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The Year Ahead - A Summary from the Mayor and Chief Executive



Introduction

This Annual Plan seeks to deliver greater value for money to our ratepayers and the wider communities.

The plan sets out priorities for 2010/11 in the context of our 10-Year Community Plan. Since the adoption of the 10-Year-Plan, last year, the Council has worked to make improvements and keep promises.

This document outlines key changes and how those changes affect our ratepayers in the coming year.

10-Year-Plan

When a 10-Year Community Plan is adopted, forecasting and assumptions must be made for the years ahead. The 10-Year-Plan continues to be the guiding document for the Council until it is reviewed in 2012. Before then, the Annual Plan process allows those assumptions and forecasts to be checked and where necessary amended in 2010/11 and 2011/12.

A key issue in last year's 10-Year-Plan was affordability for the ratepayer. The 10-Year-Plan identified that in the last six years of the plan, debt levels were not affordable. It forecast a debt level of \$413 million by the year 2019. The 10-Year-Plan said a review of the capital programme would be undertaken. That work is now one year on and the process will continue beyond adoption of this Annual Plan as the Council addresses affordability into the future.

So what was included in Year 2 of the 10-Year-Plan?

To give context to the proposed changes, the 10-Year-Plan budgets as they were adopted in 2009 for Year 2 need to be revisited.

The main differences between the 10-Year-Plan 2009/10 (Year 1) and the 10-Year-Plan 2010/11 (Year 2) were:

- a) An increase in operating costs of \$5.6 million (7.41%) – this was primarily made up of increases in depreciation (loss of value over time) \$1.68 million and interest \$958,000. These two items accounted for 48% of the increase in operating costs for the year and flowed directly as a result of the capital programme from previous years. This meant an increase in cost was unavoidable.
- b) The balance of the increase in operating cost of around \$2.96 million was made up of projected increases in expenditure as a result of inflation and/or rate-base growth. On average, this combined (inflation and growth) adjustment represents an increase of around 3.9% for the year. The assumption built in for growth in the district was 3.2% and the inflation adjustment ranges between 2.7 and 3.8%. It should be noted that these adjustments are not factored in across the board but rather are applied to selected expenditure items.

What has changed?

Council officers were asked to produce budgets for 2010/11 with an emphasis on prioritisation of projects and value for money for ratepayers. This resulted in variations to the 10-Year-Plan, Year 2 budget. There are several budgetary issues which collectively had a negative impact on affordability to the ratepayer. These issues were not provided for in the 10-Year-Plan:

1. Reduced solid waste volumes leading to reduced net revenue (\$502,000).
2. Increased funding for Lakes Leisure programmes and activities (\$356,000).
3. Increased costs for legal and insurance in the regulatory activities (\$552,000).
4. Increased maintenance costs for additional reserves transferred to Council ownership (\$211,000).

The background to each of these issues will be covered in more detail on page 3 and 4. However it is important to understand that each of these issues has a direct impact on rates. The cumulative impact of these amounts is \$1.62 million. If this amount was added to the expenditure previously adopted as Year 2 of the 10-Year-Plan, the average rates increase would change from 8.5% to 11.9%.

This was clearly an unacceptable position given the tough wider economic conditions. Council officers were therefore asked to present proposals for savings for consideration by Council.

This extensive exercise has been rigorously completed for both operating and capital expenditure. It has often been difficult to balance the issues of affordability against maintaining existing levels of service. The results of the exercise are that:

- Rate funded operating costs have been reduced by \$1.07 million – this represents a significant saving to the original Year 2 budgets in the 10-Year-Plan. The savings have been achieved across the board and the impact is explained in more detail in a later section.
- The capital expenditure budget has decreased overall by \$9.23 million (13.2%) from \$68.4 million down to \$59.2 million. Budget carry forwards of \$11.84 million from the 2009/10 year take the total capital for the year to \$71.0 million.
- The property activity shows a reduction of \$2.86 million which again reflects the deferral of non-essential projects; this time in the form of development of Council land. This will be deferred until market conditions improve.
- As a result of the changes in the capital budgets, interest costs have reduced by \$196,000 and depreciation has reduced by \$843,000.

Rates in the 10-Year-Plan 2010/11

The rating effect of this adopted budget for 2010/11 (Year 2) was an average overall rates increase of 8.51% (after allowing for growth).

Rates in the Draft Annual Plan 2010/11

The rating effect of the revised budget for 2010/11 is an average overall rates increase of 7.7% (after allowing for growth). This is around 0.8% less than the increase signalled in the 10-Year-Plan and 0.25% lower than consulted through the Draft Annual Plan. In the circumstances, this is a good result. These amounts do not reflect the increase in GST which will take effect from 1 October 2010. This will increase the cost to ratepayers by an additional 1.66%.

Key Changes to the 10-Year-Plan

1. Rubbish – the cost of less

The combination of rubbish reduction incentives together with the 'buy in' for recycling in the community has resulted in a decrease of solid waste to landfill.

The 2009/10 Annual Plan was prepared on the forecast that 32,487 tonnes of waste from the district would be disposed of to landfill. It is anticipated by taking the actual tonnage for the first eight months of the financial year and projecting that over the remainder of the financial year that around 23,000 tonnes of waste from the district will be disposed of to landfill this financial year.

This is the single largest annual waste reduction since the landfill was built in 1999 and is in line with the objectives of the adopted waste management strategy. The drop in tonnage adds between 4-6 months of life to the landfill.

This result has affected the anticipated (10-Year-Plan 2009) operating revenue budgets.

Due to the reduction in waste being disposed of through the transfer stations and into landfill, the revenue from fees and charges will not be sufficient to cover the expenditure in the solid waste area this financial year.

The existing approach allows for the funding of 50% of the cost of recycling activities from a levy charged on residual waste. This is known as the landfill levy. For the 2009/10 year this levy is \$36 per tonne. The balance of the cost is recovered largely through rates (\$140 per residential property).

However, with the reduction in volumes going to the landfill, Council faces a funding problem. If Council continues to recover the 50% of recycling costs in the way outlined, the landfill levy will have to increase.

Early analysis suggests that the landfill levy would have to double to achieve this. This poses a real risk to our communities because the user charges for bags, transfer station fees and gate charges at the landfill would become less affordable. The risk is that the cost will lead to illegal dumping and disposal of waste outside of the district.

In order to deal with these risks proactively, Council has agreed to the following:

- Hold the landfill levy at \$36 (excluding GST) per tonne for the 2010/11 year.
- Reduce solid waste operational expenditure for 2010/11 to reflect lower than expected waste volumes.
- Agree changes to the current contractual position with Otago Southland Waste Services to provide greater efficiency in the collection service.

This increases the Waste Management Charge from \$124.44 (excluding GST) to around \$149.33 (excluding GST) for a residential property. This was not anticipated in the 10-Year-Plan and the additional rates required of \$502,190 account for just over 1% of the average rates increase of 7.7%.

Rubbish - contract streamlining

Some changes to the solid waste (rubbish) collection service were considered by Council in April 2010 to streamline its delivery.

The Council introduced a range of options last year to reflect the wide range of users from those that create zero or minimal solid waste to those that filled a large wheelie bin.

Those options will be maintained but the introduction of the 120-litre council-owned wheelie bin, together with the ongoing provision of a 240-litre wheelie bin privately owned, has proved confusing.

To streamline this service, it is proposed that Otago Southland Waste Services will assume the provision of all wheelie bins, continuing to offer the 120 litre option. It will purchase Council's wheelie bin stock of 4000 bins 'at cost' for \$205,000. As a result the Council will save \$100,000 in collection costs.

The 30 litre and 60 litre bags continue to be available with no price increase. Importantly, the cost of the wheelie bin service will continue, unchanged as the Council has negotiated a price control mechanism, meaning the pricing structure will remain the same.

Cost

Reduction in operating revenue for solid waste	\$2.77 million
Earned from sale of 120 litre bins to OSWS	\$205,000
Saving on collection costs	\$100,000
Residential Waste Management Charge	From \$124.44 to \$149.33 (excluding GST)

2. Lakes Leisure Funding

Lakes Leisure is a 'not-for-profit' company that operates and maintains the major recreational assets owned by the Council. These include Queenstown Events Centre; Alpine Aqualand; Lake Wanaka Centre; Wanaka and Arrowtown Community Pools; Memorial Hall and Arrowtown Hall as well as most of the sportsfields in the district.

Council provides funding to Lakes Leisure to cover the shortfall in the cost of operating and maintaining these facilities for the community. This equates to that portion of the cost that is not recovered from user charges.

Lakes Leisure has now had the benefit of a full year of trading and better understands the maintenance requirements of the facilities it manages. Unfortunately, the budget provided in the 10-Year-Plan for 2010/11 is inadequate to fund the projected net costs for the year.

The reasons for this are reduced revenue from aquatics; partly attributable to the end of the 'honeymoon' period and the continuing issues with the hydro-slide (the fast slide is closed).

Income from events is also likely to be lower than anticipated which reflects wider economic conditions.

Operational and maintenance costs are also increasing. The overall increase in funding for 2010/11 when compared to 2009/10 is \$478,000 with \$78,000 of this resulting from the recommended changes to the Community Pricing Policy, and the balance mostly impacting the aquatics activity with some increase for the halls and participation programmes. This excludes funding for the new gym, which is debt funded. It is intended the gym will fully cover its costs.

On this basis the budgets for capital expenditure for the 2010/11 year were reviewed with the following 10-Year-Plan funded projects revisited and in some cases reduced and included in the Annual Plan:

- Additional Parking \$350,000.
- Resurfacing Stadium Floors \$95,000.
- Improvements to Lighting in Events Centre \$27,000.
- Improvements to Lake Wanaka Centre (fire safety) \$24,000.

3. Regulatory Legal and Insurance Costs

The legal expense budgets in the regulatory area for resource consents, district plan and building control were substantially reduced for the 2009/10 year. The budgets in the 10-Year-Plan for 2010/11 are at similar levels and are simply inadequate to cover the expected costs. An increase of around \$300,000 is required.

Insurance costs in relation to the leaky homes issue are set to rise. Council has cover for the three outstanding claims but the excess amount of \$50,000 per claim will need to be provided for. In addition to this, Council has now been required to pay a call into the local government insurance mutual (RiskPool) of \$102,000. This was not known about when the 10-Year-Plan budgets were set.

4. Reserve Maintenance Costs

From time to time, areas of new reserve land are transferred to Council as a result of new development (i.e. subdivisions) or as a result of agreement with the Department of Conservation.

These new areas of reserve need to be maintained. The 10-Year-Plan assumes an even growth rate of around 3% per annum and maintenance budgets have been increased year by year to reflect this. In the past 18-months, however, large areas of reserve land have transferred and the impact on reserve maintenance budgets requires an increase of around \$211,000. The benefit to the community is one of recreational value and enhanced public amenity and access.

5. Queenstown Library – future proofing

In the 10-Year-Plan one of the key consultation projects was about constructing new council offices at Queenstown. This proposal was rejected by the community and was not included in the plan.

However the issue of future proofing the Queenstown library and finding an affordable solution to housing the council's staff (currently located in five leased offices in addition to the first floor offices of Gorge Road) continues to be an issue. Queenstown Library continues to grow and is now a key community space. The library currently occupies approximately 700 square metres of space on the ground floor of the Council Building in Gorge road. There is little room for expansion.

We have looked at a wide range of options. The best option appears to be the building diagonally opposite Memorial Hall and previously occupied by Pulse Gym. It is now vacant and the owners are prepared to completely renovate the building to house the library including installation of a lift, partitioning and air conditioning.

The Draft Annual Plan put forward a new proposal around relocation of the library and the conversion of the existing library to office space.

Decision

The majority of submissions regarding the library proposal were opposed, in main, because people liked the library where it was.

There were also some unforeseen costs associated with the proposal, which aimed to be cost neutral, namely the need for additional staff across three floors. This was not supported. The recommendation is for the library to remain where it is, however there continues to be an issue around staff accommodation. The option remains for Council to consider consolidating staff accommodation into two main buildings rather than having staff spread across six separate locations as they are at present.

6. Motor Camps

Last year, Council reached agreement with the current lessees of Glendhu Bay Motor Camp to purchase the leaseholders assets and improvements and to terminate the lease after Easter 2010. The Council will therefore, be responsible for the management of the Camp from April, 2010.

The Council has commissioned a scoping report for the upgrade of the camp. The 2009 report identifies that around \$2.6 million of upgrade work is required, with the bulk of this needed for upgrades to the water supply and wastewater systems (\$1.87 million). The balance of the funds is required to upgrade facilities in line with the original 'Kiwi Camp concept'. It is important to note that this expenditure is seen as unavoidable if the camp is to continue to operate. Budget was provided in Year 2 of 10-Year-Plan for this work (\$2.5 million).

The current lease at the Wanaka Motor Camp expires on August 13, 2010. The current lessees have no interest in extending the lease beyond this date. The Council will therefore directly manage the camp from August, 2010.

At this point, there is a considerable amount of uncertainty surrounding the long-term future of the camp. Council has previously undertaken some preliminary economic feasibility assessment regarding the potential upgrade of the Wanaka Motor Camp as recommended in the strategy.

Unfortunately, the results of this analysis indicate that any large scale redevelopment is not a commercially viable option.

In terms of development, therefore, nothing is proposed. This will allow Council to operate the park 'as is' for an initial period until the final decisions regarding the future of the camp are made. It is expected however, that the camp will operate through the next two summers substantially as it has done in the past.

Budgets for the operation of both camps have been developed and are now included in the Annual Plan for 2010/11. This increases both operating income and operating expenditure within the Property activity. The net effect of the inclusion of operating budgets for these camps is an overall increase of \$250,000 net surplus available to offset rates.

7. Parking

A proposal for improved parking for Queenstown shoppers and short-stay parkers has been included in this Annual Plan. The aim of the proposal is to enhance access to the Queenstown Central Business District, which is in line with the Council's long term Transportation Strategy.

It is proposed that on Ballarat Street charges would increase by fifty cents an hour to \$1 an hour (with no cap) and for Boundary Street a new charge would be introduced of fifty cents an hour (with a cap of \$2.50 per day). An exemption from fees for all mobility permit holders, which would allow parking anywhere, anytime for free is also proposed. The proposal affects 281 long-stay parks.

The Council accepts that any change is reliant on the introduction of good alternative travel choices for the community and in particular CBD commuters. The pricing options being considered can only be introduced together with improved travel options for those people that work in the CBD, including carpool incentives and improved bus services.

The change will be timed to coincide with the planned introduction by July this year of improved bus services by the Otago Regional Council and bus operator Connectabus. This includes an express Arrowtown service and services to Kelvin Heights and Arthur's Point. Also proposed by QLDC is the development of secure bicycle parking, and discounted carpooling parking spaces.

This proposal will also help improve parking debt. Through the acquisition of the Boundary Street carpark in the 1990s and the construction of the Church Street underground carpark, the level of debt for parking activities sits at \$1.1 million.

8. District Plan Review

The Council has made savings of \$196,000 in the District Plan area through a reduction in research, consultants and reduced legal fees. It has also agreed to move from its programme of a series of separate plan changes each year to a comprehensive review of most of the District Plan over the next three years.

This is being done as much of the plan will be due for review. The process will allow the plan to be restructured and simplified. Council will be able to take advantage of reforms to the Resource Management Act and fix the numerous minor problems with the plan. The review will also update references and include amendments arising from National Policy Statements and Environmental Standards.

It will also provide an opportunity to review much of the philosophy underpinning the plan, most of which was developed 15 to 20-years-ago.

The Council will be continuing to deliver of a number of plan changes (14) in the 2010/11 year. The most significant plan changes continue to be the two involving rezoning of major 'greenfield' areas, namely Frankton Flats in the Wakatipu Basin and Three Parks at Wanaka.

The Urban Growth Boundary Plan Changes will also be significant, as is the work around the Town Centre Plan Changes for Queenstown and Wanaka. Others include: Affordable Housing, Wanaka Airport, Kingston, Arrowtown Boundary and Wanaka Industrial Zone.

A total budget of \$1.79 million has been included in the Annual Plan.

9. Event Strategy

The Council has chosen to consult through the Draft Annual Plan about removing funding for the Event Strategy (\$50,000).

It considered that the Council already gives significant support, without impacting on the ratepayer. Iconic events have demonstrated they can continue to succeed without additional ratepayer funds.

Decision

The Council has agreed to provide \$25,000 in the 2010/11 year to further investigate the establishment of an independent events facilitation organisation and an economic futures agency.

10. Community Grants

Another budget saving has been found in the area of community grants. In previous years smaller communities could apply for funding for projects up to \$5,000 per annum.

The budget of \$50,000 has been cut to \$10,000 to allow for application for funding of no more than \$1,000 per association. Other, more sizable projects can be covered through the submission process but the council considered that a significant investment had now been made in many of the smaller communities.

Decision

The council received three strong submissions from smaller communities regarding the cutting of this funding. The council decided there was real value in the projects being undertaken by the smaller communities. It has agreed that work will need to be undertaken to determine how the money will be allocated, however a decision was made to include an additional \$40,000 in the 2010/11 year.

11. Aspiring Arts Trust

Funding for the Aspiring Arts Trust for the 2010/11 year only, will be dropped from the Annual Plan.

The trust, which receives \$50,000 annually to allocate to works of public art in the district has sufficient funds to continue without funding in the 2010/11 year.

Key Projects Ongoing in 2010/11

Council is continuing to deliver on projects approved in Year 2 of the 10-Year-Plan including:

1. Community

A new fire appliance for Kingston has been included for \$100,000. The Council has also put \$50,000 towards a new emergency building, which has now received Community Trust of Southland Funding to ensure its construction.

The Earnslaw Park Toilet replacement is well overdue. The existing, aging toilets are proving difficult to clean and maintain to acceptable standards. Funding of \$550,000 is in the 10-Year-Plan.

Critical work around the restoration of essential wetland areas at Matakauri Reserve and Albert Town will be undertaken. Funding for \$25,000 is included.

Improved lighting of the Queenstown Gardens and Earnslaw Park at a cost of \$80,000 is included.

The National Cycleway project has funding of \$100,000 in the 10-Year-Plan with the main focus 2010/11, the Arrowtown to Gibbston Route.

Wanaka Sports Facilities

The Council resolved in February to further investigate a greenfield site. Funding for a sports facility and fields was allocated in the 10-Year-Plan in 2009.

The 10-Year-Plan had \$10.6 million to build the sports facility with a further \$350,000 to upgrade the Wanaka Pool, which will commence in June, this year. If the location of the sports facility can be agreed within the next few months, it may be built by 2013.

2. Infrastructure

Roading

A significant investment in roading will be made and the following projects undertaken:

- Ardmore/Brownston Street intersection; reconfiguration of the intersection at a cost of \$1.09 million.
- Gorge Road urban section - Henry Street to the edge of town. Road pavement reconstructed and resurfaced at a cost of \$1.61 million.
- Lake Esplanade from Lake Street to One Mile Roundabout. Road pavement reconstructed and resurfaced at a cost of \$1.35 million.
- Malaghans Road- a section joining the site constructed in April 2010; road pavement reconstructed and resurfaced at a cost of \$535,000.
- Crown Range Road. Sections above the Eastbourne Gates. Road pavement reconstructed and resurfaced at a cost of \$1.24 million.

Finally the Council and the New Zealand Transport Agency are in the advanced stages of planning for the improvement of access to Glenda Drive. This project will address long standing safety concerns at the existing intersection and provide for increasing traffic that will come with the expected development of the area.

NZTA proposes to build a new roundabout on the state highway while the Council is responsible for the local roads that will link the new roundabout with Glenda Drive. The 10-Year-Plan makes provision for Council's contribution to the cost of this roading.

Project Shotover

The 'waste water to land' disposal project for the Wakatipu Basin, Project Shotover is awaiting the outcome of Environment Court appeal on its consents. Meanwhile it is expected that procurement

of professional services, shortlisting of contractors for a Design Build Operate (DBO) contract and the advertising of tender documents for the construction of the project will happen in the 2010/11 year. Funding of \$998,772 is included in Year 2 of the 10-Year-Plan.

The cost

Rates

As outlined, the revised budget in the Annual Plan means an average overall rates increase (after allowing for growth) of 7.7%, 0.8% lower than forecast. These amounts do not reflect the increase in GST which will take effect from 1 October 2010. This will increase the cost to ratepayers by an additional 1.66%.

An increase for one community may be a greater percentile but in monetary terms it could be less than another community. Therefore percentages are not comparative from community to community. The increase does not impact evenly over the district but is dependent on services received.

What do rates pay for?

Targeted Rates

These rates are applied through: the recreation charge; the roading rate; the governance charge; aquatic centre charge (Wakatipu); stormwater rate; tourism promotion rate; waste management charge; water supply rate; and sewerage rate and is applied to the services you receive and where you live.

General Rate

This rate covers things like walkways and reserves, public toilets, emergency services and Council management and is applied to all ratepayers.

Uniform Annual General Charge

This charge covers things like cemeteries, community development, health, enforcement and waterways control and is also applied to all ratepayers.

How have the rates changed in Year 2 of the 10-Year-Plan?

The main changes are (all are exclusive of GST):

- Waste Management Charge has increased by \$24.89 per residential property from \$124.44 to \$149.33.
- Waste Management Charge has increased by \$14.22 per non residential property from \$91.56 to \$105.78.
- Aquatic Centre Charge (Wakatipu only) has increased by \$16.89 per property to \$80.89.

- Recreation Charge has increased by \$18.67 per property to \$241.78.
- Governance Charge has decreased by \$1.78 per property to \$110.22.

Increases for some targeted rates for Water Supply and Wastewater as result of increases in depreciation, interest and the utilities maintenance contract:

Water Supply (exclusive of GST) per annum	Existing	Proposed
Queenstown	\$160.00	\$186.67
Wanaka	\$160.00	\$142.22
Arrowtown	\$133.33	\$142.22
Glenorchy	\$515.56	\$515.56
Hawea	\$248.89	\$248.89
Arthurs Point	\$515.56	\$515.56
Lake Hayes	\$391.11	\$426.67
Luggate	\$346.67	\$382.22

Sewerage (exclusive GST) per annum	Existing	Proposed
Queenstown	\$240.00	\$245.33
Wanaka	\$462.22	\$462.22
Arrowtown	\$302.22	\$311.11
Hawea	\$426.67	\$426.67
Arthurs Point	\$444.44	\$444.44
Lake Hayes	\$320.00	\$337.78
Luggate	\$400.00	\$426.67

How are you affected?

The increase in general rates is reflected across the board but the effect of the increases in fixed charge rates (as outlined) impacts residential to a greater degree than higher capital value (CV) property types.

The increase in GST which applies from 1 October 2010 will increase cost to ratepayers by a further 1.66%.

The following table shows the indicative impact by location and land use (includes increase in GST):

Property Type	CV	Location	Movement	
			%	\$
Residential	\$691,200	Queenstown	12.25%	\$242.45
Commercial	\$1,287,600	Queenstown	8.91%	\$482.61
Accommodation	\$1,287,600	Queenstown	8.57%	\$605.92
M/U Accommodation	\$831,600	Queenstown	11.19%	\$305.75
Vacant	\$432,000	Queenstown	11.71%	\$183.17
M/U Commercial	\$831,600	Queenstown	11.26%	\$294.24
Residential	\$583,200	Wanaka	6.11%	\$129.12
Commercial	\$777,000	Wanaka	8.03%	\$305.28
Accommodation	\$777,000	Wanaka	6.98%	\$378.18
M/U Accommodation	\$648,000	Wanaka	6.98%	\$183.46
Primary Industry	\$3,597,000	Wanaka	12.45%	\$410.21
Country Dwelling	\$1,187,200	Wanaka	13.53%	\$225.68
Vacant	\$324,000	Wanaka	6.55%	\$99.20
M/U Commercial	\$648,000	Wanaka	6.80%	\$171.53
Residential	\$507,600	Arrowtown	10.21%	\$186.84
Commercial	\$1,221,000	Arrowtown	7.72%	\$422.25
Accommodation	\$1,221,000	Arrowtown	7.51%	\$549.95
M/U Accommodation	\$680,400	Arrowtown	9.55%	\$244.21
Vacant	\$270,000	Arrowtown	10.15%	\$135.26
M/U Commercial	\$680,400	Arrowtown	9.54%	\$234.79
Primary Industry	\$2,943,000	Wakatipu	12.02%	\$323.60
Country Dwelling	\$1,534,400	Wakatipu	11.65%	\$228.73
Residential	\$496,800	Glenorchy	8.71%	\$151.26
Residential	\$324,000	Albert town	5.36%	\$93.44
Residential	\$399,600	Hawea	7.10%	\$127.69
Residential	\$496,800	Kingston	12.24%	\$141.59
Residential	\$540,000	Arthur's Point	7.24%	\$165.12

In summary

As outlined at the start of this commentary the Council recognised last year in its 10-Year-Plan that affordability for the ratepayer into the future was a key issue in a challenging economic climate. Last year, armed with the knowledge obtained from the 10-Year-Plan process, the Council began working on delivering value for money to our communities.

The Council has delivered on a commitment to prioritise projects and apply a lens of value to all its activities.

There are some activities that the Council has no choice but to deliver, like safe roads, treated wastewater and regulatory compliance.

There may also be additional things our communities want us to find budget for (this may be at the cost of something else). That is now the process we are in.

The reduced rate (compared to forecast and in the context of the unplanned-for-expenses) can only be viewed as a positive achievement.

Finally, in what is election year for Local Government (October 9, 2010), a vote of thanks to the elected members for their efforts, together with the hard work of Council officers to deliver this Annual Plan.

The Council is looking forward to getting on with delivering 'value for money' activities and projects that meet our communities' outcomes.

Debra Lawson
Chief Executive

Clive Geddes
Mayor

The Statutory Planning Process

Council received a total of 273 submissions. Of these, 54 (just under 20%) related to the Arrowtown to Gibbston Cycleway project; 31 related to the location of future Wanaka Sports facilities and 29 related to the proposed relocation of the Queenstown Library.

The balance covered a range of topics with many requesting additional funding. There were also several submissions (19) showing concern about the proposed rates increase. In addition, four submissions related to the proposal to update the Policy on Development Contributions.

Hearings were held to consider the submissions in early June followed by two days of deliberations. The Council heard 44 submitters who took the opportunity to speak to their submissions, for which Council is grateful.

All submissions were considered. Apart from the obvious funding constraints, there are often policy issues or jurisdictional considerations that must be taken into account as well. Council did, however, make a number of changes to the budgets as a direct result of the submission process.

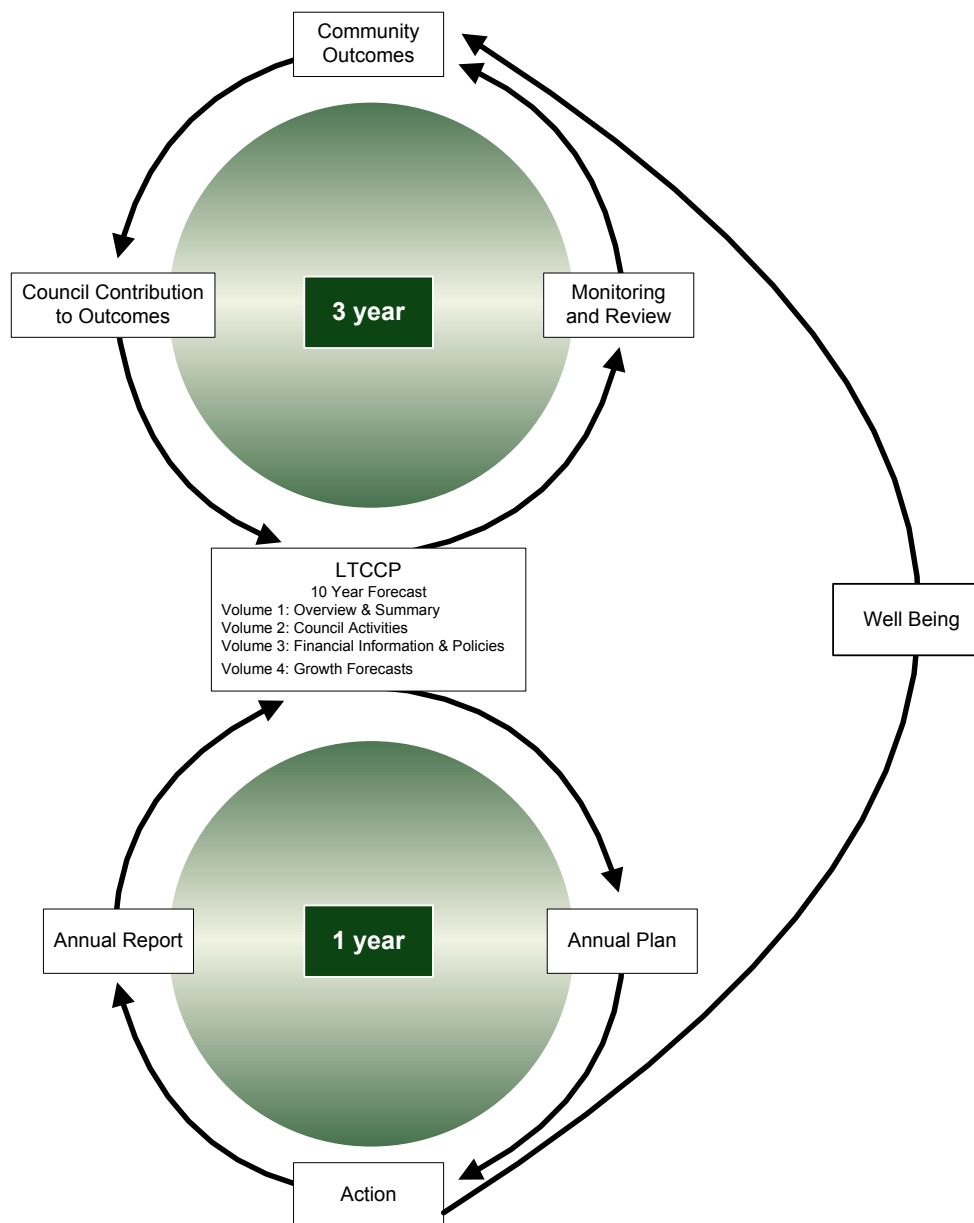
The following is a summary of the changes to the 2010/11 Draft Annual Plan that have been approved as a result of external submissions:

1. Decide not to proceed with the Library relocation project due to recent management advice as to the effect of increased staffing costs needed to operate over three floors.
2. Increase Small Communities Grant funding to \$50,000 (this allows for up to \$40,000 of contestable project funding p.a.).
3. Increase grant to Lake Wanaka Tourism by \$64,790 to reflect approved 3-year business plan. (Funded by Wanaka Tourism Promotion rate).
4. Approve one-off grant to Queenstown Life Trust of \$5,000.
5. Increase grant to Alpine Community Development Trust to \$28,750 for increased rent.
6. Provide \$25,000 to investigate and consult on options for a district-wide events organisation and an economic future agency.
7. Increase Wanaka waterways facilities maintenance budget by \$5,000 for Pontoon repairs.
8. Increase budget for Queenstown Town Centre Improvements by \$200,000 for improved CBD lighting and investigation of CCTV.
9. Increase Wanaka Cemeteries Capital budget by \$5,000 as seed funding for a memorial wall.
10. Provide for capital purchase of Queenstown Squash Club Building at \$200,000 (reinstatement of 2007/08 unused budget).
11. Provide additional capital budget of \$20,000 for review/concept design of potential Memorial Hall upgrade.
12. Bring forward \$550,000 Capital budget for sealing of Cemetery Road in Hawea.

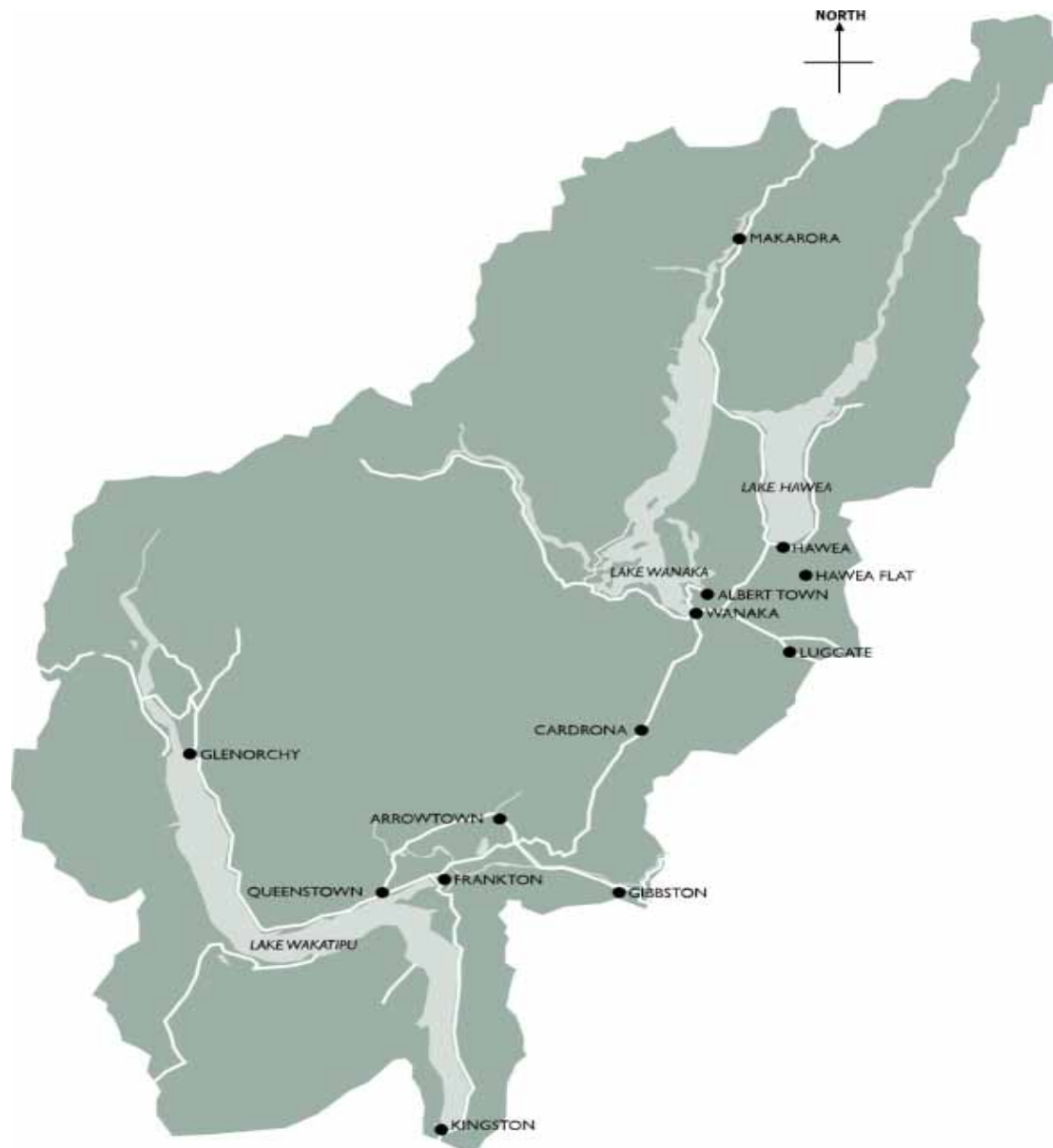
The following is a summary of the changes that have been approved as a result of internal submissions:

- Cost adjustments to reflect correction of budgets or updated information for staff costs, valuations, lease costs, consultants and parking maintenance (increase \$76,593).
- Revenue adjustments to reflect correction of budgets or updated information for rates information, trade waste and lease revenue (increase \$44,809).
- Cost/Revenue adjustments to reflect impact of Community Pricing Policy (increase \$86,736).
- Cost adjustments to reflect or updated revenue/major maintenance information for Lakes Leisure funding (decrease \$82,000).
- Cost adjustments to reflect correction of budgets or updated information for Solid Waste (increase \$65,000).
- Cost adjustments to reflect correction of budgets or updated information for Rugby World Cup hosting (increase \$41,000).
- Reduce Infrastructure Depreciation funding requirement by \$532,987.
- Increase Interest expense budget by \$114,949 to reflect increasing interest rate.
- Increase Aquatic Centre Capital budget for loan repayments by \$400,000 to reflect progressive CTOS grant (\$400,000).
- Approve Capital Carry Forwards from 2009/10 budgets (various \$11.84 million).
- Approve various Capital Programming changes for Utilities and Roading projects (\$1.79 million).
- Approve various Capital Programming changes for Community and Property projects (\$124,680).

The Statutory Planning Process



District Map



Fact File

Area: 8467 square kilometres

Peak Population 2006: 77,543

Peak Population 2029: 137,404

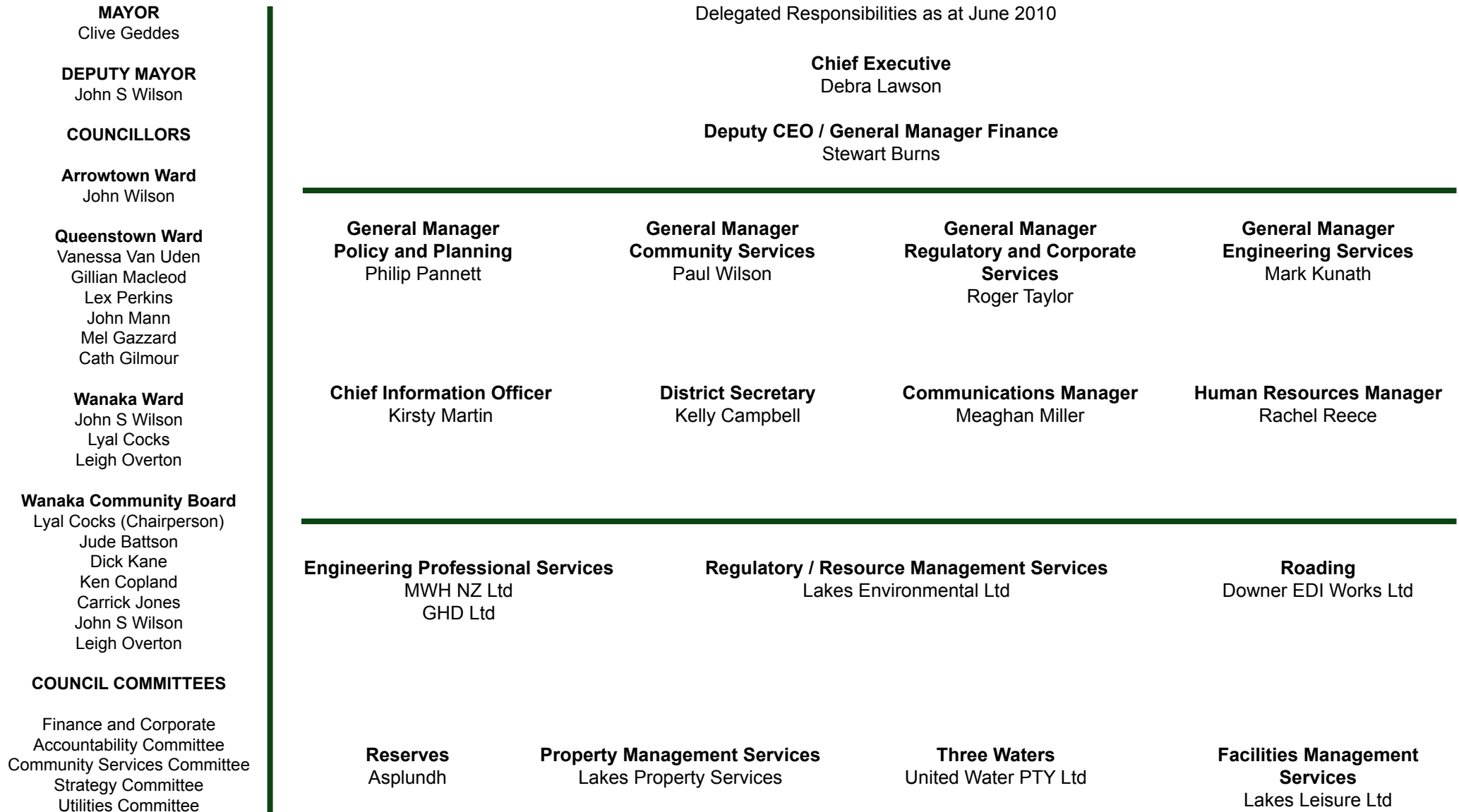
Average Day Population 2006: 35,777 (estimate)

Average Day Population 2029: 68,305

Rateable properties 2009/10: 19,506

Source - Growth Projections 10-Year-Plan

Management Structure



Contact Us

Council Offices

Civic Centre
10 Gorge Road
Private Bag 50072
Queenstown

Telephone and Facsimile
Telephone: (03) 441 0499
Facsimile: (03) 450 2223
Email: services@qldc.govt.nz
Website: www.qldc.govt.nz

Service Centres

Arrowtown Library
58 Buckingham Street
Arrowtown
Phone: (03) 442 1607

Wanaka Office
47 Ardmore Street
Wanaka
Phone: (03) 443 0024
Fax: (03) 443 8826

QLDC Regulatory Services

Lakes Environmental Ltd
Private Bag 50077
Queenstown
Phone: (03) 450 0300

Lakes Leisure Limited

Joe O'Connell Drive, Frankton
P O Box 2009
Queenstown
Phone: (03) 442 9005

Queenstown Airport Corporation Limited

Terminal Building, Queenstown Airport
P O Box 64
Queenstown
Phone: (03) 450 9031

Auditors

Deloitte on behalf of the Auditor General
Dunedin

Bankers

Bank of New Zealand
Queenstown

Solicitors

MacTodd
Queenstown

Sister Cities

Aspen, Colorado, USA (Queenstown)
Hikimi, Shimane, Japan (Wanaka)

Community Outcomes

Our community outcomes were derived from a two-year community workshop process from 2002 to 2004. Common objectives were taken from nine district-wide 2020 workshops involving over 1300 residents. The resulting outcomes, with the over-riding outcome of sustainable growth management, represent the desires of our communities and provide a solid framework for ensuring that we protect and preserve what is important to the people of this district. The community outcomes now form a basis for all functions of the Council. The outcomes signify an opportunity for the Council and agencies to better understand our communities, their needs and hopes and how to best work within our organisations towards meeting those expectations. The community will need to revisit the outcomes for 2012.

Queenstown Lakes District Community Outcomes



Sustainable Growth Management



Quality landscapes and natural environment and enhanced public access



A safe and healthy community that is strong, diverse and inclusive for all people of all age groups and incomes



Effective and efficient infrastructure* that meets the needs of growth



High quality urban environments respectful of the character of individual communities



A strong and diverse economy



Preservation and celebration of the districts local and cultural heritage

*The term infrastructure includes network infrastructure, roads, trails, public transport and community facilities.

The outcomes are the communities not the Council's.

Feedback

The 2009 Queenstown Lakes District Council Residents and Ratepayers Satisfaction and Opinion Survey indicated that 58.8% of residents and ratepayers were aware of the Community Outcomes. The survey listed the outcomes and asked if they were a good summary. The response was that 86.7% of respondents considered the outcomes a good summary.

How Will The Council Further The Outcomes?

The Council is committed, together with the community, organisations, Government agencies and stakeholders, to achieving the desired community outcomes. The Council will continue to nurture effective partnerships and will take appropriate roles towards achieving the community's outcomes. Our role includes:

- Promote and facilitate
- Advocate and support
- Fund or supplement funding
- Service and provide
- Regulate
- Monitor

The Council's process will be transparent. We will actively encourage our residents to share, participate and engage in all Council affairs.

How each activity contributes towards the community outcomes is a fundamental part of any substantial decision taken by the Council. This is achieved by ensuring there are linkages between the Council's strategic objective through to levels of service, with community outcomes.

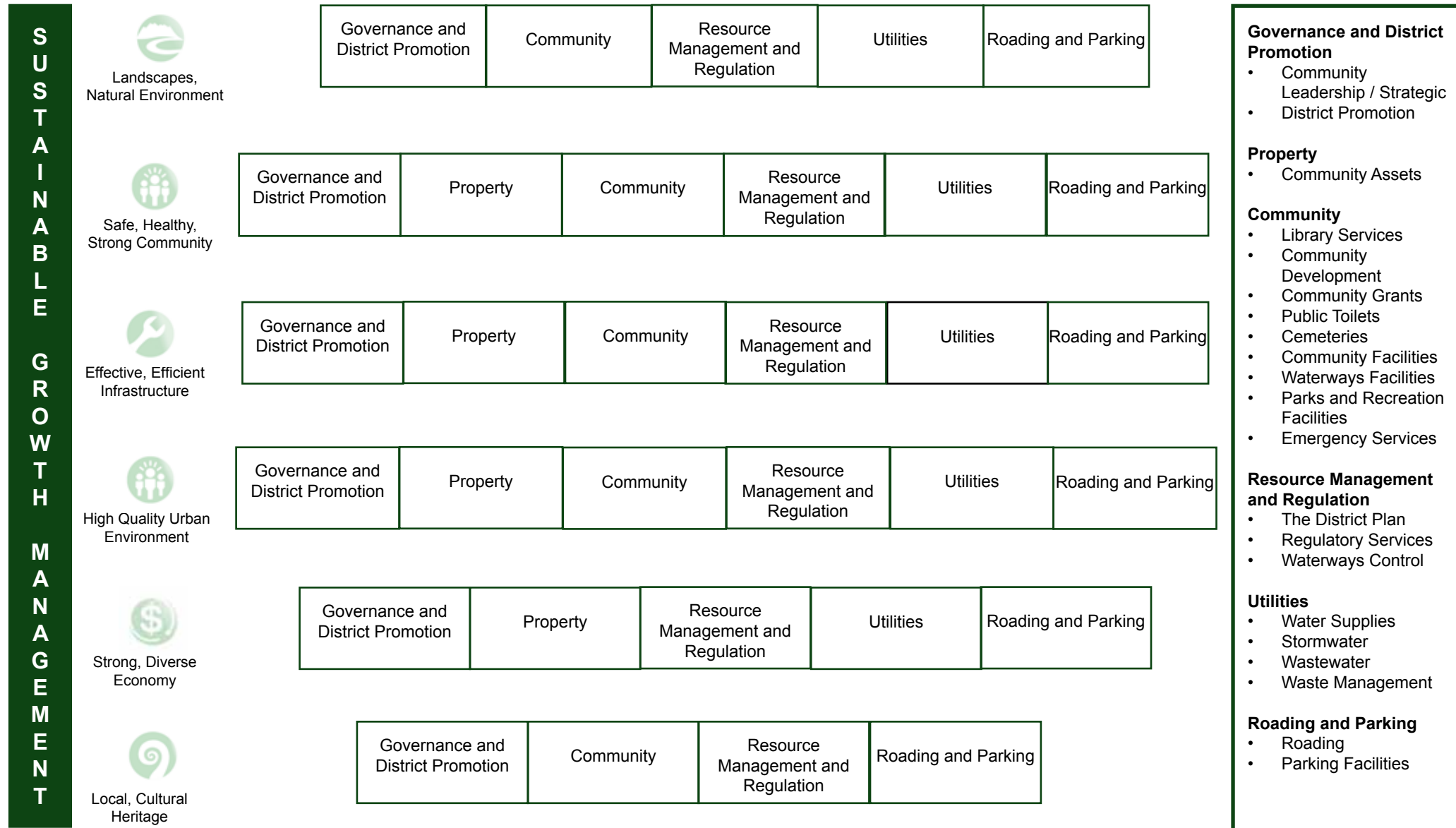
How do the outcomes relate to other key strategic planning documents and processes?

The outcomes guide the Council in terms of:

The types of activities it is involved in, what role it takes in these activities and what level of service the community can expect.
Managing and planning for growth.

Community Outcomes Linked to Activities

Each of the Council's activities has a full management plan, which is outlined in the Council Community Plan. It includes information on how the activity contributes to the community outcomes and how that contribution will be measured. The diagram below represents the relationship between community outcomes and Council activities, showing primary linkages only.



Summary of Council Activities

The performance measurement information that appears in the 'Our Accountability' section of the following activity statements is taken directly from Volume 2 of the 2009-19 10-Year-Plan. The 10-Year-Plan provides much more detail around the performance measurement framework for each activity.

Governance and District Promotion

- Community Leadership
- Tourism Marketing

Property

- Community Assets

Community

- Library Services
- Community Development
- Public Toilets
- Cemeteries
- Community Facilities
- Waterways Facilities
- Parks and Recreation Facilities
- Emergency Services

Resource Management and Regulation

- The District Plan
- Regulatory Services
- Waterways Control

Utilities

- Water Supplies
- Stormwater
- Wastewater
- Waste Management

Roading and Parking

- Roading
- Parking Facilities

Governance

This includes:

- Community Leadership
- Tourism Marketing

Community Leadership and Strategic Direction

Community leadership is the activity by which the Council and the Wanaka Community Board assist the community to make informed choices on important local issues.

This includes the power to rate property owners and use these funds in the wider public interest, establish strategic direction to regulate activities through the District Plan and Bylaws and to speak on behalf of the community it represents.

The underlying view is that more can be achieved where there is a common focus on the desired community outcomes. The outcomes guide all of Council's actions and strategic planning for the future.

The Council's strategic direction is made up broadly of seven key issues: heritage and culture, rural protection, growth, management, affordable housing, economic issues and urban design.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction with overall Council performance.	85%
% compliance with statutory consultation.	100%
Community satisfaction with Council consultation.	75%
% capex plan completed in period planned.	83%

Forecasted Financial Performance

Governance			
Summary of Forecasted Financial Performance			
Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
\$000	Expenditure	\$000	\$000
3,324	Governance	3,364	3,582
950	Strategic Planning	922	995
4,274	Operating Costs	4,286	4,577
-	Group Activity Income	-	-
4,274	Net Cost/(Surplus) of Service	4,286	4,577
-	Capital Expenditure	-	-
4,274	Funding Required/(Generated)	4,286	4,577
	Funded By:-		
2,137	Targeted Rates	2,007	2,289
2,137	General Rates	2,142	2,289
	Transfers (to)/from Reserves	137	-
4,274	Total Funding	4,286	4,577

District Promotion

In the eighties the commercial sector of Queenstown approached the Council to collect and distribute a tourism marketing levy on each business which benefited from tourism growth. This took the form of a rate on every commercial premise (including those having mixed uses) within the Wakatipu Basin. Later, a similar scheme was adopted for Lake Wanaka Tourism and the Arrowtown Promotion Association.

This levy is collected on behalf of the commercial sector to ensure that all businesses contribute fairly to tourism marketing which in turn contributes to their individual success. It has worked well throughout that period. The funds are distributed to Destination Queenstown, Lake Wanaka Tourism and the Arrowtown Promotion Association. They in turn apply the funds in accordance with business plans agreed by their membership. The Council also supplements this funding by \$190,000 per annum from general rates to reflect the wider community benefit gained from tourism. As the rating authority the Council achieves its accountability by satisfying itself that the funding reflects the strategic planning and business plans of each regional tourism organisation.

The Council and Destination Queenstown have also concluded a strategic statement which places priority for marketing on the shoulder seasons, longer stay and high yield business. A similar strategic statement is planned for the relationship between Council and Lake Wanaka Tourism.

Our Accountability

Performance measure	Target 2009-2012
GDP by sector.	5.64m 2014
Visitor Nights.	5% inc
Satisfaction with Tourism Promotion.	88.9%

Forecasted Financial Performance

District Promotion			
Summary of Forecasted Financial Performance			
Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
\$000	Expenditure	\$000	\$000
3,657	Tourism Promotion	3,815	3,838
3,657	Operating Costs	3,815	3,838
-	Group Activity Income	-	-
3,657	Net Cost/(Surplus) of Service	3,815	3,838
-	Capital Expenditure	-	-
3,657	Funding Required/(Generated)	3,815	3,838
	Funded By:-		
3,475	Targeted Rates	3,624	3,646
182	General Rates	191	192
3,657	Total Funding	3,815	3,838

Property

Community Assets

The Council is involved in this activity to provide the maximum possible return and benefit for the community. The Council portfolio includes residential and commercial subdivisions, freehold land, leased camping grounds, reserve land, airports, rental properties, housing and elderly housing. Cemeteries, community and recreational facilities or utilities are regarded as part of these land holdings. The Council also manages a production forest jointly with the Central Otago District Council and administers wilding conifer cover on recreation reserve, including the harvest of timber. This activity includes road legislation management. Please refer to page 5 for an update on Glendhu Bay and Wanaka Motor Camps.

Our Accountability - Community Assets

Performance measure	Target 2009-2012
Community satisfaction:	
• Sports Grounds.	90%
• Community Halls.	85%
Sense of pride.	60%
Urban Design Panel consideration.	100%
Resource conditions met.	100%
Meeting financial forecasts.	100%
Achieve target deadlines for the development and marketing of subdivisions and achieve target levels of subdivision sales.	100%

Our Accountability - Housing

Performance measure	Target 2009-2012
Community Housing Trust delivery.	19 households established by the Housing Trust.
Compliance with the Buildings Asset Management Plans 2002-2012.	100%
Occupancy of other Council owned housing.	100%
Occupancy of elderly housing.	100%
Number of significant historical buildings lost or changed in character.	none

Our Accountability - Camping Grounds

Performance measure	Target 2009-2012
Visitor satisfaction for all camping grounds.	80%

Forecast Financial Performance

Property			
Summary of Forecasted Financial Performance			
Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
\$000	Expenditure	\$000	\$000
554	Council Land	536	566
201	Housing	177	208
290	Wanaka Airport	345	329
348	Forestry	327	371
3,865	Holiday Parks	4,844	4,072
5,258	Operating Costs	6,229	5,546
5,608	Group Activity Income (1)	6,784	5,789
(350)	Net Cost/(Surplus) of Service	(555)	(243)
	Capital Expenditure		
3,506	Council Land	538	3,378
158	Housing	134	139
306	Wanaka Airport	490	490
1,870	Holiday Parks	2,752	2,770
5,840	Capital and Debt Repayment	3,914	6,777
5,490	Funding Required/(Generated)	3,359	6,534
	Funded By:-		
109	General Rates	329	219
-	Asset Sales	-	5,000
2,138	Loans (Internal & External)	3,192	3,010
3,207	Transfers to/from Reserves	(200)	(1,733)
36	Depreciation not Funded	38	38
5,490	Total Funding	3,359	6,534
	Activity Income Includes (1)		
5,608	User Charges	6,784	5,789
-	Property Sales	-	-
5,608	Total Activity Income	6,784	5,789

Community

The Community activity includes:

- Library Services
- Community development
- Public Toilets
- Cemeteries
- Community Facilities
- Waterways Facilities
- Parks and Recreation Facilities
- Emergency Services

Library Services

Internationally libraries are seen as one of the most fundamental facilities in our democratic society. They promote education and the exchange of information and ideas. They are also a focus for the communities they serve. There are seven libraries in the Queenstown Lakes District, they are Queenstown, Wanaka, Arrowtown, Kingston, Glenorchy, Hawea and Makarora. The libraries are jointly managed together with Central Otago District Libraries and offer the Liberty System of electronic book co-resourcing. The Council considers libraries to be an essential part of the community's resource, providing high quality library services to a national standard. Library services are now available online www.libraries.codc.qldc.govt.nz. Please refer to page 5 to find out about the Queenstown Library relocation proposal.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	97.5%
Range of stock and services.	92.9%
Percentage of population registered.	97.5%
Percentage of budget allocated to purchase of new materials.	10.1%
Number of books/material issued.	338,812
Items catalogued per head of population.	0.53
Achieve NZ Library Standards 2004 percentage of residents registered.	20% over standard
Customer satisfaction with full and diverse collection.	92.9%

Community Development and Information

This activity helps the community to help itself. It captures the Council's relationships with its community, providing programmes and communications that strengthen the networks that are based around social agencies, community groups and volunteers.

The Council's role in this area is generally undertaken through communication, promotion, advocacy and support. Community development is aimed at informing, involving and empowering the community.

Continued development of the Council's website is a key component of the community development activity. The site was upgraded in December 2008.

The Council is also a central point for information about community funding and funds and supports arts, culture and sporting events.

The Council also financially supports an independent regional film office and allocates funding to Sports Central.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	85%
Facilitation of successful events annually, Including: Summerdaze, Winter Festival and Festival of Colour.	100%
Number, type and usage of public community facilities.	175,000 per annum
Minimum of 10 press releases per month.	15 per month
Minimum of six issues of community newsletter Scuttlebutt.	100%
Website continue visit growth.*	5% annual increase
Satisfaction with website.	85%
How many residents use Scuttlebutt as a key source of information.	85%
Distribution of Scuttlebutt per issue.	25,000
Number of iconic events.	6

* The target has been reviewed and amended from the 10-Year-Plan target.

Community Grants

This activity is critical in enabling the community to access essential sport and recreation funding outside of ratepayer funding. This includes Government funding agencies and both the Central Otago and Southland Trusts. Please refer to page 6 for proposals to reduce some grant funding.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	85%
That all approved grants are paid out within the financial year.	100%
The amount of funding allocated in the Queenstown Lakes District.	\$300,000
Allocation by sector ie sports, arts, culture.	10 recipients

Film Otago Southland

This activity aims to add value to and assist the growth of a successful, vibrant and sustainable screen production industry in Queenstown and the surrounding region and to support the independent film office.

Our Accountability

Performance measure	Target 2009-2012
Increased number of film permits.	10% per annum
Increased numbers of industry people listed on Film Otago Southland database.	10% per annum

Public Toilets

The Council provides 47 public toilets to meet the needs to residents and visitors. The objective of the activity is to protect the public environment through the provisions of clean, accessible and conveniently located public toilets.

The introduction of counters to new toilet facilities and radio frequency tags for maintenance monitoring enables the Council to consistently improve toilet facilities available to the community.

New toilets will be constructed at Lake Hayes Estate, the Queenstown Recreation Ground and Wanaka Station Park.

Our Accountability

Performance measure	Target 2009-2012
Customer Satisfaction.	75%
Greater than 150 users per day – cleaned four times per day and sanitised once a day.	100%
Greater than 100 users a day – cleaned two times per day and sanitised once a day.	100%
15-100 users – cleaned daily and sanitised once a week.	100%
Low use – cleaned and sanitised once a week.	100%
Progress towards compliance with all consents/national standards.	100%
Compliance with the Public Toilet Strategy.	100%
Cleaned and sanitised according to seasonal demand.	100%
Meeting cleaning levels of service.	100%
Meetings all RC conditions.	100%
Toilet design to reflect the unique character of the area it services.	80%

Cemeteries

There are twelve designated cemeteries under the ownership of the Queenstown Lakes District Council. There are 10 operating cemeteries. These are situated at Makarora, Queenstown, Glenorchy, Frankton, Kingston, Cardrona, Wanaka, Lake Hawea, Skippers and Arrowtown. All cemeteries in the district are of major historical importance, including Skippers and Macetown Cemeteries. Of these only Macetown is 'closed'. A cemetery has been provided at Lower Shotover to meet future demand, once Wakatipu cemeteries are no longer operational. This will occur within the next ten years.

Service enhancements identified within this 10-Year-Plan include establishing levels of service for each facility, introducing on-line cemetery records data and ensuring data management is accurate and linked to Council's GIS system.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	90%
Compliance with national standards and local protocols.	100%
Delivery of Cemetery Conservation Strategy for all Cemeteries (2006).	100%

Community Facilities

The purpose of this function is to provide a range of aquatic facilities, halls and similar multi-use indoor facilities throughout the District. Major facilities such as the Queenstown Event Centre, Queenstown Memorial Hall, Lake Hayes Pavilion, Athenaeum Hall and Lake Wanaka Centre are multi-purpose recreation and community venues are managed by Lakes Leisure.

Community halls such as Kingston, Glenorchy, Hawea Flat, Cardrona and Luggate support local needs and are generally managed in association with hall committees supported by the Council.

Aquatic facilities include Alpine Aqualand, Arrowtown Memorial Pool and the Wanaka Community Pool managed by Lakes Leisure. The Council also supports the operation of the Glenorchy and Hawea community pools via annual operating grant.

The aim of this activity is to provide affordable and accommodating facilities to a wide range of recreational, community, and cultural groups. Please refer to page 4 for an update on Lakes Leisure costs.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction halls.	90%
Community satisfaction pools.	80%
Number of people utilising facilities - Alpine Aqualand.	14,000
Achieve NZ Water Pool Standards for all pools.	100%
Compliance with the RMA/Plan/independent design panel requirements in every case.	100%
Community centres and halls have current building WOF.	100%
Number of health and safety incidents.	80

Waterways Facilities

The purpose of this activity is to help provide affordable and accessible water based recreation facilities throughout the district that may also be used by commercial operators. This includes the maintenance and development of Council owned waterways facilities including ramps and jetties. The Council maintains boat ramps and associated structures at Glenorchy, Sunshine Bay, St Omer Park, Bay View (Kelvin Peninsula), Frankton Marina, Kingston, Hawea foreshore, Roys Bay (Wanaka).

A programme of regular inspections are undertaken by qualified personnel to ensure waterway facilities are safe that routine maintenance is being undertaken and that capital repairs are forecast and planned well ahead of time.

The Council has also developed a Jetties and Moorings Policy which gives guidance to those who already own a jetty or mooring and those wishing to do so, on Frankton Arm, Queenstown Bay and Kingston Arm. It allows the Council to fully consider the cumulative effects of new applications and it sets out the issues of public access.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction.	80%
Number of boat/trailer parks available in association with waterway facilities.	500
Number of waterway facilities accessible to public at all times.	8
Revenue.	\$65,000
Facilities (private and public) identified, tagged and recorded.	100%

Parks and Recreation Facilities

This activity provides affordable and accessible recreation facilities throughout the district. The Council owns and maintains 1000ha of designated reserve areas in the communities of Glenorchy, Queenstown, Arthur's Point, Luggate, Arrowtown, Kingston, Wanaka, Albert Town, Hawea and Makarora. This includes: the Queenstown Gardens, 36 playgrounds and 30ha of sports fields in Queenstown, Arrowtown, Hawea and Wanaka. This activity does not include facilities on Council owned land that are owned by other organisations i.e. bowling, tennis and golf clubs. Multi-use indoor facilities are covered in Community Facilities. Council-assisted (not operated) facilities are covered under the Community Grants activity.

The Council undertakes maintenance of the Queenstown Gardens and all amenity horticulture work with its own staff, while mowing, tree maintenance and building maintenance is undertaken under contract by Asplundh (NZ) Limited. Sports Turf is maintained by the specialist turf team at Lakes Leisure Limited. Please refer to page 4 for an update on reserve maintenance costs.

Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction with provision of cycleways and walkways.	90%
Km of walkways/cycleway.	60km
Community Satisfaction:	
• Playgrounds.	90%
• Parks, reserves and gardens.	90%
• Number of recreation/sports grounds.	85%
• Condition of grounds.	85%

Emergency Management

This activity relates to the provision of Civil Defence and Rural Fire emergencies.

The Council has, with the other authorities in the Otago Region, developed a Civil Defence Emergency Management Plan and supports associated personnel and infrastructure for Civil Defence and other civil emergencies. The main role of this function is to protect public safety by planning, educating and the mitigation of risk.

Council has prepared Emergency Management Plans (Lifelines Study) that outline procedures to be followed to enable the District's essential infrastructure to continue to function in the event of a major breakdown or civil emergency. These are to meet the needs of the Civil Defence and Emergency Management Act 2002 (Lifelines).

Council is the Rural Fire Authority for all areas of the District other than the main urban townships and Department of Conservation areas. The role of this function is twofold, firstly, to mitigate the risk of rural fires by planning and prevention and secondly, to manage any rural fire suppression and to provide resources to fight any fire outbreaks. The Council provides contracted Rural Fire Units operated by the Council's horticultural team and Voluntary Rural Fire Forces based at Kingston, Glenorchy, Makarora and Arrowtown. Council also supports the Upper Clutha area with a tanker based at Luggate Fire Station.

Our Accountability

Performance measure	Target 2009-2012
Rural fire plan in place and organisation resolved.	100%
Equipment level specified by the Rural Fire Management Code of Practice in place.	100%
Community Satisfaction with Rural Fire.	90%
Implement plan under Civil Defence and Emergency Management Act.	100%
Emergency Operation Centre operational within one hour of emergency.	100%
Civil Defence Response within 10 minutes of notification.	100%
Community Satisfaction with Civil Defence.	90%
Fire fighting water available to required standard.	100%

Forecasted Financial Performance

Community Summary of Forecasted Financial Performance		
Annual Plan 2009/10	Annual Plan 2010/11	CCP 2010/11
\$000	\$000	\$000
Expenditure		
3,722 Community Facilities	4,346	3,887
5,169 Active & Passive Recreation	5,813	5,747
905 Community Development	866	938
528 Community Grants	506	547
1,982 Libraries	2,021	2,121
185 Waterways	188	209
134 Cemeteries	135	148
670 Public Toilets	760	756
537 Emergency Services	587	597
13,832 Operating Costs	15,228	14,950
5,080 Group Activity Income (1)	6,480	5,356
8,752 Net Cost/(Surplus) of Service	8,748	9,594
Capital Expenditure		
2,684 Community Facilities	3,086	2,233
9,654 Active & Passive Recreation	6,546	4,627
313 Libraries	313	507
403 Waterways	23	234
60 Cemeteries	15	267
517 Public Toilets	597	1,013
112 Emergency Services	116	147
13,743 Capital and Debt Repayment	10,696	9,028
22,495 Funding Required/(Generated)	19,444	18,622

Funded By:-		
6,233 Targeted Rates	6,838	6,784
3,957 General Rates	4,385	4,389
6,509 Loans (Internal & External)	2,724	4,420
4,444 Transfers (to)/from Reserves	3,982	1,514
1,352 Depreciation not Funded	1,515	1,515
22,495 Total Funding	19,444	18,622
Activity Income Includes (1)		
1,445 User Charges	1,258	1,518
164 Grants & Subsidies	699	162
180 Other	183	204
3,291 Capital Contributions	4,340	3,472
5,080 Total Activity Income	6,480	5,356

Resource Management and Regulation

This activity includes:

- The District Plan
- Regulatory Services
- Waterways Control

The District Plan

The single most effective way the Council can exert influence over growth is the District Plan. The primary purpose of this activity will be to better align the District Plan with the philosophy of this 10-Year-Plan.

The form and nature of the plan is governed by the Resource Management Act 1991 (RMA). That legislation contains extensive checks and balances to protect all parties to the process. Development of the plan will require considerable time and resources to achieve a defensible result.

The combination of rapid community growth and a sensitive environment will result in continuing evolution of the District Plan. Please refer to page 6 for an update on plan changes and the proposed District Plan review.

District Plan work includes the following key projects:

Growth Management

This includes undertaking plan changes relating to the re-zoning of Frankton Flats, Three Parks, Ballantyne Road Business and Residential Zones and Growth Boundaries for the District's main urban areas.

Town Centres and Small Communities

This includes Plan Changes in Kingston and the Cardona Village Rural Visitor Zone and Plan Changes arising from the Queenstown and Wanaka Town Centre Strategies.

Our Accountability

Performance measure	Target 2009-2012
Statutory regime for monitoring plan effectiveness.	Completed
Community Satisfaction:	
• Protection natural landscapes.	70%
• Protection ecosystem.	70%
• Protection rural character.	70%
• Protection of amenities in town centres.	70%
• Protection local heritage.	70%
% annual plan change program completed.	100%
Cost of growth fairly allocated to development.	100%
Community satisfaction with Heritage Protection.	70%
Completion of heritage variations and compliance.	100%
Adhere to RMA Maori protocol.	100%

Regulatory Services

As a territorial authority, the Council has certain regulatory functions that it is obliged to administer. The functions, which are contracted in whole or part to Lakes Environmental are:

- Resource Consent, Development, Control and Monitoring
- General Environmental Health
- Inspection and Licensing
- Animal Control
- Bylaw and General Enforcement
- Car Parking Enforcement
- Building Control

The Resource Management Act 1991, Building Act 1991, Local Government Acts of 1974 and 2002, Health Act 1956, Sale of Liquor Act 1989, Dog Control Act 1996 and the Litter Act to name a few require Council to be involved in these functions and from time to time to create bylaws for the better administration of these Acts. The Council is committed to:

- Effective compliance to ensure consent conditions and community standards are achieved.
- Providing effective guidance to interested parties on consent and licensing processes.
- The Council is generally obliged to observe the wording of the relevant act and must generally act as an impartial decision maker weighting the evidence placed in front of it by the parties.

Please refer to page 4 for an update on regulatory legal and insurance costs.

Resource Consents

This activity includes the administration of all aspects of the resource consent process including the processing, consideration and issuing of consents. It also includes work undertaken in relation to the inspection, monitoring and enforcement of any requirement in relation to resource consent and costs in relation to appeals and other matters that relate to hearings.

Formal decision making under the legislation is delegated to independent commissioners.

Elected representatives who have passed national qualifications are entitled to be appointed as independent commissioners. Licenses and other consents are generally delegated to Lakes Environmental Ltd.

Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction with Resource Consent Planning.	50%
Resource Consent applications and related functions processed within statutory timeframes.	90%
Material updated and available.	100%
Conditions of all resource consents monitored.	100%
Community Satisfaction with the protection of amenities in town centres.	70%

General Environmental Health

This activity includes a variety of services including:

- Monitoring of water supplies
- Provision of advice on drinking water quality
- Investigating notifiable diseases
- Noise Control

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction with noise control.	80%
All water analysis reported within seven days of receiving results.	100%

Inspection and Licensing

This activity relates to licensing of premises that Council is required to do in relation to offensive trades, food premises, camping grounds, hairdressers, mortuaries, wine makers and liquor licensing. It also includes follow up inspections and complaint investigations in relation to these premises.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction:	
• Food premises registration.	80%
• Liquor licensing.	60%
All food premises inspected once a year.	100%
% of food premises with identified risks to food safety reinspected within one week.	100%

Dog and Animal Control

This activity involves enforcement of the Dog Control Act and Council Bylaws relating to dog control, and also enforcement of the Animal Welfare Act as it relates to dogs, so that residents are safe, annoyance factors are minimised and the welfare of animals is protected.

Currently there are a number of warranted dog control officers available in Queenstown and Wanaka to provide 24 hour coverage..

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction:	
• Dog registration.	80%
• Dog impounding.	60%
Dog register maintained and complete.	100%
Complaints responded to within 2 hours and appropriate enforcement action taken.	100%

Bylaw and General Enforcement

This activity covers the administration and enforcement of Council Bylaws and various regulations that if left unactioned would cause negative effects in the community (e.g. fire ban bylaws). Authority to instigate all forms of compliance proceedings are delegated to the chief executive.

Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction with protection of amenities in town centres.	70%
Public complaints.	Nil

Carparking Enforcement

This activity involves regular patrols of parking areas on urban roads to ensure regular turnover of public car parking spaces and ensuring that appropriate enforcement action is taken where required in an effective, timely and correct manner.

Our Accountability

Performance measure	Target 2009-2012
Community satisfaction with Parking patrols - 130 hours per week between 9am-6pm.	100%
Parking Complaints.	Zero

Building Control

Providing the necessary controls relating to building work and use of buildings, and ensuring buildings are safe, sanitary and have adequate means of escape from fire. This activity primarily relates to the administration of the Building Act and Regulations. Activities include receiving, considering and where appropriate, issuing building consents within the prescribed time limits. Other primary activities are issuing Project Information Memoranda, Land Information Memoranda, Code of Compliance Certificates, Compliance Schedules and Building Warrants of Fitness.

Our Accountability

Performance measure	Target 2009-2012
Applications processed within statutory timeframes:	
• Building Consents.	80%
• PIM.	100%
• LIM.	100%
Building inspections completed within 24 hours of request.	95%
Community Satisfaction:	
• LIMS.	80%
• Building Control.	60%

Road Legislation Management

Primary service is the management of the Council's road stoppages, closures and legalisation processes.

Other services include:

- Updating of Rapid numbering systems.
- Continued updating of urban street numbering.
- Co-ordination with GIS department to ensure that data is updated in a timely manner.
- Managing defence of challenges and claims against Council.
- Reporting to CEO on matters requiring enforcement action.
- Continuous regular updating of information to Council's GIS department.

Our Accountability

Performance measure	Target 2009-2012
Road stopping and closure for events in timely fashion.	No Complaints

Waterways Control

The purpose of this function is to control, by way of inspection, enforcement and promotion, the safe use of waterways and safety in waterways based activities in the District. It includes the provision of harbourmaster services, which is contracted to Southern Lakes Monitoring Services. Harbour Master services are provided 365 days a year.

Our Accountability

Performance measure	Target 2009-2012
Number of incidents.	15
Boating guides for Wakatipu and Wanaka available to public.	100%
Water Safety Radio Promotion.	100%
Number of fatalities.	None
Community satisfaction with harbourmaster services.	90%
Safety of all private and public structures every two years.	100%
Safe Operation Plans audited annually.	100%

Forecasted Financial Performance

Regulatory and Resource Management Summary of Forecasted Financial Performance			
Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
\$000	Expenditure	\$000	\$000
142	Animal Control	135	152
145	Building Consent Administration	417	149
462	Environmental Health	451	462
105	Liquor Licensing	109	92
998	Parking Administration	944	1,038
354	Bylaw & General Enforcement	353	356
1,353	Resource Consent Administration	1,687	1,384
405	Waterways Regulation	422	423
2,458	District Plan	2,487	2,480
6,422	Operating Costs	7,005	6,536
1,522	Group Activity Income (1)	1,461	1,612
4,900	Net Cost/(Surplus) of Service	5,544	4,924
	Capital Expenditure		
202	Regulatory Services	11	11
410	District Plan	445	445
612	Capital and Debt Repayment	456	456
5,512	Funding Required/(Generated)	6,000	5,380
	Funded By:-		
4,142	General Rates	4,748	4,338
1,354	Loans (Internal & External)	1,206	1,052
13	Transfers to/from Reserves	43	0
3	Depreciation not Funded	3	3
5,512	Total Funding	6,000	5,393
	Activity Income Includes (1)		
68	User Charges	58	70
1,454	Other	1,403	1,542
1,522	Total Activity Income	1,461	1,612

Utilities

The Utilities activity includes the operation of:

- Water Supplies
- Stormwater
- Wastewater
- Waste Management

Water Supplies

In the Queenstown Lakes District there are eight public water supply schemes, located at Queenstown, Arrowtown, Glenorchy, Lake Hayes, Arthur's Point, Wanaka, Albert Town, Lake Hawea, and Luggate. There are approximately 14,000 connections to these schemes. 85% (2006) of our rateable units are provided for by these public schemes. The remainder obtain water by other means. These include rainwater tanks, private bores, and private reticulated supplies.

The water supplies are sourced from generally high quality lakes and bores. However treatment processes are limited and there is potential for supply contamination. Public Health Risk Management Plans are being developed for each water supply to detail Council's actions for preventing the risk of supply contamination and for upgrading treatment systems to comply with the Drinking Water Standards for New Zealand 2005 (including 2008 amendment), which are now mandatory.

The Ministry of Health maintains a register of community water supplies and produces supply gradings to reflect the relative contamination risks. Although Council's supplies are presently ungraded, previous gradings have been low, reflecting the unprotected sources and the existing low level of treatment.

There is presently a lack of detailed knowledge of the quality of lake and bore water sources and a sampling programme has been implemented to allow the required level of treatment to be determined. Budgets for upgrading water treatment systems are included in years 2009/10 to 2016/17 of the capital works programme.

The demand on our water schemes is anticipated to increase over the next ten years from 8.7 million to 13.6 million cubic metres per year. The projected population growth is the main reason for this increase in demand, and it requires that significant amounts of additional storage and reticulation be provided.

The average water consumption in the district per person is estimated at 750 litres per day which is very high by national standards. This has been largely attributed to inefficient water use – including leakage, irrigation demand during the summer months and lack of incentives

to conserve (such as paying for water). During 2008, a new Water Supply Bylaw together with individual Demand Management Plans for each water supply has been developed, with a view to reducing inefficient water use.

Constructing new public water schemes for small communities present difficult problems of affordability, as evidenced by the figures estimated for Kingston. Investment in these small communities will depend first upon the Council being able to resolve how these costs can be sustained by the small ratepayer base involved.

The option of Government funding for new water supplies such as the Drinking Water Assistance Programme is being investigated, with particular emphasis on the smaller water supplies. Given the present funding criteria, the likelihood of Government subsidy is low.

Our Accountability

Performance Measure	Target 2008 - 2011
Confirmed illnesses attributable to the water supply.	0
% of hydrants meet fire safety standards.	95%
Community satisfaction with the quality of their drinking water.	95%
Number of complaints related to low/high pressure.	50
All affected customers receive at least 24 hrs notice of any planned shutdown.	100%
Number of household connections at point of supply with pressure >300kPa and < 900 kPa.*	200
Performance in completing repairs within the specified time in response to service requests.	80%
Per Capita average consumption targets achieved.	730

* The target has been reviewed and amended from the 10-Year-Plan target.

Stormwater

In the Queenstown Lakes District, there are public storm water systems serving most developed settlements.

The extent and degree of reticulated stormwater collection and disposal in the various urban communities varies greatly – from very extensive in the larger communities of Queenstown, Wanaka to minor schemes in Kingston and Makaroa. Residential suburbs are typically served by simple pipe networks collecting water from a small catchment area and discharging to a nearby natural waterway or lake. Rural townships and residential areas are typically served by roadside open drainage networks with limited reticulated pipe work. In areas where there is not a reticulated public network property owners are required to dispose of storm water on-site by ground soakage.

At present there are poor information records on these schemes. Council has commissioned GHD and Connell Wagner to prepare Catchment Management Plans for the future; the drafts of these have been delivered and are now being assessed.

It is important to make a distinction between storm water and roading assets for the purposes of funding and operational responsibility.

In urban areas reticulated mains systems and their connections to private properties is a storm water asset. Roadside drains, kerbing and sumps and their connections to the reticulated system are a roading asset.

In rural areas open drains, culverts and connections to a discharge point are roading assets.

Council believes that the demand for public storm water systems will rise significantly over the next ten years in line with development, population growth and global warming.

Our Accountability

Performance Measure	Target 2008 - 2011
Community satisfaction with Council stormwater systems.	90%
Performance in completing repairs within the specified time in response to service requests.	90%

Wastewater

The safe management of human waste is a core function of the Council. By undertaking this activity we protect public health, ensure the pristine nature of our environment, particularly waterways, and live up to the clean green image that we portray to the world.

Community expectations of how the Council treats and disposes of waste in general are rising rapidly. In the Queenstown Lakes District, there are seven public wastewater systems totalling 17,800 connections. Schemes are located at Queenstown, Wanaka, Albert Town, Arrowtown, Lake Hawea, Lake Hayes, Luggate (Council maintains the reticulation only) and Arthur's Point. More than 2,300 rateable units deal with their wastewater by other means – such as septic tanks and package treatment plants.

The 10-Year Plan contained a total capital expenditure on waste water for the next three years of \$37.6 million. Capacity upgrades for Queenstown alone totaled \$13 million.

The single biggest wastewater priority for the Council is to achieve internationally accepted standards of wastewater treatment, which will involve disposal to land. This involves acquiring the necessary land, seeking consents and constructing wastewater treatment and disposal facilities.

The project for Wanaka and Albert Town (Project Pure) was completed in 2008 and now planning is proceeding towards upgrading the Shotover Treatment Facility for the Wakatipu. For more information on Project Shotover, please refer to page 7.

Our Accountability

Performance Measure	Target 2008 - 2011
Sewage overflows into habitable buildings due to faults in the public wastewater system.	0
Community satisfaction with the quality of the wastewater service.	90%

Waste Management

In 2003 the Council adopted its Waste Management Strategy with a target of 35% diversion of waste from the Victoria Flats Landfill by June 2006. Please refer to page 3 for proposed changes to Waste Management funding.

Council undertakes solid waste management in four distinct but inter-related activities. The activity is sub-divided into the following categories:

Landfill Provision and Management

Provision and management of landfill for the disposal of solid waste. The Victoria Flats landfill accepts waste from household refuse collections across the Queenstown Lakes and Central Otago Districts as well as waste collected by private companies across the region. It is operated by Scope Resources Limited.

Residual (rubbish) collection

Provision of a kerbside residential refuse collection service in developed urban areas and transfer stations in Queenstown and Wanaka. The residential refuse collection service allows for the collection of pre-paid (blue) refuse bags and either a 120 litre or 240 litre wheelie bin.

The waste management strategy aims to encourage waste minimisation and the 10-Year Plan proposed providing residents with the option of continuing to purchase pre-paid refuse bags (introduction of two sizes: 30 or 60 litre) or hiring two sizes of wheelie bin. The smaller wheelie bin will provide an incentive to reduce the volume of household waste to landfill. The option of a pre-paid blue bag will be expanded to include a smaller size to increase flexibility. The transfer stations will continue to accept bulky waste from residents and businesses. For more detail refer to pages 3 and 4.

Servicing of Street Bins

Collection and disposal of refuse from street litter bins in all urban centres. Recycling litter bins are currently provided in Queenstown and a programme is in place to continue to install recycling litter bins as and when urban streets are redeveloped. Ministry for the Environment funding has been provided for recycling litter bins in Arrowtown and Wanaka.

Waste Minimisation and Recycling

In 2003, after extensive public consultation, Council adopted a Waste Management Strategy which included a commitment to a 'Zero Waste' future. Since that time we have driven continuously to implement the 43 waste minimisation initiatives identified in the strategy.

The success stories include kerbside recycling in Wanaka, which was introduced in September 2005, construction of seven rural refuse and recycling drop-off points for visitors and residents in rural areas and the construction of a resource recovery park in Frankton in October 2007 that has enabled kerbside recycling in the Wakatipu.

The main outstanding issues include introduction of an organic waste collection service and composting facility. Scoping for the facilities and services is complete, and the 10-Year Plan provided final consultation on the costs and affordability of this new service. A landfill levy to fund waste diversion initiatives was introduced in 2009. Once all major services are in place a Solid Waste Bylaw for the district will be put in place providing legislative backing for the Waste Management Strategy.

Our Accountability

Performance measure	Target 2009-2012
Reduce net volume of waste to landfill (diversion rates set by the Waste Management Strategy 2003).	35%
Compliance with Victoria Flats Landfill resource consents.	100%
To undertake monitoring of transfer stations.	100%
To undertake monitoring resource recovery parks.	100%
Compliance with conditions of contract:	
• Transfer stations.	100%
• Resource Recovery Park.	100%
Compliance with conditions of consent for closed landfills.	100%
Customer complaints about litter bins overflowing.	40 per annum
Instances of illness attributed to the waste management services.	zero
All service request actioned within specified contractual time-frames.	100%
Waste Management charge increase per property per annum.	<10%
Waste minimisation costs to be recovered from the polluter.	50%
Community satisfaction:	
• Recycling.	85%
• Resource Recovery Park.	85%
• Refuse Collection.	85%
• Landfill Site Management.	85%
• Transfer Stations.	85%

Forecasted Financial Performance

Utilities			
Summary of Forecasted Financial Performance			
Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
\$000	Expenditure	\$000	\$000
8,390	Wastewater	8,759	9,320
7,056	Water Supply	7,595	7,676
8,320	Waste Management	6,575	8,751
2,130	Stormwater	2,105	2,187
25,896	Operating Costs	25,034	27,934
16,840	Group Activity Income (1)	14,802	17,802
9,056	Net Cost/(Surplus) of Service	10,232	10,132
	Capital Expenditure		
12,211	Wastewater	11,792	14,105
7,760	Water Supply	8,241	6,048
471	Waste Management	170	192
4,604	Stormwater	4,592	5,089
25,046	Capital and Debt Repayment	24,795	25,434
34,102	Funding Required/(Generated)	35,027	35,566
	Funded By:-		
15,460	Targeted Rates	17,137	17,515
245	General Rates	287	137
14,052	Loans (Internal & External)	11,796	13,494
1,933	Transfers (to)/from Reserves	3,419	1,878
2,412	Depreciation not Funded	2,388	2,542
34,102	Total Funding	35,027	35,566
	Activity Income Includes (1)		
5,610	User Charges	3,329	6,115
134	Grants & Subsidies	128	143
392	Other	409	385
5,664	Vested Assets	5,827	5,827
5,040	Capital Contributions	5,109	5,332
16,840	Total Activity Income	14,802	17,802

Roading and Parking

The roading activity includes:

- Roading
- Parking Facilities

Roading

A shift towards achieving greater sustainability has seen national and local transport strategies focusing on changing the way people think about travel choices. This is also in line with our own community outcomes.

In 2008, Central Government completed its review of the New Zealand Transport Strategy (NZTS). This resulted in the production of an underlying document titled The Government Policy Statement on Funding (GPS) which explains how the Government prioritises funding assistance for local transport projects and guides local spending on this activity.

Low priority projects will receive no central government funding and will need to be funded completely locally whereas qualifying projects will receive between 43% - 75% Central Government funding. The following examples of Government funding rates are relevant to the 10-Year Plan:

Amenity based projects: 0%
 Local road maintenance projects: 43%
 New capital projects: 53%
 Travel demand management projects: 75%

These funding rates are subject to change and it is essential that the Council's transport activity is responsive to this.

Our Accountability

Performance measure	Target 2009-2012
All routes are to be made accessible within 12 hours of an emergency closure – cleared or detour provided.	100% compliance
Percentage of smooth sealed roads (below 150 NAASRA Counts):	
• Urban roads.	>85%
• Rural roads .	>85%
Average roughness of roads as measured by NAASRA Counts:	
• Urban roads.	<105 NAASRA
• Rural roads.	<90 NAASRA
The number of serious injury road crashes per 10,000 vehicles.	Nil
Mode share of non-car modes to increase to 15% over 10 years on Frankton Road.	> 5%
Community Satisfaction:	
• Convenience of public transport facilities.	65%

Parking Facilities

The Council provides public carparking so that residents, workers and visitors have access to facilities and attractions in Queenstown, Arrowtown and Wanaka. The management of parking facilities is seen as one of the most significant issues for Council.

Throughout the Queenstown Lakes District, there are presently 3,759 car parking places provided by the Council in on-street and off-street parking areas. These are made up of unrestricted, time restricted, Pay and Display and leased parking places.

The Church Street, Boundary Street and Ballarat Street Carparks are Council's main off-street car parking facilities in central Queenstown. In addition, there are also facilities in Gorge Road (near Industrial Place), Athol Street and Brecon Street. Arrowtown has facilities on Ramshaw Lane.

For the past five years, the Council's annual residents' surveys have placed "carparking in Queenstown and in general" as either the first or second priority for Council attention. At present there is roughly equal satisfaction / dissatisfaction with the carparking.

Destination Queenstown's Regional Visitor Monitor (RVM) has repeatedly reported visitors' perceptions of the car parking and campervan parking in Queenstown as being behind national benchmarks.

In 2005 the Council adopted a district-wide transportation and parking strategy (Future Link). This strategy promoted graduated parking controls in the central area, encouraging higher turnover in parking in the central business district, and less turnover outside of this area.

The Wakatipu Transportation Strategy adopted in August 2007 built on the Future Link Strategy, promoting measures to improve the "legibility" of visitor parking in the short term, with constraint of commuter parking being introduced alongside the improvement of bus services.

In central Wanaka the Council has facilities on Dungarvon Street, Dunmore Street, Brownston Street and Wanaka waterfront. At peak seasonal times these facilities come under considerable pressure. Refer to page 5 for a proposal to change some parking charges in Queenstown.

Our Accountability

Performance measure	Target 2009-2012
Community Satisfaction: Overall Satisfaction with Parking Facilities based upon the QLDC Residents Survey.	60%

Forecast Financial Performance

Roading and Parking Summary of Forecasted Financial Performance			
Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
\$000	Expenditure	\$000	\$000
15,732	Roading and Parking	16,771	17,282
459	Parking Provision	566	462
16,191	Operating Costs	17,337	17,744
21,000	Group Activity Income (1)	21,442	19,500
(4,809)	Net Cost/(Surplus) of Service	(4,105)	(1,756)
	Capital Expenditure		
26,530	Roading	29,062	24,997
150	Parking Provision	194	150
26,680	Capital and Debt Repayment	29,256	25,147
21,871	Funding Required/(Generated)	25,151	23,391
	Funded By:-		
9,574	Targeted Rates	10,438	10,736
8,415	Loans (Internal & External)	10,969	8,668
1,533	Transfers (to)/from Reserves	1,219	1,297
2,349	Depreciation not Funded	2,252	2,690
21,871	Total Funding	25,151	23,391
	Activity Income Includes (1)		
582	User Charges	868	618
13,748	Grants & Subsidies	14,244	11,892
423	Other	450	450
3,502	Vested Assets	3,603	3,603
2,745	Capital Contributions	2,277	2,937
21,000	Total Activity Income	21,442	19,500

Capital Expenditure for 2010/11

Community

(excludes carry forwards)

	Major Capital Works (\$000)	
	Annual Plan 2010/11	10 Yr Plan 2010/11
Halls - Queenstown	465	478
Queenstown Events Centre - additional parking	350	478
Queenstown Events Centre - resurface stadium floor	95	-
Memorial Hall Review	20	-
Halls - Wanaka	514	514
Wanaka sports facilities building	514	514
Libraries - Queenstown	50	205
Queenstown Library Refurbishment	50	205
Walkways - Wakatipu Ward	100	50
Wakatipu Trail Development	100	50
Walkways - Wanaka Ward	-	205
Upper Clutha Trail Development	-	205
Toilets - Wakatipu Ward	550	833
Earnslaw Park	550	565
Lake Hayes - Bendemeer Replace landmark	-	134
Kelvin Grove - new Novaloo	-	134
Wanaka Station Park - replace	50	50
Toilets - Wanaka Ward	50	184
Showgrounds - New novaloo	-	134
Parks and Reserves - Wakatipu Ward	-	514
Lake Hayes - North End Facilities	-	154
Pergola Roses and Bowling Club	-	98
Jubilee Park	-	82
Kelvin Grove Playground	-	82
Queenstown Rec Ground Access Improvements	-	98

Community cont...

	Major Capital Works (\$000)	
	Annual Plan 2010/11	10 Yr Plan 2010/11
Parks and Reserves - Wanaka Ward	-	190
Albert Town Lagoon Boardwalk	-	128
Albert Town Playground	-	62
Cemeteries - Wakatipu Ward	-	256
Lower Shotover Cemetery Development	-	256
Wanaka Swimming Pool	356	41
Wood Fired Boiler	315	-
Wanaka Swimming Pool - Pool Equipment	41	41
Waterways Facilities - Wanaka Ward	-	195
Glendhu Bay - New ramp and Jetty	-	195
Emergency Services	130	134
Rural Firefighting - Replacement Appliances	130	134
Grand Total	2,215	3,749

Transportation

(excludes carry forwards)

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2010/11	2010/11
Wakatipu - NZTA	8,570	9,642
Wakatipu - Sealed Road Resurfacing	1,558	1,576
Wakatipu - Structures Component Replacements	960	960
Lake Esplanade Upgrade - Sealed Pavement Rehabilitation	1,350	1,635
Gorge Road - Sealed Road Pavement Rehabilitation	1,536	1,179
Adamson Dr - Sealed Road Pavement Rehabilitation	-	776
Lucas Place - Sealed Road Pavement Rehabilitation	656	656
Berkshire St - Sealed Road Pavement Rehabilitation	446	485
Earl Street/Marine Parade Upgrade	-	310
Wakatipu - Unsealed Road Metalling	516	516
Malaghans Road Site 4/5 - Sealed Road Pavement Rehabilitation	516	516
Gorge Road Stage 2 - Sealed Road Pavement Rehabilitation	1,032	1,032
Wakatipu Other	2,078	703
Frankton Flats Road 2 - New Roads	1,175	-
Wakatipu - Pedestrian Facilities	465	465
Wakatipu - Streetlighting	114	114
Wakatipu - Kerb & Channel Construction	114	114
Town Centre Improvements (CBD lighting/CCTV)	210	10
Glenorchy Spr	778	778
Glenorchy Spr - Sealed Road Pavement Rehabilitation	778	778
Crown Range - Spr	1,244	1,244
Crown Range Road - Sealed Road Pavement Rehabilitation	1,244	1,244
Wanaka - NZTA	3,536	1,210
Wanaka - Sealed Road Resurfacing	797	797
Ardmore / Brownston - Stage 2 Town Centre Strategy Implementation	2,326	-
Wanaka - Unsealed Road Metalling	413	413
Wanaka Other	619	2,377
Ardmore / Brownston - Stage 2 Town Centre Strategy Implementation	-	1,093
Hawea Flat Seal Extensions - Seal Extension	-	665
Wanaka Cbd - Power Reticulation Undergrounding	309	309
Wanaka - Pedestrian Facilities	310	310
Grand Total	16,825	15,954

Water Supply

(excludes carry forwards)

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2010/11	2010/11
Arrowtown	590	275
Arrowtown Reservoir Stabilisation works	460	-
Caernarvon / Wiltshire Street Upgrade	130	130
Renewals	145	145
Arthurs Point	73	73
Arthur's Point Water Supply Upgrades	57	57
Renewals	16	16
Glenorchy	52	52
Renewals	52	52
Hawea	213	213
Hawea Water Supply Upgrades Stage 2 - Intake & RM	208	208
Renewals	5	5
Kingston	21	21
Kingston Water Supply New Scheme	21	21
Lake Hayes	26	26
Lake Hayes water supply treatment upgrade	21	21
Renewals	5	5
Luggate	55	55
Luggate - new treatment and reservoir upgrades	42	42
Renewals	13	13
Queenstown	993	1,097
Jardine Intake, Rising Main, Treatment, Storage and Pump Station	57	57
Jardine Intake Associated Trunk Mains	57	57
Learys Gully Pump Station	-	104
Upper Commonage & Larchwood Reticulation	50	50
Renewals	830	830
Wanaka	638	500
Anderson Road Extension	85	85
Roys Bay Decommissioning	138	-
Renewals	415	415
Grand Total	2,661	2,312

Wastewater

(excludes carry forwards)

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2010/11	2010/11
Arrowtown	468	468
Project Shotover - Stage 1	107	107
McDonnell Road Pump Station Upgrade	153	153
Renewals	208	208
Arthurs Point	81	81
Project Shotover - Stage 1	39	39
Renewals	42	42
Hawea	252	252
Hawea Wastewater Treatment Investigations	200	200
Renewals	52	52
Kingston	23	23
Kingston Wastewater New Scheme	23	23
Lake Hayes	92	92
Project Shotover - Stage 1	50	50
Renewals	42	42
Queenstown	4,123	9,598
Project Shotover - Stage 1	842	842
CBD to Frankton	300	4,051
Frankton to Ponds Wastewater Reticulation	2,412	2,838
Marine Parade Storage	50	623
Remarkables Park Pump Stations - Stage 2	-	726
Renewals	519	519
Wanaka	1,139	346
Ballantyne Road Reticulation Upgrade	34	34
Wanaka Ponds Remediation	793	-
Renewals	312	312
Grand Total	6,117	10,860

Stormwater

(excludes carry forwards)

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2010/11	2010/11
Arrowtown	-	291
Arrowtown Stormwater - Adamson Drive reticulation	-	291
Queenstown	527	664
Renewals	384	384
Queenstown Stormwater - Brunswick Street	40	197
Queenstown Stormwater - Chandler Lane Stormwater Upgrade	103	83
Wanaka	597	597
Renewals	270	270
Helwick Street Upgrade	327	327
Grand Total	1,124	1,551

Property

(excludes carry forwards)

	Major Capital Works (\$000)	
	Annual Plan	10 Yr Plan
	2010/11	2010/11
Camp Grounds	2,200	2,500
Glendhu Bay Motor Park- Camp Upgrade	2,000	2,500
Wanaka Motor Park- Camp Upgrade	200	-
Subdivisions	337	3,378
Commonage Development Costs	110	1,100
Scurr Hts Development Costs	227	2,278
Other	440	440
Minor Works - Wanaka Airport	440	440
Purchase Squash Club Building	200	-
Grand Total	3,177	6,318

Administration

(excludes carry forwards)

	Major Capital Works (\$000)	
	Annual Plan 2010/11	10 Yr Plan 2010/11
Information Technology	523	764
Project: Single authoritative integrated view of Data	194	424
Minor Projects	329	340
GIS	274	274
Software Upgrade	274	274
Records	310	310
Software Upgrade	103	103
Scanning of Council consent files	207	207
Council Building	200	-
Office relocation	200	-
Grand Total	1,307	1,348

Financial Statements

Prospective Statement of Financial Performance for the Year Ended 30 June 2011

Annual Plan 2009/10	Annual Plan 2010/11	CCP 2010/11	Variance \$	Explanation
Operating Income (\$000)				
36,522	40,044	40,824	(780)	Reduced rate funding of roading & wastewater costs
9,957	11,582	11,223	359	Rate funding of increased Regulatory costs
13,334	12,297	14,131	(1,834)	Solid waste revenue down due to reduced volumes (\$2.8m); Increased property income (\$970m)
14,047	15,071	12,197	2,874	Increased roading subsidy estimate
-	-	5,000	(5,000)	Deferral of sale of Wanaka Ponds site
9,166	9,430	9,430	-	
11,076	11,726	11,742	(16)	
4,696	4,017	4,135	(118)	
98,798	104,167	108,682	(4,515)	
Cost of Services (\$000)				
4,274	4,286	4,577	(291)	See Below
3,657	3,815	3,838	(23)	See Below
13,832	15,228	14,949	279	See Below
5,258	6,229	5,547	682	See Below
6,422	7,005	6,536	469	See Below
16,191	17,337	17,745	(408)	See Below
25,896	25,034	27,934	(2,900)	See Below
121	25	133	(108)	See Below
75,651	78,959	81,259	(2,300)	
23,147	25,208	27,423	(2,215)	

Prospective Statement of Movements in Equity for the Year Ended 30 June 2011

747,872	771,019	771,019	
23,147	25,208	27,423	
-	74,480	74,480	
23,147	99,688	101,903	
771,019	870,707	872,922	

Prospective Statement of Financial Position as at 30 June 2011

Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11	Variance \$	Explanation
Current Assets (\$000)					
138	Bank and Cash	135	132	3	
79	Short Term Investments	83	83	-	
13,372	Accounts Receivable	13,372	13,375	(3)	
277	Prepayments	277	277	-	
292	Inventory - Development Property	292	4,914	(4,622)	Change in timing for development of Council land
14,158	Total Current Assets (\$000)	14,159	18,781	(4,622)	
Non Current Assets (\$000)					
7,576	Investments	7,576	7,576	-	
92,951	Investment Properties	92,951	92,951	-	
784,766	Fixed Assets	895,259	898,609	(3,350)	Capital programme reduced (\$11.8m carry forwards)
885,293	Total Non Current Assets (\$000)	995,786	999,136	(3,350)	
899,451	Total Assets (\$000)	1,009,945	1,017,917	(7,972)	
Current Liabilities (\$000)					
16,714	Accounts Payable	16,716	16,716	-	
891	Income In Advance	891	891	-	
16,624	Current Term Debt	18,245	19,108	(863)	Capital programme reduced (\$11.8m carry forwards)
34,229	Total Current Liabilities (\$000)	35,852	36,715	(863)	
94,203	Non Current Liabilities (\$000)	103,386	108,280	(4,894)	Capital programme reduced (\$11.8m carry forwards)
128,432	Total Liabilities (\$000)	139,238	144,995	(5,757)	
Public Equity (\$000)					
265,821	Revaluation Reserve	340,301	340,301	-	
8,619	Operating Reserves	3,552	6,759	(3,207)	
10,009	Capital Reserve	6,840	9,202	(2,362)	
486,570	Accumulated Funds	520,014	516,660	3,354	
771,019	Total Public Equity (\$000)	870,707	872,922	(2,215)	
899,451	Total Liabilities and Equity (\$000)	1,009,945	1,017,917		

Prospective Statement of Cash Flows for the Year Ended 30 June 2011

Annual Plan 2009/10	Annual Plan 2010/11	CCP 2010/11	Variance \$	Explanation
Cash Flows From Operating Activities (\$000)				
Cash was provided from:				
88,131	93,933	93,451	482	Receipts from Ratepayers and Other Income
88,131	93,933	93,451	482	
Cash was applied to:				
(52,062)	(53,699)	(54,962)	1,263	Payments for Expenses and Services (Reduced Operating Expenditure (explained below))
(5,931)	(7,461)	(7,657)	196	Interest Paid on Loans
(57,993)	(61,160)	(62,619)	1,459	
30,138	32,773	30,832	1,941	Net Cash from Operating Activities (\$000)
Cash Flows From Investing Activities (\$000)				
Cash was provided from:				
-	-	-	-	Proceeds from Development Properties
-	-	5,000	(5,000)	Proceeds from Asset Sales (Deferral of sale of Wanaka Ponds site)
-	-	5,000	(5,000)	
Cash was applied to:				
(61,178)	(55,419)	(52,399)	(3,020)	Purchase of Plant and Assets (Capital programme reduced (\$11.8m carry forwards))
(61,178)	(55,419)	(47,399)	(8,020)	Net Cash used in Investing Activities (\$000)
Cash Flows From Financing Activities (\$000)				
Cash was provided from:				
46,039	39,267	33,185	6,082	Long Term Debt (Capital programme reduced (\$11.8m carry forwards))
Cash was applied to:				
(15,000)	(16,624)	(16,625)	1	Settlement of Long Term Debt
31,039	22,643	16,561	(6,083)	Net Cash from Financing Activities (\$000)
(1)	(3)	(6)	3	Net Increase/(Decrease) in Cash Held
139	138	138	-	Total Cash Resources at 01 July
138	135	132	3	Total Cash Resources at 30 June (\$000)
Cash Resources represented by:				
138	135	132	3	Bank and Cash
-	-	-	-	Bank Overdraft
138	135	132	3	Total Cash Resources (\$000)

Prospective Operating Expenditure By Activity (\$000)

Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11	Variance \$	Explanation
Governance					
3,324	Community Leadership	3,364	3,582	(218)	Operational savings
950	Strategic Planning	922	995	(73)	Operational savings
4,274	Sub Total	4,286	4,577	(291)	
3,657	District Promotion	3,815	3,838	(23)	
Community					
3,723	Community Facilities	4,346	3,887	459	Increase in funding for Lakes Leisure activities (includes funding policy change)
5,169	Active & Passive Recreation	5,819	5,746	73	
905	Community Development	866	938	(72)	Operational savings
528	Community Grants	506	547	(41)	Reduced grant funding
1,982	Libraries	2,021	2,121	(100)	Operational savings
184	Waterways Facilities	188	209	(21)	
134	Cemeteries	135	148	(13)	
670	Public Toilets	760	756	4	
537	Emergency Services	587	597	(10)	
13,832	Sub Total	15,228	14,949	279	
Property					
554	Council Land	536	566	(30)	
201	Housing	177	208	(31)	
290	Wanaka Airport	345	329	16	
348	Forestry	327	371	(44)	
3,865	Holiday Parks	4,844	4,073	771	Operational costs for Wanaka & Glendhu camps now in-house
5,258	Sub Total	6,229	5,547	682	
Regulatory and Resource Management					
3,559	Regulatory Services	4,096	3,633	463	Increased Legal & insurance costs
405	Waterways Regulation	422	423	(1)	
2,458	District Plan	2,487	2,480	7	
6,422	Sub Total	7,005	6,536	469	

Prospective Operating Expenditure By Activity (\$000)

Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11	Variance \$	Explanation
Roading and Parking					
15,732	Roading	16,771	17,283	(512)	Operational savings / reduced depreciation
459	Parking Provision	566	462	104	Increased maintenance provision
16,191	Sub Total	17,337	17,745	(408)	
Utilities					
8,390	Sewerage	8,759	9,320	(561)	Reduced Interest / depreciation
7,056	Water Supply	7,595	7,676	(81)	
8,320	Waste Management	6,575	8,751	(2,176)	Solid waste costs down due to reduced volumes
2,130	Stormwater	2,105	2,187	(82)	
25,896	Sub Total	25,034	27,934	(2,900)	
121	Overhead	25	133	(108)	
75,651	Total Operating Cost	78,959	81,259	(2,300)	
16,159	Depreciation (included in above)	16,997	17,839	(843)	
7,431	Interest (included in above)	8,261	8,457	(196)	

Prospective Total Capital Expenditure By Activity (\$000)

Annual Plan 2009/10	Annual Plan 2010/11	CCP 2010/11	Variance \$	Explanation
-	-	-	-	
-	-	-	-	
Community				
2,683	3,086	2,234	852	Addition of Wood boiler project for Wanaka pool plus additional \$400k loan repayment
9,654	6,546	4,626	(1,920)	Carry forward on \$3m land purchase provision (Wanaka)
-	-	-	-	
-	-	-	-	
313	313	507	(194)	Capital programme reduced - projects deferred
403	23	234	(211)	Capital programme reduced - projects deferred
60	15	267	(252)	Capital programme reduced - projects deferred
517	597	1,013	(416)	Capital programme reduced - projects deferred
112	116	147	(31)	
13,742	10,696	9,028	(1,668)	
Property				
3,506	538	3,378	(2,840)	Change in timing for development of Council land
158	134	139	(5)	
305	490	490	-	
-	-	-	-	
1,870	2,752	2,770	(18)	
5,839	3,914	6,777	(2,863)	
Regulatory and Resource Management				
202	11	11	-	
-	-	-	-	
410	445	445	-	
612	456	456	-	

Prospective Total Capital Expenditure By Activity (\$000)

Annual Plan 2009/10	Annual Plan 2010/11	CCP 2010/11	Variance \$	Explanation
Roading and Parking				
26,529	29,062	24,996	4,066	Carry forward of \$2.5m
150	194	150	44	
26,679	29,256	25,146	4,110	
Utilities Total				
12,212	11,792	14,104	(2,312)	Capital programme reduced - projects deferred
7,760	8,241	6,049	2,192	Carry forward of \$1.8m
471	170	192	(22)	
4,604	4,592	5,089	(497)	Capital programme reduced - projects deferred
25,047	24,795	25,434	(639)	
1,114	1,892	1,558	334	
73,033	71,009	68,399	2,610	

Statement of Accounting Policies

a Reporting Entity

The Queenstown Lakes District Council (the Council) is a Territorial Local Authority governed by the Local Government Act 2002.

The prospective financial statements have been prepared in accordance with Section 111 of the Local Government Act 2002, the Financial Reporting Act 1993 and generally accepted accounting practice. The prospective financial statements comply with New Zealand equivalents to International Financial Reporting Standards (NZ IFRS).

The prospective financial statements presented here are for the reporting entity Queenstown Lakes District Council. They do not include the consolidated prospective financial statements of Queenstown Airport Limited; Lakes Environmental Limited, Lakes Engineering Limited, or Lakes Leisure Limited.

The Council is a public benefit entity whose primary objective is to provide goods and services for community and social benefit rather than for a financial return.

All available public benefit entity reporting exemptions under NZ IFRS have been adopted.

b Accounting Policies

Statement of Compliance

The financial statements of the Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 98 and Part 3 of Schedule 10, which includes the requirement to comply with New Zealand generally accepted accounting practice (NZ GAAP).

The financial statements comply with New Zealand equivalents to International Financial Reporting Standards (NZ IFRS) as appropriate for public benefit entities.

All available public benefit entity reporting exemptions under NZ IFRS have been adopted.

Basis of Preparation

The preparation of financial statements in conformity with NZ IFRS requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. The results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and in future periods if the revision affects both current and future periods.

The financial statements have been prepared on the basis of historical cost, except for the revaluation of certain non-current assets and financial instruments. Cost is based on the fair values of the consideration given in exchange for assets.

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported.

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

The financial statements are presented in thousands of New Zealand dollars. New Zealand dollars are the Council's and Group's functional currency.

The following accounting policies which materially affect the measurement of results and financial position have been applied:

Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts and GST.

Rates Revenue

Rates revenue is recognised when it is levied.

Other Revenue

(a) Rendering of Services

Revenue from the rendering of services is recognised when it is probable that the economic benefits associated with the transaction will flow to the entity. The stage of completion at balance date is assessed based on the value of services performed to date as a percentage of the total services to be performed.

(b) Interest Revenue

Interest revenue is accrued on a time basis, by reference to the principal outstanding and the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

(c) Dividend Revenue

Dividends are recognised when the entitlement to the dividends is established.

(d) Fees and Charges

Fees and charges are recognised as income when supplies and services have been rendered.

(e) Contracts and Consents

Revenue relating to contracts and consent applications that are in progress at balance date is recognised by reference to the stage of completion at balance date.

(f) Grant Revenue

Government grants are received from Land Transport New Zealand, which subsidises part of the Council's costs in maintaining the local roading infrastructure. The subsidies are recognised as revenue upon entitlement as conditions pertaining to eligible expenditure have been fulfilled.

Grants and subsidies are recognised upon entitlement as conditions pertaining to eligible expenditure have been fulfilled.

(g) Development Contributions

The revenue recognition point for development and financial contributions is at the later of the point when the Council is ready to provide the service for which the contribution was levied, or the event that will give rise to a requirement for a development or financial contribution under the legislation.

Development contributions are classified as part of the "Other Revenue".

Other Gains and Losses**(a) Sale of investment property, property, plant and equipment, property intended for sale and financial assets.**

Net gains or losses on the sale of investment property, property plant and equipment, property intended for sale and financial assets are recognised when an unconditional contract is in place and it is probable that the Council and/or Group will receive the consideration due.

(b) Assets Acquired for Nil or Nominal Consideration

Certain infrastructural assets have been vested to the Council as part of the subdivision covenant process. Such vested assets are recognised as revenue when the significant risks and rewards of ownership have been transferred to the Council and when the obligation to accept the transfer of the assets to the Council has been determined.

Grant expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Discretionary grants are those grants where the Council has no obligation to award on receipt of the grant application and are recognised as expenditure when a successful applicant has been notified of the Council's decision.

Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Rentals payable under operating leases are charged to the Statement of Financial Performance on a basis representative of the pattern of benefits to be derived from the leased asset.

(a) Council and/or Group as Lessor

Amounts due from lessees under finance leases are recorded as receivables at the amount of the net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the leases.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease.

(b) Council and/or Group as Lessee

Assets held under finance leases are recognised at their fair value or, if lower, at amounts equal to the present value of the minimum lease payments, each determined at the inception of the lease. The corresponding liability to the lessor is included in the Statement of Financial Position as a finance lease obligation.

Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged directly against income, unless they are directly attributable to qualifying assets, in which case they are capitalised.

Rentals payable under operating leases are charged to income on a straight line basis over the term of the relevant lease.

(c) Lease Incentives

Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight line basis over the lease term.

Goods and Services Tax

Revenues, expenses, assets and liabilities are recognised net of the amount of goods and services tax (GST), except for receivables and payables which are recognised inclusive of GST. Where GST is not recoverable as an input tax it is recognised as part of the related asset or expense.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and other short-term highly liquid deposits that are readily convertible to a known amount of cash.

Financial Instruments

Financial assets and financial liabilities are recognised on the Council's or Group's Statement of Financial Position when the Council and/or Group becomes a party to contractual provisions of the instrument.

Investments are recognised and derecognised on trade date where purchase or sale of an investment is under a contract, whose terms require delivery of the investment within the timeframe established by the market concerned, and are initially measured at fair value, net of transaction costs, except for those financial assets classified as fair value through profit or loss which are initially valued at fair value.

(i) Financial Assets

Financial Assets are classified into the following specified categories: financial assets 'at fair value through profit or loss', 'held-to-maturity' investments, 'available-for-sale' financial assets, and 'loans and receivables'. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

The effective interest method, referred to below, is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the interest rate that exactly discounts estimated future cash receipts through the expected life of the financial asset, or, where appropriate, a shorter period.

Financial Assets at Fair Value Through Profit or Loss

Financial assets are classified as financial assets at fair value through profit or loss where the financial asset:

- Has been acquired principally for the purpose of selling in the near future;
- Is a part of an identified portfolio of financial instruments that the Council and Group manages together and has a recent actual pattern of short-term profit-taking; or
- Is a derivative that is not designated and effective as a hedging instrument.

Financial assets at fair value through profit or loss are stated at fair value, with any resultant gain or loss recognised in the Statement of Financial Performance. The net gain or loss is recognised in the Statement of Financial Performance and incorporates any dividend or interest earned on the financial asset. Fair value is determined in the manner described later in this note.

Held-to-Maturity Investments

Investments are recorded at amortised cost using the effective interest method less impairment, with revenue recognised on an effective yield basis.

The Council and Group does not hold any financial assets in this category.

Available-for-Sale Financial Assets

Equity Investments held by the Council and Group classified as being available-for-sale are stated at fair value. Fair value is determined in the manner described later in this note. Gains and losses arising from changes in fair value are recognised directly in the available-for-sale revaluation reserve, with the exception of impairment losses which are recognised directly in the Statement of Financial Performance. Where the investment is disposed of or is determined to be impaired, the cumulative gain or loss previously recognised in the available-for-sale revaluation reserve is included in the Statement of Financial Performance for the period.

Dividends on available-for-sale equity instruments are recognised in the Statement of Financial Performance when the Council's and Group's right to receive payments is established.

Loans and Receivables

Trade receivables, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method less impairment. Interest is recognised by applying the effective interest rate.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment is established when there is objective evidence that the Council or Group will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision is expensed in the Statement of Financial Performance.

Loans, including loans to community organisations made by the Council at nil, or below-market interest rates are initially recognised at the present value of their expected future cash flows and discounted at the current market rate of return for a similar asset/investment. They are subsequently measured at amortised cost using the effective interest method. The difference between the face value and present value of expected future cash flows of the loan is recognised in the Statement of Financial Performance as a grant.

Until 1 July 1998 in certain circumstances funds were required to be set aside each year to meet future payments of loans and commitments. These funds, described as Sinking Funds, are administered by independent Sinking Fund Commissioners appointed by the Council. The funds are included in the Statement of Financial Position. The Council now voluntarily contributes to sinking funds to build up funds to pay off debt principal. Deposits are included within this classification.

Impairment of Financial Assets

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that as a result of one or more events that occurred after the initial recognition of the financial asset the estimated future cash flows of the investment have been impacted. For financial assets carried at amortised cost, the amount of the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables where the carrying amount is reduced through the use of an allowance account. When a trade receivable is uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in the Statement of Financial Performance.

With the exception of available-for-sale equity instruments, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through the Statement of Financial Performance to the extent the carrying amount of the investment at the date of impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

(ii) Financial Liabilities

Trade and Other Payables

Trade payables and other accounts payable are recognised when the Council and Group becomes obliged to make future payments resulting from the purchase of goods and services.

Trade and other payables are initially recognised at fair value and are subsequently measured at amortised cost, using the effective interest method.

Borrowings

Borrowings are recorded initially at fair value, net of transaction costs.

Subsequent to initial recognition, borrowings are measured at amortised cost with any difference between the initial recognised amount and the redemption value being recognised in the Statement of Financial Performance over the period of the borrowing using the effective interest method.

Fair Value Estimation

The fair value of financial instruments traded in active markets (such as listed equities) is based on quoted market prices at the balance date. The quoted market price used for financial assets held by the Council and Group is the current bid price; the appropriate quoted market price for financial liabilities is the current offer price.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Council and Group uses a variety of methods and makes assumptions that are based on market conditions existing as each balance date.

Quoted market prices or dealer quotes for similar instruments are used for long-term investment and debt instruments held.

Embedded Derivatives

Derivatives embedded in other financial instruments or other host contracts are treated as separate derivatives when their risks and characteristics are not closely related to those of host contracts and the host contracts are not measured at fair value with changes in fair value recognised in the Statement of Financial Performance.

Inventories

Development Properties

Development properties classified within Inventory are stated at the lower of cost or net realisable value. Cost includes planning expenditure and any other expenditure to bring the Development property to its present condition.

Other inventories

Inventories are valued at the lower of cost and net realisable value. Cost is determined on a weighted average basis with an appropriate allowance for obsolescence and deterioration.

Properties Intended for Sale

Properties intended for sale are measured at the lower of carrying amount and fair value less costs to sell. Properties are classified as intended for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use.

Property, Plant and Equipment

The Council and Group have the following classes of property, plant and equipment:

Operational Assets

- Council owned land, buildings and building improvements, foreshore structures, plant and equipment, furniture and office equipment and library books; and
- Subsidiary owned land, buildings, runway and plant and equipment.

Infrastructure Assets

- Infrastructure assets are the fixed utility systems owned by the Council. Each asset type includes all items that are required for the network to function:
 - Sewer, stormwater, water
 - Roads, bridges and lighting
 - Land under roads

Cost

Operational Assets and Land under Roads are recorded at cost less accumulated depreciation and any accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the assets. Where an asset is acquired for no cost, or for a nominal cost, it is recognised at fair value at the date of acquisition. When significant, interest costs incurred during the period required to construct an item of property, plant and equipment are capitalised as part of the asset's total cost.

Accounting for Revaluations

Infrastructural assets other than Land under Roads are stated at fair value.

The results of revaluing are credited or debited to an asset revaluation reserve for that class of asset. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed to the Statement of Financial Performance. Any subsequent increase in revaluation that offsets a previous decrease in value recognised in the Statement of Financial Performance will be recognised first in the Statement of Financial Performance up to the amount previously expensed, and then credited to the revaluation reserve for that class of asset.

Sewer, Stormwater, Water

Sewer, stormwater and water assets are stated at fair value, which is optimised depreciated replacement cost value as at 1 July, 2007 by Rationale, independent valuers. Acquisitions subsequent to 1 July, 2007 are at cost.

Roads, Bridges and Lighting

Roading assets are stated at fair value, which is optimised depreciated replacement cost value as at 1 July, 2007 by GHD Limited, independent valuers. Bridges and lighting are stated at valuation which is optimised depreciated replacement cost value.

Depreciation

Operational assets with the exception of land, are depreciated on a straight-line basis to write-off the asset to its estimated residual value over its estimated useful life.

Infrastructural assets, with the exception of land under roads, are depreciated on a straight-line basis to write off the fair value of the asset to its estimated residual values over its estimated useful life.

Expenditure incurred to maintain these assets at full operating capability is charged to the Statement of Financial Performance in the year incurred.

The following estimated useful lives are used in the calculation of depreciation.

Operational Assets	Rate (%)	Method
Buildings	2.0% - 33%	SL
Building improvements	1.67% - 6.67%	SL
Runway	1.25% - 6.67%	SL
Plant and equipment	5.5% - 28%	SL
Motor vehicles	20% - 26%	DV
Furniture and office equipment	10% - 33%	SL
Computer equipment	25%	SL
Library books	10%	SL

Infrastructural Assets

Sewerage	1.67% - 10%	SL
Water Supply	1.67% - 10%	SL
Stormwater	1.67% - 10%	SL
Roading - Basecourse	4%	SL
Roading - Bridges	1%	SL
Roading - Surfacing	8.33%	SL
Roading - Other	2% - 8.33%	SL

The estimated useful lives, residual values and depreciation method are reviewed at the end of each annual reporting period.

Disposal

An item of property, plant and equipment is derecognised upon disposal or recognised as impaired when no future economic benefits are expected to arise from the continued use of the asset.

Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Financial Performance in the period the asset is derecognised.

Forestry assets

Forestry assets are independently revalued annually at fair value less estimated point of sale costs. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate.

Gains or losses arising on initial recognition of biological assets at fair value less estimated point of sale costs and from a change in fair value less estimated point of sale costs are recognised in the Statement of Financial Performance.

The costs to maintain the forestry assets are included in the Statement of Financial Performance.

Investment Properties

Investment properties are held to earn rentals and/or for capital gains. Property held to meet service delivery objectives are excluded from Investment Properties and included with Property, Plant and Equipment. The investment properties are measured at fair value at the reporting date. Gains or losses arising from changes in the fair value of the investment properties are included in the Statement of Financial Performance in the period in which they arise.

Finite life intangible assets

Finite life intangible assets are recorded at cost less accumulated amortisation. Amortisation is charged on a straight line basis over their estimated useful life. The estimated useful life and amortisation period is reviewed at the end of each annual reporting period.

Intangible assets acquired in a business combination

All potential intangible assets acquired in a business combination are identified and recognised separately from goodwill where they satisfy the definition of an intangible asset and their fair value can be measured reliably.

Intangible Assets - Software acquisition and development

Acquired computer software licenses are recorded at cost less accumulated amortisation. Amortisation is charged on a straight line basis over their estimated useful life. The estimated useful life and amortisation period is reviewed at the end of each annual reporting period.

Costs associated with maintaining computer software are recognised as an expense when incurred. Costs that are directly associated with the development of software for internal use by the Council and Group, are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.

Impairment of Non-Financial Assets

At each reporting date, the Council and Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Council and Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Goodwill, intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment annually and whenever there is an indication that the asset may be impaired. An impairment of goodwill is not subsequently reversed.

Recoverable amount is the higher of fair value less costs to sell and value in use. Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the asset's ability to generate net cash inflows and where the entity would, if deprived of the asset, replace it's remaining future economic benefits or service potential. In assessing value in use for cash-generating assets, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised in the Statement of Financial Performance immediately, unless the relevant asset is carried at fair value, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in the Statement of Financial Performance immediately, unless the relevant asset is carried at fair value, in which case the reversal of the impairment loss is treated as a revaluation increase.

Employee Benefits

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave, and sick leave when it is probable that settlement will be required and they are capable of being measured reliably.

Provisions made in respect of employee benefits expected to be settled within 12 months, are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

Provisions made in respect of employee benefits which are not expected to be settled within 12 months are measured as the present value of the estimated future cash outflows to be made by the Council and Group in respect of services provided by employees up to reporting date.

Provisions

Provisions are recognised when the Council and Group has a present obligation, the future sacrifice of economic benefits is probable, and the amount of the provision can be measured reliably.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cashflows estimated to settle the present obligation, its carrying amount is the present value of those cashflows.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognised as an asset if it is virtually certain that recovery will be received and the amount of the receivable can be measured reliably.

Statement of Cashflows

Cash means cash balances on hand, held in bank accounts and demand deposits that the Council and Group invests in as part of its day to day cash management.

Operating activities include cash received from all income sources of the Council and Group and record the cash payments made for the supply of goods and services.

Investing activities are those activities relating to the acquisition and disposal of non-current assets.

Financing activities comprise the change in equity and debt structure of the Council and Group.

Equity

Equity is the community's interest in the Council and Group and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves.

Reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by Council.

Restricted and Council Created Reserves

Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Restricted reserves are those subject to specific conditions accepted as binding by the Council and which may not be revised by the Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included in restricted reserves are reserves restricted by Council decision. The Council may alter them without references to any third party or the Courts. Transfers to and from these reserves are at the discretion of the Council.

The Council's objectives, policies and processes for managing capital are described in Note 32.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the Council or Group to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due.

Financial guarantee contracts are initially recognised at fair value. If a financial guarantee contract was issued in a stand-alone arm's length transaction to an unrelated party, its fair value at inception is equal to the consideration received. When no consideration is received a provision is recognised based on the probability the Council or Group will be required to reimburse a holder for a loss incurred, discounted to present value. The portion of the guarantee that remains unrecognised, prior to discounting to fair value, is disclosed as a contingent liability.

Financial guarantees are subsequently measured at the initial recognition amount less any amortisation, however if the Council or Group assesses that it is probable that expenditure will be required to settle a guarantee, then the provision for the guarantee is measured at the present value of the future expenditure.

Allocation of Overheads

Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities based on the cost drivers and related activity/usage information.

Direct costs are those costs that are directly attributable to a significant activity. Indirect costs are those costs that cannot be identified in an economically feasible manner with a specific significant activity.

Balancing the Budget

The Local Government Act 2002 contains a requirement to balance the budget. Section 100 states:

1. *A local authority must ensure that each year's projected operating revenues are set at a level sufficient to meet that years projected operating expenses.*
2. *Despite subsection (1), a local authority may set projected operating revenues at a different level from that required by that subsection if the local authority resolves that it is financially prudent to do so, having regard to -*
 - a) The estimated expenses of achieving and maintaining the predicted levels of service provision set out in the long term Council community plan, including the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and
 - b) The projected revenue available to fund the estimated expenses associated with maintaining the service capacity and integrity to assets throughout their useful life; and
 - c) The equitable allocation of responsibility for funding the provision and maintenance of assets and facilities throughout their useful life; and
 - d) The funding and financial policies adopted under section 102.

Council comfortably meets these requirements over the timeframe of the plan. The forecasted 10 year statement of Financial Performance shows strong operating surpluses, which demonstrates that Council balances its budget requirements overall.

Funding of Depreciation

The funding of depreciation is an implied requirement of the "balanced budget" provision of the new Local Government Act. It requires that the Council fully fund all operating costs, including reductions in the useful life or quality of assets.

The requirement arises from Government concern that some local authorities were not adequately maintaining infrastructural assets. In instances where this occurred, current ratepayers were paying too little and leaving a major financial burden for future generations.

Queenstown Lakes District has in recent years provided adequately for asset renewal. A major effort has been made over the past decade to address deferred maintenance and the budgets have provided for the renewal of infrastructure.

The Council now has far more reliable asset information and a much better understanding of the life cycle of its assets.

The new Act provides a more flexible approach in the requirement to fully fund depreciation. The revised interpretation has allowed Councils flexibility in four key areas which we have taken advantage of in preparing these budgets:

- (i) The Council needs to fund depreciation only on its share of roading funding. The component attributable to Transfund is excluded. Allowing for SPR roading arrangements and other subsidisable costs 65% of roading depreciation will be funded (2009/10 – 65%);
- (ii) Depreciation on Community facilities may not need to be funded as they are often funded by non-Council sources and will never be replaced in the same form at the end of their useful life. Depreciation on halls, libraries, and other facilities (including the Events Centre) will therefore not be funded;
- (iii) The Council has accepted that it is not reasonable to fund depreciation where a community has funded a water or sewerage scheme, by lump sum contributions or loan charges. That community ends up paying twice – for loan charges and depreciation;
- (iv) Because we have generally maintained the value of our infrastructure the Council will use funded depreciation to finance renewal projects and repay loans. It cannot be used to fund new assets or asset improvements.

These changes have focused on the intent of legislation, the maintenance of the capacity of major operational assets. This Council has had this focus for some time now and so is not greatly affected by the new provisions.

The impact of the above decision has led to the following amounts of depreciation not being funded:

	Total Depreciation 2010/11 (\$000)	Depreciation Not Funded 2010/11 (\$000)
Roading	7,358	2,525
Sewerage	2,991	1,683
Water	1,857	431
Stormwater	1,095	274
Community/other	3,696	1,880
Total	16,997	6,793

Funding Impact Statement

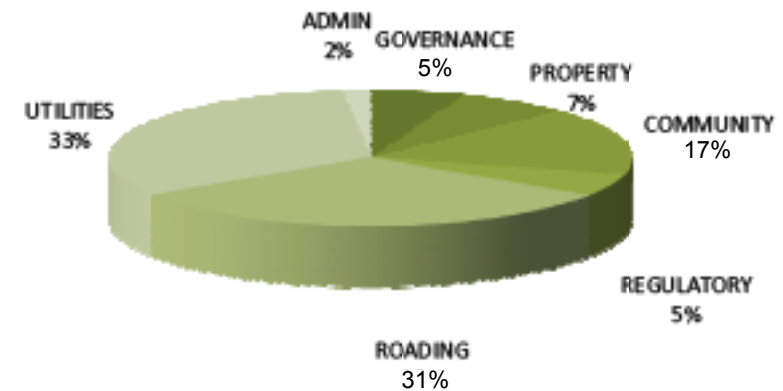
Background

Clause 13 of Schedule 10 to the Local Government Act 2002 requires each Council to prepare a Funding Impact Statement as part of its Annual Plan, which states:

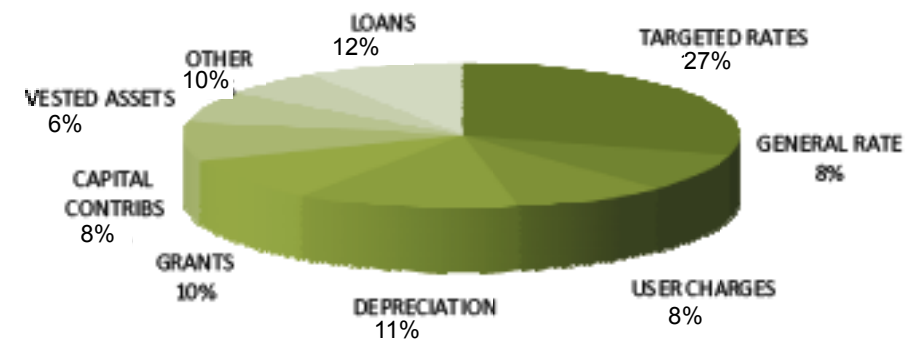
- (a) The revenue and financing mechanisms to be used by the local authority for the year; and
- (b) The nature of and any reasons for any departure from the funding impact statement in the Long Term Council Community Plan for that year.
- (c) In relation to any general rate, -
 - (i) The valuation system on which the general rate is to be assessed;
 - (ii) Whether a uniform annual general charge is to be included; and if so:
 - How that uniform annual general charge will be calculated; and
 - The local authority's definition of a separately used or inhabited part of a rating unit, if the charge is to be calculated on this basis.
 - (iv) Whether the general rate is to be set differentially, and, if so -
 - The categories of rateable land, within the meaning of section 14 of the Local Government (rating) Act 2002, to be used; and
 - The objectives of the differential rate, in terms of the total revenue sought from each category of rateable land or of the relationship between the rates set of rateable land in each category; and
- (d) In relation to each targeted rate, -
 - (i) The activities or groups of activities for which the targeted rate is to be set; and
 - (ii) The category, or categories, of rateable land, within the meaning of section 17 of the Local Government (rating) Act 2002, to be used; and
 - (iii) For each such category, how liability for the targeted rate is to be calculated; and
 - (iv) If the targeted rate is set differentially, the total revenue sought from each category of rateable land or the relationship between the rates set on the rateable land in each category.

Following is the Funding Impact Statement for the period commencing 1 July 2010.

Combined Operating and Capital Expenditure 2010/11



Funding Requirements 2010/11



Funding Impact Statement

Queenstown Lakes District Council will use the following revenue and financing mechanisms to fund its expenses for the 2010/11 financial year.

Annual Plan 2009/10 \$000	Funding Mechanisms	Annual Plan 2010/11 \$000	CCP 2010/11 \$000	Variance \$	Explanation
9,957	General Rates	11,582	11,223	359	Rate funding of increased Regulatory costs
	Targeted Rates:				
6,076	Water Supply	6,635	6,761	(126)	Reduced rate requirement due to reduction in depreciation
5,594	Wastewater	5,975	6,174	(199)	Reduced rate requirement due to reduction in depreciation
1,401	Stormwater	1,578	2,105	(527)	Reduced rate requirement for funding of stormwater capex
9,217	Roading	10,438	10,590	(152)	Reduced rate requirement due to reduction in depreciation
2,389	Waste Management	2,949	2,475	474	Increase in rate funding due to reduction in Solid waste revenue (reduced volumes)
876	Aquatic Centre	1,141	975	166	Increase in funding for Lakes Leisure activities
2,560	Governance	2,007	2,289	(282)	Reduced rate requirement due to operational savings
4,934	Recreation	5,697	5,809	(112)	Reduced rate requirement due to operational savings
3,475	Tourism Promotion	3,624	3,646	(22)	
46,479	Total Rates	51,626	52,047		
13,334	User Charges	12,297	14,131	(1,834)	Solid waste revenue down due to reduced volumes (\$2.8m); Increased property income (\$970m)
14,047	Grants & Subsidies	15,071	12,197	2,874	Increased roading subsidy estimate
20,242	Capital Contributions	21,156	21,172	(16)	
-	Property Sales	-	5,000	(5,000)	Deferral of sale of Wanaka Ponds site
4,696	Other Income	4,017	4,135	(118)	
32,859	Loans (internal & external)	31,016	31,325	(309)	
6,438	Depreciation not Funded	6,793	7,112	(319)	
10,590	Transfers (to)/from Reserves	7,992	2,538	5,454	Capital carry forwards
148,685	Total Funding	149,968	149,657		

Total Expenditure Funding by Activity Group (\$000)

Annual Plan 2009/10	Annual Plan 2010/11	CCP 2010/11
Governance		
4,274	4,286	4,577
-	-	-
-	-	-
4,274	4,286	4,577
Funded By:		
2,137	2,142	2,289
2,137	2,007	2,289
-	137	-
4,274	4,286	4,577
District Promotion		
3,657	3,815	3,838
-	-	-
-	-	-
3,657	3,815	3,838
Funded By:		
182	191	192
3,475	3,624	3,646
3,657	3,815	3,838
Community		
13,832	15,228	14,949
12,612	9,171	7,892
1,130	1,525	1,135
27,574	25,924	23,976
Funded By:		
3,957	4,385	4,389
6,233	6,838	6,784
1,446	1,258	1,518
165	699	162
3,291	4,340	3,473
180	183	204
6,508	2,724	4,419
1,352	1,515	1,515
4,442	3,982	1,512
27,574	25,924	23,976

Annual Plan 2009/10	Annual Plan 2010/11	CCP 2010/11
Property		
5,258	6,229	5,547
5,649	3,595	6,458
190	319	319
11,097	10,143	12,324
Funded By:		
109	329	219
5,608	6,784	5,789
-	-	-
-	-	5,000
2,138	3,192	3,010
36	38	38
3,206	(200)	(1,732)
11,097	10,143	12,324
Regulatory & Resource Management		
6,422	7,005	6,536
200	-	-
412	456	456
7,034	7,461	6,992
Funded By:		
4,142	4,748	4,338
68	58	70
1,454	1,403	1,541
1,354	1,206	1,052
3	3	3
13	43	(12)
7,034	7,461	6,992

Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11	Annual Plan 2009/10		Annual Plan 2010/11	CCP 2010/11
Roading and Parking				Overhead			
16,191	Operating Expenditure	17,337	17,745	121	Operating Expenditure	25	133
26,173	Capital Asset Expenditure	28,513	23,756	975	Capital Asset Expenditure	1,683	1,348
506	Debt Repayment	743	1,390	140	Debt Repayment	209	209
42,870	Total Expenditure	46,593	42,891	1,236	Total Expenditure	1,917	1,690
Funded By:				Funded By:			
9,574	Rates - Targeted	10,438	10,736	(815)	Rates - General	(500)	(340)
582	User Charges	868	618	(357)	Rates - Targeted	-	(146)
13,748	Grants & Subsidies	14,244	11,892	20	User Charges	-	21
6,247	Capital Contributions	5,880	6,540	2,246	Other Income	1,572	1,553
423	Other Income	450	450	393	Loans (internal & external)	1,129	684
8,415	Loans (internal & external)	10,969	8,668	284	Depreciation not Funded	324	324
2,349	Depreciation not Funded	2,525	2,690	(535)	Transfers (to)/from Reserves	(608)	(406)
1,532	Transfers (to)/from Reserves	1,216	1,297	1,236	Total Funding	1,917	1,690
42,870	Total Funding	46,593	42,891				
Utilities							
25,896	Operating Expenditure	25,034	27,934				
24,735	Capital Asset Expenditure	21,888	22,375				
312	Debt Repayment	2,907	3,060				
50,943	Total Expenditure	49,829	53,369				
Funded By:							
245	Rates - General	287	138				
15,460	Rates - Targeted	17,137	17,515				
5,610	User Charges	3,329	6,115				
134	Grants & Subsidies	128	143				
10,704	Capital Contributions	10,936	11,160				
392	Other Income	409	385				
14,052	Loans (internal & external)	11,796	13,493				
2,413	Depreciation not Funded	2,388	2,543				
1,933	Transfers (to)/from Reserves	3,419	1,877				
50,943	Total Funding	49,829	53,369				

Proposed Rates and Charges for 2010/11

The rating system used by Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 September 2008 are to be used for the 2010/11 rating year. All proposed rates in the section that follows are exclusive of GST.

Uniform Annual General Charge

Pursuant to sections 15 of the Local Government (Rating) Act 2002 (the Act), Council resolves to set a uniform annual general charge of \$58.67 on each separately used or inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$1,272,704) will be used to fund the costs associated with the following activities:

- Cemeteries.
- Community development and grants.
- Regulatory and advisory services relating to public enquiries, health, animal control, general enforcement and waterways control.
- A general contribution to the promotion of the district.

Recreation Charge

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted recreation charge of \$241.78 on each separately used or inhabited part of every rating unit in the district.

The targeted recreation charge revenue (\$5,294,832) will be used to fund the costs associated with the following activities:

- Community grants (for recreational activities).
- District library services.
- Public halls and other community facilities.
- Active recreation facilities.

Governance Charge

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted Governance charge of \$110.22 on each separately used or inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$2,408,804) will be used to fund the costs associated with the following activities:

- Civic function (including cost of democracy, communications, management of Council including corporate, financial and rating administration services).

General Rate

Pursuant to Sections 13 and 14 of the Act, Council resolves to set a differential general rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1. Residential	0.000513 cents in the \$
2. Hydro Electric Power	0.000374 cents in the \$
3. Vacant Sections	0.000769 cents in the \$
4. Accommodation	0.000923 cents in the \$
5. CBD Accommodation	0.000923 cents in the \$
6. Commercial	0.000749 cents in the \$
7. CBD Commercial	0.000749 cents in the \$
8. Primary Industry	0.000380 cents in the \$
9. Country Dwelling	0.000421 cents in the \$
10. Other	0.000513 cents in the \$
11. Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The general rate revenue (\$10,309,826) will be used to fund the costs associated with the following activities:

- Passive recreation areas, gardens, walkways and reserves.
- Civic function (including cost of democracy, communications, management of Council including corporate, financial and rating administration services.)
- The provision on public toilets.
- Provision of emergency services.
- Waste management including landfill establishment.
- Regulatory and advisory services relating to planning and resource management, the district plan, building control and, health liquor licensing.

Roading Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Wanaka ward on the Queenstown Lakes District as follows:

1. Residential	0.000455 cents in the \$
2. Hydro Electric Power	0.000114 cents in the \$
3. Vacant Sections	0.000683 cents in the \$
4. Accommodation	0.001638 cents in the \$
5. CBD Accommodation	0.001638 cents in the \$
6. Commercial	0.001183 cents in the \$
7. CBD Commercial	0.001183 cents in the \$
8. Primary Industry	0.000364 cents in the \$
9. Country Dwelling	0.000501 cents in the \$
10. Other	0.000455 cents in the \$
11. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wanaka roading rate revenue (\$3,354,649) will be used to fund the costs associated with the following activities:

- Wanaka wards roading network, which includes footpaths and other amenities within the road reserve.
- The development of town centre areas.
- The maintenance and upgrading of roading drainage systems.

Roading Rate (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Queenstown/Wakatipu and Arrowtown wards of the Queenstown Lakes District as follows:

1. Residential	0.000372 cents in the \$
2. Hydro Electric Power	0.000093 cents in the \$
3. Vacant Sections	0.000557 cents in the \$
4. Accommodation	0.001338 cents in the \$
5. CBD Accommodation	0.001338 cents in the \$
6. Commercial	0.000966 cents in the \$
7. CBD Commercial	0.000966 cents in the \$
8. Primary Industry	0.000297 cents in the \$
9. Country Dwelling	0.000409 cents in the \$
10. Other	0.000372 cents in the \$
11. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wakatipu/Arrowtown roading rate revenue (\$7,030,917) will be used to fund the costs associated with the following activities:

- Wakatipu/Arrowtown ward's roading network, which includes footpaths and other amenities within the road reserve.
- The development of town centre areas.
- The maintenance and upgrading of roading drainage systems.

Stormwater Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Wanaka ward of the Queenstown Lakes District as follows:

1. Residential	0.000154 cents in the \$
2. Vacant Sections	0.000154 cents in the \$
3. Accommodation	0.000154 cents in the \$
4. CBD Accommodation	0.000154 cents in the \$
5. Commercial	0.000154 cents in the \$
6. CBD Commercial	0.000154 cents in the \$
7. Other	0.000154 cents in the \$
8. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Wanaka stormwater rate revenue (\$611,947) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

Stormwater Rate (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Queenstown/Wakatipu and Arrowtown wards of the Queenstown Lakes District as follows:

1. Residential (ii)	0.000108 cents in the \$
2. Vacant Sections (ii)	0.000108 cents in the \$
3. Accommodation	0.000108 cents in the \$
4. CBD Accommodation	0.000108 cents in the \$
5. Commercial	0.000108 cents in the \$
6. CBD Commercial	0.000108 cents in the \$
7. Other	0.000108 cents in the \$
8. Mixed Use Apportioned	See note (i)

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

Note (ii) Excludes property within the Jacks Point Special Zone.

The Wakatipu/Arrowtown stormwater rate revenue (\$968,799) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

Tourism Promotion Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Wanaka ward of the Queenstown Lakes District as follows:

1. Accommodation	0.000734 cents in the \$
2. CBD Accommodation	0.000734 cents in the \$
3. Commercial	0.000734 cents in the \$
4. CBD Commercial	0.000734 cents in the \$
5. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wanaka tourism promotion rate revenue (\$570,464) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Lake Wanaka Tourism.

Tourism Promotion Rate (Queenstown/Wakatipu Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Queenstown/Wakatipu Wards of the Queenstown Lakes District as follows:

1. Accommodation	0.000995 cents in the \$
2. CBD Accommodation	0.000995 cents in the \$
3. Commercial	0.000995 cents in the \$
4. CBD Commercial	0.000995 cents in the \$
5. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Wakatipu tourism promotion rate revenue (\$2,948,547) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Destination Queenstown

Tourism Promotion Rate (Arrowtown Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Arrowtown Ward of the Queenstown Lakes District as follows:

1. Accommodation	0.001055 cents in the \$
2. CBD Accommodation	0.001055 cents in the \$
3. Commercial	0.001055 cents in the \$
4. CBD Commercial	0.001055 cents in the \$
5. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Arrowtown tourism promotion rate revenue (\$105,286) will be used to fund the costs associated with financing the

- To finance promotional activities of the Arrowtown Promotion Association.

Waste Management Charges

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted waste management charge on each separately used or inhabited part of every rating unit in the district, as follows:

1. Residential	\$149.33
2. Hydro Electric Power	\$105.78
3. Vacant Sections	\$105.78
4. Accommodation	\$105.78
5. CBD Accommodation	\$105.78
6. Commercial	\$105.78
7. CBD Commercial	\$105.78
8. Primary Industry	\$149.33
9. Country Dwelling	\$149.33
10. Other	\$105.78
11. Mixed Use Apportioned	\$149.33

The Waste Management Charge revenue (\$2,948,561) will be used to fund the costs associated with the following activities:

- To fund the operating deficit of the transfer stations and the recycling initiatives proposed in the Waste Management Strategy.

Aquatic Centre Charge (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted Aquatic Centre charge of \$80.89 on each separately used or inhabited part of every rating unit in the Queenstown / Wakatipu and Arrowtown Wards

The Aquatic Centre Charge revenue (\$1,140,638) will be used to fund the costs associated with the following activities:

- To fund the operating deficit of the Queenstown Aquatic Centre

Water Supply Rates

i. Queenstown and District Water Supply, Arrowtown Water Supply and Wanaka Water Supply

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted rate for water supply on each separately used or inhabited part of every connected or serviceable rating unit within the respective water supply areas as follows:

Queenstown and District water supply:	\$186.67
Arrowtown water supply:	\$142.22
Wanaka and District water supply:	\$142.22

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential water supply rate based on land use on the rateable capital value of all rating units connected in the following water supply areas.

	Queenstown (cents in the \$)	Arrowtown (cents in the \$)	Wanaka (cents in the \$)
1. Residential	0.000262	0.000326	0.000241
2. Accommodation	0.000472	0.000587	0.000434
3. CBD Accommodation	0.000472	0.000587	0.000434
4. Commercial	0.000383	0.000476	0.000352
5. CBD Commercial	0.000383	0.000476	0.000352
6. Primary Industry	0.000194	0.000241	0.000178
7. Country Dwelling	0.000215	0.000268	0.000198
8. Other	0.000262	0.000326	0.000241
9. Mixed Use Apportioned	See note (i)	See note (i)	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

ii Other Water Supplies

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted rate for water supply on each separately used or inhabited part of every rating unit connected to the respective scheme, and a half charge on each separately used or inhabited part of every serviceable rating unit.

Water Supply	Full Charge (\$)	Half Charge (\$)
Arthur's Point	515.56	257.78
Glenorchy	515.56	257.78
Hawea	248.89	124.44
Lake Hayes	426.67	213.33
Luggate	382.22	191.11

The Targeted Water Supply Rates revenue (\$6,502,535) will be used to fund the costs associated with the following activities:

- (i) To provide supplies of potable (drinkable) water to the above communities.

Water Scheme Loan Rate

(i) Luggate Water Supply

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted water scheme loan rate of \$368.89 on every connected or serviceable rating unit within the Luggate water supply area, other than those in respect of which the ratepayer has elected to make the lump sum contribution.

(ii) Lake Hayes Water Supply Area

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted water scheme loan rate of \$370.67 on every connected or serviceable rating unit within the Lake Hayes water supply area, other than those in respect of which ratepayer has elected to make the lump sum.

The Targeted Water Scheme Loan Revenue (\$28,832) will be used to fund the costs associated with the following activities:

Revenue sought by way of annual loan charges is to cover the cost of financing loans raised to pay for the capital cost of water schemes.

Sewerage Rates

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted sewerage rate on every rating unit connected to a district sewerage scheme, on the basis on one full charge per first pan on urinal connected, with a discounted charge on every subsequent pan or urinal connected. A half charge will apply to every serviceable rating unit. The charges for each scheme are set out in the schedule below.

Note: every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

Sewerage Scheme	Charge for 1st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1 connected (\$)
Albert Town	462.22	231.11	231.11
Arrowtown	312.89	156.44	156.44
Arthur's Point	444.44	222.22	320.00
Hawea	426.67	213.33	213.33
Lake Hayes	337.78	168.89	168.89
Luggate	426.67	213.33	213.33
Queenstown	245.33	122.67	122.67
Wanaka	462.22	231.11	231.11

The Targeted Sewerage Rates revenue (\$5,875,653) will be used to fund the costs associated with providing public sewerage services to the above communities.

Sewerage Scheme Loan Rates

(i) Arthur's Point (East) Sewerage Area

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Arthur's Point (east) Sewerage area, on the basis on one charge per pan or urinal connected or capable of being connected of \$250.67, on the first pan or urinal, and \$179.56 for each subsequent pan or urinal.

(ii) Lake Hayes Sewerage Area

Pursuant to sections 16, 17 and 18 of the Act, Council resolves to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Lake Hayes Sewerage scheme area, on the basis of one charge per pan or urinal connected or capable of being connected of \$307.11, on the first pan or urinal, and \$153.33 for each subsequent pan or urinal.

Note:

- The targeted sewerage scheme loan rate will not apply to those properties in respect of which the ratepayer elected to make the lump sum contribution; and
- Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

The Targeted Sewerage Scheme Loan Rates revenue (\$50,616) will be used to fund the costs associated with the following activities:

- Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of sewerage schemes.

Due Dates for Payments

The Council resolves that the above rates and charges for the financial year commencing on the 1st day of July 2010 are payable in four instalments, the due dates and last days for payment without penalty being as follows:

	Due Date	Last Day for Payment (without 10% penalty)
Instalment One	20 August 2010	10 September 2010
Instalment Two	22 October 2010	26 November 2010
Instalment Three	21 January 2011	25 February 2011
Instalment Four	22 April 2011	27 May 2011

Payment of Rates

Rates payments can be made during normal office hours at:

- Civic Centre, 10 Gorge Road, Queenstown
- Wanaka Service Centre, Ardmore Street, Wanaka
- Arrowtown Public Library, Buckingham Street, Arrowtown

Or by direct debit and internet banking.

Additional Charges (Penalties)

Pursuant to Sections 24, 57 and 58 of the Act, Council resolves that the following penalties will apply under delegated authority to the Rating Administrator:

- A penalty of 10% will be added to the rates and charges levied in each instalment which remains unpaid on the day after the last day for payment date as shown above (i.e. the penalty will be added on 10 September 2010, 26 November 2010, 25 February 2011 and 27 May 2011 respectively).
- A penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year and remaining unpaid on 30 September 2010.
- A second penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year which remains unpaid on 31 March 2011.

Targeted Rates Based on Location

The categories are:

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

These categories are used to differentiate the following targeted rates:

- roading rate, stormwater rate, tourism promotion rate.

Targeted Rates Based on Availability of Service

The categories are:

1. Connected

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

2. Serviceable

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

These categories are used to differentiate the following targeted rates:

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

Indicative Rate Movements for 2010/11 (includes increase in GST)

Property Type	CV	Location	Movement	
			%	\$
Residential	\$691,200	Queenstown	12.25%	\$242.45
Commercial	\$1,287,600	Queenstown	8.91%	\$482.61
Accommodation	\$1,287,600	Queenstown	8.57%	\$605.92
M/U Accommodation	\$831,600	Queenstown	11.19%	\$305.75
Vacant	\$432,000	Queenstown	11.71%	\$183.17
M/U Commercial	\$831,600	Queenstown	11.26%	\$294.24
Residential	\$583,200	Wanaka	6.11%	\$129.12
Commercial	\$777,000	Wanaka	8.03%	\$305.28
Accommodation	\$777,000	Wanaka	6.98%	\$378.18
M/U Accommodation	\$648,000	Wanaka	6.98%	\$183.46
Primary Industry	\$3,597,000	Wanaka	12.45%	\$410.21
Country Dwelling	\$1,187,200	Wanaka	13.53%	\$225.68
Vacant	\$324,000	Wanaka	6.55%	\$99.20
M/U Commercial	\$648,000	Wanaka	6.80%	\$171.53
Residential	\$507,600	Arrowtown	10.21%	\$186.84
Commercial	\$1,221,000	Arrowtown	7.72%	\$422.25
Accommodation	\$1,221,000	Arrowtown	7.51%	\$549.95
M/U Accommodation	\$680,400	Arrowtown	9.55%	\$244.21
Vacant	\$270,000	Arrowtown	10.15%	\$135.26
M/U Commercial	\$680,400	Arrowtown	9.54%	\$234.79
Primary Industry	\$2,943,000	Wakatipu	12.02%	\$323.60
Country Dwelling	\$1,534,400	Wakatipu	11.65%	\$228.73
Residential	\$496,800	Glenorchy	8.71%	\$151.26
Residential	\$324,000	Albert town	5.36%	\$93.44
Residential	\$399,600	Hawea	7.10%	\$127.69
Residential	\$496,800	Kingston	12.24%	\$141.59
Residential	\$540,000	Arthur's Point	7.24%	\$165.12

Indicative Residential Rates 2010/11

Location	Queenstown	Wanaka	Arrowtown	Glenorchy	Kingston	Albert Town	Hawea	Lake Hayes
Capital Value	691,200	583,200	507,600	496,800	496,800	324,000	399,600	496,800
UAGC	67	67	67	67	67	67	67	67
Recreation	277	277	277	277	277	277	277	277
Governance	126	126	126	126	126	126	126	126
Aquatic Centre	93	-	93	93	93	-	-	93
General Rate	406	342	298	291	291	190	234	291
Roading Rate	295	305	217	212	212	169	209	212
Stormwater Rate	85	102	63	61	61	57	70	61
Water	421	323	351	590	-	252	285	488
Sewerage	281	529	356	-	-	529	488	386
Waste Mgmt	171	171	171	171	171	171	171	171
Total Rates	\$2,221	\$2,242	\$2,017	\$1,888	\$1,298	\$1,837	\$1,927	\$2,172
% Increase	12.25%	6.11%	10.21%	8.71%	12.24%	5.36%	7.10%	11.04%
\$ Increase	\$242	\$129	\$187	\$151	\$142	\$93	\$128	\$216

Indicative Commercial Rates 2010/11

Location Type	Queenstown Commercial	Wanaka Commercial	Arrowtown Commercial	Queenstown Mixed Use	Wanaka Mixed Use	Arrowtown Mixed Use
Capital Value	1,287,600	777,000	1,221,000	831,600	648,000	680,400
UAGC	67	67	67	67	67	67
Recreation	277	277	277	277	277	277
Governance	126	126	126	126	126	126
Aquatic Centre	93	-	93	93	-	93
General Rate	1,103	666	1,046	585	456	479
Roading Rate	1,430	1,056	1,356	586	559	479
Stormwater Rate	159	136	151	103	114	84
Promotion Rate	1,465	653	1,474	237	136	205
Water	779	475	824	514	377	465
Sewerage	281	529	356	281	529	356
Waste Mgmt	121	121	121	171	171	171
Total Rates	\$5,899	\$4,105	\$5,889	\$2,908	\$2,694	\$2,696
% Increase	8.91%	8.03%	7.72%	11.26%	6.80%	9.54%
\$ Increase	\$483	\$305	\$422	\$294	\$172	\$235

Indicative Accommodation Rates 2010/11

Location Type	Queenstown Accommodation	Wanaka Accommodation	Arrowtown Accommodation	Queenstown Mixed Use	Wanaka Mixed Use	Arrowtown Mixed Use
Capital Value	1,287,600	777,000	1,221,000	831,600	648,000	680,400
UAGC	67	67	67	67	67	67
Recreation	277	277	277	277	277	277
Governance	126	126	126	126	126	126
Aquatic Centre	93	-	93	93	-	93
General Rate	1,360	821	1,289	585	456	479
Roading Rate	1,980	1,462	1,877	586	559	479
Stormwater Rate	159	136	151	103	114	84
Promotion Rate	1,465	653	1,474	237	136	205
Water	911	548	978	514	377	465
Sewerage	1,122	1,586	1,423	281	529	356
Waste Mgmt	121	121	121	171	171	171
Total Rates	\$7,679	\$5,796	\$7,876	\$3,038	\$2,811	\$2,802
% Increase	8.57%	6.98%	7.51%	11.19%	6.98%	9.55%
\$ Increase	\$606	\$378	\$550	\$306	\$183	\$244

Indicative Rural Rates 2010/11

Location Type	Wakatipu Primary Industry	Wanaka Primary Industry	Wakatipu Country Dwelling	Wanaka Country Dwelling
Capital Value	2,943,000	3,597,000	1,534,400	1,187,200
UAGC	67	67	67	67
Recreation	277	277	277	277
Governance	126	126	126	126
Aquatic Centre	93	-	93	-
General Rate	1,278	1,562	738	571
Roading Rate	1,006	1,504	721	682
Stormwater Rate	-	-	-	-
Promotion Rate	-	-	-	-
Water	-	-	-	-
Sewerage	-	-	-	-
Waste Mgmt	171	171	171	171
Total Rates	\$3,016	\$3,706	\$2,192	\$1,894
% Increase	12.02%	12.45%	11.65%	13.53%
\$ Increase	\$324	\$410	\$229	\$226

Differential Matters Used to Define Categories of Rateable Land

Where Council's propose to assess rates on a differential basis they are limited to the list of matters specified in Schedule Two of the Local Government (Rating) Act 2002. Council is required to state which matters will be used for what purpose, and the category or categories of any differentials.

Differentials by Land Use

The categories are:

1. Residential

All rating units which are used exclusively or principally for residential purposes, but excluding properties categorised as pursuant to clause 8 (Primary Industry), clause 9 (Country Dwelling) or to clause 11 (Mixed Use Apportioned).

2. Hydro Electric Power

All rating units on which there are structures used exclusively or principally for, or in connection with, the generation of hydro-electric power, including structures used to control the flow of water to other structures used for generating hydro-electric power

3. Vacant Sections

All rating units which are vacant properties and suitable for development.

4. Accommodation

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis (nightly, weekly or for periods up to a month) including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties; but excluding properties categorised as pursuant to clause 11 (Mixed Use Apportioned) or clause 5 (CBD Accommodation).

5. CBD Accommodation

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as pursuant to clause 11 (Mixed Use Apportioned).

6. Commercial

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes; but 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).

7. CBD Commercial

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as CBD Accommodation or pursuant to clause 11 (Mixed Use Apportioned).

8. Primary Industry

All rating units:

- Used exclusively or principally for agricultural or horticultural purposes including dairying, stock fattening, arable farming, sheep, market gardens, vineyards, orchards, specialist livestock, forestry or other similar uses, or
- Which are ten hectares or more in area and located in any of the Rural or Special Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year.

9. Country Dwelling

All rating units of less than 10 hectares, located in any of the Rural Zones (except for the land zoned as Rural Residential north of Wanaka township in the vicinity of Beacon Point Road bounded by the low density residential zone to the south, Penrith Park zone to the north and Peninsula Bay to the east) or Special Zones (excluding Penrith Park; Remarkables Park; Quail Rise; Woodbury Park; Lake Hayes Estate; Jacks Point; Peninsula Bay; and Meadow Park) as shown in the Queenstown Lakes District Council's District Plan, which are used exclusively for Residential purposes.

10. Other

Any rating unit not classified under any of the other categories.

11. Mixed Use Apportioned

All rating units which are used in part, but not exclusively, for residential purposes, and in part, but not principally, for commercial or accommodation purposes. Usage in part may be determined by:

- a. The physical portion of the rating unit used for the purpose, or
- b. The amount of time (on an annual basis) that the rating unit is used for the purpose.

Note: the Mixed Use Apportioned classification will not be applied to residential rating units used for accommodation purposes for a single period of up to 28 consecutive days in any rating year.

These categories are used to differentiate the following rates:

- general rate, targeted rates; roading rate, stormwater rate, tourism promotion rate, waste management charge, water supply rates.

Targeted Rates Based on Location

The categories are:

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

These categories are used to differentiate the following targeted rates:

- roading rate, stormwater rate, tourism promotion rate.

Targeted Rates Based on Availability of Service

The categories are:

1. Connected

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

2. Serviceable

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

These categories are used to differentiate the following targeted rates:

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

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

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

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

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

2010 Annual Review of Council's Policy on Development Contributions and Financial Contributions.

Following is a list of the changes made as a result of the 2010 Annual Review process. These changes will apply to any application for resource consent, building consent or service connection lodged on or after 17 April 2010 and granted on or after 1 July 2010. For applications received prior to 27 April 2010, which are granted on or after 1 July 2009, Council will apply the provisions of the 2009 Policy.

Annual Calculation Updates:

- Updated 2008/09 capital expenditure with actual figures from 2009 Annual Report.
- Inflated past, present and future capital expenditure to 2010 dollars.

Annual Policy Reviews:

- Updated capital expenditure for the 2010/11 Annual Plan.
- Growth projections for the district are unchanged from the 2009 Policy.
- Land Use Differentials are unchanged from the 2009 Policy.
- The study period is unchanged from the 2009 Policy to ensure that historical projects are fully funded.
- The method of calculating the Debt % has been updated to better capture total interest costs.
- Asset design lives adjust automatically to reflect changes in growth rates.

Recovery Timeframe of Historical Expenditure

Previous policies have fixed the payback period or design life in which an asset's capacity is consumed and funded. With the changing economic climate actual rates of asset consumption will now change.

The payback period for historical expenditure now adjusts automatically with changes in the rate of capacity consumption. This rate of capacity consumption is defined by the growth projections and a fixed asset capacity.

Policy on Development Contributions and Financial Contributions

Overview

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

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

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

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

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

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

Reasons for using Development and Financial Contributions

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

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

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

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

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

Council's Revenue & Financing Policy (CCP Volume 3 pp40-55) considers each of these factors in relation to each activity to be funded. In addition, Council has specifically considered these factors in relation to the Development Contributions and Financial Contributions Policy:

(i) Community Outcomes

This policy contributes to:

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

(ii) Distribution of Benefits

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

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

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

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

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

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

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

(iv) Allocation Of Liability For Revenue Needs

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

Assets Included in the Development and Financial Contributions Policy

Assets included in this policy are:

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

Which Contributions Will Apply

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

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

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

The following tables indicate:

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

Type of Contributions Required By Geographic Area - Within Urban Areas and Townships (includes all land uses with an urban area)

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

Type of Contributions Required By Geographic Area - Within Rural Areas

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

Schedule of Development Contributions per Dwelling Equivalent Required by Contributing Area 2010/11 (Excluding GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Reserve Improvements * (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses								
Queenstown	3,800	5,136	1,138	2,325	1,482	3,379	17,260	27.5m ²
Arrowtown	4,362	5,838	513	2,325	1,482	3,379	17,899	27.5m ²
Glenorchy	9,484		768	2,325	1,482	3,379	17,437	27.5m ²
Lake Hayes	2,920	4,367	36	2,325	1,482	3,379	14,509	27.5m ²
Arthur's Point	3,454	3,489	72	2,325	1,482	3,379	14,201	27.5m ²
Kingston			129	2,325	1,482	3,379	7,315	27.5m ²
Wanaka	5,092	6,605	1,821	2,503	1,777	2,466	20,265	27.5m ²
Hawea	9,927	8,111	532	2,503	1,777	2,466	25,316	27.5m ²
Albert Town	5,092	6,605	1,170	2,503	1,777	2,466	19,614	27.5m ²
Luggate	1,442		83	2,503	1,777	2,466	8,272	27.5m ²
Other Wakatipu Townships				2,325	1,482	3,379	7,186	27.5m ²
Other Wanaka Townships				2,503	1,777	2,466	6,747	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style								
Wakatipu Rural				2,325	1,482	3,379	7,186	27.5m ²
Wanaka Rural				2,503	1,777	2,466	6,747	27.5m ²
Hawea Rural Res.	9,927	8,111	532	2,503	1,777	2,466	25,316	27.5m ²
Aubrey Road Rural Res.	5,092	6,605	1,821	2,503	1,777	2,466	20,265	27.5m ²

Reserve Improvements contribution excludes requirement for 27.5m² reserve land contribution.

Notes:

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

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

Overview of Calculation Methodology

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

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

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

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

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

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

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

Capital Expenditure

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

Capital expenditure is identified from two sources, namely:

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

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

CAPEX for Growth Apportionments

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

These are:

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

Following the completion of the growth study, Council updated its infrastructure models for water supply (Water GEMS – Bentley Systems), wastewater (Sewer GEMS – Bentley Systems) 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.

Land Use Differentials

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

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

Category	Water Supply		Wastewater	Stormwater	Reserve Improvements & Community Facilities		Reserve Land		Transportation	
	Dwelling Equivalents per 100m ² GFA	Plus Network Factor Dwelling Equivalents	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² Impervious Surface Area	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka
Residential	1 Dwelling Equivalent (DE) per Dwelling Unit									
Residential Flat	0.45	0.40	0.75	0.37	0.75	0.75	0.75	0.75	0.77	0.72
Multi Unit Residential	0.45	0.40	0.75	0.37	0.75	0.75	0.75	0.75	0.77	0.72
Accommodation	0.29	1.30	0.66	0.37	1.05	1.01	1.05	1.01	1.26	1.86
Commercial	0.06	1.17	0.19	0.37	0.05	0.03	0.05	0.03	1.37	1.55
Country Dwelling	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.7 DE's per Dwelling	2.9 DE's per Dwelling
CBD Accommodation	0.29	1.30	0.66	0.37	1.05	1.01	1.05	1.01	1.26	1.86
CBD Commercial	0.06	1.17	0.19	0.37	0.05	0.03	0.05	0.03	1.37	1.55
Mixed Use Accommod.	1 DE per Dwelling		1 DE per Dwelling	0.37	0.86	0.74	0.86	0.74	0.95	1.04
Mixed Use Comm.	1 DE per Dwelling		1 DE per Dwelling	0.37	0.86	0.74	0.86	0.74	0.91	0.79
Primary Industry	1 DE per Dwelling		1 DE per Dwelling	1 DE per Dwelling	1 DE per Dwelling		0.66 DE's per Dwelling		1.3 DE's per 27Ha	1.3 DE's per 41Ha
Restaurant/Bar	0.43	1.17	1.39	0.37	0.05	0.03	0.05	0.03	1.37	1.55

Note - A residential property is always 1 Dwelling Equivalent (DE) or has 143m² GFA and 269m² 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 Detailed Supporting Document.

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

Category	Building Coverage	No. of Floors
Residential	Assume 133m ² per Dwelling Unit	
Accommodation	55%	2
Commercial	75%	1
Country Dwelling	Assume 133m ² Dwelling Unit	
Other	To be individually assessed	
CBD Accommodation	80%	2
CBD Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1
Primary Industry	Assume 133m ² per Dwelling Unit	
Restaurant/Bar	Use Commercial or CBD Commercial	

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

Multi Unit Residential Developments

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

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

Residential Flats

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

Reserve Land Contribution

The land contribution has been assessed at 27.5m² for each residential property. At Council's discretion the contribution can be either land or cash or a combination of land and cash.

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

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

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

- The market value of the new sites is the sale value of the sites at the date on which the subdivision consent is granted, as if the sites had been subdivided in accordance with the subdivision consent.
- The market value of the new sites shall be capped at \$1500 per m² 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 4000m², the market value of each lot shall be the market value of the rural residential site of 4000m² within that lot, being the most likely site for a building platform.
- The value of the land contribution per m², in Rural Zones (except for Rural Visitor Zones) shall be the market value as defined in (e) above divided by 1000m².

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

Historically it seems that where reserve contributions have been made in terms of land, the land in some situations has been of a poor quality, difficult topography, poor access and at times of too large or too small a size to meet any specific need. The Parks Strategy has identified that the major need in the next 20 years, assuming that development continues at its current pace, will be for neighbourhood and local reserve. The land for district reserves has been secured and developed or partly developed. Some of the existing neighbourhood reserves have been

developed or are partly developed and there are a few that have yet to be created although land provision has been made. Local reserves, which provide the opportunity to preserve amenity features and create green links, will continue to be needed.

Local Reserves and Neighbourhood Reserves will need to be allowed for in keeping with the terms of the policies in this Strategy. It is suggested that 5m² per person or 12.5m² per residential dwelling will provide sufficient land for Local Reserves for the purposes described above in the future. For Neighbourhood Reserves the assessment is 6m² per person or 15m² per residential dwelling.

This contribution of 27.5m² per dwelling equivalent has been reviewed and is still considered appropriate. The Parks Strategy does however need to be updated to incorporate new information such as the 2004 Growth Options Study.

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

An analysis of projected demand for reserve land has been completed using nine contributing areas for the district. It is expected that the total value of reserve land that will be needed over the next 10 years is estimated to be \$62.13m. This is based on the 27.5m² (12.5m² local reserves and 15m² neighbourhood reserves) desired level of service for each new dwelling equivalent. 100% of this demand can be attributed to growth and will be provided through development contributions either through the provision of land or as cash contribution. Forecasts show that 43% of this total demand is likely to be provided through the provision of vested land from developers.

The total value of reserve land that is expected to be vested in Council amounts to a total of \$26.77m for the 10 year period (2009-2019), which equates to an average annual value of \$2.33m for the Wakatipu Ward and \$0.34m for Wanaka. Council has not included any provision for specific reserve purchases within its CCP 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 now improved its projections in this area and has produced a reserve land acquisition programme. This detail will be included in future versions of the Parks Strategy, Activity Management Plan and CCP.

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

Maximum Contributions

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

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

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

Note: Council will strictly adhere to the statutory maximum in the application of the policy and calculation methods.

Significant Assumptions Used in the Calculation of Development Contributions

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

Financial Considerations

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars – effective 1 July 2010.
- Inflation is applied to past capital projects only.
- Interest costs have been assessed based on the weighted average cost of capital (WACC) over the first 10 year period from 1 July 2010. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the 10 year period are used to determine the proportion of the growth cost that will be funded by debt. A 6.5% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the CCP effective at 1 July 2009 and the Annual Plan for 2010-11. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

Growth Projections

These have been estimated using the best information available.

- Growth Options Study 2004 – Council engaged services from the market place to complete its own growth study. These projections detailed residential, visitor and commercial/ industrial growth. Volume 4 of the Council Community Plan (CCP) explains the results and process in detail. The results of this study have been applied to all infrastructure studies completed since including water, wastewater and transportation. These growth projections have been updated in 2007-08 using the latest Tourism Research Council projections and the results of the 2004/05 Peak Population Survey.

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

Growth Projections Source Data

Contributing Area	Growth Projections Used
Wakatipu Ward	Growth Options Study 2004 (updated 2008)
Queenstown	Growth Options Study 2004 (updated 2008)
Arrowtown	Growth Options Study 2004 (updated 2008)
Glenorchy	Growth Options Study 2004 (updated 2008)
Lake Hayes	Growth Options Study 2004 (updated 2008)
Arthur's Point	Growth Options Study 2004 (updated 2008)
Wanaka Ward	Growth Options Study 2004 (updated 2008)
Wanaka	Growth Options Study 2004 (updated 2008)
Hawea	Growth Options Study 2004 (updated 2008)
Albert Town	Growth Options Study 2004 (updated 2008)
Luggate	Growth Options Study 2004 (updated 2008)

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

Monitoring and Review of Development Contributions Policy

Council will monitor and review the following:

- Annual Calculation Updates:
 - Identify capital expenditure actually undertaken and whether the projections remain reasonable. This may include adding or deleting capital projects.
 - Update capital costs to reflect a year of inflation. This will be based on SNZ Labour cost index and Producer Price Index.
 - Review population projections.
 - Any asset planning initiatives including changing levels of service, updated capital projections.
 - Update any new information that has become available. This may include updated population projections, additional zoning and scheme boundary changes.
 - Correction of any errors or omissions.
- Annual Policy Reviews:
 - Any changes to the policy direction of Council that affects this policy. This may include changes to the CCP, Revenue and Financing Policy and strategic studies.
 - New information affecting the land use differential analysis.
 - Inclusion of any Financial Contributions as derived from a variation to the District Plan and in particular Chapter 15.

Postponement or Remission

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

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

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

Refunds and Reimbursement

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

When Will Payment be required

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

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

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

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

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

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

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

Credits

There are three types of credits anticipated:

1. Historic Credits - 'Deemed'
2. Historic Credits - 'Cash'; and
3. Actual Credits

1. Historic Credits - 'Deemed'

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

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

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

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

2. Historic Credits - Cash

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

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

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

3. Actual Credits – Credits accrued under the new policy

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

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

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

Delegations

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

The Chief Executive will ensure the Policy is implemented.

Capital Expenditure Attributed to Growth

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

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

Water Supply Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Queenstown							
Reticulation	28,703,235	20,788,406	7,914,829	72%	6,720,857	4,540	1,480
Pump Station	4,320,608	2,891,293	1,429,315	67%	2,158,831	4,540	475
Decommissioning Works	-	-	-	0%	-	4,540	-
Unspecified Expenditure	-	-	-	0%	90,117	4,540	20
Storage	11,411,428	9,772,938	1,638,489	86%	4,695,866	4,540	1,034
New Scheme	-	-	-	0%	-	4,540	-
Intake	24,846,038	12,560,477	12,285,561	51%	2,629,950	4,540	579
Renewals	6,784,235	-	6,792,142	0%	-	4,540	-
Investigations	-	-	-	0%	-	4,540	-
Management	1,361,679	175,845	1,185,834	13%	267,180	4,540	59
Conveyance	-	-	-	0%	-	4,540	-
Emergency Conveyance	-	-	-	0%	14,898	4,540	3
Flow Metering	144,233	58,703	85,530	41%	107,754	4,540	24
Treatment Facility	2,001,806	363,161	1,638,645	18%	480,086	4,540	106
Forward Design	-	-	-	0%	-	4,540	-
Minor Works	-	-	-	0%	-	4,540	-
Asset Management System	-	-	-	0%	89,129	4,540	20
Total Water Supply - Queenstown	79,573,262	46,610,824	32,962,438		17,254,668	4,540	3,800

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Arrowtown							
Reticulation	145,271	24,699	120,572	17%	240,050	250	959
Pump Station	-	-	-	0%	4,780	250	19
Decommissioning Works	-	-	-	0%	-	250	-
Unspecified Expenditure	-	-	-	0%	72,488	250	290
Storage	156,277	24,051	132,226	15%	210,482	250	841
New Scheme	-	-	-	0%	-	250	-
Intake	1,160,728	166,415	994,314	14%	435,940	250	1,742
Renewals	1,448,944	-	1,448,944	0%	-	250	-
Investigations	-	-	-	0%	-	250	-
Management	598,140	49,327	548,813	%	66,346	250	265
Conveyance	-	-	-	0%	-	250	-
Emergency Conveyance	-	-	-	0%	-	250	-
Flow Metering	-	-	-	0%	10,460	250	42
Treatment Facility	388,247	66,010	322,237	17%	31,722	250	127
Forward Design	-	-	-	0%	-	250	-
Minor Works	-	-	-	0%	-	250	-
Asset Management System	-	-	-	0%	19,112	250	76
Total Water Supply - Arrowtown	3,897,607	330,501	3,567,106		1,091,380		4,362

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Glenorchy							
Reticulation	-	-	-	0%	46,819	27	1,754
Pump Station	-	-	-	0%	1,532	27	57
Decomissioning Works	-	-	-	0%	-	27	-
Unspecified Expenditure	-	-	-	0%	13,156	27	493
Storage	2,807,920	646,614	2,161,306	23%	72,600	27	2,720
New Scheme	-	-	-	0%	109,043	27	4,085
Intake	-	-	-	0%	-	27	-
Renewals	167,837	-	167,837	0%	-	27	-
Investigations	-	-	-	0%	-	27	-
Management	42,064	2,053	40,011	5%	2,025	27	76
Conveyance	-	-	-	0%	-	27	-
Emergency Conveyance	-	-	-	0%	-	27	-
Flow Metering	-	-	-	0%	723	27	27
Treatment Facility	-	-	-	0%	-	27	-
Forward Design	-	-	-	0%	6,704	27	251
Minor Works	-	-	-	0%	-	27	-
Asset Management System	-	-	-	0%	535	27	20
Total Water Supply - Glenorchy	3,017,822	648,667	2,369,154		253,137		9,484

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Lake Hayes							
Reticulation	-	-	-	0%	255,392	143	1,792
Pump Station	-	-	-	0%	-	143	-
Decomissioning Works	-	-	-	0%	-	143	-
Unspecified Expenditure	-	-	-	0%	5,814	143	41
Storage	103,861	24,018	79,843	23%	35,680	143	250
New Scheme	-	-	-	0%	75,101	143	527
Intake	-	-	-	0%	-	143	-
Renewals	51,694	-	51,694	0%	-	143	-
Investigations	-	-	-	0%	-	143	-
Management	147,395	13,259	134,135	9%	10,724	143	75
Conveyance	-	-	-	0%	-	143	-
Emergency Conveyance	-	-	-	0%	-	143	-
Flow Metering	77,824	21,791	56,033	28%	9,970	143	70
Treatment Facility	219,691	59,654	160,037	27%	16,185	143	114
Forward Design	-	-	-	0%	-	143	-
Minor Works	-	-	-	0%	-	143	-
Asset Management System	-	-	-	0%	7,314	143	51
Total Water Supply - Lake Hayes	600,464	118,723	481,742		416,179		2,920

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Arthurs Point							
Reticulation	-	-	-	0%	241,493	313	770
Pump Station	-	-	-	0%	-	313	-
Decomissioning Works	-	-	-	0%	-	313	-
Unspecified Expenditure	-	-	-	0%	28,492	313	91
Storage	-	-	-	0%	-	313	-
New Scheme	-	-	-	0%	410,502	313	1,310
Intake	2,916,432	1,250,826	1,665,606	43%	370,119	313	1,181
Renewals	155,647	-	155,647	0%	3,072	313	10
Investigations	-	-	-	0%	-	313	-
Management	72,110	15,339	56,771	21%	18,292	313	58
Conveyance	-	-	-	0%	-	313	-
Emergency Conveyance	-	-	-	0%	-	313	-
Flow Metering	-	-	-	0%	-	313	-
Treatment Facility	-	-	-	0%	-	313	-
Forward Design	-	-	-	0%	-	313	-
Minor Works	-	-	-	0%	-	313	-
Asset Management System	-	-	-	0%	10,826	313	35
Total Water Supply - Arthurs Point	3,144,190	1,266,165	1,878,025		1,082,796		3,454

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Wanaka / Albert Town							
Reticulation	13,315,041	9,451,023	3,864,018	71%	3,770,929	2,043	1,845
Pump Station	5,679,111	3,792,943	1,886,169	67%	895,990	2,043	438
Decommissioning Works	-	-	-	0%	-	2,043	-
Unspecified Expenditure	-	-	-	0%	298,291	2,043	146
Storage	4,999,776	4,185,722	814,055	84%	4,479,094	2,043	2,192
New Scheme	-	-	-	0%	-	2,043	-
Intake	1,814,483	1,501,904	312,579	83%	518,317	2,043	249
Renewals	4,353,019	-	4,353,019	0%	-	2,043	-
Investigations	-	-	-	0%	-	2,043	-
Management	952,755	120,900	831,855	13%	112,477	2,043	55
Conveyance	-	-	-	0%	-	2,043	-
Emergency Conveyance	-	-	-	0%	-	2,043	-
Flow Metering	-	-	-	0%	39,774	2,043	19
Treatment Facility	1,465,680	503,727	961,953	34%	179,329	2,043	88
Forward Design	-	-	-	0%	92,968	2,043	45
Minor Works	-	-	-	0%	-	2,043	-
Asset Management System	-	-	-	0%	26,289	2,043	13
Total Water Supply - Wanaka/Albert Town	32,579,865	19,556,218	13,023,647		10,404,019		5,092

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Hawea							
Reticulation	1,439,076	823,344	615,732	57%	445,104	127	3,497
Pump Station	-	-	-	0%	1,114	127	9
Decommissioning Works	-	-	-	0%	-	127	-
Unspecified Expenditure	-	-	-	0%	8,629	127	68
Storage	928,730	517,940	410,790	56%	113,178	127	889
New Scheme	-	-	-	0%	142,734	127	1,121
Intake	2,548,985	1,458,360	1,090,625	57%	375,645	127	2,951
Renewals	51,882	-	51,882	0%	-	127	-
Investigations	-	-	-	0%	-	127	-
Management	97,349	7,867	89,482	8%	9,035	127	71
Conveyance	-	-	-	0%	-	127	-
Emergency Conveyance	-	-	-	0%	-	127	-
Flow Metering	19,715	5,323	14,392	27%	3,551	127	28
Treatment Facility	1,111,029	635,657	475,372	57%	152,398	127	1,197
Forward Design	-	-	-	0%	8,100	127	64
Minor Works	-	-	-	0%	-	127	-
Asset Management System	-	-	-	0%	3,998	127	31
Total Water Supply - Hawea	6,196,767	3,448,491	2,748,275		1,263,487		9,927

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Luggate							
Reticulation	-	-	-	0%	-	72	-
Pump Station	-	-	-	0%	-	72	-
Decommissioning Works	-	-	-	0%	-	72	-
Unspecified Expenditure	-	-	-	0%	-	72	-
Storage	508,448	163,889	344,559	32%	60,462	72	841
New Scheme	-	-	-	0%	-	72	-
Intake	-	-	-	0%	-	72	-
Renewals	126,272	-	126,272	0%	-	72	-
Investigations	-	-	-	0%	-	72	-
Management	63,096	8,619	54,478	14%	8,376	72	116
Conveyance	-	-	-	0%	-	72	-
Emergency Conveyance	-	-	-	0%	-	72	-
Flow Metering	38,113	-	38,113	0%	-	72	-
Treatment Facility	246,670	99,223	147,447	40%	34,849	72	485
Forward Design	-	-	-	0%	-	72	-
Minor Works	-	-	-	0%	-	72	-
Asset Management System	-	-	-	0%	-	72	-
Total Water Supply - Luggate	982,599	271,731	710,869		103,686		1,442

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Queenstown									
Queenstown							Existing Debt	2,407,163	
Queenstown	2009/10	2,375,249	1,050,938	1,050,938	432	1,641,414	1,641,414	1,816,687	53%
Queenstown	2010/11	1,731,207	279,750	1,330,688	432	1,641,414	3,282,829	455,022	12%
Queenstown	2011/12	2,434,205	934,528	2,265,216	449	1,706,142	4,988,971	-316,592	-7%
Queenstown	2012/13	8,258,598	4,467,847	6,733,063	449	1,706,142	6,695,113	2,445,113	27%
Queenstown	2013/14	6,330,905	3,768,359	10,501,422	449	1,706,142	8,401,254	4,507,331	35%
Queenstown	2014/15	11,610,409	7,600,960	18,102,382	449	1,706,142	10,107,396	10,402,148	51%
Queenstown	2015/16	25,598,227	16,500,178	34,602,559	449	1,706,142	11,813,538	25,196,194	68%
Queenstown	2016/17	17,377,566	9,985,742	44,588,301	477	1,813,710	13,627,248	33,368,216	71%
Queenstown	2017/18	684,922	9,329	44,597,630	477	1,813,710	15,440,958	31,563,834	67%
Queenstown	2018/19	3,171,974	2,013,195	46,610,824	477	1,813,710	17,254,668	31,763,319	65%
			46,610,824		4,540		Queenstown Weighted Debt Funding Ratio		64%
Arrowtown									
Arrowtown							Existing Debt	1,027,776	
Arrowtown	2009/10	1,073,692	145,251	145,251	36	156,167	156,167	1,016,860	87%
Arrowtown	2010/11	866,953	79,466	224,717	36	156,167	312,335	940,159	75%
Arrowtown	2011/12	188,347	2,816	227,533	30	131,852	444,187	811,122	65%
Arrowtown	2012/13	186,768	3,289	230,822	30	131,852	576,038	682,559	54%
Arrowtown	2013/14	756,024	94,824	325,645	30	131,852	707,890	645,531	48%
Arrowtown	2014/15	198,263	6,713	326,586	30	131,852	839,742	514,620	38%
Arrowtown	2015/16	160,589	941	327,527	30	131,852	971,594	383,709	28%
Arrowtown	2016/17	163,467	1,094	328,620	9	39,929	1,011,523	344,874	25%
Arrowtown	2017/18	160,589	941	329,561	9	39,929	1,051,451	305,885	23%
Arrowtown	2018/19	160,589	941	330,501	9	39,929	1,091,380	266,897	20%
			330,501		250		Arrowtown Weighted Debt Funding Ratio		56%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Arthurs Point									
Arthurs Point							Existing Debt	-	
Arthurs Point	2009/10	77,533	24,395	24,395	30	103,622	103,622	-79,226	-325%
Arthurs Point	2010/11	85,072	26,990	51,385	30	103,622	207,243	-155,858	-303%
Arthurs Point	2011/12	263,645	104,066	155,451	30	102,098	309,342	-153,891	-99%
Arthurs Point	2012/13	1,465,129	619,800	775,251	30	102,098	411,440	363,811	47%
Arthurs Point	2013/14	25,099	2,032	777,284	30	102,098	513,539	263,745	34%
Arthurs Point	2014/15	19,398	816	778,100	30	102,098	615,637	162,463	21%
Arthurs Point	2015/16	19,398	816	778,917	30	102,098	717,736	61,181	8%
Arthurs Point	2016/17	20,119	971	779,887	35	121,687	839,423	-59,535	-8%
Arthurs Point	2017/18	19,398	816	780,704	35	121,687	961,109	-180,405	-23%
Arthurs Point	2018/19	1,149,398	485,461	1,266,165	35	121,687	1,082,796	183,369	14%
			1,266,165		313	Arthurs Point Weighted Debt Funding Ratio			0%
Wanaka & Albert Town									
Wanaka							Existing Debt	-	
Wanaka	2009/10	749,676	310,086	310,086	227	1,157,803	1,157,803	-847,717	-273%
Wanaka	2010/11	1,976,074	660,230	970,317	227	1,157,803	2,315,606	-1,345,289	-139%
Wanaka	2011/12	2,112,758	743,038	1,713,355	206	1,050,181	3,365,787	-1,652,432	-96%
Wanaka	2012/13	4,542,384	2,694,062	4,407,417	206	1,050,181	4,415,968	-8,551	0%
Wanaka	2013/14	3,353,871	1,861,419	6,268,836	206	1,050,181	5,466,150	802,686	13%
Wanaka	2014/15	7,301,891	5,088,441	11,357,278	206	1,050,181	6,516,331	4,840,947	43%
Wanaka	2015/16	3,354,450	2,071,384	13,428,662	206	1,050,181	7,566,512	5,862,149	44%
Wanaka	2016/17	3,333,722	2,403,396	15,832,058	186	945,836	8,512,348	7,319,710	46%
Wanaka	2017/18	2,332,072	1,704,398	17,536,456	186	945,836	9,458,184	8,078,272	46%
Wanaka	2018/19	3,522,966	2,019,762	19,556,218	186	945,836	10,404,019	9,152,199	47%
			19,556,218		2,043	Wanaka & Albert Town Weighted Debt Funding Ratio			26%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Hawea									
Hawea							Existing Debt	-	
Hawea	2009/10	348,398	183,722	183,722	10	101,776	101,776	81,945	45%
Hawea	2010/11	261,643	138,116	321,838	10	101,776	203,553	118,285	37%
Hawea	2011/12	227,272	119,920	441,758	14	135,739	339,292	102,466	23%
Hawea	2012/13	4,197,153	2,390,631	2,832,389	14	135,739	475,031	2,357,359	83%
Hawea	2013/14	921,559	517,955	3,350,344	14	135,739	610,769	2,739,575	82%
Hawea	2014/15	48,026	10,426	3,360,770	14	135,739	746,508	2,614,262	78%
Hawea	2015/16	10,363	414	3,361,185	14	135,739	882,247	2,478,938	74%
Hawea	2016/17	11,336	491	3,361,676	13	127,080	1,009,327	2,352,349	70%
Hawea	2017/18	10,363	414	3,362,090	13	127,080	1,136,407	2,225,683	66%
Hawea	2018/19	160,653	86,400	3,448,491	13	127,080	1,263,487	2,185,004	63%
			3,448,491		127		Hawea Weighted Debt Funding Ratio		73%
Luggate									
Luggate							Existing Debt	-	
Luggate	2009/10	15,051	1,212	1,212	6	8,757	8,757	-7,545	-622%
Luggate	2010/11	101,043	14,951	16,163	6	8,757	17,515	-1,352	-8%
Luggate	2011/12	22,588	1,299	17,462	8	11,045	28,559	-11,098	-64%
Luggate	2012/13	34,565	1,049	18,510	8	11,045	39,604	-21,094	-114%
Luggate	2013/14	29,656	1,132	19,643	8	11,045	50,649	-31,006	-158%
Luggate	2014/15	729,920	250,187	269,830	8	11,045	61,694	208,137	77%
Luggate	2015/16	16,308	454	270,284	8	11,045	72,738	197,546	73%
Luggate	2016/17	16,939	538	270,822	7	10,316	83,054	187,768	69%
Luggate	2017/18	11,977	454	271,276	7	10,316	93,370	177,906	66%
Luggate	2018/19	4,550	454	271,731	7	10,316	103,686	168,044	62%
			271,731		72		Luggate Weighted Debt Funding Ratio		52%
District Totals		129,677,887	72,276,615			32,093,870			

Wastewater Capital Expenditure for Development Contributions (excluding GST)

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Queenstown							
Asset Management System	-	-	-	0%	-	3,239	-
Investigations	483,009	72,246	410,764	15%	50,856	3,239	16
Management	123,263	15,385	107,878	12%	217,493	3,239	67
Minor Works	-	-	-	0%	-	3,239	-
New Scheme	-	-	-	0%	-	3,239	-
Pump Station	5,483,990	4,967,920	516,070	91%	3,164,473	3,239	977
Renewals	5,392,759	-	5,392,759	0%	-	3,239	-
Reticulation	20,245,174	17,061,482	3,183,692	84%	7,050,478	3,239	2,177
Storage	-	-	-	0%	-	3,239	-
Treatment Facility	30,890,551	14,465,303	16,425,248	47%	4,928,229	3,239	1,522
Unspecified Expenditure	-	-	-	0%	1,222,932	3,239	378
Total Wastewater - Queenstown	62,617,966	36,582,239	26,035,728		16,634,462		5,136
Arrowtown							
Asset Management System	-	-	-	0%	-	211	-
Investigations	227,332	16,735	210,597	7%	15,530	211	74
Management	25,927	1,988	23,939	8%	29,614	211	140
Minor Works	-	-	-	0%	-	211	-
New Scheme	-	-	-	0%	-	211	-
Pump Station	393,114	60,766	332,348	15%	113,720	211	539
Renewals	2,132,113	-	2,132,113	0%	5,322	211	25
Reticulation	1,444,503	857,858	586,645	59%	807,144	211	3,825
Storage	-	-	-	0%	-	211	-
Treatment Facility	3,942,226	1,085,826	2,856,400	28%	242,931	211	1,151
Unspecified Expenditure	-	-	-	0%	17,687	211	84
Total Wastewater - Arrowtown	8,165,215	2,023,173	6,142,042		1,231,948		5,838

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Lake Hayes							
Asset Management System	-	-	-	0%	-	110	-
Investigations	42,206	563	41,643	1%	426	110	4
Management	10,929	533	10,397	5%	2,694	110	25
Minor Works	-	-	-	0%	-	110	-
New Scheme	-	-	-	0%	-	110	-
Pump Station	-	-	-	0%	17,941	110	164
Renewals	786,406	-	786,406	0%	-	110	-
Reticulation	717,927	426,361	291,566	59%	363,006	110	3,313
Storage	-	-	-	0%	-	110	-
Treatment Facility	1,829,211	595,134	1,234,077	33%	94,475	110	862
Unspecified Expenditure	-	-	-	0%	-	110	-
Total Wastewater - Lake Hayes	3,386,679	1,022,591	2,364,088		478,542		4,367
Arthurs Point							
Asset Management System	-	-	-	0%	-	259	-
Investigations	70,916	22,209	48,707	31%	13,071	259	50
Management	6,488	1,178	5,311	18%	6,732	259	26
Minor Works	-	-	-	0%	-	259	-
New Scheme	-	-	-	0%	153,969	259	594
Pump Station	74,904	33,506	41,398	45%	2,042	259	8
Renewals	429,687	-	429,687	0%	-	259	-
Reticulation	130,007	55,958	74,049	43%	514,748	259	1,986
Storage	-	-	-	0%	-	259	-
Treatment Facility	1,427,091	818,691	608,400	57%	190,714	259	736
Unspecified Expenditure	-	-	-	0%	22,917	259	88
Total Wastewater - Arthurs Point	2,139,093	931,542	1,207,551		904,193		3,489

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Wanaka (incl Albert Town)							
Asset Management System	-	-	-	0%	-	1,771	-
Investigations	1,522,935	350,616	1,172,319	23%	204,287	1,771	115
Management	85,653	11,349	74,304	13%	92,910	1,771	52
Minor Works	-	-	-	0%	-	1,771	-
New Scheme	-	-	-	0%	-	1,771	-
Pump Station	6,102,752	3,872,259	2,230,493	63%	2,288,265	1,771	1,292
Renewals	1,766,564	-	1,766,564	0%	2,292	1,771	1
Reticulation	6,937,698	4,805,969	2,131,729	69%	2,020,567	1,771	1,141
Storage	-	-	-	0%	-	1,771	-
Treatment Facility	1,242,413	163,086	1,079,327	13%	6,693,373	1,771	3,779
Unspecified Expenditure	-	-	-	0%	396,335	1,771	224
Total Wastewater - Wanaka	17,658,015	9,203,279	8,454,736		11,698,028		6,605
Hawea							
Asset Management System	-	-	-	0%	-	123	-
Investigations	233,925	33,511	200,414	14%	25,606	123	209
Management	8,775	717	8,059	8%	4,549	123	37
Minor Works	-	-	-	0%	-	123	-
New Scheme	-	-	-	0%	-	123	-
Pump Station	-	-	-	0%	7,456	123	61
Renewals	199,596	-	199,596	0%	-	123	-
Reticulation	213,756	213,756	-	100%	274,093	123	2,234
Storage	1,037,825	280,213	757,613	27%	110,477	123	901
Treatment Facility	5,741,512	1,441,237	4,300,275	25%	554,896	123	4,524
Unspecified Expenditure	-	-	-	0%	17,794	123	145
Total Wastewater - Hawea	7,436,537	1,969,733	5,466,804		994,870		8,111

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %	
Queenstown										
Queenstown	Existing Debt							2,406,188		
Queenstown	2009/10	4,368,500	2,582,700	2,582,700	308	1,580,404	1,580,404	3,408,484	68%	
Queenstown	2010/11	4,754,948	3,209,969	5,792,669	308	1,580,404	3,158,462	5,007,115	61%	
Queenstown	2011/12	13,647,299	11,147,277	16,939,946	323	1,659,873	4,817,104	14,495,751	75%	
Queenstown	2012/13	4,715,341	1,436,179	18,376,124	323	1,659,873	6,475,745	14,273,288	69%	
Queenstown	2013/14	20,600,655	7,476,543	25,852,667	323	1,659,873	8,134,387	20,091,189	71%	
Queenstown	2014/15	358,610	21,209	25,873,876	323	1,659,873	9,793,028	18,453,756	65%	
Queenstown	2015/16	360,195	1,172	25,875,048	323	1,659,873	11,451,670	16,796,287	59%	
Queenstown	2016/17	4,389,608	3,059,114	28,934,162	336	1,724,762	13,175,152	18,131,919	58%	
Queenstown	2017/18	5,862,505	5,251,923	34,186,085	336	1,724,762	14,898,635	21,660,359	59%	
Queenstown	2018/19	3,560,305	2,396,153	36,582,239	336	1,724,762	16,622,117	22,333,030	57%	
			36,582,239		3,239				Queenstown Weighted Debt Funding Ratio	50%
Arrowtown										
Arrowtown	Existing Debt							684,436		
Arrowtown	2009/10	169,041	17,280	17,280	32	185,314	185,314	516,401	74%	
Arrowtown	2010/11	653,507	43,990	61,270	32	185,314	370,629	375,077	50%	
Arrowtown	2011/12	426,956	32,474	93,744	27	155,360	525,988	252,192	32%	
Arrowtown	2012/13	711,392	66,184	159,928	27	155,360	681,348	163,016	19%	
Arrowtown	2013/14	2,900,463	368,400	528,328	27	155,360	836,707	376,057	31%	
Arrowtown	2014/15	117,052	5,401	533,729	27	155,360	992,067	226,098	19%	
Arrowtown	2015/16	291,076	82,377	616,106	27	155,360	1,147,427	153,116	12%	
Arrowtown	2016/17	838,204	343,916	960,022	5	28,174	1,175,600	468,857	29%	
Arrowtown	2017/18	1,766,895	1,063,104	2,023,125	5	28,174	1,203,774	1,503,787	56%	
Arrowtown	2018/19	290,630	48	2,023,173	5	28,174	1,231,948	1,475,662	54%	
			2,023,173		211				Arrowtown Weighted Debt Funding Ratio	48%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Glenorchy									
Glenorchy	Existing Debt							150,812	
Glenorchy	2009/10	-	-	-	-	-	-	150,812	100%
Glenorchy	2010/11	-	-	-	-	-	-	150,812	100%
Glenorchy	2011/12	-	-	-	-	-	-	150,812	100%
Glenorchy	2012/13	22,600	5,432	5,432	-	-	-	156,244	100%
Glenorchy	2013/14	22,600	5,432	10,864	-	-	-	161,676	100%
Glenorchy	2014/15	22,600	5,432	16,297	-	-	-	167,109	100%
Glenorchy	2015/16	22,600	5,432	21,729	399	217,242	217,242	-44,701	-26%
Glenorchy	2016/17	226,493	54,440	76,169	7	3,574	220,815	6,166	3%
Glenorchy	2017/18	399,234	95,961	172,130	7	3,574	224,389	98,553	31%
Glenorchy	2018/19	2,017,208	484,862	656,992	7	3,574	227,963	579,841	72%
			656,992		419				
									Glenorchy Weighted Debt Funding Ratio
									82%
Kingston									
Kingston	Existing Debt							148,714	
Kingston	2009/10	22,600	8,386	8,386	-	-	-	157,100	100%
Kingston	2010/11	22,600	8,386	16,771	-	-	-	165,485	100%
Kingston	2011/12	22,600	8,386	25,157	-	-	-	173,871	100%
Kingston	2012/13	113,000	41,928	67,084	-	-	-	215,798	100%
Kingston	2013/14	186,964	69,371	136,455	-	-	-	285,169	100%
Kingston	2014/15	3,029,671	1,124,131	1,260,587	289	1,507,783	1,507,783	-98,482	-7%
Kingston	2015/16	4,665,016	1,730,911	2,991,498	3	13,414	1,521,198	1,619,014	52%
Kingston	2016/17	-	-	2,991,498	7	35,956	1,557,153	1,583,059	50%
Kingston	2017/18	-	-	2,991,498	7	35,956	1,593,109	1,547,103	49%
Kingston	2018/19	-	-	2,991,498	7	35,956	1,629,064	1,511,147	48%
			2,991,498		313				
									Kingston Weighted Debt Funding Ratio
									56%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Lake Hayes									
Lake Hayes	Existing Debt							-	
Lake Hayes	2009/10	57,398	10,097	10,097	14	59,841	59,841	-49,744	-493%
Lake Hayes	2010/11	96,555	10,231	20,329	14	59,841	119,683	-99,354	-489%
Lake Hayes	2011/12	95,693	10,197	30,526	10	42,882	162,565	-132,038	-433%
Lake Hayes	2012/13	255,176	39,964	70,489	10	42,882	205,447	-134,957	-191%
Lake Hayes	2013/14	1,243,942	239,186	309,675	10	42,882	248,330	61,348	20%
Lake Hayes	2014/15	48,821	56	309,732	10	42,882	291,212	18,522	6%
Lake Hayes	2015/16	188,959	40,974	350,706	10	42,882	334,094	16,614	5%
Lake Hayes	2016/17	367,834	159,072	509,778	11	48,150	382,242	127,536	25%
Lake Hayes	2017/18	908,917	512,757	1,022,535	11	48,150	430,392	592,142	58%
Lake Hayes	2018/19	123,385	56	1,022,591	11	48,150	478,542	544,048	53%
			1,022,591		110			Lake Hayes Debt Funding Ratio	0%
Makarora									
Makarora	Existing Debt							-	
Makarora	2009/10	-	-	-	-	-	-	-	-
Makarora	2010/11	-	-	-	-	-	-	-	-
Makarora	2011/12	-	-	-	-	-	-	-	-
Makarora	2012/13	-	-	-	-	-	-	-	-
Makarora	2013/14	-	-	-	-	-	-	-	-
Makarora	2014/15	-	-	-	-	-	-	-	-
Makarora	2015/16	-	-	-	-	-	-	-	-
Makarora	2016/17	-	-	-	-	-	-	-	-
Makarora	2017/18	-	-	-	-	-	-	-	-
Makarora	2018/19	-	-	-	-	-	-	-	-
			-		-			Makarora Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Arthurs Point									
Arthurs Point	Existing Debt							-	
Arthurs Point	2009/10	81,801	19,494	19,494	25	86,381	86,381	-66,888	-343%
Arthurs Point	2010/11	83,481	19,791	39,285	25	86,381	172,763	-133,478	-340%
Arthurs Point	2011/12	82,969	19,695	58,980	24	85,362	258,125	-199,145	-338%
Arthurs Point	2012/13	228,760	87,161	146,140	24	85,362	343,487	-197,346	-135%
Arthurs Point	2013/14	991,253	466,504	612,644	24	85,362	428,849	183,796	30%
Arthurs Point	2014/15	59,042	5,621	618,265	24	85,362	514,210	104,054	17%
Arthurs Point	2015/16	29,007	103	618,368	24	85,362	599,572	18,796	3%
Arthurs Point	2016/17	273,892	173,226	791,595	29	101,540	701,113	90,482	11%
Arthurs Point	2017/18	109,758	106,338	897,933	29	101,540	802,653	95,280	11%
Arthurs Point	2018/19	199,132	33,609	931,542	29	101,540	904,193	27,349	3%
			931,542			259	Arthurs Point Debt Funding Ratio		0%
Wanaka And Albert Town									
Wanaka	Existing Debt							7,280,729	
Wanaka	2009/10	2,832,061	1,840,605	1,840,605	208	1,374,117	1,374,117	7,747,216	85%
Wanaka	2010/11	3,293,673	795,076	2,635,681	208	1,374,117	2,748,235	7,168,175	72%
Wanaka	2011/12	285,893	24,982	2,660,663	176	1,161,894	3,910,129	6,031,263	61%
Wanaka	2012/13	2,165,517	834,273	3,494,936	176	1,161,894	5,072,023	5,703,643	53%
Wanaka	2013/14	955,204	262,159	3,757,095	176	1,161,894	6,233,916	4,803,908	44%
Wanaka	2014/15	1,090,405	401,633	4,158,728	176	1,161,894	7,395,810	4,043,647	35%
Wanaka	2015/16	1,092,792	369,478	4,528,206	176	1,161,894	8,557,704	3,251,231	28%
Wanaka	2016/17	1,793,900	1,691,034	6,219,240	158	1,046,775	9,604,479	3,895,490	29%
Wanaka	2017/18	1,831,577	1,331,693	7,550,933	158	1,046,775	10,651,254	4,180,408	28%
Wanaka	2018/19	2,316,991	1,652,346	9,203,279	158	1,046,775	11,698,028	4,785,980	29%
			9,203,279			1,771	Wanaka Weighted Debt Funding Ratio		51%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Cardrona									
Cardrona	Existing Debt							48,359	
Cardrona	2009/10	-	-	-	-	-	-	48,359	100%
Cardrona	2010/11	-	-	-	-	-	-	48,359	100%
Cardrona	2011/12	-	-	-	-	-	-	48,359	100%
Cardrona	2012/13	22,600	11,266	11,266	-	-	-	59,625	100%
Cardrona	2013/14	22,600	11,266	22,532	157	226,243	226,243	-155,352	-219%
Cardrona	2014/15	45,200	22,532	45,064	15	22,277	248,520	-155,097	-166%
Cardrona	2015/16	111,597	55,631	100,695	15	22,277	270,797	-121,743	-82%
Cardrona	2016/17	106,298	52,989	153,684	12	17,020	287,817	-85,773	-42%
Cardrona	2017/18	3,347,895	1,668,921	1,822,605	12	17,020	304,837	1,566,127	84%
Cardrona	2018/19	-	-	1,822,605	12	17,020	321,857	1,549,107	83%
			1,822,605		224				Cardrona Debt Funding Ratio 54%
Hawea									
Hawea	Existing Debt							722,134	
Hawea	2009/10	210,451	52,528	52,528	10	79,995	79,995	694,667	90%
Hawea	2010/11	285,071	58,376	110,904	10	79,995	159,989	673,049	81%
Hawea	2011/12	549,300	303,685	414,589	13	107,085	267,074	869,648	77%
Hawea	2012/13	1,054,903	259,583	674,172	13	107,085	374,159	1,022,146	73%
Hawea	2013/14	2,397,005	573,846	1,248,018	13	107,085	481,245	1,488,908	76%
Hawea	2014/15	2,219,255	556,935	1,804,953	13	107,085	588,330	1,938,757	77%
Hawea	2015/16	629,712	164,260	1,969,213	13	107,085	695,415	1,995,932	74%
Hawea	2016/17	1,585	110	1,969,323	12	99,818	795,233	1,896,224	70%
Hawea	2017/18	76,409	55	1,969,378	12	99,818	895,051	1,796,461	67%
Hawea	2018/19	11,699	55	1,969,433	12	99,818	994,870	1,696,698	63%
			1,969,433		123				Hawea Weighted Debt Funding Ratio 73%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Annual Debt %
Luggate									
Luggate	Existing Debt							-	
Luggate	2009/10	1,216	348	348	6	241	241	107	31%
Luggate	2010/11	2,704	775	1,123	6	241	483	641	57%
Luggate	2011/12	2,257	560	1,683	8	314	796	887	53%
Luggate	2012/13	512	60	1,743	8	314	1,110	632	37%
Luggate	2013/14	32,153	7,148	8,891	8	314	1,424	7,467	84%
Luggate	2014/15	512	60	8,951	8	314	1,738	7,213	81%
Luggate	2015/16	512	60	9,010	8	314	2,052	6,959	77%
Luggate	2016/17	1,023	119	9,129	54	2,174	4,226	4,903	54%
Luggate	2017/18	12,598	60	9,189	54	2,174	6,400	2,788	30%
Luggate	2018/19	52,633	60	9,248	54	2,174	8,575	674	7%
			9,248		215				
							Luggate Debt Funding Ratio		68%

Stormwater Capital Expenditure for Development Contributions (Excluding GST)

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Queenstown							
Asset Management System	-	-	-	0%	166,299	2,622	63
Emergency Conveyance	-	-	-	0%	-	2,622	-
Flood Protection	-	-	-	0%	314,706	2,622	120
Flow Metering	-	-	-	0%	-	2,622	-
Intake	-	-	-	0%	-	2,622	-
Investigations	-	-	-	0%	28,213	2,622	11
Management	520,355	68,951	451,404	13%	631,377	2,622	241
Minor Works	-	-	-	0%	22,014	2,622	8
Pump Station	-	-	-	0%	-	2,622	-
Renewals	-	-	-	0%	49,722	2,622	19
Reticulation	2,870,664	957,918	1,912,746	33%	1,587,412	2,622	605
Storage	-	-	-	0%	-	2,622	-
Stormwater Upgrades	-	-	-	0%	173,202	2,622	66
Treatment Facility	-	-	-	0%	12,282	2,622	5
Total Stormwater - Queenstown	3,391,019	1,026,868	2,364,151		2,985,227		1,138
Arrowtown							
Flood Protection	-	-	-	0%	-	259	-
Forward Design	-	-	-	0%	-	259	-
Investigations	-	-	-	0%	1,208	259	5
Management	157,567	11,140	146,427	7%	10,872	259	42
Minor Works	-	-	-	0%	-	259	-
Renewals	-	-	-	0%	1,533	259	6
Reticulation	20,753	3,451	17,302	17%	117,361	259	452
Storage	-	-	-	0%	-	259	-
Stormwater Upgrades	-	-	-	0%	2,185	259	8
Treatment Facility	-	-	-	0%	-	259	-
Total Stormwater - Arrowtown	178,320	14,592	163,728		133,159		513

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Glenorchy							
Flood Protection	-	-	-	0%	3,466	40	86
Forward Design	-	-	-	0%	-	40	-
Investigations	-	-	-	0%	68	40	2
Management	42,274	2,442	39,832	6%	2,041	40	51
Stormwater Upgrades	-	-	-	0%	73	40	2
Minor Works	-	-	-	0%	-	40	-
Renewals	-	-	-	0%	-	40	-
Reticulation	-	-	-	0%	25,241	40	627
Storage	-	-	-	0%	-	40	-
Treatment Facility	-	-	-	0%	-	40	-
Total Stormwater - Glenorchy	42,274	2,442	39,832		30,889		768
Arthurs Point							
Flood Protection	-	-	-	0%	-	139	-
Forward Design	-	-	-	0%	-	139	-
Investigations	-	-	-	0%	76	139	1
Management	63,411	10,365	53,046	16%	9,599	139	69
Minor Works	-	-	-	0%	-	139	-
Renewals	-	-	-	0%	-	139	-
Reticulation	-	-	-	0%	279	139	2
Storage	-	-	-	0%	-	139	-
Treatment Facility	-	-	-	0%	-	139	-
Total Stormwater - Arthurs Point	63,411	10,365	53,046		9,954		72

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Kingston							
Flood Protection	-	-	-	0%	-	28	-
Forward Design	-	-	-	0%	-	28	-
Investigations	-	-	-	0%	-	28	-
Management	63,411	3,901	59,510	6%	3,596	28	129
Minor Works	-	-	-	0%	-	28	-
Renewals	-	-	-	0%	-	28	-
Reticulation	-	-	-	0%	-	28	-
Storage	-	-	-	0%	-	28	-
Treatment Facility	-	-	-	0%	-	28	-
Total Stormwater - Kingston	63,411	3,901	59,510		3,596		129
Lake Hayes							
Flood Protection	-	-	-	0%	-	138	-
Forward Design	-	-	-	0%	-	138	-
Investigations	-	-	-	0%	-	138	-
Management	63,411	5,253	58,158	8%	4,910	138	36
Minor Works	-	-	-	0%	-	138	-
Renewals	-	-	-	0%	-	138	-
Reticulation	-	-	-	0%	-	138	-
Storage	-	-	-	0%	-	138	-
Treatment Facility	-	-	-	0%	-	138	-
Total Stormwater - Lake Hayes	63,411	5,253	58,158		4,910		36

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Wanaka							
Asset Management System	-	-	-	0%	45,829	1,539	30
Emergency Conveyance	-	-	-	0%	-	1,539	-
Flood Protection	-	-	-	0%	27,529	1,539	18
Forward Design	-	-	-	0%	-	1,539	-
Intake	-	-	-	0%	-	1,539	-
Investigations	-	-	-	0%	72,228	1,539	47
Management	261,332	37,866	223,466	14%	197,357	1,539	128
Minor Works	-	-	-	0%	16,329	1,539	11
Pump Station	-	-	-	0%	-	1,539	-
Renewals	-	-	-	0%	48,037	1,539	31
Reticulation	2,765,385	951,747	1,813,638	34%	2,232,183	1,539	1,451
Stormwater Upgrades	-	-	-	0%	162,496	1,539	106
Treatment Facility	-	-	-	0%	-	1,539	-
Total Stormwater - Wanaka	3,026,717	989,613	2,037,103		2,801,988		1,821
Hawea							
Flood Protection	-	-	-	0%	-	122	-
Forward Design	-	-	-	0%	-	122	-
Investigations	-	-	-	0%	157	122	1
Management	52,842	4,139	48,703	8%	3,432	122	28
Minor Works	-	-	-	0%	-	122	-
Renewals	-	-	-	0%	-	122	-
Reticulation	-	-	-	0%	59,623	122	489
Storage	-	-	-	0%	-	122	-
Stormwater Upgrades	-	-	-	0%	1,580	122	13
Treatment Facility	-	-	-	0%	-	122	-
Total Stormwater - Hawea	52,842	4,139	48,703		64,791		532

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Luggate							
Flood Protection	-	-	-	0%	-	103	-
Forward Design	-	-	-	0%	-	103	-
Investigations	-	-	-	0%	-	103	-
Management	52,842	9,141	43,701	17%	8,481	103	82
Minor Works	-	-	-	0%	-	103	-
Renewals	-	-	-	0%	-	103	-
Reticulation	-	-	-	0%	123	103	1
Storage	-	-	-	0%	-	103	-
Treatment Facility	-	-	-	0%	-	103	-
Total Stormwater - Luggate	52,842	9,141	43,701		8,604		83
Albert Town							
Flood Protection	-	-	-	0%	23,708	107	222
Forward Design	-	-	-	0%	-	107	-
Investigations	-	-	-	0%	4,092	107	38
Management	136,046	9,186	126,860	7%	9,183	107	86
Minor Works	-	-	-	0%	-	107	-
Renewals	-	-	-	0%	-	107	-
Reticulation	-	-	-	0%	85,970	107	806
Storage	-	-	-	0%	-	107	-
Stormwater Upgrades	-	-	-	0%	1,838	107	17
Treatment Facility	-	-	-	0%	-	107	-
Total Stormwater - Albert Town	136,046	9,186	126,860		124,792		1,170

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Queenstown	Existing Debt							1,604,200	
Queenstown	2009/10	944,261	274,633	274,633	249	283,755	283,755	1,595,079	85%
Queenstown	2010/11	321,719	68,505	343,139	249	283,755	567,509	1,379,830	71%
Queenstown	2011/12	311,295	118,820	461,958	263	298,934	866,443	1,199,715	58%
Queenstown	2012/13	-	-	461,958	263	298,934	1,165,377	900,781	44%
Queenstown	2013/14	156,640	53,004	514,962	263	298,934	1,464,311	654,851	31%
Queenstown	2014/15	102,224	33,893	548,854	263	298,934	1,763,245	389,810	18%
Queenstown	2015/16	1,366,574	453,092	1,001,946	263	298,934	2,062,179	543,968	21%
Queenstown	2016/17	188,307	24,922	1,026,868	270	307,683	2,369,861	261,207	10%
Queenstown	2017/18	-	-	1,026,868	270	307,683	2,677,544	-46,476	-2%
Queenstown	2018/19	-	-	1,026,868	270	307,683	2,985,227	-354,158	-13%
			1,026,868		2,622		Queenstown Weighted Debt Funding Ratio		52%
Arrowtown	Existing Debt							308,461	
Arrowtown	2009/10	72,635	7,120	7,120	38	19,384	19,384	296,197	94%
Arrowtown	2010/11	51,882	3,668	10,788	38	19,384	38,767	280,481	88%
Arrowtown	2011/12	-	-	10,788	32	16,429	55,197	264,052	83%
Arrowtown	2012/13	-	-	10,788	32	16,429	71,626	247,623	78%
Arrowtown	2013/14	-	-	10,788	32	16,429	88,055	231,193	72%
Arrowtown	2014/15	-	-	10,788	32	16,429	104,485	214,764	67%
Arrowtown	2015/16	-	-	10,788	32	16,429	120,914	198,335	62%
Arrowtown	2016/17	53,802	3,804	14,592	8	4,082	124,996	198,057	61%
Arrowtown	2017/18	-	-	14,592	8	4,082	129,078	193,975	60%
Arrowtown	2018/19	-	-	14,592	8	4,082	133,159	189,893	59%
			14,592		259		Arrowtown Debt Funding Ratio		74%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Glenorchy	Existing Debt							17,586	
Glenorchy	2009/10	-	-	-	4	2,976	2,976	14,610	83%
Glenorchy	2010/11	20,753	1,199	1,199	4	2,976	5,952	12,833	68%
Glenorchy	2011/12	-	-	1,199	4	2,847	8,799	9,986	53%
Glenorchy	2012/13	-	-	1,199	4	2,847	11,646	7,139	38%
Glenorchy	2013/14	-	-	1,199	4	2,847	14,493	4,292	23%
Glenorchy	2014/15	-	-	1,199	4	2,847	17,340	1,445	8%
Glenorchy	2015/16	-	-	1,199	4	2,847	20,187	-1,402	-7%
Glenorchy	2016/17	21,521	1,243	2,442	5	3,567	23,755	-3,726	-19%
Glenorchy	2017/18	-	-	2,442	5	3,567	27,322	-7,293	-36%
Glenorchy	2018/19	-	-	2,442	5	3,567	30,889	-10,861	-54%
			2,442		40		Glenorchy Weighted Debt Funding Ratio		28%
Arthurs Point	Existing Debt							66,498	
Arthurs Point	2009/10	-	-	-	13	951	951	65,547	99%
Arthurs Point	2010/11	31,129	5,088	5,088	13	951	1,902	69,684	97%
Arthurs Point	2011/12	-	-	5,088	13	949	2,851	68,735	96%
Arthurs Point	2012/13	-	-	5,088	13	949	3,800	67,786	95%
Arthurs Point	2013/14	-	-	5,088	13	949	4,749	66,837	93%
Arthurs Point	2014/15	-	-	5,088	13	949	5,699	65,888	92%
Arthurs Point	2015/16	-	-	5,088	13	949	6,648	64,939	91%
Arthurs Point	2016/17	32,281	5,277	10,365	15	1,102	7,750	69,114	90%
Arthurs Point	2017/18	-	-	10,365	15	1,102	8,852	68,012	88%
Arthurs Point	2018/19	-	-	10,365	15	1,102	9,954	66,910	87%
			10,365		139		Arthurs Point Weighted Debt Funding Ratio		93%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Kingston	Existing Debt							8,683	
Kingston	2009/10	-	-	-	1	140	140	8,542	98%
Kingston	2010/11	31,129	1,915	1,915	1	140	281	10,317	97%
Kingston	2011/12	-	-	1,915	1	140	421	10,177	96%
Kingston	2012/13	-	-	1,915	1	140	562	10,036	95%
Kingston	2013/14	-	-	1,915	1	140	702	9,896	93%
Kingston	2014/15	-	-	1,915	1	140	842	9,755	92%
Kingston	2015/16	-	-	1,915	1	140	983	9,615	91%
Kingston	2016/17	32,281	1,986	3,901	7	871	1,854	10,730	85%
Kingston	2017/18	-	-	3,901	7	871	2,725	9,859	78%
Kingston	2018/19	-	-	3,901	7	871	3,596	8,988	71%
			3,901		28		Kingston Weighted Debt Funding Ratio		90%
Lake Hayes	Existing Debt							306,441	
Lake Hayes	2009/10	-	-	-	16	575	575	305,865	100%
Lake Hayes	2010/11	31,129	2,579	2,579	16	575	1,151	307,869	100%
Lake Hayes	2011/12	-	-	2,579	13	457	1,608	307,412	99%
Lake Hayes	2012/13	-	-	2,579	13	457	2,065	306,955	99%
Lake Hayes	2013/14	-	-	2,579	13	457	2,521	306,498	99%
Lake Hayes	2014/15	-	-	2,579	13	457	2,978	306,041	99%
Lake Hayes	2015/16	-	-	2,579	13	457	3,435	305,584	99%
Lake Hayes	2016/17	32,281	2,674	5,253	14	492	3,927	307,766	99%
Lake Hayes	2017/18	-	-	5,253	14	492	4,419	307,275	99%
Lake Hayes	2018/19	-	-	5,253	14	492	4,910	306,783	98%
			5,253		138		Lake Hayes Weighted Debt Funding Ratio		99%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Wanaka	Existing Debt							1,529,417	
Wanaka	2009/10	352,243	115,856	115,856	182	331,660	331,660	1,313,613	80%
Wanaka	2010/11	434,417	136,405	252,261	182	331,660	663,320	1,118,357	63%
Wanaka	2011/12	-	-	252,261	153	277,726	941,045	840,632	47%
Wanaka	2012/13	320,529	112,240	364,500	153	277,726	1,218,771	675,146	36%
Wanaka	2013/14	568,019	193,136	557,637	153	277,726	1,496,497	590,557	28%
Wanaka	2014/15	648,853	212,090	769,727	153	277,726	1,774,222	524,921	23%
Wanaka	2015/16	648,853	212,090	981,817	153	277,726	2,051,948	459,286	18%
Wanaka	2016/17	53,802	7,796	989,613	137	250,013	2,301,961	217,069	9%
Wanaka	2017/18	-	-	989,613	137	250,013	2,551,975	-32,945	-1%
Wanaka	2018/19	-	-	989,613	137	250,013	2,801,988	-282,958	-11%
			989,613		1,539		Wanaka Weighted Debt Funding Ratio		45%
Hawea	Existing Debt							36,312	
Hawea	2009/10	-	-	-	10	5,210	5,210	31,102	86%
Hawea	2010/11	25,941	2,032	2,032	10	5,210	10,420	27,924	73%
Hawea	2011/12	-	-	2,032	13	6,969	17,389	20,955	55%
Hawea	2012/13	-	-	2,032	13	6,969	24,358	13,986	36%
Hawea	2013/14	-	-	2,032	13	6,969	31,327	7,017	18%
Hawea	2014/15	-	-	2,032	13	6,969	38,296	48	0%
Hawea	2015/16	-	-	2,032	13	6,969	45,265	-6,920	-18%
Hawea	2016/17	26,901	2,107	4,139	12	6,509	51,774	-11,322	-28%
Hawea	2017/18	-	-	4,139	12	6,509	58,282	-17,831	-44%
Hawea	2018/19	-	-	4,139	12	6,509	64,791	-24,340	-60%
			4,139		122		Hawea Debt Funding Ratio		23%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Cardrona	Existing Debt							-	
Cardrona	2009/10	-	-	-	4	-	-	-	0%
Cardrona	2010/11	-	-	-	4	-	-	-	0%
Cardrona	2011/12	-	-	-	4	-	-	-	0%
Cardrona	2012/13	-	-	-	4	-	-	-	0%
Cardrona	2013/14	-	-	-	4	-	-	-	0%
Cardrona	2014/15	-	-	-	4	-	-	-	0%
Cardrona	2015/16	-	-	-	4	-	-	-	0%
Cardrona	2016/17	-	-	-	4	-	-	-	0%
Cardrona	2017/18	-	-	-	4	-	-	-	0%
Cardrona	2018/19	-	-	-	4	-	-	-	0%
					41				
							Cardrona Debt Funding Ratio		0%
Luggate	Existing Debt							72,147	
Luggate	2009/10	-	-	-	10	815	815	71,332	99%
Luggate	2010/11	25,941	4,488	4,488	10	815	1,631	75,004	98%
Luggate	2011/12	-	-	4,488	11	880	2,510	74,125	97%
Luggate	2012/13	-	-	4,488	11	880	3,390	73,245	96%
Luggate	2013/14	-	-	4,488	11	880	4,269	72,366	94%
Luggate	2014/15	-	-	4,488	11	880	5,149	71,486	93%
Luggate	2015/16	-	-	4,488	11	880	6,028	70,606	92%
Luggate	2016/17	26,901	4,654	9,141	10	859	6,887	74,402	92%
Luggate	2017/18	-	-	9,141	10	859	7,746	73,543	90%
Luggate	2018/19	-	-	9,141	10	859	8,604	72,684	89%
			9,141		103				
							Luggate Debt Funding Ratio		94%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Albert Town	Existing Debt							112,146	
Albert Town	2009/10	51,882	3,503	3,503	13	14,709	14,709	100,940	87%
Albert Town	2010/11	51,882	3,503	7,007	13	14,709	29,419	89,734	75%
Albert Town	2011/12	-	-	7,007	11	12,456	41,875	77,278	65%
Albert Town	2012/13	-	-	7,007	11	12,456	54,331	64,822	54%
Albert Town	2013/14	-	-	7,007	11	12,456	66,787	52,366	44%
Albert Town	2014/15	-	-	7,007	11	12,456	79,243	39,910	33%
Albert Town	2015/16	-	-	7,007	11	12,456	91,699	27,454	23%
Albert Town	2016/17	32,281	2,180	9,186	9	11,031	102,730	18,603	15%
Albert Town	2017/18	-	-	9,186	9	11,031	113,761	7,572	6%
Albert Town	2018/19	-	-	9,186	9	11,031	124,792	-3,459	-3%
			9,186		107		Albert Town Debt Funding Ratio		60%

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Reserve Improvements - Wakatipu							
Parks and Reserves - Wakatipu Ward	13,745,301	2,283,372	11,461,929	17%	3,754,583	3581	1,048
Walkways - Wakatipu Ward	1,485,735	359,604	1,126,131	24%	1,077,885	3581	301
Council Land - Reserve Land - Wakatipu	-	-	-	0%	36,153	3581	10
Cemeteries - Wakatipu Ward	159,110	128,288	30,822	81%	82,546	3581	23
	15,390,146	2,771,264	12,618,882		4,951,167		1,383
Reserve Improvements - Wanaka							
Parks and Reserves - Wanaka Ward	5,747,493	925,677	4,821,816	16%	2,343,992	2296	1,021
Walkways - Wanaka Ward	842,466	302,322	540,143	36%	627,421	2296	273
Council Land - Reserve Land - Wanaka	-	-	-	0%	671,458	2296	292
Council Land - Reserve Land - Hawea	-	-	-	0%	3,136	2296	1
Cemeteries - Wanaka Ward	174,384	174,384	-	100%	206,648	2296	90
	6,764,342	1,402,383	5,361,959		3,852,654		1,678
Reserve Improvements - District Wide							
Parks and Reserves - Wakatipu Ward	854,531	235,598	618,933	28%	448,134	5877	76
Parks and Reserves - Wanaka Ward	795,548	243,693	551,855	31%	137,856	5877	23
	1,650,079	479,291	1,170,788		585,990		100

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Community Facilities - Wakatipu							
Council Land - Non-Reserve - Wakatipu	-	-	-	0%	87,474	3581	24
Waterways Facilities - Wakatipu Ward	361,952	58,954	302,998	16%	181,986	3581	51
Halls - Queenstown	439,740	24,489	415,251	6%	718,730	3581	201
Halls - Events Centre (includes Aquatic Centre)	30,928,187	5,275,163	25,653,024	17%	6,423,578	3581	1,794
Halls - Lake Hayes Pavillion	12,000	-	12,000	0%	-	3581	-
Halls - Arrowsmith	351,781	17,794	333,987	5%	28,420	3581	8
Halls - Glenorchy	153,699	-	153,699	0%	2,504	3581	1
Halls - Queenstown Community Centre	25,685	8,916	16,769	35%	37,710	3581	11
Buildings - Heritage	-	-	-	0%	120,260	3581	34
Buildings - Toilets - Wakatipu Ward	3,092,261	298,278	2,793,983	10%	650,363	3581	182
Community Development - Swimming Pools	16,336	3,359	12,977	21%	3,506,890	3581	979
Libraries - Queenstown	1,609,589	52,269	1,557,320	3%	76,417	3581	21
Libraries - Arrowsmith	645,972	57,516	588,456	9%	31,578	3581	9
Libraries - Glenorchy	225,424	3,717	221,707	2%	6,468	3581	2
Libraries - Kingston	51,233	-	51,233	0%	-	3581	-
	37,913,858	5,800,455	32,113,403		11,872,377		3,315

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Community Facilities - Wanaka							
Waterways Facilities - Wanaka Ward	2,077,705	1,184,512	893,194	57%	807,536	2296	352
Halls - Arts & Community Centre	82,055	4,262	77,793	5%	1,202,303	2296	524
Halls - Hawea	30,548	-	30,548	0%	3,981	2296	2
Halls - Luggate	30,822	-	30,822	0%	15,582	2296	7
Halls - Cardrona	41,096	-	41,096	0%	30,057	2296	13
Halls - Wanaka Community Centre	309,616	35,712	273,905	12%	1,384,548	2296	603
Halls - Wanaka Sports Facility	10,273,973	3,712,138	6,561,835	36%	1,406,161	2296	612
Buildings - Toilets - Wanaka Ward	1,477,505	223,865	1,253,641	15%	387,565	2296	169
Community Development - Swimming Pools	777,325	9,184	768,141	1%	44,532	2296	19
Wanaka Aquatic Centre	-	-	-	0%	-	2296	-
Libraries - Wanaka	1,071,109	22,524	1,048,585	2%	228,483	2296	99
Libraries - Hawea	133,233	7,823	125,410	6%	6,729	2296	3
	16,304,987	5,200,018	11,104,969		5,517,476		2,403
Community Facilities - District Wide							
Halls - Events Centre	-	-	-	0%	119,845	5877	20
Rural Fire - District Wide	658,103	32,321	625,782	5%	15,841	5877	3
Halls - Lake Hayes Pavillion	84,760	10,360	74,400	12%	88,271	5877	15
Community Development - District Wide	-	-	-	0%	150,448	5877	26
	742,863	42,681	700,182		374,404		64

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11\$)	Debt %
Wakatipu - Reserve Improvements	Existing Debt							1,931,389	
Wakatipu	2009/10	999,602	175,083	175,083	349	482,012	482,012	1,624,460	77%
Wakatipu	2010/11	411,263	87,766	262,849	349	482,012	964,024	1,230,214	56%
Wakatipu	2011/12	1,986,986	352,603	615,452	362	501,005	1,465,029	1,081,811	42%
Wakatipu	2012/13	2,948,630	514,213	1,129,665	362	501,005	1,966,034	1,095,019	36%
Wakatipu	2013/14	1,767,123	307,513	1,437,177	362	501,005	2,467,040	901,527	27%
Wakatipu	2014/15	1,812,329	349,379	1,786,556	362	501,005	2,968,045	749,900	20%
Wakatipu	2015/16	1,541,096	343,274	2,129,830	362	501,005	3,469,050	592,169	15%
Wakatipu	2016/17	960,616	117,410	2,247,239	357	494,039	3,963,089	215,539	5%
Wakatipu	2017/18	2,007,021	389,988	2,637,227	357	494,039	4,457,128	111,488	2%
Wakatipu	2018/19	955,479	134,037	2,771,264	357	494,039	4,951,167	-248,515	-5%
			2,771,264		3,581	Wakatipu Weighted Debt Funding Ratio			42%
Wakatipu - Community Facilities	Existing Debt							9,541,669	
Wakatipu	2009/10	1,251,129	184,263	184,263	349	1,155,814	1,155,814	8,570,118	88%
Wakatipu	2010/11	1,899,299	253,636	473,899	349	1,155,814	2,311,628	7,667,941	77%
Wakatipu	2011/12	1,713,185	277,218	715,117	362	1,201,358	3,512,985	6,743,801	66%
Wakatipu	2012/13	6,497,774	1,377,257	2,092,374	362	1,201,358	4,714,343	6,919,700	59%
Wakatipu	2013/14	19,603,459	2,902,664	4,995,037	362	1,201,358	5,915,700	8,621,006	59%
Wakatipu	2014/15	4,468,151	628,091	5,623,128	362	1,201,358	7,117,058	8,047,739	53%
Wakatipu	2015/16	605,137	63,608	5,686,736	362	1,201,358	8,318,415	6,909,989	45%
Wakatipu	2016/17	620,548	21,102	5,707,838	357	1,184,654	9,503,069	5,746,438	38%
Wakatipu	2017/18	507,534	46,779	5,754,617	357	1,184,654	10,687,723	4,608,563	30%
Wakatipu	2018/19	800,342	45,838	5,800,455	357	1,184,654	11,872,377	3,469,747	23%
			5,800,455		3,581	Wakatipu Weighted Debt Funding Ratio			58%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$"	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11\$)	Debt %	
Wanaka - Reserve Improvements	Existing Debt								-	
Wanaka	2009/10	475,685	240,936	240,936	261	438,279	438,279	-197,343	-82%	
Wanaka	2010/11	114,000	11,200	252,136	261	438,279	876,557	-624,421	-248%	
Wanaka	2011/12	344,178	116,035	368,171	232	388,471	1,265,028	-896,857	-244%	
Wanaka	2012/13	1,325,342	278,241	646,412	232	388,471	1,653,499	-1,007,087	-156%	
Wanaka	2013/14	683,219	110,085	756,496	232	388,471	2,041,969	-1,285,473	-170%	
Wanaka	2014/15	883,562	193,141	949,638	232	388,471	2,430,440	-1,480,802	-156%	
Wanaka	2015/16	703,767	62,087	1,011,724	232	388,471	2,818,910	-1,807,186	-179%	
Wanaka	2016/17	873,288	173,493	1,185,217	205	344,581	3,163,491	-1,978,274	-167%	
Wanaka	2017/18	477,740	69,871	1,255,088	205	344,581	3,508,073	-2,252,984	-180%	
Wanaka	2018/19	883,562	147,295	1,402,383	205	344,581	3,852,654	-2,450,270	-175%	
			1,402,383		2,296	Wanaka Weighted Debt Funding Ratio			0%	
Wanaka - Community Facilities	Existing Debt								169,629	
Wanaka	2009/10	1,492,231	580,397	580,397	261	627,669	627,669	122,357	16%	
Wanaka	2010/11	1,050,256	217,613	798,010	261	627,669	1,255,338	-287,699	-30%	
Wanaka	2011/12	6,325,171	2,230,032	3,028,448	232	556,338	1,811,676	1,385,995	43%	
Wanaka	2012/13	3,606,164	1,178,267	4,206,715	232	556,338	2,368,014	2,007,924	46%	
Wanaka	2013/14	1,103,425	585,030	4,791,745	232	556,338	2,924,352	2,036,617	41%	
Wanaka	2014/15	1,093,151	277,011	5,068,756	232	556,338	3,480,690	1,757,290	34%	
Wanaka	2015/16	358,562	45,622	5,114,377	232	556,338	4,037,028	1,246,573	24%	
Wanaka	2016/17	522,945	40,654	5,155,031	205	493,483	4,530,511	793,745	15%	
Wanaka	2017/18	363,699	28,183	5,183,214	205	493,483	5,023,993	328,445	6%	
Wanaka	2018/19	389,384	17,209	5,200,423	205	493,483	5,517,476	-147,829	-3%	
			5,200,423		2,296	Wanaka Weighted Debt Funding Ratio			33%	

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11\$)	Debt %
District Wide - Reserve Improvements	Existing Debt							-	
District Wide	2009/10	389,257	129,874	129,874	610	60,804	60,804	69,070	53%
District Wide	2010/11	105,000	28,551	158,426	610	60,804	121,609	36,817	23%
District Wide	2011/12	256,849	78,398	236,823	594	59,214	180,823	56,000	24%
District Wide	2012/13	-	-	236,823	594	59,214	240,037	-3,214	-1%
District Wide	2013/14	282,534	86,499	323,323	594	59,214	299,251	24,071	7%
District Wide	2014/15	616,438	155,969	479,291	594	59,214	358,465	120,826	25%
District Wide	2015/16	-	-	479,291	594	59,214	417,679	61,612	13%
District Wide	2016/17	-	-	479,291	563	56,103	473,783	5,508	1%
District Wide	2017/18	-	-	479,291	563	56,103	529,886	-50,595	-11%
District Wide	2018/19	-	-	479,291	563	56,103	585,990	-106,699	-22%
			479,291		5,877	District Wide Weighted Debt Funding Ratio			13%
District Wide - Community Facilities	Existing Debt							1,954,314	
District Wide	2009/10	68,322	5,696	5,696	610	38,850	38,850	1,921,160	98%
District Wide	2010/11	110,500	798	6,494	610	38,850	77,699	1,883,109	96%
District Wide	2011/12	39,555	2,411	8,905	594	37,833	115,532	1,847,686	94%
District Wide	2012/13	42,123	511	9,416	594	37,833	153,366	1,810,364	92%
District Wide	2013/14	10,274	511	9,927	594	37,833	191,199	1,773,042	90%
District Wide	2014/15	138,699	511	10,438	594	37,833	229,033	1,735,719	88%
District Wide	2015/16	63,699	11,708	22,146	594	37,833	266,866	1,709,594	86%
District Wide	2016/17	15,411	511	22,657	563	35,846	302,712	1,674,259	85%
District Wide	2017/18	138,699	511	23,167	563	35,846	338,558	1,638,924	83%
District Wide	2018/19	115,582	19,514	42,681	563	35,846	374,404	1,622,592	81%
			42,681		5,877	District Wide Weighted Debt Funding Ratio			90%

* Where the debt funding proportion is negative, it is assumed to be zero.

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

Project Summaries (GL Code Location)	10 Year Total Capital Cost (2011 \$)	Capital Cost			Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
		Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth			
Queenstown - Reserve Land							
Reserves	22,545,703	22,545,703	-	100%	15,400,259	2349	27.5m ²
		22,545,703	-		15,400,259		27.5m²
Arrowtown - Reserve Land							
Reserves	1,582,356	1,582,356	-	100%	1,919,215	268	27.5m ²
		1,582,356	-		1,919,215		27.5m²
Glenorchy - Reserve Land							
Reserves	1,064,108	1,064,108	-	100%	898,344	402	27.5m ²
		1,064,108	-		898,344		27.5m²
Kingston - Reserve Land							
Reserves	332,763	332,763	-	100%	485,438	58	27.5m ²
		332,763	-		485,438		27.5m²
Wakatipu Rural - Reserve Land							
Reserves	-	-	-	0%	-	-	27.5m ²
		-	-		-		27.5m²
Wanaka - Reserve Land							
Reserves	8,668,340	8,668,340	-	100%	9,838,508	1283	27.5m ²
		8,668,340	-		9,838,508		27.5m²
Luggate/Hawea - Reserve Land							
Reserves	3,088,492	3,088,492	-	100%	1,922,381	301	27.5m ²
		3,088,492	-		1,922,381		27.5m²
Makarora - Reserve Land							
Reserves	208,405	208,405	-	100%	178,711	37	27.5m ²
		208,405	-		178,711		27.5m²
Wanaka Rural - Reserve Land							
Reserves	-	-	-	0%	-	-	27.5m ²
		-	-		-		27.5m²

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11 \$)	Debt %
Queenstown - Reserve Land	Existing Debt							-	
QT	2009/10	2,074,932	2,074,932	2,074,932	244	1,597,391	1,597,391	477,541	23%
QT	2010/11	1,948,618	1,948,618	4,023,549	265	1,735,644	3,333,035	690,515	17%
QT	2011/12	2,021,127	2,021,127	6,044,676	250	1,637,820	4,970,855	1,073,821	18%
QT	2012/13	1,984,720	1,984,720	8,029,396	254	1,667,184	6,638,039	1,391,357	17%
QT	2013/14	2,746,209	2,746,209	10,775,605	260	1,707,642	8,345,681	2,429,924	23%
QT	2014/15	2,068,930	2,068,930	12,844,535	259	1,699,575	10,045,255	2,799,279	22%
QT	2015/16	2,581,082	2,581,082	15,425,616	261	1,708,407	11,753,662	3,671,954	24%
QT	2016/17	2,203,404	2,203,404	17,629,020	237	1,555,073	13,308,735	4,320,286	25%
QT	2017/18	1,488,163	1,488,163	19,117,183	242	1,588,663	14,897,398	4,219,785	22%
QT	2018/19	3,428,520	3,428,520	22,545,703	77	502,861	15,400,259	7,145,444	32%
			22,545,703		2,349		Queenstown Weighted Debt Funding Ratio		25%
Arrowtown - Reserve Land	Existing Debt							-	
AT	2009/10	-	-	-	44	315,864	315,864	-315,864	0%
AT	2010/11	-	-	-	24	172,607	488,471	-488,471	0%
AT	2011/12	186,679	186,679	186,679	25	176,685	665,156	-478,476	-256%
AT	2012/13	-	-	186,679	26	183,056	848,212	-661,532	-354%
AT	2013/14	983,520	983,520	1,170,199	26	187,165	1,035,376	134,823	12%
AT	2014/15	-	-	1,170,199	28	202,882	1,238,258	-68,059	-6%
AT	2015/16	-	-	1,170,199	30	215,001	1,453,259	-283,060	-24%
AT	2016/17	-	-	1,170,199	27	194,381	1,647,640	-477,440	-41%
AT	2017/18	412,157	412,157	1,582,356	28	198,261	1,845,901	-263,545	-17%
AT	2018/19	-	-	1,582,356	10	73,314	1,919,215	-336,859	-21%
			1,582,356		268		Arrowtown Weighted Debt Funding Ratio		0%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11 \$)	Debt %
Glenorchy - Reserve Land	Existing Debt							-	
GY	2009/10	-	-	-	29	65,387	65,387	-65,387	0%
GY	2010/11	-	-	-	36	81,053	146,440	-146,440	0%
GY	2011/12	483,227	483,227	483,227	39	88,340	234,779	248,447	51%
GY	2012/13	413,976	413,976	897,203	42	93,210	327,989	569,213	63%
GY	2013/14	-	-	897,203	43	95,419	423,408	473,794	53%
GY	2014/15	-	-	897,203	50	110,940	534,349	362,854	40%
GY	2015/16	166,905	166,905	1,064,108	55	122,262	656,611	407,497	38%
GY	2016/17	-	-	1,064,108	49	109,990	766,600	297,507	28%
GY	2017/18	-	-	1,064,108	50	112,275	878,876	185,232	17%
GY	2018/19	-	-	1,064,108	9	19,468	898,344	165,764	16%
			1,064,108		402		Glenorchy Weighted Debt Funding Ratio		40%
Kingston - Reserve Land	Existing Debt							-	
KG	2009/10	-	-	-	6	50,302	50,302	-50,302	0%
KG	2010/11	332,763	332,763	332,763	6	51,807	102,109	230,654	69%
KG	2011/12	-	-	332,763	6	49,994	152,103	180,661	54%
KG	2012/13	-	-	332,763	6	51,292	203,395	129,368	39%
KG	2013/14	-	-	332,763	6	52,596	255,991	76,772	23%
KG	2014/15	-	-	332,763	7	54,066	310,057	22,706	7%
KG	2015/16	-	-	332,763	7	55,527	365,584	-32,821	-10%
KG	2016/17	-	-	332,763	6	47,908	413,492	-80,729	-24%
KG	2017/18	-	-	332,763	6	48,932	462,424	-129,661	-39%
KG	2018/19	-	-	332,763	3	23,013	485,438	-152,674	-46%
			332,763		58		Kingston Weighted Debt Funding Ratio		17%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11 \$)	Debt %
Wakatipu Rural - Reserve Land	Existing Debt							-	
WK - Rural	2009/10	-	-	-	-	-	-	-	0%
WK - Rural	2010/11	-	-	-	-	-	-	-	0%
WK - Rural	2011/12	-	-	-	-	-	-	-	0%
WK - Rural	2012/13	-	-	-	-	-	-	-	0%
WK - Rural	2013/14	-	-	-	-	-	-	-	0%
WK - Rural	2014/15	-	-	-	-	-	-	-	0%
WK - Rural	2015/16	-	-	-	-	-	-	-	0%
WK - Rural	2016/17	-	-	-	-	-	-	-	0%
WK - Rural	2017/18	-	-	-	-	-	-	-	0%
WK - Rural	2018/19	-	-	-	-	-	-	-	0%
				-	-			Wakatipu Rural Weighted Debt Funding Ratio	0%
Wanaka - Reserve Land	Existing Debt							-	
WA	2009/10	5,302,447	5,302,447	5,302,447	142	1,092,905	1,092,905	4,209,543	79%
WA	2010/11	511,256	511,256	5,813,703	146	1,121,253	2,214,158	3,599,545	62%
WA	2011/12	506,063	506,063	6,319,767	141	1,081,233	3,295,391	3,024,376	48%
WA	2012/13	571,732	571,732	6,891,499	144	1,107,525	4,402,916	2,488,583	36%
WA	2013/14	237,748	237,748	7,129,247	148	1,134,464	5,537,379	1,591,867	22%
WA	2014/15	340,620	340,620	7,469,866	143	1,094,439	6,631,818	838,048	11%
WA	2015/16	246,363	246,363	7,716,229	134	1,030,524	7,662,342	53,887	1%
WA	2016/17	211,681	211,681	7,927,911	120	919,519	8,581,861	-653,950	-8%
WA	2017/18	209,140	209,140	8,137,050	122	938,751	9,520,611	-1,383,561	-17%
WA	2018/19	531,289	531,289	8,668,340	41	317,896	9,838,508	-1,170,168	-13%
			8,668,340		1,283			Wanaka Weighted Debt Funding Ratio	42%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11 \$)	Debt %
Luggate/Hawea - Reserve Land	Existing Debt							-	
LG	2009/10	332,426	332,426	332,426	26	163,929	163,929	168,498	51%
LG	2010/11	-	-	332,426	26	167,950	331,878	548	0%
LG	2011/12	722,754	722,754	1,055,180	25	161,996	493,875	561,305	53%
LG	2012/13	-	-	1,055,180	26	165,714	659,588	395,592	37%
LG	2013/14	327,278	327,278	1,382,458	27	169,519	829,107	553,351	40%
LG	2014/15	629,555	629,555	2,012,012	34	220,111	1,049,218	962,794	48%
LG	2015/16	401,769	401,769	2,413,781	45	287,763	1,336,981	1,076,800	45%
LG	2016/17	-	-	2,413,781	40	252,558	1,589,539	824,242	34%
LG	2017/18	674,711	674,711	3,088,492	40	257,731	1,847,269	1,241,223	40%
LG	2018/19	-	-	3,088,492	12	75,112	1,922,381	1,166,111	38%
			3,088,492		301		Luggate Weighted Debt Funding Ratio		42%
Makarora - Reserve Land	Existing Debt							-	
MK	2009/10	-	-	-	3	12,908	12,908	-12,908	0%
MK	2010/11	-	-	-	3	13,174	26,082	-26,082	0%
MK	2011/12	208,405	208,405	208,405	3	12,772	38,854	169,552	81%
MK	2012/13	-	-	208,405	3	13,018	51,872	156,534	75%
MK	2013/14	-	-	208,405	3	13,270	65,142	143,264	69%
MK	2014/15	-	-	208,405	4	20,803	85,944	122,461	59%
MK	2015/16	-	-	208,405	6	30,985	116,929	91,476	44%
MK	2016/17	-	-	208,405	6	27,540	144,469	63,937	31%
MK	2017/18	-	-	208,405	6	28,083	172,552	35,853	17%
MK	2018/19	-	-	208,405	1	6,159	178,711	29,695	14%
			208,405		37		Makarora Weighted Debt Funding Ratio		58%

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

Contributing Area	Financial Year	CAPEX (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Net Cost Balance (2010/11 \$)	Debt %
Wanaka Rural - Reserve Land	Existing Debt							-	
WA - Rural	2009/10	-	-	-	-	-	-	-	0%
WA - Rural	2010/11	-	-	-	-	-	-	-	0%
WA - Rural	2011/12	-	-	-	-	-	-	-	0%
WA - Rural	2012/13	-	-	-	-	-	-	-	0%
WA - Rural	2013/14	-	-	-	-	-	-	-	0%
WA - Rural	2014/15	-	-	-	-	-	-	-	0%
WA - Rural	2015/16	-	-	-	-	-	-	-	0%
WA - Rural	2016/17	-	-	-	-	-	-	-	0%
WA - Rural	2017/18	-	-	-	-	-	-	-	0%
WA - Rural	2018/19	-	-	-	-	-	-	-	0%
				-	-		Wanaka Rural Weighted Debt Funding Ratio		0%

Transportation - Capital Expenditure for Development Contributions

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Wakatipu							
Advance property purchase	-	-	-	0%	636,428	8,917	71
Amenity Enhancement	4,526,990	689,114	3,837,876	15%	251,048	8,917	28
Associated improvements	882,686	308,940	573,746	35%	387,566	8,917	43
Cycle facilities	5,751,372	1,725,412	4,025,961	30%	1,015,172	8,917	114
Demand management	194,088	155,270	38,818	80%	84,876	8,917	10
Drainage renewals	1,764,458	529,337	1,235,120	30%	437,186	8,917	49
Emergency Works Contingency	1,084,000	-	1,084,000	0%	-	8,917	-
Kerb & Channel Construction	1,185,619	355,686	829,933	30%	396,748	8,917	44
Minor Improvements	1,971,752	394,350	1,577,402	20%	479,767	8,917	54
New roads	3,791,785	3,047,881	743,904	80%	1,509,073	8,917	169
New traffic management facilities	-	-	-	0%	9,885	8,917	1
Other Structures	-	-	-	0%	2,603	8,917	-
Parking Equipment	-	-	-	0%	-	8,917	-
Passenger transport infrastructure	2,329,400	465,880	1,863,520	20%	208,624	8,917	23
Passenger transport road improvements	24,261	4,852	19,409	20%	3,088	8,917	-
Pedestrian and Cycle facilities	-	-	-	0%	773,548	8,917	87
Pedestrian facilities	286,148	85,844	200,304	30%	709,792	8,917	80
Power Reticulation Undergrounding	1,672,457	-	1,672,457	0%	-	8,917	-
Preventive maintenance	-	-	-	0%	-	8,917	-
Property purchase (local roads)	242,610	194,088	48,522	80%	234,187	8,917	26
Replacement of bridges & other structures	48,522	14,557	33,965	30%	9,531	8,917	1

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Wakatipu continued....							
Road reconstruction	8,715,825	2,982,586	5,733,239	34%	1,056,513	8,917	111
Roading General	-	-	-	0%	980,876	8,917	110
Seal extension	-	-	-	0%	964,969	8,917	108
Sealed road pavement rehabilitation	23,637,686	8,257,110	15,380,576	35%	5,678,479	8,917	637
Sealed road resurfacing	7,435,905	1,858,976	5,576,929	25%	1,743,389	8,917	196
Street Furniture	-	-	-	0%	29,414	8,917	3
Streetlighting	1,135,619	227,124	908,495	20%	217,018	8,917	24
Structures component replacements	929,762	278,929	650,834	30%	55,244	8,917	6
Studies and strategies	103,238	82,590	20,648	80%	466,700	8,917	52
Town Centre Improvements	10,850,000	2,169,000	8,681,000	20%	1,833,468	8,917	206
Traffic services renewals	482,165	144,650	337,516	30%	110,698	8,917	12
Unsealed road metalling	2,892,267	289,227	2,603,040	10%	182,604	8,917	20
Total	81,958,615	24,261,402	57,697,213		20,472,650		2,292

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Wanaka							
Advance property purchase	-	-	-	0%	-	4,295	-
Amenity Enhancement	2,091,027	-	2,091,027	0%	-	4,295	-
Associated improvements	1,922,293	576,688	1,345,605	30%	224,703	4,295	52
Cycle facilities	3,973,651	1,187,634	2,786,017	30%	697,754	4,295	162
Demand management	-	-	-	0%	8,813	4,295	2
Drainage renewals	294,229	88,269	205,960	30%	109,849	4,295	26
Emergency Works Contingency	758,800	-	758,800	0%	-	4,295	-
Kerb & Channel Construction	1,393,714	418,114	975,600	30%	723,795	4,295	169
Minor Improvements	907,534	181,507	726,027	20%	236,745	4,295	55
New roads	2,362,501	1,748,337	614,163	72%	412,166	4,295	96
New traffic management facilities	-	-	-	0%	537	4,295	-
Other Structures	-	-	-	0%	-	4,295	-
Parking Equipment	-	-	-	0%	-	4,295	-
Passenger transport infrastructure	51,295	10,259	41,036	20%	4,009	4,295	1
Pedestrian and Cycle facilities	-	-	-	0%	12,784	4,295	3
Pedestrian facilities	-	-	-	0%	498,833	4,295	116
Power Reticulation Undergrounding	887,848	-	887,848	0%	-	4,295	-
Preventive maintenance	-	-	-	0%	-	4,295	-
Property purchase (local roads)	-	-	-	0%	-	4,295	-
Replacement of bridges & other structures	-	-	-	0%	108,900	4,295	25
Road reconstruction	2,701,820	1,094,359	1,607,461	40%	756,389	4,295	176

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Wanaka continued...							
Roading General	-	-	-	0%	306,733	4,295	71
Seal extension	9,858,493	3,943,397	5,915,096	40%	2,257,418	4,295	526
Seal extension - residential	-	-	-	0%	1,262,702	4,295	294
Sealed road pavement rehabilitation	4,979,331	1,576,468	3,402,863	32%	621,758	4,295	145
Sealed road resurfacing	3,759,880	751,976	3,007,904	20%	1,279,558	4,295	298
Street Furniture	7,689	1,922	5,767	25%	8,419	4,295	2
Streetlighting	1,456,140	291,995	1,164,145	20%	184,745	4,295	43
Structures component replacements	353,074	105,922	247,152	30%	16,133	4,295	4
Studies and strategies	77,429	61,943	15,486	80%	310,943	4,295	72
Town Centre Improvements	2,874,404	580,520	2,293,884	20%	389,989	4,295	91
Traffic services renewals	182,237	54,671	127,566	30%	47,015	4,295	11
Unsealed road metalling	2,353,829	235,383	2,118,446	10%	149,578	4,295	35
Total	43,247,218	12,909,364	30,337,853		10,630,266		2,475

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

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
District Wide							
Advance property purchase	-	-	-	0%	-	13,212	-
Amenity Enhancement	-	-	-	0%	-	13,212	-
Associated improvements	30,971	10,840	20,131	35%	4,946	13,212	-
Cycle facilities	-	-	-	0%	-	13,212	-
Demand management	-	-	-	0%	-	13,212	-
Drainage renewals	29,939	8,982	20,957	30%	6,112	13,212	-
Emergency Works Contingency	-	-	-	0%	-	13,212	-
Kerb & Channel Construction	-	-	-	0%	2,700	13,212	-
Minor Improvements	27,555	5,511	22,044	20%	13,520	13,212	1
New roads	-	-	-	0%	-	13,212	-
New traffic management facilities	-	-	-	0%	-	13,212	-
Other Structures	-	-	-	0%	-	13,212	-
Parking Equipment	-	-	-	0%	-	13,212	-
Passenger transport infrastructure	-	-	-	0%	-	13,212	-
Pedestrian and Cycle facilities	-	-	-	0%	-	13,212	-
Pedestrian facilities	-	-	-	0%	-	13,212	-
Power Reticulation Undergrounding	-	-	-	0%	-	13,212	-
Preventive maintenance	42,454	8,491	33,963	20%	3,959	13,212	-
Property purchase (local roads)	-	-	-	0%	-	13,212	-
Replacement of bridges & other structures	-	-	-	0%	4,589	13,212	-
Road reconstruction	-	-	-	0%	52,306	13,212	4
Roading General	-	-	-	0%	-	13,212	-

Project Summaries	10 Year Total Capital Cost (2010/11 \$)	Capital Cost Funded by Growth (2010/11 \$)	Capital Cost Funded by Other Sources (2010/11 \$)	Percentage Attributable to Growth	Growth Cost (Capacity) Consumed in 10 Year Period - Inc Interest All Expenditure (2010/11 \$)	Weighted Average No of Dwelling Equivalents Apportioning Growth Cost Over 10 Year Period	Contribution Per Lot (2010/11 \$)
Seal extension	-	-	-	0%	129,917	13,212	10
Sealed road pavement rehabilitation	415,804	145,531	270,273	35%	112,219	13,212	8
Sealed road resurfacing	165,938	41,485	124,454	25%	42,878	13,212	3
Street Furniture	-	-	-	0%	-	13,212	-
Streetlighting	-	-	-	0%	-	13,212	-
Structures component replacements	30,971	9,291	21,680	30%	1,004	13,212	-
Studies and strategies	-	-	-	0%	946	13,212	-
Town Centre Improvements	-	-	-	0%	-	13,212	-
Traffic services renewals	10,324	3,613	6,710	35%	2,068	13,212	-
Unsealed road metalling	-	-	-	0%	-	13,212	-
Total	753,957	233,744	520,213		377,164		29

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

Contributing Area	Financial Year	CAPEX - QLDC (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Wakatipu	Existing Debt							10,532,856	
Wakatipu	2009/10	7,719,898	2,536,987	2,536,987	894	2,052,763	2,052,763	11,017,080	84%
Wakatipu	2010/11	9,806,430	3,593,350	6,130,337	894	2,052,763	4,105,526	12,557,667	75%
Wakatipu	2011/12	5,682,681	1,816,454	7,946,791	888	2,039,697	6,145,223	12,334,425	67%
Wakatipu	2012/13	6,104,661	1,431,270	9,378,062	888	2,039,697	8,184,919	11,725,999	59%
Wakatipu	2013/14	9,051,462	2,405,260	11,783,322	888	2,039,697	10,224,616	12,091,562	54%
Wakatipu	2014/15	10,890,407	3,020,509	14,803,831	888	2,039,697	12,264,312	13,072,375	52%
Wakatipu	2015/16	8,813,140	3,003,699	17,807,530	888	2,039,697	14,304,009	14,036,377	50%
Wakatipu	2016/17	6,815,085	2,010,329	19,817,859	896	2,056,214	16,360,223	13,990,493	46%
Wakatipu	2017/18	10,711,757	3,010,878	22,828,737	896	2,056,214	18,416,436	14,945,156	45%
Wakatipu	2018/19	6,363,093	1,432,666	24,261,402	896	2,056,214	20,472,650	14,321,608	41%
		81,958,615	24,261,402		8,917	20,472,650		Wakatipu Weighted Debt Funding Ratio	56%
District Wide	Existing Debt							-	
District Wide	2009/10	218,638	72,947	72,947	1363	38,912	38,912	34,035	47%
District Wide	2010/11	203,510	63,559	136,506	1363	38,912	77,824	58,683	43%
District Wide	2011/12	176,964	56,688	193,194	1323	37,759	115,583	77,611	40%
District Wide	2012/13	10,223	2,671	195,865	1323	37,759	153,342	42,523	22%
District Wide	2013/14	46,700	12,306	208,171	1323	37,759	191,101	17,070	8%
District Wide	2014/15	9,073	2,383	210,555	1323	37,759	228,861	-18,306	-9%
District Wide	2015/16	9,983	2,611	213,166	1323	37,759	266,620	-53,454	-25%
District Wide	2016/17	52,471	13,749	226,915	1291	36,848	303,468	-76,553	-34%
District Wide	2017/18	6,782	1,811	228,725	1291	36,848	340,316	-111,590	-49%
District Wide	2018/19	19,616	5,019	233,744	1291	36,848	377,164	-143,419	-61%
		753,957	233,744		13,212	377,164		Wakatipu/Wanaka Weighted Debt Funding Ratio	0%

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

Contributing Area	Financial Year	CAPEX - QLDC (2010/11 \$)	CAPEX for Growth (2010/11 \$)	Cumulative Growth Cost (2010/11 \$)	New Dwelling Equivalents	Contributions Received (2010/11 \$)	Cumulative Contributions Received (2010/11 \$)	Debt Balance (2010/11 \$)	Debt %
Wanaka	Existing Debt							5,540,261	
Wanaka	2009/10	2,870,527	855,780	855,780	469	1,160,738	1,160,738	5,235,303	82%
Wanaka	2010/11	4,040,534	1,148,695	2,004,475	469	1,160,738	2,321,477	5,223,260	69%
Wanaka	2011/12	2,148,500	597,011	2,601,486	434	1,074,901	3,396,378	4,745,369	58%
Wanaka	2012/13	6,204,854	1,691,787	4,073,273	434	1,074,901	4,471,280	5,142,354	53%
Wanaka	2013/14	5,458,834	1,657,633	5,730,906	434	1,074,901	5,546,181	5,724,986	51%
Wanaka	2014/15	4,443,619	1,294,263	7,025,169	434	1,074,901	6,621,082	5,944,347	47%
Wanaka	2015/16	4,422,428	1,321,509	8,346,678	434	1,074,901	7,695,984	6,190,955	45%
Wanaka	2016/17	4,561,842	1,361,161	9,707,839	395	978,094	8,674,078	6,574,022	43%
Wanaka	2017/18	5,066,582	1,649,471	11,357,310	395	978,094	9,652,172	7,245,399	43%
Wanaka	2018/19	4,579,499	1,552,054	12,909,364	395	978,094	10,630,266	7,819,359	42%
		43,247,218	12,909,364		4,295	10,630,266	Wanaka Weighted Debt Funding Ratio		52%