



AGENDA

Extraordinary Council Meeting Friday, 14 February 2025

Date: Friday, 14 February 2025

Time: 12.30 pm

Location: Ngā Hau e Whā, William Fraser Building,
1 Dunorling Street, Alexandra

(A link to the live stream will be available on the Central Otago District Council's website.)

Peter Kelly
Chief Executive Officer

Notice is hereby given that an Extraordinary Meeting of Council will be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra and live streamed via Microsoft Teams on Friday, 14 February 2025 at 12.30 pm.

The link to the live stream will be available on the Central Otago District Council's website.

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Members Her Worship the Mayor T Alley (Chairperson), Cr N Gillespie, Cr S Browne, Cr L Claridge, Cr I Cooney, Cr S Duncan, Cr S Feinerman, Cr C Laws, Cr N McKinlay, Cr M McPherson, Cr T Paterson

In Attendance P Kelly (Chief Executive Officer), L Fleck (General Manager - People and Culture), J Muir (Three Waters Director), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), L Webster (Acting Group Manager - Planning and Infrastructure), W McEnteer (Governance Manager)

1 KARAKIA

Her Worship the Mayor will begin the meeting with a karakia.

2 APOLOGIES

3 CONDOLENCES

4 DECLARATIONS OF INTEREST

25.2.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2390841

Report Author:	Wayne McEnteer, Governance Manager
Reviewed and authorised by:	Saskia Righarts, Group Manager - Business Support

1. Purpose

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

2. Attachments

Appendix 1 - Council Declarations of Interest [↓](#)

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Tamah Alley	Manuherikia Irrigation Co-operative (shareholder) Cliff Care Ltd (family connection) Aviation Cherries Ltd (Director) Tenaya New Zealand Ltd (Director and Shareholder) Southern Lakes Trails (Trustee) LGNZ Zone 6 Chair	Manuherikia Irrigation Co-operative Society Ltd (shareholder) Emergency Management Otago Group Controller (employee) Aviation Cherries Ltd (Director)	Alexandra Community House Trust Central Otago Wilding Conifer Control Group Destination Advisory Board
Sarah Browne	Anderson Browne Construction and Development (Director and Shareholder) Infinite Energy Ltd (Shareholder) Central Otago Sports Turf Trust (Trustee) Central Football and Multisport Turf Trust (Trustee) Sutherland Architecture Studio Ltd (Employee)	Anderson Browne Construction and Development (Director and Shareholder) Infinite Energy Ltd (Employee)	Cromwell Youth Trust Tarras Community Plan Group
Lynley Claridge	Affinity Funerals (Funeral Director)		
Ian Cooney			
Stuart Duncan	Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (shareholder) Penvose Investments - Dairy Farm at Patearoa (shareholder) Fire and Emergency New Zealand (member) JD Pat Ltd (Shareholder and Director)	Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (Shareholder) Penvose Investments - Dairy Farm at Patearoa (shareholder)	Otago Regional Transport Committee Maniototo Ice Rink Committee Maniototo Curling International Inc
Sally Feinerman	Feinerman's Ltd, 109 Scotland Street (Owner / Director) Roxburgh Pool Committee (Chair) Sally Feinerman Trust (Trustee) Feinerman Family Trust (Trustee) MPI Teviot Valley Community Hubs group	Breen Construction (Employee / Builder)	Ida MacDonald Charitable Trust Teviot Prospects Teviot Valley Walkways Committee

Neil Gillespie	Southburn Consulting (Consultant) Clyde & Districts Emergency Rescue Trust (Secretary and Trustee) Cromwell Volunteer Fire Brigade (Chief Fire Officer) Cromwell Bowling Club (patron) Otago Local Advisory Committee - Fire Emergency New Zealand Returned Services Association (Member)		Tarras Hall Committee
Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooing Tree (Assistant Manager - Cellar Door) Daffodil Day Cromwell Coordinator	Otago Regional Council (Councillor) The Message (Director)	Cromwell Resource Centre Trust Old Cromwell Incorporated
Nigel McKinlay	Transition To Work Trust (Board member) Gate 22 Vineyard Ltd (Director) Everyday Gourmet (Director) Central Otago Wine Association (member) Long Gully Irrigation Scheme (member) CODC (employee) (Granddaughter)		Cromwell Hall Reference Group Cromwell Town Centre Reference Group
Martin McPherson	Alexandra Blossom Festival	CODC (employee) CODC (employee) (Daughter)	Alexandra and Districts Youth Trust

<p>Tracy Paterson</p>	<p>Matakanui Station (Director and shareholder) Matakanui Development Co (Director and shareholder) A and T Paterson Family Trust (Trustee) A Paterson Family Trust (Trustee) Central Otago Health Inc (Elected Member) Bob Turnbull Trust (Trustee / Chair) New Zealand Wool Classers Association (Chair) Central Otago A&P Association (Member) Waiora Manuherikia Governance Group (Member) Central Otago Riding for the Disabled (Volunteer)</p>	<p>Matakanui Station (Director and shareholder) Matakanui Development Co (Director and shareholder) A Paterson Family Trust (Trustee) A and T Paterson Family Trust (Trustee) Federated Farmers (On the executive team) Omakau Irrigation Co (Director) Matakanui Combined Rugby Football Club (Committee) Manuherikia Catchment Group (Co-chair) Omakau Domain Board Omakau Hub Committee (Chair) Manuherikia Valley Community Hub Trust (Trustee) Southern Cross Sheep Ltd (Director) Mt Stalker Ltd (Trustee) Mt Stalker Pastoral Ltd DKIL Ltd (Shareholder)</p>	<p>Omakau Recreation Reserve Committee Ophir Welfare Association Committee Central Otago Health Incorporated</p>
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5 REPORTS

25.2.2 UPDATED 2025-34 LONG-TERM PLAN DOCUMENTS FOR AUDIT NEW ZEALAND

Doc ID: 2390799

Report Author:	Saskia Righarts, Group Manager - Business Support
Reviewed and authorised by:	Peter Kelly, Chief Executive Officer

1. Purpose of Report

To consider the updated draft 2025-34 Long-term Plan documents for Audit New Zealand.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Notes that amendments have been made to the consultation document, financial model and statements, and development and financial contributions policy.
- C. Agrees that the audit continue with these updated documents.

2. Background

Since the Council meeting on 29 January 2025, several amendments have been made to some key documents for the draft 2025-34 Long-term Plan. Some of these amendments were more than minor and require being brought back to Council.

3. Discussion

Consultation Document

Following conversations with other councils undertaking long-term plans, the section on ‘what’s our plan for water’ has been re-written. This is now based on the content from a council that has been through the audit process. The document has also had minor changes throughout to reflect the change in the draft rates increase and the necessary changes this required (particularly in the financial strategy section, eg. the rating examples have all been updated). See appendix 1 for the updated consultation document.

Financial model/draft rates increase

It has been uncovered that there needed to be some amendments made to the three waters operational budgets. At the same time the budgets were also adjusted to reflect the value of the recent contracts being tendered in three waters. These two things combined have

resulted in the average draft rates increase changing from 11.63% to 14.03%. See appendices 2 to 4 for the updated financial statements and strategy.

Development and financial contribution policy

This policy has undergone revision since it was presented to Council. As a result of the changes in the policy these needed to be flowed through to the financial model. See appendix 5 for the updated development and financial contributions policy. The key changes are described below.

- Between version 1 (Council meeting) and version 3 (latest revision) the opening debt balances for water supply, wastewater and roading were revised. This means that areas that were initially modelled with opening debt are now being modelled with an opening surplus, and vice versa. This change affects most of the charges but is most notable in Alexandra and Clyde (which are now modelled with large opening debt balances for water supply and wastewater) and roading (now modelled with an opening surplus).
- The opening surplus for the community infrastructure and reserve improvement activities originally modelled as \$0 has been amended. Also, the growth apportionments for community infrastructure were reviewed and many were removed as they did not have growth impact (eg. elderly persons housing and replacement of gardens). This has resulted in the removal of interest charges for these activities, and therefore the lowering of the development contribution charges.
- The growth apportionments for the roading activity have been lowered in the development contributions model to align to those in the draft budgets. This has resulted in a further lowering of the roading charge.
- The growth apportionments for the Omakau Water Supply Treatment Plant Upgrades and the Omakau Wastewater Treatment Plant Upgrades have also been increased to better align with the growth assumptions. This has resulted in a large increase in Omakau for both the Water Supply and Wastewater development contribution charges.

The summary changes are:

ACTIVITY			
Water	Version 1	Version 3	Change
Alexandra and Clyde	\$14,728	\$21,685	\$6,957
Cromwell	\$12,441	\$12,897	\$456
Naseby	\$9,117	\$9,563	\$446
Omakau	\$9,594	\$15,295	\$5,701
Patearoa	\$3,040	\$6,091	\$3,051
Ranfurlly	\$3,609	\$4,184	\$575
Roxburgh	\$3,309	\$4,656	\$1,347
Wastewater			
Alexandra and Clyde	\$17,688	\$22,306	\$4,618
Cromwell	\$9,090	\$7,311	-\$1,779
Naseby	\$2,478	\$2,478	\$0

Omakau	\$5,038	\$20,791	\$15,753
Ranfurly	\$242	\$242	\$0
Roxburgh	\$921	\$1,334	\$413
Stormwater			
District	-	-	
Transport			
District	\$1,473	\$784	-\$689
Community Infrastructure			
District	\$5,461	\$2,452	-\$3,009
Reserve Land			
District	20 m ²	\$10,000	\$0
Parks and Reserves			
District	\$511	\$297	-\$214

The table below shows the charges per additional lot created in each location. This is the price a developer would pay for each new lot they create.

Location	Version 1	Version 3	Change
Alexandra and Clyde	\$49,861	\$57,524	\$7,663
Cromwell	\$38,976	\$33,741	-\$5,235
Naseby	\$29,040	\$25,574	-\$3,466
Omakau	\$32,077	\$49,619	\$17,542
Patearoa	\$20,485	\$19,624	-\$861
Ranfurly	\$21,296	\$17,959	-\$3,337
Roxburgh	\$21,675	\$19,523	-\$2,152

4. Financial Considerations

These are covered in the attached financial statements.

5. Options

Option 1 – (Recommended)

Note the changes that have occurred and approve the audit continue with these updated documents.

Advantages:

- Will enable the audit to continue and the current timetable to be adhered to.

Disadvantages:

- There may be some community dissatisfaction with the proposed draft rates rise after allowing for growth increasing from 11.63% to 14.03%.
- Some developers may be dissatisfied with the proposed changes to the development and financial contributions policy.

Option 2

Do not note the changes that have occurred and do not approve the audit continue with these updated documents.

Advantages:

- None identified.

Disadvantages:

- Will likely impact on the overall timetable and impact on the ability to complete the 2025-34 Long-term Plan by 30 June 2025.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by ensuring the most accurate information is audited prior to community consultation.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The consultation document and supporting material for the 2025-34 Long-term Plan is required under the Local Government Act 2002.
Considerations as to sustainability, the environment and climate change impacts	There are no direct considerations as to sustainability, the environment and climate change impacts.
Risks Analysis	There is no risk in approving the audit continue with these updated documents. Any further delay in the audit will likely impact on the plan to have the 2025-34 Long-term Plan presented for final approval on 25 June 2025.
Significance, Consultation and Engagement (internal and external)	Once audited, these documents will be provided as part of the material for the 2025-34 Long-term Plan consultation. Public consultation is scheduled from 19 March to 16 April 2025.

7. Next Steps

Pending Council approval the audit will continue. At this stage the audit is still on track to be completed in March, with the Council meeting to approve community consultation scheduled for 17 March 2025.

8. Attachments

Appendix 1 - Updated Consultation Document [↓](#)

Appendix 2 - Financial Strategy 2025 [↓](#)

Appendix 3 - Prospective Financial Statements [↓](#)

Appendix 4 - Capital Expenditure [↓](#)

Appendix 5 - Development and Financial Contributions Policy [↓](#)

What's important Central Otago?

Have your
SAY

on the 2025-34
LONG TERM PLAN



Central Otago District Council: Supporting a safe, thriving
community and environment – now and into the future



Message from the Mayor and Chief Executive



Central Otago is the best district to live in and we are committed to ensuring the district has the core services needed to continue prospering in a sustainable way. To achieve this, we must make smart decisions on where we best put our efforts, knowing also that some costs cannot be put off for future generations to bear the brunt.

We are facing some big challenges in the years ahead. Central Otago is growing like never before, and while this brings opportunity, we need to ensure we have infrastructure in place to meet future demand. Investing in infrastructure accounts for 26% of the rates increase in Year One of this Long-term Plan. Development contributions are also increasing to reflect the true cost of providing additional services for our growing population.

Our district covers a large geographic area and we need to further invest in our roading network to ensure resilient connection routes. In this Long-term Plan we will be embarking upon a bridge replacement programme. However, this is not made easy with the pressure on central Government's roading funding pot.

We are facing continued pressure in the delivery of water services, and like the previous government, this Government is requiring higher standards of councils than ever before. With these requirements comes cost. For example, in Year One of this Plan wastewater investment is required, which will impact all residents with a wastewater connection – motels and hotels being most impacted.

We need to decide in this Long-term Plan how to continue providing water services to this district in a sustainable way, and we want your feedback on this. What will be the best operating model for delivering water services to Central Otago households into the future? Tell us your views.

In the meantime, we have worked hard to reduce rate surges for our households and have made the decision to reduce the depreciation we collect on water services assets for the next two years. This will help manage the level of rate increases in the short-term. However, even with that decision, the average increase for Year One of this plan is 14.03%, after allowing for 2.1% growth.

Last year we consulted on a 'district-wide funding' model. We know that it is not economical to keep funding activities at a ward level and we need to start rationalising some of our services across the district. The ratepayer spend is getting stretched and things are not likely to change in the near future. You'll see in this Long-term Plan we want your feedback on whether we divest some community halls and facilities.

We know there is more to our community than roads and pipes and we have a number of community and commercial groups who are seeking your support on funding their projects. While we think there are merits in all of them, we know costs are hitting some of you hard and we really want to hear from you about whether or not we have got the balance right and that it's a good use of your money.

We invite you to read our proposals contained in this document – your input is important to us in helping us make decisions on some important topics.

Consultation is open from **19 March to 16 April 2025**. We look forward to seeing you at one of our community events during this period and receiving your feedback.

Tamah Alley
Her Worship the Mayor

Peter Kelly
CODC Chief Executive

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What have we achieved?



Some of the big projects we have completed since the last Long-term Plan include:

Lake Dunstan Water Supply

project went live in 2023, combining and upgrading the town water supply for Clyde and Alexandra residents.

Clyde Heritage Precinct

project to make infrastructure improvements and upgrades to water, stormwater drainage, footpaths and streetscape. A big thanks to the community for working around the public access disturbances.

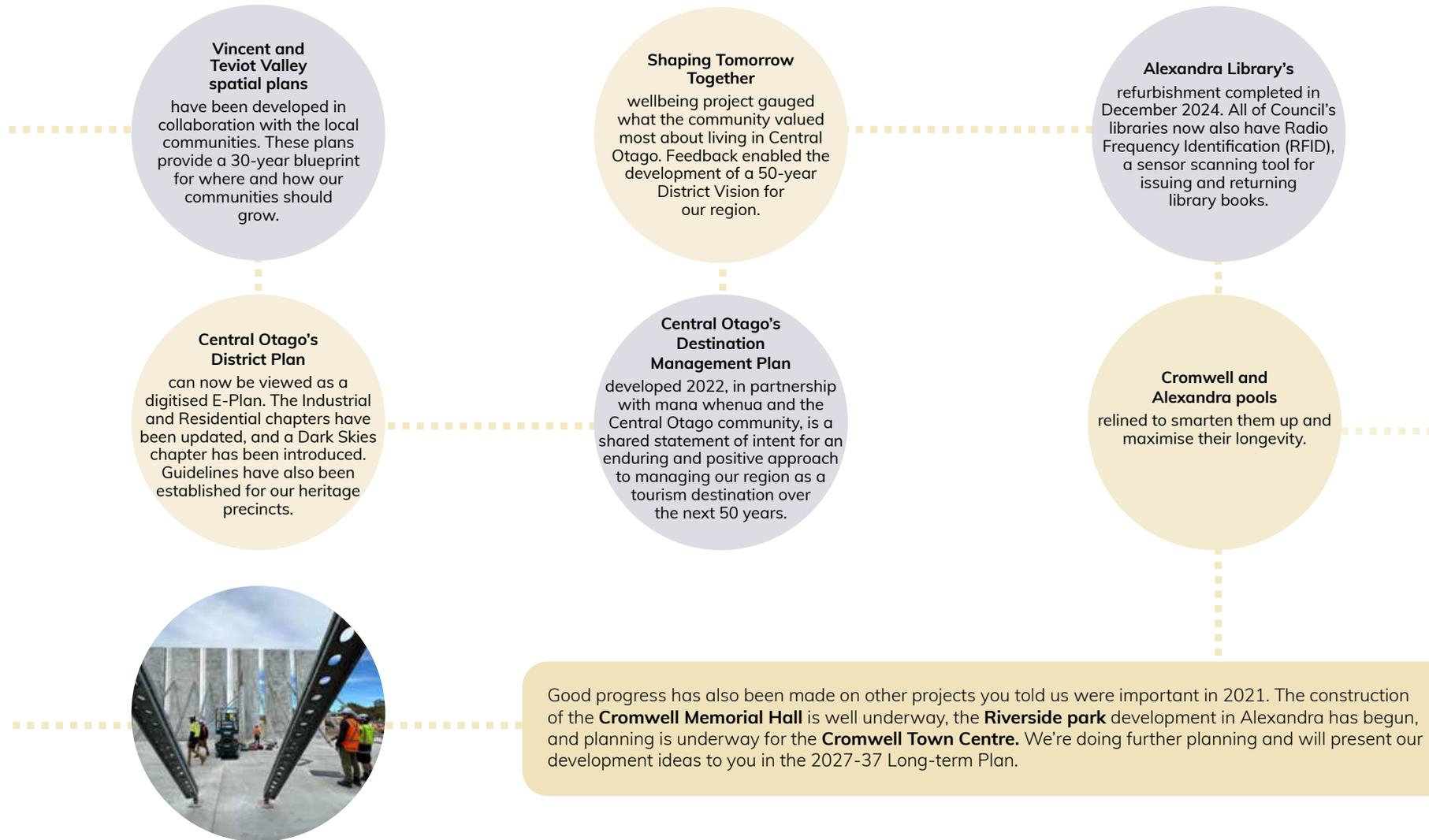
Cromwell town water supply

upgrades to provide increased capacity and meet water compliance standards, were completed in 2024.

Kerbside waste and recycling collection

upgraded in 2023 with the introduction of a four-bin system, including an organics service.





What's our plan? the next

9 years at a glance



Our Long-Term plan in

12 KEY points

Why nine years not ten?

Every three years, we must prepare and adopt a Long-term Plan (LTP). Our last LTP was adopted in 2021. Last year, the new Government gave councils the option to delay the Long-term Plan by one year and prepare instead an enhanced Annual Plan. We took this option given the uncertainty around the Government's proposed water services delivery. There is now more clarity on expectations from Government and we are developing a plan for how we will deliver water services, which we will want your feedback on.

1 Developed in uncertain times

We have developed this Long-term Plan during challenging financial times and global unrest. The current economic recession has created a cost-of-living crisis for some households, though some of the key economic indicators are now heading in the right direction.

2 Government changes

We are adapting to changes in regard to how the Government wants local authorities to provide services. Significant national policy and legislation re-writes will mean big changes in how we do things.

3 Change in how we propose to deliver water services

In line with Government policy, delivery of water services is set to change. We are looking at different models to deliver these services, and one of the options is creating a council-controlled organisation (CCO), either stand-alone or with other councils involved, to own and deliver these services. We will be seeking your feedback on each step of the process, starting with this LTP consultation. In the meantime, we are continuing our programme of work to replace and improve water service infrastructure across the district.

4 Changes to how we pay for water

The ratio of charging households for drinking water (i.e. between the uniform annual charge for infrastructure costs and the volumetric charge for per unit water usage) is under review and we welcome your feedback through this LTP consultation. Over the next two years Council is proposing to reduce its rates funding for asset replacement and borrow to meet the shortfall to help keep significant rates increases down for households.

7 Long-term focus

We are constantly looking at how to handle our district's growth, adapt to climate change and future-proof our communities. Spatial planning is helping us map where we can sustainably grow, and discussions continue around future-focussed services and facilities - the Cromwell town centre project being an example of this.

10 Increasing debt

Under this LTP, we will be taking on more debt. While debt needs to be managed carefully, its often considered fair to borrow for building things that last for a long time, as it spreads the cost across the generations of people who will benefit.

5 Infrastructure investment

Some of our assets are reaching end of life. Investment in infrastructure needs to be able to absorb current and future population growth. This LTP includes significant infrastructure projects, such as the construction of a new hall and event centre in Cromwell, water services upgrades and bridge replacements.

8 Environmental waste

Our new waste strategy articulates our commitment to improve recycling and reduce the amount of waste sent to landfills. A key project this LTP will be the construction of a new organic facility so we can more sustainably manage food and green waste.

11 Land strategy

This strategy is being developed to ensure smart management of Council's land and assets. It will state how properties – including reserves and endowment land – must be used for the purpose they were acquired, ensure their value is being preserved for future generations, and require any conversion of land to assets to be done through careful investment for current and future generations.

6 Roads and bridges

We didn't receive all that we asked for from New Zealand Transport Agency Waka Kotahi (NZTA) which means a shift in how we will maintain and improve our road network. This LTP sees us using rates to fund work that would normally be subsidised by NZTA, which has reduced our ability to deliver on some of our bridge replacement programme as well as maintenance of footpaths and cycleways.

9 Continued service delivery

From July 2025 we will be shifting to district-wide funding of all Council services and activities. This will mean that the costs of activities will be shared by us all. We are also reviewing the services that we provide to check if they are still 'best fit' for our communities and that we can still afford to deliver them. The community halls and facilities discussion in this LTP consultation document is part of this work.

12 The cost of delivery

Running our district doesn't come cheap. Like many households, we are facing big increases to the costs of providing services. These inflationary pressures can be seen in the 10.03% rates increases (on average) over the next two years.

We need your help



We've got some big decisions to make and we need your feedback on a number of topics – these are covered on pages 10 to 31 of this document:

- Charges for water use
- The future for investment for halls and facilities
- Our investment in public pools
- Support for community and commercial projects

We are also proposing changes to some key policies that may affect you (detailed on page 32), and we would like to hear your views.

As you read through this document think about:

- What is most important to you and your family?
- Have we got the balance right?
- Is there anything we are missing?

Tell us what you think.

Go to:

lets-talk.codc.govt.nz



to find out how to get involved.

What's a preferred option?

As part of developing the LTP, Council has considered different choices related to the key topics for consideration in the following pages. The option that Council currently favours is called a **'preferred'** option. This is the option that our LTP budgets have been modelled on.

WHEN

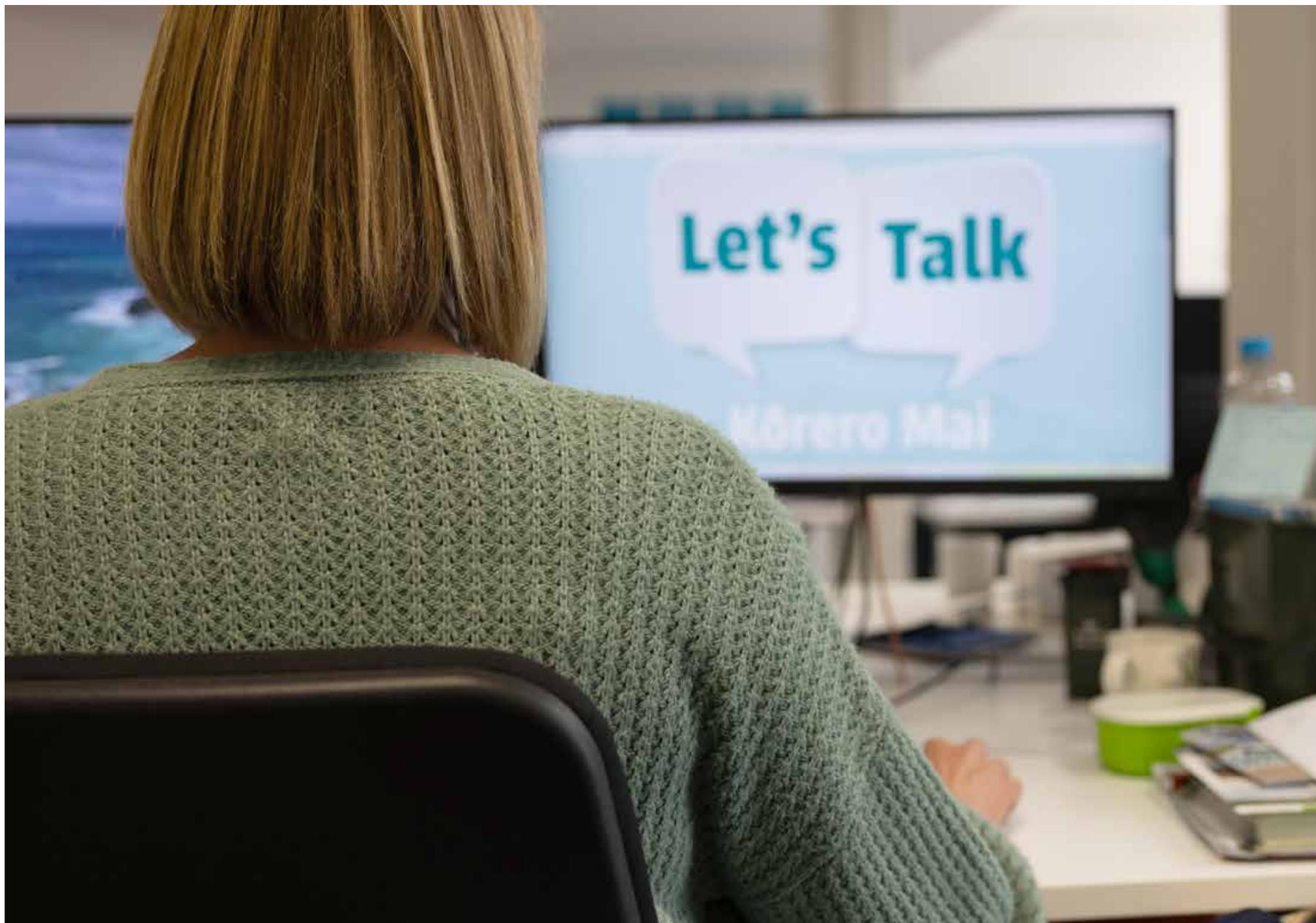
19 MARCH 2025
Consultation Opens

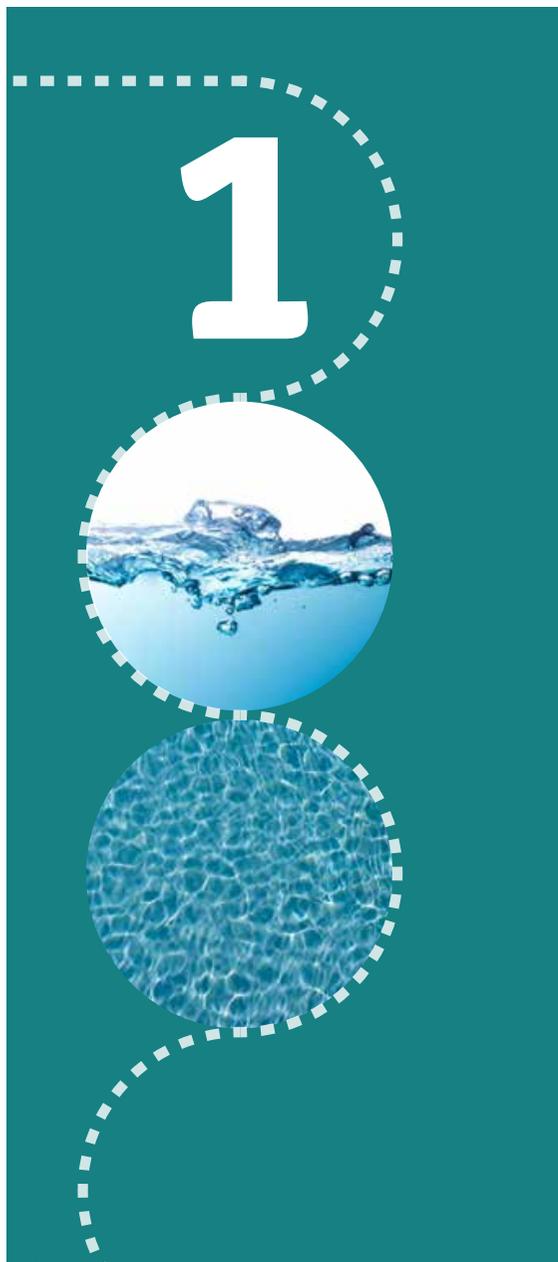
16 APRIL 2025
Consultation Closes

14 MAY - 16 2025
Hearing of Oral Submissions

20 MAY 2025
Deliberations

25 JUNE 2025
LTP is adopted





What's our plan for water

Delivery of water services (drinking water, wastewater and stormwater) is set to change. Stricter standards, renewal of resource consents, dealing with growth and increasing costs of replacing existing assets mean the costs of providing those services is going to increase significantly.

The Government water reforms are currently progressing through Parliament and will give Councils an alternative and potentially more cost-effective way to deliver these services.

Councils across the country must provide a Water Services Delivery Plan to Government by September 2025 that will outline how we want to deliver water services in the future and that ensures current levels of service are maintained, as well as ensuring growth is well managed. Government provided councils with five options for future delivery of these services. These range from keeping the existing delivery models within council (status quo) through to multi-council water service organisations (WSO).

Councils such as ours with a relatively small ratepayer base, does not generate sufficient income to access the level of funding needed to undertake the capital costs associated with water services and the wider council Capital programme.

It is clear to us that continuing with the status quo is not sustainable and moving water services to a separate council-owned organisation would increase our ability to finance these upgrades, as the loan thresholds are 500% of revenue. This would enable the new WSO to deliver more efficiently the new infrastructure and provide strong oversight, foster collaboration with other WSOs and Councils for better buying power, knowledge and resource sharing. A separate WSO would however incur additional set-up and overhead costs.

Of the models available, we believe the establishment of an independent water services organisation is the best model for Central Otago. This company might be a standalone entity for our district only, or there might be an option to form a larger company with other like-minded councils. Our preference is to join with other Councils, but this may not occur immediately as other Councils work through their own processes. Our fallback position will be to form our own WSO. The form of this company is still being worked through and we will consult separately with you about this.

However, as we need to prepare the budgets for the next nine years, it's important we talk to you now about whether we move water services out of Council into a separate organisation. In the budgets for the next nine years we have assumed that we will form a separate company that is either a regional entity with other Councils or a CODC only WSO from 1 July 2027, so we have removed those water services from then and this is reflected in our budgets from then on.

We are asking your feedback on two options – move water services to a separate company from 1 July 2027 or remain with the status quo (operating water services in-house as it is now).

YOUR OPTIONS ARE:

A Create a Water Services Company (WSC) to commence operations from 1 July 2027 (preferred).

An independent WSC would be set up. The ownership, maintenance, and delivery of our water supply, stormwater, and wastewater infrastructure and services would be transferred to the new company, as well as the cost and debt of these activities.

The benefit of this option includes access to greater funding levels, Board oversight of the delivery of our water services and the opportunity, should Council set up a stand-alone WSC, for other Councils/WSCs to join in the future to enhance collaboration, knowledge and resource sharing and promote efficiency.

More significantly, we expect the projected increases in price would slow compared to retaining the services in house because the WSC would be able to continue debt funding the waters capital programme.

The WSC would be owned by Council and would be similar to the familiar Council Controlled Organisation allowed for in the current Local Government Act (2002).

Council would:

- appoint the Directors to sit on the WSC Board
- prepare the WSC constitution
- issue a letter of expectation each year setting out how the Council expects the company to perform
- require publicly available annual and interim reports to be prepared
- hold regular shareholder meetings to monitor the performance of the WSC and track progress against delivery and improvements targets.

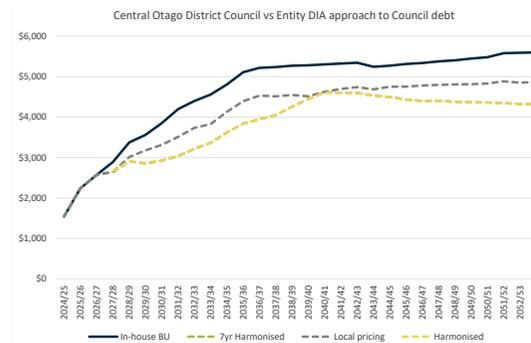
Levels of Service

No significant change to the levels of service.

Cost

The cost of water activities will likely continue to rise, but these costs will not be reflected in Council's finances. The costs will be transferred to the new WSC. While costs are anticipated to rise, it is likely that they won't rise as much or as rapidly as they would if Council were to keep water infrastructure and services in house over the period of the Long-term plan.

Price comparison across options

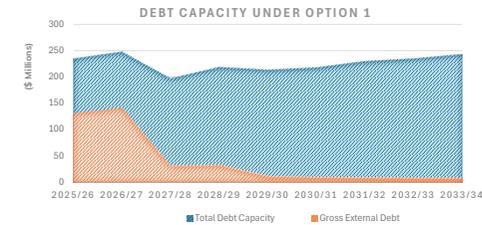


The chart above is the result of work commissioned by local councils to determine whether there is a benefit to residential water users of transferring the water services activities into either a regional WSC or a single WSC. The regional results are represented by two scenarios being immediate price harmonisation and a structured 7-year approach to harmonise charges by 2034. The CODC by itself WSC option is represented by the local pricing line. The work shows, although there is not much difference in the early stages, it is clear that over the longer-term, prices will be lower under all WSC models compared to Council retaining water services in house.

Impact on Debt.

If this option is chosen the debt relating to water services activities would also be transferred to the new WSC which will have the benefit of freeing up Council's

borrowing capacity to undertake other projects within Council.



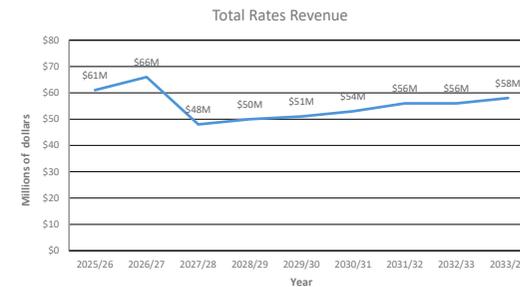
Rates impact

The water activities would no longer be part of your Council rates bill but will be charged to you by the new WSC.

Paying for water services would be similar to the way you pay for your electricity, on a separate invoice and it is likely to be based on a mix of your water consumption and fixed charges.

A WSC would have access to a larger debt capacity than Council, which would mean it would be able to borrow more to deliver our capital programme for water services outlined in our 30-year infrastructure strategy 2025-55.

This means that the WSC would be able to upgrade our planned infrastructure to meet new standards and it would also be able to fund this in a more affordable way for our communities.



OR:

B Status quo - water supply, stormwater, and wastewater infrastructure and services will continue to be owned, maintained, and delivered by Council. The cost of doing so will remain on Council's books.

Levels of Service

No change to levels of service

Costs

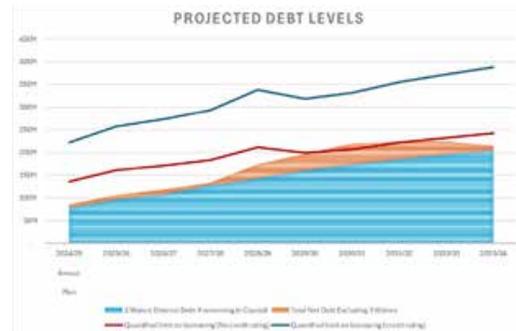
Forecast water services capital expenditure for the 9 years of the Long-term plan 2025-34 would be \$329M.

Forecast water services operational expenditure for the 9 years of the Long-term plan 2025-34 would be \$211M.

That totals \$540M over the period of the Long-term plan.

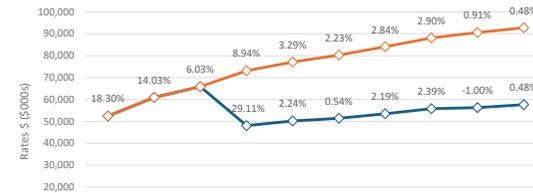
Debt Impact

Significant investment is required in water services infrastructure. This means that council would reach its current debt ceiling in 2027/28 and continue to rise at a rate greater than our capacity to borrow beyond that. This has forced Council to seek a credit rating to increase its borrowing capacity to 280% of total revenue (up from 175%). Peak debt is likely to be \$212M in the 2033/34 year.



Rates and Charges Impact

Our income from rates would need to rise to over \$93M if we kept water services in-house compared to \$59M if we choose to create a WSC to manage our water services activities.



Water services are inter-generational by nature and debt funding these activities ensures the costs of these services spread more equitably across current ratepayers and future generations are more affordable to current ratepayers.

Our debt levels are determined by our income levels and our primary source of income is rates. This will mean significant rates rises in the years of the Long-term plan 2025-34 to cover the cost of our water services programme.

If we select this option, it is expected rates would rise more quickly and to a higher level than if we were to transfer our assets to a WSC.

This option would become unaffordable for ratepayers and would see current generations paying for more than their fair share of water services as the costs would not be passed onto future generations through loan repayments across future years. (Insert Rates impact table).





2



Volumetric water charges

Central Otago properties connected to a Council-run water supply pay for this service through a fixed annual charge (which is part of your rates bill) and a usage or volumetric charge, which is currently billed separately every six months. We currently charge 60 cents per cubic metre of water used and an annual fixed charge of \$756.45 per connection.

The volumetric rate has not been adjusted for many years, whilst the fixed annual charge has continued to increase. In 2024 the fixed annual charge was \$756.45 for every property connected to the water network and, if the status quo remains, this will increase to \$829.60 per property in 2025.

We are a district that has high water use, and 8% of our connections are using 43% of the water. These are properties which use over 700m³ of water per annum. What this means in practice is those of you who are low or average water users are subsidising those who have high use, through high fixed charges.

By increasing the volumetric charge and lowering the fixed charge it is hoped to change the behaviour of high water users. This will reduce our electricity use, delay the need for replacing pipes that have life left in them and delay further upgrades to our treatment plants. This is also a fairer system where the costs are borne by the heaviest users.

We are proposing to increase the volumetric water rate to \$2.40 per cubic metre. This will be offset with a decrease of \$243.02 in the fixed annual charge from \$756.45 per connection to \$513.43 - i.e. **your annual rates bill will be \$243.02 cheaper.**

YOUR OPTIONS ARE:

- A** Increase the volumetric charge to **\$2.40** per cubic metre with the fixed charge of **\$513.43** per connection (**preferred**).
- B** Increase the volumetric charge to **\$1.80** per cubic metre, with the fixed charge at **\$643.43** per connection
- C** Status quo – retain the charge at **60 cents** per cubic metre, with a fixed charge at **\$903.45** per connection.

i For further information about volumetric charging, and to see how this change might affect you, please click the link below:

www.codc.govt.nz



3



If you have a great idea about how these could be better utilised to generate revenue and off-set costs for the ratepayer – tell us about it!

16

Community Halls and Facilities

We have a number of community halls and facilities across our district, each of which has a rich history and has served as a focal point for communities over time. Community needs change though, and while these buildings may have once been used frequently for local dances and a range of gatherings, demand has dropped away in some cases. We are also more mobile now, and some of our facilities have very little distance (in today's terms) between them.

Council is facing significant costs in the next few years to earthquake-strengthen several of our facilities. This LTP has created an opportunity to discuss with you which of our facilities we need to continue maintaining and which ones could be divested.

Divestment could mean a range of things, such as transferring ownership to a community group, selling it to a private entity, returning the property to the Crown, or demolishing the building and retaining the site for potential redevelopment.

Divesting facilities will reduce the rates input into operations and capital expenditure (including earthquake strengthening costs), and it also opens up opportunities to possibly repurpose land and buildings. However, some of these facilities may still be valued hubs for communities. Each facility has its own unique needs and conversion possibilities. We will be working with interested parties and the wider community on what the best option is for each building. We would like to hear your thoughts too.

YOUR OPTIONS ARE:

- A** Divest the community halls listed, which creates an annual reduction of **\$284,000** or **0.54%** per ratepayer (preferred).
- B** Maintain the level of support that Council provides for all halls and facilities listed. This would increase rates by **\$284,000** or **0.54%** per ratepayer per annum.
- C** Maintain Council support for specific halls/facilities on the list [what facility, and why do you want Council to continue to support it?]

i On the next page is a list of the facilities we are investigating this LTP.

For further information about each of these halls and facilities click the link below:

www.codc.govt.nz



List of the facilities we are investigating this LTP.

VINCENT		MANIATOTO		TEVIOT		CROMWELL	
Ophir Hall EQP <small>Moderate bookings</small>	Clyde Hall <small>Regular bookings</small>	Ranfurly Hall EQP <small>Moderate bookings</small>	Fenton Library EQP <small>Tenanted</small>	Millers Flat Hall EQP <small>Regular bookings</small>	Roxburgh Squash Court Building <small>Nil use</small>	Tarras Hall EQP	Cromwell Museum
Poolburn Hall EQP <small>Moderate bookings</small>	Becks Hall <small>Moderate bookings</small>	Naseby Hall EQP <small>Moderate bookings</small>	Naseby General Store EQP <small>Tenanted</small>	Millers Flat Bowling Club <small>Nil use</small>	Service Centre Roxburgh Hall RSA	Cromwell Service Centre	Cromwell Hall & Event Centre
Clyde Police Lockup <small>Nil use</small>	Vallance Cottage <small>Moderate bookings</small>	Pateroa Hall EQP <small>Moderate bookings</small>	Centennial Milk Bar <small>Tenanted</small>	Roxburgh Entertainment Centre			
Clyde Railway Station Building EQP <small>Tenanted</small>	Rding for the Disabled <small>Nil use</small>	Waipiata Hall EQP <small>Moderate bookings</small>	Ranfurly Service Centre EQP <small>Council service</small>				
Former Clyde Museum Stables & Goods Shed <small>Nil use</small>	Former Clyde Briar & Herb factory, and cottage <small>Nil use/Tenanted</small>	Wedderburn Hall EQP <small>Low bookings</small>	Wallace Memorial Rooms <small>Regular bookings</small>				
Blyth Street Museum, Clyde <small>Tenanted</small>	Molyneux Stadium EQP	Ranfurly Railway Station <small>Council service</small>	Maniototo Park Stadium & Clubrooms EQP				
Alexandra Community Centre	Central Stories Museum & Art Gallery	Māniatoto Arts Centre					

KEY



Buildings up for discussion in this LTP



Buildings to be retained

EQP

Earthquake strengthening required

Facility	Operating costs (2025-34)	Capital expenditure (2025-34)	Earthquake strengthening costs	Portion of income from rates (2025-34)	Revenue through bookings/ rent (2025-34)
Ranfurly Hall	500,974	193,385	757,820	508,539	8,167
Fenton Library	77,314	-	113,109	69,812	7,479
Wallace Memorial Building	158,344	63,157	-	79,391	88,659
Centennial Milk Bar	392,300	26,000	-	353,607	36,503
Ranfurly Service Centre**	662,155	394,261	683,256	674,000	309
Patearoa Hall	280,449	116,491	905,595	281,698	6,751
Waipiata Hall	302,380	107,843	644,174	325,548	-
Wedderburn Hall	186,115	34,858	427,627	79,391	-
Naseby Hall	397,558	35,342	1,011,396	401,882	8,764
Naseby General Store	131,740	8,458	235,147	81,813	25,900
Roxburgh Squash Courts	10,000	55,000	-	-	-
Millers Flat Hall	400,332	126,332	491,720	124,547	-
Millers Flat Bowling Club	120,000	-	-	-	-
Clyde Hall	584,250	101,565	-	537,315	49,801
Clyde Museum	349,000	32,450	-	261,200	-
Clyde Railway Station	125,000	60,879	92,619	90,100	93,615
Police Lock-up	28,000	28,400	-	21,500	-
Briar & Herb site (with toilet)	310,000	-	-	216,000	-
Briar & Herb site (with cottage)	164,400	38,650	-	118,650	155,370
Vallance Cottage	208,292	272,864	-	185,162	2,492
Riding for the Disabled	10,000	55,000	-	-	-
Ophir Hall	327,826	39,404	143,799	159,341	4,984
Becks Hall	455,782	198,165	-	174,741	14,940
Poolburn Hall	546,366	88,204	377,420	102,560	8,964
Total:	6,728,577	2,076,708	5,883,682	4,846,797	512,698

**If the proposal to divest the Ranfurly Service Centre proceeds, Council's Service Centre function could be provided alongside the visitor centre service, at the Ranfurly Railway Station Building.

4



Ida MacDonald Roxburgh Pool Punawai Ora

The Ida MacDonald Roxburgh Pool Punawai Ora committee has approached Council to see if we would take over the running and operation of the pool into the future, and we would like to hear your thoughts.

In 2021 we asked whether you supported providing a \$500,000 grant towards the \$3 million development of a new community-run pool in Roxburgh. You were and thanks to this, and generous donations from the community and other funders, the Ida MacDonald Roxburgh Pool Punawai Ora was completed in 2023.

The state-of-the-art facility – which offers three open-air heated pools with efficient solar panel and heat pump water heating systems – is open during the summer season (December through March) and is currently accessed via a fob-key system.

It has been hard work for the committee to continue running this community facility. They have struggled to hire qualified lifeguards and funds are not yet being put aside for future plant maintenance and replacement. The committee also acknowledges the ongoing risk they carry in operating a public pool.

If the pool was owned and operated by Council, it would run in a similar way to Council's pool in Ranfurly. It would be open twelve hours a day, seven days per week for the summer season (December through March), with the same staffing ratios and management systems. This would come at an annual district-wide cost to ratepayers of \$250,000 per annum, or \$16.85 per ratepayer.

There are some further impacts for Teviot Valley ratepayers. It was agreed through the 'district-wide' funding consultation in 2024 not to charge

the Teviot Valley a district rate for Council-operated pools. However, if Council takes over the Roxburgh Pool, Teviot Valley rates increase by both the annual cost of the Roxburgh Pool (\$16.85) plus their share of the other Council-operated pools in the District, which is \$312 per ratepayer.

On the other hand, the Teviot Valley Community Board has been providing an annual operating grant of up to \$50,000 towards the pool since its opening (\$52.95 per Teviot Valley ratepayer). This grant would cease if Council takes over ownership – the net effect on Teviot Valley rates being \$260 per annum.

If the Pool is not vested in Council, the Teviot Valley Community Board has been requested to increase this annual grant to \$80,000pa from 2025 – this equates to \$70.60 per Teviot Valley ratepayer.

YOUR OPTIONS ARE:

- A** To take over the ownership and management of the Ida MacDonald Roxburgh Pool Punawai Ora at an annual district-wide cost of **\$250,000**. This equates to an average cost of **\$260** per ratepayer in the Teviot Valley ward, and an average cost of **\$16.85** (0.48%) per ratepayer for the rest of the District (**preferred**).
- B** Do not support taking over the ownership and management of the Pool. This would mean the average rates increase would reduce by **\$260** per annum for Teviot Valley ward ratepayers, and by **\$16.85** (0.48%) for Cromwell, Vincent and Maniototo ward ratepayers.



5



Alexandra outdoor pool

The current Alexandra Pool opened to the public over 20 years ago. When the facility was built, the community chose to include an outdoor swimming pool due to the affection held for the decommissioned outdoor pool. However, over the years Council staff have noticed a steady decline in the outdoor pool's use, despite admissions increasing year on year at the Alexandra facility. Possible reasons for this include other outdoor swimming options in nearby rivers, the lake, and neighbouring community pools, and the relative water temperature and climate of the outdoor pool compared with indoor pool options. Added to this is the pool's ageing operating system (which is nearing end-of-life), is costly to run and is estimated to cost around \$500,000 to replace.

We thought it timely to ask your views on whether there is still a need for an outdoor pool at the Alexandra Pool.

The cost of running Alexandra's outdoor swimming pool is \$200,000 per annum, plus an additional \$10,000 a month if the water is heated. The pool is open for public use during the summer season (December through March).

The estimated cost of decommissioning the pool is \$50,000. This process would involve dismantling the pool infrastructure and repurposing its components, while the pool itself would be filled in. This would create potential opportunities for repurposing the outdoor area for future activities.

Closing the outdoor pool would reduce ongoing operating costs for the Alexandra Pool. It may also change the way you use the facility. We want to hear your views.

YOUR OPTIONS ARE:

- A** Close and decommission the outdoor pool at Alexandra. This equates to an average annual reduction of **\$200,000**, or **\$13.48 (0.38%)** per ratepayer per annum (**preferred**).
- B** Retain the outdoor pool at Alexandra Pool. This would increase rates by **\$200,000** per annum, or **\$13.48 (0.38%)** on rates.



6



Manuherekia Valleys Community Hub

In 2021 we consulted with you on the Manuherekia Valleys' proposal to develop a purpose-built multi-use community facility at the Omakau Recreation Reserve to cater for the town and surrounding communities. Omakau's community hall and rugby clubrooms are both aged and need major renovations or full replacement to bring them up to current-day standards. You supported this idea and \$1million was committed to this project.

The Manuherekia Valleys Charitable Trust and local community worked hard over the past several years to raise funds for this build. To date they have secured \$1,773,000 in grants and sponsorship and continue to seek out new sources. However, as time has passed, cost escalations have pushed up the build price significantly.

The revised total build cost is now up to \$5.2 million, including landscaping and fitout. The Trust has asked for further support from Council, with up to \$1.6 million still needed. While the Trust continues to fundraise and hopes the full amount is not needed, this commitment to funding will mean that building tenders can go out and contracts can be locked in, which will prevent further price creep over time.

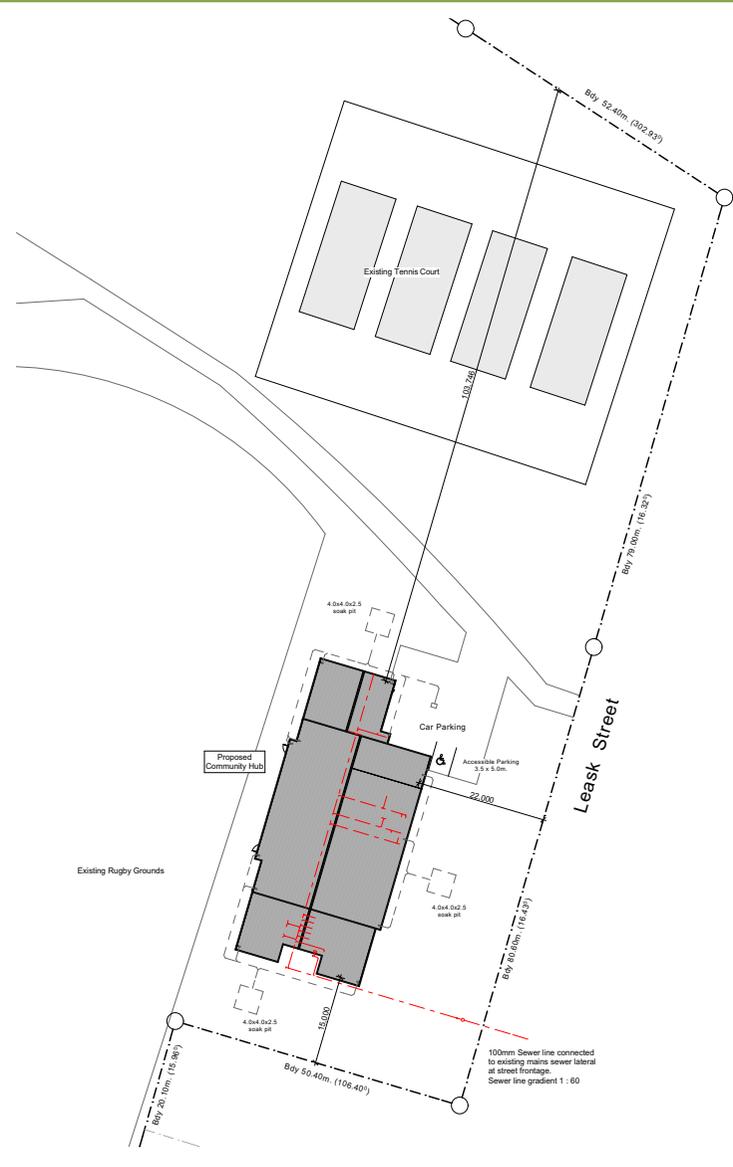
We would like to know if you think Council should commit up to \$1.6 million towards this project and, if so, how should this be funded. One option is to use funds from the Vincent Reserves account, which would mean there would be no additional rates cost.

YOUR OPTIONS ARE:

- A** Provide additional funding of up to \$1.6 million towards the construction of the Manuherekia Valleys Community Hub, funded from Vincent General Reserves (**preferred**).
- B** Provide additional funding of up to \$1.6 million, loan funded over a period of 10 years at average annual cost of **\$13.50** (0.38%) per ratepayer for 10 years.
- C** Provide additional funding of up to \$1.6 million, rate funded in the 2025/26 financial year at average one-off cost of **\$107.87** (3.04%) per ratepayer.
- D** Do not support.



Artists Impression of Community Hub



7



Supercars Championships at Highlands Motorsport Park

We are interested in your views on Council supporting a proposal to bring the Supercars Championships to Highlands Motorsport Park for the 2026 or 2027 series. If successful, this would mark the first time the event is held in the South Island.

Supercars is the premier motorsport category in Australasia, and one of Australia's biggest sports. Globally, it is recognised as the leader in the touring car category. The event is expected to have a positive economic impact directly and indirectly through media, broadcast and social media coverage, with estimates of tens of thousands of visitors descending on Cromwell, the wider Central Otago and Queenstown-Lakes Districts. This event would put Central Otago on the map and showcase our region as a leading tourist destination.

In order to secure the event, Supercars organisers are seeking Council investment of up to \$250,000. If Council was to support bringing this event to Central Otago, funding could be sourced through the tourism reserves account. This would not have an impact on rates.

YOUR OPTIONS ARE:

- A** Agree to provide a **\$250,000** grant, funded through the tourism reserves (**preferred**).
- B** Agree to provide a **\$250,000** grant funded through a promotions rate. This will mean an average one-off rates increase of **\$16.85** (0.48%). However, as this is a targeted rate with differentials, the cost per ratepayer will vary.
- C** Do not support.



8



Artificial Turf at Maniototo Area School

The Maniototo Area School has asked Council to help support the replacement of a multi-use artificial turf at their school grounds. The current court surface has seen its best days and is raising safety concerns for users.

The school is wanting to extend the current turf footprint by 10m and include an asphalt court alongside. The cost of construction of this multi-use sports surface is estimated at \$900,000, and the organising committee is requesting \$200,000 from Council towards the project.

Being situated on school grounds means the sports surface will be used mostly by the school during class times but will be available for community use outside of school hours. The school will lead in maintaining the surface, with community support. The organising committee also intends to establish an investment fund for the maintenance and future replacement of the surface.

The organising committee is currently fundraising for the remaining cost and will begin construction once this funding is secured. All going to plan, the committee hopes to commence construction in the 2026/27 financial year (Year 2 of the LTP).

YOUR OPTIONS ARE:

- A** Provide a **\$200,000** grant, rate funded in the 2026/27 financial year at a one-off average cost of **\$13.60** per ratepayer (**preferred**).
- B** Provide a **\$200,000** grant loan funded over a period of 10 years at an average annual cost of **\$1.76** per ratepayer for 10 years.
- C** Do not support.

9



Artificial Turf at Dunstan High School

Molyneux Turf Incorporated (MTI) in conjunction with Dunstan High School has been working towards the development of a full-sized multipurpose artificial turf for Alexandra. The proposed site is on the high school grounds on the old tennis courts, adjacent to Molyneux Stadium. Being situated on school grounds means that the turf will be mostly used by the school during class times and will be available for community use outside of school hours.

The trust has commissioned a feasibility study for the construction and ongoing operation and maintenance of the facility [<link>](#). The study proposes that MTI will own the turf, facilitate the construction and maintenance of the surface, and manage community bookings. Operating revenue will be sourced through user charges, sponsorship and grants.

MTI are also progressing various funding opportunities, and subject to this funding, development is expected to start in November 2025. The total cost of construction of a full-sized multipurpose turf is \$1.5 million and MTI has requested \$300,000 from ratepayers to support this project. This grant from Council would go towards construction costs only and there is no commitment for ongoing operational costs.

YOUR OPTIONS ARE:

- A** Provide a **\$300,000** grant rate funded in the 2025/26 financial year at an average cost of **\$20.40** per ratepayer (**preferred**).
- B** Provide a **\$300,000** grant loan funded over a period of 10 years at average annual cost of **\$2.64** per ratepayer for 10 years.
- C** Do not support

Proposed Layout



But wait, there's more...

Policy Reviews



We are also seeking input on various policies associated with the LTP. Some of these have had minor changes to make them clearer and more robust, whereas others are proposing sizeable changes to how we do things.

Fees and charges:

Fees and charges are a key component of how we fund things – it enables some of the cost to be borne by those who use particular services. For this Long-term Plan we have made some inflation adjustments to our current fees and charges to ensure these remain aligned with the rising costs.

See the full list of proposed charges in our supporting documents [\[insert link\]](#)

Development and Financial Contributions Policy:

A development contribution is a financial charge levied on new developments to ensure that the additional demand on local infrastructure is contributed to by the developer. This policy aims to ensure that a fair share of the cost of new assets and services that are growth related are funded by development. Key changes proposed are:

- Introduction of a new Community Infrastructure contribution
- Transition of the existing reserves financial contribution to a new Reserve Improvements contribution and a new Reserve Land contribution

See the proposed policy at xxxx [\[insert link\]](#)

Revenue and Financing Policy:

The Revenue and Financing Policy shows the revenue sources used to fund each of Council's activities. Key changes proposed are:

- An increase in volumetric water charges with a decrease in fixed charges (refer to consultation item 2)
- A new rate for stormwater services
- A new community facility rate (following the district wide funding decisions last year)

See the proposed policy at xxxx [\[insert link\]](#)

Significance and Engagement Policy:

The Significance and Engagement Policy sets out Council's general approach to working out what projects and decisions are important or significant for our communities, and how we engage on these. Key changes proposed are:

- Expanding information about how decisions are made
- Including a requirement for outcomes of any engagement to be reported
- Including steps Council has taken to increase Māori participation

See the proposed policy at xxxx [\[insert link\]](#)

Financial strategy



Our Financial Strategy outlines how we plan to handle our finances over the next nine years, addressing financial challenges and their impacts. The desired outcome of this strategy is for Council's assets and operational expenditure to be managed in a cost-effective and sustainable manner, both for Council and our communities.

One of the biggest challenges a council faces is balancing its community's ability to pay with the need to maintain infrastructure and deliver services. We aim to keep rates and charges affordable for current and future generations. At the same time, we need to focus on delivering core infrastructure services, building its community resilience, supporting economic development and promoting opportunities for growth that ensure the community is sustainable into the future. To ensure this, Council will continue with a balanced approach, keeping the two guiding principles of affordability and sustainability at the forefront.

This consultation document has highlighted the pressures on our infrastructure projects due to central Government changes in compliance standards. Heavy investment is required to improve the quality of our services and to meet these higher standards. This is further challenged by the Government's proposed changes to the management of water services. What does this mean for the delivery and funding of water under this LTP? We have taken the approach that water services will be transferring to a council-controlled organisation (CCO). Our preference is to join with councils across the region, but if other councils do not join, then the CCO will be operated by this Council alone. This transfer is reflected in the LTP with the water service activities being transferred at the end of Year 2 and no longer being reflected in the operations of Council from Year 3 onwards. Going into this LTP we will continue to fund our extensive capital programme through raising debt.

We expect the gross level of debt to increase to \$141 million by Year 2 and then reduce significantly as the water services activities and their associated debt are transitioned into a new entity.

Investment in the current asset base will continue. All renewals are generally funded by depreciation reserves. The exception to this is water services, as we have decided instead to only partially fund (up to 50%) their asset replacement cost. This will have the effect of lowering rates in the first two years of this LTP.

When replacing or installing new assets, we will be considering whether we need to be catering for future growth. We have anticipated growth to be 2.1% each year for the first five years of the plan and 1.9% thereafter.

The growth portion of the capital programme is funded through development contribution reserves. In most instances, these reserves typically run as deficits attracting interest that are in turn funded by developers' contributions.

What's our plan for borrowing?

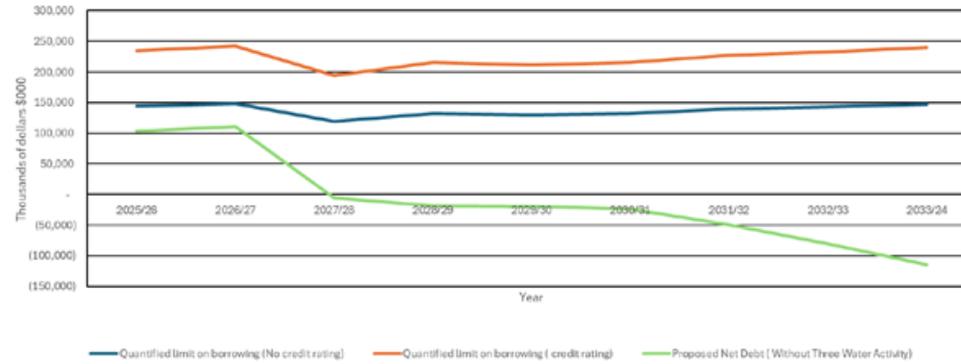
We are planning to extend our borrowing levels in the first two years of this LTP so that we can continue to progress our capital programme work.

We are maintaining some borrowing headroom to allow us to fund emergency works in the event of natural disasters, and are building up our reserves in this area.

Debt levels will decrease in Year 3 onwards as the water assets and associated debt are transferred to a new CCO for management and service delivery.

For further details, go to the Financial Strategy [\[insert link\]](#)

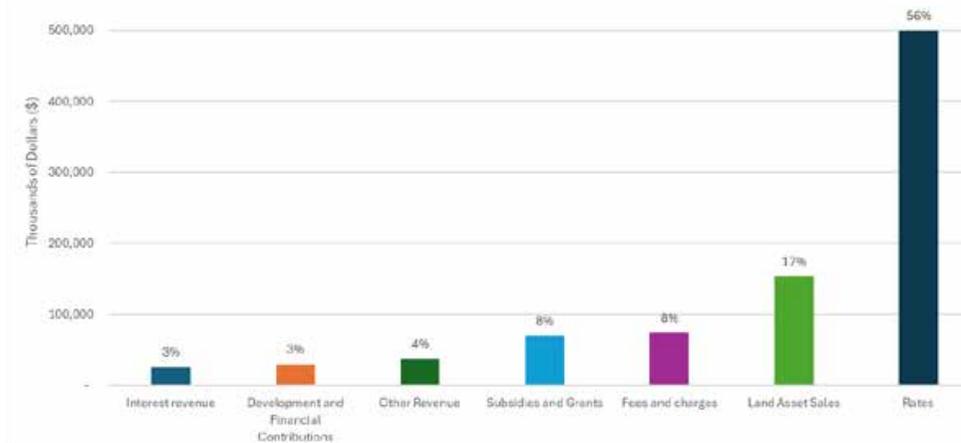
PROPOSED NET DEBT



Where does the money come from?

Funding of operational costs come from a number of sources such as rates, user fees, grants and subsidies. The chart here shows our revenue sources over the nine years of this LTP.

SOURCES OF REVENUE



Where have the increases come from?

The rates increase in 2025/26 (Year 1 of the LTP) is \$8.46 million. This is an average increase of 14.03% on rates.

The graph here shows where these increases come from.

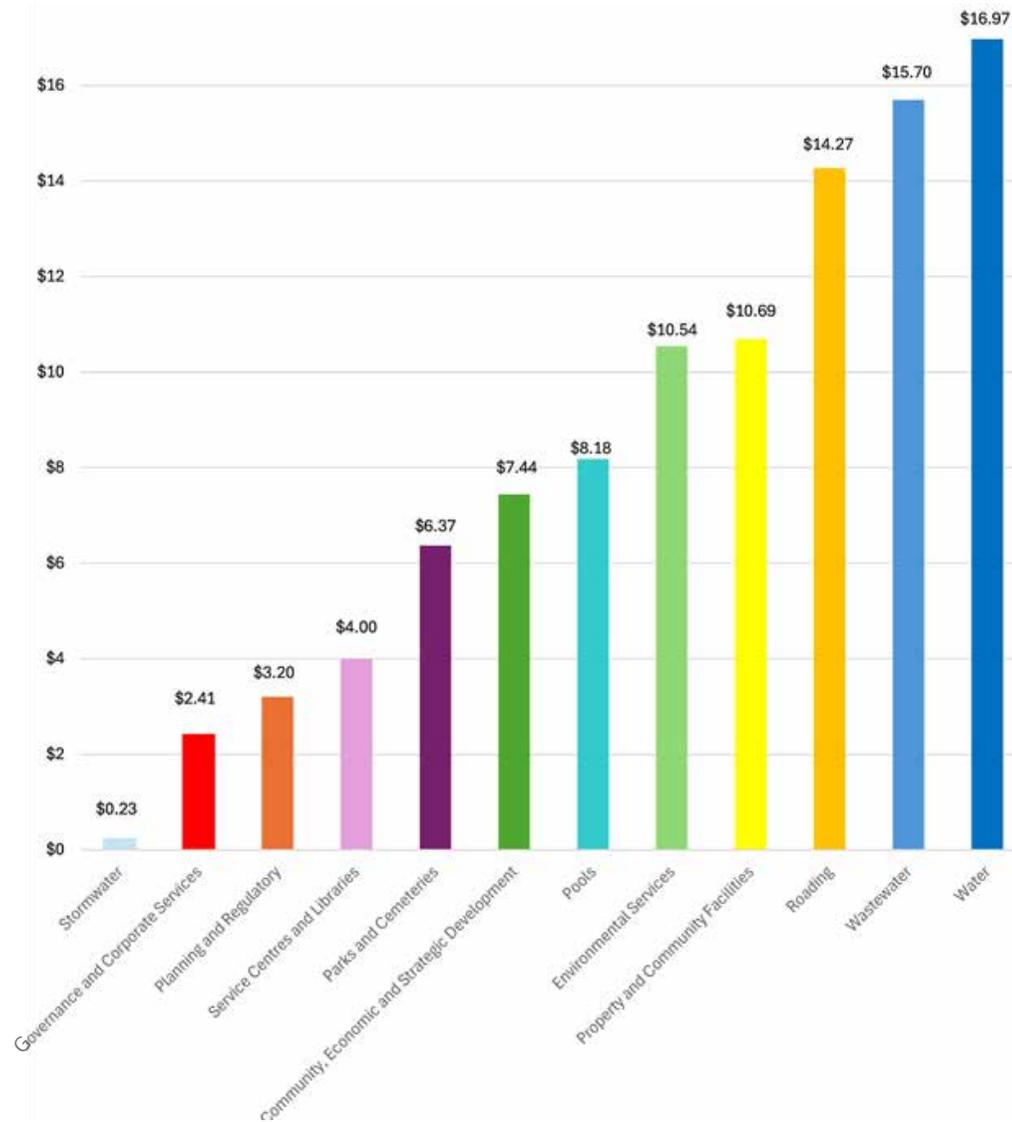
Activity	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Community, Economic and Strategic Development	1.50%	-0.42%	0.56%	0.37%	0.24%	0.22%	0.32%	0.14%	0.26%
Environmental Services	1.21%	1.25%	-0.04%	0.67%	0.54%	0.45%	0.52%	0.52%	0.44%
Governance and Corporate Services	-1.80%	0.10%	0.04%	0.05%	0.08%	0.02%	0.10%	0.00%	0.05%
Planning and Regulatory	-0.51%	0.37%	2.44%	0.46%	0.43%	0.26%	0.35%	0.22%	0.19%
Pools Parks and Cemeteries	3.49%	0.58%	1.50%	1.07%	0.45%	0.70%	0.66%	0.25%	0.43%
Property and Community Facilities	5.27%	0.91%	1.43%	0.17%	0.39%	1.74%	1.73%	-0.34%	0.34%
Service Centres and Libraries	0.99%	0.28%	0.51%	0.30%	0.20%	0.32%	0.24%	0.13%	0.18%
Stormwater	-0.10%	-0.21%	-0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Transport	2.63%	0.82%	0.88%	1.26%	0.12%	0.36%	0.37%	-0.03%	0.49%
Wastewater	1.80%	1.86%	-16.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Water	1.65%	2.59%	-18.09%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Rates Percentage Increase	16.13%	8.13%	-27.02%	4.34%	2.44%	4.09%	4.29%	0.90%	2.38%
Rates Percentage Increase less Growth	14.03%	6.03%	-29.11%	2.24%	0.54%	2.19%	2.39%	-1.00%	0.48%

What does this mean for your rates?

We face significant cost escalations over the early period of the LTP, which has led to the rates increases we are proposing in Year 1 and 2. The removal of the water services activities in Year 3 sees a reduction in rates required. However, it should be noted that while Council will not be charging for water services a new CCO will. Therefore, the total cost to the ratepayer is unlikely to reduce over the remaining period of the LTP.



Where do your rates dollars go? This table shows how rates are spent, per \$100.
For more information see our draft Financial Strategy [\[insert link\]](#)



Rates Examples

The table below provides real rates examples that demonstrate the “unders and overs” on either side of the average district rates increase figure of 14.03%.

This table gives you a feel for what’s happening across the district in residential, commercial and rural sectors. To see how your own property will be affected by the proposed rates charges in this LTP,

go to our online rates calculator: [<insert link>](#)

Note: This table includes the uniform annual charge for water but not metered water-use charges.

Ward	Property Description	Prev Capital Value	Prev Land Value	Current Capital Value	Current Land Value	2024/25 Rates	2024/25 Proposed Rates	Change \$	Sum of Change %
Cromwell	Bannockburn Vineyard	3,240,000	1,660,000	3,240,000	1,660,000	4,017.66	4,495.72	478.06	12%
Cromwell	Cromwell Commercial	1,330,000	990,000	1,330,000	990,000	5,713.13	6,353.64	640.51	11%
Cromwell	Cromwell Farm	4,500,000	3,870,000	4,500,000	3,870,000	6,730.85	8,015.39	1,284.54	19%
Cromwell	Cromwell Large Farm	17,310,000	14,100,000	17,310,000	14,100,000	22,199.04	25,746.25	3,547.21	16%
Cromwell	Cromwell Lifestyle Block	1,600,000	880,000	1,600,000	880,000	2,998.11	3,481.43	483.32	16%
Cromwell	Cromwell Major Hotel	13,750,000	6,720,000	13,750,000	6,720,000	38,525.14	42,586.69	4,061.55	11%
Cromwell	Cromwell Motel	3,200,000	2,260,000	3,200,000	2,260,000	14,102.86	15,459.67	1,356.81	10%
Cromwell	Cromwell Residential	680,000	520,000	680,000	520,000	4,033.87	4,409.14	375.27	9%
Cromwell	Cromwell Storage	5,340,000	3,400,000	5,340,000	3,400,000	10,801.65	12,145.50	1,343.85	12%
Cromwell	Pisa Moorings Residential	1,140,000	455,000	1,140,000	455,000	3,413.40	3,905.64	492.24	14%
Cromwell	Bannockburn Hotel	1,540,000	1,050,000	1,540,000	1,050,000	5,567.05	6,182.87	615.82	11%
Maniototo	Maniototo Farm	2,200,000	1,830,000	2,200,000	1,830,000	3,921.35	4,519.57	598.22	15%
Maniototo	Maniototo Large Farm	24,320,000	21,150,000	24,320,000	21,150,000	31,767.85	37,452.37	5,684.52	18%
Maniototo	Maniototo Lifestyle Block	540,000	240,000	540,000	240,000	1,692.88	1,841.42	148.54	9%
Maniototo	Naseby Residential	455,000	240,000	455,000	240,000	3,866.45	3,941.00	74.55	2%
Maniototo	Patearoa Residential	360,000	170,000	360,000	170,000	2,315.11	2,223.50	-91.61	-4%
Maniototo	Ranfurlly Commercial Property	240,000	51,000	240,000	51,000	3,762.58	3,818.60	56.02	1%
Maniototo	Ranfurlly Residential	430,000	150,000	430,000	150,000	3,767.07	3,802.68	35.61	1%
Maniototo	Ranfurlly - Hotel	460,000	230,000	460,000	230,000	5,395.59	5,665.06	269.47	5%
Maniototo	Maniototo Rural - Hotel	530,000	300,000	530,000	300,000	1,726.33	2,176.71	450.38	26%
Teviot Valley	Roxburgh - Commercial	275,000	141,000	275,000	141,000	3,636.90	4,004.29	367.39	10%
Teviot Valley	Roxburgh - Hotel	520,000	215,000	520,000	215,000	3,739.41	4,114.18	374.77	10%
Teviot Valley	Roxburgh Orchard	510,000	300,000	510,000	300,000	2,645.18	2,908.48	263.30	10%
Teviot Valley	Roxburgh Farm	4,450,000	3,770,000	4,450,000	3,770,000	6,246.96	7,804.04	1,557.08	25%
Teviot Valley	Roxburgh Large Farm	19,150,000	17,200,000	19,150,000	17,200,000	24,614.16	30,467.94	5,853.78	24%
Teviot Valley	Roxburgh Residential	425,000	155,000	425,000	155,000	3,485.82	3,805.44	319.62	9%
Teviot Valley	Roxburgh Rural Industry	1,900,000	375,000	1,900,000	375,000	3,057.56	3,544.33	486.77	16%
Teviot Valley	Millers Flat Residential	460,000	250,000	460,000	250,000	1,829.43	2,320.91	491.48	27%
Vincent	Alexandra Commercial	850,000	245,000	850,000	245,000	6,749.03	6,966.03	217.00	3%
Vincent	Alexandra Hotel	1,190,000	1,020,000	1,190,000	1,020,000	9,416.01	10,216.40	800.39	9%
Vincent	Alexandra Lifestyle Block	1,300,000	790,000	1,300,000	790,000	2,339.85	2,810.11	470.26	20%
Vincent	Alexandra Major Motel	4,190,000	1,300,000	4,190,000	1,300,000	21,066.09	21,755.17	689.08	3%
Vincent	Alexandra Residential	590,000	335,000	590,000	335,000	3,808.25	4,114.16	305.91	8%
Vincent	Earnsclough Lifestyle Block	970,000	550,000	970,000	550,000	1,966.98	2,388.65	421.67	21%
Vincent	Earnsclough Orchard	1,760,000	730,000	1,760,000	730,000	2,469.00	2,815.60	346.60	14%
Vincent	Manuherikia Farm	5,280,000	4,640,000	5,280,000	4,640,000	7,782.76	9,302.42	1,519.66	20%
Vincent	Manuherikia Large Farm	16,100,000	14,250,000	16,100,000	14,250,000	21,731.77	25,688.86	3,957.09	18%
Vincent	Manuherikia Lifestyle Block	490,000	290,000	490,000	290,000	1,512.83	1,907.05	394.22	26%
Vincent	Omakau Residential	520,000	195,000	520,000	195,000	3,639.71	3,891.71	252.00	7%
Vincent	Omakau Hotel	1,400,000	430,000	1,400,000	430,000	10,245.63	11,210.81	965.18	9%
Vincent	Ophir Residential	580,000	215,000	580,000	215,000	2,678.56	2,816.14	137.58	5%
Vincent	Ophir Commercial	1,930,000	240,000	1,930,000	240,000	5,040.45	5,220.43	179.98	4%
Vincent	Earnsclough Vineyard	3,350,000	1,070,000	3,350,000	1,070,000	3,457.35	3,642.03	184.68	5%
Vincent	Omakau Residential	700,000	280,000	700,000	280,000	5,112.79	5,481.17	368.38	7%
Vincent	Clyde Residential with wastewater connection	760,000	650,000	760,000	650,000	5,469.78	5,894.51	424.73	8%
Vincent	Clyde Commercial with wastewater connection	1,970,000	780,000	1,970,000	780,000	7,954.88	8,203.67	248.79	3%
Vincent	Clyde Motel with wastewater connection	1,960,000	1,330,000	1,960,000	1,330,000	8,826.59	9,064.35	237.76	3%
Vincent	Clyde Residential without wastewater connection	760,000	525,000	760,000	525,000	3,147.43	3,399.26	251.83	8%
Vincent	Alexandra Motel	740,000	485,000	740,000	485,000	5,525.35	6,095.21	569.86	10%



Infrastructure strategy



Infrastructure directly shapes the way we live, travel, recreate and work. Council-owned infrastructure includes water supply, wastewater, stormwater and our local transport network, and is essential to delivering the activities that keep our communities connected, healthy and functioning.

Council owns and maintains an infrastructure portfolio worth over \$1.2 billion – this includes 1,926km of roads, 188km of footpaths, 173 bridges, 468km of water supply reticulation, 284km of sewer mains, 81km of stormwater mains, 56 pump stations and 15 treatment plants.

Central Otago covers an area of 9,969 square kilometres and, due to our rural nature, we have one of the lowest population densities in New Zealand. Our relatively small and dispersed population means providing and improving infrastructure, while ensuring it remains affordable, can be difficult.

Our district has experienced a prolonged period of population growth, which continues today. Between the 2018 and 2023 censuses, the resident population grew by 3.2% p.a. (from 22,200 to 26,000) and the 2024 projected population was 26,500 people.

Ensuring our communities have access to safe, reliable infrastructure is a core priority for Council. At the same time, we need to provide for growth and fund essential maintenance and improvements across the district. While this can be a challenging mix to get right, the Infrastructure Strategy outlines the key issues and challenges faced, our strategic priorities across the infrastructure networks and how we plan to deliver our goals over a 30 year work programme.

The Infrastructure Strategy addresses significant infrastructure issues that Council will face over the next 30 years, with options and implications for managing these challenges.

We're facing some real challenges:

- **Compliance with changing legislation, particularly in relation to water services** - providing financially sustainable water services, ensuring safe and reliable drinking water, and improved management of wastewater services. With transport there is unpredictability in funding priorities due to changes in Government and subsequent changes to the Government Policy Statement on land transport (GPS). Shifting national priorities impacts local budgets, timelines, and strategic planning create ongoing uncertainties for Council budgets.
- **Meeting greater expectations around environmental impacts** - Public expectations regarding how we manage the environmental impacts from infrastructure services have increased over the past decade and this is supported by government freshwater reforms, supporting legislation, changes to regional policies and plans, and increased compliance reporting and monitoring.
- **Population growth and democratic change** - Central Otago district has experienced a period of rapid and prolonged population growth since 2013. This places ever increasing demands on existing infrastructure, and requires us to provide greater capacity for an increasing population.
- **An ageing and deteriorating bridge network** - The district's network comprises 173 bridges, with 58 expected to reach their economic end of life in the next 30 years, many situated on less-travelled roads with alternative routes available. At least 30 of the bridges (representing 17% of the network) across the district will reach the end of their useful lives within the next 10 years. This presents a significant cost and a substantial funding gap.
- **Water source reliability** - Our District has an arid climate and limited sources of water. The demand for water is very high and is closely associated with development. Industrial, agricultural, business and residential development all depend on the availability, quantity and quality of water.
- **A shortage of technically skilled people** - It is likely that a shortage of technically skilled people to design, construct and manage water assets will continue to have an impact on this activity in future years. This is a global issue which is also affecting other local authorities as this is a highly competitive market.
- **Ongoing affordability of infrastructure services** - The industry has seen increased costs as a result of inflation, increasing standards, operations and maintenance requirements, monitoring costs and training and qualification requirements.

Our priorities are to:

- 1 Meet the minimum standards for water and wastewater compliance – Council will ensure we comply with the minimum standards set by regulators for both water and wastewater.
- 2 Provide the infrastructure required to service growth – This includes the development and upgrades to water and wastewater treatment plants, and maintaining our transport planning budgets.
- 3 Maintain existing infrastructure in the most cost-effective manner – This will help to retain levels of service and maximise the useful life. Key projects include replacing water and wastewater plant assets as they near the end of their operational life and prioritising and rationalising bridge funding to best retain our bridging network with the funds we have.

Currently, 30 bridges (17% of the network), are nearing end of their service, requiring an estimated **\$20 million for replacement**, against the **current budget of \$7.6 million**. Council has developed a Bridge Strategy and we will be talking with you about levels of service in the 2027 - 37 LTP.



Have your
SAY



When you are ready to share your views:

- Submit your feedback online at lets-talk.codc.govt.nz 
- Or pick up a paper copy from any of our service centres or libraries
- Or speak at a Council meeting during the hearing of oral submissions period.

Do you have questions or want more information?

- Come along to a community drop-in [see list below]
- Talk to one of your elected members
- Have a read through the supporting information – including financials, policies and strategies – on our website:

www.codc.govt.nz

Copies of this consultation document, along with supporting information and submission forms for those without online access are available from Council's main office in Alexandra and our service centres in Cromwell, Ranfurly and Roxburgh.

There will be opportunities throughout the consultation period for you to engage with Elected Members about the Long-term Plan and ask questions. We will promote these on our website, Council's Facebook page, and the CODC Noticeboard (page 5 of The News). We need your feedback before submissions close on **16 April 2025**.

Community Meetings

WARD	LOCATION	DATE	TIME
Maniototo	TBA	Wednesday 26 March	5.30 - 7.30pm
Vincent	TBA	Wednesday 2 April	5.30 - 7.30pm
Cromwell	TBA	Monday 7 April	5.30 - 7.30pm
Teviot Valley	TBA	Tuesday 8 April	5.30 - 7.30pm

Community Drop-ins

WARD	LOCATION	DATE	TIME
Cromwell	Comwell Library	Tuesday 25 March	11am - 1pm
Maniototo	Ranfurly iSite	Thursday 27 March	11am - 1pm
Vincent	Alexandra Library	Monday 14 April	11am - 1pm
Teviot Valley	Teviot Library	Tuesday 15 April	11am - 1pm

Mayor and Councillors

If you have any Long-term Plan related questions you can address it to your mayor or local councillor.

Nigel McKinley (Cromwell)
m: 027 474 1961
e: Nigel.McKinlay@codc.govt.nz

Sally Feinerman (Teviot Valley)
m: 021 900 643
e: Sally.Feinerman@codc.govt.nz

Tracy Paterson (Vincent)
m: 027 493 4422
e: Tracy.Paterson@codc.govt.nz

Stuart Duncan (Maniatoto)
m: 021 224 2320
e: Stuart.Duncan@codc.govt.nz

Lynley Claridge (Vincent)
m: 027 289 1551
e: Lynley.Claridge@codc.govt.nz

Cheryl Laws (Cromwell)
m: +64 27 303 0455
e: Cheryl.Laws@codc.govt.nz



Ian Cooney (Vincent)
m: 027 241 4177
e: Ian.Cooney@codc.govt.nz

Sarah Browne (Cromwell)
m: 021 946 184
e: Sarah.Browne@codc.govt.nz

Tamah Alley (Mayor)
m: 027 662 2609
e: Tamah.Alley@codc.govt.nz

Neil Gillespie (Cromwell)
m: 027 433 4856
e: Neil.Gillespie@codc.govt.nz

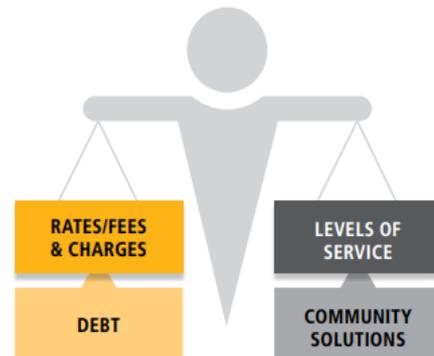
Martin McPherson (Vincent)
m: 021 879 849
e: Martin.McPherson@codc.govt.nz



Financial Strategy 2025

Investing in our future

One of the biggest challenges a council faces is balancing its community's ability to pay with the need to maintain infrastructure and deliver services. Council aims to keep rates and charges affordable for current and future generations. At the same time, Council needs to focus on delivering core infrastructure services, building its community resilience, supporting economic development and promoting opportunities for growth that ensures the community is sustainable into the future. To ensure that Council will continue with a balanced approach, keeping the two guiding principles of affordability and sustainability at the forefront when developing the financial strategy.



Environmental and national standards are impacting Council's infrastructure projects and heavy investment is required to improve the quality of our services and to meet the higher standards. This is further challenged by the Government's proposed changes to the management of New Zealand's water, wastewater and Stormwater (Three Waters).. What does this mean for the delivery and funding of water under this Long-term Plan (LTP)? Council has taken the approach that it will transfer its three waters assets into a Council Controlled Organisation (CCO) and may see Councils across the region joining. If other Councils do not join, then the CCO will be operated by CODC alone. This has been reflected in year 2 and year 3 of the LTP with the water activities being transferred at the end of year 2 and no longer being reflected in the operations of Council from year 3 onwards.

Going into this Long-term Plan, Central Otago District Council continues its plan of funding its extensive capital programme through raising debt. It is anticipated that this level of debt will increase to \$141M by year 2 of the plan then reduce significantly as the three waters activities with associated debt transition into a new CCO

The desired outcome of this strategy is that Central Otago District Council's asset base and operational expenditure are managed in a cost-effective manner and continue to be funded in a manner that is sustainable for the Council and our communities.

Funding Our Expenditure

Assets Replacement

Investment in the current asset base will continue. The exception to this is the three waters activities. It is Council's preference to transfer these activities to a new CCO by 1 July 2027. Council has decided instead of funding three waters asset replacements via funded depreciation it will only partially fund those replacements via depreciation and fund up to 50% of asset replacement via borrowing for year 1 and 2 of the LTP. This will have the effect of lowering the rates required to be contributed by the ratepayer in the first two years of the LTP while maintaining the replacement programme at the current levels. In other cases, Council rates for depreciation, which is held in reserve to be spent on replacement assets and the payment of borrowings required to fund these assets. All renewals are either fully funded or partially funded (in the case of Council's 3 waters activities) by depreciation reserves. For renewal of assets where depreciation has not been fully funded, it is expected that the unfunded portion of the renewal will be funded by a third party or external debt.

For long-life assets, the renewal programme will fluctuate from year to year. If the reserve is underspent, the reserve will earn interest. At times these reserves may be overspent, in which case any interest cost will be rated for (except for development contribution reserves). Council may also choose to loan or rate-fund replacement assets if there are insufficient depreciation reserves. This financial strategy also recognises Central Government's Local Water Done Well policy initiative. This will mean that from year 3 of the Council's Long-term plan 3 Waters will no longer be provided by Council and this strategy should be read with that change in mind.

Growth Assets

When replacing or putting in new assets, Council will consider whether to build the asset to cater for future growth. This may mean, for example, putting in a larger pipe than is needed for today's use to accommodate additional users in the future. Council will fund the additional capacity through developers' contribution reserves. As part of a subdivision process, developers will contribute to the future growth of infrastructure networks. This money is put in a reserve and used for the growth portion of capital projects.

The Development Contribution Reserve

Typically, building additional capacity for growth in a network precedes the actual growth demand. The growth portion of the capital programme is funded through development

contribution reserves. In most instances, these reserves for growth typically run as deficits attracting interest that are in turn funded by developers' contributions.

Asset Increased Levels of Service

The Long-term Plan will respond to increasing environmental and national standards.

While this plan concentrates on asset replacement and growth, there are a number of key projects that will increase the level of service provided by Council.

1. Completing water treatment upgrades to meet the New Zealand Drinking Water Standards remains a key focus. Within the first three years of this LTP Council expects all of Council-provided water supplies to be fully compliant with the New Zealand Drinking Water Standards. This plan includes installing protozoa barriers at Cromwell, Ranfurly and Patearoa, along with investigating more secure water sources at Omakau/Ophir, Ranfurly and Roxburgh.
2. Completing wastewater treatment upgrades to meet new environmental performance standards are required at Cromwell, Alexandra/Clyde, Omakau along with improvements at Naseby, Ranfurly and Roxburgh.
3. Projects to improve water treatment, operational performance, and distribution of water to Bannockburn and Pisa are included in the LTP. These projects include additional capacity to meet future population growth.

Increased level of service for significant capital works is to be primarily funded by loans. To ensure that today's ratepayers do not pay for the building and using of the asset, loan repayment will be rate-funded. Council will rate-fund the depreciation collected on the asset and use these funds to pay the loan principal. This means that the cost of this asset is shared amongst current and future users of the asset. These loans will typically be for no longer than 30 years and funded either internally or externally dependent on the availability of cash reserves. Taking a loan in this instance means that future users of the asset help to pay for it over the asset's lifespan and current ratepayers are not burdened with the full cost.

Operational Costs

Funding of operational costs come from a number of sources such as rates, user fees, grants and subsidies. The plan has no significant changes in operational funded levels of service but is impacted by interest rates, population growth and inflation. Where possible and practicable, operational spending is funded through user fees or targeted rates.

Growth and Land Use

Growth in the district

The district has experienced strong growth, particularly around Cromwell and Alexandra. This was anticipated to start slowing in the first year of this LTP. However, analysis shows that growth is expected to average at 2.1% for the first five years and to slow to 1.8% for the final four years.

In Alexandra, Council has released reserve land back to the Crown to enable the land to be sold and developed into residential lots. The Vincent Community Board is currently undertaking a residential subdivision development of its freehold land in Alexandra, which adds sections of a range of different sizes to the market. To assist in meeting demand in Cromwell, the Cromwell Community Board is freeing up land for residential and industrial development. The Board has embarked on a Masterplan project for the wider Cromwell area, to address growth. The plan includes infrastructure planning, transport planning and cover community facility requirements to cater for growth. A spatial framework has been produced that addresses zoning and urban development, which will be implemented through a series of plan changes.

Council is in the process of reviewing its District Plan. This is a critical piece of work that helps us to set the standards for how our district responds to growth in a proactive and sustainable way. The plan review will look at all matters required under the Resource Management Act, with a particular emphasis on ensuring sufficient land is zoned for residential, commercial and industrial purposes for the next 10 to 20 years.

Underspends in years that have fewer costs associated with the District Plan are put into reserve to contribute to future years to help manage the cost of the District Plan.

An assessment of the district's growth to 2050 was undertaken in July 2020. Four scenarios were modelled:

- Low growth
- Medium growth
- High growth
- Business as usual

For this Long-term Plan, Council has used the business-as-usual model, which is 2.1% yearly average for the first five years, slowing to 1.8% for the final four years. This is down on the previous five years, when an average of 3.0% was experienced.

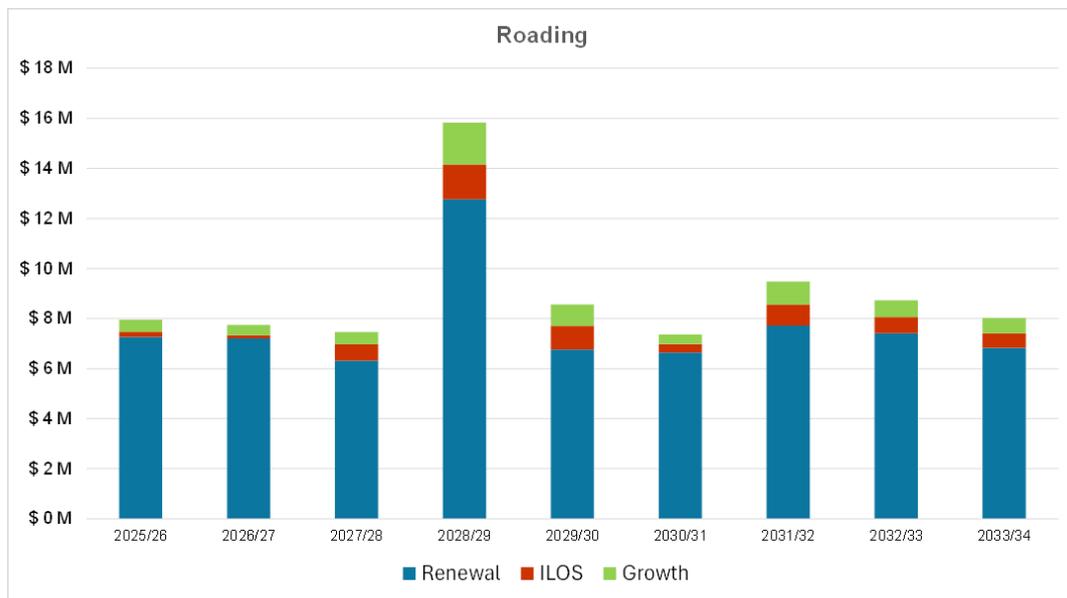
Capital Expenditure

Capital project

The following graph show the split between growth, changes to levels of service, and renewal or replacement of existing assets. Level of service represents the amount of capital expenditure that is planned as an increase to current levels of service.

Council has only included roading Capital Expenditure due to Council only managing 3 waters activities for the first two years of the plan.

The amounts spent on renewals are required to maintain the current levels of service. Renewals were funded by rates through depreciation charges. However, the Council has decided to partially fund depreciation on 3 waters renewals for the two years of the plan that we will hold 3 water assets. Expenditure for growth will provide existing levels of service to new ratepayers and is funded by development contributions.



Other Factors

Emergency Event

Council continues to build its initial response fund for any costs that are considered a Council essential service or group within the district that has been affected by an “act of God” or an “unplanned event” such as a pandemic, and which is not already covered by insurance. Essential service can include any services Council provides that impact on the four community well-beings (social, economic, environmental and cultural).

Due to the size and geographical distribution of the community, Council consider it unlikely that an event would affect the entire district at any one time, so modelling of Council exposure has taken this into account to determine the share of the funds required. Currently, the Emergency Event Reserve stands at \$2.644 million and is projected to reach \$5.361 million by Year 9. If an event caused damage that exceeded the balance of the reserve, Council has the borrowing capacity to raise debt for the balance.

Insurance

Council will insure all Council-owned assets with the exception of underground assets and bridges, as underground infrastructure became difficult and expensive to insure following the Christchurch earthquakes. Council adopts the policy of self-funding underground infrastructure. Council has planned to set aside \$120,000 each year into the Emergency Event Reserve commencing in year 1 of this Long-term plan, which can contribute towards Council's excess that is not funded by Central Government. This fund covers any non-funded or uninsured expenses incurred in relation to natural disasters (an “act of God”) and unplanned events, including pandemics. In the event of a catastrophic event, Council would loan fund any expenses not covered by Central Government funding and the Emergency Event Reserve.

Debt Security

Council's Liability Management Policy currently allows Local Authority Bonds (which includes loan funding through LGFA) to be secured by either a general charge over rates or a specific asset of council.

Credit Rating

Council will obtain a credit rating from Fitch Ratings. This will have a twofold effect. Firstly it will lower the Council's cost of borrowing and secondly it will lift the Council's borrowing limit to 280% of (defined) revenue. This will enable Council to undertake the capital programme it has planned. Without the credit rating and associated lift in debt capacity Council would approach its debt ceiling in both year 1 and year 2 of the LTP.

Bridges

There are 179 bridges on the district's roading network. Sixty one bridges are expected to reach the end of their economic life within the next 30 years. A significant number of these bridges are located on low volume roads, and the economic viability of like-for-like

replacement of these bridges will need to be carefully reviewed. Further investigation and analysis work is planned for the next three years, before any actual investment will occur.

Council's bridge network is ageing, and at least 30 bridges will reach or near the end of their useful life within the next decade. This backlog of replacements will continue over the next 30 years as a 'bow wave' of ageing bridges reaches the end of their service life. Maintaining current levels of service will require significant increases in both replacement and maintenance budgets.

To address these challenges, Council has developed a Bridge Strategy to prioritise and rationalise bridge funding. This strategy focuses on reducing the service level gap over the next 30 years and resolving the maintenance backlog within five years.

Key components include improved long-term planning, enhanced asset management, and a refined understanding of risk factors. The strategy enables Present Value End of Life (PVEOL) assessments for end-of-life bridges over the next two years, which will inform investment decisions ahead of the 2027-30 funding submissions to NZTA Waka Kotahi.

Historically, Council has not rate-funded depreciation for bridge renewals, resulting in limited reserves for the emerging programme of renewals over the next 10 years. Current projections incorporate the increased work required, with ratepayers being asked to fund both the additional depreciation costs and the interest associated with borrowing. Council now funds depreciation and maintenance to ensure it can renew these assets as needed.

Inflation

Inflation reflects erosion in the buying power of money. Each dollar buys fewer goods and services over time. Expenditure forecasts for each activity are input in today's dollars for the relevant year...

We apply the Business and Economic Research Limited (BERL) cost adjustor rates across all activities and costs except Payroll, where we use a rate appropriate to Councils situation.

Depreciation is adjusted through revaluations in the relevant years.

Development Contribution Reserve

In 2007-2008, when development contributions were in their infancy, the estimation of the growth portion of some roading assets was too high. This has left this reserve in a deficit that with interest charges would not recover to a sustainable point. This deficit was remedied by using debt to bring the account back to a sustainable level during the first year of the Long-term Plan.

Impact to Deliver Proposed Levels of Service

Just as the cost of running your household increases every year with inflation, so too does the cost of providing our services. This is because costs like energy, property, labour and construction continue to increase. This in turn affects how much it costs us to deliver services to you. Council has used inflation assumptions, provided by BERL, that are particular to councils. These assumptions underpin this Financial Strategy and are outlined in the financial section.

In planning for the long term, the only certainty is uncertainty. Therefore, creating a plan that accounts for every eventuality would be impossible. So, Council bases its forecasting on a set of assumptions and assesses the risks associated with each assumption to determine how to mitigate the consequences and ensure a robust plan that delivers on our promised levels of service.

A positive challenge is that our district is still a desirable place to live for many people. So although Council has a responsibility to provide infrastructure in anticipation of growth, it has the ability to more accurately plan for provision of services in areas where growth is projected to occur.

The review of Council's District Plan will also create a significant opportunity to set the speed of development and growth, and more accurately forecast the demand on levels of service. Council has entered into a number of partnerships that help us deliver our services in a more efficient way. Council has some strong relationships with neighboring councils that its using to the benefit of our communities. One example is our shared library service with Queenstown Lakes District Council.

Financial Prudence Benchmarks

Disclosure Statement

What is the purpose of this statement?

The purpose of this statement is to disclose the Council’s planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities and general financial dealings.

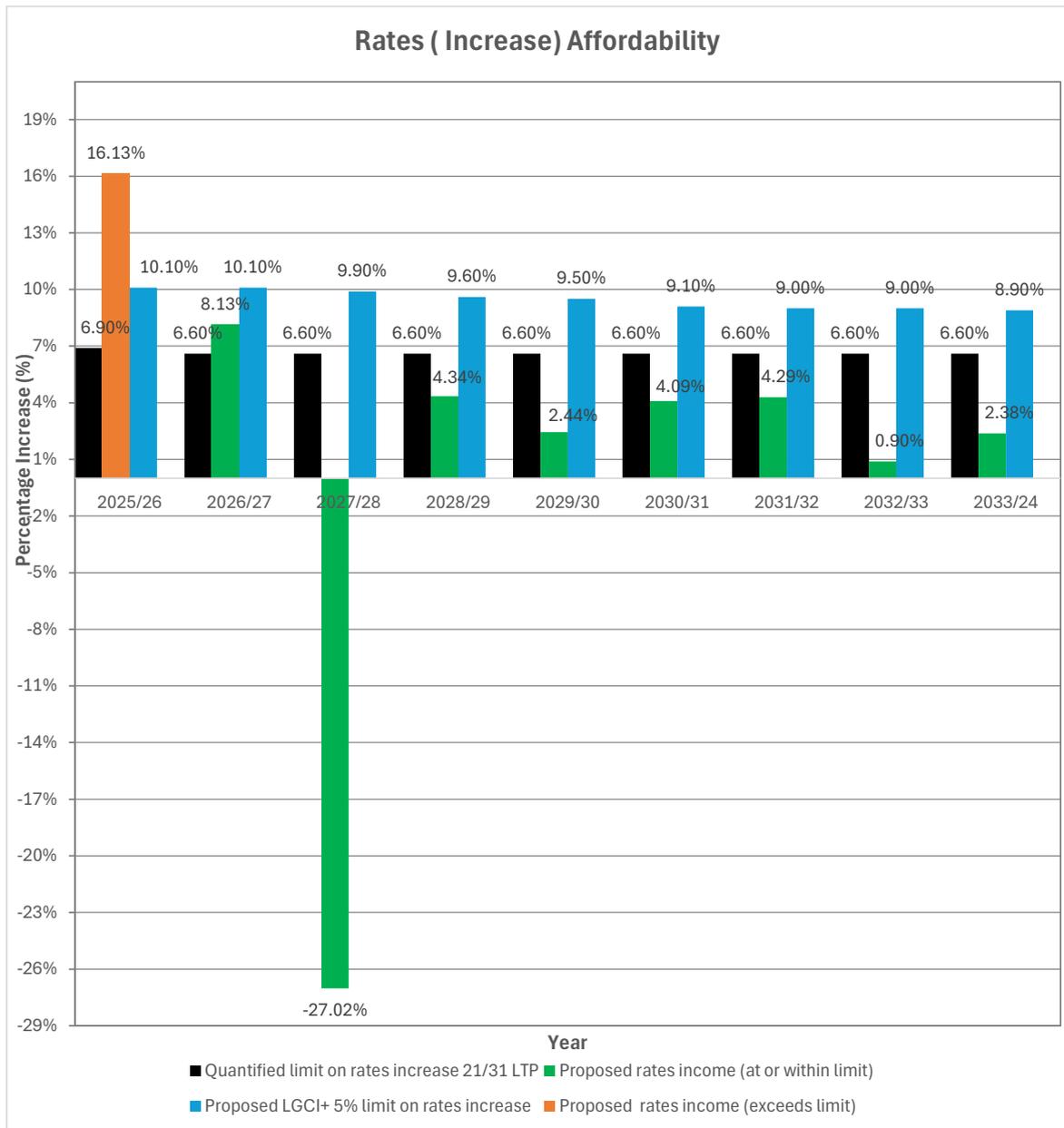
The Council is required to include this statement in its LTP in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the Regulations for more information, including definitions of some of the terms used in this statement.

Rates Affordability Benchmark

It is appropriate, given Councils cost inputs to have a more robust measure of increases in rates. In the past some Councils have aligned their rates increases to CPI. CPI measures changes in prices of a basket of goods that do not apply to Councils how have a more infrastructure approach. Therefore, it is appropriate to move to a more construction focused index. It is proposed to use the Local Government Construction Index provided by BERL plus a factor to reflect the uncertainty of price rises going forward. The rates cap will be calculated using the LGCI plus 5%. This does not include the provision for growth currently projected at an average of 2.1% for growth for the first five years decreasing to 1.8% for the final four years.

Anticipated Annual Growth	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Rating Units	14,833	15,144	15,463	15,787	16,119	16,457	16,753	17,055	17,362	17,670

This rate cap is an average for the whole district, which means that on an individual basis the combined cap does not apply. These rate increases will go beyond the 9 years, given the level of investment still to occur.



The above graph includes both the old quantified limits on rates income measure to compare against the new measure of LGCI plus 5%.

Note that the first year of this plan does not meet the benchmark. However Council consider this to be prudent in the lead up to the divestment of water services activities.

The Council meets the rates affordability benchmark if its planned rates income equals or is less than each quantified limit on rates. Council also sets a rate limit based on total expenditure. This limit has been set at 80% of total revenue and is a measure used across all local authorities. For the 9 years of this plan rates income does not breach this limit.

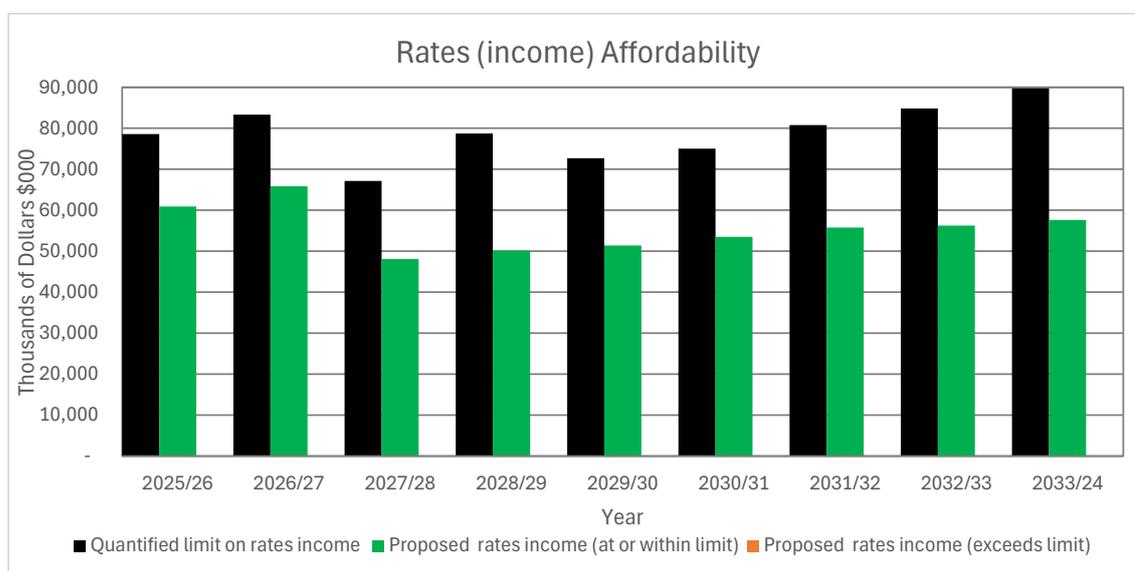
It is important to remember that this is an average across the district and that rate increases will vary from property to property, with some individual properties seeing increases above

this limit, depending on a range of factors such as property valuations and targeted rates assessed on a ward basis.

Rates are the main source of income for councils. Currently Central Otago District Council draws about 60% of our revenue from rates and proposes to limit the rates collected each year to a maximum of 80% of total Council revenue.

As mentioned earlier in this strategy Council is proposing to remove the 3 waters services from Council delivery and form a water organization (CCO) to own and provide those services. Both the Long-term plan and this strategy reflects this which has the effect of reducing rates revenue percentage increase in year 3 of the plan.

Council's strategy is to ensure that both current and future ratepayers pay their fair share of the cost of providing services. This intergenerational equity is achieved through loan funding the increased level of service of long-term assets and drawing rates to pay for the loan over an extended period of time. The loan will be funded by internal or external borrowing depending on availability of funds. This ensures that both current and future users pay for the service.



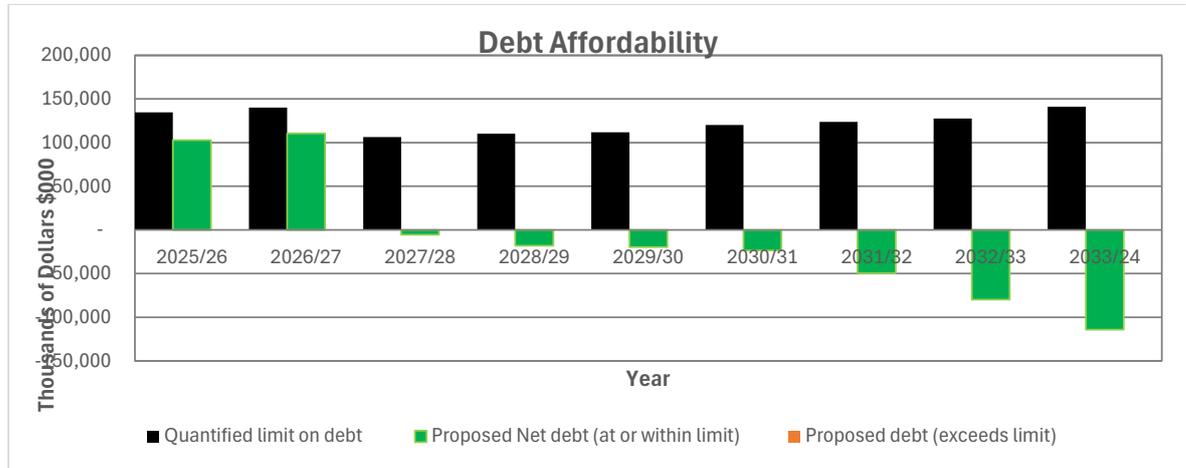
Rates (income) affordability compares the relationship between total revenue and total rates collected. The limit for total rates is set at 80% of total income. This benchmark has been met in each of the 9 years of the plan. Again, this benchmark has been prepared on the basis of 3 waters services and the corresponding rates income requirement no longer being provided by Council. These changes occur in the third year of the Long-term Plan.

Debt Affordability

The council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing. The following graph compares the Council's planned debt with a quantified limit on borrowing contained in the financial strategy included in this LTP. The council meets the debt control benchmark if its actual net debt equals or is less than its planned net debt.

The following graph displays the council's proposed net debt as a proportion of planned net debt. In this statement, **net debt** means financial liabilities less financial assets (excluding trade and other receivables).

It should be noted that from year 3 of this plan net debt reduces significantly with the transfer of the 3 waters liabilities (along with assets) to the new water delivery entity. moves into a net cash position from 2027/28 driven mainly by endowment land sales in the Cromwell ward.

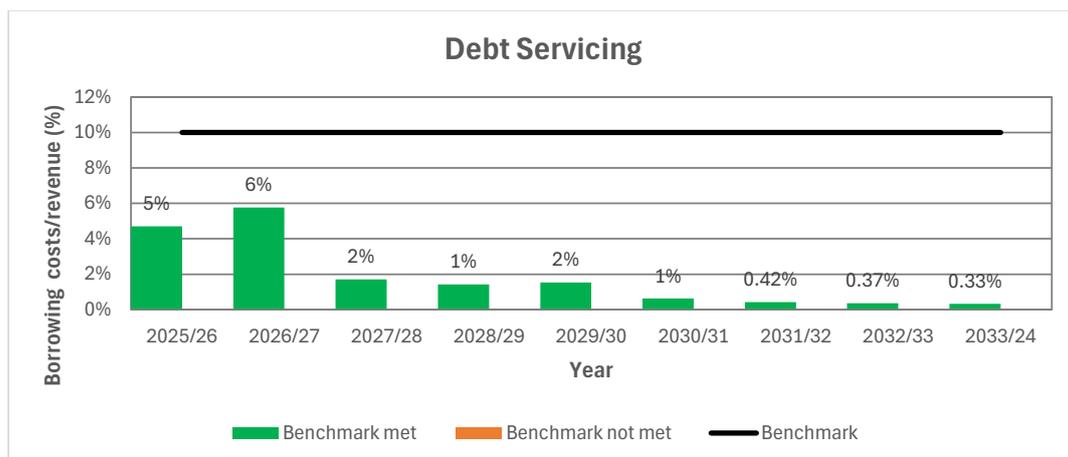


Debt Servicing

A borrowing limit of 10% of total assets has been set to assist in prudently managing borrowing. As the plan has sufficient cash reserves to internally fund any projects that need to be loan funded, debt in this 9-Year Plan will not exceed the 10% of total assets benchmark.

The following graph displays the council’s planned borrowing costs as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects that the Council’s population will grow as fast as the national population is projected to grow, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.



Investment

Council recognises that as a responsible public authority, any investments that Council holds should be of a relatively low risk. Council also recognise that lower risk generally means

lower returns. Council aims to maximise investment income within a prudent level of investment risks. Currently Council has money invested with banks in New Zealand and its aim is to achieve market rates for these investments. Council may also consider other investments in accordance with the Investment Policy. Council’s quantified target for returns on financial investments is to achieve a return equivalent to market rates. Council will ensure that all funds are placed in suitable deposit accounts and excess funds will be put on deposit.

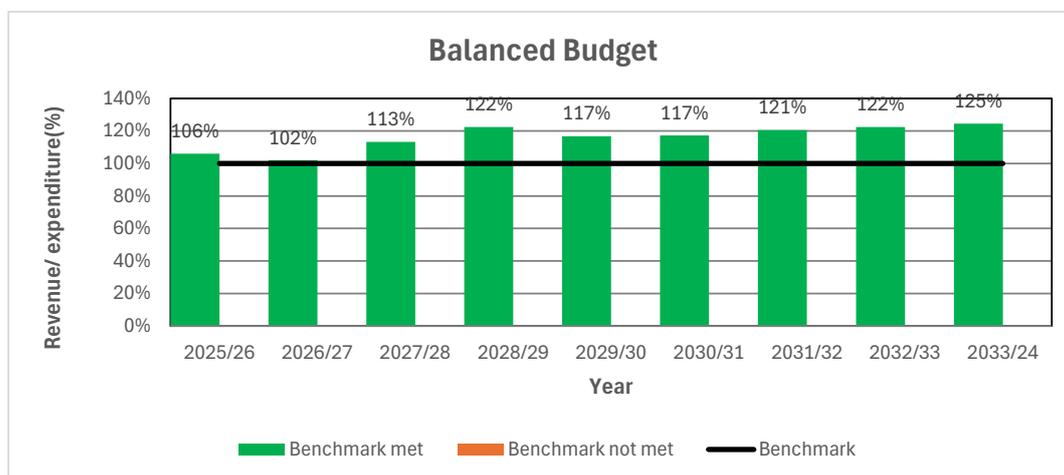
Cash Reserves and Debt

Council currently has reasonable cash reserves. While much of these reserves relate to money set aside for asset replacement, there is a significant amount that has come from Cromwell land sales. In the next 10 years, sale of land is forecast to have a net value of \$40 million, which will add to the estimated cash position. The plan reflects the reinvestment of the land proceeds into assets other than cash, such as the planned development for Cromwell.

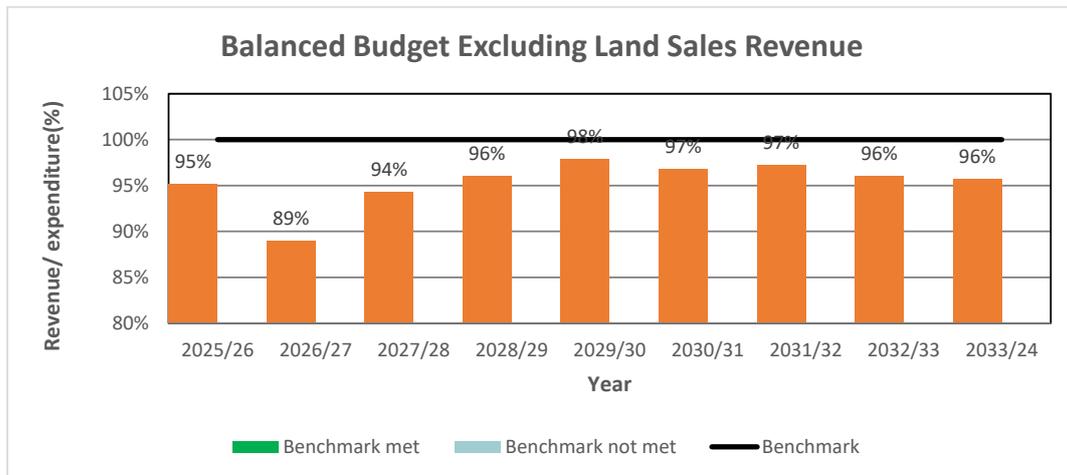
Significant non-growth expenditure that is not depreciation funded or subsidised will be loan funded. Loans will be set up with repayments (less depreciation) being rated for. The source of these loans are forecast to come out of cash reserves or external borrowings.

Balanced Budget

Council is required to operate a balanced budget, in which operating revenues are set at a level sufficient to meet that year’s operating expenses. A balanced budget is achieved when total revenue (less revaluations, developers’ contributions and vested assets) is greater than operating expenditure. Council has decided to partially fund depreciation on three waters assets. Achieving the benchmark in the first three years of the plan will rely on the sale of land across those years.



Councils dependence on land sales is highlighted in the following graph which is the Balanced budget benchmark excluding land sales.



It is critically important that Council achieves the levels of land sales in the year they are budgeted.

Surpluses can result when:

Rates are raised to repay loans. The rates income appears in the prospective statement of comprehensive revenue, but the repayment is a prospective statement of financial position item.

Income for capital purposes such as development contributions and capital donations appear in the prospective statement of comprehensive revenue. However, the corresponding capital expenditure is a prospective statement of financial position item.

New Zealand Transport Agency Waka Kotahi subsidies for roading are included in the prospective statement of comprehensive revenue. These are largely used to fund renewal expenditure, which is a prospective statement of financial position item.

Rates have been raised to build the self-insurance fund for emergency events. The rates income appears in the prospective statement of comprehensive revenue, but the reserve fund is a prospective statement of financial position item.

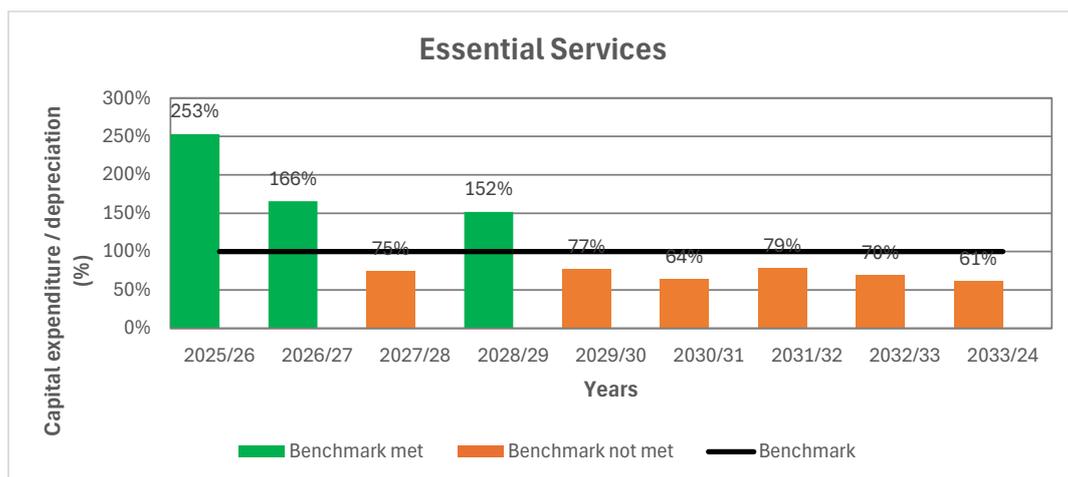
Deficits can result when:

Council’s Revenue and Financing Policy indicates that in certain circumstances Council will not fully fund depreciation from rates income, for example, Council does not fully fund depreciation on roading assets. Most roading capital expenditure attracts a government subsidy; therefore, there is no need to fully fund depreciation for the portion that is subsidised.

There are circumstances when fully rate funding depreciation may result in some ratepayers bearing a funding burden that is not entirely fair and equitable. This is where funds for capital project replacement are provided from sources outside Council – for example, where a community has raised funds for a hall. Council would not rate-fund the depreciation on the hall, as any replacement of that facility would be the responsibility of that community.

Essential Services Benchmark

The following graph displays the Council’s planned capital expenditure on network services as a proportion of expected depreciation on network services. The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.



The Essential Services Benchmark will become focused on Roothing capital expenditure for 2027/28 and beyond. For years 2027/28 and into the future (except 2028/29) this benchmark is not met due to the current focus due to NZTA funding is more on maintenance.

Council’s approach will involve maintaining a focus on affordability and the long-term consequences of decision-making. Council needs to balance affordability with suitable investment in our district to ensure progress continues and this remains a great place to live, work and play.

Prospective Funding Impact Statement	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Whole of Council	AP	LTP									
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING											
General rates, uniform annual general charges, rates penalties	11,625	14,186	14,067	16,919	17,697	18,057	20,101	21,363	21,188	21,743	19,972
Targeted rates	40,839	46,778	51,849	31,207	32,518	33,384	33,441	34,473	35,149	35,937	36,497
Subsidies and grants for operating purposes	3,386	2,721	2,974	3,060	3,144	3,228	3,307	3,388	3,470	3,546	61
Fees and charges	3,267	8,435	7,014	7,344	7,768	8,094	8,421	8,663	8,920	9,172	9,326
Interest and dividends from investments	639	620	639	656	673	689	705	720	736	751	771
Local authorities fuel tax, fines, infringement fees, and other receipts	5,775	12,560	15,863	17,534	24,669	18,444	20,215	23,583	26,956	30,335	33,702
Total operating funding	65,531	85,300	92,405	76,720	86,468	81,896	86,189	92,191	96,419	101,484	100,329
Applications of operating funding											
Payments to staff and suppliers	46,868	54,873	57,213	48,028	49,736	50,212	52,547	54,308	54,458	54,937	49,372
Finance costs	2,384	4,257	5,557	1,332	1,313	1,301	510	351	316	297	279
Other operating funding applications	1	4,618	6,533	6,013	9,615	4,547	5,052	6,063	7,073	8,083	9,094
Total applications of operating funding	49,253	63,749	69,303	55,372	60,664	56,059	58,109	60,722	61,847	63,318	58,745
Surplus (deficit) of operating funding	16,278	21,551	23,102	21,348	25,803	25,837	28,080	31,469	34,572	38,166	41,584
CAPITAL											
Sources of capital funding											
Subsidies and grants for capital expenditure	8,755	5,322	3,854	3,403	7,829	4,144	3,556	4,585	4,214	3,881	-
Development and financial contributions	3,401	6,747	6,810	2,192	2,206	2,241	2,256	2,269	2,285	2,299	-
Increase (decrease) in debt	27,852	45,369	10,679	(2,609)	1,545	(21,081)	(1,720)	(797)	(574)	(413)	(474)
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding	40,008	57,438	21,344	2,987	11,580	(14,696)	4,093	6,057	5,924	5,767	(474)
Applications of capital funding											
Capital expenditure											
- to meet additional demand	12,124	13,819	6,547	834	2,760	5,010	4,251	971	699	636	30
- to improve the level of service	27,068	19,882	12,390	2,682	4,244	15,176	15,026	902	702	620	7
- to replace existing assets	30,262	40,860	22,720	14,839	16,675	10,510	10,957	10,509	9,606	8,941	2,521
Increase(decrease) in reserves	(13,168)	4,427	2,788	5,980	13,705	(19,555)	1,939	25,144	29,489	33,735	38,551
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-	-	-
Total applications of capital funding	56,286	78,989	44,446	24,335	37,384	11,141	32,172	37,526	40,496	43,933	41,110
Surplus (deficit) of capital funding	(16,278)	(21,551)	(23,102)	(21,348)	(25,803)	(25,837)	(28,080)	(31,469)	(34,572)	(38,166)	(41,584)
Funding balance											
Depreciation (not included in above FIS)	20,507	21,744	25,073	15,883	16,852	18,105	19,075	20,127	20,802	21,430	21,962

PROSPECTIVE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE	2024/25 AP \$000	2025/26 LTP \$000	2026/27 LTP \$000	2027/28 LTP \$000	2028/29 LTP \$000	2029/30 LTP \$000	2030/31 LTP \$000	2031/32 LTP \$000	2032/33 LTP \$000	2033/34 LTP \$000
Revenue										
Rates	52,463	60,924	65,874	48,076	50,163	51,389	53,489	55,782	56,283	57,624
Subsidies and Grants	12,141	8,043	6,828	6,464	10,973	7,373	6,863	7,973	7,683	7,427
Development and Financial Contributions	3,401	6,747	6,810	2,192	2,206	2,241	2,256	2,269	2,285	2,299
Fees and charges	5,836	8,435	7,014	7,344	7,768	8,094	8,421	8,663	8,920	9,172
Interest revenue	1,501	1,520	1,718	2,284	2,626	3,310	2,551	2,729	3,922	5,309
Other Revenue	3,206	3,246	3,445	3,767	3,937	4,111	4,289	4,472	4,660	4,854
Land Asset Sales	-	9,314	12,418	13,767	20,732	14,333	15,925	19,111	22,296	25,481
Other Gains	240	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	78,788	98,228	104,108	83,894	98,406	90,851	93,794	100,999	106,049	112,166
Expenses										
Personnel costs	14,411	17,939	19,487	19,033	19,533	20,030	20,511	20,993	21,458	21,907
Depreciation and amortisation expense	20,507	21,744	25,073	15,872	16,840	18,093	19,063	20,116	20,795	21,430
Finance costs	2,432	4,309	5,613	1,389	1,372	1,362	572	415	380	363
Cost of Land Sales	272	4,618	6,533	6,013	9,615	4,547	5,052	6,063	7,073	8,083
Other Expenses	32,997	37,743	38,707	29,777	31,264	31,860	32,889	34,279	35,091	36,439
Total Expenditure	70,619	86,353	95,414	72,084	78,624	75,892	78,088	81,865	84,797	88,222
Surplus/(Deficit) before tax	8,169	11,876	8,693	11,810	19,782	14,959	15,707	19,134	21,252	23,944
Income tax expense										
Surplus/(Deficit) after tax										
Other comprehensive revenue and expense										
Fair value movement of listed bonds	-	-	-	-	-	-	-	-	-	-
Cash flow hedges	-	-	-	-	-	-	-	-	-	-
Tax on cash flow hedges										
Fair value movement of listed and unlisted shares	-	-	-	-	-	-	-	-	-	-
Gain on disposal realised	-	-	-	-	-	-	-	-	-	-
Property, plant and equipment revaluations	37,792	31,381	33,023	55,667	32,388	35,909	84,331	29,816	30,053	122,203
Total other comprehensive revenue and expense	37,792	31,381	33,023	55,667	32,388	35,909	84,331	29,816	30,053	122,203
Total comprehensive revenue and expense	45,961	43,256	41,717	67,477	52,170	50,868	100,037	48,950	51,305	146,148

Capital Expenditure breakdown. 2025-2034

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 1 2026/27	LTP Year 1 2027/28	LTP Years 4-9
Summary				
Water	25,871,143	12,141,412	-	-
Wastewater	10,605,833	11,916,144	-	-
Stormwater	493,000	727,456	-	-
Roading	7,951,868	7,740,063	7,455,753	57,986,670
Environmental Services	3,166,000	1,415,012	639,606	731,062
Planning and Regulatory	326,750	153,336	116,038	568,386
Property and Community Facilities	22,335,293	4,935,837	6,005,322	43,655,318
Pools Parks and Cemeteries	1,679,500	2,101,169	3,266,271	9,946,867
Service Centres and Libraries	188,895	184,100	192,300	1,472,424
Governance and Corporate	1,942,909	343,550	679,938	3,834,803
Total Capital Expenditure	74,561,191	41,658,079	18,355,228	118,195,530

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 2 2026/27	LTP Year 3 2027/28	LTP Years 4-9
Water				
Vehicle Replacements	27,000	43,479	-	-
Water Supply Renewals	4,431,643	4,224,112	-	-
Water Supply Improvements	21,412,500	7,873,821	-	-
Total Water	25,871,143	12,141,412	-	-

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 2 2026/27	LTP Year 3 2027/28	LTP Years 4-9
Wastewater				
Wastewater Renewals	5,107,833	3,642,871	-	-
Wastewater Improvements	5,498,000	8,273,273	-	-
Total Wastewater	10,605,833	11,916,144	-	-

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 2 2026/27	LTP Year 3 2027/28	LTP Years 4-9
Stormwater				
Stormwater Renewals	493,000	727,456	-	-
Total Stormwater	493,000	727,456	-	-

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 2 2026/27	LTP Year 3 2027/28	LTP Years 4-9
Roading				
Vehicle Replacements	76,500	-	-	171,444
Unsubsidised Roothing	50,000	51,555	53,065	348,305
Renewal Local Roads	7,675,368	7,585,398	6,330,775	48,024,056
Minor Improvements	150,000	103,110	1,071,913	9,442,865
Total Roothing	7,951,868	7,740,063	7,455,753	57,986,670

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 2 2026/27	LTP Year 3 2027/28	LTP Years 4-9
Environmental Services				
Litter Bins	20,000	22,640	23,258	160,577
Waste Disposal	3,146,000	1,392,372	616,348	570,485
Total Environmental Services	3,166,000	1,415,012	639,606	731,062

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 2 2026/27	LTP Year 3 2027/28	LTP Years 4-9
Planning and Regulatory				
Dog Pound	205,000	-	16,915	14,043
Vehicle Replacements	121,750	153,336	99,123	554,343
Total Planning and Regulatory	326,750	153,336	116,038	568,386

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 2 2026/27	LTP Year 3 2027/28	LTP Years 4-9
Property and Community Facilities				
William Fraser Building	62,500	74,610	7,929	232,646
Admin Building Cromwell	10,000	7,718	5,286	11,585
Admin Building Teviot Valley	22,000	-	31,716	118,986
Elderly Persons Housing	294,000	299,984	236,813	1,302,314
Property General District	667,000	74,610	68,718	472,253
Vehicle Replacements	-	-	60,525	65,870
Alexandra Aerodrome	280,000	1,265,793	5,286	133,339
Public Toilets	20,000	5,146	-	68,842
Public Toilet Vincent	69,500	35,503	19,558	108,334
Public Toilets Cromwell	20,000	-	-	63,146
Maniototo Public Toilets	10,500	49,397	433,981	16,005
Property General Vincent	27,000	-	-	-
37 Tarbert St	-	-	-	5,666
39-43 Tarbert St	47,000	115,774	39,116	45,878
Central Stories	-	-	105,720	187,354
Alexandra Community Centre	23,500	25,728	15,858	398,491
Molyneux Stadium	369,322	70,456	4,753,444	782,647
Omakau Community Hub	4,700,000	-	-	-
Property General Cromwell	5,000	-	-	-
Memorial Hall Cromwell	15,294,871	237,772	-	-
Cromwell Sports Pavillions	-	77,182	100,434	26,063
Tarras Community Centre	80,000	1,001,057	-	63,957
Cromwell Museum	-	41,164	-	67,662
Cromwell Town Centre	200,000	-	-	-
Cromwell Town Centre Upgrade	10,000	-	7,929	39,143,552
Clyde Museums	22,500	46,310	-	-
Property General Maniototo	5,000	5,146	5,286	34,365
Maniototo Stadium	22,100	1,245,211	24,733	28,330
Maniototo Arts Centre	-	25,728	10,043	40,633
Ranfurly Railway Station	25,000	-	-	94,693
Roxburgh Entertainment Centre	12,500	231,548	69,775	97,379
Teviot Valley Public Toilet	36,000	-	3,172	45,328
Total Property and Community Facilities	22,335,293	4,935,837	6,005,322	43,655,318

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 1 2026/27	LTP Year 1 2027/28	LTP Years 4-9
Pools Parks and Cemeteries				
Clutha Management	2,000	5,146	5,286	34,365
Trails Maintenance	45,000	46,310	47,574	309,297
Manorburn Recreation Reserve Committee	-	20,582	-	-
Molyneux Park	15,500	31,388	16,387	674,036
Other Reserves Vincent	122,500	95,347	50,535	318,246
Pioneer Park	-	-	-	59,145
Molyneux Pool	234,500	98,794	161,751	631,694
Alexandra Town Centre	193,000	455,892	473,625	993,528
Bannockburn Recreation Reserve Committee	55,000	102,910	-	-
Anderson Park	-	-	52,860	339,960
Cromwell Reserves	326,000	472,358	834,132	4,158,532
Cromwell Pool	185,000	96,735	156,466	465,673
Recreation Reserve Committee Clyde	45,000	15,436	21,144	8,870
Recreation Reserve Committee Omakau	32,000	26,756	97,262	206,778
Clyde & Fraser Domains	36,000	27,786	44,402	214,730
Oturehua Domain	5,000	3,602	-	12,833
Recreation Reserve Committee Patearoa	-	-	7,136	16,239
Recreation Reserve Committee Taieri Lake	-	2,058	-	18,051
Other Reserves Maniototo	193,500	46,824	348,347	141,896
Ranfurly Pool	4,500	13,481	501,112	81,149
Naseby Dam Reserve	7,000	7,204	7,400	-
Millers Flat Recreation Reserve Committee	-	6,175	-	28,500
Teviot Valley Walkway Committee	1,500	1,544	1,586	4,987
Reserves Teviot Valley	23,500	22,641	116,820	154,535
Alexandra Cemetery	75,000	92,619	47,574	338,709
Cromwell Cemetery	50,000	102,910	264,300	12,268
Clyde Cemetery	15,000	28,815	-	662,660
Omakau Cemetery	-	-	-	8,316
Naseby Cemetery	10,000	262,420	-	34,755
Teviot Valley Cemetery	3,000	15,436	10,572	17,115
Total Pools Parks and Cemeteries	1,679,500	2,101,169	3,266,271	9,946,867

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 1 2026/27	LTP Year 1 2027/28	LTP Years 4-9
Service Centre and Libraries				
Library District	176,895	182,042	187,014	1,376,629
Library Alexandra	1,800	1,852	1,903	-
Library Cromwell	10,200	206	3,383	95,795
Library Maniototo	-	-	-	-
Total Service Centre and Libraries	188,895	184,100	192,300	1,472,424

CAPITAL EXPENDITURE	LTP Year 1 2025/26	LTP Year 1 2026/27	LTP Year 1 2027/28	LTP Years 4-9
Governance and Corporate Services				
Vehicle Replacements	154,064	88,333	117,508	571,939
Administration	50,000	51,455	52,860	343,665
Information and Communication				
Technology	799,000	59,688	160,694	1,646,643
Business Information Systems	282,500	113,201	322,446	1,272,556
Information and Records				
Management	627,345	-	-	-
Business Contunity and Emergency				
Management	30,000	30,873	26,430	-
Total Governance and Corporate Services	1,942,909	343,550	679,938	3,834,803

Development and Financial Contributions Policy

Department:	Corporate Services
Document ID:	524702
Approved by:	Council resolution
Effective date:	<Month and year>
Next review:	<Month and year>

Significant Changes:

- The 2025 development contributions policy introduces new charges for community infrastructure, reserve land and reserve improvements.
- The policy is transitioning from financial contributions to development contributions to ensure a more streamlined and efficient policy. Therefore, financial contributions will only be collected for reserves if a development contribution cannot be levied.
- There is an uplift in water and wastewater development contributions due to increased capital programmes. This reflects the need for more substantial investment in infrastructure to comply with new standards and provide additional capacity to support growth for these activities.

Purpose:

1. Population and business growth create the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by Central Otago District Council (Council). As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth.
2. The purpose of the Policy is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. Council intends to achieve this by using:
 - development contributions under the Local Government Act 2002 (LGA02) for network infrastructure (water supplies, wastewater and transport), community infrastructure and reserves across the district including Alexandra, Clyde, Cromwell, Omakau, Ranfurly, Roxburgh, Naseby and Patearoa; and
 - financial contributions under the Resource Management Act 1991 (RMA) for reserves across the district will no longer be collected.

Navigating this document

3. The Policy outlines Council's approach to funding development infrastructure via development contributions under the LGA02 and financial contributions under the RMA.

4. The Policy has three main parts:
 - Part 1: Policy operation
 - Part 2: Policy background and supporting information
 - Part 3: Catchment maps for the development contributions

PART 1: POLICY OPERATION

5. Part 1 provides information needed to understand if, when, and how development contributions and financial contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.
6. The key sections of Part 1 are:
 - The charges
 - Liability for development contributions
 - When development contributions are levied
 - Determining infrastructure impact
 - Review rights
 - Other operational matters
 - Summary of financial contributions
 - Definitions

PART 2: BACKGROUND AND SUPPORTING INFORMATION

7. Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA02 for the Policy, including explaining Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards.
8. The key sections of part 2 are:
 - Requirement to have the Policy
 - Funding summary
 - Funding policy summary
 - Catchment determination
 - Significant assumptions of the Policy
 - Cost allocation
 - Calculating the development contributions
 - Schedule 1 Development contribution calculations
 - Schedule 2 Assets and programmes funded by development contributions

PART 3: CATCHMENT MAPS

9. Part 3 provides the catchment maps that show where the development contributions in the Policy apply.

PART 1: POLICY OPERATION

DEVELOPMENT CONTRIBUTIONS

The charges

10. There are seven areas (catchments) within the Central Otago district (the District) where development contributions apply. The catchments where development contributions apply for each infrastructure activity are mapped in Part 3 of the Policy.
11. The related charges per Household Unit Equivalent (HUE) for each activity are in Table 1. See the *Determining infrastructure impact* section below for an explanation of a HUE.
12. For each infrastructure activity for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUEs generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.
13. For example, subject to any credits that may apply for the original lot, a three-lot residential development in Alexandra will pay three times the water, wastewater, transport, community infrastructure, reserve land and reserve improvement charges, totalling \$172,572 (GST inc).
14. These charges may be adjusted for inflation annually in line with the Producers Price Index Outputs for Construction, as permitted by sections 106 (2B) and (2C) of the LGA02. The latest charges will be published on Council's website <https://www.codc.govt.nz/services/planning/development-contributions>.

Table 1: Charge per HUE at 1 July 2025 (GST inclusive)¹

ACTIVITY	CHARGE PER HUE (GST INC)		
	Scheme (\$)	District (\$)	Total (\$)
Water			
Alexandra and Clyde	21,552	133	21,685
Cromwell	12,764	133	12,897
Naseby	9,431	133	9,563
Omakau	15,162	133	15,295
Patearoa	5,959	133	6,091
Ranfurly	4,051	133	4,184
Roxburgh	4,524	133	4,656
Wastewater			
Alexandra and Clyde	22,130	176	22,306
Cromwell	7,135	176	7,311
Naseby	2,302	176	2,478
Omakau	20,615	176	20,791
Ranfurly	66	176	242

Roxburgh	1,158	176	1,334
Stormwater			
District	-	-	-
Transport			
District	-	784	784
Community Infrastructure			
District	-	2,452	2,452
Reserve Land			
District	20 m2	\$500 per m2	10,000
Reserve Improvements			
District		297	297

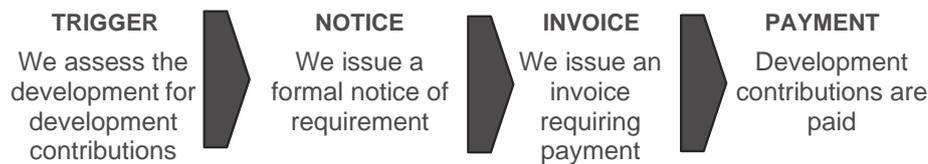
¹ GST has been applied at the rate of GST as at 1 July 2025 (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity can be found in Schedule 1.

Liability for Development Contributions

15. If subdividing, building, connecting to Council's services, or otherwise undertaking development in the District, development contributions may need to be paid. Development contributions apply to developments within the areas shown in the Development Contribution Catchment Maps in Part 3.
16. In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections When development contributions are levied, Credits, and Limitations on imposing development contributions.
17. Financial contributions may also be required in some cases. This is discussed later in the Policy.
18. Development of new infrastructure sometimes means that areas not previously subject to the development contributions policy development contribution become so. For example, a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not.
19. Council officers will be available to help resolve any uncertainty about development contribution liabilities.

When Development Contributions are levied

20. Once an application for a resource consent, building consent, certificate of acceptance, or service connection has been made with all the required information, the normal steps for assessing and requiring payment of development contributions are:



21. These steps are explained in more detail below.

TRIGGER FOR REQUIRING DEVELOPMENT CONTRIBUTIONS

22. Subject to the 3-step initial assessment outlined in paragraph 25 below, Council can require development contributions for a development upon the granting of:

- A resource consent
- A building consent or certificate of acceptance
- An authorisation for a service connection

23. Council will generally require development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above is granted first). For new developments, the resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. Where development contributions were not assessed (or only part assessed) on the first consent, certificate or authorisation for a development, this does not prevent the Council assessing contributions on a subsequent consent, certificate or authorisation for the same development (for the reasons set out in the following paragraphs).

24. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent, certificate of acceptance, or service connection was submitted with all required information.

Initial Assessment

25. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:
- A. the development (subdivision, building, land use, or work) generates a demand for reserves, community infrastructure or network infrastructure; and
 - B. the effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of reserves, community infrastructure or network infrastructure; and
 - C. Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.
26. Council has identified the assets and areas that are likely to meet the requirements of (B) and (C), and these are outlined in Schedule 2 (Past and future assets funded by development contributions) and Part 3 Catchment Maps (development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.
27. Development contributions may be waived or reduced if:
- a resource consent or building consent does not generate additional demand for any community facilities (such as a minor boundary adjustment); or
 - one of the circumstances outlined in the section Limitations on imposing development contributions apply; or
 - credits apply as outlined in the Credits section.
28. If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase or decrease in the number of HUEs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.
29. This means Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.
30. Examples of where additional development contributions may apply after a subsequent trigger event include:
- Minimal development contributions have been levied on a commercial development at subdivision or land use consent stage as the type of development that will happen will only be known at building consent stage.
 - Development contributions levied at the subdivision or land use consent stage were for a small home, but the home built is larger or is subsequently extended.

- The nature of use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand commercial use.

NOTICE

31. A development contribution notice will normally be issued when a resource consent, building consent, certificate of acceptance, or service connection authorisation is granted. In some cases, the notice may be issued or re-issued later. The notice is an important step in the process as it outlines the activities and the number of HUEs assessed for development contributions, as well as the charges that will apply to the development. It also triggers rights to request a development contributions reconsideration or to lodge an objection (see the section on Review rights below).
32. If multiple consents or authorisations are being issued for a development, a development contribution notice may be issued for each.
33. Development contribution notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

FURTHER ASSESSMENT OF DEVELOPMENT CONTRIBUTIONS

34. Development contributions will be assessed further by Council:
- If the time between the Initial Development Contribution Assessment and time at which the Council would normally invoice for those development contributions is more than 24 months, Council will apply any PPI indexing to the development contributions between the time of the original application and the time of payment.
 - If a development changes in scale or intensity since the original contribution, Council may require a further development contribution for the same purpose, under section 200(4).

INVOICE

35. An invoice for development contributions will be issued to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of consents or authorisations (see Table 2).

Table 2: Invoice timing

INVOICE TIMING	
Building consent	At granting of the building consent
Certificate of acceptance	At the time of application for a certificate of acceptance

Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the RMA (the 224(c) certificate). An invoice will be issued for each stage of a development for which 224(c) certificates are sought, even where separate stages are part of the same consent.
Resource consent (other)	At granting of the resource consent
Service connection	At the time of application for the service connection

36. Despite the provisions set out above, if a development contribution required by Council is not invoiced at the specified time as a result of an error or omission on the part of Council, the invoice will be issued when the error or omission is identified. The development contributions remain payable.

PAYMENT

37. Development contributions must be paid by the due dates in Table 3.

Table 3: Payment due date

PAYMENT DUE DATE	
Building consent	20 th of the month following the issue of the invoice
Certificate of acceptance	At issue of the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA
Resource consent (other)	20 th of the month following the issue of the invoice
Service connection	At issue of the connection approval

38. On time payment is important because, until the development contributions have been paid in full, Council may:

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

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

Determining Infrastructure Impact

40. In order to have a consistent method of charging for development contributions, the Policy is centred around the concept of a household unit equivalent or “HUE” for infrastructure. In other words, an average household in a standard residential unit and the demands they typically place on community facilities. Table 4 summarises the demand characteristics of each HUE.

Table 4: HUE demand measures

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER HUE
Water	Litres per day	350 litres per day
Wastewater	Litres per day	280 litres per day
Stormwater	N/A	N/A
Transport	Trips per day	8 trips per day
Reserve Land	Available time per day	13.4 hours per day
Reserve Improvements	Available time per day	13.4 hours per day
Community infrastructure	Available time per day	13.4 hours per day

RESIDENTIAL DEVELOPMENT

41. In general, the number of HUEs charged is one per new allotment or residential unit created, although lower assessments can apply in some cases for minor and small residential units.

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

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

43. A retirement unit or visitor accommodation unit will be assessed as generating 0.5 HUEs for each activity. If a unit could be used for residential or visitor accommodation purposes Council will determine the most appropriate classification based on the nature of the development.

Minor and small residential units

44. Council will permit lower assessments for minor or small residential units in relation to:

- Building consents or certificates of acceptance.
- Subdivision, land use consents, or connection authorisations where information is provided by the applicant that demonstrates that a minor or small residential unit(s) will be provided, to the satisfaction of Council. Council may enter into agreements with developers or landowners to give effect to a minor or small

residential unit assessment and bind the applicant to any conditions that accompany the assessment.

45. Such assessments are guided by the parameters outlined in Table 5.

Table 5: Small residential unit (RU) assessment guidance

	MINOR	SMALL	STANDARD
No. of bedrooms*	1	2	3 or more
HUE Discount (all services)	50%	25%	Nil
Proportion of HUE payable for all charges	0.5	0.75	1

*A definition of bedroom is provided in the glossary

46. Alternatively, for subdivisions, Council will assess each allotment as 1 HUE and may agree to postpone payment by the person undertaking the subdivision until a building consent is issued for an allotment. At that time, Council will adjust the assessment and the payment required accordingly. See the section on Postponement.

47. Should additional bedrooms be proposed to a minor or small residential unit that has been assessed under this section, Council will require additional development contributions in line with Table 6.

Table 6: Small residential unit (RU) extension assessment guidance (HUEs)

TYPE OF EXTENSION	TOP UP PROPORTION PAYABLE	TOTAL PROPORTION PAID
Extended minor RU to a small RU	0.25	0.75
Extended minor RU to a standard RU	0.5	1
Extended small RU to a standard RU	0.25	1

48. Multi-unit development that comprises the provision of a second one-bedroomed residential unit limited by consent to be for family use, whether attached or unattached to the main residence, shall be exempt from development contributions.

NON-RESIDENTIAL DEVELOPMENT

49. Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform with typical household demands for each service.

50. In these cases, Council makes a HUE “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on the services. To provide consistency, the demand measures in Table 4 have been converted

for assessing non-residential developments based on gross floor area, or GFA (Table 7). Council will use these rates for determining HUEs for non-residential developments for water and wastewater unless it seeks or accepts a special assessment.

Table 7: HUE per 100 m2 GFA (*except stormwater, which is based on total impervious surface area)

DEVELOPMENT TYPE	WATER	WASTEWATER	STORMWATER*	TRANSPORT	COMMUNITY INFRASTRUCTURE	RESERVE LAND	RESERVE IMPROVEMENT
Industrial	0.3	0.3	N/A	0.4	0.04	0.04	0.04
Commercial	0.5	0.5	N/A	0.4	0.15	0.15	0.15
Retail	0.5	0.5	N/A	3.0	0.09	0.09	0.09
Places of assembly	1.0	1.0	N/A	1.0	0.03	0.03	0.03
Other non-residential	Special assessment	Special assessment	N/A	Special assessment	Special assessment	Special assessment	Special assessment

51. If no proper assessment of the likely demand for activities is able to be carried out at the subdivision consent stage, a development contribution based on one HUE will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This later assessment will credit any development contributions paid at the subdivision consent stage.

RESERVE LAND DEVELOPMENT CONTRIBUTIONS

52. Population increase, visitor growth and intensification in urban areas will mean our existing parks and open spaces will need to accommodate more use. While generally new open space areas will not be acquired in existing developed areas the capacity of existing open space will need to be improved either through upgrades or receiving a higher level of service. Development contributions are collected for the growth apportionment only.
53. A portion of development contributions paid to the Council is utilised for the provision of reserve land within Central Otago district. It is Council's aim to have an adequate provision of accessible reserve land of high quality to serve the population as it grows.
54. The reserve land contribution for each dwelling across the Central Otago area has been assessed at 20m² (charged as a cash or land contribution).
55. Land offered to the Council in lieu of cash development contributions for reserve land acquisition must be of a suitable standard, size and purpose to be accepted by the Council. This shall be at the discretion of the Council and must adhere to the CODC Open Spaces and Recreation Strategy 2024-54.
56. Where a cash contribution is required the value of the land shall be \$500/m² (excluding GST).

RESERVE IMPROVEMENT CONTRIBUTIONS

57. Although provision of land used for recreation purposes is high, much of the land is underdeveloped and continual improvement is required to ensure reserve land is functional and of high quality. This generates the ongoing need for development contributions for reserve improvements as new developments continue to increase the usage of reserves across the district.
58. A portion of development contributions paid to the Council is utilised for the improvement of reserve land within the Central Otago District. In some instances, Council may accept or require a contribution to the equivalent value in the form of infrastructure.
59. Agreement and approval in writing must be provided from Council in respect of any Reserve Improvement infrastructure being provided, and evidence of expenditure for Reserve Improvements must be presented to Council to offset the development contributions levy for Reserve Improvements.

SPECIAL ASSESSMENTS

60. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of HUEs – such as large-scale primary sector processors or service stations. In these cases, Council may decide to make a special

assessment of the HUEs applicable to the development. In general, Council will evaluate the need for a special assessment for one or more activities where it considers that:

- the development is of relatively large scale or uses; or
- The development has more than 6 bedrooms
- The development is likely to have less than half or more than twice the demand for an activity listed in Table 7 for that development type; or
- a non-residential development does not fit into an industrial, retail or commercial land use and must be considered under the other category in Table 7; or
- a non-residential development may use more than 5m³ of water per day.

61. The demand measures in Table 4 will be used to help guide special assessments.

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

CREDITS

63. Credits are a way of acknowledging that the lot, home or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.

64. Credits will be given for properties when:

- a development contribution for a lot has already been paid (at least in part). For example, most new subdivision lots will already have had development contributions levied and paid for at least one HUE; or
- the lot existed before 1 July 2004 and was within an urban zoning at that time under the District Plan (i.e. urban residential or urban industrial, commercial, or retail zoning). This excludes rural or rural residential properties; or
- the property was otherwise lawfully connected to a service as at 1 July 2004; or
- a rural or rural residential lot existed before 1 July 2004 (transport, community infrastructure and reserves only).

65. Credits given will be determined in accordance with Table 8.

Table 8: Standard credits

	CREDIT FOR EACH SERVICE FOR WHICH A DEVELOPMENT CONTRIBUTION HAS BEEN PAID	CREDIT FOR URBAN LOTS THAT EXISTED BEFORE 1 JULY 2004	CREDIT FOR LAWFULLY CONNECTED SERVICE AS AT 1 JULY 2004	RURAL RESIDENTIAL LOTS THAT EXISTED BEFORE *	RURAL LOTS THAT EXISTED BEFORE *
Residential units or lots	The number of HUEs	1 HUE for all services	1 HUE for the service(s) connected	1 HUE	1 HUE for any residential units on a lot as at 1 July 2004
Non-residential buildings or lots		Any underlying business lot shall be allocated a credit of one HUE, except for transport where deemed credits will not apply.			

*Transport, community infrastructure, and Parks & Reserves only.

Review Rights

66. Developers are entitled under the LGA02 to request a reconsideration or lodge a formal objection if they believe Council has made a mistake in assessing the level of development contributions for their development.

RECONSIDERATION

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

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

68. To seek a reconsideration, the developer must:

- Lodge the reconsideration request within 10 working days of receiving the development contribution notice.

- Use the reconsideration form (found on <https://www.codc.govt.nz/services/planning/development-contributions>) and supply any supporting information with the form.
- Pay the reconsideration fee at the time of application, as set out in Council's Schedule of Fees and Charges.

69. Applications with insufficient information or without payment of fee will be returned to the applicant, with a request for additional information or payment.

70. Once Council has received all required information and the reconsideration fee, the request will be considered by a panel of a minimum of two, and a maximum of three, people. The panel will comprise people that were not involved in the original assessment. Notice of Council's decision will be given to the applicant within 15 working days from the date on which Council receives all required relevant information relating to the request.

OBJECTIONS

71. Objections are a more formal process that allow developers to seek a review of Council's decision. Developers have the right to pursue an objection regardless of if a reconsideration request has been made. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and Council, although either party may seek a judicial review of the decision.

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

- failed to properly take into account features of the development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District; or
- required a development contribution for community facilities not required by, or related to, the development, whether on its own or cumulatively with other developments; or
- required a development contribution in breach of section 200 of the LGA02; or
- incorrectly applied the Policy to the development.

73. Schedule 13A of the LGA02 sets out the objection process. To pursue an objection, the developer must:

- lodge the request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for a reconsideration; and
- use the objection form (found on <https://www.codc.govt.nz/services/planning/development-contributions>) and supply any supporting information with the form; and
- pay a deposit.

74. Objectors are liable for Council's actual and reasonable costs incurred in the objection process including staff arranging and administering the process, commissioner's time, and other costs incurred by Council associated with any hearings such as room hire and associated expenses, as provided by section 150A of LGA02. However, objectors are not liable for the fees and allowances costs associated with any Council witnesses.

Other Operational Matters

REFUNDS

75. Sections 209 and 210 of the LGA02 state the circumstances where development contributions must be refunded, or land returned. In summary, Council will refund development contributions paid if:
- the resource consent:
 - lapses under section 125 of the RMA; or
 - is surrendered under section 138 of the RMA; or
 - the building consent lapses under section 52 of the Building Act 2004; or
 - the development or building in respect of which the resource consent or building consent was granted does not proceed; or
 - Council does not provide the reserve or network infrastructure for which the development contributions were required.
76. Council may retain any portion of a development contribution referred to above of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance.
77. Council may retain a portion of a development contribution (or land) refunded of a value equivalent to:
- Any administrative and legal costs it has incurred in assessing, imposing, and refunding a development contribution or returning land for network infrastructure or community infrastructure development contributions.
 - Any administrative and legal costs it has incurred in refunding a development contribution or returning land for reserve development contributions.

LIMITATIONS ON IMPOSING DEVELOPMENT CONTRIBUTIONS

78. Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA02, if, and to the extent that:
- it has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose; or
 - the developer will fund or otherwise provide for the same reserve, network infrastructure or community infrastructure; or
 - a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure or community infrastructure; or

- Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance.

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

- Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$20,000 exclusive of GST, unless the building consent is for a change of use.
- Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for reserve or network infrastructure.
- Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.
- The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown.

POSTPONEMENT AND REMISSIONS

80. Postponement of development contribution payment will only be permitted at Council's discretion and only:

- for development contributions over \$50,000; and
- where a bond or guarantee equal in value to the payment owed is provided.

81. The request for postponement must be made at the time a resource consent, building consent or service connection is granted. Bonds or guarantees:

- Will only be accepted from a registered trading bank.
- Shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed by Council.
- Will have an interest component added, at an interest rate of 2 percent per annum above the Reserve Bank 90-day bank bill rate on the day the bond document is prepared. The bonded sum will include interest, calculated using the maximum term set out in the bond document. If Council agrees to an extension of the term of the guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of Council's decision and the guaranteed sum will be amended accordingly.
- Shall be based on the GST inclusive amount of the contribution.

82. At the end of the term of the guarantee, the development contribution (together with interest) is payable immediately to Council.

83. If the discretion to allow a bond is exercised, all costs for preparation of the bond documents will be met by the applicant.

84. Bonds:

- Will only be accepted where the bond is guaranteed by a registered trading bank.
- Shall be for a maximum period of 24 months, subject to later extension as agreed by an authorised officer.
- Will have an interest component added, at an interest rate of 2 percent per annum above the Reserve Bank 90-day bank bill rate on the day the bond document is prepared. The bonded sum will include interest, calculated using the maximum term set out in the bond document.
- Shall be based on the GST inclusive amount of the contribution.

85. If the discretion to allow a bond is exercised, all costs of preparation of the bond documents will be met by the developer.

86. When considering a request for remission, Council will take into account:

- The purpose of development contributions, Council's financial modelling, and Council's funding and financial policies.
- The extent to which the value and nature of the works proposed by the applicant reduces the need for works proposed by Council in its capital works programme.
- Any other matter(s) that Council considers relevant.

DEVELOPMENT AGREEMENTS

87. Council may enter into specific arrangements with a developer for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable, as provided for under sections 207A-207F of the LGA02. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.

FINANCIAL CONTRIBUTIONS

Summary of Financial Contributions under the District Plan

88. Council is transitioning from financial contributions to development contributions to ensure a more streamlined and efficient policy. As a result, financial contributions will only be collected for reserves if a development contribution cannot be levied. This change reflects the councils commitment to meeting the costs of servicing new growth through development contributions and making the charging process more certain and transparent.
89. Council may charge financial contributions under the RMA in the District for reserves, if a development contribution cannot be levied.
90. Financial Contributions are defined by section 108 of the Resource Management Act (RMA) 1991 and collected using the provisions of the District Plan. Contributions are assessed based on the environmental effects of growth. These are defined in Chapter 15 of the Central Otago District Plan.
91. These charges are adjusted annually using the Special Consultative Procedure under section 83 of the LGA02 – so the Council’s Schedule of Fees and Charges should be reviewed to see the current charges. These changes need to maintain compliance with section 108 of the RMA. Further information on financial contributions can be found in the District Plan on Council’s website <https://www.codc.govt.nz/publications/fees-and-charges>.

Table 9: Financial contribution charges at 1 July 2025 (GST inclusive at 15%).

FINANCIAL CONTRIBUTION	FINANCIAL CONTRIBUTION CHARGE ¹	COMMENT
Reserve – Urban	\$2,900 per allotment or dwelling	Land; or cash in lieu of land; or both
Reserve – Rural	\$1,450 per allotment or dwelling	Land; or cash in lieu of land; or both

FINANCIAL CONTRIBUTIONS FOR RESERVES – URBAN

92. A financial contribution of money (except as determined in accordance with Policy 15.4.5) towards the provision and/or enhancement of open space, recreation and reserve needs of the District may be levied on subdivision or land use resource consents, or for the erection of new dwellings where no subdivision is required in the Residential, Business, and Industrial Resource Areas (excluding boundary adjustments or subdivision resulting

¹ Rounded to the nearest ten dollars.

in an amalgamation of titles) and a financial contribution in terms of this rule shall be made with respect to allotments intended to accommodate a residential activity.

FINANCIAL CONTRIBUTIONS FOR RESERVES – RURAL

93. A financial contribution of money (except as determined in accordance with Policy 15.4.5) towards the provision and/or enhancement of open space, recreation and reserve needs of the District may be levied on subdivision or land use resource consents, or for the erection of new dwellings where no subdivision is required in the Rural Settlement and Rural Resource Areas (excluding boundary adjustments or subdivision resulting in an amalgamation of titles) and a financial contribution in terms of this rule shall be made with respect to allotments intended to accommodate a residential activity.

DEFINITIONS

In the Policy, unless the context otherwise requires, the following applies:

Accommodation unit has the meaning given in section 197 of the LGA02.

Activity means the provision of facilities and amenities within the meaning of network infrastructure, reserves, or community infrastructure for which a development contribution exists under the Policy.

Allotment (or lot) has the meaning given to allotment in section 218(2) of the RMA.

Asset Management Plan means Council plan for the management of assets within an activity that applies technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.

Bedroom means any habitable space within a residential unit capable of being used for sleeping purposes and can be partitioned or closed for privacy including spaces such as a “games”, “family”, “recreation”, “study”, “office”, “sewing”, “den”, or “works room” but excludes:

- any kitchen or pantry;
- bathroom or toilet;
- laundry or clothes-drying room;
- walk-in wardrobe;
- corridor, hallway, or lobby;
- garage; and
- any other room smaller than 6m².

Where a residential unit has any *living* or *dining* rooms that can be partitioned or closed for privacy, all such rooms except one shall be considered a bedroom.

Capacity life means the number of years that the infrastructure will provide capacity for and associated HUEs.

Catchment means the areas within which development contributions charges are determined and charged.

Commercial activity means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.

Community facilities means reserves, network infrastructure, or community infrastructure as defined by the LGA02, for which development contributions may be required.

Community infrastructure means:

- land, or development assets on land, owned or controlled by Council for the purpose of providing public amenities; and
- includes land that Council will acquire for that purpose.

Council means Central Otago District Council.

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure (but does not include the pipes or lines of a network utility operator).

District means the Central Otago.

Gross floor area (GFA) means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls;
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;
- where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

[See the National Planning Standards 2019.](#)

Household unit equivalent (HUE) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.

LGA02 means the Local Government Act 2002.

Network infrastructure means the provision of transportation (roading), water, wastewater and stormwater infrastructure.

Place of assembly means Marae, community centres or facilities, halls, places of worship, indoor cultural, recreation, or sporting facilities, clubrooms, cinemas, theatres, and conference facilities.

Policy means this Development and Financial Contributions Policy.

Reserve means land for public open space and improvements to that land needed for it to function as an area of usable green open space. This land is used for recreation, sporting activities and the physical welfare and enjoyment of the public, as well as for the protection of the natural environment and beauty of the countryside (including landscaping, sports and play equipment, walkways and cycleways, carparks, and toilets). In the Policy, reserve does not include land that forms, or is to form, part of any road; or is used, or is to be used, for stormwater management purposes].

Residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. [See the National Planning Standards 2019.](#)

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.

Retirement unit means any dwelling unit in a retirement village but does not include aged care rooms in a hospital or similar facility.

Retirement village has the meaning given in section 6 of the Retirement Villages Act 2003.

RMA means the Resource Management Act 1991.

Service connection means a physical connection to an activity provided by, or on behalf of, Council (such as water, wastewater or stormwater services).

PART 2: POLICY DETAILS

Requirement to have a policy

Council is required to have a policy on development contributions and financial contributions as a component of its funding and financial policies in its Long-term Plan (LTP) under section 102(2)(d) of the LGA02. The Policy meets this requirement.

Funding Summary

94. From 2001/02 to 2033/34 Council plans to incur \$837,082,043 (before interest costs) on infrastructure, including works partially or wholly needed to meet the increased demand for community facilities resulting from growth. Of this cost, 22 percent will be funded from development contributions. Including interest costs, the total amount to be funded is \$198,896,988.

95. Table 10 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for all activities and catchments.

Table 10. Total cost of capital expenditure for growth and funding sources

ACTIVITY	TOTAL CAPEX	GROWTH CAPEX	DEVELOPMENT CONTRIBUTION FUNDED CAPEX	TOTAL CAPEX PROPORTION FUNDED BY DEVELOPMENT CONTRIBUTIONS	CAPEX PROPORTION FUNDED FROM OTHER SOURCES	DEVELOPMENT CONTRIBUTION INTEREST	TOTAL AMOUNT TO BE FUNDED BY DEVELOPMENT CONTRIBUTIONS
Calculations	A	B	C	C/A*100	((A- C)/A)*100	D	C+D
Total water supply	240,062,139	65,353,147	65,353,147	27%	73%	7,505,932	72,859,078
Greater Alexandra	72,050,862	22,074,652	22,074,652	31%	69%	3,207,075	25,281,727
Cromwell	64,094,154	37,675,400	37,675,400	59%	41%	3,788,354	41,463,754
Omakau	13,914,673	2,769,857	2,769,857	20%	80%	303,439	3,073,296
Ranfurlly	3,511,288	320,975	320,975	9%	91%	57,016	377,990
Naseby	7,781,916	722,944	722,944	9%	91%	29,287	752,231
Roxburgh	11,760,813	826,281	826,281	7%	93%	81,105	907,385
Patearoa	3,504,046	71,365	71,365	2%	98%	39,656	111,021
District Wide	63,444,387	891,673	891,673	1%	99%	0	891,673
Total Wastewater	242,167,323	66,036,806	66,036,806	27%	73%	3,668,626	69,705,433
Greater Alexandra	89,090,677	21,945,033	21,945,033	25%	75%	1,875,021	23,820,055
Cromwell	56,870,350	37,041,723	37,041,723	65%	35%	1,063,142	38,104,864
Omakau	26,220,041	5,371,257	5,371,257	20%	80%	701,226	6,072,484
Ranfurlly	2,304,200	17,001	17,001	1%	99%	0	17,001
Naseby	2,510,038	163,935	163,935	7%	93%	0	163,935
Roxburgh	3,072,331	125,172	125,172	4%	96%	29,237	154,409
District Wide	62,099,686	1,372,685	1,372,685	2%	98%	0	1,372,685
Total Transport	200,529,047	9,974,380	9,974,380	5%	95%	0	9,974,380
Total Community Infrastructure	109,654,386	17,652,471	17,652,471	16%	84%	0	17,652,471
Total Reserve Improvements	18,162,963	2,199,440	2,199,440	12%	88%	0	2,199,440
Total Reserve Land	26,506,186	26,506,186	26,506,186	100%	0%	0	26,506,186
Grand Total	837,082,043	187,722,430	187,722,430	22%	78%	11,174,558	198,896,988

Funding policy summary

FUNDING GROWTH EXPENDITURE

96. Council considers the provision of suitable infrastructure as one of its key strategic activities that aid in the provision of social, economic, environmental and cultural well-being of the community. Providing infrastructure in anticipation of growth is an obligation of Council. Council will often invest in infrastructure capacity well in advance of the uptake of that capacity. Therefore recouping the growth component of this investment is an obligation Council has on behalf of the community.
97. Population and business growth create the need for new subdivisions and development, and these place increasing demands on the assets and services provided by Council. Accordingly, significant investment in new or upgraded assets and services are required to meet the demands of growth.
98. Council has decided to fund these costs from:
- Development contributions under the LGA02 for:
 - water supply;
 - wastewater and
 - transport
 - community Infrastructure
 - reserve land
 - reserve improvements
 - Financial contributions under the RMA for:
 - reserves
99. In forming this view, Council has considered the matters set out in section 101(3) of the LGA02 within its Revenue and Financing Policy, and within the Policy.
100. The Revenue and Financing Policy is Council's primary and over-arching statement on its approach to funding its activities. It outlines how all activities will be funded, and the rationale for Council's preferred funding approach.
101. In addition, Council is required under section 106(2)(c) of the LGA02 to explain within the Policy why it has decided to use development contributions and financial contributions to fund capital expenditure relating to the cost of growth. This assessment is below.
102. Council has chosen to use development contributions for water supply, wastewater, transport, community infrastructure and reserves activities. Historically, Council have collected financial contributions for reserves. However, with the addition of reserve land and reserve improvements included in this development contributions policy, financial contributions will no longer be collected for reserves. As Council works through the district plan review the transfer of reserves over to development contributions will be considered.

103. Council has considered whether development contributions and financial contributions are an appropriate source of funding considering each activity, the outcomes sought, and their links to growth infrastructure. Council’s mission is to support and enable a safe, healthy, and thriving community and environment. Council has developed 4 outcomes to help express the needs of the community:

- Respect for the Environment
- Robust Social Fabric
- Increased Economic Prosperity; and
- Expressions of Culture

104. These outcomes seek a well serviced growing community that is financially sustainable. Council is committed to investing in Council infrastructure to renew plant when needed, to accommodate population growth, and to meet environmental and health standards. Development contributions and financial contributions provide a mechanism for funding of water, wastewater, stormwater, roading, community infrastructure and reserves needed to achieve our growth ambitions that may not otherwise be affordable to our community. As a dedicated growth funding source, they also offer more secure funding through which we can deliver on our outcomes for our growing communities.

Other funding decision factors (sections 101(3)(a)(ii) – (v))

105. Council has considered the funding of growth-related community facilities against the following matters:

- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular groups or individuals contribute to the need to undertake the activity.
- The period in or over which those benefits are expected to occur.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

106. A summary of this assessment is below.

Table 11: Other funding decision factors

WHO BENEFITS / WHOSE ACT CREATES THE NEED	<p>A significant portion of Council’s work programme over the next 10 years is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth is serviced by, and benefits from, an asset or programme as well as how much it serves and benefits existing ratepayers is determined for each asset or programme.</p> <p>Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefits principally from new assets and additional network capacity. Where and to the extent that works benefit existing residents and businesses, those costs are recovered through rates.</p> <p>The Catchment determination section below outlines how Council determined the catchments for development contributions in the Policy.</p>
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<p>PERIOD OF BENEFIT</p>	<p>The assets constructed for development provide benefits and capacity for developments now and developments in the future. In many cases, the “capacity life” of such assets spans decades.</p> <p>Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets.</p> <p>Developments that benefit from the assets will contribute to their cost, regardless of whether the developments happen now or in the future.</p> <p>Financial contributions to be secured on land use activities and/or subdivision activities which represent the cost imposed on the wider community in relation to remedying or mitigating adverse effects as a consequence of that land use activity and/or subdivision activity.</p>
<p>FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING</p>	<p>The cost of supporting development in the Central Otago District is significant. Development contributions and financial contributions send clear signals to the development community about the cost of growth and the capital costs of providing infrastructure to support that growth.</p> <p>The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development contributions.</p>

Overall impact of liability on the community (section 101(3)(b))

- 107. The liability for revenue falls directly with the growth community. At the effective date of this Policy, Council considers that any negative impact on the social, economic, environmental and cultural well-being of this particular sector of the community is outweighed by a positive impact on the wider community. At any stage in the future where there may be impacts of this nature, Council may revisit this policy.
- 108. Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. Council considers that the level of development and financial contributions is affordable and does not consider it likely that there will be an undue or unreasonable impact on the social, economic, environmental and cultural wellbeing of this section of the community.
- 109. Moreover, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents who do not cause the need for, or benefit directly from, the growth infrastructure needed to service new developments.
- 110. Overall, Council considers it fair and reasonable, and that the social, economic, environmental and cultural interests of the District’s communities are best advanced through using development contributions and financial contributions to fund the costs of growth-related capital expenditure for community facilities.

Catchment Determination

- 111. When setting development contributions, Council must consider how it sets its catchments for grouping charges by geographic area.

112. The LGA02 gives Council wide scope to determine these catchments, provided that:
- The grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
 - Grouping by geographic area avoids grouping across an entire district wherever practical.
113. Council has determined that there will be:
- Scheme based catchments for water supply and wastewater
 - One district wide catchment for Transport
 - One district wide catchment for Community Infrastructure
 - One district wide catchment for Reserve Land and Reserve Improvements
114. Council considers that this strikes the right balance between practical and administrative efficiency, and considerations of fairness and equity for the following reasons:
- Using scheme-based catchments for water supply and wastewater ensures that there is a direct link between additional demand and growth costs imposed on the scheme.
 - Going down a further level to consider additional demand to individual supply zones is considered inefficient and would likely result in significant movements in the contributions from policy to policy.
 - All developments within the district's boundaries have the ability to use the transport network therefore all developments shall be assessed for a development contribution. Transport development contributions fund growth related capital expenditure for all components of the transportation network.
 - All developments, irrespective of location, have access to new Community Infrastructure and Parks & Reserves and can benefit from it if they choose to.
 - Going down a further level to consider additional demand to individual wards is considered inefficient, especially that these assets are now districtised, and would likely result in significant movements in the contributions from policy to policy.

Significant Assumptions of the Policy

METHODOLOGY

115. In developing a methodology for the development contributions in the Policy, Council has taken an approach to ensure that the cumulative effect of development is considered across each catchment.

PLANNING HORIZONS

116. A 10-30-year timeframe has been used as a basis for forecasting growth and growth-related assets and programmes. This is set out in Council's asset management plans.

PROJECTING GROWTH

117. The District has experienced strong population and economic growth, and this growth is forecast to increase further. Statistics New Zealand (Stats NZ) figures indicate strong population growth in the District, with the number of residents increasing by 3.3% per annum since 2013.

118. Using growth projections developed by Rationale Ltd as a base, the key assumptions about future growth are:

- Years 2025-2034:
 - Population growth in the District of around 1.9% (or around 573 people) per annum.
 - Residential unit growth in the District of around 1.8% (or around 290 units) per annum.
 - Commercial and industrial rating unit growth in the District of around 1.5% (or around 20 units) per annum.
- Years 2034-2054:
 - Population growth in the District of around 1.5% (or around 544 people) per annum.
 - Residential unit growth in the District of around 1.3% (or around 274 units) per annum.
 - Commercial and industrial rating unit growth in the District of around 1.0% (or around 10 units) per annum.

119. A five-yearly breakdown of population and household forecasts are in Table 12.

Table 12: Five-yearly breakdown of population and household forecasts

	2018 CENS US	2024 (EST)	2029	2034	2039	2044	2049	2054
ALEXANDRA AND CLYDE								
Population	6,810	7,535	8,040	8,508	8,955	9,393	9,828	10,257
Households	3,417	3,676	3,919	4,142	4,352	4,557	4,757	4,955
CROMWELL								
Population	5,830	7,273	8,157	8,977	9,795	10,620	11,454	12,270
Households	2,736	3,404	3,818	4,202	4,585	4,971	5,362	5,744
OMAKAU								
Population	350	451	519	586	653	719	784	846
Households	222	273	315	355	396	436	475	513
RANFURLY								
Population	740	783	816	843	862	873	879	882
Households	459	474	494	510	522	529	532	534
ROXBURGH								
Population	680	719	751	782	812	842	872	901
Households	414	426	445	463	481	499	516	533
NASEBY								
Population	120	133	137	140	143	144	145	145
Households	297	318	328	336	341	345	347	348
PATEAROA								
Population		171	177	183	186	189	190	190
Households		121	126	129	132	134	134	135
OTHER								
Population	7,670	9,643	11,070	12,482	13,877	15,250	16,593	17,898
Households	3,837	4,590	5,261	5,926	6,583	7,230	7,863	8,478
DISTRICT TOTAL								
Population	22,200	26,707	29,666	32,501	35,282	38,030	40,745	43,390
Households	11,382	13,283	14,705	16,064	17,393	18,700	19,987	21,239

120. Council forecasts demand of approximately 450 rating units for business development over the next 30 years to accommodate population growth.
121. The combined demand forecast is approximately 8,400 rating units over 30 years – 7,950 HUEs for households and 450 HUEs for business. Further information about these forecasts can be found in Council's 2025-2034 Long-term Plan and on Council's website <https://www.codc.govt.nz>.

BEST AVAILABLE KNOWLEDGE

122. Development contributions are based on capital expenditure budgets included in Council's asset management plans. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. As better information becomes available the Policy will be updated, generally through the Annual Plan process.

KEY RISKS/EFFECTS

123. There are two key risks and resulting effects associated with administering development contributions. These are:

- That the growth predictions do not eventuate, resulting in a change to the assumed rate of development. In that event, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
- That the time lag between expenditure incurred by Council and development contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increase in debt servicing costs. To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

SERVICE ASSUMPTIONS

124. It is assumed that methods of service delivery and levels of service will remain substantially unchanged and in accordance with Council's Long-term Plan, asset management plans and Infrastructure Strategy.

FUNDING MODEL

125. A funding model has been developed to calculate development contributions under the Policy. It accounts for the activities for which contributions are sought, the assets and programmes related to growth, forecast growth and associated revenue. The funding model embodies several important assumptions, including that:

- All capital expenditure estimates are inflation adjusted and GST exclusive.
- The levels of service (LOS)/backlog, renewal and maintenance portions of each asset or programme will not be funded by development contributions. See the Cost allocation section below.
- The growth costs associated with an asset are spread over the capacity life of the asset and any debt incurred in relation to that asset will be fully repaid by the end of that capacity life.
- Interest expenses incurred on debt accrued will be recovered via development contributions and shared equally over all forecast HUEs over a 10-year period for each activity/catchment.

Cost Allocation

126. Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, LOS/backlog, and renewal. Council's general approach to cost allocation is summarised as:
- Where a project provides for and benefits only growth, 100% of a project's cost is attributed to growth. To qualify for this, there would have to be no renewal element (see below) or material level of service benefit or capacity provided for existing residents and businesses.
 - Where a project involves renewal of existing capacity: The following approach is used.
 - A renewal project that renews an asset to its original condition and capacity is 100% renewal.
 - If the capacity is increased as part of the renewal, then the renewal portion is estimated using the age of the asset over its expected standard life.
 - If the asset age is unknown, then the growth portion will be based on the proportion that growth (in HUEs) will make up of the future community (in HUEs). The remainder is apportioned to renewal.
 - If a project provides for growth and LOS, after deducting any share of costs attributable to renewal, Council will split the cost between growth and LOS based on the future beneficiary split. Under this approach, the cost attributed to:
 - Growth will be based on the proportion that growth (in HUEs) will make up of the future community (in HUEs).]
 - LOS will be based on the proportion that the existing community (in HUEs) will make up of the future community (in HUEs).
 - If the asset age is unknown, then the growth portion will be based on the proportion that growth (in HUEs) will make up of the future community (in HUEs). The remainder is split between LOS and renewal.
127. For particularly large and expensive projects, Council may undertake a specific cost apportionment assessment that differs from the general approach outlined above.

Calculating the development contributions

128. This section outlines how the development contributions were calculated in accordance with section 203 and Schedule 13 of the LGA02.

PROCESS

129. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 13.

Table 13: Summary of development contribution calculation methodology

STEP	DESCRIPTION / COMMENT	EXAMPLE (\$ GST EXC)
1. Forecast growth	Council estimates potential land supply and likely take up of that land. The estimates help provide household and business growth forecasts for up to 30 years. See the <i>Projecting growth</i> section above for further information.	Existing Cromwell HUEs = 4,800. 20 yr growth = 1,500 HUEs
2. Identify projects required to facilitate growth	Council develops the works programme needed to facilitate growth. In some cases, Council may have already undertaken the work. The future programme in the Policy is for 10 years.	WS Cromwell WTP Upgrade = \$10.2M
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and LOS/backlog in accordance with the approach outline in the <i>Cost allocation</i> section of the Policy. Schedules 2 and 3 of the Policy outline the amount required to fund growth from development contributions for each of these assets or programmes.	Growth % = $1500/(4800+1500) = 24\%$ Growth \$ = $24\% * \$10.2M = \$2.4M$
4. Determine growth costs to be funded by development contributions	Council determines whether to recover all of the growth costs identified in step 3 from development contributions, or whether some of the growth costs will be funded from other sources.	100% of growth costs funded from development = \$2.4M
5. Adjust for interest costs and charge inflation adjustments	The raw cost requires adjustments in the funding model to ensure total revenue received over 10 years equals total costs after accounting for interest costs. These costs are shared equally among all HUEs in the relevant catchment over 10 years. These adjustments impact the final charges.	Interest costs estimated at \$0.14M means total cost to fund via DCs = \$2.54M
6. Divide development contribution funded growth costs by capacity lives	The growth costs from step 5 are divided by the estimated capacity life (defined in HUEs) to provide a charge per HUE for each future and past asset and programme. This is done on a year by year basis so that the consumption of an assets capacity can be considered annually.	Cost per HUE = $\$2.54M/1500 \text{ HUEs} = \$1,700 \text{ per HUE}$
7. Sum all per asset charges	For each catchment and activity, add up the per HUE asset or programme charges to provide a total development contribution. This is done over the future 10 year analysis window to give a charge that reflects the capacity consumed over the next 10 years. For each activity and catchment, development contributions fund the programme on an aggregated basis.	Total growth costs in 10 yr analysis window = \$1.25M. Total HUEs in 10 yr analysis window = 909 HUEs. Charge per HUE = $\\$1.25M / 909 \text{ HUEs} = \\$1,374 \text{ per HUE}$

SUMMARY OF CALCULATIONS

130. Schedule 1 summarises the calculation of the charge per HUE for each activity/catchment (step 7). Schedules 2 and 3 provide information on each asset or programme including the information in steps 2 - 6.



Schedule 1 – Charge per HUE calculations

This schedule summarises the calculation of the charge per HUE for each activity for each catchment. This includes the components of the charge related to capital expenditure on past assets, capital expenditure on future assets, and interest costs. All figures exclude GST.

WATER

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	DEVELOPMENT CONTRIBUTION FUNDED IN ANALYSIS PERIOD \$	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	CHARGE PER HUE (GST EXC)
Greater Alexandra	22,074,652	9,935,348	530	18,741
Future Expenditure	13,988,732	3,208,703	530	6,053
Historic Expenditure	8,085,920	3,519,570	530	6,639
Interest		3,207,075	530	6,049
Cromwell	37,675,400	16,566,684	1,493	11,099
Future Expenditure	32,958,801	11,197,857	1,493	7,502
Historic Expenditure	4,716,598	1,580,472	1,493	1,059
Interest		3,788,354	1,493	2,538
Naseby	722,944	300,084	37	8,201
Future Expenditure	482,552	158,402	37	4,329
Historic Expenditure	240,392	112,395	37	3,072
Interest		29,287	37	800
Omakau	2,769,857	1,388,771	105	13,185
Future Expenditure	2,090,511	774,448	105	7,352
Historic Expenditure	679,346	310,885	105	2,951
Interest		303,439	105	2,881
Patearoa	71,365	77,452	15	5,182
Future Expenditure	25,500	13,693	15	916
Historic Expenditure	45,865	24,102	15	1,612
Interest		39,656	15	2,653
Ranfurly	320,975	220,976	63	3,523
Future Expenditure	222,418	127,952	63	2,040
Historic Expenditure	98,557	36,008	63	574
Interest		57,016	63	909
Roxburgh	826,281	272,238	69	3,934
Future Expenditure	665,135	120,036	69	1,734
Historic Expenditure	161,145	71,098	69	1,027
Interest		81,105	69	1,172
District Wide	891,673	266,581	2,312	115
Future Expenditure	816,835	229,486	2,312	99
Historic Expenditure	74,838	37,095	2,312	16
Interest		0	2,312	0

WASTEWATER

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	DEVELOPMENT CONTRIBUTION FUNDED IN ANALYSIS PERIOD \$	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	CHARGE PER HUE (GST EXC)
Greater Alexandra	21,945,033	7,760,098	403	19,244
Future Expenditure	17,340,868	3,804,027	403	9,433
Historic Expenditure	4,604,166	2,081,050	403	5,161
Interest		1,875,021	403	4,650
Cromwell	37,041,723	9,705,730	1,564	6,204
Future Expenditure	30,403,774	6,445,989	1,564	4,120
Historic Expenditure	6,637,949	2,196,599	1,564	1,404
Interest		1,063,142	1,564	680
Naseby	163,935	80,825	40	2,002
Future Expenditure	0	0	40	0
Historic Expenditure	163,935	80,825	40	2,002
Interest		0	40	0
Omakau	5,371,257	2,367,584	132	17,926
Future Expenditure	5,053,834	1,503,758	132	11,386
Historic Expenditure	317,423	162,600	132	1,231
Interest		701,226	132	5,309
Ranfurly	17,001	4,070	71	58
Future Expenditure	0	0	71	0
Historic Expenditure	17,001	4,070	71	58
Interest		0	71	0
Roxburgh	125,172	81,988	81	1,007
Future Expenditure	73,415	34,683	81	426
Historic Expenditure	51,757	18,069	81	222
Interest		29,237	81	359
District Wide	1,372,685	350,762	2,292	153
Future Expenditure	1,136,422	233,716	2,292	102
Historic Expenditure	236,263	117,046	2,292	51
Interest		0	2,292	0

TRANSPORT

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	DEVELOPMENT CONTRIBUTION FUNDED IN ANALYSIS PERIOD \$	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	CHARGE PER HUE (GST EXC)
District Wide	9,974,380	2,296,786	3,369	682
Future Expenditure	3,989,687	951,575	3,369	282
Historic Expenditure	5,984,693	1,345,211	3,369	399
Interest		0	3,369	0

COMMUNITY INFRASTRUCTURE

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	DEVELOPMENT CONTRIBUTION FUNDED IN ANALYSIS PERIOD \$	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	CHARGE PER HUE (GST EXC)
District Wide	17,652,471	6,499,322	3,048	2,132
Future Expenditure	15,716,092	5,667,905	3,048	1,859
Historic Expenditure	1,936,379	831,417	3,048	273
Interest		0	3,048	0

RESERVE IMPROVEMENTS

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	DEVELOPMENT CONTRIBUTION FUNDED IN ANALYSIS PERIOD \$	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	CHARGE PER HUE (GST EXC)
District Wide	2,199,440	787,794	3,048	258
Future Expenditure	1,785,055	565,935	3,048	186
Historic Expenditure	414,386	221,859	3,048	73
Interest		0	3,048	0

RESERVE LAND

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	DEVELOPMENT CONTRIBUTION FUNDED IN ANALYSIS PERIOD \$	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	CHARGE PER HUE (GST EXC)
District Wide	26,506,186	26,506,186	3,048	8,696
Future Expenditure	26,506,186	26,506,186	3,048	8,696
Historic Expenditure				
Interest				

Schedule 2 – Historic & Future Assets

Schedule 2 provides the historic and forecast future capital expenditure on assets or programmes attributable to new growth in accordance with section 201A of the LGA02. All figures exclude GST.

WATER

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Greater Alexandra	56,448,809	38%	21,548,833	445,371	463,385	477,521	467,896	723,095	717,914	869,584	864,571	852,425	846,511	14,820,560	6,728,272	530	12,691
Historic Expenditure	40,072,357	19%	7,803,620	409,103	399,110	386,426	373,621	360,008	350,794	338,623	309,358	298,819	293,707	4,284,050	3,519,570	530	6,639
PJ20116 - LDWS Construction/Capital Works	16,696,552	19%	3,188,493	175,336	172,117	169,001	166,034	163,255	160,691	158,356	156,257	154,391	152,751	1,560,304	1,628,189	530	3,071
PJ11710-4 - WS LDWS Construction / Capital Works	6,270,851	22%	1,380,873	73,607	72,255	70,947	69,702	68,535	67,459	66,478	65,597	64,814	64,126	697,351	683,521	530	1,289
Greater Alexandra - Reticulation	2,477,233	27%	669,261	24,171	21,496	16,366	13,824	9,551	7,249	6,164	6,082	6,010	5,946	552,403	116,859	530	220
PJ20147 - Alexandra Reservoir	1,620,519	11%	183,790	18,821	18,476	18,141	17,823	17,525	17,249	16,138	6	0	0	59,610	124,180	530	234
PJ11710-2 - WS LDWS Professional Services	1,350,305	20%	263,556	14,307	14,044	13,790	13,548	13,321	13,112	12,921	12,750	12,598	12,464	130,700	132,856	530	251
Greater Alexandra - Flowmetering	1,230,625	14%	175,625	7,736	7,594	7,406	7,270	5,482	4,810	0	0	0	0	135,326	40,299	530	76
PJ21212-04 - WS Alexandra Northern Reservoir - Construction	1,131,509	11%	127,088	13,094	12,853	12,621	12,399	12,192	12,000	11,826	3,541	0	0	36,563	90,525	530	171
Greater Alexandra - Demand Management	1,004,783	12%	118,663	5,016	4,924	4,835	4,750	4,671	4,597	4,530	4,411	3,067	1,593	76,269	42,395	530	80
PJ11710-4 - LDWS Construction / Capital Works	1,000,000	27%	267,207	9,336	9,164	8,998	8,840	8,692	8,556	8,432	8,320	8,221	8,133	180,515	86,692	530	164
PJ21213-04 - WS Clyde Falling Main - Construction	773,361	19%	149,622	8,165	8,015	7,870	7,732	7,603	7,483	7,375	7,277	7,190	7,114	73,799	75,824	530	143
PJ11710-5 - WS LDWS Pump Test & Filter Trial	672,602	22%	151,111	7,505	7,367	7,234	7,107	6,988	6,878	6,778	6,688	6,608	6,538	81,420	69,691	530	131
257177622. WatAlex - Alex Water_Lake Dunstan Consultants ALL	619,992	27%	165,666	5,788	5,682	5,579	5,481	5,389	5,305	5,228	5,158	5,097	5,043	111,918	53,748	530	101
PJ18308 - WS Alexandra Valve Upgrades	543,809	19%	101,566	5,662	5,558	5,457	5,361	5,272	5,189	5,113	5,046	4,985	4,932	48,991	52,575	530	99
Greater Alexandra - Storage	538,783	18%	97,629	4,546	4,282	3,762	218	266	142	140	138	137	135	83,863	13,765	530	26
PJ11710-2 - LDWS Professional Services	373,000	27%	99,668	3,482	3,418	3,356	3,297	3,242	3,191	3,145	3,103	3,066	3,034	67,332	32,336	530	61
Greater Alexandra - Plant and Machinery	370,710	16%	58,349	2,670	2,621	2,574	2,448	833	120	0	0	0	0	47,084	11,265	530	21
Greater Alexandra - Cap exp Machinery & plant	355,095	12%	41,553	1,705	1,674	1,644	1,615	1,588	1,563	1,540	1,100	196	0	28,928	12,624	530	24
PJ11710-6 - WS LDWS Treatment Plant Trials	353,443	22%	76,899	4,151	4,075	4,001	3,931	3,865	3,804	3,749	3,699	3,655	3,616	38,352	38,547	530	73
PJ11710-1 - WS LDWS CODC Management	338,415	19%	65,977	3,584	3,518	3,454	3,394	3,337	3,284	3,237	3,194	3,156	3,122	32,698	33,279	530	63
PJ21184 - WS Clyde Falling Main	305,924	19%	59,187	3,230	3,171	3,113	3,059	3,007	2,960	2,917	2,879	2,844	2,814	29,193	29,994	530	57
Greater Alexandra - Water retic mwl	273,044	12%	34,089	1,393	1,367	1,342	1,319	1,297	1,276	1,258	1,241	304	0	23,291	10,798	530	20
PJ21247-02 - Bridge Hill Falling Main - Investigation	202,060	19%	38,377	2,117	2,078	2,041	2,005	1,971	1,940	1,912	1,887	1,864	1,844	18,717	19,660	530	37
Greater Alexandra - Machinery & plant	174,841	12%	21,801	950	933	916	900	885	871	858	847	837	828	12,978	8,823	530	17
Greater Alexandra - Alex Water_Lake Dunstan Consultants ALL	154,923	13%	19,411	915	899	882	867	852	839	827	816	806	798	10,910	8,501	530	16
PJ11710-7 - Lake Dunstan Water Supply Bore 3 testing	124,327	20%	25,191	1,358	1,333	1,308	1,285	1,264	1,244	1,226	1,210	1,195	1,183	12,585	12,606	530	24
PJ21192-05 - WS Lake Dunstan Water Supply - Other	115,128	19%	21,822	1,205	1,183	1,162	1,141	1,122	1,105	1,089	1,074	1,061	1,050	10,630	11,193	530	21
Greater Alexandra - Lake Dunstan Intake Bore Construct.	102,242	13%	12,810	580	569	559	549	540	532	524	517	511	505	7,424	5,386	530	10
25717762. WatAlex - Alex Water_Lake Dunstan Proj Mgmt CODC	72,000	27%	19,239	672	660	648	637	626	616	607	599	592	586	12,997	6,242	530	12

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Greater Alexandra - Treatment	70,259	14%	9,647	417	409	402	394	388	382	0	0	0	0	7,256	2,391	530	5
Greater Alexandra - Alex Water_Lake Dunstan Proj Mgmt CODC	66,692	13%	8,356	394	387	380	373	367	361	356	351	347	343	4,697	3,660	530	7
PJ21192-03 - WS Lake Dunstan Water Supply - Design	51,294	19%	9,716	537	527	517	508	500	492	485	478	473	468	4,731	4,985	530	9
Greater Alexandra - ake Dunstan Consultants (ALL)	50,330	13%	6,306	286	280	275	270	266	262	258	254	251	249	3,655	2,651	530	5
Greater Alexandra - Pump Station	50,124	18%	8,804	432	355	167	126	0	0	0	0	0	0	7,724	1,080	530	2
PJ18309 - WS Alexandra Backflow Prevention	48,431	22%	10,705	563	553	543	533	524	516	509	502	496	491	5,475	5,230	530	10
PJ21247-04 - Bridge Hill Falling Main - Construction	42,779	19%	8,103	448	440	432	424	417	410	404	399	394	390	3,946	4,158	530	8
Greater Alexandra - Storage Reservoir	41,528	90%	37,470	1,697	1,665	1,635	1,607	1,580	1,555	1,532	1,512	1,494	1,478	21,716	15,754	530	30
Greater Alexandra - ake Dunstan Proj Mgmt CODC	40,176	13%	5,034	228	224	220	216	212	209	206	203	201	199	2,917	2,117	530	4
PJ11710-3 - WS LDWS Investigations / Specialists	36,490	20%	7,217	389	382	375	368	362	356	351	346	342	339	3,608	3,609	530	7
Greater Alexandra - Tobies	31,463	11%	3,547	148	146	143	141	138	136	134	4	4	4	2,550	997	530	2
PJ18313 - WS Alexandra Network Upgrades with Developments	30,893	19%	5,846	318	312	306	301	296	291	287	283	280	277	2,895	2,950	530	6
25717733. WatAlex - Water improvements	30,000	14%	4,154	204	201	197	194	190	187	185	182	180	178	2,255	1,899	530	4
PJ21192-01 - WS Lake Dunstan Water Supply - Project Management	29,864	19%	5,657	313	307	301	296	291	286	282	279	275	272	2,754	2,903	530	5
Greater Alexandra - Management	24,636	26%	6,356	162	159	156	153	150	148	146	144	142	141	4,856	1,500	530	3
Greater Alexandra - Instrumentation	21,641	17%	3,745	180	177	174	6	0	0	0	0	0	0	3,208	537	530	1
Greater Alexandra - Isolating Valves	20,798	12%	2,414	103	101	100	98	96	95	93	53	52	51	1,572	842	530	2
Greater Alexandra - Valves and Hydrants	19,610	11%	2,088	86	84	83	81	80	79	77	46	1	0	1,472	616	530	1
PJ21212-01 - WS Alexandra Northern Reservoir - Project Management	15,700	11%	1,730	180	177	174	171	168	165	163	161	0	0	371	1,359	530	3
PJ18313-1 - WS Alex Network Upgrades RC170196	14,499	31%	4,567	102	100	99	97	95	94	92	91	90	89	3,617	950	530	2
PJ21247-01 - Bridge Hill Falling Main - Project Management	13,343	19%	2,527	140	137	135	132	130	128	126	124	123	122	1,231	1,297	530	2
PJ17161 - WS Districtwide Improvements	11,081	19%	2,099	116	114	112	110	108	106	105	103	102	101	1,022	1,077	530	2
PJ21192-04 - WS Lake Dunstan Water Supply - Construction	10,787	19%	2,063	113	111	109	107	106	104	102	101	100	99	1,011	1,053	530	2
PJ20110 - LDWS Water Treatment Plant Construction	10,211	19%	1,976	108	106	104	102	100	99	97	96	95	94	974	1,001	530	2
Greater Alexandra - Retic Extn Upgrde	7,135	13%	893	37	37	36	35	35	34	34	0	0	0	645	248	530	0
PJ11416-1 - WS Alexandra Improvements	5,475	22%	1,224	62	61	60	59	58	57	56	55	54	54	649	575	530	1
PJ19060 - Dunstan Flats Reticulation	5,468	36%	1,962	46	45	44	43	43	42	41	41	40	40	1,536	426	530	1
Greater Alexandra - Water Investigations	4,815	24%	1,141	28	28	27	27	26	26	25	25	25	24	881	260	530	0
Greater Alexandra - Water Rights	4,750	19%	903	45	44	0	0	0	0	0	0	0	0	813	90	530	0
PJ18313-2 - WS Alex Network Upgrades RC170554	4,405	31%	1,388	31	31	30	29	29	28	28	28	27	27	1,099	289	530	1
PJ21212-03 - WS Alexandra Northern Reservoir - Design	3,392	11%	374	39	38	38	37	36	36	35	35	0	0	80	294	530	1
Greater Alexandra - Water Alex Process Syst. Pro	2,869	3%	81	4	3	3	3	3	3	3	3	3	3	48	33	530	0
Greater Alexandra - Reserve Wtr Meters	2,717	24%	644	16	16	15	15	15	15	14	14	14	14	497	147	530	0
PJ21212-05 - WS Alexandra Northern Reservoir - Other	1,851	11%	210	21	21	21	20	20	20	19	0	0	0	67	143	530	0
PJ21246 - Bridge Hill Falling Main	589	19%	112	6	6	6	6	6	6	6	5	5	5	54	57	530	0
PJ21213-01 - WS Clyde Falling Main - Project Management	186	19%	35	2	2	2	2	2	2	2	2	2	2	17	18	530	0
Future Expenditure	16,376,453	84%	13,745,213	36,267	64,274	91,095	94,275	363,087	367,120	530,961	555,213	553,606	552,804	10,536,510	3,208,703	530	6,053

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
53108 - Clyde Main Duplication to Muttontown	4,919,813	100%	4,919,813	0	0	7,102	6,977	6,861	11,621	85,193	106,414	105,144	104,027	4,486,473	433,340	530	817
53110 - Additional Clyde Reservoir	2,145,064	80%	1,716,051	0	0	0	0	181,413	178,563	175,969	173,636	171,563	169,741	665,166	1,050,885	530	1,982
56242 - Network - Upgrade Gilligans Gully	2,056,280	10%	205,628	0	0	0	0	0	0	492	4,458	4,405	4,358	191,914	13,714	530	26
56240 - Network - Extensions and Upgrades with Developments	1,774,077	100%	1,774,077	0	0	4,735	9,430	14,096	18,743	23,387	28,043	32,729	37,460	1,605,454	168,623	530	318
56238 - Network - Second Supply for Molyneux Estate	1,757,875	80%	1,406,300	0	0	16,148	15,865	76,377	75,177	74,084	73,102	72,230	71,462	931,855	474,444	530	895
56239 - Network - Manuherikia Road Main Upsize	1,681,330	100%	1,681,330	0	0	0	0	0	0	90,027	88,833	87,773	86,840	1,327,857	353,473	530	667
PJ24144 - Network Extension - Dunstan Road Water Pipe	1,273,000	100%	1,273,000	1,189	29,840	29,300	28,785	28,304	27,859	27,454	27,090	26,767	26,483	1,019,930	253,070	530	477
PJ24167 - Lake Dunstan Water Supply - Water Treatment Capacity Upgrade	459,013	100%	459,013	1,695	1,664	1,634	1,605	24,954	24,562	24,205	23,885	23,599	23,349	307,859	151,154	530	285
PJ24145 - Alexandra Northern Reservoir No.1 Recommissioning	310,000	100%	310,000	33,383	32,770	32,177	31,612	31,083	30,595	30,150	29,751	29,395	29,083	0	310,000	530	585
Cromwell	59,779,109	63%	37,367,020	339,960	905,401	1,089,625	1,145,131	1,141,885	1,173,723	1,351,181	1,756,226	1,877,368	1,997,829	24,588,690	12,778,329	1,493	8,561
Historic Expenditure	9,560,991	49%	4,651,738	170,169	168,404	167,013	163,433	161,440	153,994	150,782	149,745	148,027	147,465	3,071,265	1,580,472	1,493	1,059
PJ20115 - WS Cromwell WTP Upgrade	4,777,963	37%	1,775,158	89,859	89,282	88,722	88,189	87,688	88,468	88,071	87,704	87,362	87,042	892,770	882,388	1,493	591
Cromwell - Reticulation	1,851,071	90%	1,668,505	36,776	36,517	36,047	34,943	33,905	33,810	32,737	32,537	32,410	32,291	1,326,532	341,974	1,493	229
Cromwell - Flowmetering	663,938	27%	181,388	8,447	8,393	8,341	8,290	8,243	1,608	0	0	0	0	138,066	43,323	1,493	29
PJ20159 - Ripponvale Scheme	376,499	39%	146,973	7,325	7,278	7,232	7,189	7,148	7,211	7,179	7,149	7,121	7,095	75,047	71,926	1,493	48
PJ21195-03 - Cromwell Rising Main - Design	213,484	60%	128,430	2,631	2,614	2,598	2,582	2,568	2,590	2,579	2,568	2,558	2,549	102,593	25,838	1,493	17
PJ21194-02 - WS Cromwell WTP Upgrade - Investigation	211,984	38%	81,357	4,076	4,050	4,024	4,000	3,978	4,013	3,995	3,978	3,963	3,948	41,332	40,025	1,493	27
PJ18317-3 - WS Crom Network Upgrades RC 160069	185,088	47%	86,279	1,749	1,737	1,726	1,716	1,706	1,722	1,714	1,707	1,700	1,694	69,109	17,171	1,493	12
PJ18317 - WS Cromwell Network Upgrades with Developments	182,282	58%	105,402	2,152	2,138	2,125	2,112	2,100	2,119	2,109	2,101	2,093	2,085	84,267	21,135	1,493	14
Cromwell - Plant and Machinery	180,532	30%	54,400	2,699	2,033	1,926	225	0	0	0	0	0	0	47,517	6,883	1,493	5
Cromwell - Storage	178,654	54%	95,732	2,926	2,908	2,889	2,872	2,856	1,104	1,099	1,095	1,091	1,087	75,806	19,926	1,493	13
Cromwell - Water reticn extn	137,505	54%	73,568	3,244	3,223	3,203	3,184	3,166	3,194	3,180	3,166	3,033	3,004	41,971	31,597	1,493	21
PJ21195-02 - Cromwell Rising Main - Investigation	120,471	60%	72,474	1,485	1,475	1,466	1,457	1,449	1,462	1,455	1,449	1,444	1,438	57,894	14,580	1,493	10
PJ21195-04 - Cromwell Rising Main - Construction	72,551	60%	43,646	894	888	883	878	873	880	876	873	869	866	34,865	8,781	1,493	6
PJ21194-03 - WS Cromwell WTP Upgrade - Design	58,329	38%	22,239	1,116	1,109	1,102	1,096	1,090	1,099	1,094	1,090	1,085	1,081	11,275	10,964	1,493	7
Cromwell - Demand Management	54,030	26%	13,831	617	613	609	605	602	607	605	602	336	335	8,299	5,532	1,493	4
PJ18770 - WS Cromwell Capacity Upgrade	51,067	29%	14,707	698	693	689	685	681	687	684	681	678	676	7,857	6,850	1,493	5
Cromwell - Tobies	49,180	25%	12,462	557	553	550	547	544	548	546	215	215	214	7,973	4,489	1,493	3
PJ18317-2 - WS Crom Network Upgrades RC160414	40,306	47%	19,136	382	380	377	375	373	376	375	373	372	370	15,383	3,753	1,493	3
PJ19058 - WS Cromwell Capacity Upgrades	31,766	39%	12,443	619	615	612	608	604	610	607	605	602	600	6,361	6,082	1,493	4
PJ18769 - WS Cromwell WTP Upgrade	29,532	28%	8,193	403	401	398	396	393	397	395	393	392	390	4,234	3,959	1,493	3
PJ21195-01 - Cromwell Rising Main - Project Management	26,122	60%	15,715	322	320	318	316	314	317	316	314	313	312	12,553	3,161	1,493	2
PJ22088-02 - Bannockburn Pipeline - Investigation	21,690	24%	5,190	510	507	504	501	498	503	500	498	0	0	1,168	4,022	1,493	3
Cromwell - Water reticulation extension	12,479	22%	2,738	125	124	123	123	122	123	122	122	122	121	1,511	1,227	1,493	1
PJ18317-1 - WS Crom Network Upgrades RC170335	11,034	47%	5,238	105	104	103	103	102	103	103	102	102	101	4,211	1,027	1,493	1
PJ22088-01 - Bannockburn Pipeline - Project Management	10,502	24%	2,513	247	246	244	243	241	243	242	241	0	0	566	1,947	1,493	1

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
PJ21194-01 - WS Cromwell WTP Upgrade - Project Management	5,918	38%	2,256	113	113	112	111	111	112	111	111	110	110	1,144	1,112	1,493	1
Cromwell - Backflow prevention	2,861	22%	628	29	28	28	28	28	28	28	28	28	28	346	281	1,493	0
PJ18319 - WS Cromwell Valve Upgrades	2,114	28%	585	29	29	28	28	28	28	28	28	28	28	302	283	1,493	0
Cromwell - Isolating Valves	1,349	28%	382	17	17	17	17	17	17	17	0	0	0	265	118	1,493	0
PJ21208-04 - WS Bannockburn Reservoir Power Supply - Construction	575	24%	138	14	13	13	13	13	13	13	13	0	0	31	107	1,493	0
Cromwell - Valves and Hydrants	116	25%	29	1	1	1	1	1	1	1	1	1	0	17	11	1,493	0
Future Expenditure	50,218,118	65%	32,715,282	169,791	736,998	922,612	981,698	980,445	1,019,729	1,200,399	1,606,481	1,729,341	1,850,364	21,517,425	11,197,857	1,493	7,502
PJ24146 - Cromwell Treatment - Water Treatment Upgrade	15,300,000	40%	6,120,000	71,525	310,861	308,914	307,058	305,311	308,027	306,646	305,368	304,178	303,063	3,289,050	2,830,950	1,493	1,897
56257 - Cromwell Ring Main	6,559,594	70%	4,591,716	0	0	0	0	0	0	6,088	38,484	59,754	92,184	4,395,206	196,510	1,493	132
PJ24147 - Pisa Reservoir and Rising Main	6,337,892	90%	5,704,103	9,165	36,481	36,253	36,035	35,830	36,149	210,586	570,759	568,535	566,451	3,597,860	2,106,243	1,493	1,411
PJ24149 - Bannockburn Reservoir and Pipe Upgrade	5,480,180	90%	4,932,162	38,451	252,137	436,608	494,356	491,544	495,915	493,693	491,635	489,720	487,924	760,178	4,171,984	1,493	2,795
56250 - Pisa Network Upgrades	3,699,021	100%	3,699,021	0	0	0	0	0	26,094	25,977	25,869	74,509	74,236	3,472,336	226,685	1,493	152
PJ21195-04 - Cromwell Rising Main - Construction	2,985,815	26%	776,312	16,026	15,923	15,823	15,728	15,638	15,777	15,707	15,641	15,580	15,523	618,946	157,366	1,493	105
56255 - Ripponvale Pipe Capacity with LoS Upgrae	2,181,081	70%	1,526,757	0	0	0	0	0	0	0	0	22,041	76,151	1,428,564	98,193	1,493	66
56251 - Cromwell Network - Extensions and Upgrades with Developments	1,774,077	100%	1,774,077	0	0	4,181	8,413	12,697	17,280	21,754	26,294	30,904	35,585	1,616,968	157,109	1,493	105
56254 - Bannockburn Road Capacity Upgrade	1,638,432	60%	983,059	0	0	0	0	0	0	0	0	13,353	49,034	920,672	62,387	1,493	42
56256 - Pearson Road Pipe Extension and Upsize	1,616,962	80%	1,293,569	0	0	0	0	0	0	0	7,244	26,065	25,970	1,234,291	59,278	1,493	40
PJ24148 - Ripponvale Reservoir	1,500,000	80%	1,200,000	34,624	121,596	120,834	120,108	119,425	120,487	119,947	119,447	118,982	118,545	86,005	1,113,995	1,493	746
56258 - Cromwell Treatment - Pisa Supply Decommissioning	1,145,064	10%	114,506	0	0	0	0	0	0	0	5,741	5,719	5,698	97,349	17,158	1,493	11
Naseby	7,146,775	10%	716,037	11,942	12,145	13,524	13,472	12,987	40,298	43,804	42,435	40,905	39,284	445,240	270,797	37	7,400
Historic Expenditure	2,321,253	10%	233,485	11,942	12,145	12,195	12,140	11,667	11,319	10,789	10,452	10,072	9,673	121,089	112,395	37	3,072
PJ17163 - WS Naseby WTP Upgrade	734,840	6%	47,422	2,456	2,530	2,568	2,573	2,550	2,505	2,442	2,365	2,280	2,190	22,963	24,459	37	668
PJ21214-04 - WS Naseby WTP Upgrades - Construction	533,029	16%	84,361	4,435	4,568	4,636	4,645	4,604	4,523	4,409	4,271	4,117	3,954	40,200	44,161	37	1,207
PJ20158 - WS Naseby WTP Upgrades	388,457	16%	61,765	3,234	3,331	3,381	3,387	3,357	3,298	3,215	3,114	3,002	2,883	29,560	32,204	37	880
Naseby - Machinery & plant	380,000	5%	19,326	714	736	747	748	741	728	710	688	663	637	12,214	7,112	37	194
Naseby - Flowmetering	125,972	6%	7,514	369	380	386	387	358	222	0	0	0	0	5,411	2,103	37	57
Naseby - Reticulation	83,818	9%	7,145	403	260	262	242	40	28	0	0	0	0	5,909	1,236	37	34
Naseby - Storage	47,399	9%	4,133	231	238	141	141	0	0	0	0	0	0	3,382	751	37	21
Naseby - Instrumentation	15,048	10%	1,430	82	85	57	0	0	0	0	0	0	0	1,206	225	37	6
Naseby - Demand Management	10,873	3%	339	14	14	15	15	14	14	14	13	10	9	208	132	37	4
Naseby - Treatment	1,816	3%	49	2	3	3	3	3	0	0	0	0	0	36	13	37	0
Future Expenditure	4,825,522	10%	482,552	0	0	1,329	1,332	1,320	28,979	33,015	31,984	30,832	29,611	324,151	158,402	37	4,329
53109 - Naseby Treatment - Water Treatment Upgrade Stage 1	4,825,522	10%	482,552	0	0	1,329	1,332	1,320	28,979	33,015	31,984	30,832	29,611	324,151	158,402	37	4,329
Omakau	13,388,954	21%	2,747,006	33,977	37,446	81,029	133,844	133,160	132,111	131,644	131,476	135,423	135,222	1,661,674	1,085,333	105	10,304
Historic Expenditure	2,527,166	26%	656,496	32,462	32,388	32,373	32,022	31,439	30,395	30,047	30,009	29,897	29,852	345,611	310,885	105	2,951
Omakau - Machinery & plant	1,000,586	21%	212,212	10,556	10,556	10,551	10,543	10,533	10,532	10,520	10,506	10,492	10,476	106,945	105,266	105	999
PJ17164 - WS Omakau WTP Upgrade	609,787	39%	238,811	11,999	11,999	11,994	11,984	11,972	11,972	11,958	11,943	11,926	11,908	119,156	119,655	105	1,136
Omakau - Water Reticulation reservoir	330,000	21%	70,398	3,501	3,502	3,500	3,497	3,494	3,493	3,489	3,485	3,480	3,475	35,482	34,916	105	331

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Omakau - Water reticulation extension	170,000	21%	36,266	1,804	1,804	1,803	1,802	1,800	1,800	1,798	1,795	1,793	1,790	18,278	17,987	105	171
Omakau - Water improvements	110,000	21%	23,466	1,167	1,167	1,167	1,166	1,165	1,164	1,163	1,162	1,160	1,158	11,827	11,639	105	110
Omakau - Storage	96,373	15%	14,622	925	925	925	917	829	33	28	28	28	28	9,957	4,665	105	44
Omakau - Flowmetering	85,055	14%	11,669	759	759	759	758	554	307	0	0	0	0	7,772	3,897	105	37
Omakau - Reticulation	58,105	67%	38,917	1,111	1,111	1,111	967	834	834	833	832	831	830	29,623	9,295	105	88
PJ11471 - WS Omakau Improvements	21,683	17%	3,613	177	177	176	176	176	176	176	176	175	175	1,852	1,761	105	17
Omakau - Instrumentation	15,348	17%	2,621	196	196	196	21	0	0	0	0	0	0	2,010	610	105	6
Omakau - Demand Management	12,476	11%	1,338	73	73	73	73	73	73	73	73	2	2	748	590	105	6
Omakau - Plant and Machinery	9,804	16%	1,537	108	108	108	108	0	0	0	0	0	0	1,105	432	105	4
Omakau - Unspecified Expenditure	4,100	21%	844	75	0	0	0	0	0	0	0	0	0	769	75	105	1
Omakau - Tobies	3,543	5%	179	9	9	9	9	9	9	9	9	9	9	85	94	105	1
Omakau - Treatment	306	1%	2	0	0	0	0	0	0	0	0	0	0	1	1	105	0
Future Expenditure	10,861,788	19%	2,090,511	1,516	5,058	48,656	101,822	101,721	101,716	101,597	101,468	105,526	105,369	1,316,063	774,448	105	7,352
PJ24163 - Omakau/Ophir Treatment - Water Treatment Upgrade	10,043,319	20%	2,008,664	1,516	5,058	48,656	101,822	101,721	101,716	101,597	101,468	101,328	101,177	1,242,606	766,058	105	7,273
56327 - Treatment - Relocation of Main from River Bed to Underside of Bridge	818,469	10%	81,847	0	0	0	0	0	0	0	0	4,198	4,192	73,456	8,390	105	80
Patearoa	2,946,381	2%	70,697	2,611	4,112	4,169	4,136	4,044	3,977	3,883	3,768	3,614	3,480	32,902	37,796	15	2,529
Historic Expenditure	396,381	11%	45,197	2,495	2,554	2,589	2,554	2,475	2,434	2,376	2,305	2,201	2,119	21,095	24,102	15	1,612
PJ23311 - WS Patearoa Firefighting LOS Upgrades	150,000	17%	25,753	1,435	1,476	1,496	1,499	1,486	1,462	1,427	1,385	1,339	1,289	11,459	14,294	15	956
PJ19061 - WS Patearoa WTP Upgrade	95,850	18%	17,321	922	948	962	963	955	939	917	890	860	828	8,135	9,186	15	615
Patearoa - Water retic'n reservoir	32,975	1%	224	11	11	12	12	12	11	11	11	0	0	133	91	15	6
Patearoa - Water retic'n rwnl	32,000	1%	218	11	11	11	11	11	11	11	10	0	0	129	88	15	6
PJ18790 - WS Pat Reservoir Outlet Analysers	24,123	3%	745	56	57	58	58	0	0	0	0	0	0	515	230	15	15
Patearoa - Intake Upgrade	20,000	1%	136	7	7	7	7	7	7	7	7	0	0	81	55	15	4
Patearoa - Reticulation	18,238	2%	360	24	25	25	0	0	0	0	0	0	0	287	74	15	5
Patearoa - Plant and Machinery	11,544	2%	227	15	15	15	0	0	0	0	0	0	0	182	46	15	3
Patearoa - Pipes intake shed	8,419	2%	151	12	0	0	0	0	0	0	0	0	0	140	12	15	1
Patearoa - Demand Management	1,932	1%	14	1	1	1	1	1	1	1	0	0	0	9	5	15	0
Patearoa - Water reticulation extension	1,300	4%	48	2	2	2	2	2	2	2	2	2	2	26	22	15	1
Future Expenditure	2,550,000	1%	25,500	116	1,558	1,580	1,583	1,569	1,543	1,507	1,463	1,413	1,361	11,807	13,693	15	916
PJ24164 - Patearoa Treatment - Water Treatment Upgrade Stage 1	2,550,000	1%	25,500	116	1,558	1,580	1,583	1,569	1,543	1,507	1,463	1,413	1,361	11,807	13,693	15	916
Ranfurlly	2,555,771	12%	316,549	6,444	19,611	19,916	19,743	18,875	18,034	16,554	15,885	14,859	14,038	152,589	163,960	63	2,614
Historic Expenditure	855,771	11%	94,131	4,778	4,959	4,993	4,784	4,081	3,565	2,544	2,428	2,020	1,855	58,123	36,008	63	574
Ranfurlly - Flowmetering	287,338	11%	30,876	1,603	1,664	1,695	1,699	1,158	809	0	0	0	0	22,248	8,629	63	138
PJ19062 - WS Ranfurlly WTP Upgrade	191,443	15%	29,470	1,598	1,658	1,689	1,693	1,674	1,638	1,586	1,523	1,453	1,379	13,579	15,891	63	253
Ranfurlly - Water retic'n extn	120,456	7%	8,636	389	404	411	412	408	399	386	371	354	336	4,765	3,871	63	62
Ranfurlly - Demand Management	85,777	7%	6,282	262	272	278	278	275	269	261	235	0	0	4,151	2,130	63	34
Ranfurlly - Reticulation	55,625	12%	6,621	368	382	389	264	197	101	0	0	0	0	4,919	1,701	63	27
Ranfurlly - Water retic'n rwnl	44,037	7%	3,208	135	140	143	143	142	139	134	129	65	0	2,038	1,170	63	19
PJ18791 - WS Ranf WTP Raw Water Analysers	18,009	4%	722	57	59	60	61	0	0	0	0	0	0	484	238	63	4

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Ranfury - Tobies	11,474	2%	204	9	9	9	9	9	9	9	8	8	8	115	89	63	1
Ranfury - Water reticulation extension	9,880	7%	708	33	34	35	35	35	34	33	31	30	28	380	328	63	5
Ranfury - Instrumentation	9,288	16%	1,450	93	97	99	4	0	0	0	0	0	0	1,157	293	63	5
Ranfury - Management	7,688	10%	760	38	39	40	40	39	29	0	0	0	0	536	224	63	4
Ranfury - Cap exp Machinery & plant	5,366	7%	393	16	17	17	17	17	17	16	16	1	0	258	135	63	2
Ranfury - Telemetry	4,597	16%	749	55	57	0	0	0	0	0	0	0	0	637	112	63	2
PJ11418-7 - WS Ranfury Reticulation Extensions	4,011	100%	4,011	119	123	126	126	125	122	118	113	108	103	2,828	1,183	63	19
PJ18340 - WS Ranfury Stock fence break tanks	692	4%	28	1	1	2	2	2	1	1	1	1	1	14	14	63	0
Ranfury - Plant and Machinery	89	17%	15	1	0	0	0	0	0	0	0	0	0	14	1	63	0
Future Expenditure	1,700,000	13%	222,418	1,666	14,652	14,924	14,959	14,794	14,469	14,010	13,457	12,839	12,183	94,466	127,952	63	2,040
PJ24165 - Ranfury Treatment - Water Treatment Upgrade Stage 1	1,700,000	13%	222,418	1,666	14,652	14,924	14,959	14,794	14,469	14,010	13,457	12,839	12,183	94,466	127,952	63	2,040
Roxburgh	8,472,416	10%	823,123	11,313	10,273	9,990	9,413	9,032	18,808	18,337	17,991	24,336	61,641	631,990	191,133	69	2,762
Historic Expenditure	1,821,063	9%	157,988	9,333	8,303	8,027	7,457	7,081	6,749	6,305	5,987	5,972	5,886	86,890	71,098	69	1,027
Roxburgh - Treatment	430,857	2%	7,874	434	432	430	428	427	426	273	0	0	0	5,025	2,850	69	41
PJ19111 - WS Roxburgh Source Investigation	419,379	19%	79,516	4,067	4,048	4,032	4,019	4,008	4,001	3,992	3,983	3,973	3,963	39,430	40,085	69	579
Roxburgh - Water Reticulation Reservoir	157,430	15%	22,967	1,481	1,057	1,052	1,049	1,046	1,044	1,042	1,040	1,037	1,034	12,085	10,882	69	157
Roxburgh - Demand Management	152,713	8%	12,494	637	634	632	629	628	627	625	604	603	537	6,338	6,156	69	89
Roxburgh - Flowmetering	126,635	5%	6,832	450	448	446	445	386	195	0	0	0	0	4,462	2,370	69	34
Roxburgh - Machinery & plant	92,302	2%	2,272	115	114	114	113	113	113	113	112	112	112	1,142	1,130	69	16
PJ17153 - Districtwide Demand Management Water	78,000	2%	1,735	89	89	88	88	88	88	88	87	87	87	856	879	69	13
Roxburgh - Reticulation	64,715	6%	3,663	252	250	249	212	211	82	0	0	0	0	2,407	1,256	69	18
Roxburgh - Tobies	64,173	9%	5,884	745	317	305	170	0	0	0	0	0	0	4,347	1,537	69	22
Roxburgh - Instrumentation	43,088	9%	3,999	407	405	374	0	0	0	0	0	0	0	2,813	1,186	69	17
Roxburgh - Plant and Machinery	35,974	7%	2,409	277	131	130	130	1	0	0	0	0	0	1,740	669	69	10
PJ11417-9 - WS Roxburgh Investigations	35,896	1%	244	12	12	12	12	12	12	12	12	12	12	126	118	69	2
Roxburgh - Land	24,465	2%	602	13	12	12	12	12	12	12	12	12	12	479	124	69	2
PJ18810 - WS Roxburgh Network Fixtures	20,576	1%	175	9	9	9	9	9	9	9	9	9	9	87	88	69	1
PJ21217-04 - WS Roxburgh Falling Main - Construction	13,323	36%	4,850	102	101	101	101	100	100	100	100	100	99	3,845	1,004	69	15
Roxburgh - Wtr Treatment Upgrade	13,062	2%	322	16	16	16	16	15	15	15	15	15	15	167	155	69	2
Roxburgh - Valves and Hydrants	12,825	3%	347	18	18	18	18	17	17	17	6	6	0	213	134	69	2
PJ18808 - WS Roxburgh Reservoir Improvement	9,858	0%	-4	0	0	0	0	0	0	0	0	0	0	-3	-1	69	0
PJ11416-9 - WS Roxburgh Improvements	8,686	1%	59	3	3	3	3	3	3	3	3	3	3	31	29	69	0
Roxburgh - Telemetry	8,209	10%	814	105	105	0	0	0	0	0	0	0	0	604	210	69	3
Roxburgh - Intake	7,826	10%	776	100	100	0	0	0	0	0	0	0	0	576	200	69	3
Roxburgh - Water retic'n reservo	435	2%	10	1	0	0	0	0	0	0	0	0	0	5	5	69	0
Roxburgh - Valves & Hydrants	249	3%	6	0	0	0	0	0	0	0	0	0	0	3	3	69	0
PJ20144 - WS Roxburgh Falling Main	199	36%	72	2	2	2	2	1	1	1	1	1	1	57	15	69	0
PJ21217-01 - WS Roxburgh Falling Main - Project Management	186	36%	68	1	1	1	1	1	1	1	1	1	1	54	14	69	0
Future Expenditure	6,651,353	10%	665,135	1,980	1,971	1,963	1,956	1,951	12,060	12,032	12,004	18,364	55,755	545,100	120,036	69	1,734

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
PJ24153 - Roxburgh Reservoir Replacement and Increased Capacity	4,370,990	10%	437,099	406	404	402	401	400	399	398	397	6,786	44,208	382,897	54,202	69	783
PJ24154 - Roxburgh Treatment - Alternative Source or Pre-treatment	2,280,363	10%	228,036	1,574	1,567	1,560	1,555	1,551	11,661	11,634	11,606	11,578	11,548	162,202	65,834	69	951
District Wide	5,940,661	14%	836,881	9,567	14,227	18,943	22,070	25,228	28,683	31,952	35,263	38,620	42,026	570,301	266,581	2,312	115
Historic Expenditure	254,415	29%	74,838	3,822	3,795	3,766	3,736	3,706	3,710	3,681	3,653	3,626	3,600	37,744	37,095	2,312	16
PJ21205-04 - WS Valve Upgrades - Construction	253,015	30%	74,834	3,822	3,795	3,766	3,736	3,706	3,709	3,681	3,653	3,626	3,600	37,741	37,093	2,312	16
District Wide - Demand Management	1,400	0%	4	0	0	0	0	0	0	0	0	0	0	3	1	2,312	0
Future Expenditure	5,686,246	13%	762,043	5,746	10,432	15,176	18,334	21,522	24,974	28,272	31,611	34,994	38,426	532,557	229,486	2,312	99
PJ24156 - Telemetry Upgrades and Renewals	3,868,369	15%	580,255	2,370	7,080	11,850	14,214	16,602	19,191	21,661	24,161	26,696	29,266	407,165	173,091	2,312	75
56259 - Network - Backflow Prevention	1,176,931	10%	117,693	0	0	0	820	1,648	2,507	3,360	4,223	5,096	5,979	94,061	23,632	2,312	10
PJ24182 - Backflow Prevention	640,946	10%	64,095	3,376	3,352	3,327	3,300	3,273	3,276	3,251	3,226	3,203	3,180	31,331	32,763	2,312	14

WASTEWATER

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Greater Alexandra	81,593,020	27%	21,703,714	255,596	260,088	394,768	478,890	541,694	608,460	693,082	753,938	830,376	1,068,184	15,818,638	5,885,077	403	14,594
Historic Expenditure	34,137,672	13%	4,545,486	233,455	227,175	222,033	216,358	208,649	204,695	200,543	193,651	188,494	185,996	2,464,436	2,081,050	403	5,161
PJ18350-5 - WW Clyde Reticulation Network Construction Stage 1	13,641,329	9%	1,227,720	66,930	65,733	64,575	63,473	62,440	61,487	60,620	59,840	59,147	58,537	604,937	622,783	403	1,544
PJ21243-04 - Clyde Wastewater Main Pump Station - Construction	3,748,105	9%	337,329	18,436	18,106	17,787	17,484	17,199	16,937	16,698	16,483	16,292	16,124	165,783	171,546	403	425

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
PJ18350-2 - WW Clyde to Alexandra Pipeline Construction	3,438,790	19%	654,200	34,651	34,032	33,432	32,861	32,327	31,833	31,384	30,980	30,622	30,306	331,771	322,430	403	800
PJ18344 - WW Alex WWTP Upgrades	1,551,146	21%	319,052	16,185	15,896	15,616	15,349	15,099	14,869	14,659	14,470	14,303	14,155	168,452	150,600	403	373
Alexandra - Treatment Plant Upgrade	1,529,779	12%	186,509	7,610	7,473	7,342	7,216	7,099	6,991	6,892	2,649	315	0	132,922	53,587	403	133
PJ21210-04 - WW Alexandra Pumpstation Upgrades - Construction	1,391,973	16%	222,716	12,125	11,908	11,698	11,498	11,311	11,139	10,982	10,840	10,715	10,604	109,896	112,820	403	280
PJ21229-04 - Dunorling Pumpstation Upgrade - Construction	1,080,742	16%	172,919	9,528	9,357	9,193	9,036	8,889	8,753	8,629	8,518	8,420	8,333	84,263	88,655	403	220
Reticulation - Alexandra	950,922	25%	235,145	9,385	7,235	6,069	5,729	2,303	2,268	2,236	2,207	2,181	2,159	193,375	41,771	403	104
WW Piped Network Fixture Renewals	885,948	12%	108,270	4,855	4,768	4,684	4,604	4,529	4,460	4,397	4,341	4,291	4,246	63,093	45,177	403	112
PJ18350 - WW Clyde Wastewater Implementation	793,886	16%	126,370	6,510	6,394	6,281	6,174	6,073	5,981	5,896	5,820	5,753	5,694	65,794	60,576	403	150
PJ18350-1 - WW Clyde Detailed Design of Pipeline and Pump Station	690,926	17%	117,002	6,119	6,009	5,903	5,803	5,708	5,621	5,542	5,471	5,407	5,351	60,068	56,935	403	141
PJ18350-4 - WW Clyde Detailed Design of Clyde Reticulation Network	650,714	16%	106,680	5,738	5,635	5,536	5,441	5,353	5,271	5,197	5,130	5,070	5,018	53,292	53,388	403	132
PJ21223-02 - WW Alexandra WWTP Upgrades - Investigation	593,005	9%	53,370	2,941	2,888	2,837	2,789	2,743	2,702	2,663	2,629	2,599	2,572	26,007	27,363	403	68
WW Buildings/Land Addition Renewals	404,242	11%	42,513	1,831	1,799	1,767	1,737	1,709	1,682	1,659	1,637	1,618	1,602	25,472	17,041	403	42
25517788. WWAlex - Land based treatment upgrade	280,000	20%	56,657	2,770	2,721	2,673	2,627	2,584	2,545	2,509	2,477	2,448	2,423	30,882	25,775	403	64
PJ18350-3 - WW Clyde Transfer Pumpstation Construction	275,718	9%	24,815	1,351	1,327	1,304	1,281	1,260	1,241	1,224	1,208	1,194	1,182	12,243	12,572	403	31
Plant and Machinery - Alexandra	264,602	15%	39,335	1,753	1,722	1,691	1,383	993	387	0	0	0	0	31,405	7,930	403	20
25517651. WWAlex - Wastewater reticulation extension	245,000	100%	245,000	11,978	11,764	11,557	11,360	11,175	11,004	10,849	10,710	10,586	10,476	133,540	111,460	403	276
255177882. WWAlex - Sludge Processing Investigations	155,000	20%	31,364	1,533	1,506	1,479	1,454	1,431	1,409	1,389	1,371	1,355	1,341	17,095	14,269	403	35
Alexandra - Non Pipe Renewals	143,303	12%	17,458	708	696	683	672	661	651	642	536	177	0	12,034	5,425	403	13
Other cap exp G	140,749	17%	23,543	1,116	1,096	1,077	0	0	0	0	0	0	0	20,253	3,290	403	8
PJ20142 - Alexandra pump station separation	126,311	16%	20,210	1,101	1,081	1,062	1,044	1,027	1,011	997	984	973	963	9,968	10,241	403	25
Treatment - Alexandra	120,468	14%	16,408	704	691	679	667	656	509	0	0	0	0	12,501	3,907	403	10
PJ11305-4 - WW Clyde Investigations	85,786	22%	18,585	918	901	885	870	856	843	831	820	811	802	10,047	8,538	403	21
PJ19141 - CLWW Manuherekia Crossing Investigations	83,865	10%	8,556	461	453	445	437	430	423	417	412	407	403	4,268	4,288	403	11
25517672. WWAlex - High flow management & control	80,000	20%	16,188	791	777	764	751	738	727	717	708	699	692	8,823	7,364	403	18
Instrumentation - Alexandra	79,548	16%	12,878	596	585	575	255	77	35	0	0	0	0	10,756	2,123	403	5
PJ18346 - WW Alex Network Upgrades with Developments	77,867	22%	16,868	833	818	804	790	777	765	754	745	736	728	9,119	7,750	403	19
Treatment - Clyde	77,824	12%	8,960	382	375	368	362	356	351	0	0	0	0	6,768	2,193	403	5
455276733. WWClyd - WW Investigations	69,000	17%	11,664	405	398	391	384	378	372	367	362	358	354	7,896	3,768	403	9
WWAlex - UV Disinfection Plant	64,657	12%	7,870	368	362	355	349	343	338	333	329	325	322	4,445	3,425	403	8
Alexandra - Inflow Study	50,000	12%	6,092	244	239	235	231	227	224	221	218	0	0	4,254	1,838	403	5
Pump Station - Alexandra	41,918	17%	7,042	337	260	165	162	0	0	0	0	0	0	6,118	923	403	2
PJ21243-01 - Clyde Wastewater Main Pump Station - Project Management	39,238	9%	3,531	195	191	188	185	182	179	176	174	172	170	1,721	1,811	403	4
PJ21243-03 - Clyde Wastewater Main Pump Station - Design	35,763	9%	3,219	176	173	170	167	164	162	160	158	156	154	1,578	1,640	403	4
PJ21229-03 - Dunorling Pumpstation Upgrade - Design	26,750	16%	4,280	233	229	225	221	217	214	211	208	206	204	2,112	2,168	403	5
255177705. WWAlex - Future Development	23,100	20%	4,674	229	224	220	217	213	210	207	204	202	200	2,548	2,126	403	5

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PJ21229-01 - Dunorling Pumpstation Upgrade - Project Management	22,421	16%	3,587	198	194	191	187	184	182	179	177	175	173	1,748	1,839	403	5
Reticulation - Clyde	19,170	15%	2,866	131	129	126	124	0	0	0	0	0	0	2,356	510	403	1
Alexandra - Instrumentation	15,188	12%	1,849	77	75	74	73	72	70	69	69	68	0	1,203	646	403	2
PJ21243-05 - Clyde Wastewater Main Pump Station - Other	15,106	9%	1,360	75	74	72	71	70	69	68	67	66	65	663	697	403	2
WWAlex - Mechanical & process plant renewals	14,965	12%	1,829	86	84	83	81	80	79	77	76	76	75	1,033	796	403	2
455276732. WWClvd - Ground water monitoring	14,000	17%	2,367	82	81	79	78	77	75	74	73	73	72	1,602	764	403	2
PJ21210-03 - WW Alexandra Pumpstation Upgrades - Design	12,422	16%	1,988	108	106	104	103	101	99	98	97	96	95	981	1,007	403	2
Alexandra - Earnsleugh Rd Pumpstation Upgrade	10,000	12%	1,218	49	48	47	46	45	45	44	44	0	0	851	368	403	1
PJ18798 - WW Alex Network Fixture Improvements	9,352	22%	2,026	100	98	97	95	93	92	91	89	88	87	1,095	931	403	2
PJ21210-02 - WW Alexandra Pumpstation Upgrades - Investigation	9,102	16%	1,456	79	78	76	75	74	73	72	71	70	69	719	738	403	2
Alexandra - Telemetry	9,052	12%	1,104	46	45	44	43	42	42	41	0	0	0	801	303	403	1
PJ21229-02 - Dunorling Pumpstation Upgrade - Investigation	8,564	16%	1,370	75	74	73	72	70	69	68	67	67	66	668	702	403	2
PJ20117 - WW Alex PS Flow Meters	6,488	16%	1,038	57	56	55	54	53	52	51	51	50	49	512	526	403	1
PJ21210-01 - WW Alexandra Pumpstation Upgrades - Project Management	6,125	16%	980	54	53	52	51	50	50	49	48	48	47	478	502	403	1
Storage - Alexandra	5,710	18%	1,049	54	0	0	0	0	0	0	0	0	0	995	54	403	0
Land based Tmnt Upgr	5,318	10%	524	22	21	21	20	20	20	20	0	0	0	380	144	403	0
Plant and Machinery - Clyde	5,220	15%	780	36	35	34	34	0	0	0	0	0	0	642	139	403	0
WW Pump Station / Storage Renewals	4,950	12%	605	27	27	26	26	25	25	25	24	24	24	353	252	403	1
Addnl Bore	1,962	100%	1,962	51	50	49	48	48	47	46	46	45	45	1,486	476	403	1
PJ22101-01 - Earnsleugh Road Pumpstation Upgrade - Project Management	1,735	9%	156	9	8	8	8	8	8	8	8	8	8	76	80	403	0
Emergency Conveyance - Alexandra	1,350	18%	240	12	12	0	0	0	0	0	0	0	0	216	23	403	0
PJ21223-01 - WW Alexandra WWTP Upgrades - Project Management	667	9%	60	3	3	3	3	3	3	3	3	3	3	29	31	403	0
Land based Tmnt Upgrade	523	10%	51	2	2	2	2	2	2	2	2	2	0	33	18	403	0
Clyde - New WW Scheme	309	10%	30	1	1	1	1	1	1	1	1	1	0	20	11	403	0
Future Expenditure	47,455,348	36%	17,158,228	22,140	32,913	172,735	262,532	333,045	403,765	492,539	560,288	641,881	882,189	13,354,202	3,804,027	403	9,433
PJ24131 - Alexandra/Clyde Treatment - Wastewater Treatment Upgrade	34,260,965	20%	6,852,193	3,253	8,779	69,667	152,598	216,157	279,798	361,339	356,690	352,559	348,928	4,702,426	2,149,767	403	5,331
53113 - Alexandra to WWTP Conveyance Upgrade	5,355,879	70%	3,749,115	0	0	0	0	0	0	0	4,251	21,448	196,259	3,527,157	221,958	403	550
53115 - Alexandra - Pipe Capacity Upgrades	3,507,725	100%	3,507,725	0	0	0	0	0	0	0	60,725	121,618	182,876	3,142,505	365,219	403	906
PJ24137 - Dunstan Road Wastewater Reticulation Extension	1,430,222	100%	1,430,222	2,816	8,350	79,060	77,710	76,445	75,279	74,216	73,262	72,413	71,667	819,004	611,217	403	1,516
56223 - Alexandra & Clyde - Network Upgrades with Developments	1,330,558	100%	1,330,558	0	0	8,503	16,982	25,449	33,923	42,428	50,991	59,640	68,402	1,024,240	306,318	403	760
PJ18344 - WW Alex WWTP Upgrades	1,200,000	18%	220,445	12,284	12,065	11,852	11,650	11,460	11,285	11,126	10,983	10,856	10,744	106,142	114,303	403	283
PJ23307 - WW Alex Earnsleugh Road PS	360,000	18%	66,134	3,685	3,619	3,556	3,495	3,438	3,386	3,338	3,295	3,257	3,223	31,843	34,291	403	85
PJ18346 - WW Alex Network Upgrades with Developments	10,000	18%	1,837	102	101	99	97	96	94	93	92	90	90	885	953	403	2
Cromwell	53,014,734	69%	36,474,279	321,976	358,993	366,011	389,676	934,822	896,696	915,434	1,226,131	1,553,276	1,679,575	27,831,690	8,642,589	1,564	5,525
Historic Expenditure	15,207,731	42%	6,338,376	236,135	234,214	230,619	226,640	224,776	219,740	214,027	206,108	202,692	201,649	4,141,777	2,196,599	1,564	1,404
355277626. WWCrom - CWW Physical Wks	6,000,000	29%	1,727,930	55,421	55,070	54,731	54,408	54,104	54,577	54,337	54,114	53,907	53,713	1,183,548	544,382	1,564	348
Reticulation - Cromwell	1,576,771	90%	1,415,594	40,627	40,162	39,910	38,762	38,414	37,862	37,231	37,078	36,937	36,804	1,031,806	383,787	1,564	245

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
PJ22091-04 - WW Cromwell Growth Upgrades - Construction	1,060,725	100%	1,060,725	53,249	52,913	52,587	52,277	51,984	52,439	52,208	51,994	51,795	51,608	537,672	523,053	1,564	334
WWCrom - Process Tmt Bannockburn	988,497	28%	273,406	7,549	7,501	7,455	7,411	7,370	7,434	7,402	7,371	7,343	7,317	199,252	74,154	1,564	47
Treatment - Cromwell	822,250	25%	202,402	9,696	9,635	8,476	8,426	8,379	3,101	0	0	0	0	154,688	47,714	1,564	31
PJ11760-6 - WW Crom WWTP Plant Operation After Commissioning SP3	477,926	42%	198,994	9,705	9,644	9,585	9,528	9,475	9,558	9,516	9,477	9,440	9,406	103,661	95,333	1,564	61
PJ20143 - Cromwell Pumpstation Upgrades	474,791	16%	75,967	3,775	3,752	3,729	3,706	3,686	3,718	3,702	3,686	3,672	3,659	38,881	37,085	1,564	24
PJ11740-4 - WW Bannockburn PS Construction	441,842	44%	195,940	9,379	9,320	9,262	9,208	9,156	9,236	9,196	9,158	9,123	9,090	103,812	92,127	1,564	59
Pump Stn Upgrade	332,011	23%	77,962	3,557	3,534	3,512	3,492	3,472	3,502	3,487	0	0	0	53,406	24,556	1,564	16
WW Pump Station / Storage Renewals	291,460	93%	272,067	6,760	6,717	6,676	6,636	6,599	6,657	6,627	6,600	6,575	6,551	205,668	66,399	1,564	42
Cromwell - Land based Tmnt Upgrade	255,558	23%	60,009	2,738	2,720	2,703	2,688	2,673	2,696	2,684	0	0	0	41,108	18,901	1,564	12
WWCrom - CWW Physical Wks	248,133	28%	68,631	1,895	1,883	1,871	1,860	1,850	1,866	1,858	1,850	1,843	1,837	50,016	18,614	1,564	12
PJ11760-5 - WW Crom WWTP Construction / Capital Works SP2	236,423	43%	102,444	4,977	4,946	4,915	4,886	4,859	4,901	4,880	4,860	4,841	4,824	53,556	48,888	1,564	31
PJ21211-04 - WW Cromwell Pumpstation Upgrades - Construction	227,965	16%	36,474	1,816	1,804	1,793	1,783	1,773	1,788	1,780	1,773	1,766	1,760	18,638	17,836	1,564	11
Cromwell - Treatment Plant Interim Resource Consent	200,000	23%	46,611	2,078	2,065	2,052	2,040	2,028	2,046	2,037	2,029	0	0	30,236	16,374	1,564	10
Plant and Machinery - Cromwell	190,581	24%	46,567	2,223	2,209	2,195	1,847	1,715	1,068	0	0	0	0	35,311	11,256	1,564	7
Pump Station - Cromwell	141,292	27%	38,176	1,953	1,721	678	337	0	0	0	0	0	0	33,487	4,689	1,564	3
Cromwell - Non Pipe Renewals	138,345	23%	32,288	1,455	1,446	1,437	1,429	1,421	1,433	1,427	862	303	0	21,076	11,212	1,564	7
WW Mechanical / Process Plant Renewals	111,187	28%	30,753	1,354	1,346	1,337	1,329	1,322	1,333	1,328	1,322	1,317	1,312	17,452	13,301	1,564	9
Instrumentation - Cromwell	102,351	25%	26,027	1,295	1,287	1,279	239	228	130	0	0	0	0	21,568	4,458	1,564	3
Cromwell - Treatment Plant Upgrade	94,531	32%	30,653	958	952	946	941	936	944	940	936	932	929	21,239	9,414	1,564	6
PJ18352 - WW Cromwell Network Upgrades with Developments	82,853	28%	23,482	1,167	1,160	1,153	1,146	1,140	1,150	1,145	1,140	1,136	1,131	12,014	11,468	1,564	7
PJ18352-2 - WW Crom Network Upgrades RC170378	81,407	44%	36,132	1,729	1,718	1,707	1,697	1,688	1,702	1,695	1,688	1,681	1,675	19,153	16,979	1,564	11
35527762. WWCrom - Process Tmt Project Mgmt	72,000	29%	20,735	665	661	657	653	649	655	652	649	647	645	14,203	6,533	1,564	4
PJ18352-3 - WW Crom Network Upgrades RC180451	66,830	43%	28,935	1,406	1,398	1,389	1,381	1,373	1,385	1,379	1,373	1,368	1,363	15,120	13,815	1,564	9
355277622. WWCrom - Process Tmt Consultants	59,992	29%	17,277	554	551	547	544	541	546	543	541	539	537	11,834	5,443	1,564	3
WWCrm - Mech & Process Plnt Rnwls	55,142	23%	12,582	577	573	569	566	563	568	565	563	561	559	6,917	5,664	1,564	4
PJ18352-1 - WW Crom Network Upgrades RC170335	54,587	44%	24,228	1,159	1,152	1,145	1,138	1,132	1,141	1,136	1,132	1,127	1,123	12,843	11,385	1,564	7
PJ22091-02 - WW Cromwell Growth Upgrades - Investigation	46,273	100%	46,273	2,323	2,308	2,294	2,280	2,268	2,288	2,277	2,268	2,259	2,251	23,455	22,817	1,564	15
WWCrm - Process Tmt Bannockburn	44,312	28%	12,256	336	334	332	330	328	331	330	328	327	326	8,952	3,304	1,564	2
Cromwell - Reticulation Extensions and / or Upgrades	29,662	100%	29,662	712	708	703	699	695	701	698	695	693	690	22,667	6,996	1,564	4
WWCrom - Wastewater reticulation extension	27,931	23%	6,350	155	154	153	152	151	152	152	151	151	150	4,829	1,521	1,564	1
WW Electrical Control/Instrumentation Renewals	25,763	23%	5,962	271	269	267	266	264	267	266	264	263	262	3,302	2,660	1,564	2
PJ11760-4 - WW Crom WWTP Construction / Capital Works	22,817	44%	10,127	484	481	478	476	473	477	475	473	471	470	5,368	4,759	1,564	3
Infiltration detection	20,244	23%	4,754	217	215	214	213	212	214	213	0	0	0	3,256	1,497	1,564	1
PJ18816 - WW Cromwell Screen Trailer	16,660	42%	6,982	347	344	342	340	338	341	340	338	337	336	3,577	3,405	1,564	2
PJ18799 - WW Crom Dunes PS Elec Control Improvement	16,471	44%	7,311	350	348	345	343	341	344	343	342	340	339	3,875	3,435	1,564	2
WWCrom - Mechanical & process plant renewals	14,674	23%	3,348	155	154	153	152	151	153	152	151	151	150	1,827	1,521	1,564	1

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
PJ11760-3 - WW Crom WWTP Investigations & Specialists	12,315	44%	5,466	261	260	258	257	255	258	256	255	254	253	2,897	2,569	1,564	2
Cromwell - Telemetry	12,010	23%	2,820	129	128	127	126	126	127	126	0	0	0	1,932	888	1,564	1
PJ11760-1 - WW Crom WWTP CODC Project Management	11,875	44%	5,242	252	250	249	247	246	248	247	246	245	244	2,770	2,472	1,564	2
PJ11760-2 - WW Crom WWTP Professional Services	6,735	44%	2,989	143	142	141	140	140	141	140	140	139	139	1,585	1,405	1,564	1
Cromwell - Treatment Plant	5,000	23%	1,165	52	52	51	51	51	51	51	51	0	0	756	409	1,564	0
PJ22091-01 - WW Cromwell Growth Upgrades - Project Management	2,422	100%	2,422	122	121	120	119	119	120	119	119	118	118	1,228	1,194	1,564	1
PJ18809 - WW Cromwell PS Improvement	2,137	44%	937	45	45	45	44	44	44	44	44	44	44	494	444	1,564	0
Emergency Conveyance - Cromwell	1,229	28%	340	18	18	0	0	0	0	0	0	0	0	305	35	1,564	0
Pump Station Upgrade	1,163	23%	269	12	12	12	12	12	12	12	12	12	0	162	107	1,564	0
PJ21227-02 - Cromwell WWTP Future Works - Investigation	863	23%	198	10	10	10	10	10	10	10	10	10	10	101	98	1,564	0
PJ11740-2 - WW Bannockburn PS Professional Services	625	44%	277	13	13	13	13	13	13	13	13	13	13	147	130	1,564	0
PJ21211-01 - WW Cromwell Pumpstation Upgrades - Project Management	621	16%	99	5	5	5	5	5	5	5	5	5	5	50	49	1,564	0
WWCrm - Tmt Plant landscaping	479	28%	133	6	6	6	6	6	6	6	6	6	6	73	60	1,564	0
Future Expenditure	37,807,002	80%	30,135,903	85,841	124,779	135,392	163,036	710,045	676,956	701,407	1,020,023	1,350,584	1,477,926	23,689,913	6,445,989	1,564	4,120
PJ24132 - Cromwell Treatment - Nitrogen Removal Process	10,895,321	100%	10,895,321	8,682	8,627	8,574	8,523	544,601	549,360	546,941	544,700	542,616	540,662	7,592,035	3,303,286	1,564	2,112
56226 - Lowburn - Capacity Upgrade	8,083,146	10%	808,315	0	0	0	0	0	0	1,127	22,938	40,392	40,247	703,611	104,704	1,564	67
56210 - Cromwell Treatment - Capacity Increase	8,068,640	100%	8,068,640	0	0	0	0	0	11,065	44,832	216,875	403,158	401,706	6,991,004	1,077,636	1,564	689
53116 - Cromwell - Pipe Capacity Upgrades	7,015,449	100%	7,015,449	0	0	0	0	0	0	114,818	231,324	349,596	6,319,712	695,737	1,564	445	
PJ24139 - Cromwell Network - Upgrades with Developments	2,391,485	100%	2,391,485	11,235	22,338	33,582	44,972	56,515	69,181	81,275	93,572	106,078	118,798	1,753,938	637,547	1,564	408
PJ24138 - Cromwell Septage Reveal Upgrade and Relocation	500,000	40%	200,000	2,043	10,156	10,094	10,034	9,978	10,065	10,021	9,980	9,942	9,906	107,781	92,219	1,564	59
56227 - Lowburn - Campervan Disposal Site	419,342	80%	335,474	0	0	0	16,855	16,761	16,907	16,833	16,764	16,700	16,640	218,013	117,461	1,564	75
PJ24178 - Vincent Spatial Plan Wastewater Network Modelling	210,000	100%	210,000	42,517	42,248	41,988	41,740	41,507	0	0	0	0	0	0	210,000	1,564	134
PJ24152 - Cromwell Spatial Plan Wastewater Network Modelling	203,620	100%	203,620	20,979	41,027	40,774	40,534	40,307	20,000	0	0	0	0	0	203,620	1,564	130
PJ18352 - WW Cromwell Network Upgrades with Developments	20,000	38%	7,600	385	382	380	378	376	379	377	376	374	373	3,820	3,780	1,564	2
Naseby	918,486	19%	170,613	8,126	8,352	8,466	8,481	8,411	8,273	8,077	7,813	7,554	7,273	89,788	80,825	40	2,002
Historic Expenditure	918,486	19%	170,613	8,126	8,352	8,466	8,481	8,411	8,273	8,077	7,813	7,554	7,273	89,788	80,825	40	2,002
PJ18793 - WW Naseby WWTP Upgrades	867,135	19%	167,841	8,020	8,243	8,356	8,371	8,302	8,167	7,976	7,746	7,489	7,217	87,954	79,887	40	1,979
WWNas - Naseby Consent renewal	23,996	2%	553	23	23	24	24	23	23	23	22	21	20	327	226	40	6
Naseby - Resource Consents	18,153	3%	635	31	31	32	32	32	31	30	0	0	0	415	219	40	5
Naseby - Treatment Plant Minor Improvement	5,351	3%	160	7	7	7	7	7	7	7	7	7	0	96	64	40	2
Instrumentation - Naseby	1,538	5%	77	4	4	4	4	4	2	0	0	0	0	54	23	40	1
Reticulation - Naseby	1,313	100%	1,313	40	41	41	41	41	40	39	38	37	36	919	394	40	10
Naseby - Telemetry	1,000	3%	35	2	2	2	2	2	2	2	0	0	0	23	12	40	0
Omakau	25,894,452	21%	5,365,683	17,907	25,765	34,392	92,741	174,323	234,378	272,175	271,884	271,577	271,215	3,699,325	1,666,358	132	12,617
Historic Expenditure	625,280	50%	311,849	16,395	16,395	16,389	16,253	16,240	16,235	16,212	16,189	16,171	16,121	149,249	162,600	132	1,231
PJ18357 - WW Omakau WWTP Upgrades	551,017	55%	305,142	15,964	15,964	15,958	15,948	15,935	15,934	15,919	15,902	15,884	15,865	145,871	159,271	132	1,206

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
WWOmak - Resource Consents	29,942	9%	2,547	140	140	140	140	140	140	140	140	139	139	1,150	1,398	132	11
WWOmak - Land based treatment upgrade	15,200	9%	1,298	71	71	71	71	71	71	71	71	71	71	586	712	132	5
Instrumentation - Omakau	13,225	11%	1,492	137	137	137	11	11	7	0	0	0	0	1,051	441	132	3
WW Renewal Project Management	8,918	9%	760	45	45	45	45	45	45	45	45	45	45	312	448	132	3
Omakau - Treatment Plant Minor Improvement	5,571	9%	483	30	30	30	30	30	30	30	30	29	0	217	266	132	2
Omakau - Telemetry	1,000	9%	91	6	6	6	6	6	6	6	0	0	0	48	43	132	0
WWOm - Resource Consents	409	9%	35	2	2	2	2	2	2	2	2	2	2	15	20	132	0
Future Expenditure	25,269,172	20%	5,053,834	1,513	9,370	18,003	76,488	158,083	218,143	255,963	255,695	255,406	255,094	3,550,076	1,503,758	132	11,386
PJ24134 - Omakau Treatment - Wastewater Treatment Upgrade	25,269,172	20%	5,053,834	1,513	9,370	18,003	76,488	158,083	218,143	255,963	255,695	255,406	255,094	3,550,076	1,503,758	132	11,386
Ranfurly	172,343	8%	13,310	766	631	600	601	419	403	263	227	88	72	9,240	4,070	71	58
Historic Expenditure	172,343	8%	13,310	766	631	600	601	419	403	263	227	88	72	9,240	4,070	71	58
Ranfurly - Treatment Plant Upgrade	61,156	5%	3,222	144	149	152	152	150	147	143	137	12	0	2,035	1,187	71	17
Treatment - Ranfurly	30,944	8%	2,370	123	127	130	130	129	126	0	0	0	0	1,606	765	71	11
Non Pipe Renewals - Ranfurly	21,855	12%	2,690	169	174	177	178	0	0	0	0	0	0	1,992	698	71	10
WW Renewal Project Management	14,012	5%	730	34	35	35	36	35	34	33	32	31	30	394	336	71	5
WWRanf - Land based treatment upgrade	11,450	9%	978	47	49	50	50	49	48	47	45	43	41	508	469	71	7
C/Van Dump Point	10,770	16%	1,721	156	0	0	0	0	0	0	0	0	0	1,565	156	71	2
Resource Consents	9,057	5%	483	23	24	24	24	24	24	23	0	0	0	316	167	71	2
Instrumentation - Ranfurly	6,105	12%	746	53	55	14	14	14	6	0	0	0	0	590	157	71	2
Ranfurly - Treatment Plant	5,000	5%	264	12	12	12	12	12	12	12	11	0	0	168	96	71	1
Ranfurly - Telemetry	1,500	5%	80	4	4	4	4	4	4	4	0	0	0	52	28	71	0
WWRan - Land based Trmnt Upgrad	493	5%	26	1	1	1	1	1	1	1	1	1	1	14	12	71	0
Roxburgh	2,532,598	5%	117,342	4,140	6,214	5,987	5,807	5,681	5,318	5,204	4,810	4,800	4,789	64,591	52,751	81	648
Historic Expenditure	735,091	6%	43,927	2,842	2,469	2,254	2,085	1,967	1,609	1,503	1,116	1,113	1,111	25,858	18,069	81	222
Land based Trmnt Up	260,013	2%	6,467	374	372	371	370	369	368	368	0	0	0	3,876	2,591	81	32
PJ21249 - WW Roxburgh WWTP Treatment Improvements	100,245	2%	2,005	102	101	101	101	101	100	100	100	100	100	999	1,006	81	12
PJ21230-02 - LRV WWTP Upgrade - Investigation	99,677	2%	1,994	102	101	101	100	100	100	100	100	100	99	991	1,003	81	12
Treatment - Roxburgh	86,100	5%	4,602	331	329	328	327	326	97	0	0	0	0	2,864	1,739	81	21
PJ18800 - WW Roxb Network Fixture Improvements	58,957	24%	14,176	716	713	711	709	707	706	705	703	702	700	7,104	7,072	81	87
Reticulation - Roxburgh	44,845	21%	9,472	586	519	477	313	200	199	199	199	198	198	6,385	3,087	81	38
Plant and Machinery - Roxburgh	27,537	6%	1,675	126	125	125	124	124	0	0	0	0	0	1,051	624	81	8
Pump Station - Roxburgh	15,972	10%	1,587	298	0	0	0	0	0	0	0	0	0	1,289	298	81	4
Instrumentation - Roxburgh	14,523	9%	1,279	165	164	9	9	9	6	0	0	0	0	915	363	81	4
PJ21230-01 - LRV WWTP Upgrade - Project Management	14,265	2%	285	15	14	14	14	14	14	14	14	14	14	142	144	81	2
Roxburgh - Non Pipe Renewals	10,090	2%	251	14	14	14	14	14	14	14	0	0	0	150	101	81	1
Roxburgh - Telemetry	2,000	2%	50	3	3	3	3	3	3	3	0	0	0	30	20	81	0
Emergency Conveyance - Roxburgh	868	10%	85	12	12	0	0	0	0	0	0	0	0	62	23	81	0
Future Expenditure	1,797,507	4%	73,415	1,298	3,746	3,733	3,723	3,714	3,709	3,702	3,694	3,686	3,678	38,732	34,683	81	426
PJ24180 - LRV Treatment - Wastewater Treatment Improvements	1,697,507	3%	50,925	150	2,602	2,593	2,586	2,580	2,576	2,571	2,566	2,561	2,555	27,585	23,340	81	287

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
PJ23308 - WW Roxburgh WWTP Treatment Improvements	100,000	22%	22,490	1,148	1,144	1,140	1,137	1,134	1,132	1,130	1,128	1,126	1,123	11,147	11,342	81	139
District Wide	6,657,605	21%	1,372,685	27,136	26,968	26,786	26,596	26,402	26,461	26,278	26,101	69,235	68,798	1,021,923	350,762	2,292	153
Historic Expenditure	1,476,643	16%	236,263	12,012	11,937	11,857	11,773	11,687	11,713	11,632	11,553	11,478	11,405	119,216	117,046	2,292	51
PJ21238 - WW Districtwide Screens	759,794	16%	121,567	6,174	6,136	6,095	6,051	6,007	6,021	5,979	5,939	5,900	5,862	61,404	60,163	2,292	26
PJ21239 - WW Districtwide S-Scan	394,968	16%	63,195	3,212	3,192	3,170	3,148	3,125	3,132	3,110	3,089	3,069	3,050	31,898	31,297	2,292	14
PJ21232-04 - Wastewater Flow Meters - Construction	286,870	16%	45,899	2,340	2,326	2,310	2,294	2,277	2,282	2,266	2,251	2,236	2,222	23,093	22,806	2,292	10
PJ21237 - WW Districtwide Generators	34,515	16%	5,522	281	280	278	276	274	274	272	271	269	267	2,782	2,741	2,292	1
PJ21177 - WW Districtwide PS Storage Upgrades	496	16%	79	4	4	4	4	4	4	4	4	4	4	40	39	2,292	0
Future Expenditure	5,180,962	22%	1,136,422	15,125	15,031	14,929	14,823	14,715	14,748	14,646	14,547	57,758	57,393	902,706	233,716	2,292	102
56229 - Districtwide - Pumpstation Storage Upgrades	4,220,962	20%	844,192	0	0	0	0	0	0	0	0	43,306	43,032	757,855	86,338	2,292	38
PJ23310 - WW Districtwide Generators	600,000	30%	182,643	9,453	9,394	9,331	9,265	9,197	9,218	9,154	9,092	9,032	8,975	90,532	92,111	2,292	40
PJ23309 - WW Districtwide PS flowmeters	360,000	30%	109,586	5,672	5,637	5,599	5,559	5,518	5,531	5,492	5,455	5,419	5,385	54,319	55,267	2,292	24

TRANSPORT

Description	Total Cost \$	% Funded by FAR	% Funded by DCs	DC Funded Cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Asset Management	103,055	49%	23%	12,348	757	459	127	0	11,005	1,343	3,369	0						
Historic Expenditure	103,055	49%	23%	12,348	757	459	127	0	11,005	1,343	3,369	0						
Road Const. Prof	94,265	53%	23%	10,289	636	339	8	0	0	0	0	0	0	0	9,306	983	3,369	0
PolyRds - Land	8,790	0%	23%	2,059	121	120	119	0	0	0	0	0	0	0	1,699	360	3,369	0
Car Parking	114,688	0%	12%	13,585	493	490	486	483	479	480	477	473	470	467	8,786	4,799	3,369	1
Historic Expenditure	114,688	0%	12%	13,585	493	490	486	483	479	480	477	473	470	467	8,786	4,799	3,369	1
Carpark Renewals	72,000	0%	18%	12,704	438	435	432	429	425	426	423	420	417	415	8,443	4,261	3,369	1
Maniototo Carpark Renewals	25,588	0%	2%	528	33	33	33	33	32	32	32	32	32	32	204	324	3,369	0
Cromwell Carparks New	17,100	0%	2%	353	22	22	22	22	21	21	21	21	21	21	138	215	3,369	0
Drainage	11,880,424	50%	3%	202,342	4,188	4,364	4,541	4,740	4,832	5,063	5,274	5,464	5,658	5,856	152,361	49,981	3,369	15
Historic Expenditure	6,556,236	48%	4%	122,616	4,010	3,983	3,954	3,925	3,895	3,903	3,874	3,847	3,821	3,796	83,608	39,008	3,369	12
Drainage	1,838,360	51%	4%	37,039	966	959	953	945	938	940	933	927	920	914	27,642	9,397	3,369	3
PJ11510 - Drainage Renewals Roding	1,306,591	51%	3%	19,207	510	507	503	499	496	497	493	490	486	483	14,242	4,965	3,369	1
Renewal of Local Roads	1,198,553	51%	3%	20,250	551	548	544	540	535	537	533	529	525	522	14,887	5,363	3,369	2
Drainage Renewals	859,286	51%	4%	18,088	476	473	470	466	463	464	460	457	454	451	13,453	4,634	3,369	1
Drainage Renewals Roding	769,570	51%	3%	11,524	304	302	300	298	296	296	294	292	290	288	8,562	2,962	3,369	1
Kerb and Channel Con	290,993	0%	3%	10,034	843	838	832	825	819	821	815	809	804	798	1,830	8,203	3,369	2
PJ22105 - Channel Road Culvert Replacement	102,477	51%	5%	2,511	67	67	66	66	65	65	65	64	64	63	1,858	652	3,369	0
Major Drainage Control	70,816	53%	3%	1,148	127	126	125	124	123	123	123	122	121	120	-86	1,234	3,369	0
Drainage Facility Renewals	62,915	51%	3%	1,063	30	30	29	29	29	29	29	29	28	28	773	290	3,369	0
Kerb and Channel Construction	30,470	0%	3%	1,051	115	114	113	113	112	112	111	110	110	109	-68	1,118	3,369	0
Maniototo K& C	14,993	0%	3%	517	14	14	14	14	14	14	14	14	14	14	376	141	3,369	0
Drainage New Capex	9,768	51%	3%	165	5	5	5	5	4	4	4	4	4	4	120	45	3,369	0
PJ18842 - Naseby township drainage upgrades	1,444	51%	3%	21	1	1	1	1	1	1	1	1	1	1	16	5	3,369	0
Future Expenditure	5,324,189	51%	3%	79,726	178	381	586	815	938	1,161	1,399	1,617	1,837	2,060	68,753	10,973	3,369	3
PJ11510 - Drainage Renewals Roding	5,213,774	51%	3%	78,072	178	381	586	794	917	1,140	1,356	1,574	1,794	2,017	67,335	10,737	3,369	3
53125 - Kerb and Channel Improvements	110,415	51%	3%	1,653	0	0	0	21	21	21	44	43	43	43	1,418	236	3,369	0
Footpaths	4,983,935	12%	20%	866,583	39,580	35,388	30,842	26,460	22,375	22,421	22,260	18,077	17,127	12,983	619,069	247,514	3,369	73
Historic Expenditure	4,983,935	12%	20%	866,583	39,580	35,388	30,842	26,460	22,375	22,421	22,260	18,077	17,127	12,983	619,069	247,514	3,369	73
Footpaths and Pedestrians	3,236,117	9%	20%	596,670	25,575	21,476	17,158	13,242	9,556	9,576	9,507	9,440	9,376	9,314	462,449	134,222	3,369	40
Bannockburn bridge cycle facility	412,534	51%	23%	46,323	2,346	2,330	2,313	2,296	2,278	2,283	2,267	2,251	2,235	2,221	23,503	22,820	3,369	7
Unsubsidised Roding Alexandra	324,504	0%	24%	76,493	3,937	3,910	3,882	3,853	3,823	3,831	3,804	2,187	1,657	0	45,610	30,884	3,369	9
District Wide Footpath Renewals	320,755	0%	2%	6,620	414	411	408	405	402	403	400	397	394	392	2,594	4,026	3,369	1
Unsubsidised Roding Cromwell	242,263	0%	25%	59,506	3,085	3,065	3,043	3,020	2,997	3,003	2,981	947	940	0	36,426	23,080	3,369	7
37537698. CrmPths - Footpaths & pedestri	207,886	51%	19%	19,511	988	981	974	967	959	961	954	948	941	935	9,903	9,608	3,369	3
Omakau - Ophir Cycle Path	91,140	51%	23%	10,234	518	515	511	507	503	504	501	497	494	491	5,192	5,042	3,369	1
Unsubsidised Roding Maniototo	84,403	0%	22%	18,870	959	953	946	939	932	934	927	920	602	0	10,759	8,112	3,369	2
Unsubsidised Roding Roxburgh	53,103	0%	22%	11,873	600	596	592	587	583	584	580	576	572	0	6,605	5,267	3,369	2

Description	Total Cost \$	% Funded by FAR	% Funded by DCs	DC Funded Cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
47537698. NsrClyde - Footpaths & pedestr	51,012	51%	19%	4,788	242	241	239	237	235	236	234	233	231	229	2,430	2,358	3,369	1
Unsubsidised Roothing Earnscleugh	49,936	0%	24%	12,004	619	615	610	606	601	602	598	277	276	0	7,200	4,804	3,369	1
New Footpaths	33,782	51%	30%	4,886	247	246	244	242	240	241	239	237	236	234	2,479	2,407	3,369	1
Unsub Roothing	32,487	0%	26%	8,559	507	503	372	7	0	0	0	0	0	0	7,170	1,390	3,369	0
Pedestrian Footbridges	20,000	0%	26%	5,269	300	298	295	293	0	0	0	0	0	0	4,084	1,186	3,369	0
47527698. NsrOmak - Footpaths & pedestri	14,400	51%	19%	1,352	68	68	67	67	66	67	66	66	65	65	686	666	3,369	0
Unsubsidised Roothing Manuherikia	9,350	0%	25%	2,372	124	123	122	121	120	121	120	13	13	0	1,495	877	3,369	0
27537718. FpthsAlx - Footpaths & pedestr	-199,738	51%	19%	-18,747	-949	-943	-936	-929	-922	-924	-917	-910	-904	-898	-9,515	-9,232	3,369	-3
Minor improvements	15,311,201	44%	16%	1,376,632	34,441	34,825	35,239	35,649	36,063	37,442	37,046	44,791	49,384	47,509	984,243	392,389	3,369	116
Historic Expenditure	8,608,619	44%	15%	708,313	29,771	29,572	29,359	29,138	28,914	28,182	27,137	24,127	22,601	20,168	439,345	268,968	3,369	80
Minor Improvements	1,919,821	55%	23%	198,527	8,450	8,394	8,333	8,270	8,207	8,224	8,165	8,107	7,138	5,860	119,378	79,148	3,369	23
PJ19065 - District Wide Footpath Renewals	1,383,391	0%	3%	45,746	1,905	1,893	1,879	1,865	1,850	1,854	1,841	1,828	1,816	1,804	27,212	18,535	3,369	6
PJ18839 - Roxburgh streetscape improvements	858,482	51%	4%	16,826	691	687	682	677	671	673	668	663	659	654	10,101	6,725	3,369	2
Minor improvements (includes LED Lights)	714,740	51%	18%	63,647	1,683	1,672	1,660	1,647	1,635	1,638	1,626	1,615	1,604	1,593	47,274	16,372	3,369	5
Other	621,276	58%	22%	55,971	2,938	2,919	2,898	2,876	2,854	2,860	2,839	0	0	0	35,788	20,183	3,369	6
PJ21167 - Clyde Heritage Precinct - Stage 2	547,745	51%	22%	59,047	2,451	2,435	2,417	2,399	2,381	2,386	2,368	2,352	2,336	2,320	35,202	23,845	3,369	7
1723769341. AssocImpr - Minor Improvements	326,314	51%	19%	30,627	1,550	1,540	1,529	1,517	1,506	1,509	1,498	1,487	1,477	1,468	15,545	15,082	3,369	4
PJ18835 - Clyde Historic Precinct	315,453	51%	22%	34,006	1,396	1,387	1,377	1,367	1,356	1,359	1,349	1,340	1,331	1,322	20,423	13,583	3,369	4
PJ18833 - Bannockburn bridge cycle facility	302,737	51%	33%	48,953	2,011	1,998	1,983	1,968	1,953	1,957	1,943	1,930	1,916	1,904	29,388	19,564	3,369	6
Emergency Work - Natural Disaster	302,708	51%	18%	26,956	712	708	703	697	692	693	688	684	679	674	20,026	6,930	3,369	2
Associated Improvements	291,929	50%	22%	31,430	1,590	1,579	1,568	1,556	1,544	1,547	1,536	1,525	1,068	7	17,911	13,518	3,369	4
Improvement of Local Roads	240,288	51%	16%	18,288	995	988	981	974	966	518	0	0	0	0	12,866	5,422	3,369	2
Minor improvements McNulty Road	214,399	51%	18%	19,092	504	501	497	493	489	490	487	483	480	477	14,190	4,902	3,369	1
Renewal of Local Roads	166,665	51%	16%	12,685	691	686	681	676	671	331	0	0	0	0	8,949	3,736	3,369	1
PJ22090 - Emergency works	140,146	51%	28%	19,228	991	985	978	970	963	965	958	951	945	938	9,585	9,643	3,369	3
47537720. NsrClyde - Improvements	95,270	51%	19%	8,942	453	450	446	443	440	441	437	434	431	428	4,538	4,403	3,369	1
PJ18831 - Central Otago touring route	44,883	51%	33%	7,258	298	296	294	292	290	290	288	286	284	282	4,357	2,901	3,369	1
Central Otago touring route	27,382	51%	18%	2,438	64	64	63	63	63	63	62	62	61	61	1,812	626	3,369	0
PJ20169 - Kerry Street Alexandra	25,000	0%	2%	500	21	20	20	20	20	20	20	20	20	19	300	200	3,369	0
77537720. RoxFPaths - Improvements	23,500	51%	19%	2,206	112	111	110	109	108	109	108	107	106	106	1,119	1,086	3,369	0
37537720. CrmPths - Improvements	22,572	51%	19%	2,119	107	107	106	105	104	104	104	103	102	102	1,075	1,043	3,369	0
PJ18843 - Boundary Road improvements	19,518	51%	33%	3,156	130	129	128	127	126	126	125	124	124	123	1,895	1,261	3,369	0
PJ18834 - Omakau - Ophir Cycle Path	3,806	51%	33%	615	25	25	25	25	25	25	24	24	24	24	369	246	3,369	0
Boundary Road improvements	595	51%	18%	53	1	1	1	1	1	1	1	1	1	1	39	14	3,369	0
Future Expenditure	6,702,582	44%	18%	668,319	4,670	5,254	5,880	6,512	7,149	9,260	9,909	20,664	26,783	27,341	544,898	123,421	3,369	37
PJ19065 - District Wide Footpath Renewals	3,447,169	41%	8%	163,240	574	1,185	1,841	2,503	3,171	3,883	4,571	5,265	5,966	6,661	127,619	35,620	3,369	11
PJ22078 - Barry Avenue/Waenga Drive Roundabout	1,758,780	51%	30%	254,359	0	0	0	0	0	511	507	10,602	10,529	10,460	221,751	32,609	3,369	10
PJ22079 - Development of Link Lane and other Lane Improvements	880,451	51%	30%	127,333	0	0	0	0	0	340	338	336	5,284	5,249	115,786	11,547	3,369	3
PJ22074 - Clyde Heritage Precinct - Stage 3	500,016	34%	30%	96,767	4,096	4,069	4,039	4,009	3,978	3,986	3,958	3,930	3,903	3,877	56,922	39,845	3,369	12
53124 - New footpaths / cycleways to accommodate growth	116,165	0%	23%	26,620	0	0	0	0	0	539	535	532	1,101	1,093	22,820	3,801	3,369	1

Description	Total Cost \$	% Funded by FAR	% Funded by DCs	DC Funded Cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Pavement Reconstruction	5,690,355	51%	16%	452,517	7,702	7,987	6,406	6,162	6,722	7,358	8,150	8,949	9,755	10,047	373,279	79,238	3,369	24
Historic Expenditure	1,139,183	51%	20%	111,175	5,273	3,658	2,109	1,297	1,287	1,290	1,281	1,272	1,263	1,255	91,192	19,984	3,369	6
Road Construction	575,147	52%	23%	64,414	3,947	2,342	802	0	0	0	0	0	0	0	57,323	7,091	3,369	2
PJ19067 - Pavement Reconstruction (NZTA WC214)	511,512	51%	17%	42,609	1,127	1,119	1,111	1,103	1,094	1,097	1,089	1,081	1,074	1,067	31,647	10,962	3,369	3
Pavement Reconstruction (NZTA WC214)	48,314	51%	15%	3,634	184	183	181	180	179	179	178	177	175	174	1,844	1,790	3,369	1
AreaPave - Prof Services	4,210	51%	25%	518	14	14	14	14	14	14	14	14	14	14	377	140	3,369	0
Future Expenditure	4,551,172	51%	15%	341,342	2,429	4,329	4,297	4,864	5,435	6,068	6,869	7,677	8,492	8,792	282,088	59,254	3,369	18
PJ19067 - Pavement Reconstruction (NZTA WC214)	4,551,172	51%	15%	341,342	2,429	4,329	4,297	4,864	5,435	6,068	6,869	7,677	8,492	8,792	282,088	59,254	3,369	18
Reseals	6,333,864	47%	8%	253,511	19,938	15,551	8,133	8,072	8,010	8,027	7,969	7,913	7,859	1,288	160,751	92,759	3,369	28
Historic Expenditure	6,333,864	47%	8%	253,511	19,938	15,551	8,133	8,072	8,010	8,027	7,969	7,913	7,859	1,288	160,751	92,759	3,369	28
Sealed Road Renewals	3,501,089	51%	7%	120,605	7,553	7,502	7,448	7,392	7,335	7,350	7,298	7,246	7,197	630	53,653	66,951	3,369	20
Reseals	2,298,479	51%	11%	121,879	11,690	7,358	0	0	0	0	0	0	0	0	102,831	19,049	3,369	6
District Renewals	534,296	0%	2%	11,026	695	690	685	680	675	676	671	667	662	658	4,267	6,759	3,369	2
Road Construction	1,868,018	4%	22%	392,012	22,002	17,572	6,635	5,749	5,705	5,717	5,676	1,174	1,166	1,159	319,455	72,557	3,369	22
Historic Expenditure	1,868,018	4%	22%	392,012	22,002	17,572	6,635	5,749	5,705	5,717	5,676	1,174	1,166	1,159	319,455	72,557	3,369	22
Road Construction	1,715,318	2%	21%	358,279	21,105	16,681	5,750	4,871	4,833	4,843	4,808	313	311	309	294,455	63,824	3,369	19
57537691. MtoFPths - Road construction	90,000	51%	19%	8,447	428	425	422	419	415	416	413	410	407	405	4,287	4,160	3,369	1
CrnPths - Other cap exp	62,700	0%	40%	25,286	470	467	464	460	457	457	454	451	448	445	20,713	4,573	3,369	1
Seal Extensions	2,789,712	27%	17%	348,442	14,822	14,723	9,827	11,986	11,894	7,337	2,247	2,232	2,216	2,202	268,956	79,486	3,369	24
Historic Expenditure	2,354,579	32%	17%	263,016	14,822	14,723	9,827	9,712	9,637	5,075	2	2	2	2	199,213	63,803	3,369	19
Road Construction	1,249,195	61%	17%	80,522	4,893	4,860	35	0	0	0	0	0	0	0	70,734	9,788	3,369	3
Unsubsidised Work	1,103,230	0%	17%	182,343	9,921	9,854	9,783	9,710	9,635	5,073	0	0	0	0	128,366	53,977	3,369	16
SealExSub - Seal extn Ophir Br	1,776	61%	17%	114	7	7	7	0	0	0	0	0	0	0	94	20	3,369	0
Seal Extensions at Intersections	378	51%	20%	36	2	2	2	2	2	2	2	2	2	2	18	18	3,369	0
Future Expenditure	435,133	0%	20%	85,426	0	0	0	2,275	2,257	2,262	2,245	2,230	2,215	2,200	69,743	15,683	3,369	5
53123 - Sandflat road seal extension	435,133	0%	20%	85,426	0	0	0	2,275	2,257	2,262	2,245	2,230	2,215	2,200	69,743	15,683	3,369	5
Structure	3,258,590	51%	29%	462,503	13,043	12,956	12,862	12,765	12,668	12,693	12,602	12,514	12,429	12,347	335,625	126,879	3,369	38
Historic Expenditure	3,258,590	51%	29%	462,503	13,043	12,956	12,862	12,765	12,668	12,693	12,602	12,514	12,429	12,347	335,625	126,879	3,369	38
Structures Renewals	1,547,810	51%	27%	209,208	4,661	4,630	4,597	4,562	4,527	4,536	4,504	4,472	4,442	4,413	163,864	45,345	3,369	13
Bridge Renewals	931,433	52%	31%	139,193	5,812	5,773	5,732	5,688	5,645	5,656	5,616	5,576	5,538	5,502	82,655	56,539	3,369	17
Structure	252,937	51%	29%	35,609	752	747	742	736	731	732	727	722	717	712	28,289	7,320	3,369	2
Bridge Upgrades	195,839	52%	31%	29,426	663	659	654	649	644	646	641	636	632	628	22,973	6,453	3,369	2
Greenbridge	182,101	53%	31%	26,757	611	607	602	598	593	594	590	586	582	578	20,815	5,942	3,369	2
Renewal of Local Roads	142,997	51%	30%	20,675	455	452	449	445	442	443	440	437	434	431	16,248	4,427	3,369	1
Bridge Piers	5,000	0%	31%	1,563	86	86	85	84	84	84	83	83	82	82	725	838	3,369	0
BrdgRenRds - Prof Services	474	51%	31%	73	2	2	2	2	2	2	2	2	2	2	57	16	3,369	0
Town Centre	152,454	51%	30%	22,048	2,152	2,138	2,123	2,107	2,037	0	0	0	0	0	11,492	10,556	3,369	3
Historic Expenditure	152,454	51%	30%	22,048	2,152	2,138	2,123	2,107	2,037	0	0	0	0	0	11,492	10,556	3,369	3
Clyde Historic Precinct	152,454	51%	30%	22,048	2,152	2,138	2,123	2,107	2,037	0	0	0	0	0	11,492	10,556	3,369	3
Traffic Services	6,237,671	51%	13%	407,992	19,829	18,466	16,714	15,221	12,131	12,792	13,238	12,713	13,021	14,054	259,813	148,179	3,369	44

Description	Total Cost \$	% Funded by FAR	% Funded by DCs	DC Funded Cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Historic Expenditure	3,595,993	55%	18%	296,463	18,432	15,959	13,323	10,811	6,808	6,362	5,864	4,367	3,678	3,683	207,177	89,286	3,369	27
New Safety Project	1,108,793	62%	26%	112,236	6,814	4,706	2,430	0	0	0	0	0	0	0	98,286	13,950	3,369	4
PJ11514 - Traffic Services Renewals	622,030	51%	8%	23,504	2,332	2,317	2,300	2,283	2,265	2,270	1,801	1,036	369	0	6,530	16,974	3,369	5
Improvement of Local Roads	399,705	61%	26%	41,100	2,336	2,320	2,304	2,286	0	0	0	0	0	0	31,853	9,247	3,369	3
Bridge Renewals	371,614	53%	31%	54,602	2,999	2,979	2,958	2,936	2,913	2,919	2,898	2,878	2,858	2,839	25,424	29,178	3,369	9
Traffic Services	325,743	51%	6%	9,795	812	520	236	235	233	233	232	230	228	0	6,837	2,959	3,369	1
Traffic Services Renewals	232,163	51%	7%	7,400	728	723	718	712	328	0	0	0	0	0	4,191	3,208	3,369	1
Renewal of Local Roads	178,324	51%	26%	23,038	1,309	1,301	1,291	1,282	0	0	0	0	0	0	17,855	5,183	3,369	2
PJ21170 - Speed Limit Signage	176,382	51%	9%	7,778	495	492	488	484	481	482	478	475	472	468	2,964	4,814	3,369	1
PJ21168 - Clyde Bridge Traffic Lights	50,770	51%	22%	5,473	540	536	532	528	524	525	522	0	0	0	1,764	3,709	3,369	1
Vehicle-activated speed warning signage	37,302	51%	8%	1,390	136	135	134	133	132	0	0	0	0	0	721	669	3,369	0
PJ18840 - Vehicle-activated speed warning signage	30,788	51%	22%	3,319	208	206	205	203	202	202	201	199	198	197	1,299	2,020	3,369	1
Structures Renewals	26,047	51%	29%	3,666	192	191	190	188	187	187	186	0	0	0	2,344	1,322	3,369	0
Major Drainage Control	20,109	53%	3%	326	35	35	35	35	34	35	34	34	34	34	-19	345	3,369	0
Bridge Piers	8,223	0%	31%	2,571	141	140	139	138	137	137	136	135	135	134	1,197	1,374	3,369	0
CapEx Landscaping	5,000	0%	3%	160	-658	-653	-649	-644	-639	-640	-636	-631	-627	0	5,937	-5,777	3,369	-2
Irrigation	3,000	0%	3%	103	11	11	11	11	11	11	11	11	11	11	-7	110	3,369	0
Future Expenditure	2,641,678	44%	8%	111,529	1,396	2,506	3,391	4,410	5,323	6,430	7,375	8,346	9,343	10,371	52,636	58,893	3,369	17
PJ11514 - Traffic Services Renewals	2,332,623	48%	8%	92,253	654	1,522	2,414	3,313	4,234	5,204	6,157	7,137	8,143	9,178	44,299	47,954	3,369	14
PJ21170 - Speed Limit Signage	200,005	0%	8%	15,212	743	985	977	970	963	965	958	951	945	938	5,818	9,394	3,369	3
53127 - Edge Marker Post Improvements	109,050	51%	8%	4,064	0	0	0	128	127	262	260	258	256	255	2,519	1,545	3,369	0
Unsealed road metalling	7,690,711	51%	7%	275,230	24,682	22,635	20,600	20,446	2,802	2,808	1,287	0	0	0	179,971	95,260	3,369	28
Historic Expenditure	7,690,711	51%	7%	275,230	24,682	22,635	20,600	20,446	2,802	2,808	1,287	0	0	0	179,971	95,260	3,369	28
Gravel Road Renewals	4,637,632	51%	10%	234,065	20,758	20,618	20,470	20,316	2,674	2,679	1,196	0	0	0	145,354	88,711	3,369	26
Unsealed road metalling	2,904,184	51%	3%	39,558	3,792	1,885	0	0	0	0	0	0	0	0	33,881	5,677	3,369	2
Gravel Purchases	148,895	51%	2%	1,607	132	131	131	130	129	129	91	0	0	0	736	872	3,369	0
Unsubsidised Rooding	436,490	10%	34%	133,386	3,943	3,916	3,888	3,859	3,829	2,502	2,484	2,467	2,450	2,434	101,613	31,773	3,369	9
Historic Expenditure	436,490	10%	34%	133,386	3,943	3,916	3,888	3,859	3,829	2,502	2,484	2,467	2,450	2,434	101,613	31,773	3,369	9
Unsubsidised Work	284,926	0%	40%	114,907	3,011	2,990	2,969	2,946	2,924	1,595	1,584	1,573	1,562	1,552	92,202	22,705	3,369	7
Unsubsidised Rooding	83,339	51%	13%	5,411	271	269	267	265	263	263	261	260	258	256	2,778	2,633	3,369	1
57537718. MtoFPths - Unsub Rooding.	68,224	0%	19%	13,068	662	657	652	647	642	644	639	635	630	626	6,633	6,435	3,369	2
Ward renewals	608,362	0%	4%	24,181	1,315	1,306	1,297	1,287	1,277	693	0	0	0	0	17,005	7,176	3,369	2
Historic Expenditure	608,362	0%	4%	24,181	1,315	1,306	1,297	1,287	1,277	693	0	0	0	0	17,005	7,176	3,369	2
Unsubsidised Work	608,362	0%	4%	24,181	1,315	1,306	1,297	1,287	1,277	693	0	0	0	0	17,005	7,176	3,369	2
Pavement Maintenance	59,119,988	49%	3%	784,636	18,914	22,876	26,971	31,106	35,328	40,030	43,212	44,189	45,605	49,660	426,745	357,891	3,369	106
Historic Expenditure	14,100,124	46%	2%	173,793	15,523	15,419	15,308	15,193	15,076	15,107	13,583	9,867	6,483	3,408	48,826	124,967	3,369	37
PJ11511 - Gravel Road Renewals	6,858,617	51%	3%	94,418	8,555	8,497	8,436	8,373	8,309	8,326	8,266	5,979	3,926	1,550	24,202	70,215	3,369	21
PJ11512 - Sealed Road Renewals	5,406,708	51%	2%	46,061	4,559	4,528	4,495	4,462	4,427	4,436	2,989	1,768	580	0	13,815	32,246	3,369	10
PJ21182 - Miners Lane Carpark	1,039,704	0%	2%	20,794	1,396	1,387	1,377	1,367	1,356	1,359	1,349	1,340	1,331	1,322	7,209	13,585	3,369	4
PJ11550 - Gravel Purchases	528,056	51%	3%	7,021	637	632	628	623	618	620	615	419	287	180	1,763	5,258	3,369	2

Description	Total Cost \$	% Funded by FAR	% Funded by DCs	DC Funded Cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVERABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
PJ18064 - District Renewals	267,039	0%	2%	5,500	377	374	371	369	366	367	364	361	359	357	1,836	3,664	3,369	1
Future Expenditure	45,019,864	50%	3%	610,843	3,391	7,456	11,663	15,914	20,251	24,923	29,629	34,322	39,122	46,252	377,919	232,924	3,369	69
PJ11511 - Gravel Road Renewals	26,138,975	51%	2%	282,175	1,659	3,985	6,430	8,900	11,440	14,192	16,909	19,710	22,597	25,577	150,776	131,399	3,369	39
PJ11512 - Sealed Road Renewals	17,337,284	51%	2%	175,320	1,650	3,319	5,009	6,716	8,438	10,278	12,071	13,884	15,718	17,428	80,809	94,511	3,369	28
PJ18064 - District Renewals	552,925	0%	2%	11,411	72	142	215	288	363	444	522	601	681	763	7,321	4,090	3,369	1
53120 - Cromwell Town Centre Barry Ave / Murray Terrace	490,340	51%	30%	70,914	0	0	0	0	0	0	59	58	58	1,237	69,502	1,413	3,369	0
53122 - Cromwell Town Centre Waenga Drive / Murray Terrace	490,340	51%	30%	70,914	0	0	0	0	0	0	59	58	58	1,237	69,502	1,413	3,369	0
PJ11550 - Gravel Purchases	10,000	51%	2%	108	10	10	10	10	10	10	10	10	10	10	10	98	3,369	0
Bridges	24,464,137	49%	10%	1,212,207	8,832	10,953	13,891	14,721	23,144	24,492	25,783	27,382	28,936	29,924	1,004,149	208,057	3,369	62
Historic Expenditure	1,117,967	51%	20%	107,230	2,845	2,826	2,805	2,784	2,763	2,768	2,749	2,729	2,711	2,693	79,557	27,673	3,369	8
PJ11513 - Structures Renewal	1,104,920	51%	19%	104,545	2,787	2,769	2,749	2,728	2,707	2,713	2,693	2,674	2,656	2,639	77,430	27,115	3,369	8
PJ18836 - Small bridge replacement	13,047	51%	42%	2,685	57	57	57	56	56	56	55	55	55	54	2,127	558	3,369	0
Future Expenditure	23,346,170	48%	9%	1,104,977	5,987	8,127	11,086	11,937	20,381	21,723	23,034	24,653	26,225	27,231	924,592	180,385	3,369	54
PJ11513 - Structures Renewal	9,587,145	48%	9%	457,273	889	1,786	4,138	5,041	6,636	7,703	8,715	9,736	10,766	11,807	390,057	67,216	3,369	20
PJ18836 - Small bridge replacement	5,458,691	51%	9%	245,340	0	0	0	0	3,480	3,734	4,107	4,777	5,064	5,097	219,080	26,259	3,369	8
PJ24024 - Little Valley New Bridge	3,550,120	42%	9%	188,866	5,098	5,064	5,027	4,989	4,951	4,961	4,926	4,891	4,858	4,826	139,276	49,591	3,369	15
55721 - Omakau New Bridge	1,532,969	51%	9%	68,899	0	0	0	0	1,825	1,828	1,815	1,802	1,790	1,778	58,060	10,839	3,369	3
56003 - Maniototo Rd Bridge - Bridge 145	1,328,401	51%	9%	59,705	0	1,277	1,595	1,583	1,570	1,574	1,562	1,551	1,541	1,531	45,921	13,783	3,369	4
56004 - OPHIR BRIDGE RD - Bridge 65	1,166,919	51%	9%	52,447	0	0	0	0	1,389	1,392	1,382	1,372	1,363	1,354	44,196	8,251	3,369	2
56006 - Foot-bridge: HORSESHOE BEND WALKWAY	275,255	51%	9%	12,371	0	0	0	0	0	0	0	0	324	322	11,725	646	3,369	0
56005 - Scott Lane Bridge - Bridge 121	271,335	51%	9%	12,195	0	0	326	324	321	322	320	318	315	313	9,635	2,560	3,369	1
56007 - Foot-bridge: SHAKY BRIDGE GWAY	175,335	51%	9%	7,880	0	0	0	0	209	209	208	206	205	203	6,641	1,240	3,369	0
Minor Safety	7,083,767	37%	23%	1,029,314	3,579	4,506	5,451	9,348	29,694	43,513	45,629	47,518	49,728	51,984	738,364	290,951	3,369	86
Historic Expenditure	606,547	51%	14%	41,787	2,149	2,135	2,119	2,104	2,087	2,092	2,077	2,062	2,048	2,035	20,880	20,907	3,369	6
PJ18844 - New Footpaths	196,947	51%	2%	1,930	98	97	97	96	95	95	95	94	93	93	978	952	3,369	0
PJ21171 - Small Safety Projects (<\$100K)	107,240	51%	19%	10,076	523	520	516	512	508	509	506	502	499	495	4,984	5,092	3,369	2
PJ18846 - Seal Extensions at Intersections	100,000	51%	18%	8,905	463	460	457	453	450	451	447	444	441	438	4,400	4,504	3,369	1
PJ18841 - Harvey Street/Deaker Street Intersection	81,395	51%	22%	8,774	445	442	439	435	432	433	430	427	424	421	4,446	4,328	3,369	1
PJ18838 - Ophir traffic calming	70,965	51%	22%	7,650	388	386	383	380	377	378	375	373	370	368	3,872	3,779	3,369	1
PJ21172 - Kerb cutdowns	50,000	51%	18%	4,452	232	230	228	227	225	225	224	222	221	219	2,200	2,252	3,369	1
Future Expenditure	6,477,220	36%	24%	987,527	1,430	2,371	3,332	7,244	27,607	41,421	43,552	45,456	47,680	49,950	717,483	270,043	3,369	80
PJ22076 - Sargood Road/Murray Terrace Roundabout	2,309,030	51%	30%	333,938	0	0	0	798	10,995	17,340	17,215	17,095	16,978	16,867	236,650	97,287	3,369	29
PJ21171 - Small Safety Projects (<\$100K)	1,958,595	0%	18%	355,940	1,430	2,371	3,332	5,311	7,322	9,455	11,551	13,680	15,843	18,040	267,605	88,335	3,369	26
PJ22077 - Realignment of Murray Terrace	1,815,385	51%	30%	262,545	0	0	0	399	8,559	13,634	13,536	13,441	13,350	13,262	186,365	76,180	3,369	23
53121 - New Dropped Kerbs	171,915	51%	18%	15,309	0	0	0	246	244	244	507	504	500	779	12,285	3,024	3,369	1
53126 - Street Lighting Improvements	116,165	51%	18%	10,344	0	0	0	0	0	260	258	256	531	527	8,514	1,831	3,369	1
53119 - Rural Crossroad Intersection Improvements (RIAWS)	106,130	51%	18%	9,451	0	0	0	491	487	488	485	481	478	475	6,065	3,386	3,369	1

COMMUNITY INFRASTRUCTURE

Description	Total Cost \$	% Funded by Third Party	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Commercial & Other Property	84,226,995	3%	20%	16,349,220	292,957	442,654	441,884	438,574	468,899	655,003	838,903	832,758	826,800	821,066	10,289,722	6,059,498	3,048	1,988
Historic Expenditure	5,465,645	5%	20%	1,033,007	53,539	53,196	52,821	52,425	52,019	52,111	51,724	51,345	50,978	50,624	512,223	520,784	3,048	171
CromMemHall - Bldgs/Improves	5,465,645	5%	20%	1,033,007	53,539	53,196	52,821	52,425	52,019	52,111	51,724	51,345	50,978	50,624	512,223	520,784	3,048	171
Future Expenditure	78,761,349	3%	20%	15,316,213	239,418	389,458	389,062	386,148	416,880	602,892	787,179	781,413	775,823	770,441	9,777,499	5,538,714	3,048	1,817
CromMemHall - Bldgs/Improves	39,641,549	5%	20%	7,492,253	239,418	389,458	389,062	386,148	383,156	383,834	380,983	378,192	375,487	372,882	3,813,632	3,678,620	3,048	1,207
AdminBldgCrom - Bldgs/Improves	39,119,800	0%	20%	7,823,960	0	0	0	0	33,725	219,058	406,196	403,220	400,336	397,559	5,963,866	1,860,094	3,048	610
Community Buildings	6,128,823	0%	10%	624,417	17,130	22,042	21,887	21,723	21,554	21,592	21,432	21,275	21,123	20,976	413,682	210,735	3,048	69
Historic Expenditure	1,428,823	0%	34%	483,417	17,130	17,020	16,900	16,774	16,644	16,673	16,549	16,428	16,311	16,197	316,791	166,626	3,048	55
AlexCmtyCtre - Bldgs/Improves	1,317,952	0%	34%	453,676	16,078	15,975	15,862	15,744	15,622	15,649	15,533	15,419	15,309	15,203	297,282	156,394	3,048	51
MolyStad - Bldgs/Improves	63,870	0%	34%	21,941	778	773	768	762	756	758	752	746	741	736	14,371	7,570	3,048	2
MtoStadium - Footpaths & Pedestrian Rnwls	14,676	0%	9%	1,381	48	48	48	47	47	47	47	46	46	46	911	469	3,048	0
MoaCkPburnCmtyCtre - Bldgs/Improves	9,862	0%	35%	3,453	121	121	120	119	118	118	117	116	116	115	2,272	1,181	3,048	0
CentMBar - Footpaths & Pedestrian Rnwls	7,162	0%	9%	674	24	23	23	23	23	23	23	23	22	22	445	229	3,048	0
RoxEntertainmentCtre - Bldgs/Improves	4,680	0%	23%	1,077	38	38	37	37	37	37	37	36	36	36	708	369	3,048	0
MtoPublicToilets - Footpaths & Pedestrian Rnwls	4,505	0%	9%	424	15	15	15	14	14	14	14	14	14	14	280	144	3,048	0
NsbPublicHall - Footpaths & Pedestrian Rnwls	2,642	0%	9%	249	9	9	9	9	8	8	8	8	8	8	164	84	3,048	0
MtoStadium - Bldgs/Improves	2,395	0%	9%	221	8	8	8	8	8	8	7	7	7	7	146	75	3,048	0
ClydeMusms - Bldgs/Improves	864	0%	35%	302	11	11	10	10	10	10	10	10	10	10	199	103	3,048	0
RanfPublicHall - Bldgs/Improves	214	0%	9%	20	1	1	1	1	1	1	1	1	1	1	13	7	3,048	0
Future Expenditure	4,700,000	0%	3%	141,000	0	5,022	4,986	4,949	4,911	4,919	4,883	4,847	4,812	4,779	96,892	44,108	3,048	14
Omakau Community Hub - Bldgs/Improves	4,700,000	0%	3%	141,000	0	5,022	4,986	4,949	4,911	4,919	4,883	4,847	4,812	4,779	96,892	44,108	3,048	14
Cemeteries	1,696,418	0%	15%	258,880	421	906	4,548	7,368	8,884	11,795	11,707	13,245	13,150	13,059	173,797	85,083	3,048	28
Future Expenditure	1,696,418	0%	15%	258,880	421	906	4,548	7,368	8,884	11,795	11,707	13,245	13,150	13,059	173,797	85,083	3,048	28
ClydeCem - Ashes beams construction	687,951	0%	10%	68,795	0	79	132	131	692	3,588	3,561	3,535	3,510	3,486	50,081	18,714	3,048	6
CromCem - CapEx Landscaping & planting	428,023	0%	20%	85,605	324	636	1,708	4,450	4,415	4,423	4,390	4,358	4,327	4,297	52,275	33,330	3,048	11
AlexCem - CapEx Landscaping & planting	302,898	0%	18%	54,522	0	0	97	195	1,206	1,208	1,199	2,813	2,793	2,774	42,238	12,284	3,048	4
NsbCem - Fencing	277,546	0%	18%	49,958	97	191	2,611	2,591	2,571	2,576	2,557	2,538	2,520	2,502	29,203	20,755	3,048	7
Public Toilets	1,529,740	0%	27%	419,955	14,805	14,710	14,606	14,497	14,384	14,410	14,303	14,198	14,096	13,999	275,948	144,006	3,048	47
Historic Expenditure	1,529,740	0%	27%	419,955	14,805	14,710	14,606	14,497	14,384	14,410	14,303	14,198	14,096	13,999	275,948	144,006	3,048	47
MtoPublicToilets - Bldgs/Improves	503,145	0%	9%	43,727	1,541	1,531	1,520	1,509	1,497	1,500	1,489	1,478	1,467	1,457	28,736	14,991	3,048	5
E/MPublicToilets - Bldgs/Improves	493,295	0%	35%	173,914	6,100	6,061	6,018	5,973	5,927	5,937	5,893	5,850	5,808	5,768	114,579	59,335	3,048	19
AlexPublicToilets - Bldgs/Improves	375,566	0%	35%	129,718	4,590	4,561	4,529	4,495	4,460	4,468	4,435	4,402	4,371	4,340	85,069	44,650	3,048	15
CromPublicToilets - Bldgs/Improves	157,733	0%	46%	72,596	2,573	2,557	2,539	2,520	2,500	2,505	2,486	2,468	2,450	2,433	47,564	25,031	3,048	8

RESERVE IMPROVEMENTS

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Recreation Facilities	3,877,296	31%	1,192,784	7,121	7,941	8,595	15,224	28,461	52,395	61,473	61,023	60,586	60,166	829,798	362,986	3,048	119
Historic Expenditure	377,264	28%	105,720	5,437	5,402	5,364	5,324	5,283	5,292	5,253	5,214	5,177	5,141	52,831	52,889	3,048	17
PJ22066 - Omakau Tennis courts renewal of artificial surface	161,717	27%	43,428	2,242	2,227	2,212	2,195	2,178	2,182	2,166	2,150	2,135	2,120	21,621	21,806	3,048	7
PJ20068 - Resurface asphalt netball courts	110,000	30%	32,613	1,668	1,658	1,646	1,634	1,621	1,624	1,612	1,600	1,588	1,577	16,385	16,227	3,048	5
PJ21158 - Replacement of Cricket Nets	37,220	30%	11,035	564	561	557	553	548	549	545	541	537	534	5,544	5,491	3,048	2
PJ19098 - Omakau Recreation Reserve - Squash Courts: External Cladding	26,126	27%	7,168	367	364	362	359	356	357	354	352	349	347	3,602	3,567	3,048	1
PJ22073 - Replace senior swing set	24,022	28%	6,807	354	352	350	347	344	345	342	340	337	335	3,360	3,447	3,048	1
PJ21160 - Clyde Camping Ground - Managers Residence: Internal Finish	5,404	26%	1,426	74	74	73	73	72	72	72	71	71	70	704	722	3,048	0
PJ22069 - Clyde Camping Ground - ex Swimming Pool buildings: Internal	3,583	27%	963	50	49	49	49	48	48	48	48	47	47	480	483	3,048	0
PJ17113 - Replacement of Park Seats	2,572	28%	729	38	38	37	37	37	37	37	36	36	36	360	369	3,048	0
PJ21124 - Retrofit netball court lights with LED lamps	2,063	30%	611	31	31	31	31	30	30	30	30	30	30	307	304	3,048	0
PJ21146 - Oturehua Recreation locks	1,525	8%	130	7	7	7	6	6	6	6	6	6	6	65	64	3,048	0
PJ21159 - Clyde Camping Ground - Ablutions Block No 2: Internal Finish	1,304	27%	351	18	18	18	18	18	18	17	17	17	17	175	176	3,048	0
PJ22068 - Clyde Camping Ground - Cabin No 3: Internal Finish	939	27%	252	13	13	13	13	13	13	13	12	12	12	126	127	3,048	0
PJ23291 - Replace synthetic surface on The Rec	789	26%	208	11	11	11	11	11	11	10	10	10	10	103	105	3,048	0
Future Expenditure	3,500,032	31%	1,087,064	1,684	2,538	3,231	9,900	23,179	47,102	56,220	55,809	55,409	55,025	776,967	310,097	3,048	102
56008 - Racecourse development Cromwell	2,356,866	33%	777,766	0	865	1,569	7,921	20,287	35,608	40,210	39,916	39,630	39,355	552,404	225,362	3,048	74
PJ19038 - Relocating skate park from Big Fruit Reserve	553,090	33%	182,520	0	0	0	0	927	9,527	9,456	9,387	9,320	9,255	134,647	47,872	3,048	16
PJ24007 - Replace astro grass on 3 tennis courts.	463,212	26%	120,435	1,684	1,673	1,661	1,649	1,636	1,639	6,228	6,182	6,138	6,095	85,850	34,585	3,048	11
170 - Resurface Naseby Tennis Courts	126,864	5%	6,343	0	0	0	331	328	329	326	324	321	319	4,066	2,278	3,048	1
Playgrounds	2,297,298	18%	419,408	3,536	4,721	12,525	20,272	23,046	23,810	26,006	26,566	27,140	27,728	224,059	195,349	3,048	64
Historic Expenditure	329,736	15%	47,897	3,237	3,216	3,193	3,169	3,145	3,150	3,127	3,104	3,082	3,060	16,414	31,483	3,048	10
PJ21132 - John Street playground - Replace custom-built timber fort	200,685	7%	14,110	957	951	944	937	930	932	925	918	912	905	4,797	9,312	3,048	3
PJ21161 - Rubber playground matting	72,995	24%	17,739	1,191	1,184	1,175	1,166	1,157	1,159	1,151	1,142	1,134	1,126	6,152	11,587	3,048	4
PJ21131 - Naseby Rec Reserve - Install flying fox	38,868	31%	12,056	818	813	807	801	795	796	790	784	779	773	4,099	7,957	3,048	3
PJ21163 - Additional play equipment Blackmore Park	9,144	22%	2,001	136	135	134	133	132	132	131	130	129	128	680	1,321	3,048	0
PJ20073 - Install drinking fountain at Cecil Anderson playground	3,682	31%	1,142	77	77	76	76	75	75	75	74	74	73	388	754	3,048	0
PJ22057 - Replace bark at Dustin Park playground with rubber matting	1,713	22%	375	25	25	25	25	25	25	25	24	24	24	127	247	3,048	0
PJ20066 - Lake Roxburgh Village - Yellow and red fulcrum see-saw	1,106	13%	149	10	10	10	10	10	10	10	10	10	9	51	97	3,048	0
PJ22056 - Fache Street playground - Install rubber soft fall matting t	642	22%	141	10	9	9	9	9	9	9	9	9	9	48	93	3,048	0
PJ11211 - Playground safety bark Other Reserves Alexandra	603	22%	134	9	9	9	9	9	9	9	9	9	9	46	88	3,048	0
PJ23289 - King George Park - Free standing older children's slide	248	17%	41	2	2	2	2	2	2	2	2	2	2	20	21	3,048	0
PJ22058 - Replacement quipment John Street playground	50	22%	11	1	1	1	1	1	1	1	1	1	1	4	7	3,048	0
Future Expenditure	1,967,562	19%	371,510	299	1,505	9,331	17,103	19,901	20,659	22,880	23,462	24,058	24,668	207,644	163,866	3,048	54
PJ24082 - 56040 - Playground component renewals	726,559	21%	152,577	75	438	3,794	6,364	6,705	7,119	9,112	9,462	9,819	10,182	89,508	63,069	3,048	21
PJ24034 - Playround Renewals	713,042	21%	149,739	224	805	5,277	8,296	8,543	8,880	9,141	9,408	9,680	9,958	79,526	70,213	3,048	23
PJ11256 - Playground Upgrade	216,520	15%	32,478	0	0	0	0	2,229	2,233	2,216	2,200	2,184	2,169	19,247	13,231	3,048	4
56169 - John St playground stage 2	211,440	15%	31,716	0	0	0	2,184	2,167	2,171	2,155	2,139	2,124	2,109	16,666	15,050	3,048	5

Description	Total Cost \$	% Funded by DCs	DC funded cost \$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum of Years 10+	Sum of Analysis Window Growth Cost	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
164 - Naseby Rec. Reserve - Replace senior swing set with new swing	100,000	5%	5,000	0	262	260	258	256	257	255	253	251	249	2,697	2,303	3,048	1
Landscaping	1,307,185	28%	361,150	2,061	2,819	3,869	6,083	11,246	15,128	15,883	16,650	17,431	18,226	251,755	109,395	3,048	36
Historic Expenditure	115,821	30%	34,669	1,791	1,780	1,767	1,754	1,740	1,743	1,730	1,718	1,705	1,694	17,247	17,422	3,048	6
PJ17097 - Landscaping Upgrades in Parks Cromwell Reserves	42,661	33%	14,078	728	723	718	712	707	708	703	698	693	688	7,000	7,078	3,048	2
PJ18128 - Landscaping Upgrades in Verges	40,037	29%	11,565	598	594	590	585	581	582	577	573	569	565	5,752	5,813	3,048	2
PJ22071 - Development plan for Pines area	28,420	29%	8,238	425	422	419	416	413	414	411	408	405	402	4,103	4,135	3,048	1
PJ20102 - Charlemont Street car park landscaping	4,704	17%	789	41	41	40	40	40	40	39	39	39	39	391	397	3,048	0
Future Expenditure	1,191,364	27%	326,481	270	1,039	2,102	4,329	9,506	13,384	14,152	14,932	15,725	16,532	234,508	91,973	3,048	30
PJ24045 - Development of the pines of Molyneux Park	448,551	26%	116,623	140	139	138	137	3,059	6,075	6,030	5,986	5,943	5,902	83,072	33,551	3,048	11
PJ17097 - Landscaping Upgrades in Parks Cromwell Reserves	403,519	33%	133,161	89	781	1,485	2,202	2,926	3,696	4,447	5,208	5,979	6,760	99,589	33,573	3,048	11
149 - Alpha Street Reserve sports fields landscaping	234,562	26%	60,986	0	0	280	1,710	3,158	3,164	3,140	3,117	3,095	3,074	40,247	20,739	3,048	7
PJ24035 - Landscape improvements	104,731	15%	15,710	40	119	199	280	362	450	535	621	708	797	11,599	4,110	3,048	1
Other	788,728	26%	205,922	11,293	11,220	11,141	11,058	10,972	10,992	10,910	10,830	10,752	10,678	96,076	109,846	3,048	36
Historic Expenditure	788,728	26%	205,922	11,293	11,220	11,141	11,058	10,972	10,992	10,910	10,830	10,752	10,678	96,076	109,846	3,048	36
PJ21181 - Clyde River Park	243,087	27%	66,690	3,412	3,390	3,366	3,341	3,315	3,321	3,296	3,272	3,248	3,226	33,505	33,185	3,048	11
PJ21147 - Alexandra River Park	201,973	27%	53,996	2,793	2,775	2,756	2,735	2,714	2,719	2,698	2,679	2,659	2,641	26,827	27,169	3,048	9
PJ17107 - Park Signs and Structures Pioneer Park	94,281	21%	20,267	1,387	1,378	1,368	1,358	1,348	1,350	1,340	1,330	1,321	1,312	6,775	13,492	3,048	4
PJ18729 - renewal of water line - Clyde Rec Reserve	75,607	27%	20,538	1,055	1,048	1,041	1,033	1,025	1,027	1,019	1,012	1,005	998	10,276	10,262	3,048	3
PJ19154 - Molyneux Park - Underground power lines	48,701	27%	12,946	671	667	662	657	652	653	649	644	639	635	6,416	6,530	3,048	2
PJ17114 - Replacement Signs and Structures	22,597	31%	7,035	477	474	470	467	463	464	461	457	454	451	2,398	4,637	3,048	2
PJ17116 - Signs Bins and Structures Alex Town Centre 17/18	19,765	22%	4,312	293	291	289	287	285	285	283	281	279	277	1,462	2,850	3,048	1
PJ11235 - Signs bins and structures Clyde / Fraser Domain	15,354	22%	3,357	228	226	225	223	221	222	220	219	217	215	1,140	2,217	3,048	1
PJ11241 - Signs bins and structures Roxburgh Reserves	14,667	13%	1,958	132	132	131	130	129	129	128	127	126	125	670	1,288	3,048	0
PJ21251 - FH - Bike repair stations Cromwell	13,113	37%	4,895	253	251	249	247	245	246	244	242	240	239	2,438	2,457	3,048	1
PJ11212 - Park signs bins and structures Other Reserves Alexandra	10,600	22%	2,326	158	157	156	154	153	153	152	151	150	149	793	1,533	3,048	1
PJ21252 - FH- Bike repair stations Vincent	8,742	27%	2,350	121	120	120	119	118	118	117	116	115	115	1,170	1,179	3,048	0
PJ11206 - Park signs bins and structures Molyneux Park	6,949	24%	1,673	113	112	111	110	110	110	109	108	107	107	576	1,097	3,048	0
PJ17118 - Softfall Replacement	5,099	37%	1,907	98	98	97	96	96	96	95	94	94	93	950	957	3,048	0
PJ17101 - New Signs and Structures	4,150	24%	983	67	66	66	65	65	65	64	64	64	63	334	649	3,048	0
PJ19012 - Install new picnic tables	4,043	17%	690	35	35	35	35	34	34	34	34	34	33	347	343	3,048	0
Track Network	71,200	28%	20,177	1,050	1,044	1,036	1,029	1,021	1,022	1,015	1,007	1,000	993	9,958	10,218	3,048	3
Historic Expenditure	71,200	28%	20,177	1,050	1,044	1,036	1,029	1,021	1,022	1,015	1,007	1,000	993	9,958	10,218	3,048	3
PJ19015 - Construct asphalt scooter track	71,200	28%	20,177	1,050	1,044	1,036	1,029	1,021	1,022	1,015	1,007	1,000	993	9,958	10,218	3,048	3

PART 3: CATCHMENT MAPS

The maps in this section outline the boundaries of the catchments within which development contributions will apply. Connections from outside of these boundaries, if approved by council, will also be assessed for development contributions.

Water catchment maps

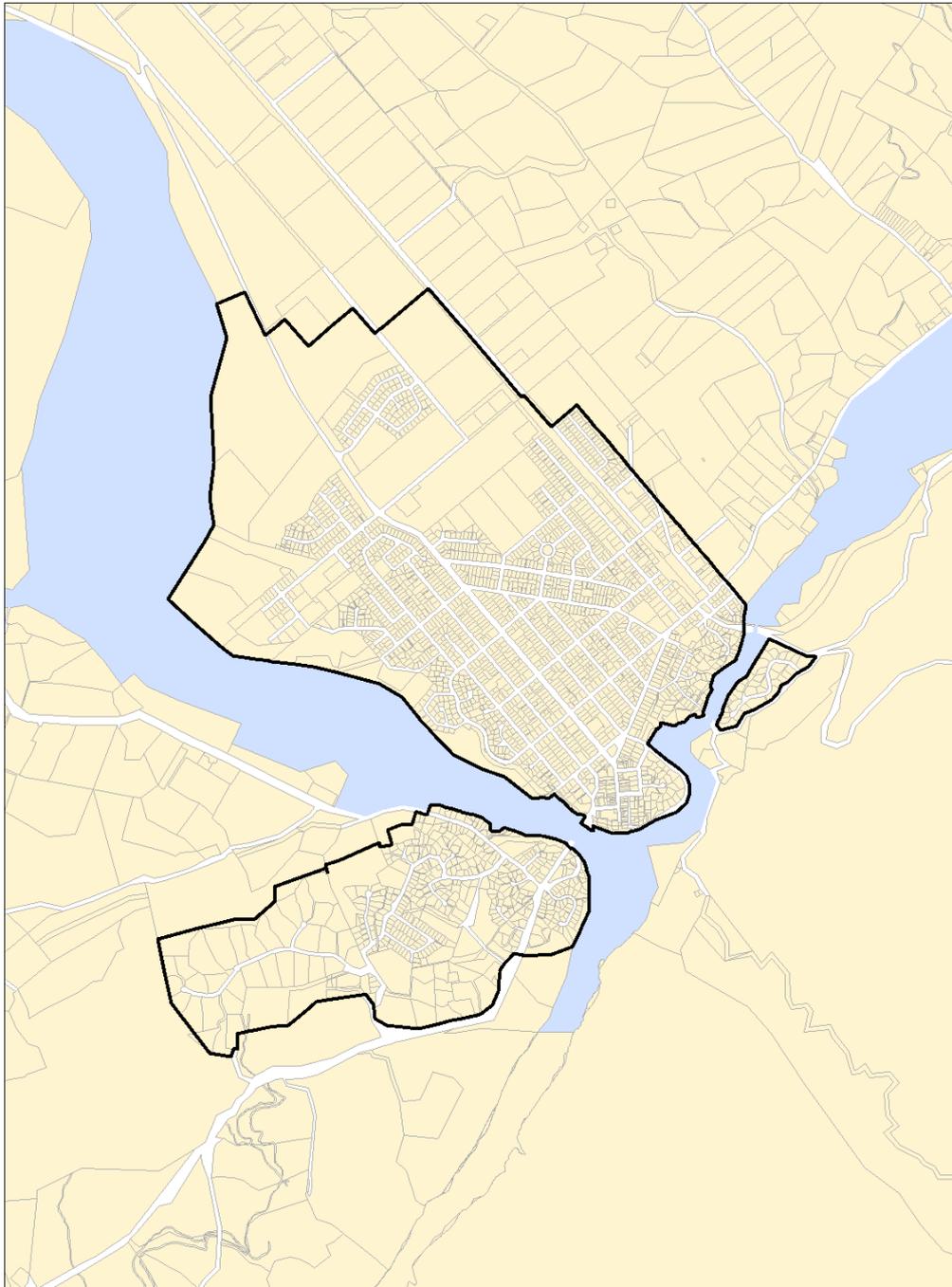
ALEXANDRA & CLYDE WATER SUPPLY – SCHEME BOUNDARY



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Wastewater catchment maps

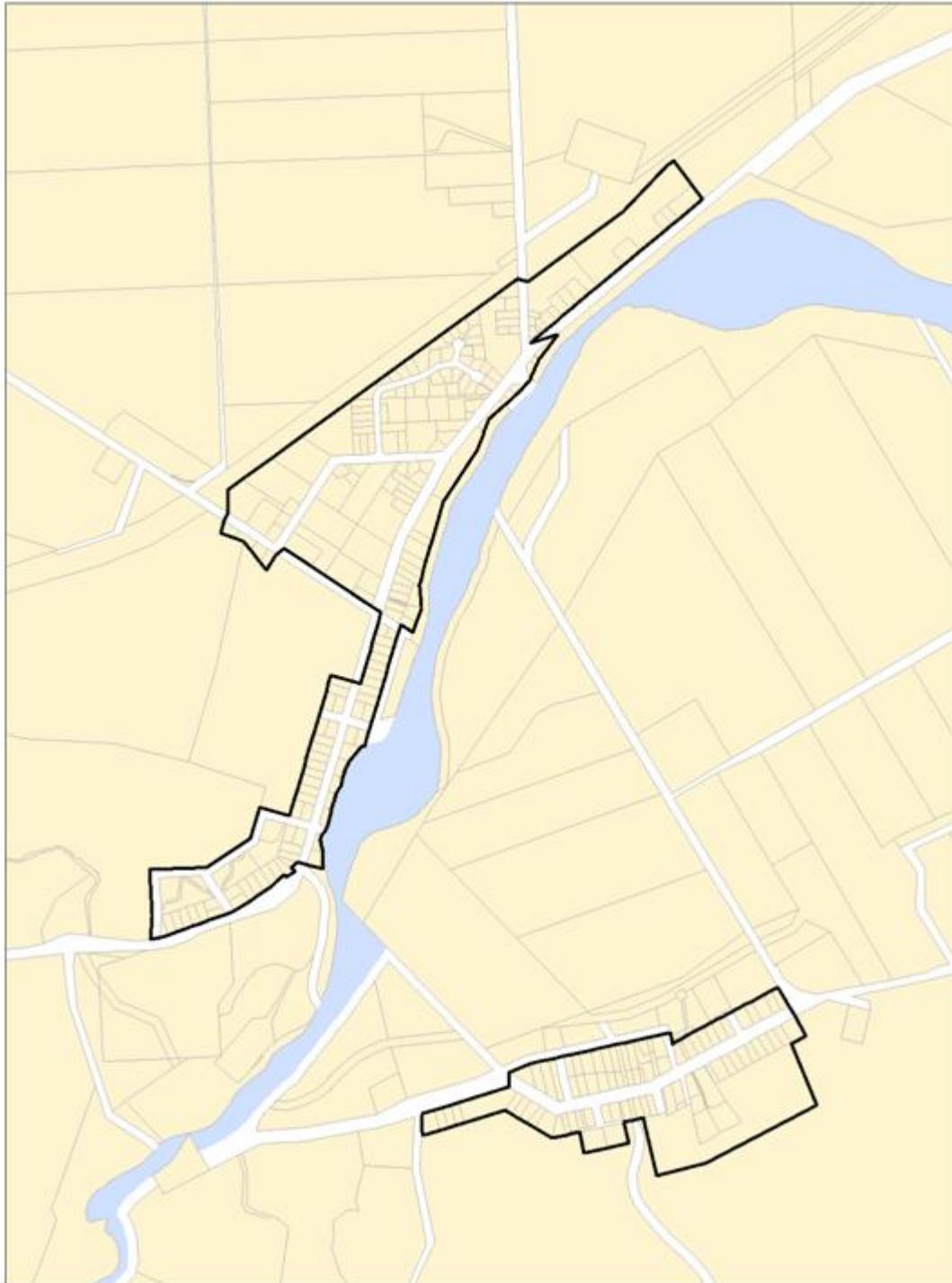
ALEXANDRA WASTEWATER – SCHEME BOUNDARY



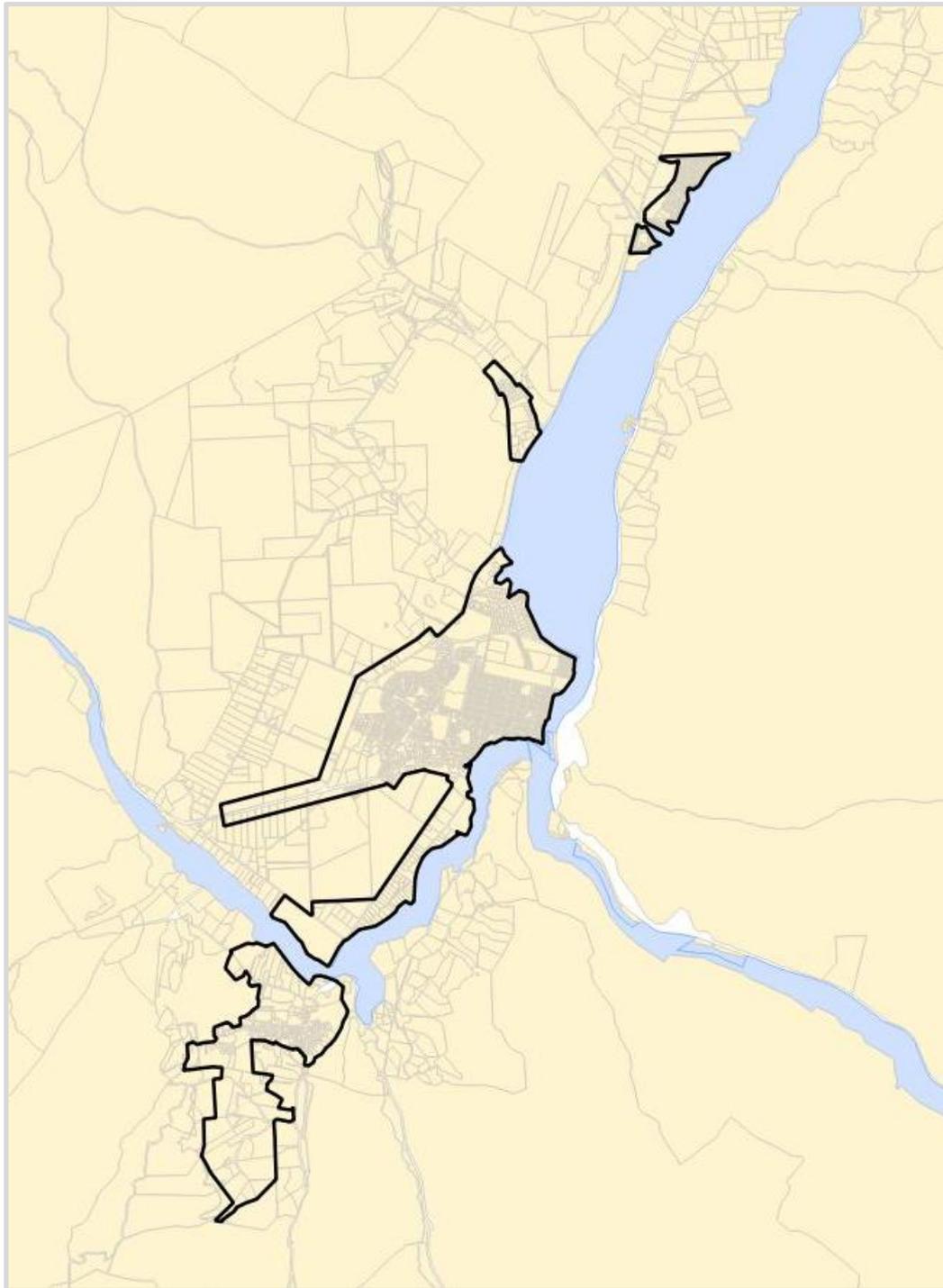
CLYDE WASTEWATER – SCHEME BOUNDARY



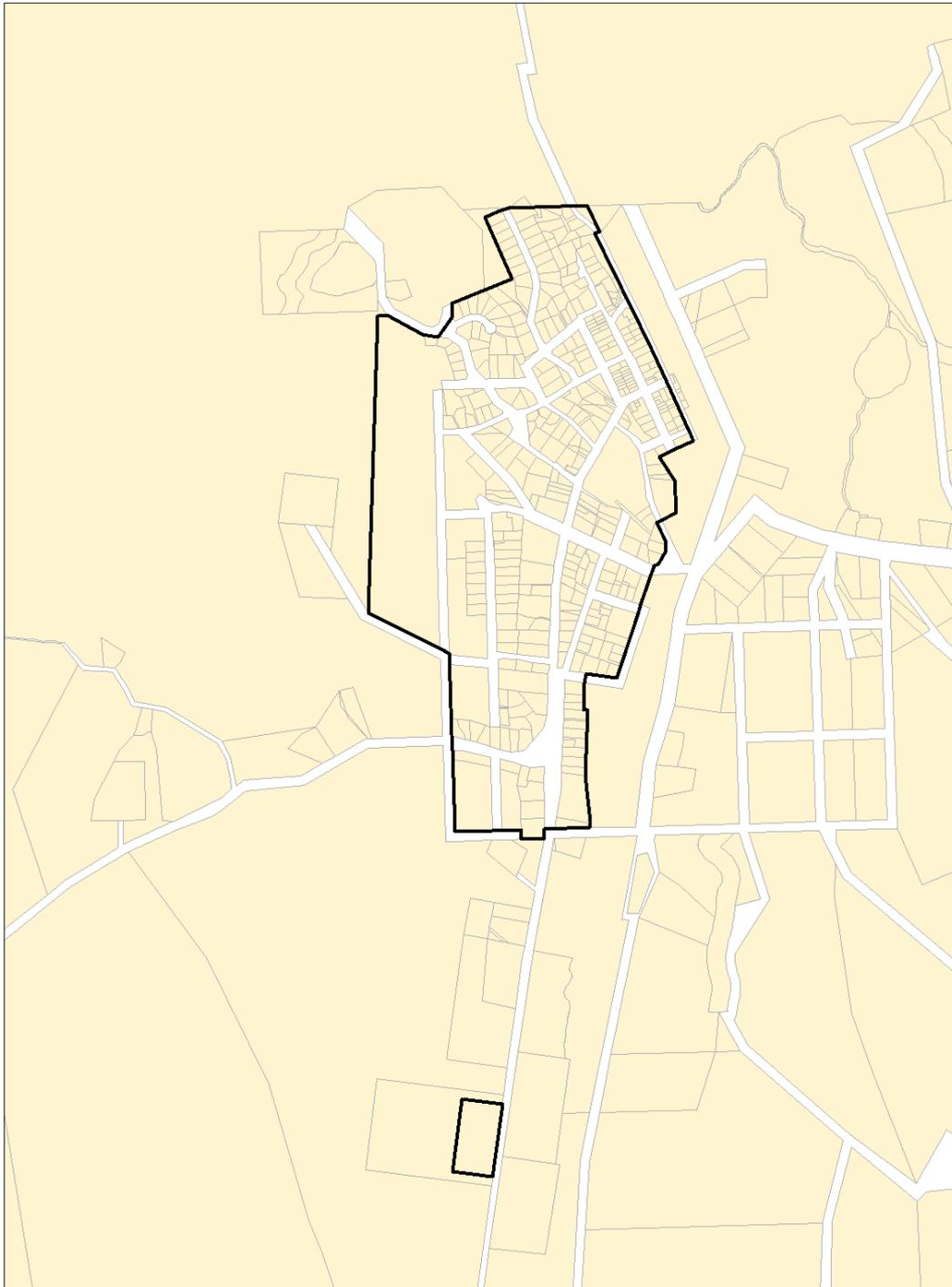
OMAKAU / OPHIR WATER SUPPLY & WASTEWATER – SCHEME BOUNDARIES



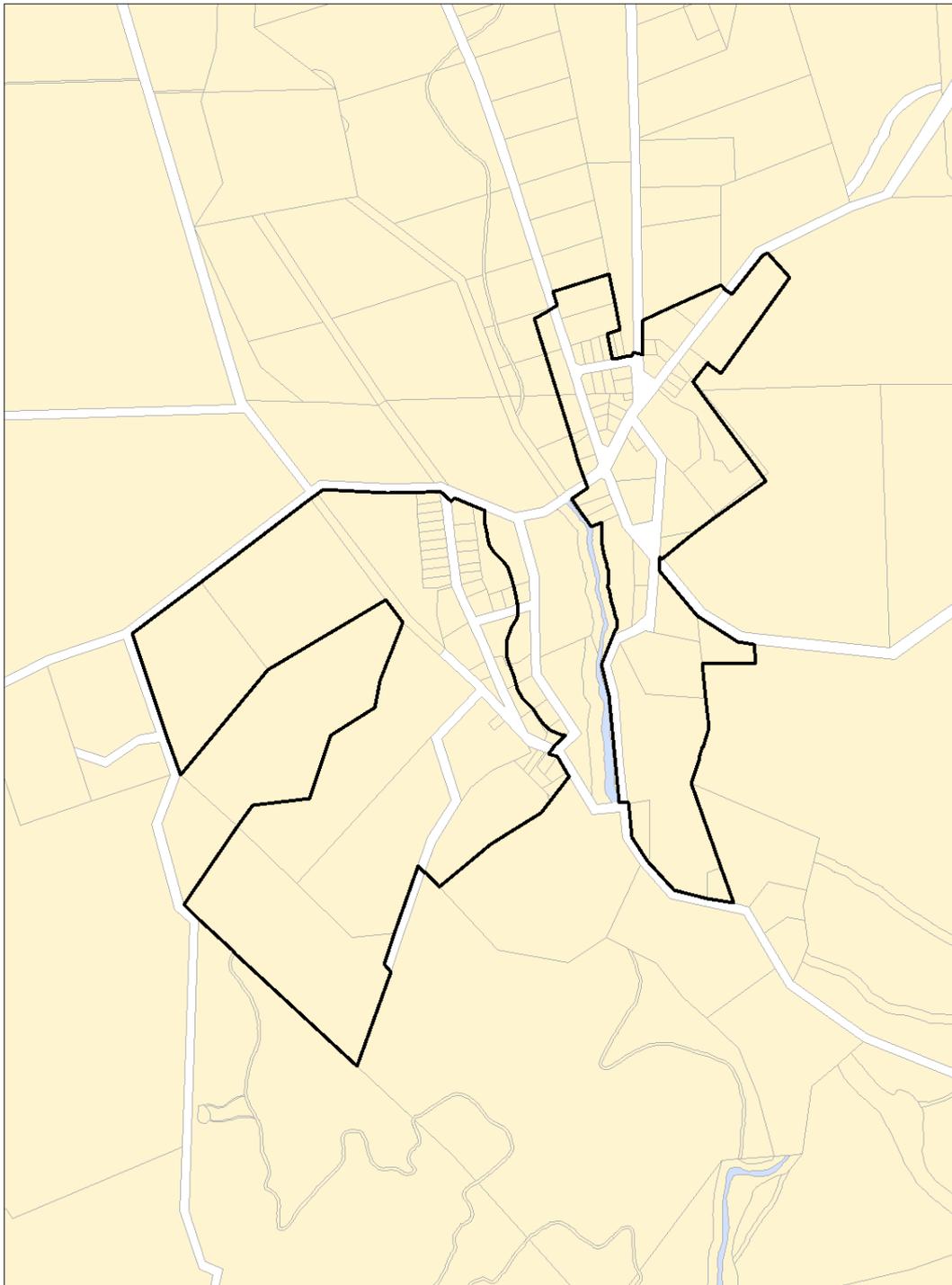
CROMWELL WATER SUPPLY & WASTEWATER – SCHEME BOUNDARY



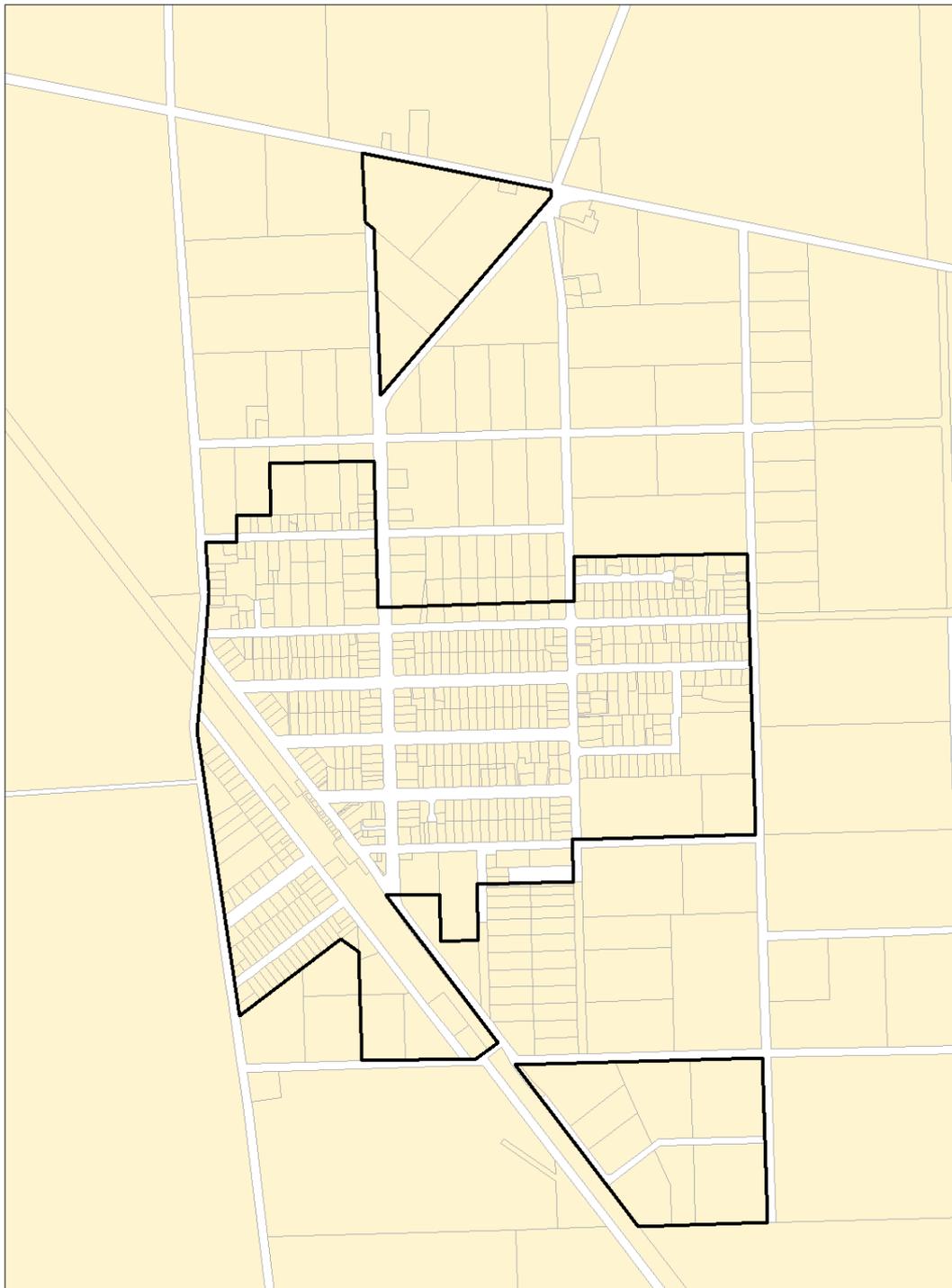
NASEBY URBAN WATER SUPPLY AND WASTEWATER – SCHEME BOUNDARY



PATEAROA URBAN WATER SUPPLY – SCHEME BOUNDARY

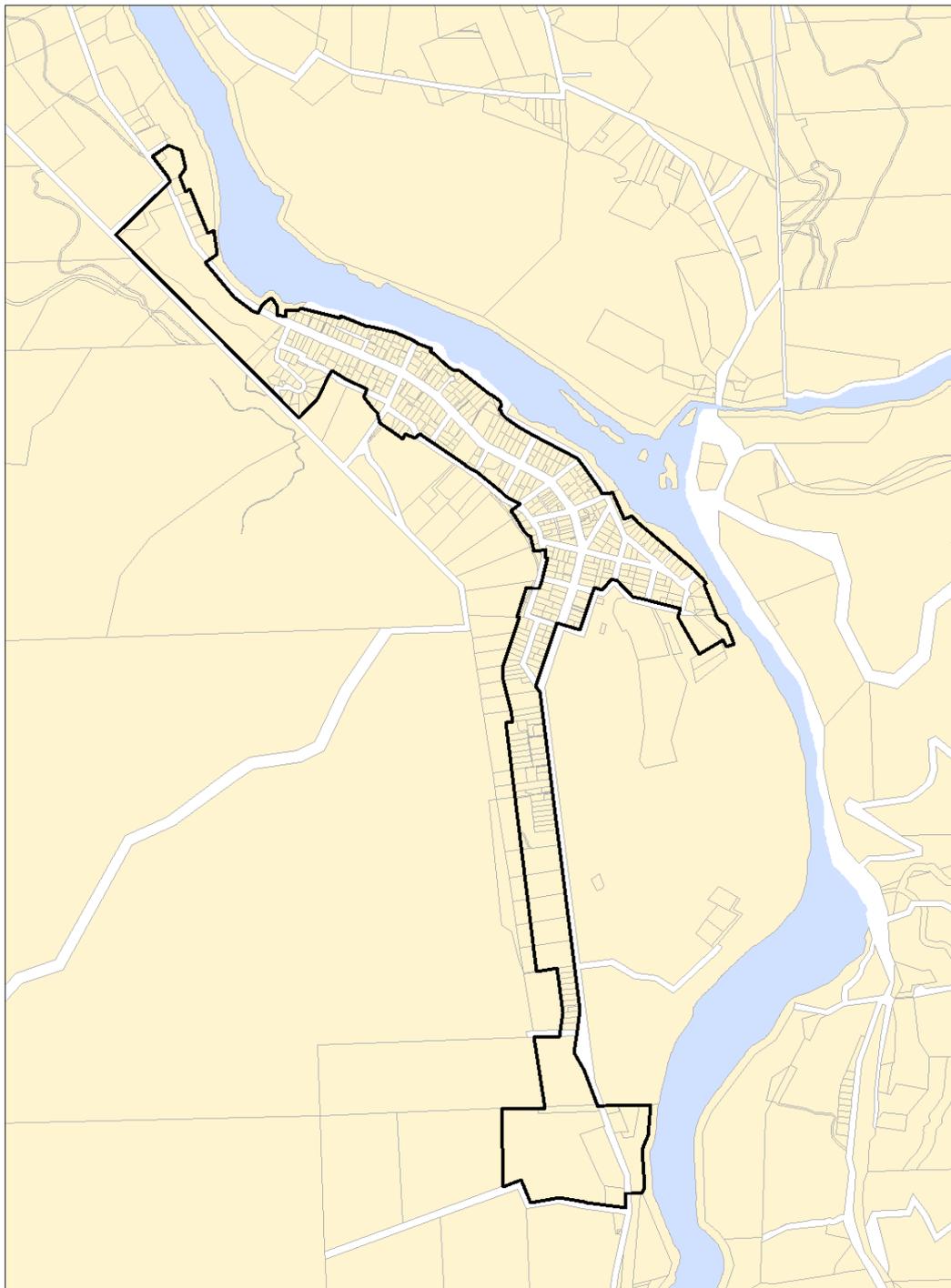


RANFURLY URBAN WATER SUPPLY AND WASTEWATER – SCHEME BOUNDARY



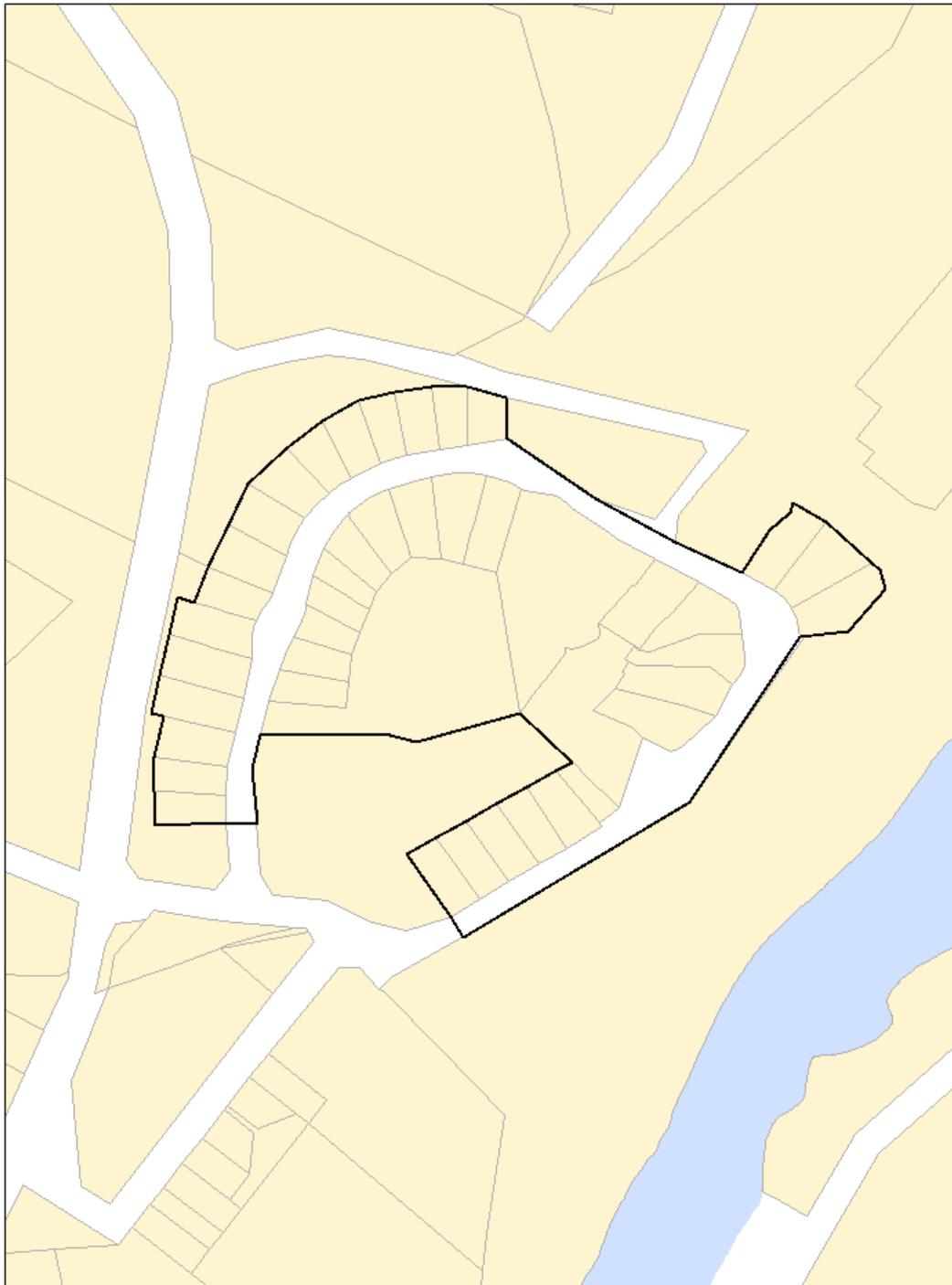
**ROXBURGH WATER SUPPLY AND WASTEWATER – SCHEME BOUNDARY
(shown on two maps)**

1. ROXBURGH



**ROXBURGH WATER SUPPLY AND WASTEWATER – SCHEME BOUNDARY
(shown on two maps)**

2. LAKE ROXBURGH VILLAGE



6 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 26 February 2025.