dwelling Equivalents} = \text{WCF} * \frac{\text{GFA}}{140}$$

**Where:**

**WCF** = Working Charge Factor

**GFA** = Gross Floor Area (m<sup>2</sup>)

**140** = Average Gross Floor Area (GFA) for a residential dwelling

See Table A1 in Appendix A for the calculation of the wastewater working charge factors.

The wastewater working charge factors are as follows:

**Table 22 - Wastewater Working Charge Factors**

Category	Working Charge Factors (WCF)
Residential	1.00
Retail/Commercial	0.58
Restaurant/Bar	1.90
Accommodation	0.69

The flows used for this analysis are from the 2011/12 summer peak. The split between retail/commercial and restaurant/bar land uses was completed using data from the 2015 differentials analysis.

## Stormwater Dwelling Equivalents

The number of stormwater dwelling equivalents is simply a ratio of the Impermeable Surface Area (ISA) of the development over the typical ISA for a residential dwelling.

### Equation 5 – Stormwater Dwelling Equivalent Calculation

$$\text{Stormwater Dwelling Equivalents} = \frac{\text{ISA}}{260}$$

**Where:**

**ISA** = Impermeable Surface Area (m<sup>2</sup>)

**260** = Typical Impermeable Surface Area (ISA) for a residential dwelling

The ISA for a development can be estimated using the following table if the actual ISA is not known at the time of calculating the development contribution.

**Table 23 - Impermeable Surface Area (ISA) Estimates**

Land Use	Building Coverage (Site Standards)
ACCOMMODATION	55%
COMMERCIAL	75%
CBD ACCOMMODATION	80%
CBD COMMERCIAL	80%
MIXED ACCOMMODATION	55%
MIXED COMMERCIAL	55%

## Reserve Land, Reserve Improvements and Community Facilities

The following are applied against both the **Land** and **Cash** components of the contributions.

See Part 3 for derivation of the differentials for Reserve Land, Reserve Improvements and Community Facilities. Part 3 described the usage of differentials for assessing growth and in particular the number of dwelling equivalents to apportion the cost of growth by. Formulas here are provided for assessing contributions at the time of subdivision and development.

### Application of Differentials

The following formula defines the number of dwelling equivalents to be paid towards non-residential subdivisions and development for both **land** and **cash** contributions.

The equation to be used is as follows:

### Equation 6 – Reserve Land, Reserve Improvements & Community Facilities Dwelling Equivalent Calculation

$$Dwelling\ Equivalents = Differential * \left( \frac{GFA}{GFA_{Average}} \right)$$

#### Where:

**Differential** = Land Use Differential  
**GFA** = Gross Floor Area (m<sup>2</sup>)  
**GFA<sub>Average</sub>** = Average Gross Floor Area (GFA) for the land use activity (m<sup>2</sup>)

See Part 3 for the calculation of the Reserve Land Use Differentials.

The Land Use Differentials for reserve land, reserve improvements and community facilities are as follows:

**Table 24 Reserve Land, Reserve Improvements & Community Facilities Land Use Differentials**

	Reserve Land & Reserve Improvements		Community Facilities	
	Wakatipu	Wanaka	Wakatipu	Wanaka
Residential		1 DE per dwelling		
Accommodation	1.90	2.85	1.90	2.85
Commercial	-	-	0.12	0.19
Primary Industry	0.66 DE's per dwelling		1 DE per dwelling	
Other		To be individually assessed		
CBD				
Accommodation	1.90	2.85	1.90	2.85
CBD Commercial	-	-	0.12	0.19
Country Dwelling	0.66 DE's per dwelling		1 DE per dwelling	

**Table 25 – Reserve Land, Reserve Improvements and Community Facilities Average Gross Floor Areas**

Land Use	Wakatipu	Wanaka
Residential	140	148
Accommodation	212	166
Commercial	278	331

### Reserve Land Contributions

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

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 relating to urban or township have been calculated as averages as follows:

Category of Land	Land Value	
	WAKATIPU WARD	WANAKA
Urban	\$615/m <sup>2</sup>	\$470/m <sup>2</sup>
Township	\$270/m <sup>2</sup>	\$255/m <sup>2</sup>

These values will be reviewed yearly; however, as these values are subject to Section 203 of the Local Government Act 2002 which allows the following maximum contributions (see following clause).

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:

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

Maximum Contributions

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

**203. Maximum development contributions not to be exceeded—**

- (1) 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.

## Transportation Dwelling Equivalents

The following formula defines the number of dwelling equivalents to be paid towards non-residential subdivisions and development for transportation contributions.

### Equation 7 – Transportation Dwelling Equivalent Calculation

$$Dwelling\ Equivalents = Differential * \left( \frac{GFA}{GFA_{Average}} \right)$$

#### Where:

**Differential** = Land Use Differential

**GFA** = Gross Floor Area (m<sup>2</sup>)

**GFA<sub>Average</sub>** = Average Gross Floor Area (GFA) for the land use activity (m<sup>2</sup>)

The Land Use Differentials for transportation are as follows:

**Table 26 - Transportation Land Use Differentials**

Land Use	Wakatipu	Wanaka
Residential	1.00	1.00
Accommodation	3.81	3.74
Commercial	7.88	8.48
Industrial	2.91	4.08
Primary Industry	1.00	1.00
Country Dwelling	1.00	1.00
Mixed Use – Commercial	2.34	2.39
Mixed Use - Accommodation	1.70	1.68

The transportation differentials have been developed from the Beca activity model using the average sized property for each land use category. The average GFA's for each land use category are as follows:

**Table 27 -Transportation Average Gross Floor Areas**

Land Use	Wakatipu	Wanaka
Residential	140	148
Accommodation	202	166
Commercial	278	313
Industrial	310	355
Primary Industry	27 Ha	40 Ha
Country Dwelling	224	189
Mixed Use Commercial	177	164
Mixed Use Accommodation	191	181

## Examples

Dwelling equivalent calculation examples are shown below.

### Example 1. Residential Subdivision:

Creation of an 850m<sup>2</sup> section in Arrowtown valued at \$350,000.

Water Dwelling Equivalents	1	
Wastewater Dwelling Equivalents	1	
Stormwater Dwelling Equivalents	1	
Reserve Improvements & Community Facilities Dwelling Equivalents	1	
Reserve Land Dwelling Equivalents	1	
Transportation Dwelling Equivalents	1	
Reserve Land Contribution	= 1 x 27.5m <sup>2</sup> x \$615/m <sup>2</sup>	\$16,913

### Example 2. Accommodation Subdivision:

A parcel of land is to be subdivided to create a 7000 m<sup>2</sup> lot in Queenstown. The land is valued at \$3.5M and is intended to be used for a new hotel.

Gross Floor Estimate (m<sup>2</sup>)

400m <sup>2</sup> gross floor area for lots > 2000m <sup>2</sup>	=400	400
Water Dwelling Equivalents	=400 / 100 x 0.90	3.60 1.96 1.90 3.56 3.56 7.52
Wastewater Dwelling Equivalents	=400 / 100 x 0.49	
Stormwater Dwelling Equivalents	=500 / 100 x 0.38	
Community Facilities Dwelling Equivalents	=400 / 100 x 0.89	
Reserve Land & Reserve Improvements Dwelling Equivalents	=400 / 100 x 0.89	
Transportation Dwelling Equivalents	=400 / 100 x 1.88	
Reserve Land Contribution	= 3.56 x 27.5m <sup>2</sup> x \$615/m <sup>2</sup>	\$60,209



### Example 3. Restaurant Development

A restaurant is developed on an existing Wanaka site with a land value of \$450,000. The site is 267m<sup>2</sup> with the Gross Floor Area of the development being 200m<sup>2</sup>. It is a single story development.

Water Dwelling Equivalents	=200 / 100 x 1.42		2.84
Wastewater Dwelling Equivalents	=200 / 100 x 1.34		2.68
Stormwater Dwelling Equivalents	=267 / 100 x 0.38		1.01
Community Facilities Dwelling Equivalents	=200 / 100 x 0.06		0.12
Reserve Improvements Dwelling Equivalents	=200 / 100 x 0		0.00
Reserve Land Dwelling Equivalents	=200 / 100 x 0		0.00
Transportation Dwelling Equivalents	=200 / 100 x 2.71		5.42
Reserve Land Contribution	=0 x 27.5m <sup>2</sup> x \$470/m <sup>2</sup>	\$	-
Adjusted Statutory Reserve Land Maximum + Land Value Cap	= 0 x 20m <sup>2</sup> x \$470/m <sup>2</sup>	\$	-

### Example 4. Rural Subdivision

A Lake Hayes Rural Residential allotment of 6,000m<sup>2</sup> is subdivided from an existing 10,000 m<sup>2</sup> existing rural residential allotment. The unimproved market value of the new allotment is \$850,000. A valuation on 1,000m<sup>2</sup>, being the most likely site for a building platform, was assessed at \$600,000.

Water Dwelling Equivalents	= 1		
Wastewater Dwelling Equivalents	= 1		
Stormwater Dwelling Equivalents	= 1		
Community Facilities Dwelling Equivalents	= 1		
Reserve Improvements & Reserve Land Dwelling Equivalents	= 0.66		0.66
Transportation Dwelling Equivalents	= 1		
Reserve Land Contribution	= 0.66 x 27.5m <sup>2</sup> x \$615/m <sup>2</sup>		\$11,162

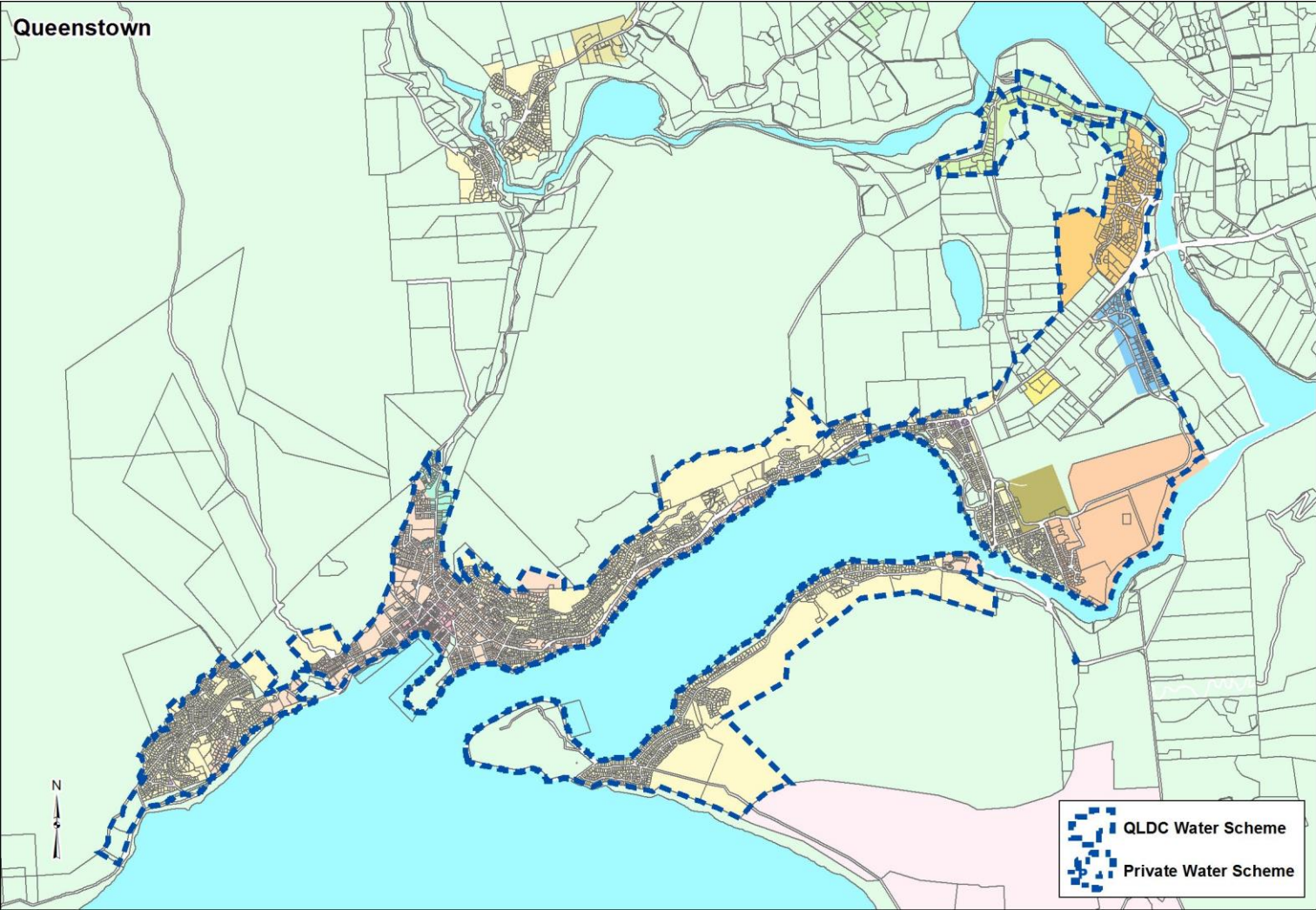
## PART 5

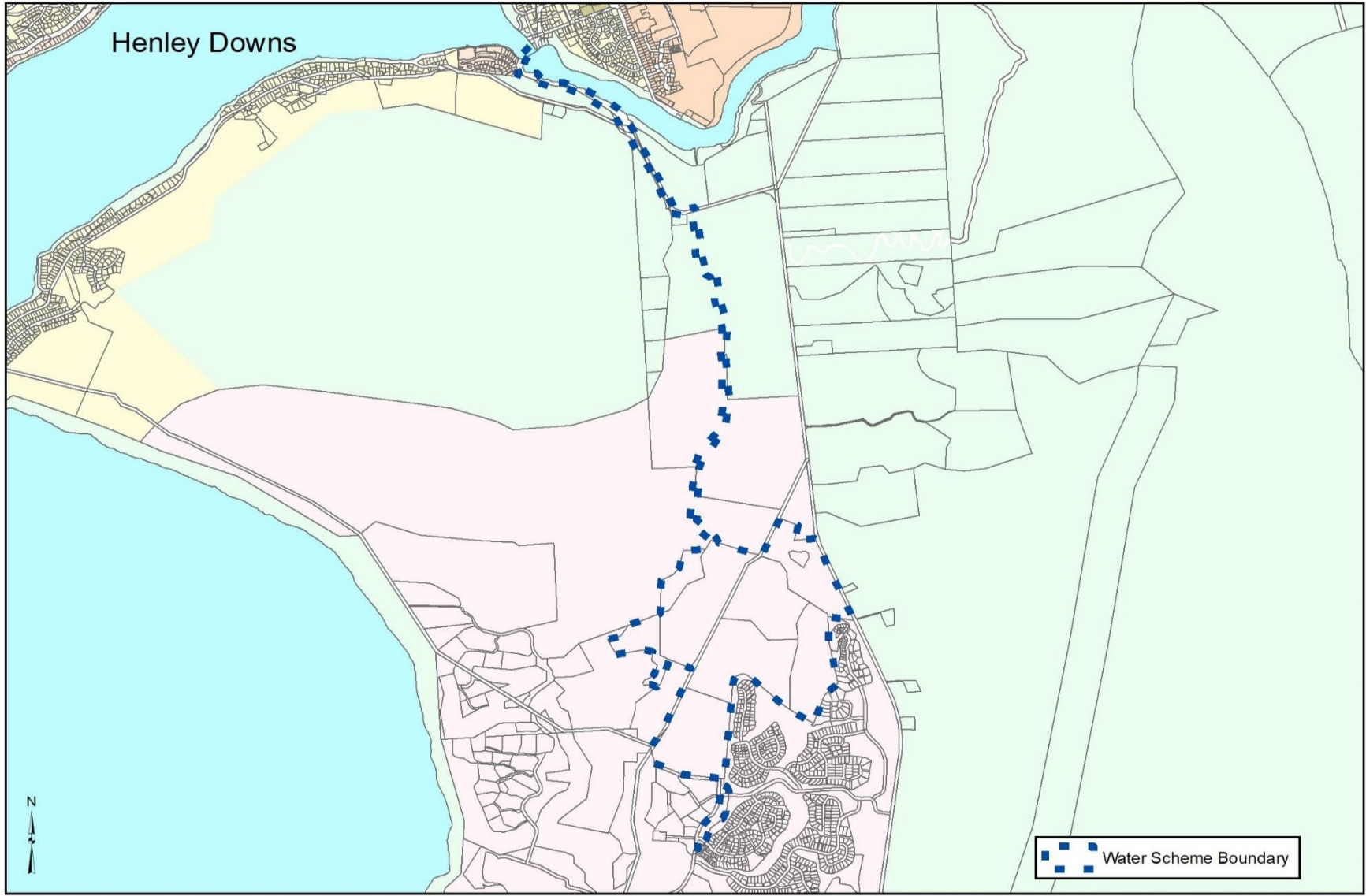
### Scheme Boundaries

- 1.0 Queenstown – Water Supply
- 1.1 Queenstown – Wastewater
- 1.2 Queenstown – Stormwater
- 1.3 Queenstown – Reserve Land (for acquisition programme only)
- 2.0 Arrowtown – Water Supply,
- 2.1 Arrowtown – Wastewater
- 2.2 Arrowtown – Stormwater
- 2.3 Arrowtown – Reserve Land (for acquisition programme only)
- 3.0 Glenorchy – Water Supply
- 3.1 Glenorchy – Stormwater
- 3.2 Glenorchy – Reserve Land (for acquisition programme only)
- 4.0 Lake Hayes – Water Supply
- 4.1 Lake Hayes – Wastewater
- 4.2 Lake Hayes – Stormwater
- 5.0 Arthurs Point – Water Supply
- 5.1 Arthurs Point – Wastewater
- 5.2 Arthurs Point – Stormwater
- 6.0 Kingston – Water Supply
- 6.1 Kingston - Wastewater
- 6.2 Kingston – Stormwater
- 6.3 Kingston – Reserve Land (for acquisition programme only)
- 7.0 Wanaka – Water Supply
- 7.1 Wanaka/Albert Town – Wastewater
- 7.2 Wanaka/Albert Town – Stormwater
- 7.3 Wanaka – Reserve Land (for acquisition programme only)

- 8.0 Hawea – Water Supply
- 8.1 Hawea – Wastewater
- 8.2 Hawea – Stormwater
- 8.3 Luggate/Hawea – Reserve Land (for acquisition programme only)
- 9.0 Luggate – Water Supply
- 9.1 Luggate – Stormwater
- 10.0 Makarora – Reserve Land (for acquisition programme only)
- 11.0 Frankton Flats – Stormwater
- 12.0 Shotover Country – Water Supply
- 12.1 Shotover Country – Wastewater
- 12.2 Shotover Country – Stormwater
- 13.3 Eastern Access Road – Transportation
- 14.0 Ladies Mile – Water Supply
- 14.1 Ladies Mile – Wastewater
- 14.2 Ladies Mile – Stormwater
- 15.0 Quail Rise – Water Supply
- 15.1 Quail Rise - Wastewater
- 15.2 Quail Rise - Stormwater

1.0 QUEENSTOWN – Water Supply

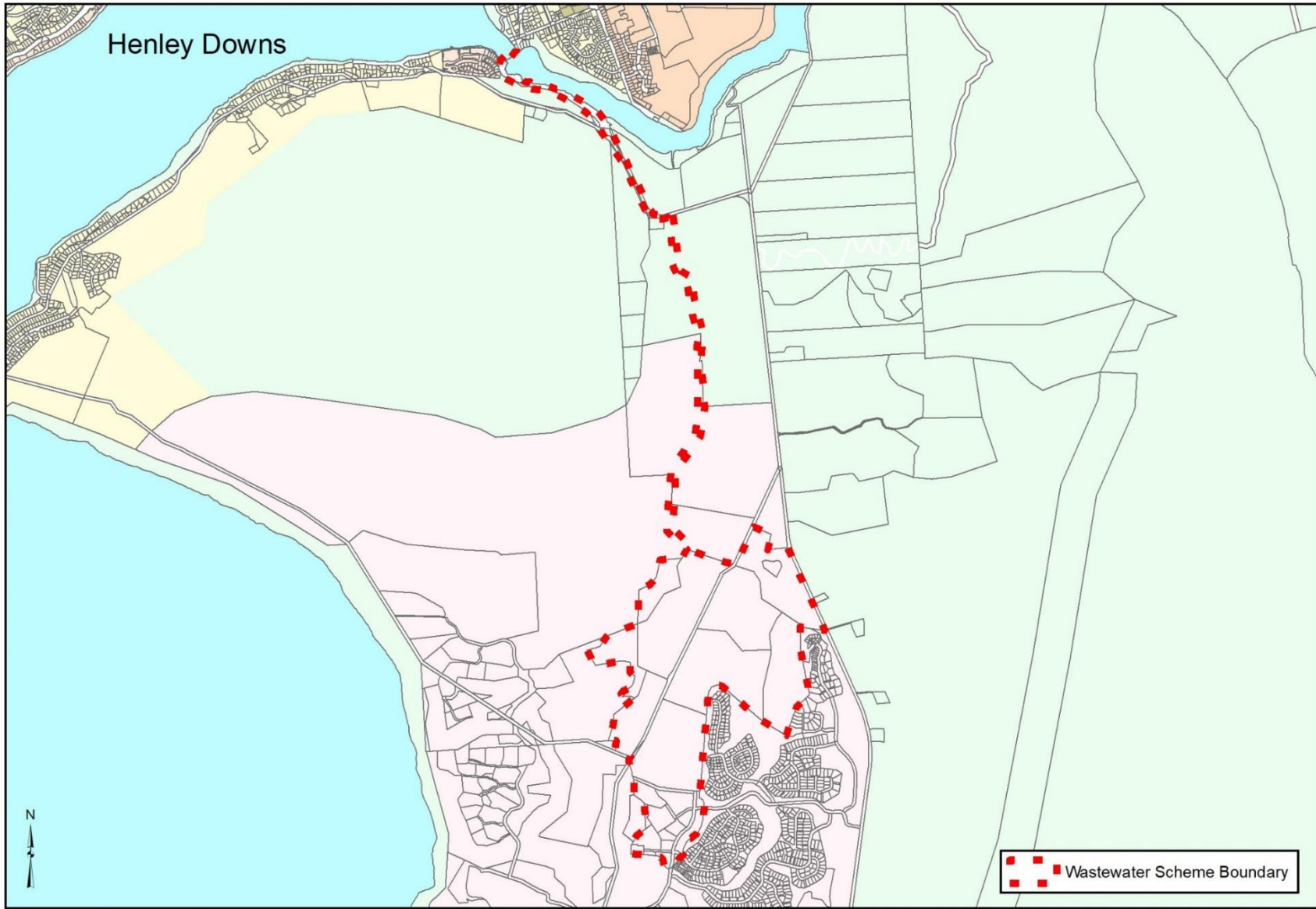






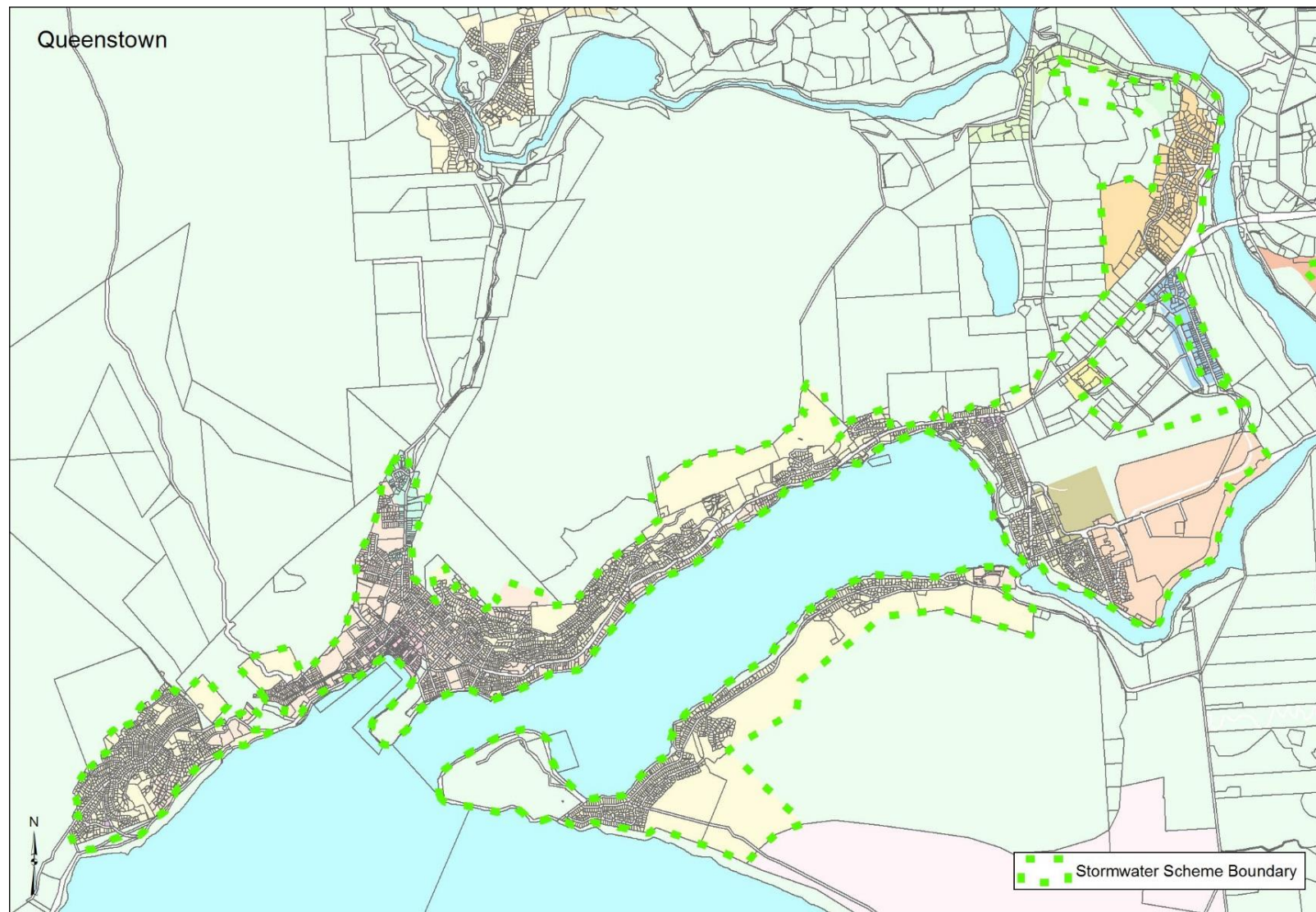
## 1.1 QUEENSTOWN – Wastewater







## 1.2 QUEENSTOWN – Stormwater

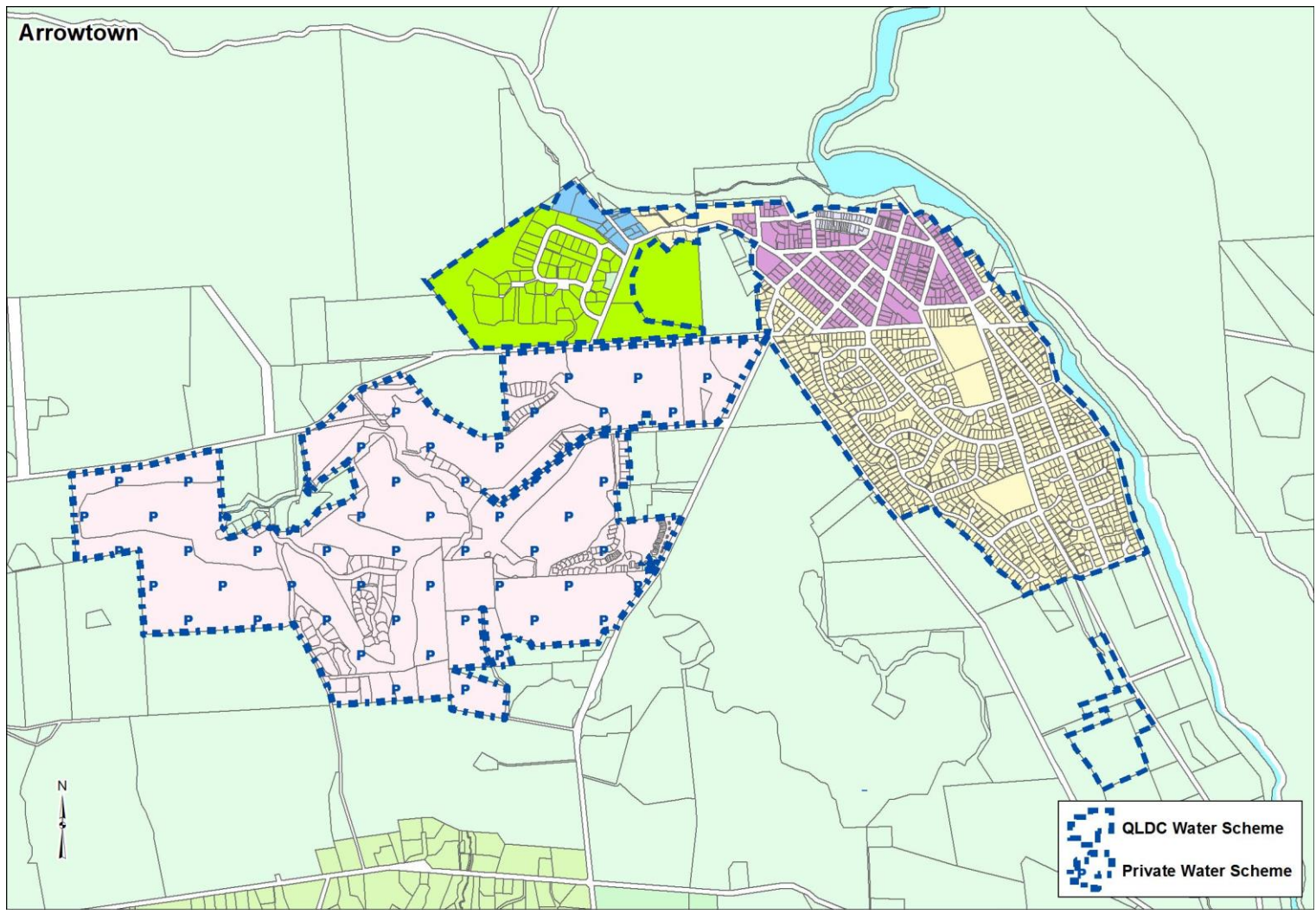




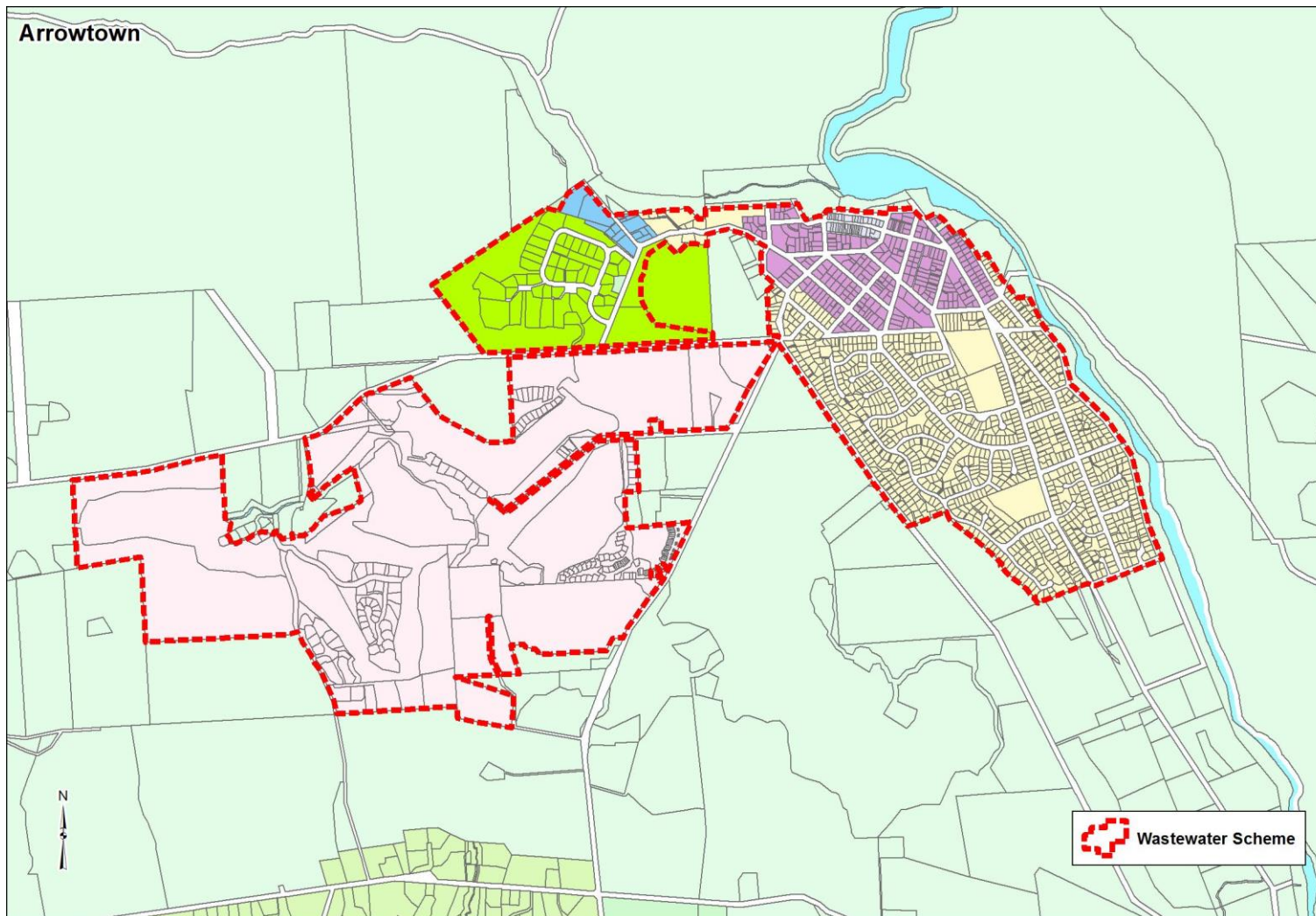
1.3 QUEENSTOWN – Reserve Land



## 2.0 ARROWTOWN – Water Supply

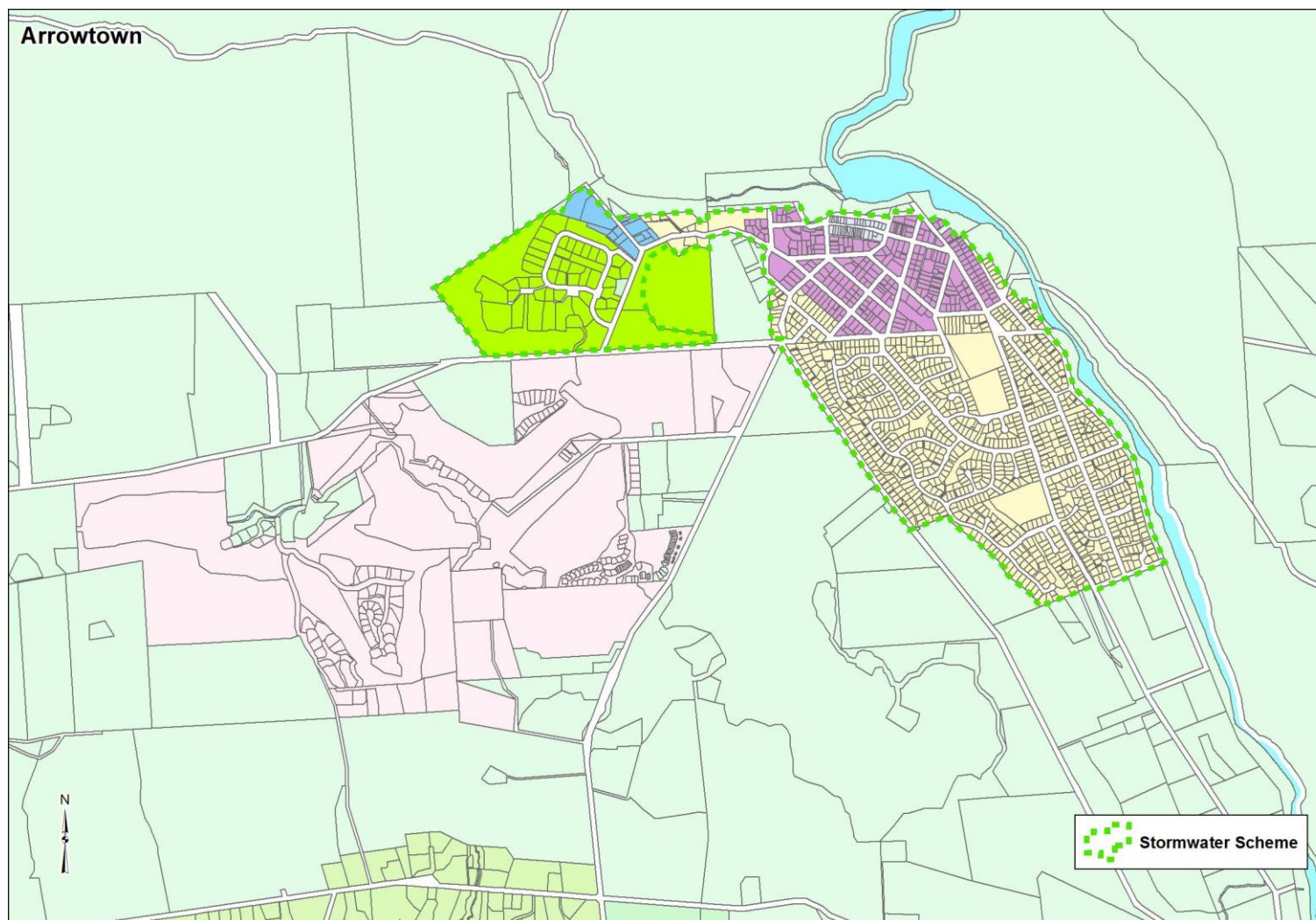


## 2.1 ARROWTOWN – Wastewater

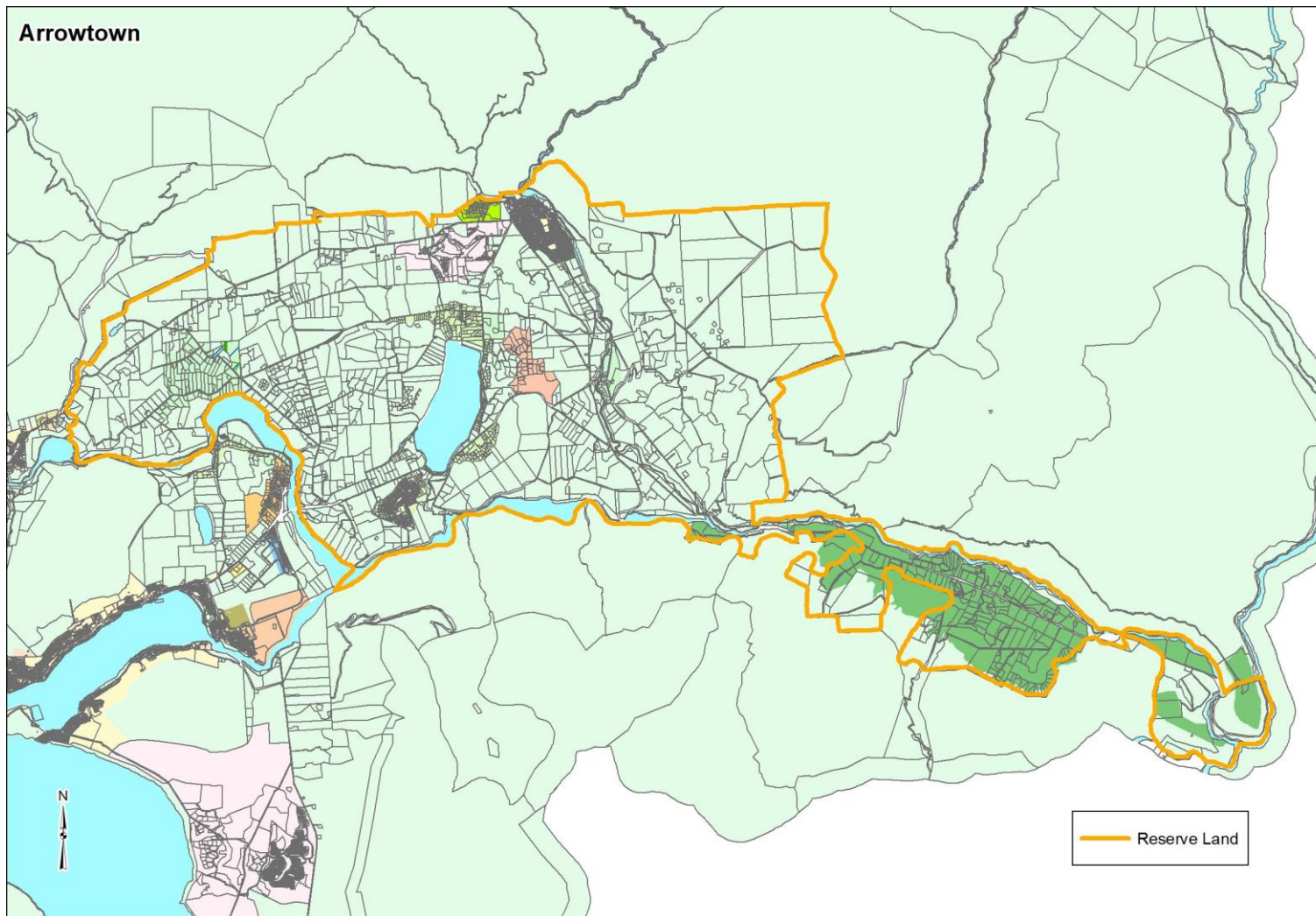




## 2.2 ARROWTOWN – Stormwater



### 2.3 ARROWTOWN – Reserve Land

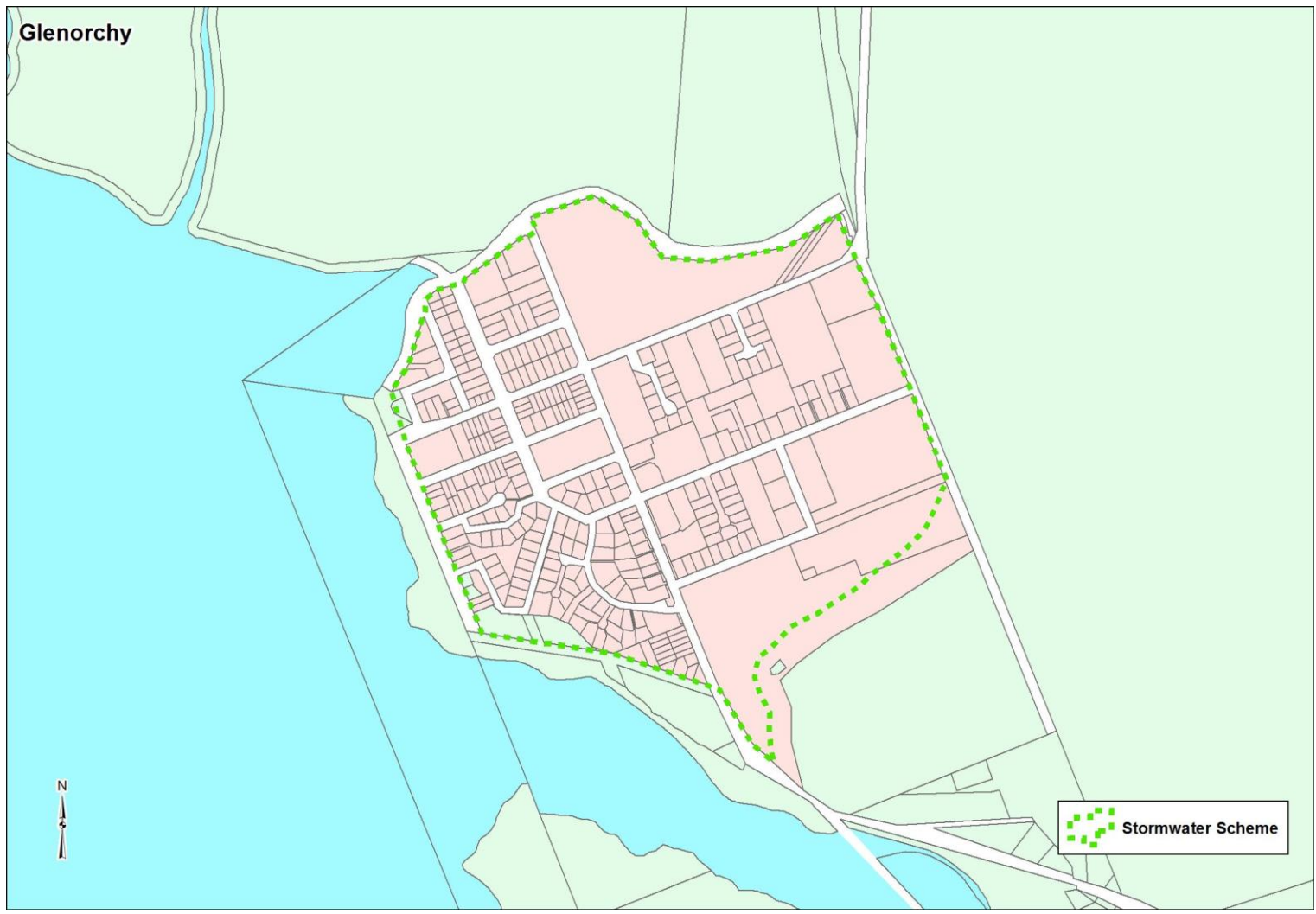


### 3.0 GLENORCHY – Water Supply





### 3.1 GLENORCHY – Stormwater

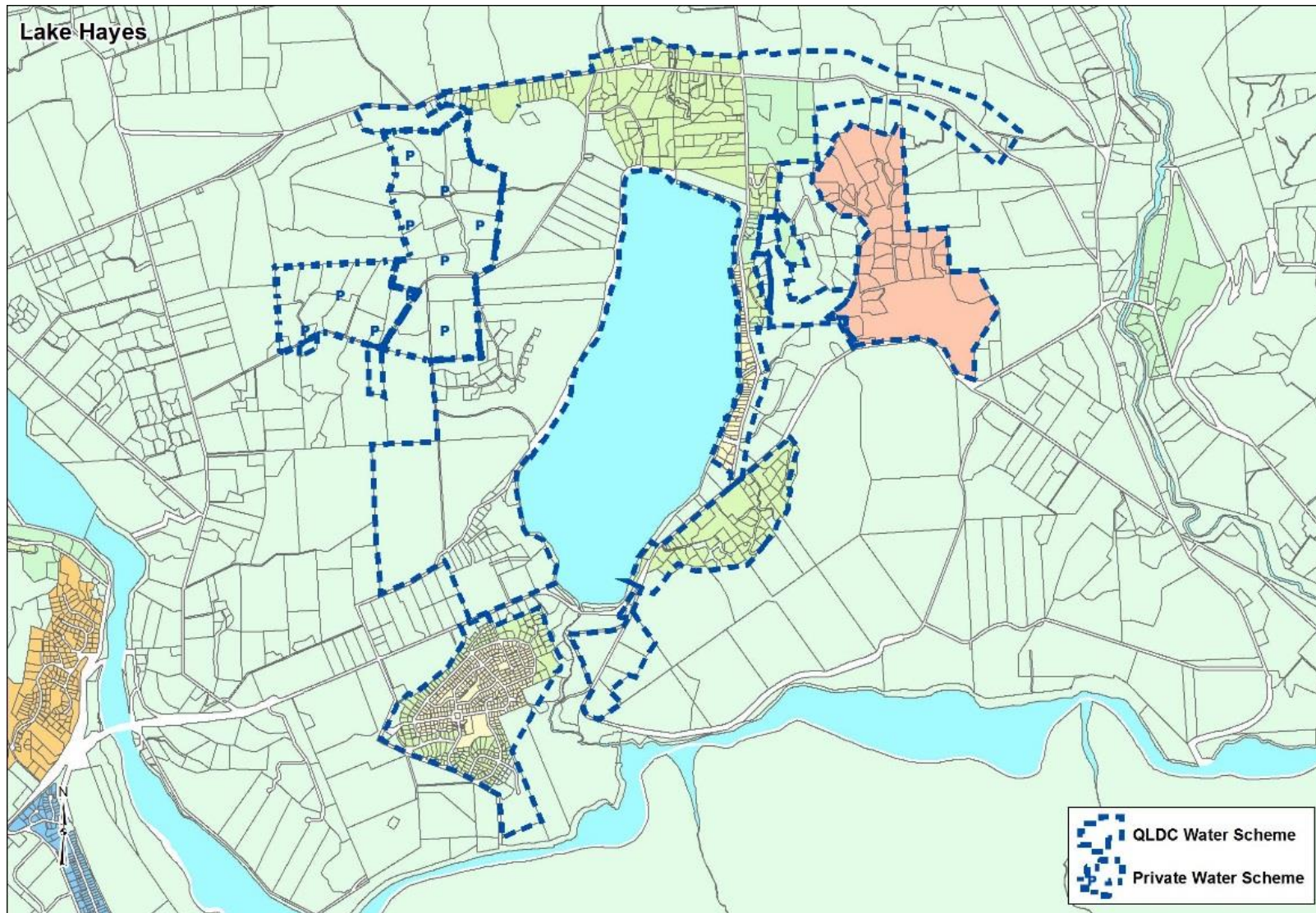


### 3.2 GLENORCHY – Reserve Land



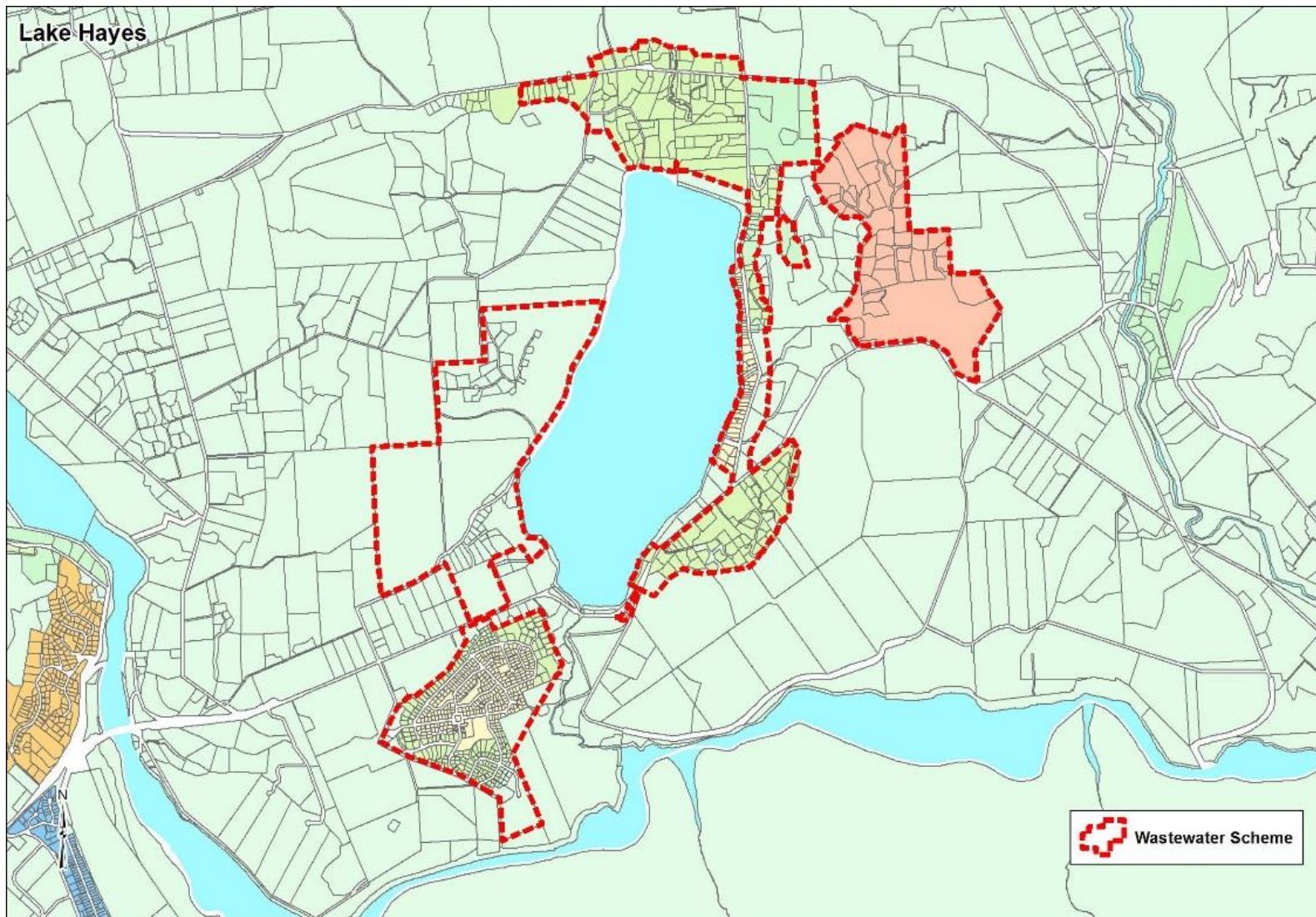


#### 4.0 LAKE HAYES – Water Supply

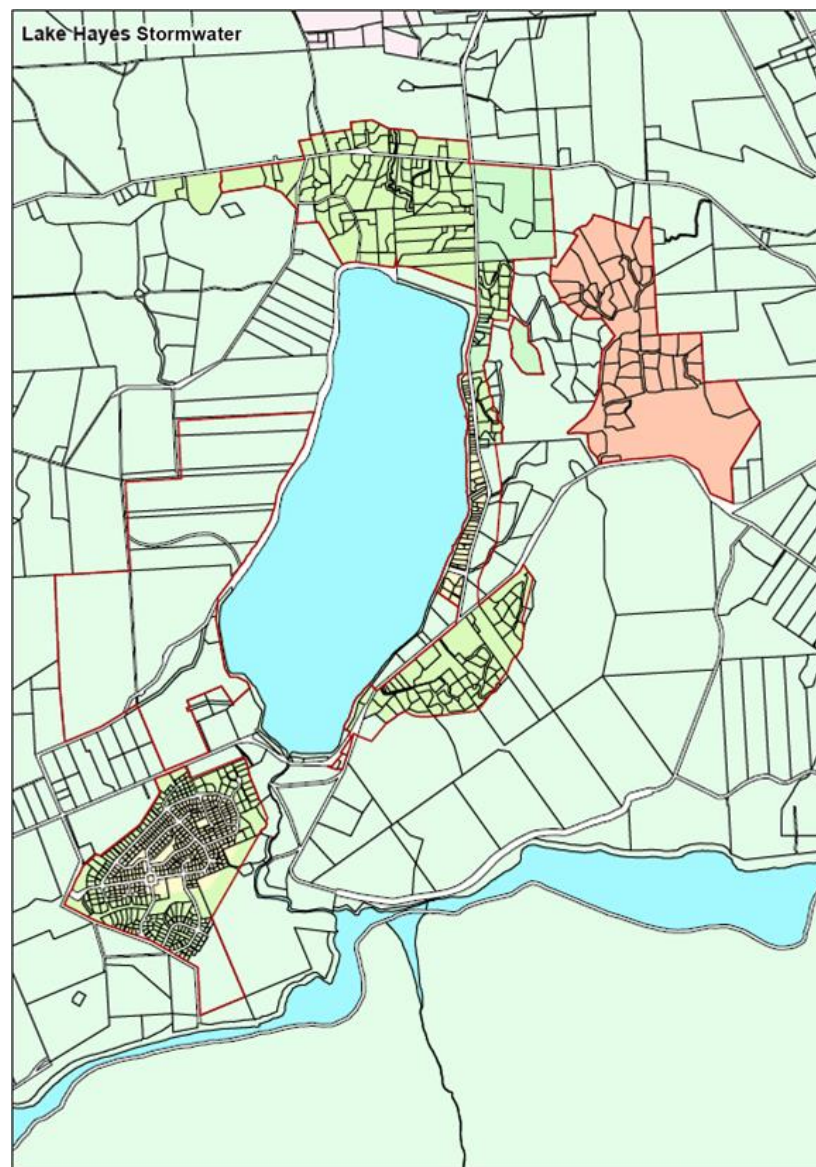




#### 4.1 LAKE HAYES – Wastewater

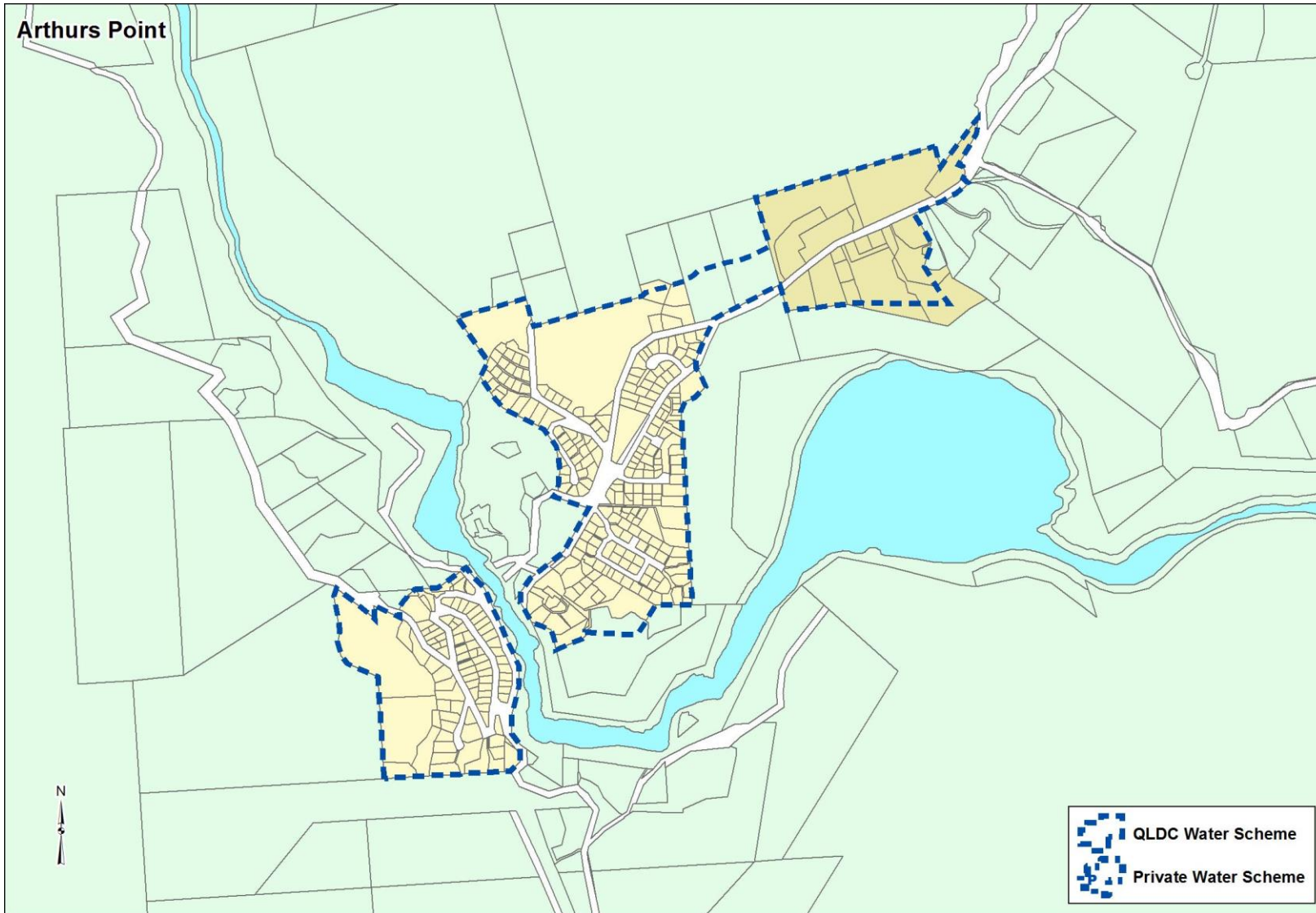


## 4.2 LAKE HAYES – Stormwater

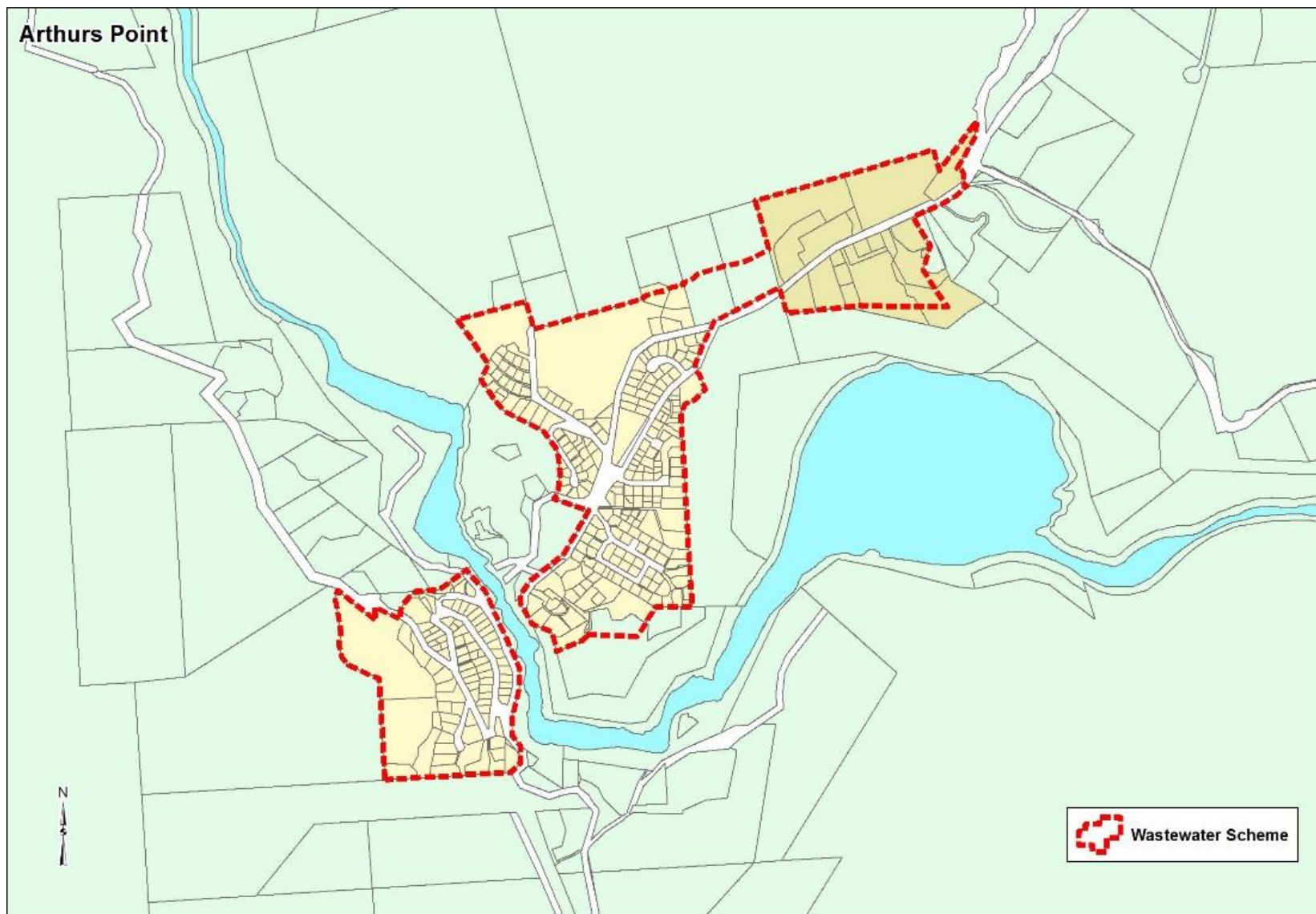




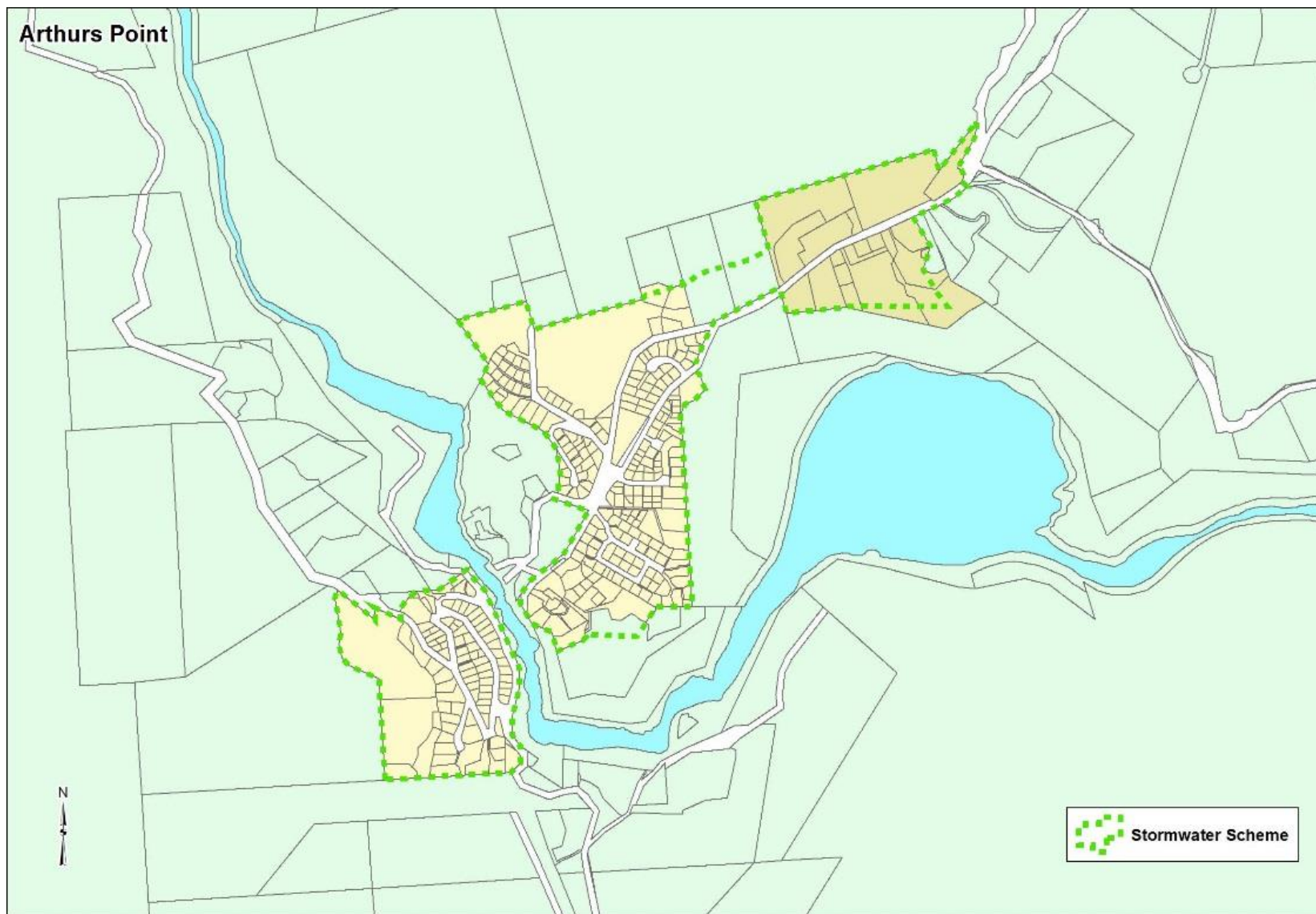
## 5.0 ARTHURS POINT – Water Supply



## 5.1 ARTHURS POINT – Wastewater

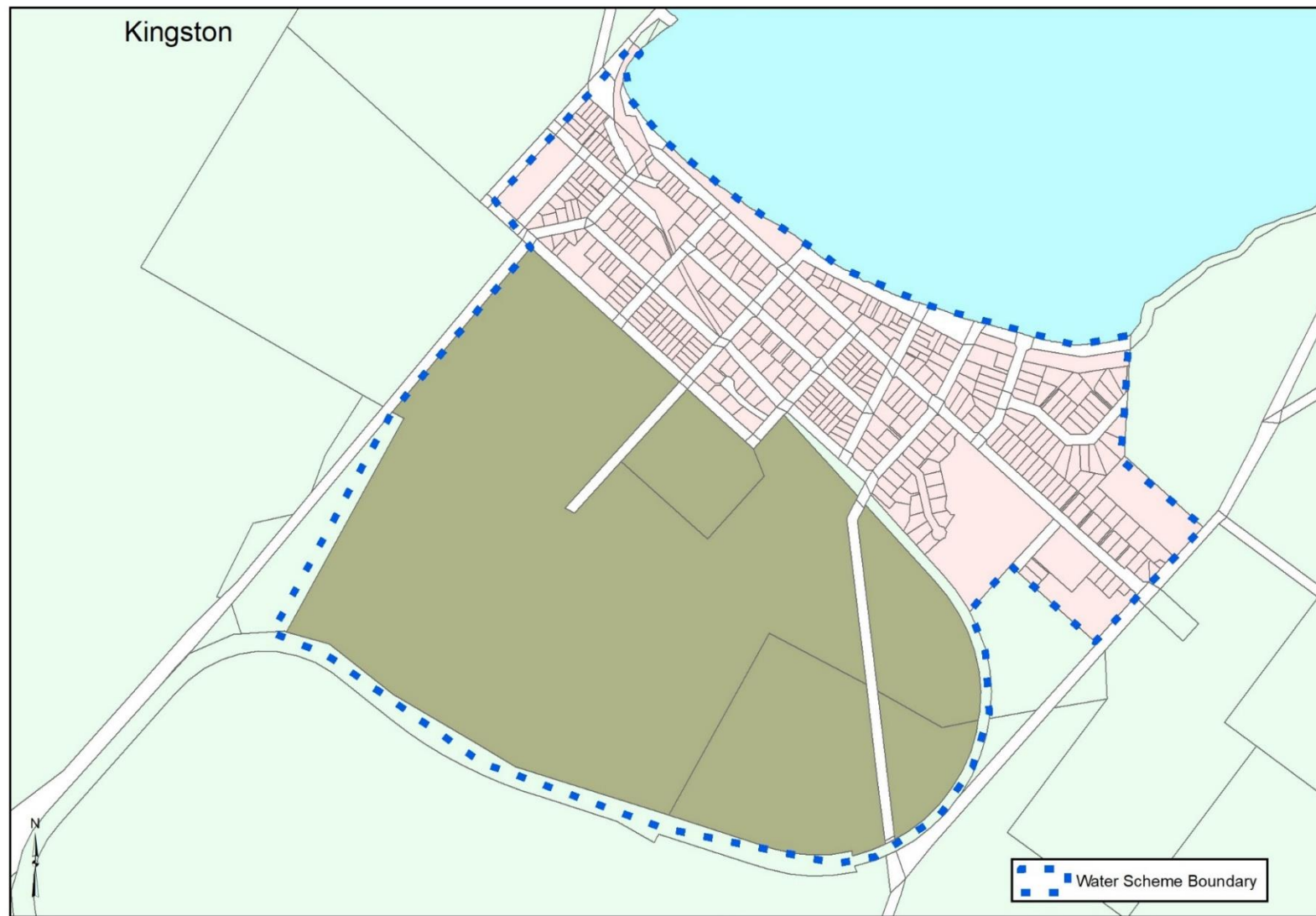


## 5.2 ARTHURS POINT –Stormwater

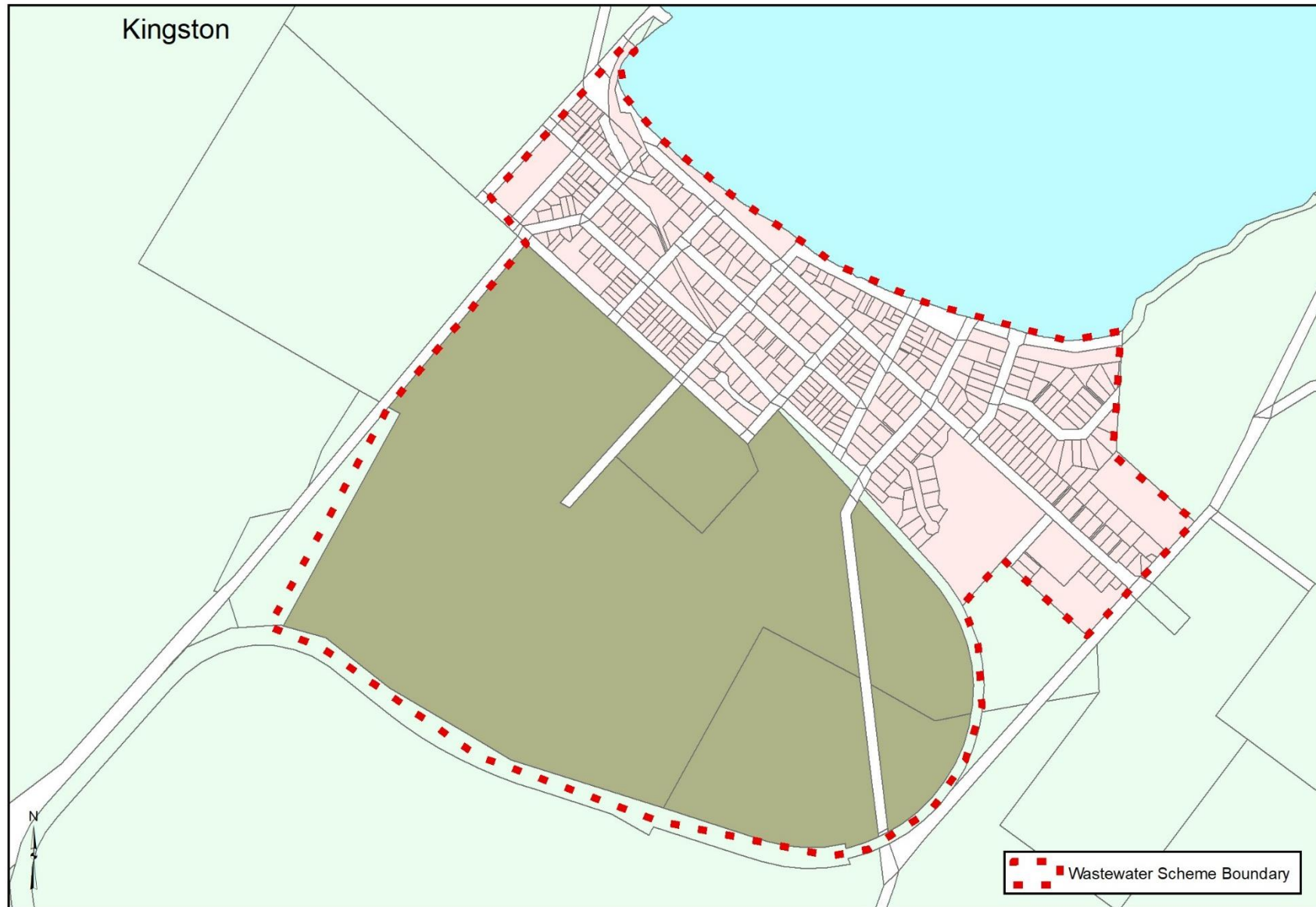




## 6.0 KINGSTON – Water Supply



6.1 KINGSTON – Wastewater





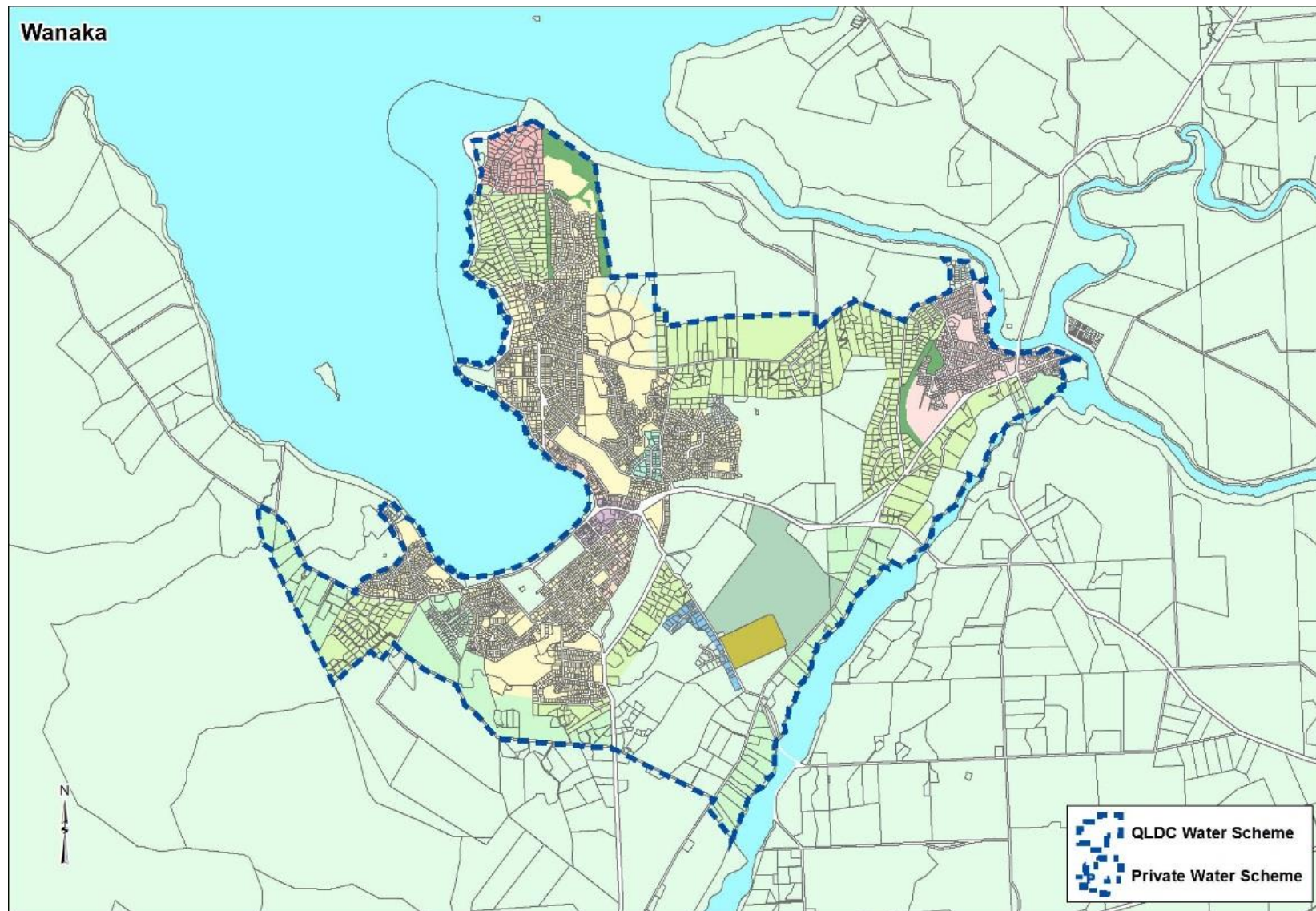
## 6.2 KINGSTON – Stormwater



### 6.3 KINGSTON – Reserve Land



## 7.0 WANAKA / ALBERT TOWN – Water Supply





## 7.1 WANAKA / ALBERT TOWN – Wastewater



## 7.2 WANAKA / ALBERT TOWN – Stormwater

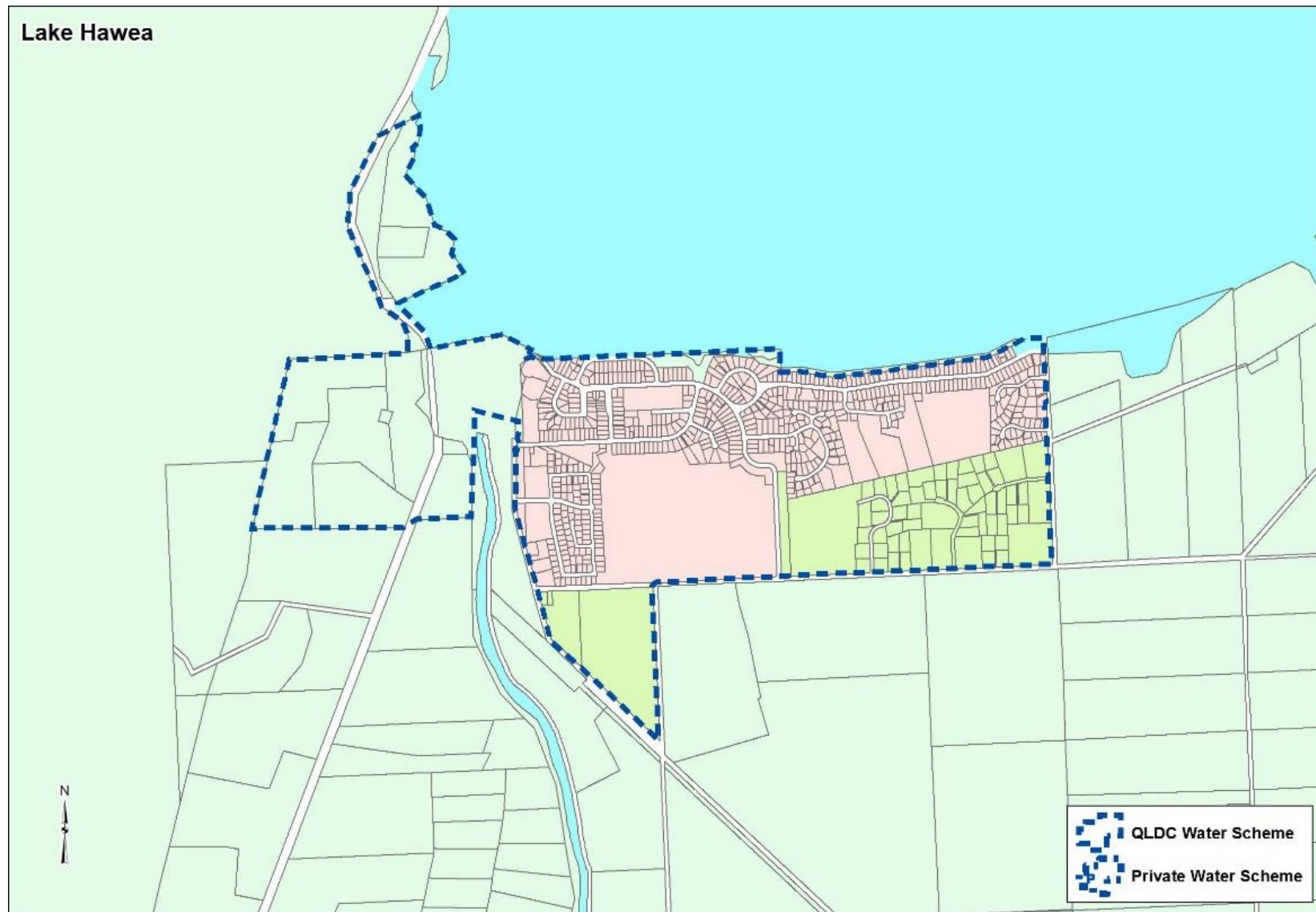




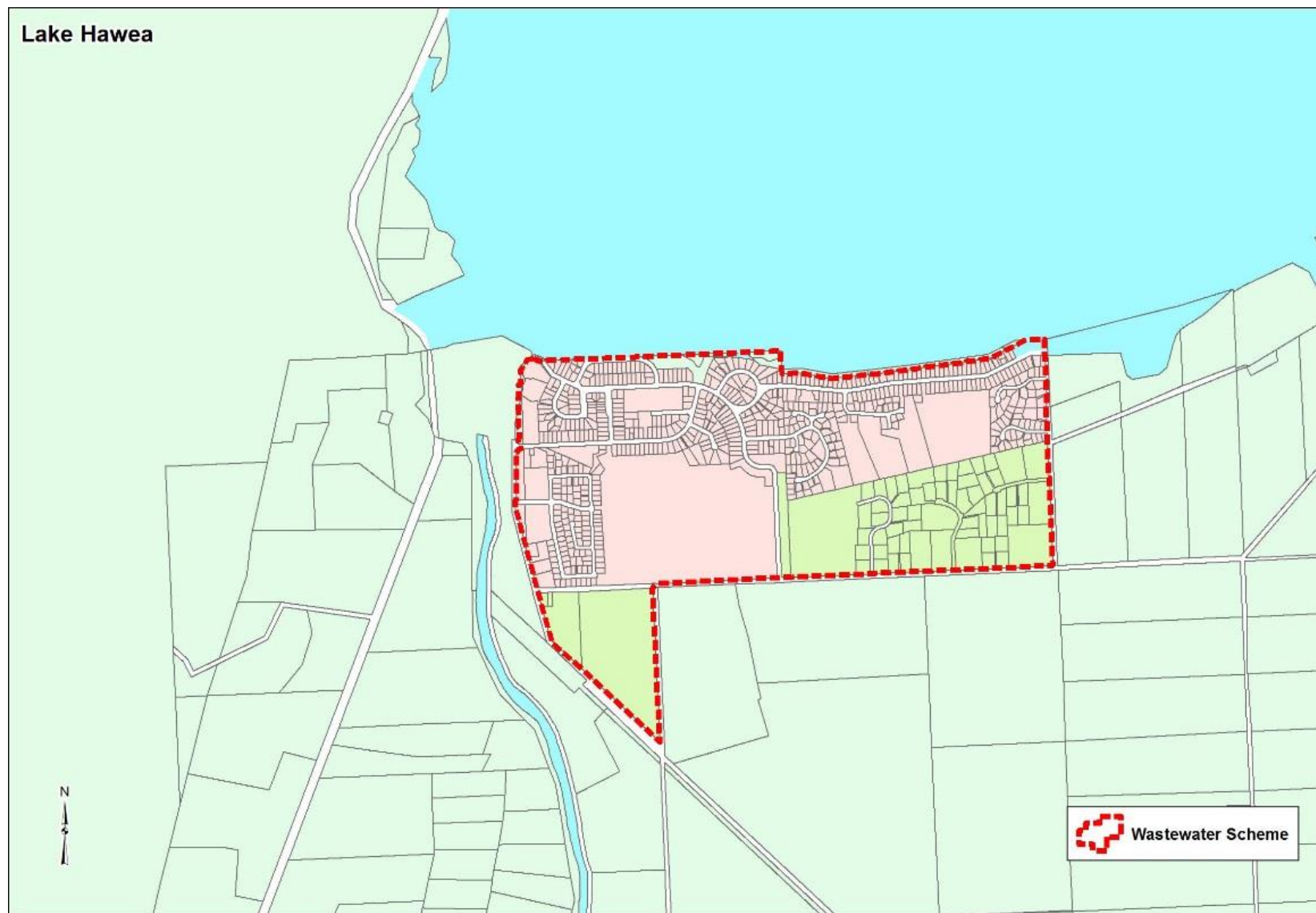
### 7.3 WANAKA – Reserve Land



## 8.0 HAWEA – Water Supply

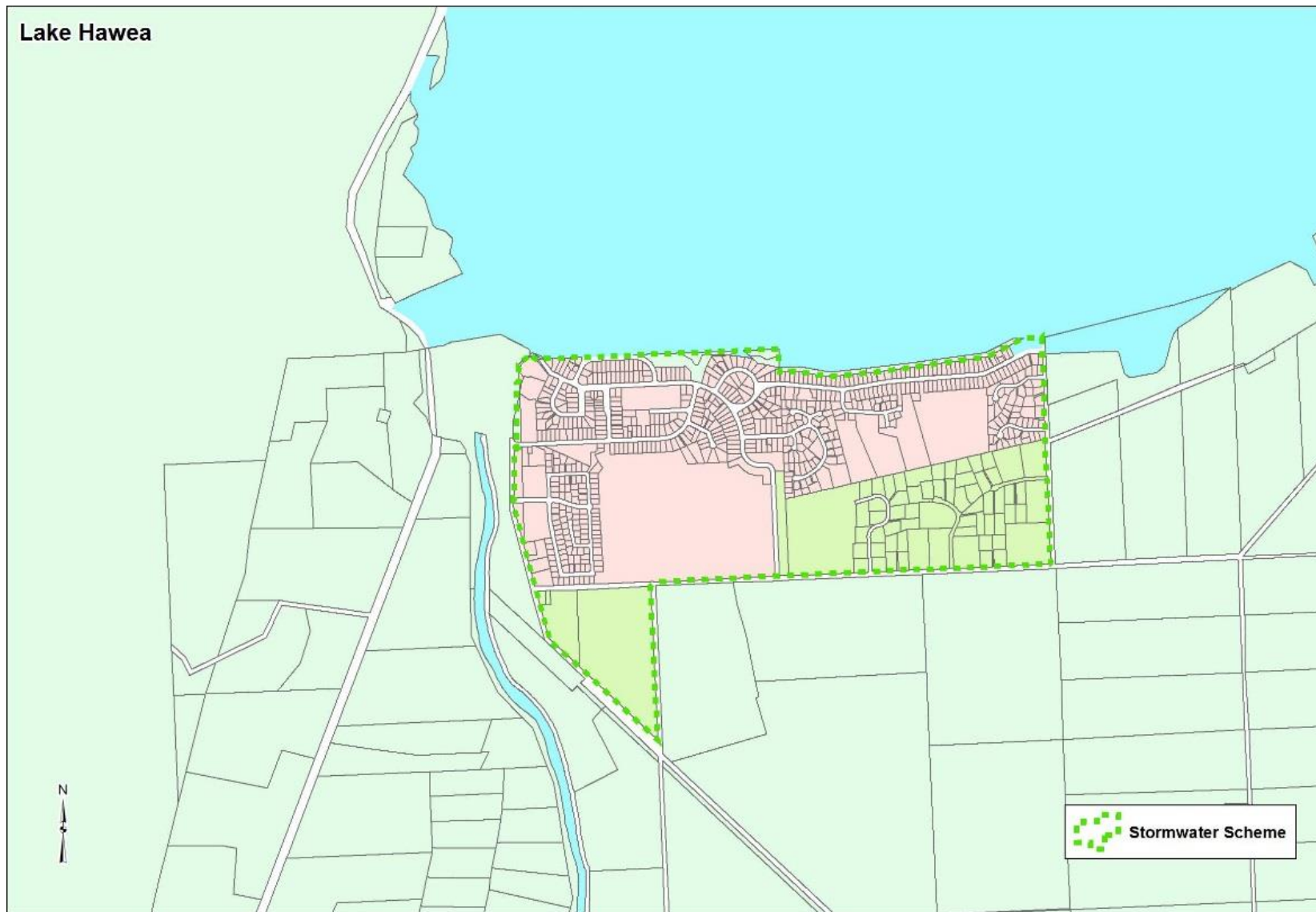


## 8.1 HAWEA – Wastewater

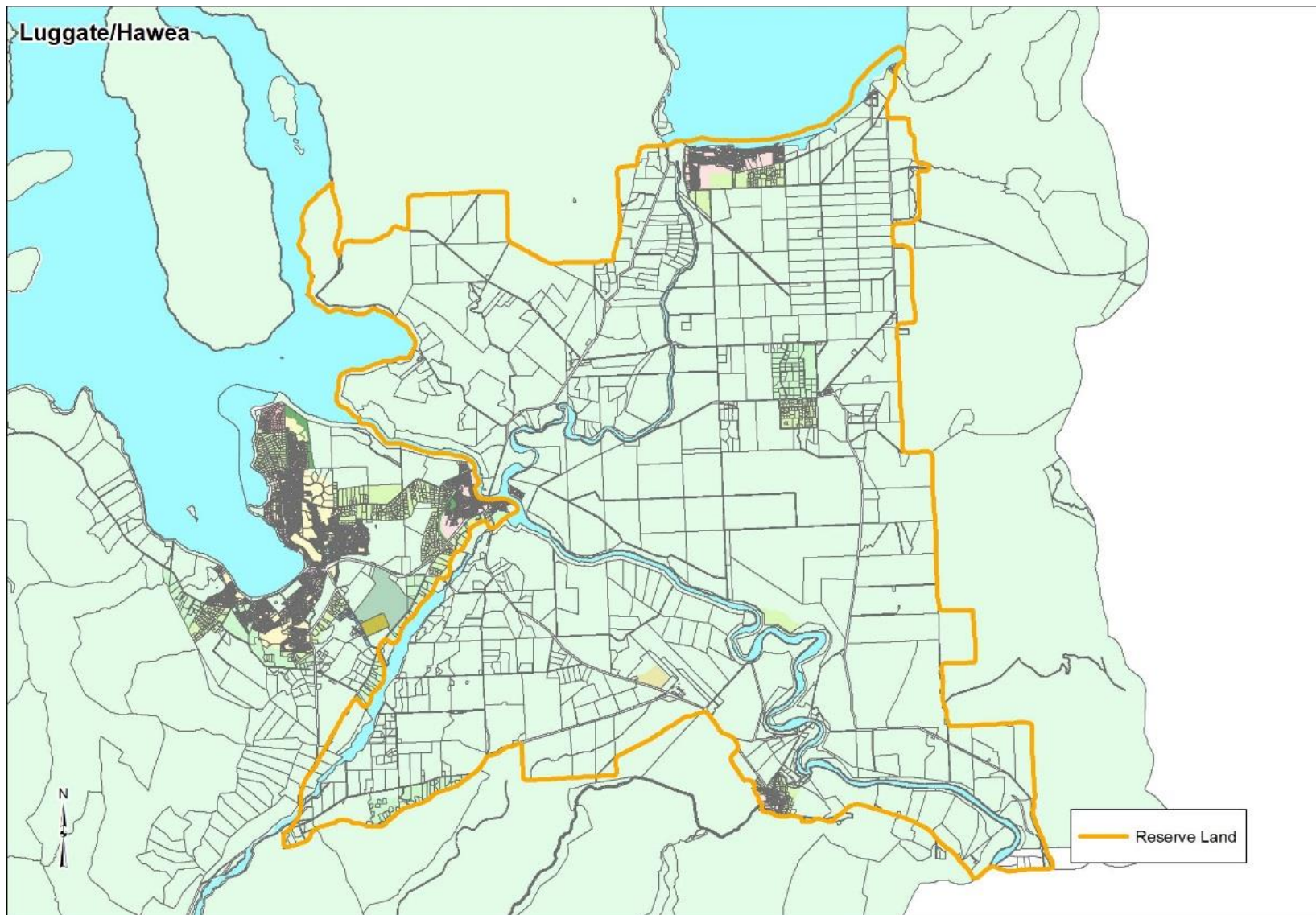




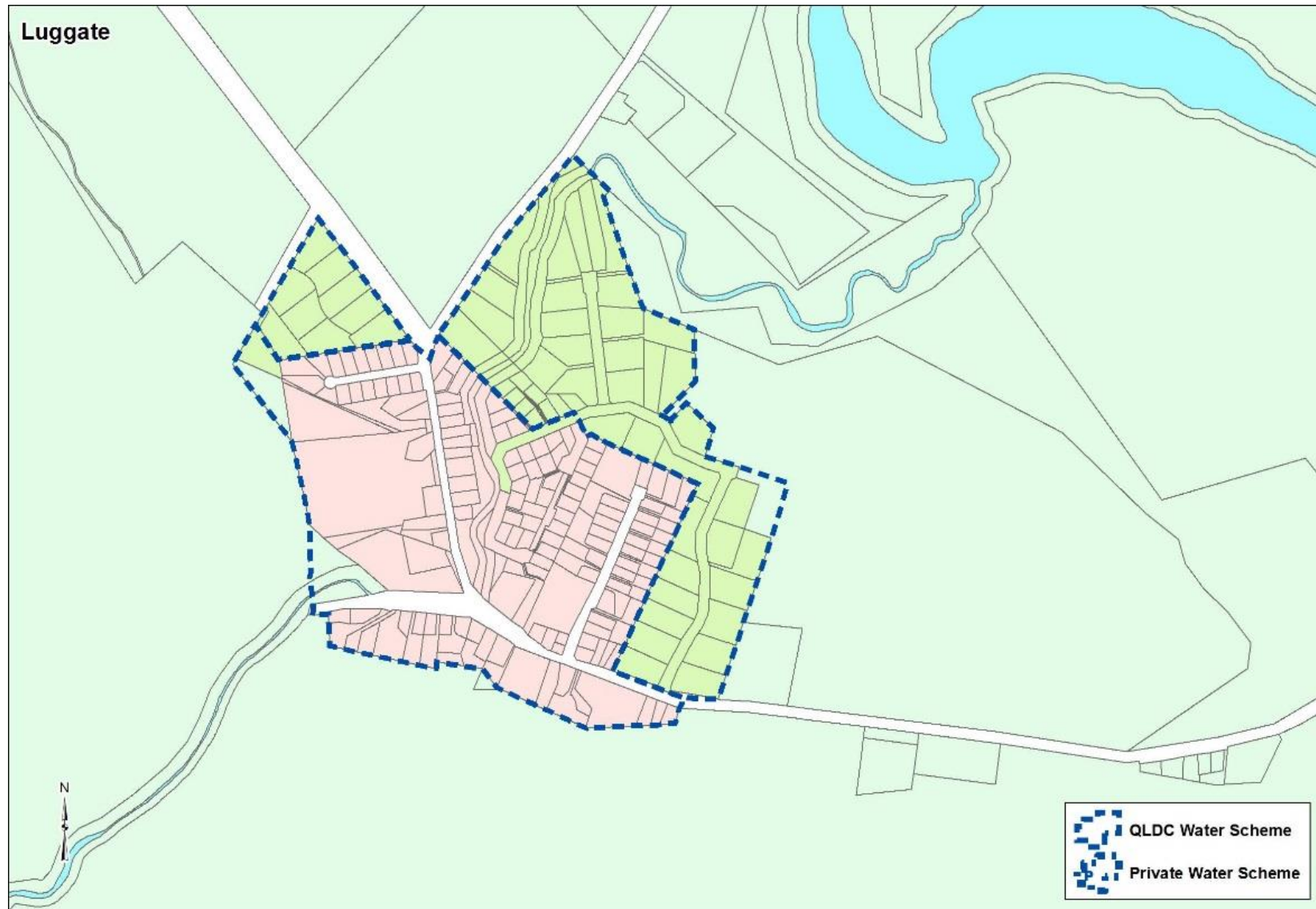
## 8.2 HAWEA – Stormwater



### 8.3 LUGGATE / HAWEA – Reserve Land

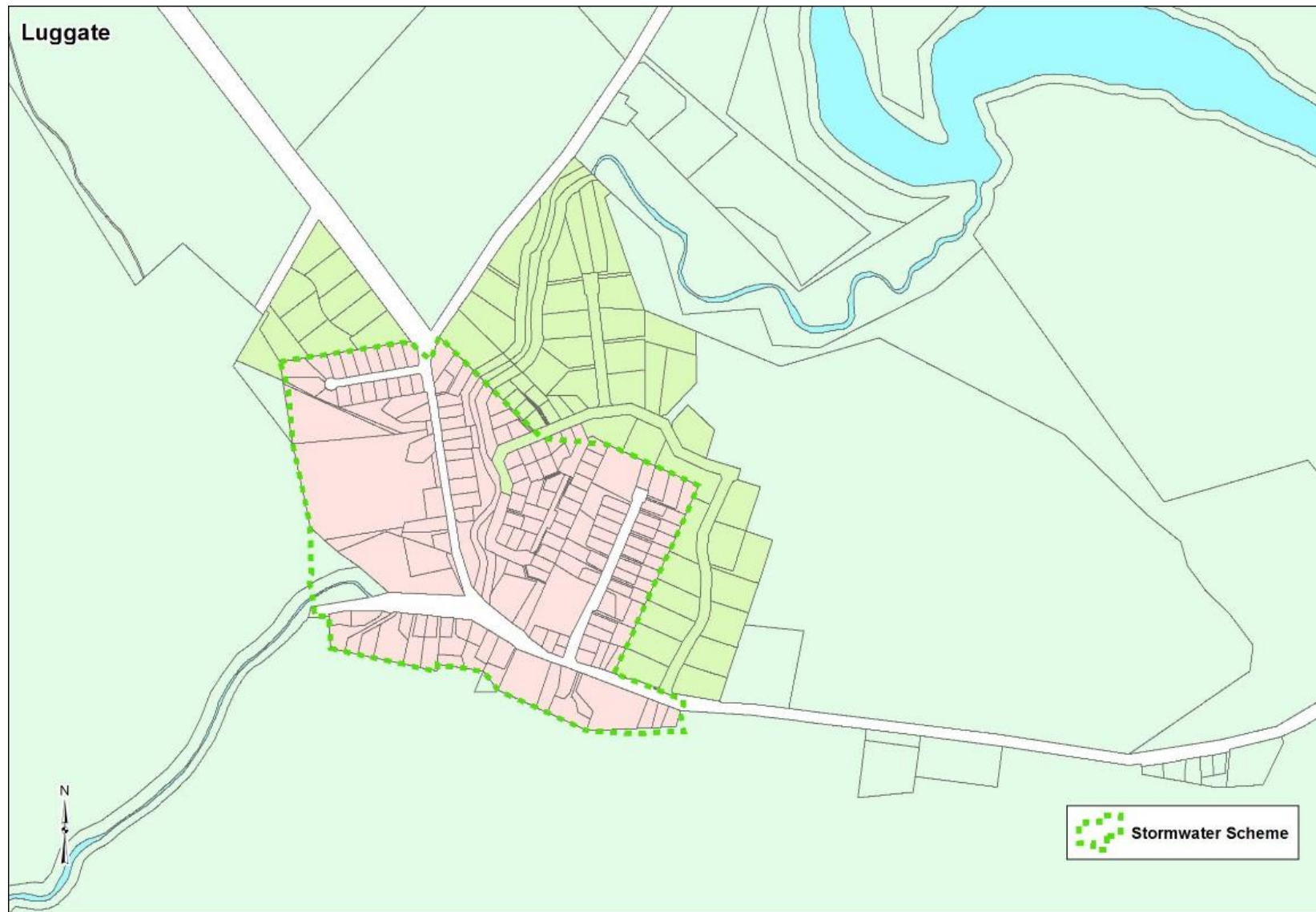


## 9.0 LUGGATE – Water Supply

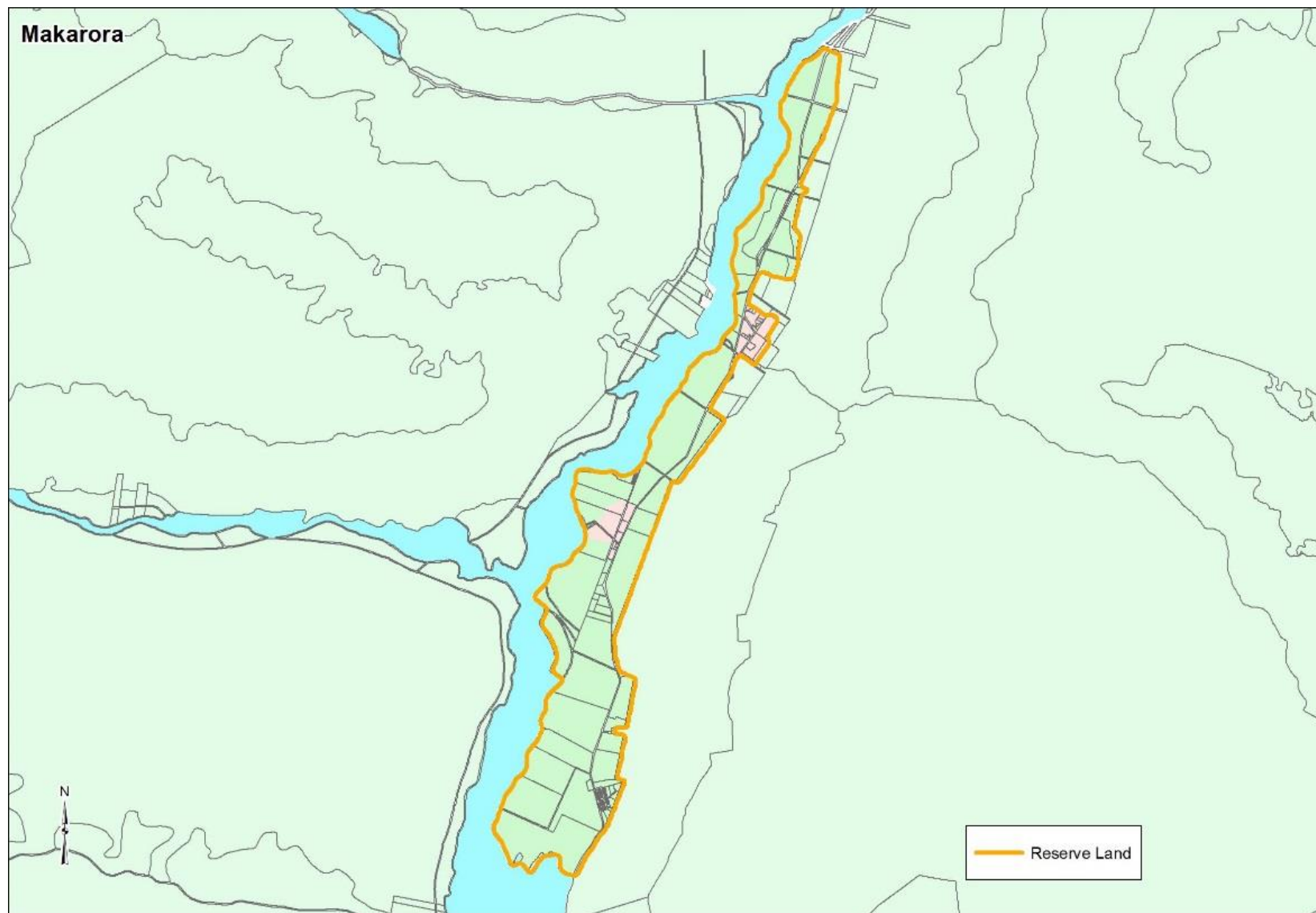




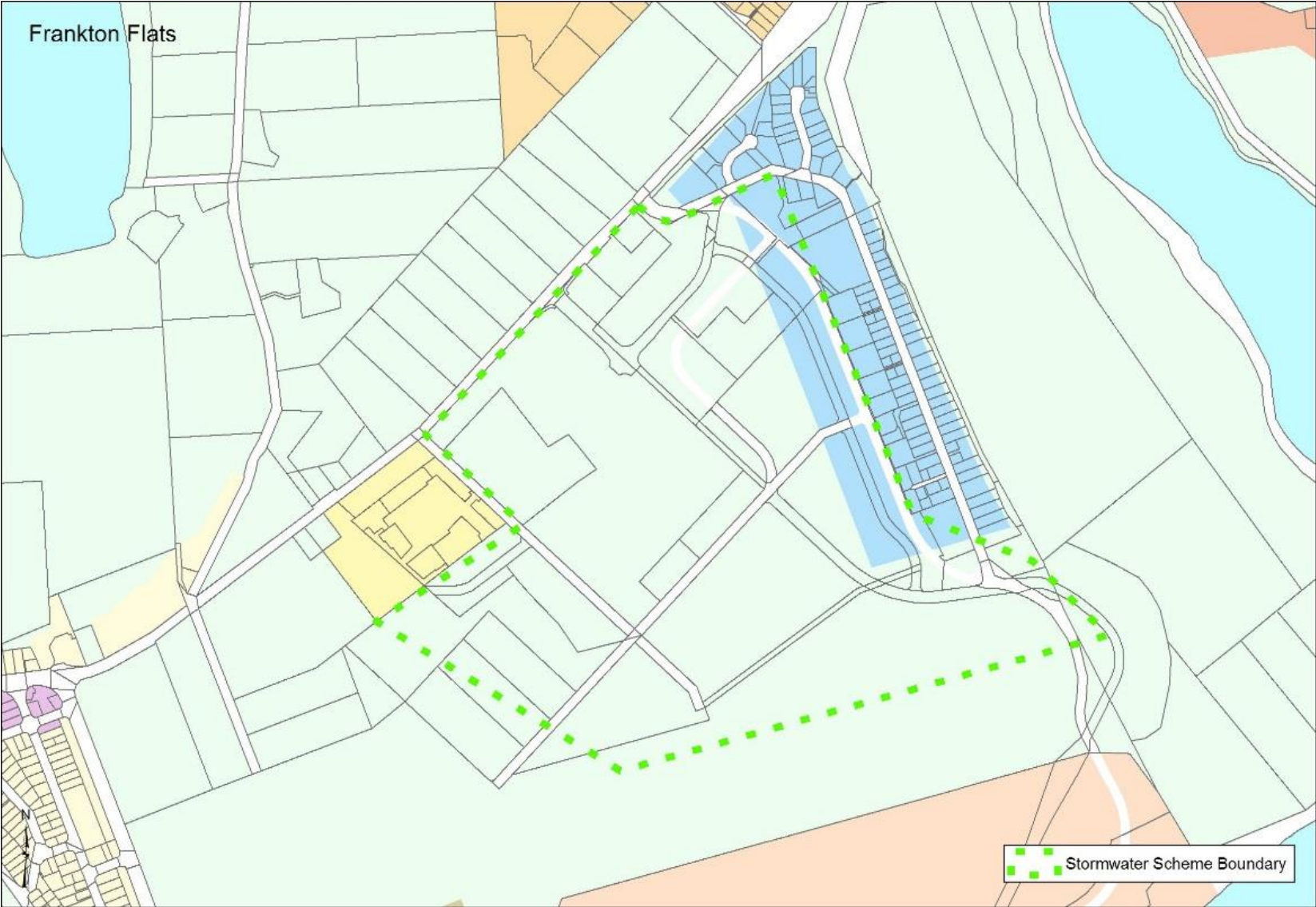
## 9.1 LUGGATE – Stormwater



## 10.0 MAKARORA – Reserve Land

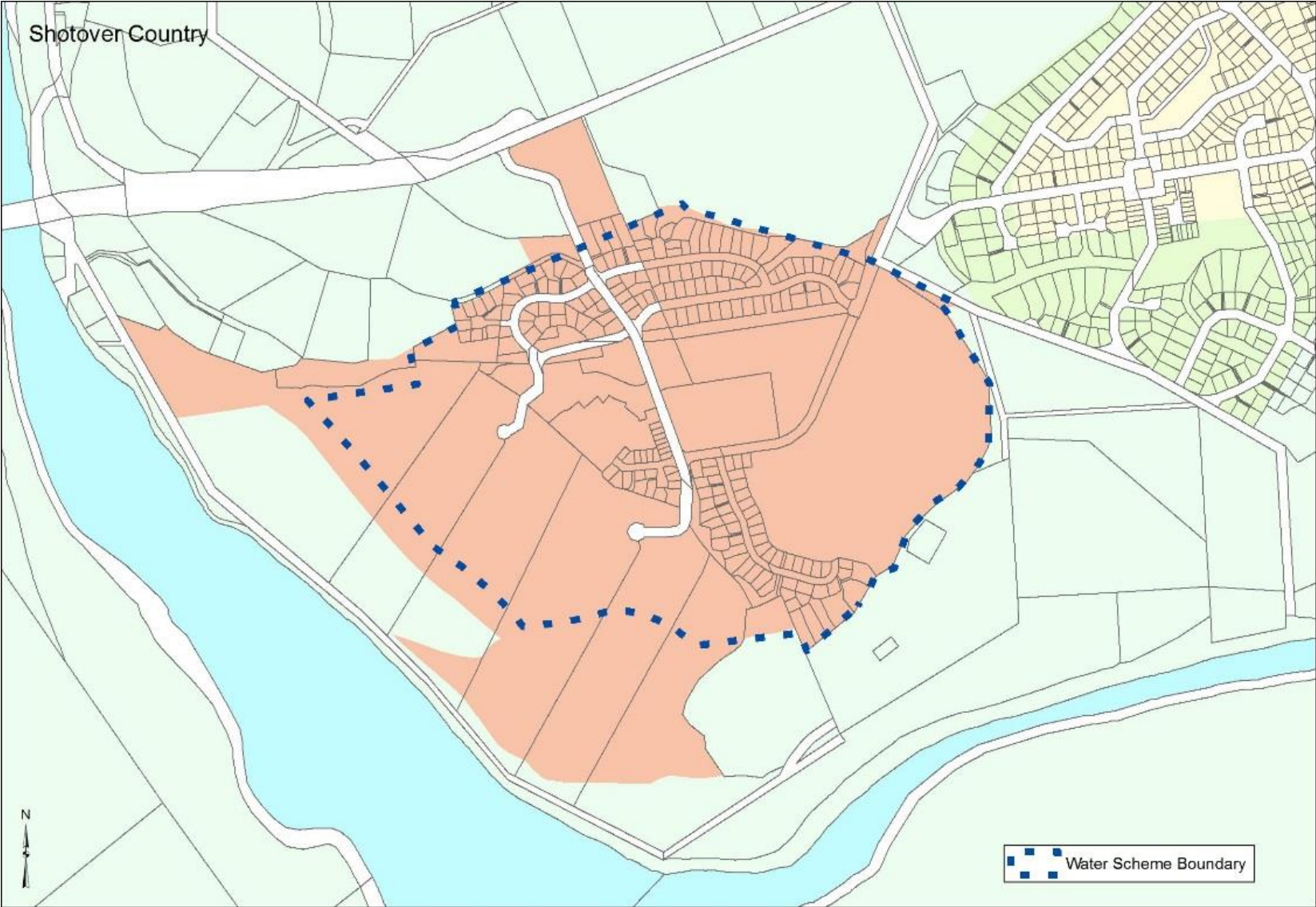


11.0 FRANKTON FLATS – Stormwater





12.0 SHOTOVER COUNTRY – Water Supply



12.1 SHOTOVER COUNTRY – Wastewater





12.2 SHOTOVER COUNTRY – Stormwater

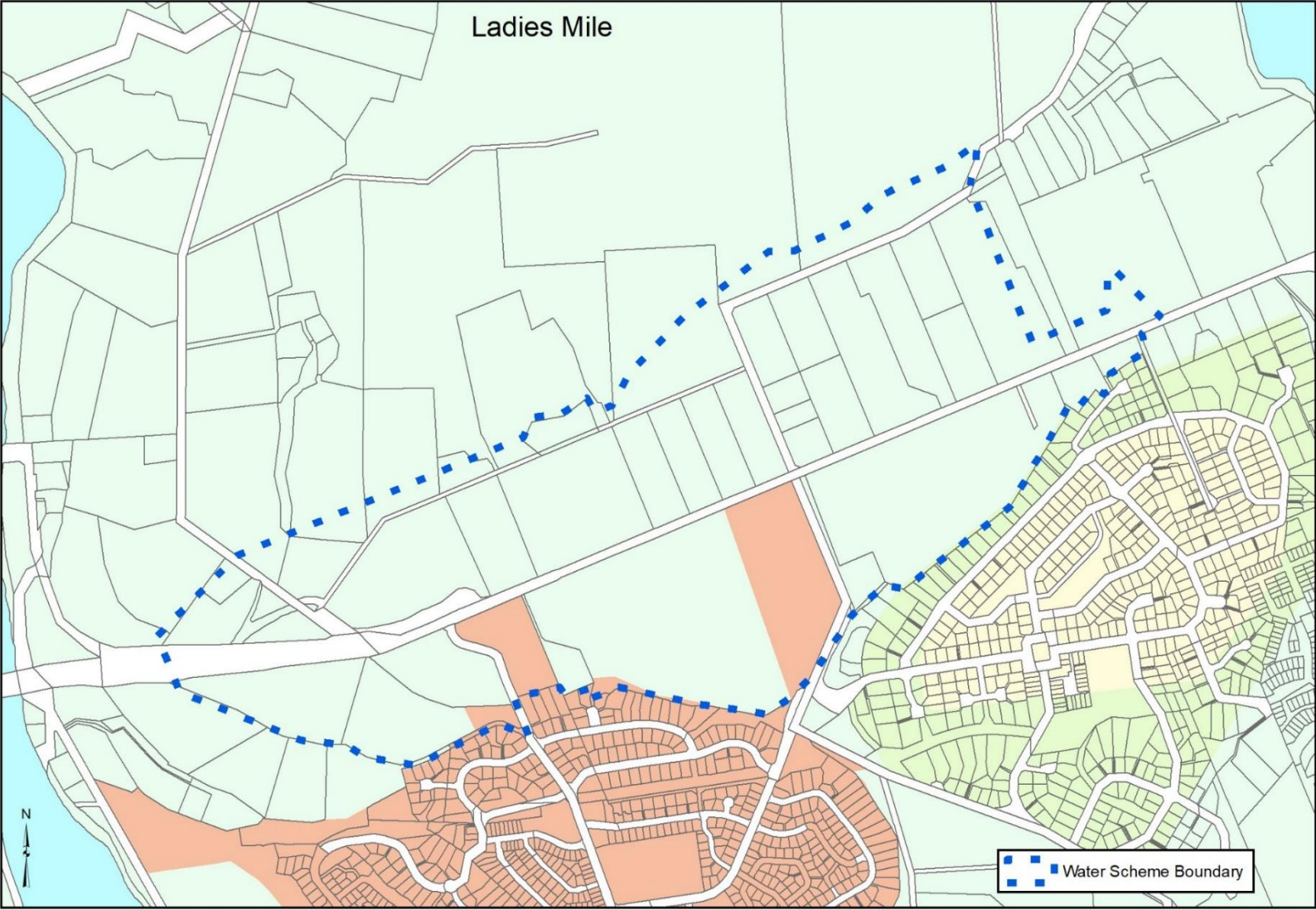


13.0 EASTERN ACCESS ROAD – Transportation

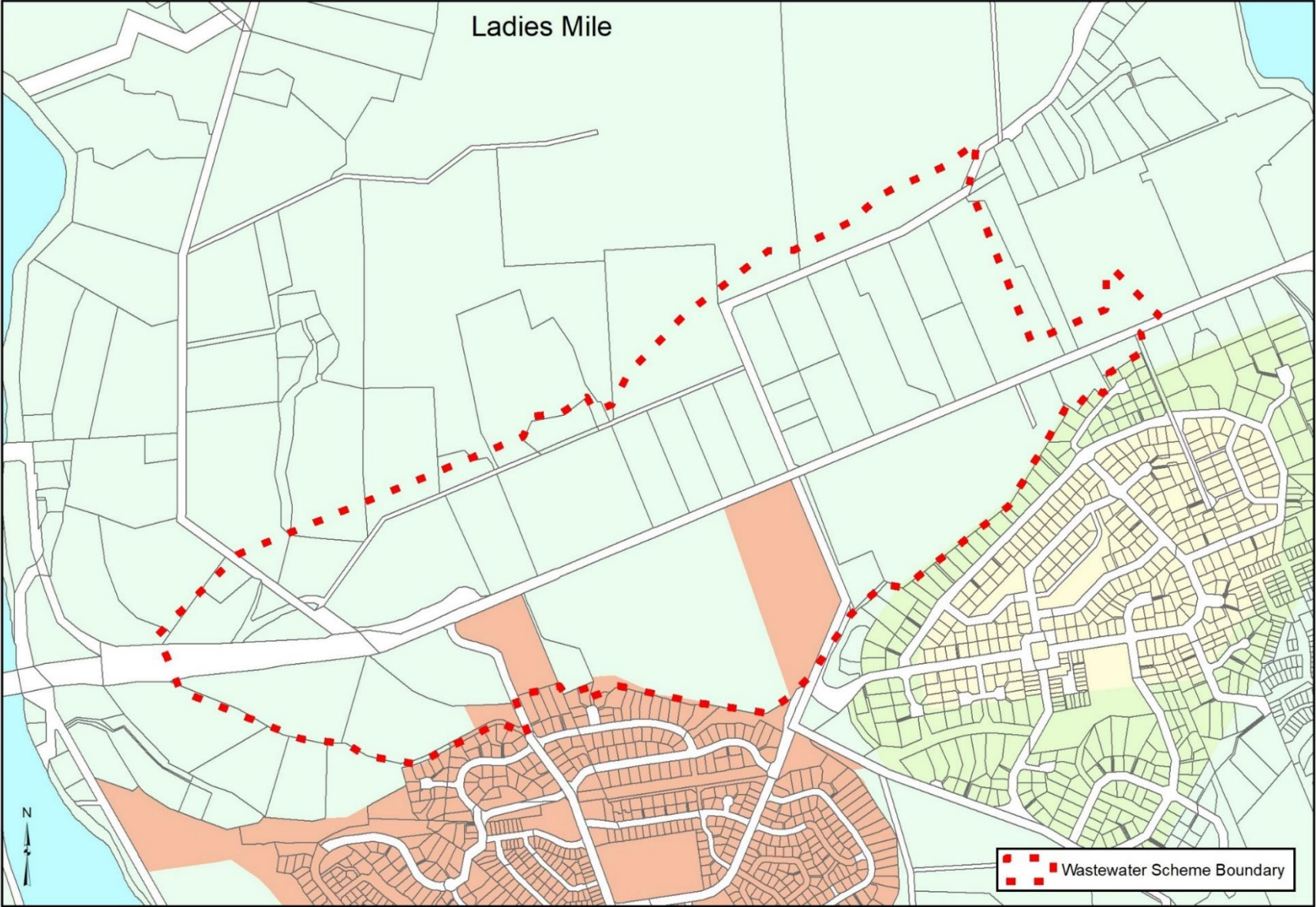




14.0 LADIES MILE- Water Supply

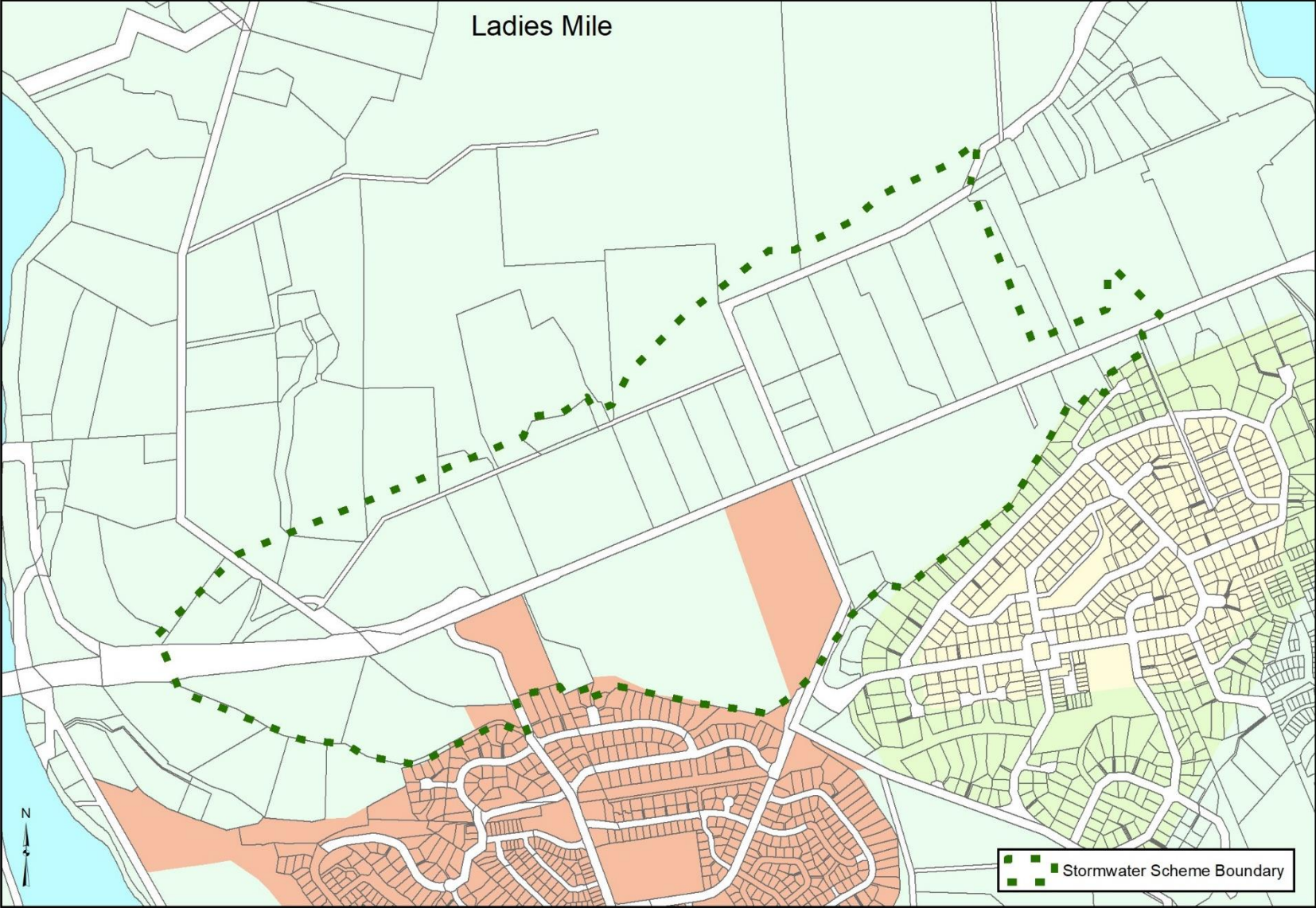


14.1 LADIES MILE- Wastewater

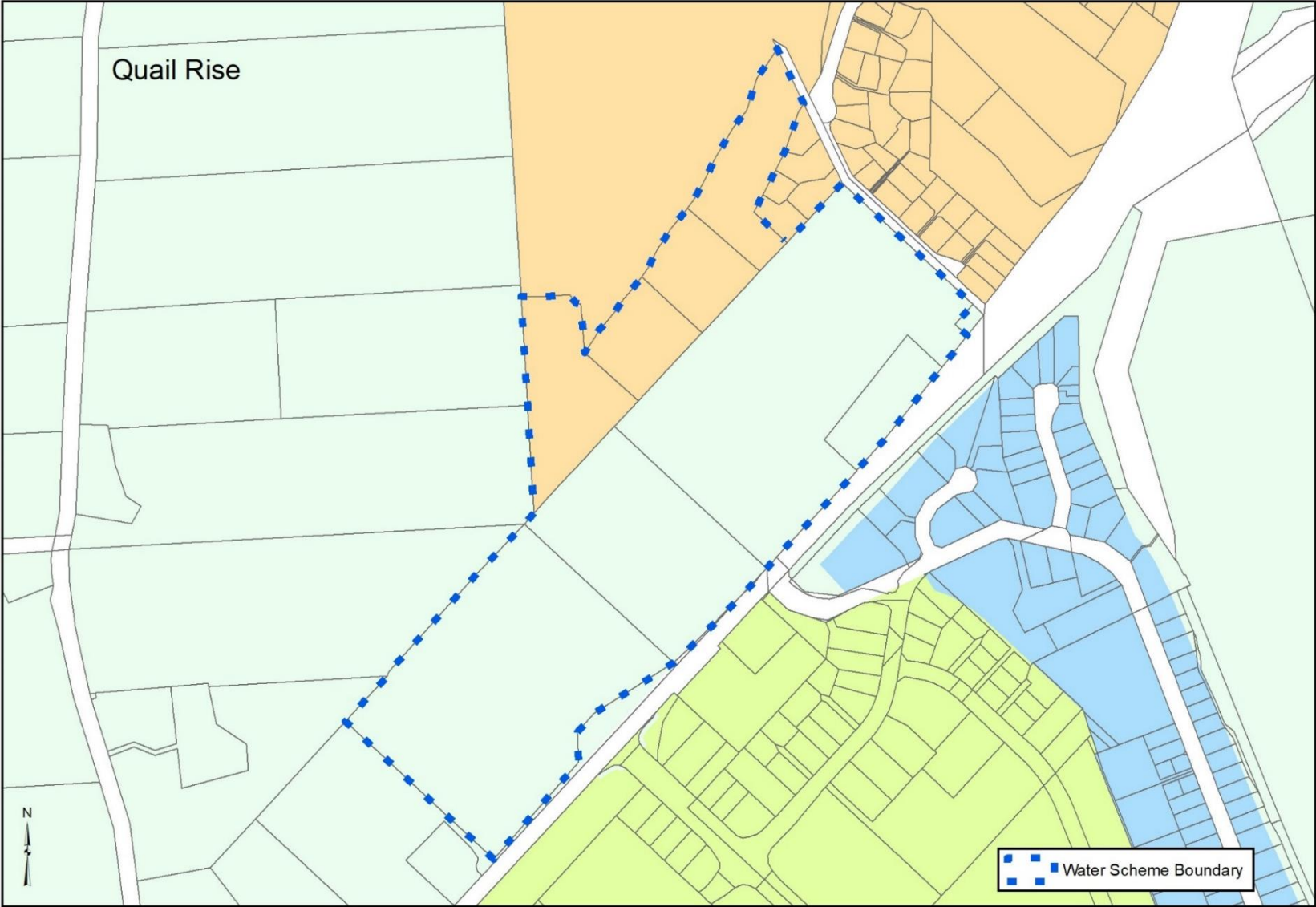




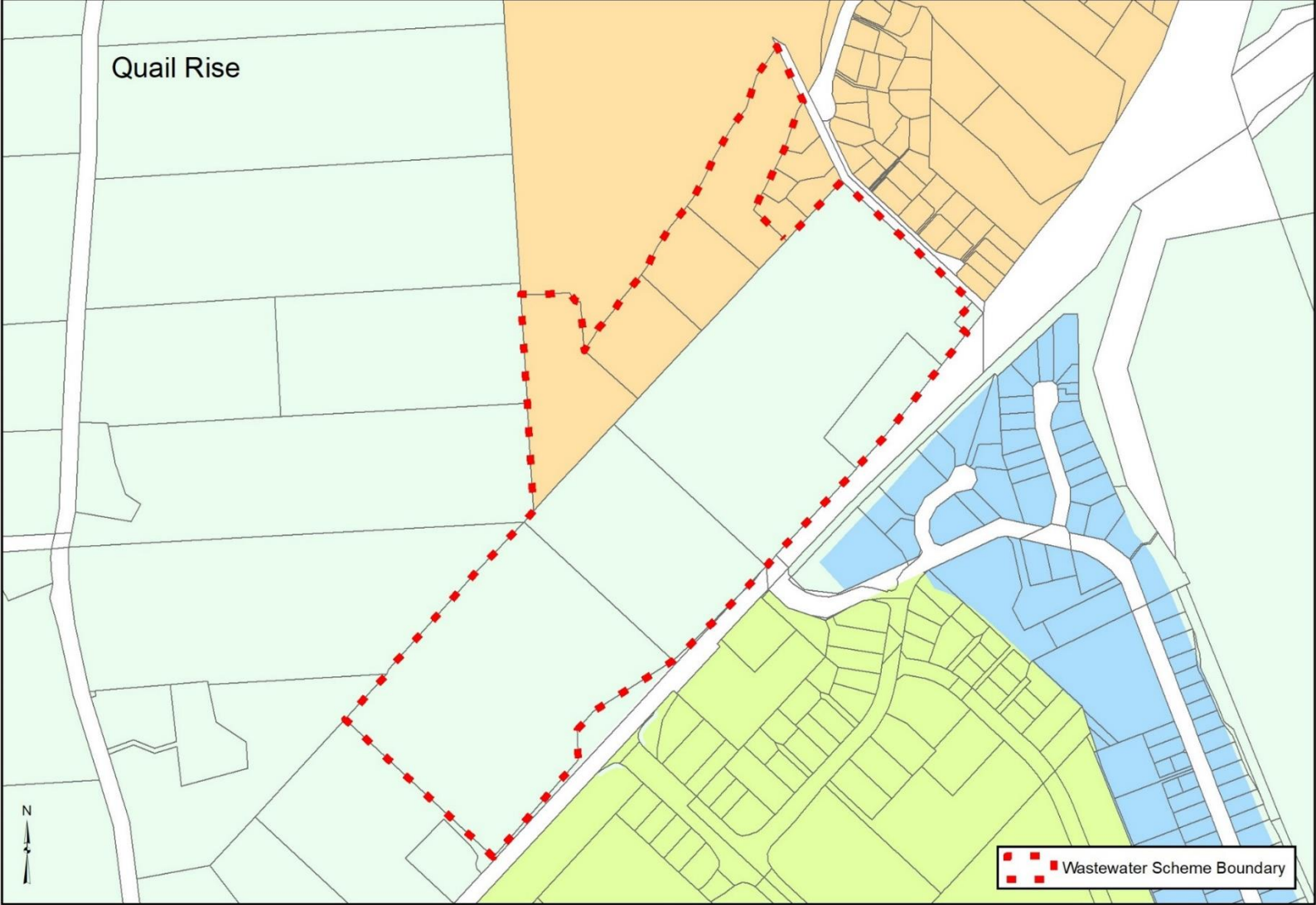
14.2 LADIES MILE- Stormwater



15.0 QUAIL RISE – Water Supply

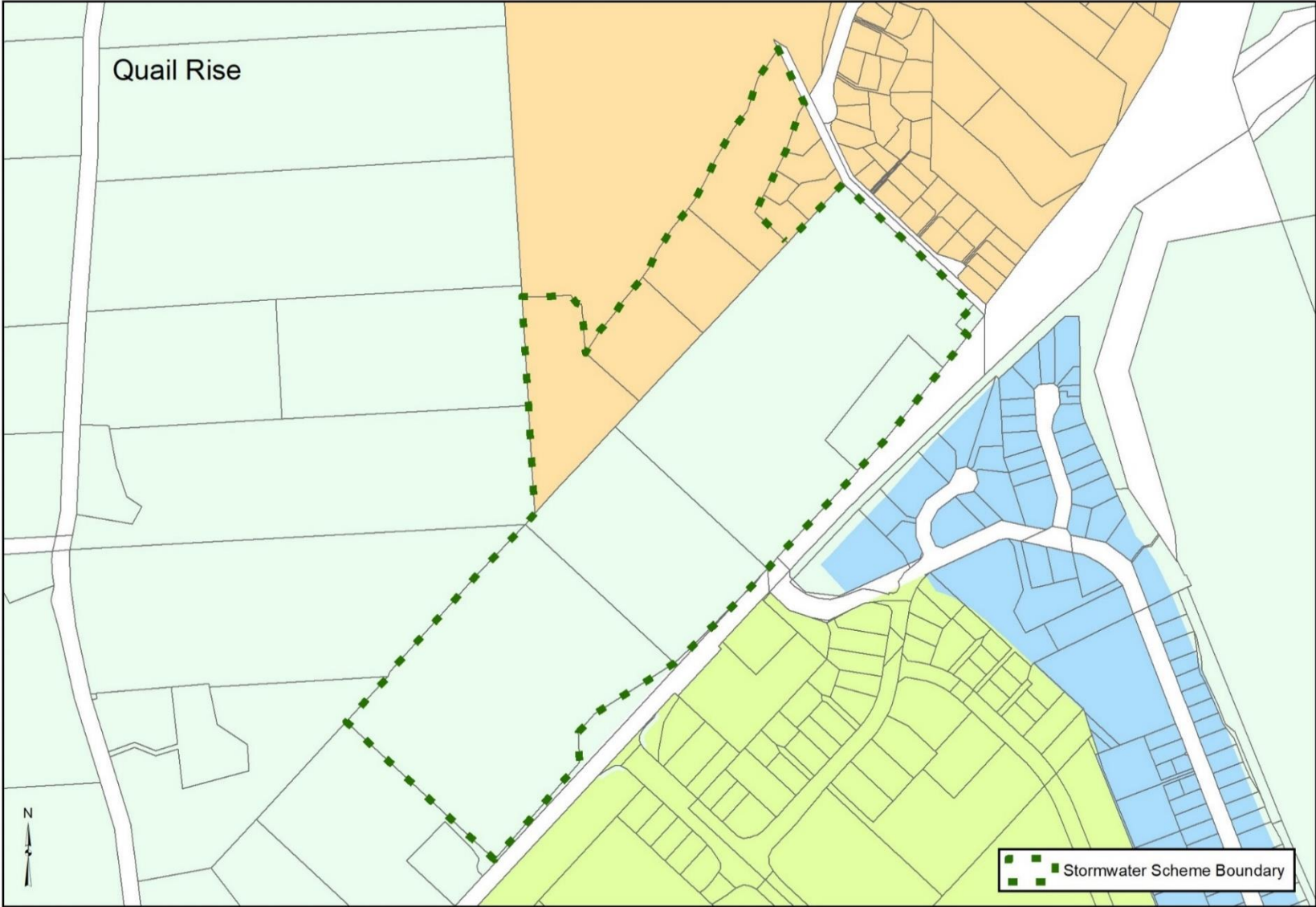


15.1 QUAIL RISE – Wastewater





15.2 QUAIL RISE – Stormwater



## **APPENDIX A**

### **ADDITIONAL DETAIL**

**Table A1 – Working Charge Factors**

Category	Peak l/100m <sup>2</sup> /d	Working Charge Factor (WCF)
<b>Water Supply</b>		
Residential	940	1.00
Retail/Commercial	550	0.59
Restaurant/Bar	1,860	1.98
Accommodation	550	0.59
<b>Wastewater</b>		
Residential	690	1.00
Retail/Commercial	400	0.58
Restaurant/Bar	1,310	1.90
Accommodation	480	0.69

Notes

1. The water supply peak day demand comes from the calibrated network model for Queenstown developed by Tonkin and Taylor Ltd. This is assumed to represent typical water demand for the district.
2. The wastewater peak day generation rates come from the calibrated network model developed by Rationale Ltd. This is assumed to represent typical water demand for the district.

**Table A2 - Network Charge Factor (NCF) Calculation**

<b>Network Charge Factor- as a result of fire flow requirements</b>			
<b>Fire Codes by Land Use</b>			
<b>Land Use Category</b>	<b>General Fire Code Rating and Mix</b>		
Residential	85% W3	15% W4	0% W5
Retail/Commercial	0% W3	50% W4	50% W5
Restaurants	0% W3	50% W4	50% W5
Accommodation	0% W3	25% W4	75% W5
<b>Pipes + Hydrants</b>			
<b>Land Use Category</b>	<b>Relative Pipe + Hydrant Costs</b>	<b>Pipe + Hydrant Differentials</b>	
Residential	97.43	1.00	
Retail/Commercial	180.74	1.86	
Restaurants	180.74	1.86	
Accommodation	198.33	1.86	
<b>Storage</b>			
<b>Land Use Category</b>	<b>Relative Storage Differentials</b>	<b>Storage Differentials</b>	
Residential	1.6	1.00	
Retail/Commercial	6.2	3.98	
Restaurants	6.2	3.98	
Accommodation	6.9	4.46	
<b>Network Charge Factor Calculation - Assumes a 50/50 allocation of the two differentials above</b>			
<b>Land Use Category</b>	<b>Pipe + Hydrant Differentials</b>	<b>Storage Differentials</b>	<b>Network Charge Factor (NCF)</b>
Residential	1.00	1.00	1.00
Retail/Commercial	1.86	3.98	2.92
Restaurants	1.86	3.98	2.92
Accommodation	1.86	3.98	3.25



**Table A3 - Basis for the NCF Calculation**

**Network Charge Factor**

**Assumptions:**

**Pipe Calculation**

Assume Class W3 is a 100mm pipe

Assume that each risk classification jump means an increase in pipe capacity of 100%

<i>Pipe Calculation</i>	<i>Fire Risk Classification</i>	<i>Pipe Radius (mm)</i>	<i>Pipe Diameter Required</i>	<i>\$/m</i>
	W3 - 25 l/sec		100	\$84.00
	W4 - 50 l/sec	0.07	150	\$140.00
	W5 - 100 l/sec	0.10	200	\$210.00

Cost extracted from 2004 LTCCP Reports

**Hydrant Calculation**

<i>Hydrant Cost</i>	<i>Fire Risk Classification</i>	<i>Max. No. of fire hydrants to provide flow</i>	<i>\$/m</i>
	W3	2	4.94
	W4	3	5.56
	W5	4	5.93

**Storage Calculation**

<i>Storage Cost</i>	<i>Fire Risk Classification</i>	<i>Volume (m3)</i>	<i>Cost (\$)</i>	<i>Storage Differential</i>
	W3	45	30,000	1.00
	W4	180	140,000	4.67
	W5	540	230,000	7.67

**Table A4 - IMPACT FACTOR CALCULATION**

<i>Asset Component</i>	<i>Valuation (\$M)</i>	<i>Percentage of Network Value</i>	<i>Percentage of Working Charge</i>	<i>Percentage of Network Charge Charge</i>
Reticulation	30.05	75%	50%	50%
Treatment	0.34	1%	100%	
Pumping	4.41	11%	100%	
Storage	5.04	13%	78%	22%
	<b>39.84</b>		<b>59%</b>	<b>41%</b>
<b>Working Charge Impact Factor (WCIF)</b>			<b>60%</b>	
<b>Network Charge Impact Factor (NCIF)</b>			<b>40%</b>	