



AGENDA

Emergency Council Meeting Monday, 31 March 2025

Date: Monday, 31 March 2025

Time: 4.00 pm

Location: Microsoft Teams

(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 Emergency Meeting of Council will be held in Microsoft Teams and live streamed via Microsoft Teams on Monday, 31 March 2025 at 4.00 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 van der Voort (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 DECLARATIONS OF INTEREST

25.5.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2419460

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 Southern Lakes Health Trust (Trustee)
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)	Breen Construction (Employee / Builder)	Ida MacDonald Charitable Trust Teviot Prospects Teviot Valley Walkways Committee

	MPI Teviot Valley Community Hubs group		
Neil Gillespie	Southburn Consulting (Consultant)Cromwell Volunteer Fire Brigade (Chief Fire Officer)Cromwell Bowling Club (patron)Otago Local Advisory Committee - Fire Emergency New ZealandReturned Services Association (Member)		Tarras Hall Committee
Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooring 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

Tracy Paterson	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)	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) Manuherikia River Limited (Director)	Omakau Recreation Reserve Committee Ophir Welfare Association Committee Central Otago Health Incorporated
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4 REPORTS

25.5.2 CONSULTATION DOCUMENT FOR THE 2025-34 LONG-TERM PLAN AND SUPPORTING INFORMATION TO THE CONSULTATION DOCUMENT FOR THE DRAFT 2025-34 LONG TERM PLAN.

Doc ID: 2403282

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

1. Purpose of Report

To adopt the supporting information to the Consultation Document and adopt the 2025-34 Long-term Plan Consultation Document for public consultation.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Receives the audit opinion from Audit New Zealand in relation to the Long-term Plan Consultation Document 2025-34.
 - C. Recognises that while the Council complies with the Section 100 of the Local Government Act 2002 Balanced budget requirement for the 9 years of the Long-term Plan 2025-34, it relies on achieving its projected land sales to achieve this and considers this financially prudent to do so.
 - D. Adopts the following supporting information to the Long-term Plan Consultation Document 2025-34:
 - (a) Infrastructure Strategy
 - (b) Financial Strategy
 - (c) Development and Financial Contributions Policy
 - (d) Fees and Charges
 - (e) Significance and Engagement Policy
 - (f) Revenue and Financing Policy
 - (g) Rates Remission and Rates Postponement Policy
 - (h) Liability Management Policy
 - (i) Investment Policy
 - (j) Prospective Financial Statements
 - (k) Prospective Funding Impact Statements
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- (l) Community Outcomes Development
 - (m) Significant Forecasting Assumptions
 - (n) Capital Expenditure for Activity Groups
- E. Adopts the Long-term Plan Consultation Document 2025-34 along with the Auditors opinion for public consultation.
- F. Recommends that the Chief Executive Officer be authorised, in consultation with the Mayor, to make any necessary formatting or editorial changes, or other such final changes required by Audit New Zealand or to ensure compliance with the Local Government Act 2002 to any of the documents adopted under resolution D & E above.
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2. Background

The Local Government Act 2002 (S 93 and 93A) requires Council to prepare and adopt a Long-term Plan (LTP) every three years. Under normal circumstances Council would have prepared an LTP for adoption 30 June 2024.

Due to the new Governments significant policy changes and uncertainty around proposed delivery of water services (drinking water, wastewater and stormwater), councils across the country were given the option to delay Long-term Plans by one year and prepare instead an enhanced Annual Plan. Council took this option. There is now more clarity on expectations from Government and Council is developing a plan for delivery of water services. Council's long-term plan will be for nine years covering the period from 2025 to 2034 and reflects those changes to the delivery of water services.

This process requires that Council prepare a Consultation Document and supporting information. These documents have been audited by Audit New Zealand. Both the Consultation Document and the supporting information will be made available to the public.

The Consultation Document is headlined "*What's Important Central Otago?*" This is an invitation for our community to take the time to look at the main issues faced by this council and to make a submission on the 9-Year Plan.

The supporting information, including any changes arising from the consultation process, will then form the basis of the final 2025-34 Long-term Plan which will be adopted and published on the council website and in printed form once the consultation process is complete.

There are 9 key issues that will be the focus of the consultation.

1. What's our Plan for Water?
2. Volumetric Water Charges
3. Community Halls and Facilities
4. Ida MacDonald Roxburgh Pool Punawai Ora
5. Alexandra Outdoor Pool
6. Manuherekia Valley Community Hub
7. Supercars Championships at Highlands Motorsport Park
8. Artificial Turf at Maniototo Area School
9. Artificial Turf at Dunstan High School

1. What's our Plan for Water?

Delivery of water services 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 such as ours with a relatively small ratepayer base, do 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.

Of the models available, council 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.

However, as council need to prepare the budgets for the next nine-years, it's important to talk to the community now about whether to move water services out of Council into a separate organisation. In the budgets for the next nine-years council have assumed that a separate company that is either a regional entity with other councils or a CODC only company from 1 July 2027, so council have removed those water services from then and reflected those changes in its Consultation Document and supporting information.

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 the rates bill) and a usage or volumetric charge, which is currently billed separately every six months. Council currently charges 60 cents per cubic metre of water used (Volumetric rate) and a targeted rate which is a fixed charge of \$756.45 per connection.

The volumetric rate has not been adjusted for many years, whilst the targeted rate has continued to increase. In 2025 the targeted rate is \$756.45 for every connection to the water network and, if the status quo remains, this will increase to \$843.54 per property in 2026.

Council is proposing to increase the volumetric rate to \$2.40 per cubic metre. This will be offset with a decrease of \$247.21 in the targeted rate from \$756.45 per connection currently to a proposed \$509.24 - i.e. your annual rates bill will be \$247.21 cheaper. However targeted rates are one piece of the equation to understand the impact on ratepayers of the proposed changes.

The table below highlights the breakeven positions for residential water users

- a) assuming no change in usage (highlighted in green) and
- b) assuming usage reduces by 30% (highlighted in blue).

If no change in usage occurs, then the breakeven water consumption is 137.3 cubic metres per annum. At this point approximately 32% of residential users will either pay the same or less than their current cost. This means that a water user would need to use 375l/day or less to obtain any benefit from the reduction in targeted rates.

If users achieved a 30% reduction in consumption across all users, the breakeven water consumption for residential users is 228.9 cubic metres per annum. This is approximately 51% of residential users who will either pay the same or less than their current cost. This

means that a water user would need to use 625l/day or less to obtain any benefit from the reduction in targeted rates.

If savings in overall consumption is less than 30% then the breakeven point will move back towards the 137.3 cubic meters per annum.

Current Water Usage per year (m ³ /year; L/day)	Current R&C (\$) \$756 + 60c/m ³	Proposed R&C (\$)			Proposed R&C (\$)		
		\$509.24 + \$2.40/m ³ - no change in usage	Variance (\$)	Variance %	\$509.24 + \$2.40/m ³ - 30% reduction in usage	Variance (\$)	Variance %
100 m3/year; or 275 L/day	\$816	\$749	-\$67	-8%	\$677	-\$139	-17%
137.3 m3/year; or 375 L/day	\$839	\$839	\$0	0%	\$740	-\$99	-12%
228.9 m3/year; or 625 L/day	\$894	\$1,059	\$165	18%	\$894	\$0	0%
300 m3/year; or 820 L/day	\$936	\$1,229	\$293	31%	\$1,013	\$77	8%
750 m3/year; or 2055 L/day	\$1,206	\$2,309	\$1,103	91%	\$1,769	\$563	47%
1500 m3/year; or 4110 L/day	\$1,656	\$4,109	\$2,453	148%	\$3,029	\$1,373	83%
2000 m3/year; or 5480 L/day	\$1,956	\$5,309	\$3,353	171%	\$3,869	\$1,913	98%
10000 m3/year; or 27395 L/day	\$6,756	\$24,509	\$17,753	263%	\$17,309	\$10,553	156%

3. Community Halls and Facilities

Council has several 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.

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 what facilities need to continue maintaining and which ones could be divested.

Divesting facilities will reduce the rates input into operations and capital expenditure (including earthquake strengthening costs), and it also opens opportunities to possibly repurpose land and buildings.

4. Ida MacDonald Roxburgh Pool Punawai Ora

The Ida MacDonald Roxburgh Pool Punawai Ora committee has approached Council to see if council would take over the running and operation of the pool into the future.

It has been hard 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.

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 in the Cromwell, Maniototo and Vincent wards.

The ratepayers of the Teviot ward will pay more. 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 and Teviot Valley ratepayers would now need to contribute to the rest of the districts pools which would mean a net increase on Teviot Valley rates of \$260 per annum.

If the Pool is not vested in Council, the Teviot Valley Community Board has requested to increase this annual grant to \$80,000pa from 2025 – this would mean an increase of only \$17.65 from \$52.95 currently paid to \$70.60 per Teviot Valley ratepayer. Other ratepayers across the district would not have this increase.

However, the issues highlighted above would still remain.

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.

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.

6. Manuherekia Valleys Community Hub

In 2021 Council consulted 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. Council and the subsequent consultation 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 be accepted and contracts can be locked in, which will prevent further price creep over time.

It is proposed to commit up to \$1.6 million more towards this project from reserves.

7. Supercars Championship at Highlands Motorsport Park

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.

To secure the event, Supercars organisers are seeking Council investment of up to \$250,000.

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.

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).

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. 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.

All preferred options form part of the financial model.

3. Discussion

Council is required to adopt a Consultation Document for the 2025-34 Long-term Plan. The Consultation Document outlines Council's most significant ideas for the future and provides instructions to the public on the submission process. The Consultation Document and the supporting information has been made available to Audit New Zealand, and these documents are currently being audited. The Consultation Document went to the Office of the

Auditor General for a 'hot review' on 21 March 2025. It is anticipated that the Consultation Document should not require any significant changes because of the final review.

Council is required to adopt supporting information to the Consultation Document for the 2025-34 Long-term Plan. The supporting information is also available to the public. This information comprises the Infrastructure Strategy, Financial Strategy, Prospective Financial Information, Funding Impact Statements for the whole of Council and Groups of Activities, Revenue and Financing Policy, Rates Remission and Rates Postponement Policy, Investment Policy, Liability Management Policy, Significance and Engagement Policy, Significant Forecasting Assumptions and Risks, Development and Financial Contributions Policy and the Schedule of Fees and Charges. Changes may be made to these documents because of submissions from the public and Council deliberations. These documents will also form the basis for the final 2025-34 Long-term Plan which is planned to be adopted by Council on 30 June 2025.

In December 2024 the elected members were presented the draft budget numbers, which form the basis of the Long-term Plan budgets. The table below highlights the increase in rates over the 9 years of the plan against Councils quantified limits on rates increases. The limits have been amended to recognise the nature of Councils business by using the Local Government construction index plus 5% rather than using CPI which is more consumer goods based. It should be noted that these increases do not incorporate the growth factor of 2.1% for each of the first 5 years and 1.8% thereafter. These factors need to be deducted from the rates increases shown.

Council meets the rates affordability benchmark if its planned rates income equals or is less than each quantified limit on rates.

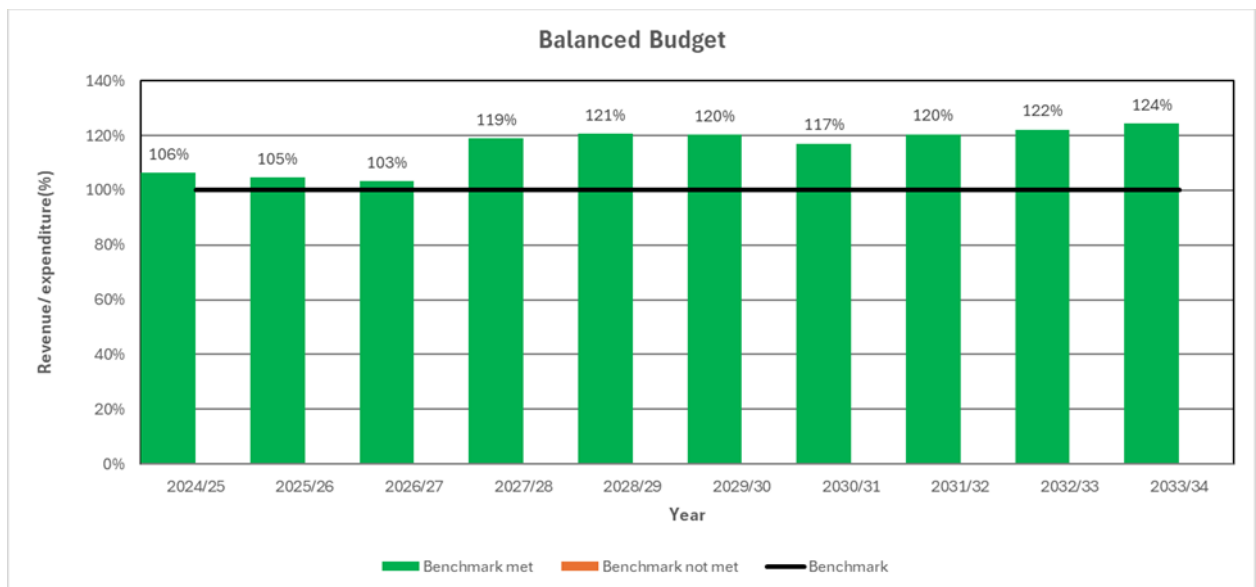


Note that the first year of this plan does not meet the benchmark. This is due to higher operating costs in the water services activities, roading and community facilities as well debt servicing costs and programmed debt repayment. However, Council considers this to be prudent in the lead up to the divestment of water services activities.

Council must also ensure that each year's projected operating revenues must be sufficient to cover that year's projected operating expenses (excluding certain losses) unless it decides it is financially prudent not to. This is called the Balanced budget requirement (Sec 100 Local Government Act 2002)

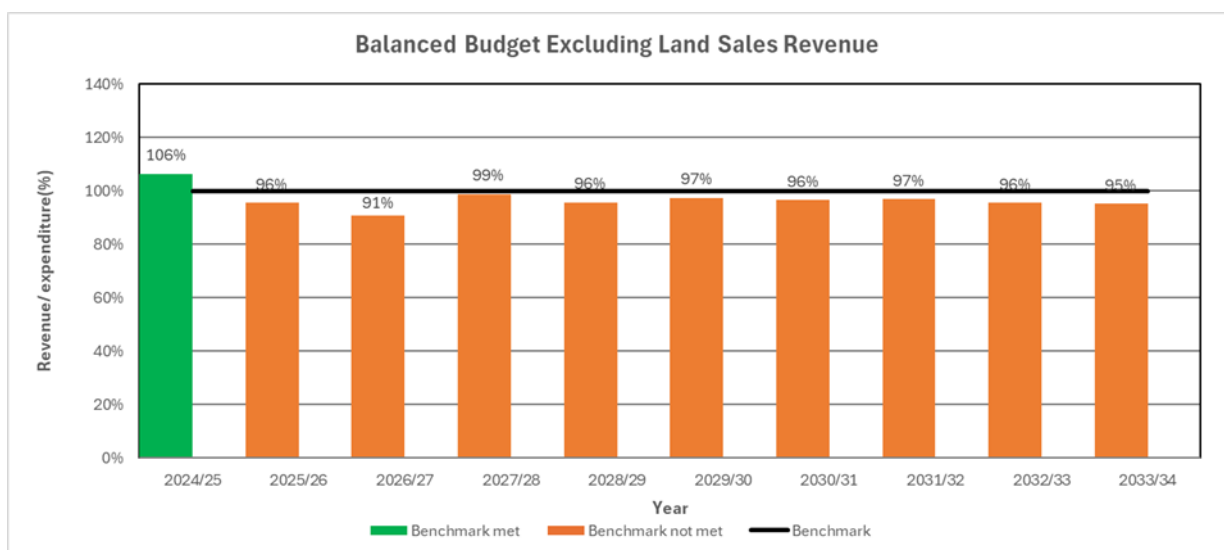
Council meets the balanced budget benchmark if its revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment) for the year exceeds its operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment) for the year.

The chart below highlights that Council will meet the balanced budget benchmark in all years of the Long-term Plan 2025-34.



However, to meet this benchmark, Council is relying heavily on land sales. If it cannot achieve these sales, then it will not achieve the balanced budget benchmark.

The table below highlights the impacts of not achieving land sales in the relevant years



4. Financial Considerations

The current draft average rates increase is 13.01% for year 1 of this long-term plan. This number includes the modelling for the preferred options for each of the nine consultation items as well as an allowance of 2.1% for growth.

5. Options

Option 1 – (Recommended)

Council adopts the supporting information to the consultation document for the 2025-34 Long-term Plan, receives the audit opinion from AuditNZ and adopts the Consultation Document along with attached audit opinion for the 2025-34 Long-term Plan.

Advantages:

- The community is included in *What's important Central Otago* of Council's nine-year plan and receives the opportunity to engage with Council and submit on Council's proposal.
- This meets the legislative requirements of the Local Government Act (2002) – S93 and 93A.
- This will translate into Council adopting the 2025-34 Long-term Plan in June 2025 and therefore set the rates to generate future year's income to undertake the programs highlighted

Disadvantages:

- There are no identified disadvantages to this option

Option 2

Do not adopt the Consultation Document, and the relevant supporting information as outlined above.

Advantages:

- There are no identified advantages.

Disadvantages:

- Council cannot complete its Long-term Plan process by 30 June 2025 which will inhibit Council setting its rates at an appropriate level to generate the revenue required to meet the planned programmes of work across the nine-year period.
- Council will breach the Local Government Act (2002).
- The community will feel dissatisfied with the performance of Central Otago District Council and the role of the elected members as expectations have been set that consultation will commence 28 March 2025. This could generate significant reputational damage that may be hard to recover from.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the (environment, economic, social and cultural) wellbeing of communities, in the present and for the future by creating a programme of work that ensures the community lives within a safe and viable district. It is Council's role to provide leadership, good quality local infrastructure, public services and regulatory functions and to support local economic growth and development.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, this is consistent with all policies.
Considerations as to sustainability, the environment and climate change impacts	Yes, the supporting documents contain reference to these key areas.

Risks Analysis	The key risk is that the community will be dissatisfied with Council's performance and an average 13.01% rates increase (after growth allowance). This risk will be somewhat mitigated by having strong comms explaining what this number comprises of and encouraging the community to participate in meetings and submit on the consultation document.
Significance, Consultation and Engagement (internal and external)	The special consultative procedure is required for the 2025-34 Long-term Plan under the requirements of the Local Government Act 2002.

7. Next Steps

Once the draft 2025-34 Long-term Plan and 2025-34 Long-term Plan Consultation Document is adopted, the supporting documentation and the Consultation Document will be placed on the website. There will be several opportunities for the community to meet with elected members and staff to discuss the content and understand how these decisions will impact on them and the future generations. The consultation period will be from Friday 28 March to Sunday 27 April 2025.

8. Attachments

Appendix 1 - Long-term Plan Consultation Document [↓](#)

Appendix 2 - Infrastructure Strategy [↓](#)

Appendix 3 - Financial Strategy [↓](#)

Appendix 4 - Development and Financial Contributions Policy [↓](#)

Appendix 5 - Fees and Charges [↓](#)

Appendix 6 - Significance and Engagement Policy [↓](#)

Appendix 7 - Revenue and Financing Policy [↓](#)

Appendix 8 - Rates Remission Policy [↓](#)

Appendix 9 - Liability Management Policy [↓](#)

Appendix 10 - Investment Policy [↓](#)

Appendix 11 - Prospective Financial Statements [↓](#)

Appendix 12 - Prospective Funding Impact Statements [↓](#)

Appendix 13 - Community Outcomes [↓](#)

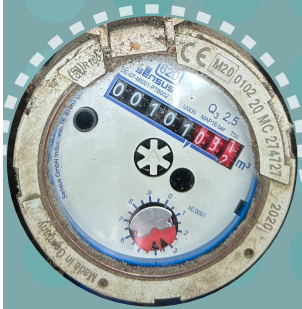
Appendix 14 - Significant Forecasting Assumptions [↓](#)

Appendix 15 - Capital Expenditure Summary [↓](#)

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 48.8% 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 come 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 amount of rates we collect for the replacement of water services assets over the next two years, funding this shortfall instead from debt.

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 **28 March to 28 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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KEY PROPOSALS

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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.

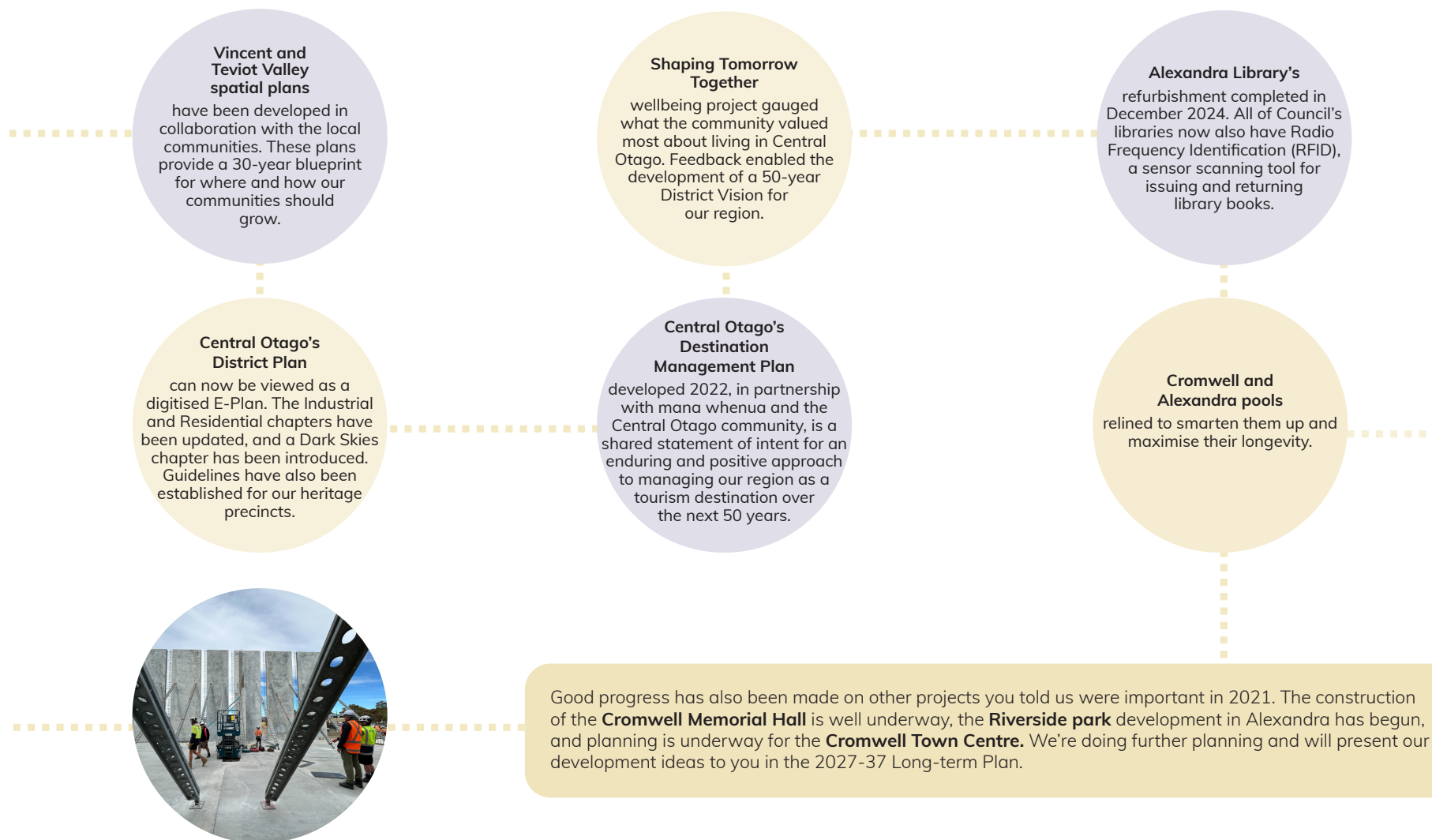
Cromwell town water supply
upgrades to provide increased capacity and meet water compliance standards, were completed in 2024.



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.

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 was consulted with the community in September 2024. 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 9.57% 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 33 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 34), 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

**28 MARCH
2025**

Consultation
Opens

**28 APRIL
2025**

Consultation
Closes

**14 MAY
-16 2025**

Hearing of Oral
Submissions

**20 MAY
2025**

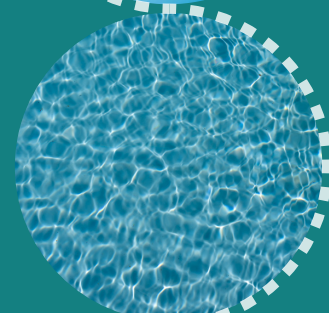
Deliberations

**30 JUNE
2025**

LTP is adopted



1



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. This will outline how we want to deliver water services in the future, ensuring that current levels of service are maintained and 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 Council Controlled Organisation (CCO).

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.

Moving water services to a separate council-owned organisation would increase the ability to finance these upgrades due to the increased Local Government Funding Agency debt ceiling of 500% on revenue offered to CCOs.

This would allow the CCO to borrow more than Council can to deliver the water services capital programme, to deliver more efficiently the new infrastructure, provide strong oversight, and foster

collaboration with other CCOs and Councils for better buying power, knowledge and resource sharing. A separate CCO 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 CCO. 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 CCO 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 CCO 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 CCO to commence operations from 1 July 2027 (preferred).

An independent CCO 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 of Director oversight of the delivery of our water services and the opportunity, should Council initially have to set up a stand-alone CCO, for other councils' CCOs to join in the future – thus enhancing collaboration, knowledge and resource sharing and promoting efficiency. It is Council's preference to enter into a multi-council entity from the beginning and we have modelled this in this consultation document.

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

The CCO 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 CCO 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 CCO and track progress against delivery and improvements targets.

Current Local Government legislation requires Council to describe accountability or monitoring arrangements to assess the performance of the entity taking over the provision of water services as well.

However, to give effect to the Government's policy on water services, new legislation is currently progressing through Parliament. That will determine accountability or monitoring arrangements to assess performance of

the new entity and as such we can put measures in place to meet that new legislation.

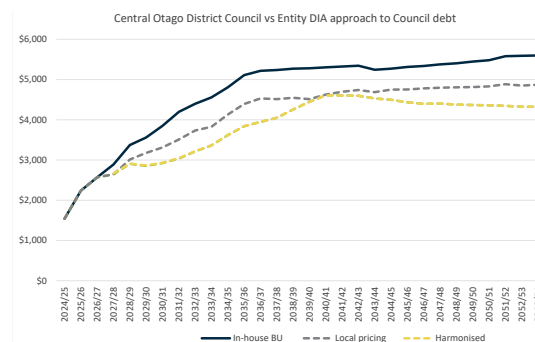
Levels of Service

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 CCO. 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

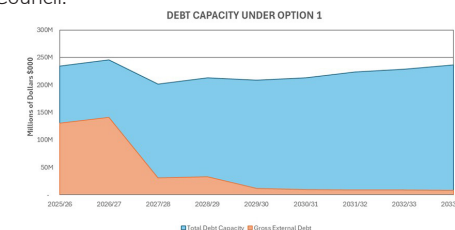


The chart above is the result of work commissioned by local councils to determine whether there is a benefit to residential water users of transferring the water services activities into either a regional CCO or a single CCO. The CODC by itself CCO option is represented by the local pricing line. The 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 CCO models compared to Council retaining water services in house.

The work shows that, though there is not much difference in the early stages, over the longer term prices will be lower under all CCO 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 CCO which will have the benefit of freeing up Council's borrowing capacity to undertake other projects within Council.



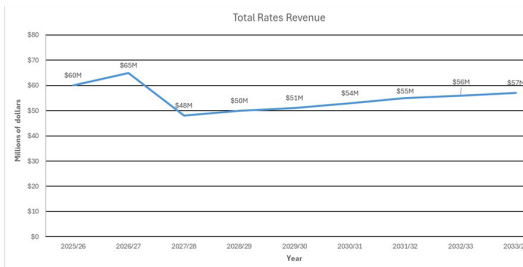
Rates impact

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

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 CCO 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 CCO 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

Services would continue to be delivered in-house but with a higher cost and would require significant increased investment in infrastructure and staffing levels.

Costs

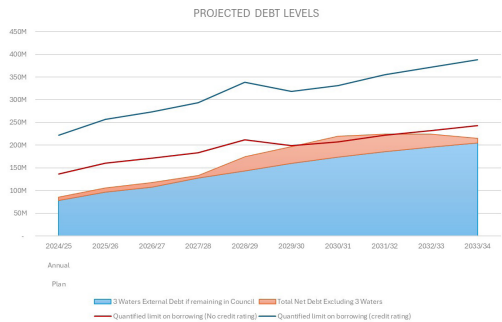
Forecast water services capital expenditure for the 9 years of the Long-term Plan 2025-34 would be \$329 million.

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

That totals \$540 million over the period of the Long-term Plan.

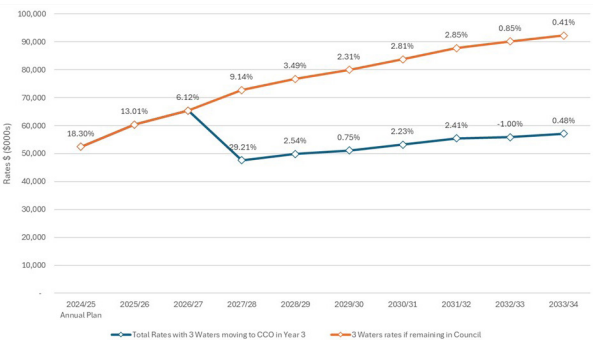
Debt Impact

Significant investment is required in water services infrastructure. This means that council would reach its current debt ceiling in 2029/30 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 \$212 million in the 2033/34 year.



Rates and Charges Impact

Our income from rates would need to rise to over \$93 million if we kept water services in-house compared to \$58 million if we choose to create a CCO 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 CCO.

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.





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 \$843.54 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.

YOUR OPTIONS ARE:

- A** Increase the volumetric charge to **\$2.40** per cubic metre with the fixed charge charge of **\$509.24** per connection (**preferred**).

We have assumed for the purposes of this option, that there is only one connection per property and have modelled two scenarios where we say that properties make no savings in usage, or they make 30% savings in usage.

Current water usage per year (m ³ /year; L/day)	Current charge (including water usage charge (\$) \$756 + 60c/m ³	Proposed charge Option A (\$) \$509.24 + \$2.40/m ³ - assuming no change in usage	Variance (\$)	Variance (%)	Proposed charge Option A (\$) \$509 + \$2.40/m ³ - 30% reduction in usage	Variance (\$)	Variance (%)
100m ³ /year; or 275L/day	\$816	\$749	-\$67	-8%	\$677	-\$139	-17%
137.3m ³ /year; or 370L/day	\$839	\$839	\$0	0%	\$740	-\$99	-12%
228.9m ³ /year; or 627L/day	\$894	\$1,059	\$165	18%	\$894	\$0	0%
300m ³ /year; or 820L/day	\$936	\$1,229	\$293	31%	\$1,013	\$77	8%
700m ³ /year; or 1,920L/day	\$1,176	\$2,189	\$1,013	86%	\$1,685	\$509	43%

If properties make no savings under **Option A**, the break-even usage is 137m³ per annum or 376 litres per day. In this scenario only 33% of residential ratepayers will be better off or no worse off.

If a 30% saving can be achieved, then the break-even usage is 229m³ per annum or 627 litres per day. In this scenario 52% of residential rate payers will be better or no worse off.

Level of Service

There will be no change in the level of service.

Impact on Debt

There will be no impact on debt.



- B** Increase our volumetric charge to **\$1.80** per cubic metre with a fixed charge of **\$639.24** per connection.

Again, for the purposes of this option we have assumed that there is only one connection per property and that one of our two scenarios includes a reduction of usage of 30%.

Option B's break-even (with no change in usage) is less than 100m³ or 275 litres per day.

If a 30% saving can be achieved, then the break-even is 178m³ per annum or 487 litres per day.

Current water usage per year (m ³ /year; L/day)	Current A & C (\$) \$756 + 60c/m ³	Proposed charge Option B (\$) \$639 + \$1.80/m ³ - no change in usage	Variance (\$)	Variance (%)	Proposed charge Option B (\$) \$639 + \$1.80/m ³ - 30% reduction in usage	Variance (\$)	Variance (%)
100m ³ /year; or 275L/day	\$816	\$819	\$3	0%	\$765	-\$51	-6%
137.3m ³ /year; or 370L/day	\$839	\$886	\$48	6%	\$812	-\$27	-3%
228.9m ³ /year; or 627L/day	\$894	\$1,051	\$157	18%	\$928	\$34	4%
300m ³ /year; or 820L/day	\$936	\$1,179	\$243	26%	\$1,017	\$81	9%
700m ³ /year; or 1,920L/day	\$1,176	\$1,899	\$723	61%	\$1,521	\$345	29%

Level of Service

There is no impact on levels of service.

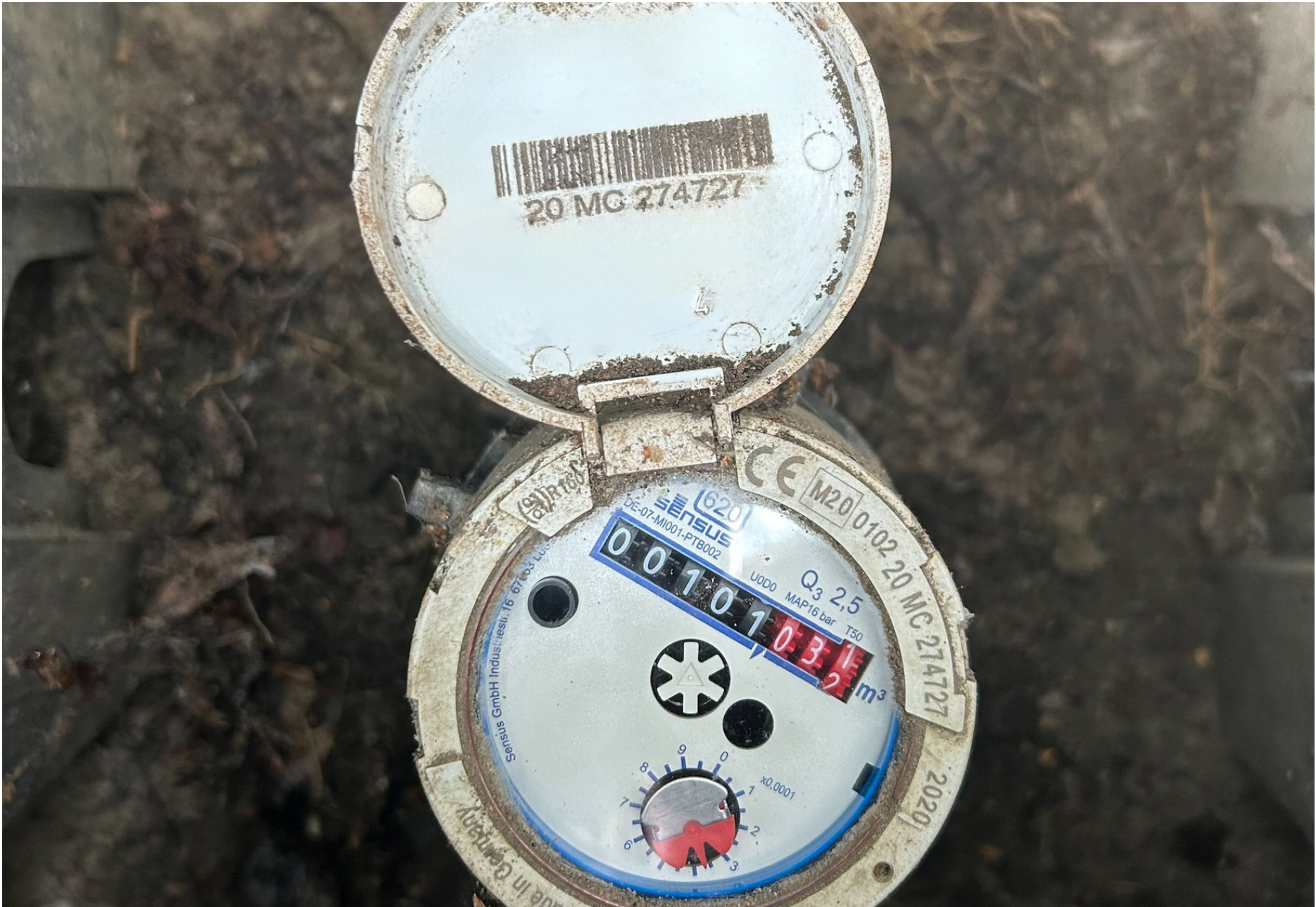
Impact on Debt

There will be no impact on debt.

- C** Status quo – retain the volumetric charge at 60 cents per cubic metre, with a fixed charge at **\$843.54** per connection.

For the purposes of this option we have assumed that there is only one connection per property and that current usage is applied.

Current water usage per year (m ³ /year; L/day)	Current A & B (\$) \$756 + 60c/m ³	Proposed charge Option B (\$) \$844+ \$60c/m ³ - no change in usage	Variance (\$)	Variance (%)
100m ³ /year; or 275L/day	\$816	\$904	\$87	11%
137.3m ³ /year; or 370L/day	\$839	\$926	\$87	10%
228.9m ³ /year; or 627L/day	\$894	\$981	\$87	10%
300m ³ /year; or 820L/day	\$936	\$1,024	\$87	9%
700m ³ /year; or 1,920L/day	\$1,176	\$1,264	\$87	7%



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!

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**).
Levels of Service
 This would reduce the current levels of service provided by Council.
Impact on Debt
 This option will eliminate the need for borrowing for earthquake strengthening beyond the period of the Long-term Plan.
- 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.
Levels of Service
 There will be no impact on the current levels of service.
Impact on Debt
 Council will need to borrow in the future (beyond the period of the Long-term Plan) for earthquake strengthening.
- C** Maintain Council support for specific halls/facilities on the list [what facility, and why do you want Council to continue to support it?]
Levels of Service
 This would reduce Council's current levels of service on the remaining facilities identified for divestment.
Impact on Debt
 Council may need to borrow in the future (beyond the period of the Long-term Plan) if earthquake strengthening is required.

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: www.codc.govt.nz

List of the facilities we are investigating this LTP.

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

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.

This is a new pool with a modern operating plant which means we would not be taking on deferred maintenance or upgrade needs.

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**).

Levels of Service

This would increase the level of service provided by Council.

Impact on Debt

There would be no impact on the levels of debt.

- B** Do not support taking over the ownership and management of the Pool. This would mean the average rates increase would only be **\$70.60** per annum for Teviot Valley ward ratepayers, and reduced by **\$16.85** (0.48%) for Cromwell, Vincent and Maniototo ward ratepayers.

Levels of Service

There would be no change to the current level of service provided by Council.

Impact on Debt

There would be no impact on the levels of debt.



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**).
Levels of Service
 As the outdoor pool as part of a larger complex with other swimming options, we do not consider closing this pool as a reduction in level of service.
Impact on Debt
 There would be no impact on the levels of debt.
- B** Retain the outdoor pool at Alexandra Pool. This would increase rates by **\$200,000** per annum, or **\$13.48 (0.38%)** on rates.
Levels of Service
 There would be no change to the current level of service provided by Council.
Impact on Debt
 There would be no impact on the levels of debt.



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**).

Levels of Service

This facility is replacing a community hall which means there will be no change in Council's levels of service.

Impact on Debt

There will be no impact on levels of debt.

- 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.

Levels of Service

This facility is replacing a community hall which means there will be no change in Council's levels of service

Impact on Debt

Debt will increase by up to \$1.6 million.

- 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** (3.05%) per ratepayer.

Levels of Service

There will be no change in Council's levels of service.

Impact on Debt

There will be no impact on levels of debt.

D

Do not support.

There will be no impact on rates.

Levels of Service

It is anticipated, should the Council choose not to support the project further, that additional fund raising would occur which will mean the level of service will not be impacted. If additional fundraising is not sourced, this may result in a decreased level of service for the community as the project would need to be scaled back to fit available funds.

Impact on Debt

There will be no impact on levels of debt.



Artists Impression of Community Hub



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. There is no impact on rates (**preferred**).
Levels of Service
 There will be no change in Council's levels of service.
Impact on Debt
 There will be no impact on levels of debt.
- 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.
Levels of Service
 There will be no change in Council's levels of service.
Impact on Debt
 There will be no impact on levels of debt.
- C** Do not support.
 There will be no impact on rates
Levels of Service
 There will be no change in Council's levels of service.
Impact on Debt
 There will be no impact on levels of debt.



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.

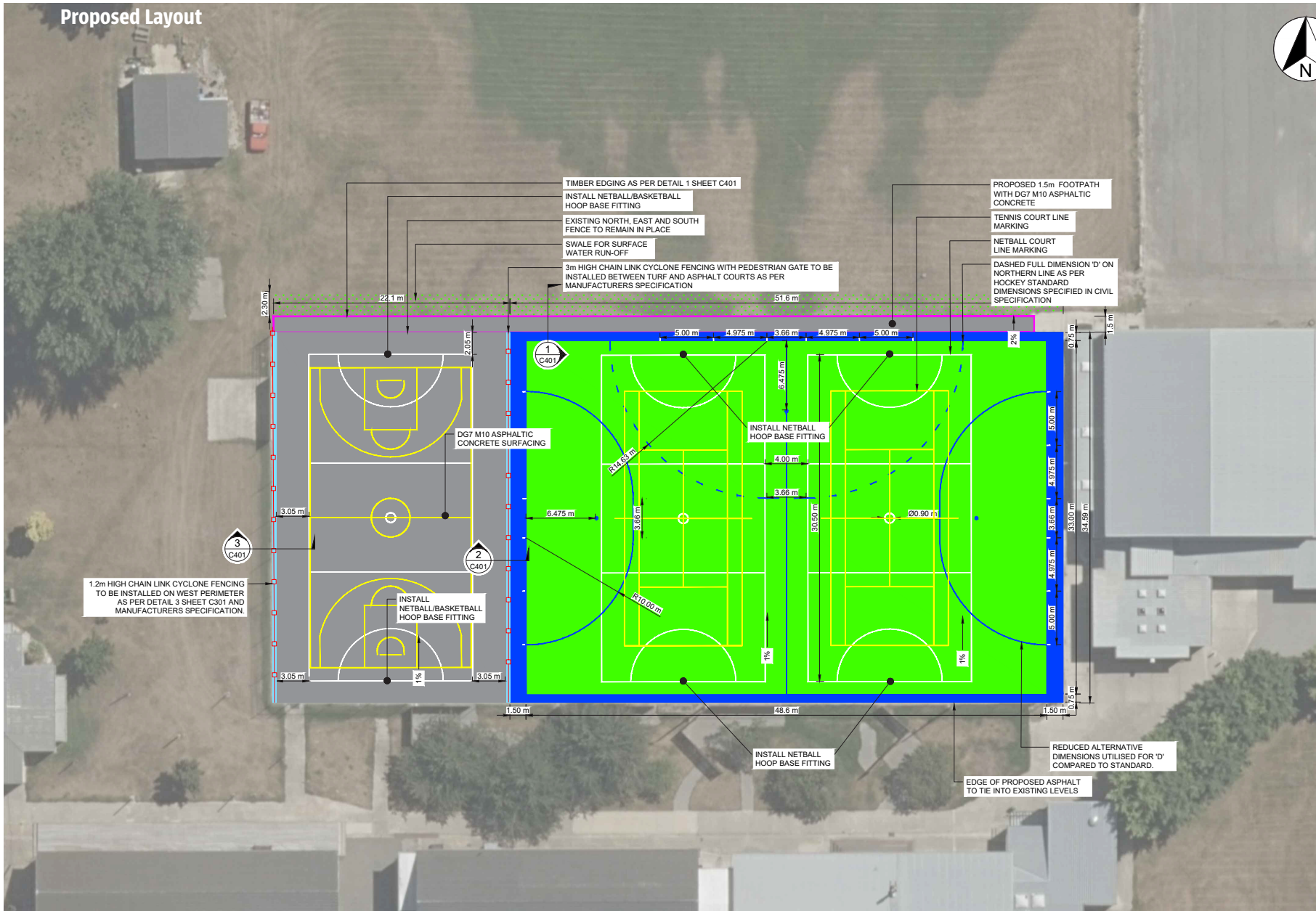
The school is wanting to extend the current turf footprint by 10m and include an asphalt court alongside. The cost of construction of this multi-use sports surface is estimated at \$900,000, and the organising committee is requesting \$200,000 from Council towards the project.

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 **\$13.48** per ratepayer (**preferred**).
- Levels of Service**
There will be no change in Council's levels of service.
- Impact on Debt**
There will be no impact on levels of debt.
- B** Provide a **\$200,000** grant loan funded over a period of 10 years at an average annual cost of **\$1.35** per ratepayer for 10 years.
- Levels of Service**
There will be no change in Council's levels of service.
- Impact on Debt**
Debt levels will increase by \$200,000.
- C** Do not support.
- This will have no impact on rates
- Levels of Service**
There will be no change in Council's levels of service.
- Impact on Debt**
There will be no impact on levels of debt.



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. 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 **\$20.23** per ratepayer (**preferred**).
- Levels of Service**
There will be no change in Council's levels of service.
- Impact on Debt**
There will be no impact on levels of debt.
- B** Provide a **\$300,000** grant loan funded over a period of 10 years at average annual cost of **\$2.02** per ratepayer for 10 years.
- Levels of Service**
There will be no change in Council's levels of service.
- Impact on Debt**
Debt levels will increase by \$300,000.
- C** Do not support
- There will be no impact on rates.
- Levels of Service**
There will be no change in Council's levels of service.
- Impact on Debt**
There will be no impact on levels of debt.

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. This has come about to smooth the transition to the new WSO by creating a fixed targeted stormwater rate based on a fixed charge per rating unit across the district. A new way for charging for Stormwater services replaces the old method of rating for storm water, which used capital value through the District Works and Public Toilet rate.
- 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.

To achieve this Council will rely on land sales across the 9 years of this plan. If these sales are not achieved the Council will not achieve a balanced budget in the 9 years of the plan.

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 1.8% 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.

Potential impacts on Climate Change

There is a potential that a large climate change event will require significant investment to reinstate the infrastructure that has been impacted by the event. This may require the Council to uplift external borrowings which are outside of the debt covenants. The Council is working towards a credit rating that will enable the Council to uplift LGFA debt at 280% of revenue, where it is currently 175%. The main risk relates to self-insured assets in particular the roading network and 3 waters underground infrastructure. The risk will reduce to Council post the transfer of the 3 Waters assets to the new Water organisation.

Rates Affordability Benchmark

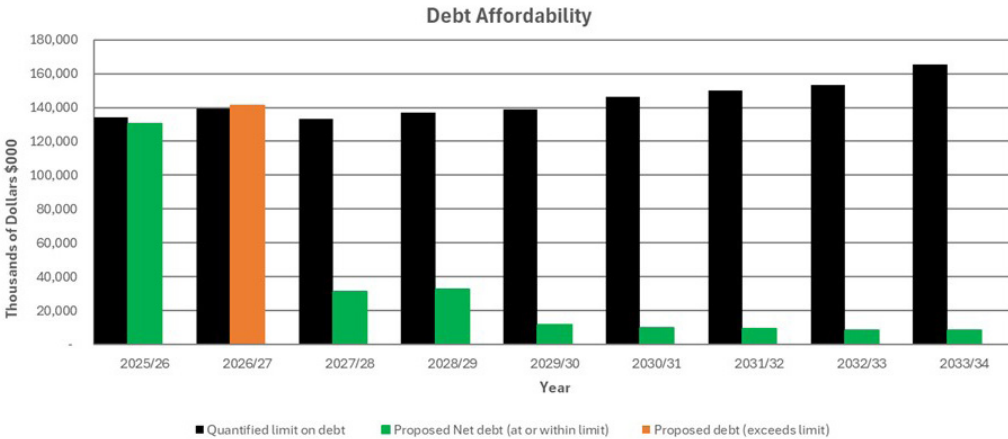
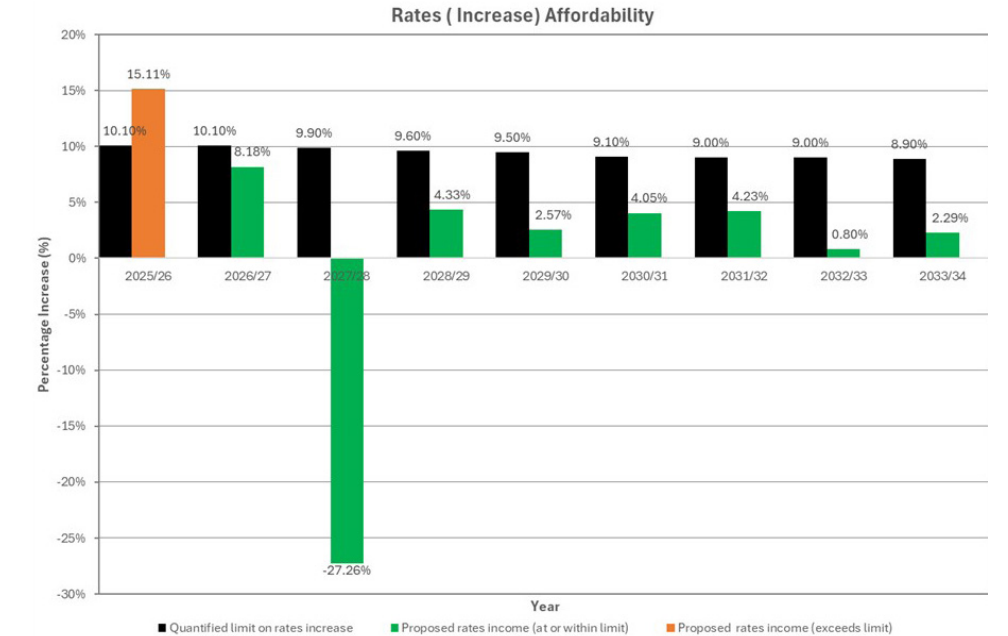
It is proposed to use the Local Government Construction Index provided by BERL plus a factor to reflect the uncertainty of price rises going forward. The rates cap will be calculated using the LGCI plus 5%. This does include the provision for growth currently projected at an average of 2.1% for growth for the first five years decreasing to 1.8% for the final four years.

Note that the first year of this plan does not meet the benchmark. This is due to higher operating costs in the water services activities, roading and community facilities as well debt servicing costs and programmed debt repayment.

Debt Affordability Benchmark

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 borrowing with a quantified limit on borrowing. The quantified limit on borrowing is 10% of total assets Council will come close to its debt affordability benchmark limit in year 1 of the plan due to funding 50% of renewals for water activities by debt along with debt funding past operational reserve deficits and will breach its debt affordability benchmark in year 2 of the plan due to continued debt funding of water services renewals (50%) and the planned capital program for that year.

It should be noted that from year 3 of this plan onwards debt reduces significantly with the transfer of the 3 waters liabilities (along with assets) to the new water delivery entity and land sales are realised to pay down the debt incurred on the Cromwell Memorial Hall.



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.

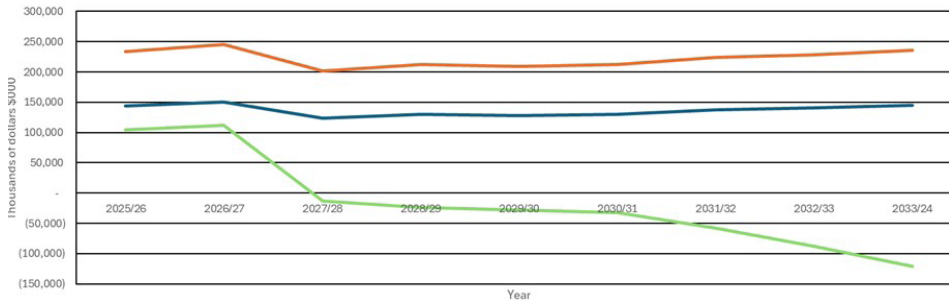
Net total borrowing, measured by deducting cash from debt levels, will decrease in Year 3 onwards as the water assets and associated debt are transferred to a new CCO for management and service delivery.

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

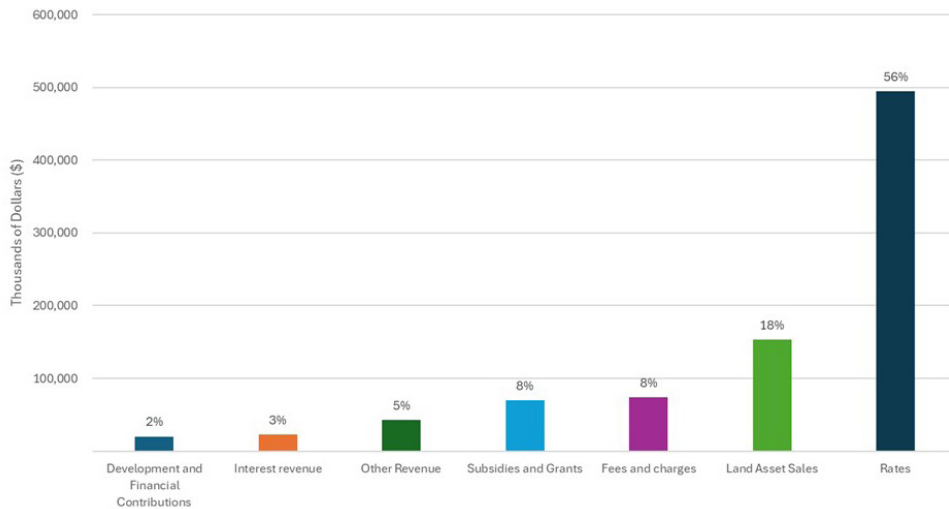
Where does the money come from?

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

PROPOSED NET DEBT



SOURCES OF REVENUE



Where have the increases come from?

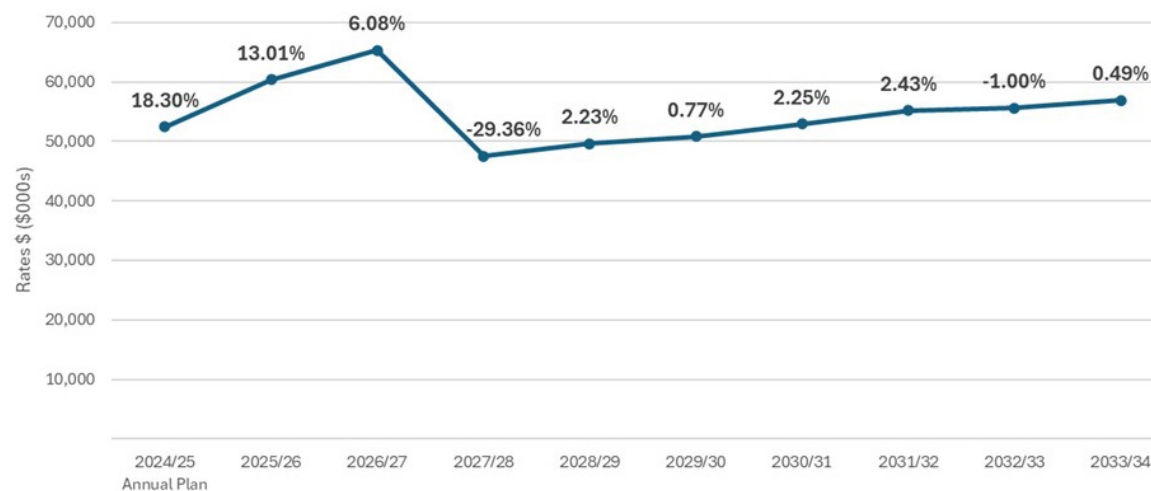
The rates increase in 2025/26 (Year 1 of the LTP) is \$7.93 million. This is an average increase of 13.01% on rates.

The graph here shows where these increases come from.

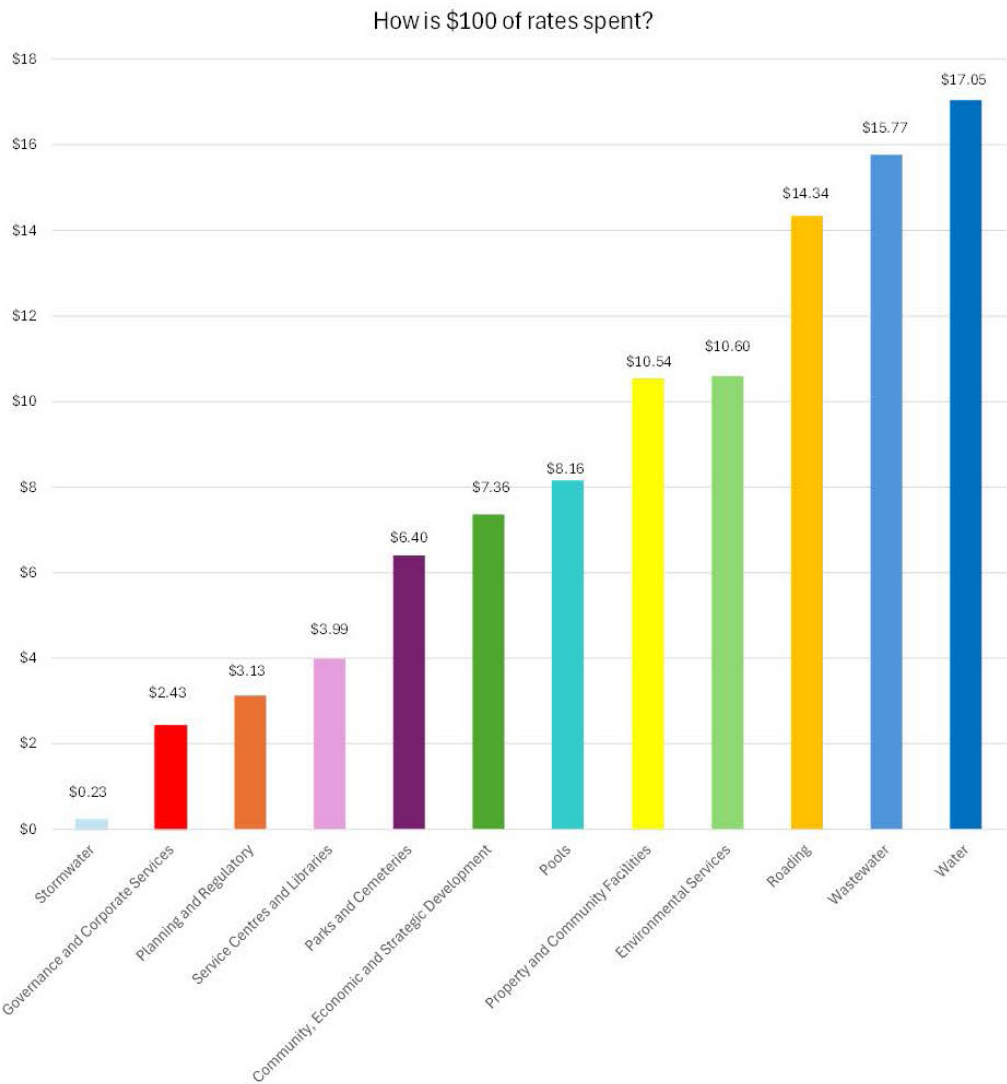
Activity	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Community, Economic and Strategic Development	1.33%	-0.35%	0.54%	0.36%	0.23%	0.20%	0.30%	0.11%	0.24%
Environmental Services	1.17%	1.25%	-0.06%	0.67%	0.54%	0.45%	0.51%	0.51%	0.43%
Governance and Corporate Services	-1.80%	0.10%	0.04%	0.05%	0.08%	0.02%	0.10%	0.00%	0.05%
Planning and Regulatory	-0.62%	0.35%	2.42%	0.43%	0.41%	0.23%	0.31%	0.19%	0.15%
Pools Parks and Cemeteries	3.36%	0.55%	1.46%	1.04%	0.42%	0.67%	0.62%	0.21%	0.39%
Property and Community Facilities	4.98%	0.90%	1.43%	0.14%	0.53%	1.74%	1.71%	-0.37%	0.31%
Service Centres and Libraries	0.93%	0.28%	0.49%	0.29%	0.19%	0.31%	0.23%	0.12%	0.16%
Stormwater	-0.11%	-0.20%	-0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Transport	2.57%	0.62%	0.92%	1.34%	0.19%	0.44%	0.44%	0.03%	0.57%
Wastewater	1.73%	1.87%	-16.31%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Water	1.57%	2.60%	-18.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Rates Percentage Increase	15.11%	8.18%	-27.26%	4.33%	2.57%	4.05%	4.23%	0.80%	2.29%
Rates Percentage Increase less Growth*	13.01%	6.08%	-29.36%	2.23%	0.77%	2.25%	2.43%	-1.00%	0.49%

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 13.01%.

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	4,345.81	328.15	8%
Cromwell	Cromwell Commercial	1,330,000	990,000	1,330,000	990,000	5,713.13	6,173.98	460.85	8%
Cromwell	Cromwell Farm	4,500,000	3,870,000	4,500,000	3,870,000	6,730.85	7,603.76	872.91	13%
Cromwell	Cromwell Large Farm	17,310,000	14,100,000	17,310,000	14,100,000	22,199.04	24,120.78	1,921.74	9%
Cromwell	Cromwell Lifestyle Block	1,600,000	880,000	1,600,000	880,000	2,998.11	3,422.92	424.81	14%
Cromwell	Cromwell Major Hotel	13,750,000	6,720,000	13,750,000	6,720,000	38,525.14	40,734.38	2,209.24	6%
Cromwell	Cromwell Motel	3,200,000	2,260,000	3,200,000	2,260,000	14,102.86	14,966.66	863.80	6%
Cromwell	Cromwell Residential	680,000	520,000	680,000	520,000	4,033.87	4,382.58	348.71	9%
Cromwell	Cromwell Storage	5,340,000	3,400,000	5,340,000	3,400,000	10,801.65	11,384.39	582.74	5%
Cromwell	Pisa Moorings Residential	1,140,000	455,000	1,140,000	455,000	3,413.40	3,889.11	475.71	14%
Cromwell	Bannockburn Hotel	1,540,000	1,050,000	1,540,000	1,050,000	5,567.05	5,981.69	414.64	7%
Maniototo	Maniototo Farm	2,200,000	1,830,000	2,200,000	1,830,000	3,921.35	4,349.91	428.56	11%
Maniototo	Maniototo Large Farm	24,320,000	21,150,000	24,320,000	21,150,000	31,767.85	34,990.99	3,223.14	10%
Maniototo	Maniototo Lifestyle Block	540,000	240,000	540,000	240,000	1,692.88	1,860.32	167.44	10%
Maniototo	Naseby Residential	455,000	240,000	455,000	240,000	3,866.45	3,948.46	82.01	2%
Maniototo	Patearoa Residential	360,000	170,000	360,000	170,000	2,315.11	2,245.19	-69.92	-3%
Maniototo	Ranfurly Commercial Property	240,000	51,000	240,000	51,000	3,762.58	3,832.11	69.53	2%
Maniototo	Ranfurly Residential	430,000	150,000	430,000	150,000	3,767.07	3,820.88	53.81	1%
Maniototo	Ranfurly - Hotel	460,000	230,000	460,000	230,000	5,395.59	5,635.70	240.11	4%
Maniototo	Maniototo Rural - Hotel	530,000	300,000	530,000	300,000	1,726.33	2,149.31	422.98	25%
Teviot Valley	Roxburgh - Commercial	275,000	141,000	275,000	141,000	3,636.90	4,004.43	367.53	10%
Teviot Valley	Roxburgh - Hotel	520,000	215,000	520,000	215,000	3,739.41	4,087.80	348.39	9%
Teviot Valley	Roxburgh Orchard	510,000	300,000	510,000	300,000	2,645.18	2,914.70	269.52	10%
Teviot Valley	Roxburgh Farm	4,450,000	3,770,000	4,450,000	3,770,000	6,246.96	7,404.25	1,157.29	19%
Teviot Valley	Roxburgh Large Farm	19,150,000	17,200,000	19,150,000	17,200,000	24,614.16	28,475.32	3,861.16	16%
Teviot Valley	Roxburgh Residential	425,000	155,000	425,000	155,000	3,485.82	3,823.07	337.25	10%
Teviot Valley	Roxburgh Rural Industry	1,900,000	375,000	1,900,000	375,000	3,057.56	3,404.87	347.31	11%
Teviot Valley	Millers Flat Residential	460,000	250,000	460,000	250,000	1,829.43	2,335.56	506.13	28%
Vincent	Alexandra Commercial	850,000	245,000	850,000	245,000	6,749.03	6,901.44	152.41	2%
Vincent	Alexandra Hotel	1,190,000	1,020,000	1,190,000	1,020,000	9,416.01	10,026.19	610.18	6%
Vincent	Alexandra Lifestyle Block	1,300,000	790,000	1,300,000	790,000	2,339.85	2,763.71	423.86	18%
Vincent	Alexandra Major Motel	4,190,000	1,300,000	4,190,000	1,300,000	21,066.09	21,268.23	202.14	1%
Vincent	Alexandra Residential	590,000	335,000	590,000	335,000	3,808.25	4,109.84	301.59	8%
Vincent	Earnsclough Lifestyle Block	970,000	550,000	970,000	550,000	1,966.98	2,370.75	403.77	21%
Vincent	Earnsclough Orchard	1,760,000	730,000	1,760,000	730,000	2,469.00	2,776.15	307.15	12%
Vincent	Manuherikia Farm	5,280,000	4,640,000	5,280,000	4,640,000	7,782.76	8,799.49	1,016.73	13%
Vincent	Manuherikia Large Farm	16,100,000	14,250,000	16,100,000	14,250,000	21,731.77	24,046.06	2,314.29	11%
Vincent	Manuherikia Lifestyle Block	490,000	290,000	490,000	290,000	1,512.83	1,920.05	407.22	27%
Vincent	Omakau Residential	520,000	195,000	520,000	195,000	3,639.71	3,904.23	264.52	7%
Vincent	Omakau Hotel	1,400,000	430,000	1,400,000	430,000	10,245.63	11,070.57	824.94	8%
Vincent	Ophir Residential	580,000	215,000	580,000	215,000	2,678.56	2,830.24	151.68	6%
Vincent	Ophir Commercial	1,930,000	240,000	1,930,000	240,000	5,040.45	5,086.99	46.54	1%
Vincent	Earnsclough Vineyard	3,350,000	1,070,000	3,350,000	1,070,000	3,457.35	3,561.84	104.49	3%
Vincent	Omakau Residential	700,000	280,000	700,000	280,000	5,112.79	5,478.76	365.97	7%
Vincent	Clyde Residential with wastewater connection	760,000	650,000	760,000	650,000	5,469.78	5,852.03	382.25	7%
Vincent	Clyde Commercial with wastewater connection	1,970,000	780,000	1,970,000	780,000	7,954.88	7,996.98	42.10	1%
Vincent	Clyde Motel with wastewater connection	1,960,000	1,330,000	1,960,000	1,330,000	8,826.59	8,790.51	-36.08	0%
Vincent	Clyde Residential without wastewater connection	760,000	525,000	760,000	525,000	3,147.43	3,375.98	228.55	7%
Vincent	Alexandra Motel	740,000	485,000	740,000	485,000	5,535.35	6,015.32	480.07	9%

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.

The potential impacts of climate change for infrastructure include:

Higher intensity and more frequent extreme rainfall events the headwaters of the Otago lakes, and

ivers will lead to increased frequency of flooding in the Clutha and Manuharekia River catchments. This will impact on water supplies due to dirtier water needing to be treated, and flooding of vulnerable bore sites. Affected treatment sites are located at Roxburgh, Alexandra, Clyde, Omakau and to a lesser extent, Cromwell. The Omakau wastewater treatment site is also at risk of flooding from extreme events in the Manuharekia catchment.

Higher intensity and more frequent extreme rainfall will lead to increased frequency of road closures in locations where roads and bridges are below the flood plain. There is also increased risk of landslides in the Nevis, Danseys Pass, and Beaumont areas, and damage from alluvial fans in the Teviot area. More frequent damage to bridge approaches is expected from flooded rivers, particularly in the Maniototo and Manuharekia areas.

Increased frequency of drought, particularly in the Maniototo area. This has implications for the resilience of water supply for towns in the Maniototo.

Higher summer temperatures have implications for fire risk, particularly associated with road maintenance work. High temperatures will also cause bitumen to melt, causing damage to sealed roads.

Storm events during winter may result in very high snowfall – with implications for road availability and management, and access to treatment plants.

- A reduction in the number of winter frost days is likely to see a reduced hazard from ice on roads and freeze thaw issues on unsealed roads.

Recent flooding events have provided a challenge for maintaining the network across the district. In September 2023, the network saw widespread damage and several scouring issues on Council's roads and structures requiring remedial works. This included significant damage to the road at the entry to Pisa Moorings and Swann Road.

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 Council has identified 30 bridges nearing the end of their service life, with an estimated replacement cost of \$20 million. Recognising the funding challenge, we have developed a Bridge Strategy to support our bid for NZTA co-funding. The proposed \$9.8 million budget acknowledges the need to prioritise bridge renewals, with some structures potentially being replaced later (deferred), replaced with third-party funding, at a lower level of service, or not at all. A key focus for 2026/27 is completing present value end-of-life (PVEOL) assessments to strengthen our case for investment in the next LTP, ensuring our approach aligns with the bridge strategy and NZTA requirements.

Have your
SAY
www.codc.govt.nz



When you are ready to share your views:

- Submit your feedback online at **lets-talk.codc.govt.nz** 
- Students can also get involved by submitting the Student Survey online or on paper.
- 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 **Monday 28 April 2025**.

Community Information Sessions

Location	Date*	Time
Dunstan High School Hall, Alexandra	Wed 2 April	5.30pm - 7.30pm
Millers Flat Hall	Thurs 3 April	5.30pm - 7.30pm
Cromwell & Districts Presbyterian Church	Mon 7 April	5.30pm - 7.30pm
Memorial Hall, Roxburgh	Tues 8 April	5.30pm - 7.30pm
Maniototo Rugby Clubrooms, Ranfurly	Wed 9 April	5.30pm - 7.30pm
Matakanui Clubrooms, Omakau	Thurs 17 April	5.30pm - 7.30pm

Q & A Drop-ins

Location	Date*	Come between
Alexandra Library	Thurs 10 April	11am - 1pm
Cromwell Library	Mon 14 April	11am - 1pm
Roxburgh Library	Tues 15 April	11am - 1pm
Ranfurly iSite	Wed 16 April	11am - 1pm

Online Information Session

Link to be provided on Let's Talk	Tues 22 April	8pm - 9pm
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* Dates are subject to change, please check **Let's Talk** for the latest updates.

Mayor and Councillors

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

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Preface

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 two and year three of the LTP with the water activities being transferred at the end of year two and no longer being reflected in the operations of Council from year three onwards.

Despite this future direction for three waters this strategy has been prepared with these activities included for the full 30 years of the strategy. In the future the new water organisation will have to prepare a Water Strategy and at that point the three water activities will be removed from council's infrastructure strategy.

Executive Summary

The provision of fit for purpose and functioning infrastructure provides the foundation on which our communities are built.

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.

Core infrastructure has considerable physical size, a long life span and significant financial cost, which means that getting it right is important, not just for our current population, but generations to come.

Central Otago District Council (Council) owns, manages and maintains an infrastructure portfolio worth over \$1.2 billion. This includes assets such as 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 disperse 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 in 2024 the estimated population of the district is projected to be 26,500 people.

Ensuring our communities have access to safe, reliable infrastructure is a core priority for our 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 following infrastructure strategy seeks to outline 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.

Council has developed a comprehensive approach to navigate the intersecting challenges of aging infrastructure, financial constraints, increased demands, and the necessity for sustainable, resilient community infrastructure

There are a number of key decisions required across roading and three waters in the short term. Work undertaken over the next 18 months will directly inform the strategic decisions and priorities to be considered in the 2027 - 2037 Long-Term Plan (LTP).

For roading, Council's Bridge Strategy and the development of an Unsealed Roads Strategy will provide the framework for guiding decisions on asset renewals, upgrades, and potential rationalisation.

A key focus during this period will be CODC's bid for NZTA co-funding in 2027, which will significantly impact CODC's ability to proceed with planned bridge replacements. Present Value End of Life (PVEOL) assessments will help build the case of co-investment. If funding is secured, Council can move forward with a structured programme of renewals and improvements. If not, difficult decisions will need to be made, whether to delay projects, seek alternative funding sources e.g. debt funding, implement lower-cost solutions or rely on alternative access routes.

For three waters, Council is consulting the public on two new entity options under Central Governments Local Water Done Well Policy, a Single Council CCO or a Multi Council CCO. The new entity is planned to be established by 01 July 2027, from then on any significant decisions on water infrastructure will be the responsibility of the new entity, not Council.

What is the Infrastructure Strategy?

All Councils are required to develop an Infrastructure Strategy under Section 101B of the Local Government Act 2002.

This Strategy identifies and provides information about the significant infrastructure issues that the Central Otago District will face over the next 30 years and outlines the principal options and implications for managing those challenges.

The Strategy is an indicative estimate of Council's future infrastructure needs and a statement of current assumptions and thinking on what infrastructure will be required to address the major issues facing the district over the next 30 years. It includes what to prioritise, and identifies risks associated with infrastructure provision and investment.

The infrastructure strategy aligns to and should be read alongside other strategic documents such as the financial strategy and the Long-Term Plan. Together they provide the strategic framework for the more detailed activity management plans.

This Infrastructure Strategy has been structured as shown in the diagram below.

Figure 1: Infrastructure Strategy Components



Key issues and future challenges:

The current issues and future challenges for Central Otago's three waters and roading infrastructure include:

Compliance with changing legislation

Council is required by legislation to continue compliance with the Water Services Act and investment in assets and resources to meet the Drinking-water Standards for New Zealand (DWSNZ) and environmental standards.

Central Government's three waters reform programme has changed from 'Affordable Water' to 'Local Water Done Well'. This requires Council to focus on:

- Providing financially sustainable water services
- Ensuring water quality i.e. safe, reliable drinking water
- Improved management of wastewater and stormwater services

A core part of the 'Local Water Done Well' reform programme requires Council to develop a plan on how we will transition to a new water services model that meets water quality and infrastructure investment rules, while being financially sustainable in the long term.

Similarly, 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. Improved outcomes and increasing compliance expectations come with an increased cost.

Council operates our wastewater systems under resource consents granted by the Otago Regional Council. These consents apply to wastewater collection and discharge and require significant sampling, monitoring, operation and maintenance methodologies and regular reporting.

Population growth and demographic 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.

Growth in the number of dwellings appears to be following growth in our resident population, although at a slightly lower rate.

At present, 60.8% of Central Otago District's population is of working age (15-64), 15.4% are aged 0-14, and 23.8% are aged 65 and over. The proportion of those aged over 65 is expected to increase over the next 30 years.

An ageing population may result in demand for additional smaller properties such as single person units and retirement villages. As a result, the demand for individual water connections is likely to increase. Single person households have a higher per capita water consumption as economies of scale are lost. As a result, demand for water is likely to increase.

An aging and deteriorating bridge network

We are facing significant challenges in maintaining the affordability and resilience of the district's aging 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.

An estimated \$20 million is required for full replacement of these bridges, which is considerably more than the \$9.8 million currently allocated in the budget for this LTP and further burdened by a \$3.9 million bridge maintenance backlog.

Compounding this, the increasing number and weight of trucks, spurred by regulatory changes and agricultural productivity improvements, are adding to the strain on these structures.

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.

Development in one sector ultimately has a flow on effect onto other sectors. This needs to be balanced to ensure there is adequate water across the district. Both for existing sectors, and to provide for growth.

The sustainable and efficient management of water in the District is expected to become increasingly important. There is a high demand for water as it is essential for human consumption, economic activity and stock habitation.

It is anticipated that the effects of climate change will result in increased frequency and intensity of severe weather events such as severe droughts and floods. It is essential that Council understands the effects of climate change and integrates these into the standard council considerations to provide a resilient water supply network. In particular, Council has seen a number of increased boil water notices due to turbidity events:

- Omakau/Ophir Water Treatment Plant Upgrade - The raw water for Omakau/Ophir is a surface water source and is vulnerable to turbidity following rain. High turbidity events result in plant shut down and the issuing of a boil water notice. The supply is also vulnerable to low river flow during summer when water restrictions may be required. The treatment upgrade will provide a more a resilient and compliant water supply.
- Ranfurly Water Supply - There is no protozoal treatment in the Ranfurly supply, and it is frequently impacted by elevated turbidity caused by weather events. During a wet weather event the treatment plant inhibits for extended periods until the source water is back within treatable limits. These events can result in a Boil Water Notice for the community. Since 2022 the Ranfurly community has eight days of boil water requirements.
- Patearoa Water Supply - In April 2023 a rain event caused increased organic matter in the source water. A boil water notice was put in place for seven days as a response to non-compliance with chlorine levels.

It will remain critical to ensure water supplies are resilient to frequent natural events, adequate response plans are in place for less frequent events, and water supply is reliable at a consistently adequate pressure, flow and quality.

A shortage of technically skilled people

The technical nature of infrastructure means it can be difficult to find the highly skilled people to help manage it on Council's behalf.

CODC's 3 Waters Unit has traditionally been under-resourced. The Three Waters reform programme and ever-expanding environmental compliance requirements continues to place increased demand on our team. Internal changes and efforts to attract suitably qualified candidates have been successful, but finding and maintaining our team remains a challenge.

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. Council will have to compete with other Councils and companies for a limited pool of suitably skilled and experienced engineers.

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.

The value of Council's water and roading infrastructure increased from \$895 million in 2021, to over \$1.2 billion in 2025.

Roading costs have surged by 10-20% within the last three years. Rising traffic demands and material shortages are driving up costs, with a backlog in renewals and heavy vehicle traffic adding further strain.

This substantial increase in costs presents a critical issue for CODC's budgeting and planning. Without appropriate adjustments to the budget, the real output of the Roothing program is at risk of a corresponding decline. Such a reduction could lead to service level reductions, as the district would find it difficult to maintain, renew, and enhance its road network within the constraints of the current budget.

Council's budget has been revised to accommodate the escalated costs, ensuring the continuation of vital road services and infrastructure upkeep.

Strategic priorities & response

This Infrastructure Strategy sets out the 30-year plan for maintaining and improving levels of services across our transport and water networks. With increasing pressures on the financial sustainability and affordability of infrastructure services, not all investment can be undertaken.

Level of Service Outcomes

Six level of service outcomes developed by Council have been used to plan for and prioritise infrastructure investment over the next 30 years. The outcomes are:

- Safe and healthy infrastructure
- Providing for accessibility and growth
- Ensuring resilience and reliability
- Caring for our environment and sustainability
- Community aesthetics
- Undertaking renewals

Strategic priorities

The strategic priorities identified to address the current issues and future challenges are as follows:

1. Meet minimum standards for water and wastewater compliance
2. Provide infrastructure required to service growth
3. Maintain existing infrastructure in the most cost-effective manner

Meet minimum standards for water and wastewater compliance

Council is committed to complying with the minimum standards set by regulators for both water and wastewater. This will ensure all council supplied water and wastewater schemes are safe, reliable and resilient.

Some of the key projects over the next 10 years to help Council meet minimum standards include.

Installing protozoa barriers:

- Replacement of Protozoa barriers for water treatment upgrades (Cromwell)
- Replacement of the protozoa barrier in Ranfurly as the water supply does not comply with DWSNZ and the source water has significant issues - Council has received notification from Taumata Arowai that a protozoa barrier was required to be in place by December 2024.
- Upgrade to the Patearoa water treatment facility, providing protozoa barriers and inlet screen under the riverbed which had collapsed.

Addressing water source reliability:

- A new water treatment plant for Omakau and Ophir.
- Replacing the Roxburgh reservoir and increasing capacity as the existing tank only has several hours of storage during peak demand. Roxburgh also requires an alternative water source as sediment is entering the bore field from the Clutha River, resulting in non-compliance.
- New bulk water take points across the district to enable tankers to refill while complying with the DWSNZ.

Meeting new wastewater environmental performance standards:

- Treatment upgrades at the Cromwell treatment plant for nitrogen removal will be required to ensure the impacts of additional loading due to population growth does not negatively impact on the quality of discharges.
- Identify alternative treatment and discharge for the Alexandra treatment plant, which is discharging into the Clutha Matau River. Consent expires within the next five years.
- Purchase of critical plant spares to help mitigate consequences of failure while the treatment plant upgrades are underway in Alexandra and Clyde.

- The Naseby, Ranfurly and Roxburgh treatment plants are operating under abatement notices – improvements required at all three sites.
- Identifying alternative treatment and discharge for the Omakau treatment plant, which is discharging into the Manuherikia River. Consent expires in 2027.

Provide infrastructure required to service growth

As noted above, investment in infrastructure is required to help facilitate and provide for a growing population. This includes development and upgrades to a range of three waters and transport infrastructure.

Water and wastewater

A number of water and wastewater treatment upgrade projects are proposed to meet legislated standards and provide capacity for growth. These include:

- While the primary driver for treatment upgrades is compliance requirements, these are also needed to support rezoning of land. This is the case in Omakau, where zoning of additional residential land cannot occur until the discharge to the Manuherikia river is addressed.
- In Cromwell nitrogen removal is also now required for the Cromwell wastewater discharge to meet consent requirements. This is due to higher than anticipated growth. This project has been accelerated with construction now programmed in 2024/25.
- Wastewater reticulation for the remaining established areas of Clyde cannot be progressed until an Alexandra treatment upgrade is undertaken. This will limit the opportunities for infill development to occur in Clyde. New greenfield developments in Clyde are expected to be able to be serviced via reticulation and treatment at Alexandra.
- Including capacity for the next 10 years in the initial construction or including future growth needs beyond 10 years in the initial construction when this is most cost-effective way of providing this.
- Significant growth within the Cromwell, Alexandra and Clyde areas requires substantial network upgrades to provide for the increased demand.
- A general increase in population is expected to have only a minor effect on the demand for stormwater services. Intensive developments in the commercial and industrial sectors are more likely to create demand for stormwater services. Increases in demand due to subdivision and land development can be managed through construction standards and financial contributions

Transport

- Traffic growth in commercial areas is eroding the experience and creating safety issues for active travel road users, visitors and locals. Council aims to maintain the transport planning budget to develop business cases.
- A number of projects planned under the Low-Cost Low-Risk Improvement Program over the next three years have been deferred. This decision reflects

a significant reduction in co-funding support from the New Zealand Transport Agency.

- For roading, where appropriate, all budget scenarios incorporate inflation forecasts and an allowance for network growth.

Maintain existing infrastructure in the most cost-effective manner

Maintaining existing infrastructure ensures it provides acceptable levels of service, and extends its useful life. Council is proposing a range of maintenance activities that are to be carried out in a cost-effective manner, ensuring value for money is provided to our residents and ratepayers.

Water and wastewater

- Safeguarding water source, treatment and distribution systems through optimum replacement of assets nearing the end of operational life. The cost for renewal work (that is - upgrades, refurbishment or replacement of existing facilities and pipes to maintain capacity or performance) is estimated to be:
 - Water Supply - \$43 million over the next 10 years.
 - Wastewater - \$38 million over the next 10 years.
 - Stormwater – \$19 million over the next 10 years
- All renewal work is expected be funded by the annual depreciation provision where funds are available.

Roading

- Council has developed a new Bridge Strategy to help address the significant fiscal challenge. This strategy focuses on prioritising and rationalising bridge funding to reduce the service level gap over the next 30 years. This approach also aims to resolves the existing bridge maintenance backlog within five years.
- 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 \$9.8 million for this LTP.
- The plan acknowledges the challenges posed by limited footpath maintenance and renewal funding, which will require a focus on safety-related maintenance and may result in reduced service levels, such as renewing footpaths on only one side of the road or delaying renewal.
- Additionally, reductions in low-cost, low-risk improvement funding will limit the ability to implement enhancements beyond essential works, further emphasizing the focus on maintaining and renewing core infrastructure.

Section 1 - Overview

This is Central Otago District Council's (CODC) fourth infrastructure strategy and has been prepared to meet the requirements of section 101B of the Local Government Act 2002. The infrastructure strategy covers a 30-year period from 2024 to 2054 and is reviewed every three years.

The Local Government Act sets out the requirements of the infrastructure strategy. The strategy must identify the significant infrastructure issues for the Central Otago District for the next 30 years, the options for managing those issues, and the implications of the options.

Council must take into account the need to:

- renew or replace existing assets;
- respond to growth or decline in the demand for services;
- allow for planned increases or decreases in levels of service;
- maintain or improve public health and environmental outcomes or mitigate adverse effects on them;

provide for the resilience of infrastructure assets by identifying and managing risks relating to natural hazards and by making appropriate financial provision for those risks.

The infrastructure strategy aligns to, and should be read alongside, other strategic documents such as the Financial Strategy and the Long-Term Plan. Together they provide the strategic framework for the more detailed Activity Management Plans.

This Infrastructure Strategy has been structured as shown in the diagram below.

Figure 2: Infrastructure Strategy Components



Central Otago Snapshot

Central Otago is New Zealand's most inland region, located in the southern half of the South Island. It is breathtakingly different from the rest of New Zealand, with vast undulating landscapes, rugged snow-capped mountains, clear blue rivers and lakes, deep gorges, and tussock-clad hills.

Central Otago covers an area of 9,969km² and has one of the lowest population densities per square kilometre in New Zealand. The community consists of a variety of small towns that are relatively dispersed, approximately half of the population lives in the main townships of Cromwell, Alexandra, and Clyde.

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 in 2024 the estimated population of the district is projected to be 26,500 people.

Due to its unique landscape, Central Otago is a popular destination for tourists and holidaymakers, and the population increases to a total of 51,900 (residents and visitors) over the summer months.

The Central Otago economy has a strong primary sector, with construction, tourism, hydroelectricity, and professional services other significant contributors. Traditional sheep and beef industries are predominant in the primary sector, and there is a growing and thriving horticultural sector, including stone fruit, viticulture and apples.

Construction is the largest sector by GDP (Gross Domestic Product) and is currently driven by high demand for housing and industrial premises in both Central Otago and the neighbouring Queenstown Lakes area.

The professional, scientific, and technical sector is developing strongly and was the second highest in GDP growth contributor to Central Otago's economy in 2022. Improved communication infrastructure and air services from Queenstown and Dunedin have enabled individuals and companies to service national and international clients while opting for the Central Otago lifestyle.

Almost a quarter of Central Otago workers are self-employed, which is significantly higher than the national average. Central Otago has maintained its high levels of employment over time and the unemployment rate in 2023 was estimated be 1.1% compared to the national average of 3.3%.

The average annual earnings in Central Otago in 2022 was \$58,650, which is 16% less than the New Zealand average of \$69,585. Despite this, Central Otago has some of the lowest social deprivation in the country, with the rural and townships scoring between 2 and 5 out of 10 on the Social Deprivation Index.

Figure 3: High level boundary of CODC



Our Infrastructure Assets

Council owns and manages a large network of drinking water, wastewater, stormwater, roading, community services, waste management, and open space assets to deliver services to its community.

Council does not manage any flood protection and control works. The Otago Regional Council manages these activities within the Central Otago area. Community facilities, parks, properties and waste management have not been included in the infrastructure strategy, however may be included in future years.

The following core infrastructure services have been included in this strategy:

- Water supply
- Sewerage and the treatment and disposal of sewage (wastewater)
- Stormwater drainage
- Roads and footpaths.

The 2024 replacement value for the infrastructure assets covered in this strategy is \$1.245 billion.

Table 1: Most recent valuation numbers of infrastructure assets included in this strategy

Asset	Description	Replacement Value	% of total
Water	Water extraction, treatment, and distribution	\$232 M	19%
Wastewater	Wastewater collection, treatment, and discharge	\$196 M	16%
Stormwater	Stormwater collection and discharge	\$58 M	5%
Roads and footpaths	Roads, bridges, footpaths and carparks and associated assets.	\$759 M	61%
TOTAL		\$1,245 M	100%

Water Supply

Central Otago District Council's potable water supply network comprises of 468 kilometres of reticulation. There are approximately 10,000 connections which are metered (or operate on a restricted maximum flow). Council also manages nine water intakes, 14 storage facilities and 16 pump stations.

Wastewater

The wastewater network includes 284 kilometres of reticulation, 40 wastewater pump stations and 1,559 manholes. There are seven wastewater treatment plants; four that discharge to water and three that discharge to land.

Stormwater

There are five reticulated stormwater networks. The stormwater reticulated pipe network measures 80.7 kilometres. The remaining stormwater assets which are not part of reticulated networks are included within the roading asset data and valuation.

Roading

The roading assets include 1,926km of roads, with 1,753km of rural roads and 158km of urban streets. 72% of the roads are unsealed, a total length of 1,386km. There are 173 bridges (including five footbridges maintained by Council), 188km of footpaths and greenways and just over 5,300 culverts. The roading assets are contained in approximately 12,000 hectares of road reserve across the district, 3,800 hectares of which is formed and maintained carriageway.

How We Deliver Infrastructure Services

Under the Local Government Act 2002, Council's key role includes promoting 'the social, economic, environmental and cultural well-being of communities in the present and for the future'. In performing its role to meet the needs of the community, Council has a responsibility to deliver cost-effective, good quality local infrastructure. This includes the providing, maintaining and upgrading of core infrastructure services.

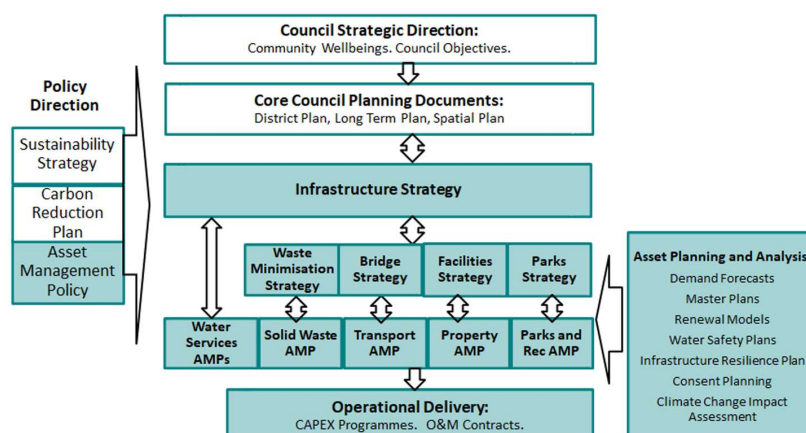
Core infrastructure is funded and managed by Council at a district wide level. Governance decisions are also made by Council and reviewed by the Audit and Risk Committee, which consists of the Mayor, three councillors, and an independent representative as chair.

Council's 2021 Asset Management Policy then provides the framework for Council to establish, maintain and improve its Asset Management System. The scope of the planning documents in the Asset Management System (shaded) and the Council planning context that informs, and is informed by, Asset Management Planning is shown below.

An update of the Asset Management Policy is planned for within the first couple of years of this LTP as well as an update of Council's asset management maturity assessment. This will ensure the categories measured align with the categories where targets have been set.

Figure 4 demonstrates (at a high level) the documents included in the Asset Management System, to inform planning and delivery of infrastructure.

Figure 4: Council's 'Asset Management System' planning documents



Infrastructure Delivery - Reflective, Innovative and Forward Thinking

Central Otago District Council has the second lowest cost roading network in New Zealand. This has in part been achieved through a culture of reflection, and making changes in practices to improve service based on customer feedback and learnings. An all-inclusive, collaborative contracting model has been in place on roading since 2009, and this has provided a culture where ideas and innovative practices have been encouraged from both the contractor and council staff.

The three waters maintenance contract is a traditional contracting model with lump sum and unit rate payment methods. This contracting model, combined with management capacity challenges has resulted in less innovation in the delivery of three waters maintenance.

Construction and renewal work are undertaken by contractors on a project-by-project basis. If difficulties are experienced in attracting contractors to tender for work, or there are not sufficient contractors available to undertake the work, alternative approaches should be considered. Small projects could be undertaken in association with the Operations and Maintenance Contract, or work could be bundled to provide an attractive package. Council may also consider a preferred supplier approach where an alliance is formed with one or several contractors and prices are negotiated for project (e.g. target price method).

For large capital improvements, a variety of contracting models, including design build and maintain, collaborative, and traditional are being used. The procurement model selected for each project depends on the understanding of risks and cost-effective allocation of these, and the capability and capacity of the contracting market to deliver the work. Significant investigation work is undertaken on large capital improvement projects to ensure that innovative designs can be implemented, while still managing risk.

Project Management Framework

This framework has been developed as a tool to help manage all Council-led projects. The concepts and templates are designed to be used for both internal and external projects and for projects of varying size and complexity. By having one Council-wide system in place we can make sure that all of our projects are consistently managed using the same basic principles. A risk management approach is also introduced to avoid unexpected budget and time overruns. The steps outlined in the framework are to be applied to all projects.

The Business Case is a key step in project development as it establishes whether or not the more complex and higher risk projects should go ahead, and how it should be carried out. If this step in the process is not adequately followed, then the project design and implementation phases may be hampered from the start (e.g. project could reach the design brief stage without adequate consideration of realistic timeframes, budget etc.).

The Policy Context

There are a number of national policies, plans and legislation that set the scene for Council's 30-year Infrastructure Strategy. Change is constant, and council regularly reviews the regulatory environment that influences future requirements and opportunities for delivering infrastructure services.

National Direction

Community Well-beings

The Local Government (Community Well-being) Amendment Act was adopted in May 2019. This provides for local authorities to play a broad role in promoting the social, economic, environmental, and cultural well-being of their communities, taking a sustainable development approach. The well-beings have been incorporated into a review of the Central Otago Community Outcomes, which are detailed in Section 3.

Note that in 2024, Central Government indicated they intend to remove community wellbeing's from legislation. There is no indication that this will impact Council's commitment to its current community outcomes, or delivery of core infrastructure services.

Three Waters

The national three waters policy landscape has been evolving since 2020. Following the recent repeal of the previous Three Waters Reform Programme, the Government has commenced further changes to the sector through its Local Water Done Well policy framework.

Under Local Water Done Well, the newly enacted Local Government (Water Services Preliminary Arrangements) Act 2024 establishes legislative requirements for the water services system. The Act requires Territorial Authorities to prepare, either

individually or with other Councils, Water Services Delivery Plans by 3 September 2025. These plans must:

- Explain the current state of CODC's water services;
- Demonstrate a commitment to deliver water services in a way that ensures compliance with all regulatory quality standards; is financially sustainable; and supports growth;
- Explain the model or arrangements for delivering water services;
- Ensure revenue from water services is ring-fenced from CODC's other functions and activities;
- Include an implementation plan;

Cover a period of not less than 10 consecutive financial years starting from 2024/25.

The latest Local Government (Water Services) Bill (December 2024) ("The Bill") provides for:

- Arrangements for the new water services delivery system.
- A new economic regulation and consumer protection regime for water services; and
- Changes to the water quality regulatory framework and the water services regulator.

Under the new economic regulation regime for water services, the Commerce Commission will have a range of regulatory options, including:

- Information disclosure regulation;
- Revenue threshold regulation;
- Quality regulation;
- Performance requirement regulation;
- Price-quality regulation.

The Commission will also enforce a new 'ring-fencing' rule, under which regulated suppliers will be required to spend the revenue they receive from providing water services on providing those services.

The Bill amends the Water Services Act and the Resource Management Act to provide for a single standard for wastewater and stormwater environmental performance. This will ensure regional councils implement a single approach to resource consents, with a mechanism for exceptions. Regional councils will be unable to set additional requirements either higher or lower than the standard.

The Bill introduces a mechanism for establishing mandatory national engineering design standards to ensure consistent standards for the design and construction of water network infrastructure.

In addition to Local Water Done Well, it is anticipated that the following legislation and regulation will remain in place for the foreseeable future and continue to influence Council's three waters investment:

Water Services Act 2021: This sets out the regulatory framework to ensure drinking water suppliers (including CODC) provide safe drinking water to consumers. Under the Act, CODC has responsibilities for ensuring drinking water meets established standards, for developing and implementing drinking water safety plans, and identifying and managing risks to source water. It also provides Taumata Arowai with the regulatory tools to enforce consequences on water suppliers who do not satisfy their duty to provide safe drinking water. The Local Government (Water Services) Bill includes changes to the Water Services Act 2021 to reduce the regulatory burden of the drinking water quality regime and improve proportionality in the application of regulatory powers.

National Policy Statement for Freshwater Management 2020 (NPS-FM): This provides CODCs with direction on how to manage freshwater under the Resource Management Act 1991 (RMA). It places emphasis on Te Mana o te Wai – working with mana whenua and prioritising the health and wellbeing of water bodies over the use of water bodies.

While currently still in effect, as at the time of drafting this document, the Local Government (Water Services) Bill repeals the requirements in water services legislation to give effect to Te Mana o te Wai, and Government has signalled its intention to replace the NPS-FM.

Roading

The Government Policy Statement on Land Transport 2024 (GPS) was published on June 27, 2024. It reflects the transport priorities of the newly elected government and will guide investments from the National Land Transport Fund over the next decade.

The GPS focuses on four strategic priorities, which shape the delivery of its goals:

- Economic Growth and Productivity (Overarching Strategic Priority)
- Increased Maintenance and Resilience
- Safety
- Value for Money

While Economic Growth and Productivity serves as the overarching strategic priority, the other three—Increased Maintenance and Resilience, Safety, and Value for Money—are equally weighted. Together, these priorities aim to deliver a transport system that supports economic growth and productivity.

The strategic priorities and their expected outcomes are summarised in the table below:

Table 2: GPS on land transport strategic priorities and expected outcomes

Strategic Priority	Description	Expected Outcomes
Economic Growth & Productivity	Efficient investment in land transport connects people and freight quickly and safely, supporting economic growth and creating social and economic opportunities including access to land for housing growth.	<ul style="list-style-type: none"> • Reduced journey times and increased travel time reliability. • Less congestion and increased patronage on public transport. • Improved access to markets, employment and areas that contribute to economic growth. • More efficient supply chains for freight. • Unlocked access to greenfield land for housing development and supporting greater intensification.
Increased Maintenance & Resilience	NZ needs a transport system that is resilient to the impacts of weather events and other natural disasters. Increasing maintenance and resilience enables effective management and reduces current and future risk.	<ul style="list-style-type: none"> • More kilometres of the road network resealed and rehabilitated each year. • Fewer potholes. • A more resilient road and rail network.
Safety	A safe transport system is critically important. The steady decline in deaths and serious injuries between the 1980s and early 2010s has slowed. Road deaths and serious injuries place a substantial burden on families, society, the economy, and the health sector each year, with significant direct costs incurred. The Government expects that the NZTA will make efforts to reduce barriers for third-party investment into road safety, including enabling third-party and market-based funding and delivery of safety initiatives and research.	<ul style="list-style-type: none"> • Reduction in deaths and serious injuries. • Increased enforcement.

Strategic Priority	Description	Expected Outcomes
Value for Money	Investment must deliver better outcomes for present and future generations. The value for money is a strategic priority guiding all transport investments under the GPS. It is necessary to demonstrate both efficiency and effectiveness while delivering the intended outcomes. Value for money is not just about seeking the lowest initial cost for a project – it must consider a project's whole of life costs and benefits.	<ul style="list-style-type: none"> • Better use of existing capacity. • Less expenditure on temporary traffic management.

Regional Context

Central Otago is under the jurisdiction of Otago Regional Council, who are developing the Land and Water Regional Plan, a combined resource management planning document

The plan is required in New Zealand law, replacing an outdated Otago Regional Council planning framework that is no longer fit for purpose.

The Government's National Policy Statement on Freshwater 2020 (NPS-FM) gives effect to new protection for our waterways, however in 2023 Government indicated it intends to replace the NPS-FM before the end of 2025.

Between 2020 and 2022 Otago Regional Council engaged with the community around the visions and values people wanted for waterways and the land affecting them in this new, more in-depth Plan. ORC also spoke with communities about actions that would help reach positive environmental outcomes – these were that Otago's freshwater and land activities need to be:

- Healthy for plants, animals, and people and look after our region for future generations.
- Safe for activities like swimming
- Beneficial for activities like fishing
- Sustainably managed; and
- Respectful of cultural and historical places.

Proposed new rules in the Land and Water Regional Plan (LWRP) for Otago are expected give new, comprehensive direction for managing land and water resources in the region.

At the time of writing this strategy, work on the draft plan is on hold while a new national framework on freshwater management is being developed by the Government.

Section 2 – Current Issues & Future Challenges

This section identifies the current infrastructures issues and future infrastructure challenges for Central Otago.

Compliance with changing legislation

Council is required by legislation to continue compliance with the Water Services Act and investment in assets and resources to meet the Drinking-water Standards for New Zealand (DWSNZ) and environmental standards.

As of 2021, the drinking water quality of Central Otago has been sitting well below the national average. The annual average drinking water quality index in Central Otago District was 62 in the year to June 2021 improving from 46 in the previous 12 months. In the year to June 2021, the annual average drinking water quality index in Central Otago District was worse than in New Zealand (87). Over the ten years to June 2021, the annual average drinking water quality score in Central Otago District was 63.

More recently in the Taumata Arowai Drinking Water Regulation Report 2023, Central Otago District Council had 4 schemes without Protozoa barriers in place, two supplier notifications for maybe or is unsafe water, two supplier notifications for maximum acceptable value (MAV) exceedances, one laboratory notification for chemical MAV exceedance and a total of 17 days in which a consumer advisory (boil water notice) was active.

Water source quality has become a front of mind topic after the outbreak of cryptosporidiosis in Queenstown, caused by Protozoa. Not all water treatment plants in Central Otago have protozoa barriers, including Omakau and Ophir, Patearoa, Cromwell and Ranfurly, which have varying types of source water.

Central Government's three waters reform programme has changed from 'Affordable Water' to 'Local Water Done Well'. This requires Council to focus on:

- Providing financially sustainable water services
- Ensuring water quality i.e. safe, reliable drinking water
- Improved management of wastewater and stormwater services

A core part of the 'Local Water Done Well' reform programme requires Council to develop of a plan on how we will transition to a new water services model that meets water quality and infrastructure investment rules, while being financially sustainable in the long term.

Council Controlled Organisation

At the time of writing, the Council is currently working through options about how to deliver water services in the future. At the November 2024 meeting, Council discussed the options for a Water Services Delivery Plan (WSDP), to be included in the 2025-2034 Long-term Plan discussions.

Council is planning to seek public feedback on two of the following options:

Status quo (must be one of the options presented) – set up water services as an in-house/internal business unit. Ownership remains within the council.

- Single Council – set up a Council Controlled Organisation (CCO) with CODC 100% shareholder as an independent water service company.
- Multi Council – set up a Council Controlled Organisation (owned by multiple councils in the southern region).

Council is also looking at the option of partnering with other councils in Otago-Southland as a regional approach to managing and delivering these water services.

Similarly, 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

Societies expectations regarding mitigation of environmental impacts from infrastructure services has increased over the past decade. Practises that occurred in the past are no longer environmentally, socially or culturally acceptable or tolerated by the community.

This change is supported by government freshwater reforms, supporting legislation, changes to regional policies and plans, and increased compliance reporting and monitoring. Aside from the moral obligations to improve environmental outcomes, and reduce carbon emissions, there are levies and penalties being applied encourage improved performance.

Cost associated with activities which contribute to carbon emissions will continue to increase in the future. This includes the costs to dispose of sludge and screenings from wastewater plants to landfill as national increases to waste levies and the emissions trading scheme are implemented.

Increased treatment costs will occur to upgrade wastewater treatment plants to meet new freshwater standards, and to maintain these more technologically advance treatment processes.

A higher level of scrutiny of compliance with national and regional standards and consent conditions is occurring. Council is required to meet the increased monitoring costs of the regulatory authorities which undertaken this work, as well as meet its own costs of increased compliance testing, monitoring, and reporting.

Under the current legislative settings, any standards are 'minimum' standards. This means a regional council considering an application for a resource consent that relates to a wastewater network could not grant a consent with conditions that are less restrictive than the standards, but they could impose conditions over and above the standard.

The Local Government (Water Services) Bill amends the legislation so there will be a single standard, rather than a minimum (or maximum), which would be implemented in resource consents. A single standard approach is consistent with international best practice.

The wastewater standards will provide the requirements for a range of discharge treatment options (land, river, ocean). The preferred discharge option(s) will remain a local choice for district councils.

The Bill also provides for a new statutory tool, 'infrastructure design solutions', which will set out the design and operating requirements for standardised modular wastewater treatment plants or components of wastewater treatment plants that are deemed to meet the national wastewater environmental performance standards.

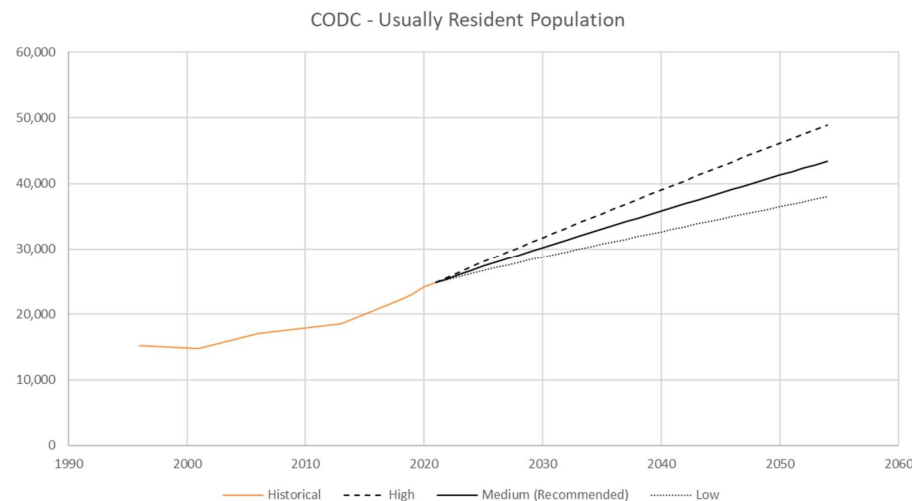
Regional councils will continue to be the consenting authority and will implement the standards through consent conditions. Regional councils will also continue to be responsible for monitoring and enforcing consent compliance in line with their functions under section 30 of the Resource Management Act 1991 (RMA).

Population growth and demographic 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.

From 2019 to 2024 the usually resident population for Central Otago district has grown at an annual average rate of 3.0%. Over the next 5 years this is forecast to reduce to 2.1% and even further to 1.3% by the end of the 30 year period this strategy covers. Figure 5 below shows the historic and projected population growth for the district.

Figure 5: Central Otago projected population growth.



Employment opportunities have grown alongside the population growth, driven by agriculture, construction, and support services. Dwellings grew at a lower rate than the population (2.7% since 2013), and therefore occupancy and people per dwelling has increased. Population growth is expected to continue at a rate comparable with the last two years.

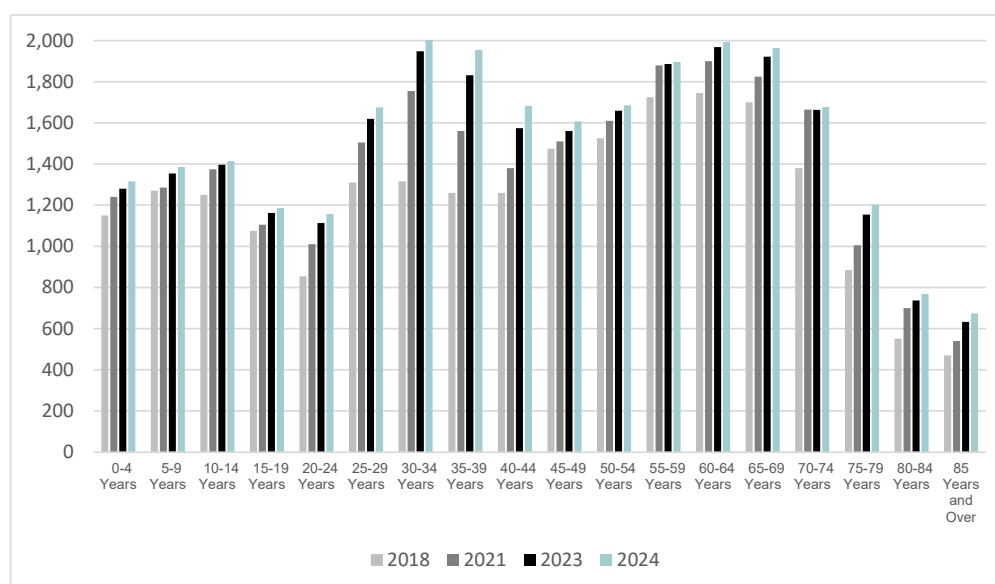
At present, 60.8% of Central Otago District's population is of working age (15-64), 15.4% are aged 0-14, and 23.8% are aged 65 and over. The proportion of those aged over 65 is expected to increase over the next 30 years.

When examining the population demographic changes, there is growth across all ages, however there is very high growth for adults between 25 and 40, likely driven by emerging employment opportunities and those seeking more affordable housing than that found in neighbouring Queenstown Lakes District. There is also a high growth in older adults in the 55-75 bracket, likely driven by lifestyle/retirement reasons.

The increased older population is expected to increase both the demands on our infrastructure and the affordability of our services to people on fixed incomes in the long-term. For example, an older demographic requires higher levels of service for footpaths and infrastructure that supports accessibility for people with restricted mobility.

Figure 6 below shows the breakdown of population growth by age demographic.

Figure 6: Central Otago population growth by age demographic



An ageing population may result in demand for additional smaller properties such as single person units and retirement villages. As a result, the demand for individual water connections is likely to increase. Single person households have a higher per capita water consumption as economies of scale are lost. As a result, demand for water is likely to increase.

Keeping up with Urban Growth

As well as population growth, there has been growth in business, tourism, and property development. This has led to changes in demand for parking, and use of public spaces, potentially eroding the experience for visitors and locals. Parking,

cyclist, and pedestrian volumes within a confined area in Clyde and Cromwell have increased significantly.

The way key streets and lanes are used by people, cyclists and vehicles, and the lack of clarity of the function and purpose of these streets is confusing and potentially unsafe.

A lack of undeveloped urban zoned land in the main townships of Cromwell, Clyde and Alexandra has contributed to property price increases, which in turn, has increased demand in Omakau and Roxburgh where property prices are more affordable. Numerous private plan changes have been and are being implemented. This presents challenges in forecasting growth areas and infrastructure needs.

Growth is increasing traffic volumes in urban centres, on unsealed roads, and bridges, and development is increasing the length of road that needs to be maintained and replaced. There are approximately 850m of new urban streets, and 2-3km of rural sealed road being vested to Council each year. This is increasing both operational and renewal costs.

An aging and deteriorating bridge network

We are facing significant challenges in maintaining the affordability and resilience of the district's aging 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.

An estimated \$20 million is required for full replacement of these bridges, which is considerably more than the \$9.8 million currently allocated in the budget for this LTP and further burdened by a \$3.9 million bridge maintenance backlog.

Compounding this, the increasing number and weight of trucks, spurred by regulatory changes and agricultural productivity improvements, are adding to the strain on these structures.

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.

Development in one sector ultimately has a flow on effect onto other sectors. This needs to be balanced to ensure there is adequate water across the district. Both for existing sectors, and to provide for growth.

The sustainable and efficient management of water in the District is expected to become increasingly important. There is a high demand for water as it is essential for human consumption, economic activity and stock habitation.

It is anticipated that the effects of climate change will result in increased frequency and intensity of severe weather events such as severe droughts and floods. It is essential that Council understands the effects of climate change and integrates these into the standard council considerations to provide a resilient water supply network.

In Central Otago, Water source reliability affects the townships during the summer months.

The Naseby, Ranfurly, and Patearoa networks are particularly vulnerable to dirty water impacting on treatment processes following storm events. Supply of water to these towns is also impacted by drought conditions within the Maniototo area impacting on availability of water, and limited source water options other than surface water takes.

In particular, Council has seen a number of increased boil water notices due to turbidity events:

Omakau/Ophir Water Treatment Plant Upgrade - The raw water for Omakau/Ophir is a surface water source and is vulnerable to turbidity following rain. High turbidity events result in plant shut down and the issuing of a boil water notice. The supply is also vulnerable to low river flow during summer when water restrictions may be required. The treatment upgrade will provide a more a resilient and compliant water supply.

Ranfurly Water Supply - There is no protozoal treatment in the Ranfurly supply, and it is frequently impacted by elevated turbidity caused by weather events. During a wet weather event the treatment plant inhibits for extended periods until the source water is back within treatable limits. These events can result in a Boil Water Notice for the community. Since 2022 the Ranfurly community has eight days of boil water requirements.

Patearoa Water Supply - In April 2023 a rain event caused increased organic matter in the source water. A boil water notice was put in place for seven days as a response to non-compliance with chlorine levels.

It will remain critical to ensure water supplies are resilient to frequent natural events, adequate response plans are in place for less frequent events, and water supply is reliable at a consistently adequate pressure, flow and quality.

A shortage of technically skilled people

The technical nature of infrastructure means it can be difficult to find the highly skilled people to help manage it on Council's behalf.

CODC's 3 Waters Unit has traditionally been under-resourced. The Three Waters reform programme and ever-expanding environmental compliance requirements continues to place increased demand on our team. Internal changes and efforts to attract suitably qualified candidates have been successful, but finding and maintaining our team remains a challenge.

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. Council will have to compete with other Councils and companies for a limited pool of suitably skilled and experienced engineers.

Council is focusing on increasing both capability and capacity to effectively manage water operations. It recruited additional staff to increase the capacity of the team, undertook modelling of the Cromwell water network to identify future choke points, and held business case workshops relating to upgrades at its water and wastewater plants, catering for growth without compromising compliance.

Water supply management was a key activity in the operations space during the drier months of summer. The introduction of Lutra's Infrastructure Data software has provided greater oversight of operations during this time which allowed CODC to better manage water demand.

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.

The value of Council's water and roading infrastructure increased from \$895 million in 2021, to over \$1.2 billion in 2025.

Roading costs have surged by 10-20% within the last three years. Rising traffic demands and material shortages are driving up costs, with a backlog in renewals and heavy vehicle traffic adding further strain.

Council failed to achieve its target percentage of resealing the road network of 3.9%, only completing 2.4% in 2023/24 and 3.0% in 2022/23. This was due to a number of higher-cost urban sites. Inflationary increases in labour, plant and material costs also contributed.

This substantial increase in costs presents a critical issue for CODC's budgeting and planning. Without appropriate adjustments to the budget, the real output of the Roothing program is at risk of a corresponding decline. Such a reduction could lead to service level reductions, as the district would find it difficult to maintain, renew, and enhance its road network within the constraints of the current budget.

Council's budget has been revised to accommodate the escalated costs, ensuring the continuation of vital road services and infrastructure upkeep.

Unsealed Roads

Unsealed roads make up 72% of roads and account for approximately one third of proposed roading investment. There is a backlog of renewals work on unsealed roads, particularly on the lowest volume roads, which service land and back country areas.

The district is experiencing a surge in heavy vehicle traffic on its unsealed roads and bridges, primarily due to higher land use returns from agricultural and horticultural activities. This increase in profitability within these sectors has not only intensified road usage but has also led to a decrease in the availability of suitable gravel supplies, subsequently driving up the costs for these materials.

This increased heavy traffic is driving up the cost and frequency of renewals required to maintain the roads. This situation underscores the difficulty of maintaining quality and affordable road maintenance services in an economic environment characterised by rising costs.

Resilience

Resilience relates to the consistency of services that users can expect during emergency or extreme weather events. It also includes provisions for restoration of service following an event and alternative service, and public information.

Resilience During Natural Disasters

Earthquake hazards pose a major risk for the district. The Alpine Fault Study AF8 confirms that a major Alpine Fault rupture occurs every 300 years (and the last one occurred around 300 years ago) and there are many other local faults. In a major earthquake, it is likely that many roads will be blocked through landslips and the region may be isolated for some time.

An improvement action identified is to review the required functions of 'back country' roads that may be needed as alternate routes if highway closures are prolonged, such as in the 2016 Kaikoura earthquake. Additional funding has been provided within the roading programme to enable drainage and metalling to be undertaken on back country tracks.

These hazards will also have secondary effects through power and communications failures. Communication backup arrangements have been established by Council and Civil Defence Emergency Management, including satellite and radio. However, there is very little existing backup electricity generation capability on Council's water and wastewater networks, with only two mobile generators available.

Climate Change

Many significant weather events have occurred in the district's recorded history causing flooding, wind/snow damage and drought, and climate change is expected to exacerbate these hazards.

Central Otago District is predicted to warm by several degrees by the end of the century. Total precipitation is not projected to change much in the district, however; the distribution and intensity of rainfall is likely to alter, with a greater likelihood of more frequent extreme rainfall events. These events have occurred infrequently in the past, which provides valuable information regarding the consequences of these events to improve planning for the future.

Council commissioned Bodeker Scientific, in 2017, and the Otago Regional Council engaged Tonkin and Taylor, in 2021, to undertake analysis of the expected impacts of climate change on the district and wider Otago Region. The findings of each report provide a common base for long term planning across Council activity areas.

The potential impacts of climate change for infrastructure include:

Higher intensity and more frequent extreme rainfall events the headwaters of the Otago lakes, and rivers will lead to increased frequency of flooding in the Clutha and Manuherikia River catchments. This will impact on water supplies due to dirtier water needing to be treated, and flooding of vulnerable bore sites. Affected treatment sites are located at Roxburgh, Alexandra, Clyde, Omakau and to a lesser extent, Cromwell. The Omakau wastewater treatment site is also at risk of flooding from extreme events in the Manuherikia catchment.

Higher intensity and more frequent extreme rainfall will lead to increased frequency of road closures in locations where roads and bridges are below the flood plain. There is also increased risk of landslides in the Nevis, Danseys Pass, and Beaumont areas, and damage from alluvial fans in the Teviot area. More frequent damage to bridge approaches is expected from flooded rivers, particularly in the Maniototo and Manuherikia areas.

Increased frequency of drought, particularly in the Maniototo area. This has implications for the resilience of water supply for towns in the Maniototo.

Higher summer temperatures have implications for fire risk, particularly associated with road maintenance work. High temperatures will also cause bitumen to melt, causing damage to sealed roads.

Storm events during winter may result in very high snowfall - with implications for road availability and management, and access to treatment plants.

- A reduction in the number of winter frost days is likely to see a reduced hazard from ice on roads and freeze thaw issues on unsealed roads.

Recent flooding events have provided a challenge for maintaining the network across the district. In September 2023, the network saw widespread damage and several scouring issues on Council's roads and structures requiring remedial works. This included significant damage to the road at the entry to Pisa Moorings and Swann Road.

Section 3 – Strategic Priorities

This section discusses potential responses to the current issues and future challenges laid out in Section 2. It uses Council's organisational framework and infrastructure principles to demonstrate how problems will be addressed through the 30-year capital programme.

Organisational Framework

Central Otago's infrastructure services are delivered within a framework of strategic objectives. This enables the alignment of strategic priorities across multiple activity and asset groups. This framework ensures that the understanding of need is the same between asset managers and governance decision makers, and that the work that is planned underpins the strategic direction set by Council and the community.

This strategic framework is:



Community Well-beings

The Local Government Act describes four strands to well-being:

Social well-being

Involves individuals, their families, whanau, hapu, iwi, and a range of communities being able to set goals and achieve them, such as education, health, the strength of community networks, financial and personal security, equity of opportunity, and rights and freedoms.

Economic well-being

Looks at whether the economy can generate the employment and wealth necessary to provide many of the requirements that make for social wellbeing, such as health, financial security, and equity of opportunity.

Environmental well-being

Considers whether the natural environment can sustainably support the activities that constitute healthy community life, such as air quality, fresh water, uncontaminated land, and control of pollution.

Cultural well-being

Looks at the shared beliefs, values, customs, behaviours and identities reflected through language, stories, visual and performing arts, ceremonies and heritage that make up our communities. Community outcomes are defined in the Local Government Act as the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental and cultural well-being of its district in the present and for the future.

Community Outcomes

Our Long Term Plan documents the following community outcomes.

Table 3: Community Outcomes

Respect for the environment	Increased Economic Prosperity	A robust social fabric	Expressions of culture
Central Otago is grounded in respect for, and protection of, the natural environment. A healthy and resilient natural environment is a prerequisite for peaceful enjoyment, active recreation and high-quality, productive enterprise	Central Otago is advanced by increased economic prosperity so that people can afford to live a satisfying, healthy, fulfilling life, characterised by enjoying a good work/life balance. Investment in infrastructure, innovation and technologies that enhances productivity, provide employment and sustainable business opportunities.	Central Otago is empowered by social wellbeing through a strong sense of safety, belonging and connection. Protecting a small-town feel, welcoming others, treating people fairly, being healthy and feeling safe are valued. Quality facilities and services and improved affordability is also important	Central Otago is enriched by expressions of culture through its people and their creativity, valuing place and interaction with the landscape, acknowledging heritage and those who have gone before. Continuing to show respect for tradition, celebrating regional identity, and adopting progressive thinking to ensure an enriching and sustainable future for those who come next

Well-being commitments

Central Otago District Council has adopted the following organisational mission and vision statements as our commitment to delivering to these community outcomes.

Organisational Mission

To support and enable a safe, healthy and thriving community and environment

Organisational Vision

Together, we build a thriving, connected, and sustainable Central Otago, where everyone is valued, supported, and celebrated

Infrastructure Vision and Overarching Principles**Infrastructure Vision**

We will deliver infrastructure services that support our community

The vision is supported by six overarching principles which underpin all decisions relating to delivery of infrastructure services.

The overarching principles are to deliver infrastructure services which:

- Represent value for money and are affordable;
- Are integrated, consistent, and fit for purpose;
- Are environmentally conscious;
- Are reflective, innovative, and forward thinking;
- Meet legal requirements,
- Are equitable for current and future generations.

Value for Money and Affordability

Value for money and whole of life cost is considered in determining the best option to address maintenance, renewal, and improvement work. Council uses advanced deterioration modelling of sealed roads and pavements, gravel roads, water pipes, and footpaths. This identifies the optimal mix of maintenance and replacement budgets and work programmes for these assets.

Advanced asset management tools require complete and accurate asset data to produce robust outputs. Council invests in the collection of data for roading and below ground three waters assets to ensure that accurate outputs can be produced.

Moving forward, Council is looking to carry on investing in improving asset data for water services, including:

- Developing asset data capture protocols
- Transition from Assetic to Asset and Work Manager (new asset management system).

- Monitoring rainfall patterns and consider trends as potential triggers to improvement and extensions of existing systems.
- Additional network modelling to ensure renewal and capital works are programmed appropriately and assist in the identification of faults in the system when low pressures or flows are identified

Integrated, Consistent, and Fit for Purpose

District wide funding is applied to all core infrastructure activities. All properties that receive Council three waters services pay the same rates for these activities regardless of their location. All properties pay for roads and footpaths.

District wide funding has enabled Council to undertake work where it is needed, when it is needed, and to set a consistent level of service for infrastructure across the district. This is providing improved value for money, and improved affordability of services.

Levels of service are set to meet the legal and resource consent requirements for treatment of three waters. Roading levels of service are set based on the national One Network road classification framework. Levels of service for capacity, and response to failures for all infrastructure services are based on the criticality of the service. This is largely driven by the numbers of people impacted by the failure.

Environmentally Conscious

Council expects all decisions made in regards to delivery of infrastructure to be environmentally conscious, and consider the environmental implications as well as the financial and level of service implications. Council's goal is to meet all environmental consent requirements, and to minimise the impacts that infrastructure services have on the environment.

Reflective, Innovative and Forward Thinking

Central Otago District Council has the second lowest cost roading network in New Zealand. This has in part been achieved through a culture of reflection, and making changes in practises to improve service based on customer feedback and learnings. An all-inclusive, collaborative contracting model has been in place on roading since 2009, and this has provided a culture where ideas and innovative practises have been encouraged from both the contractor and council staff. These are then trialled and rolled out where they are proved to add value.

Three waters capital improvements have been delivered separately to the maintenance contract. Significant investigation work is undertaken on large capital improvement projects to ensure that innovative designs can be implemented, while still managing risk. A variety of contracting models, including design build and maintain, collaborative, and traditional are being used. The procurement model selected for each project depends on the understanding of risks and cost-effective allocation of these, and the capability and capacity of the contracting market to deliver the work. A review of projects is occurring during and after final delivery to enable learnings to be incorporated into future projects.

Infrastructure planning involves the regular review of development and forecasts relating to technological advancements, government policy direction, society attitudes, population and demographic changes, and environmental and climate change and science. Council infrastructure staff participate in national workshops and meetings, regional work groups and attend industry presentations to ensure they are informed of changes and advancements in infrastructure delivery.

Meet Legal Requirements

Council has had a programme of water treatment upgrades underway since 2018, with the goal of having all schemes fully compliant with the New Zealand Drinking Water Standards by 2029. There have been delays in the delivery of projects in the 2018-2024 period due to unexpected issues being identified with the source water. This has required further investigation work, and changes to the proposed treatment processes. While the initial projects will be completed later than initially proposed, it is expected that all the supplies will still be compliant by 2029.

Additional staff resources have been provided to enable full compliance with all consent monitoring and reporting requirements. Investment has also been provided to enable upgrading of wastewater pump stations to ensure emergency storage and power supply is provided to avoid unconsented discharges.

Equitable for Current and Future Generations

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 building community resilience, supporting economic development and promoting opportunities for growth that ensures our community is sustainable into the future.

To ensure that we continue with a balanced approach, we keep the two guiding principles of affordability and sustainability at the forefront of how we develop our infrastructure and financial strategies.

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 current and future generations.

Council rates for the majority of its depreciation, which is held in reserve to be spent on replacement assets and the payment of borrowings required to fund these assets. All roading and three waters infrastructure renewals are funded by depreciation reserves. Council may also choose to loan or rate-fund replacement assets if there is insufficient depreciation reserves.

Council has not previously fully rate-funded depreciation for bridge renewals, funding only to the level of planned renewal expenditure. This has left limited reserves set aside for the programme of bridge renewals in the 30 year infrastructure strategy. Ratepayers are being asked to fund the increased depreciation costs that result as well as the interest cost for the use of money in the early years of the programme.

Because bridges are long life assets, external loan funding may be appropriate. Council has the capacity to borrow further in terms of its limit to total assets.

Increased level of service for significant capital works is primarily funded by loan. 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.

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. Developers contribute to the capacity upgrades on existing infrastructure networks to service growth through payment of development contributions. This money is put in a reserve and used for the growth portion of capital projects.

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 development contributions.

Infrastructure Level of Service Outcomes

The Infrastructure Strategy sets a common level of service framework for all infrastructure activities. Levels of service are both defined and measured against the following outcomes:

- Safe and healthy.
- Accessibility.
- Resilience and reliability.
- Aesthetics (amenity and comfort provided for customers).
- Sustainability.

Safe and Healthy

This requires infrastructure which supports a safe and healthy community, and ensure the safety and wellbeing of our workforce.

Council will:

maintain and operate our infrastructure in a safe condition;

- provide guidance on safe use and warn of hazards;

adopt the appropriate level of risk for our services.

Safe and healthy infrastructure is provided through ensuring that our roading network is safe to use for all modes, support healthy transport choices, provide streetlighting and street layouts that promote safe communities, safe water supplies, and wastewater treatment and discharges that support community health and wellbeing.

Safe and healthy infrastructure is measured through level of service objectives, as outlined in the table below:

Table 4: Safe and Healthy Performance Measures

Our objective level of service	How we measure success	Our aim
Provide a safe and healthy roading network	The change from the previous financial year in the number of fatalities and serious injury crashes on the local road network	Stable or decreasing trend
Provide a safe and healthy roading network	The total number of reported crashes per kilometre over the past 10 years on the network.	No stated target - <i>The number of crashes with serious injuries and fatalities within the classification is divided by the number of years of data.</i>
Provide a safe and healthy roading network	The percentage of footpaths that fall within the Council's level of service standard for the condition of footpaths	> 65%
Safe and healthy - the water is safe to drink	Compliance with the Drinking Water Quality Assurance rules for each supply	100%
Safe and healthy - wastewater discharges meet consent requirements	Compliance with discharge consents	Abatement notices - 3 Infringement notices - 0 Enforcement Orders - 0 Convictions - 0
	Fault response times	
	Attendance:	Target median time to get to site ≤ 1 hour
	Resolution:	Target median time to resolve the problem ≤ 6 hours
Safe and healthy – homes are not flooded	Number of habitable floors affected in flooding events	Target number of habitable floors affected ≤ 1 per 1,000 properties per flood event

Key projects to support this level of service outcome are:

Table 5: Key projects to support safe and healthy outcome

Project Name	Description	Cost (\$m)
Cromwell Water Treatment Plant Upgrade	Existing treatment does not meet protozoa treatment requirements, insufficient bore capacity to optimise treatment plant and meet future demand. Council has been notified that protozoa barrier must be in place by December 2025	\$11.8

Project Name	Description	Cost (\$m)
Omakau Water treatment Plant Upgrade	New Treatment Plant for Omakau and Ophir	\$10.1
Roading safety improvements	As growth occurs, minor safety improvements will be required on a case by case basis	\$8.574
Patearoa Water Treatment Plant	Upgrades to provide protozoa barrier and replace Inlet screen under river bed which has collapsed	\$2.35
Ranfurly Water Treatment	Water supply does not comply with NZDWS and the source water has significant issues - Council has received notification from Taumata Arowai that protozoa barrier to be in place by December 2024. This project is for a combined Ranfurly Naseby Treatment Plant at Naseby.	\$1.5

Growth and Accessibility

Accessibility relates to the ability and ease of accessing our infrastructure networks and services.

Council is committed to:

- Manage infrastructure assets and services to ensure accessibility for users wherever possible
- Provide customer-focussed processes for those requesting access.

Council has resolved to approach planning for growth through the development of comprehensive spatial plans across the district. The spatial plans provide CODC with a high-level view of where growth might occur in each ward for the next 30 years informing infrastructure planning and investment and inform changes to the District Plan.

Spatial plans were adopted a for Cromwell in 2019 and for the Vincent area in 2022. A spatial plan for the Teviot Valley was adopted in November 2024.

Multi-Model District

The continued development of the New Zealand Cycle Trail route within Central Otago will result in an ongoing growth in cycle tourism and cyclists on the Central Otago Road network. The new trails will eventually provide over 500 kilometres of 'destination' off-road cycle trails that connect Queenstown, Wanaka and Cromwell with the existing Central Otago trail network at Clyde.

Development of the New Zealand Cycle Trail network linking Queenstown and Wanaka to Cromwell and Clyde is currently underway. This will require improvements on the roading network to provide safe linkages to commercial areas.

Work to develop the Cromwell Masterplan is ongoing, and is investigating arrange of improvements to the active travel and connectivity through and around the town centre.

Delivery of calming and intersection improvements at Sargood Road, Barry Avenue, Murray Terrace, and Waenga Drive. Cromwell Town Centre transportation infrastructure is now becoming congested at peak times, with intersections unable to manage the exponential traffic growth being experienced.

Development of a Programme Business Case for Cromwell is now at pre-implementation stage. The Cromwell Spatial Plan has identified the long list of projects that support the delivery of the outcomes desired for the Cromwell Town Centre. This includes funding for a Cromwell Link Lane to formalise a link through service lanes and car-parking. A project is underway looking at the options for improving this area with safety at the heart, this is a core inter-dependency on the Cromwell Town Centre project

Accessibility

Road accessibility includes all modes of transport, access to land, heavy vehicles accessibility, and access for services, and public events for social and cultural well-being. Water and wastewater accessibility includes connection to Council managed and maintained supplies where this is practical.

The water, wastewater and stormwater networks have been designed to supply properties within the designated supply areas. Council has hydraulic models for the existing water and wastewater networks. Further modelling is underway to understand the implications on water and wastewater networks from the adopted Cromwell spatial plan, and for the options identified for the proposed Vincent spatial plan.

Capacity and accessibility is measured through the following level of service objectives below:

Table 6: Growth and Accessibility Performance Measures

Our objective level of service	How we measure success	Our aim
Provide a fully accessible roading network	The percentage of footpaths that fall within the Council's level of service standard for the condition of footpaths	> 65%
Provide a fully accessible roading network	The proportion of each road classification that is not accessible to Class 1 Heavy Vehicles and 50MAX Vehicles	No target - <i>Measure the proportion of network not available to heavy vehicles. Consider if there are any alternative routes around the restrictions or if there are economically practicable alternatives.</i>

Our objective level of service	How we measure success	Our aim
Accessibility – there is adequate infrastructure and capacity to service planned growth needs	The percentage of real water loss from the network reticulation system (leaks, metering inaccuracies)	Target current annual real losses from the networked reticulation system $\leq 30\%$ of water produced
Accessibility – there is adequate infrastructure and capacity to service planned growth needs	Number of dry weather sewerage overflows from sewerage scheme	Number of dry weather sewerage overflows ≤ 4 per 1,000 connections
Accessibility - There is adequate infrastructure and capacity to service planned growth needs	Number of flooding events that occurred	Number of flooding events that occurred < 3

Projects to provide increased capacity, and accessibility are included in the 2024 Infrastructure strategy.

Key projects to support this level of service outcome are:

Table 7: Key projects to support growth and accessibility outcome

Project Name	Description	Cost (\$M)
Cromwell Wastewater treatment Plant Upgrade	Additional treatment upgrade for nitrogen removal will be required to ensure the impacts of additional loading due to population growth does not negatively impact on the quality of discharges.	\$11.3
Bannockburn Road Capacity Upgrade	Insufficient capacity in existing pipeline to Bannockburn to meet levels of service on network fringes, firefighting requirements and growth demand. Ad-hoc development between Bannockburn and Richards Beach has resulted in sub-optimal connection configurations.	\$8.8
Pisa Network Upgrades	Additional capacity required to allow existing separate Pisa water supply be connected into Cromwell treated supply, to meet NZ Drinking Water Standards and provide capacity for growth.	\$8.8
Cromwell Wastewater Treatment Plant Capacity Increase	Extending membrane treatment plant to cope with growth	\$8.7
Road seal extensions	Road seal extensions at Sandflat Road, Māori Point Road and a number of intersections	\$3.035

Environment and Sustainability

Under this principle, Council is committed to:

- improved environmental outcomes through reduced resource consumption, reduce costs and provide more sustainable services for the future.

Council expects all decisions made in regards to delivery of infrastructure to be environmentally conscious, and consider the environmental implications as well as the financial and level of service implications. Council's goal is to meet all environmental consent requirements, and to minimise the negative impacts that infrastructure services have on the environment.

Since 2021, Council has undertaken a comprehensive review and assessment of options for future water supply and wastewater in the district. Environmental impacts are a key focus, seeking to reduce the impact of water abstraction, particularly from ecologically vulnerable rivers and streams, and the impact of discharging treated wastewater to water bodies which also has a cultural and social impact.

Improvements include new / alternate water sources, enhanced water supply and wastewater treatment processes, and reliably discharging wastewater to meet increased future consent conditions / standards, including potential for disposal to land at some sites.

Measurement of carbon emissions over the 2017-2020 period is providing evidence to understand the carbon implications of infrastructure services. Electricity consumption for water and wastewater will continue to increase as higher technology treatment plants are completed, and as a consequence of population growth. A continuation of Council's water demand management programme has been included in the 2024 Long Term Plan. This includes public education on improved use of water, removal of irrigation networks from the treated water supply, and a review of pump operating practices.

Water meter installation was undertaken in most parts of the district in 2012. As the original meters reach the end of their economic life they will be replaced with more technologically advanced meters. These will provide for remote reading and enable real time information for residents.

Maintenance and renewal of the reticulated water network has a focus on addressing leaks to reduce water losses, helping to reduce total water demand and ensure that a higher amount of the water we abstract is used for its primary drinking water purpose. Specifications for new and renewal of pipes includes the use of crushed glass as a construction material. Offcuts of pipes are being recycled, and sustainability is being included as an attribute in procurement processes.

Increased funding has been included to enable all dust suppression sites to be sealed using a low cost sealing method, and use of waste oil as a dust suppressant has been discontinued.

Deterioration software is being used to optimise the renewal and maintenance of sealed roads, unsealed roads, and water pipes. This reduces premature replacement of assets, and reduces resource consumption and costs.

Table 8: Environment and Sustainability performance measures

Our objective level of service	How we measure success	Our aim
Environment and sustainability –	Compliance with discharge consents	Abatement notices - 3 Infringement notices - 0

Our objective level of service	How we measure success	Our aim
wastewater is managed to minimise the impact on the environment, reduce energy consumption		Enforcement Orders - 0 Convictions - 0
Environment and sustainability – water demand is managed to minimise the impact on the environment, reduce energy consumption, and leakage is managed appropriately,	The percentage of real water loss from the network reticulation system (leaks, metering inaccuracies)	Target current annual real losses from the networked reticulation system ≤ 30% of water produced
Environment and sustainability – stormwater is managed to minimise the impact on the environment, discharges meet consent requirements	Compliance with discharge consents	Nil abatement notices, infringement notices, enforcement orders, and convictions
Roading sustainability	The percentage of footpaths that fall within the Council's level of service standard for the condition of footpaths	> 65%

Key projects to support this level of service outcome are:

Table 9: Key projects to support environment and sustainability outcome

Project Name	Description	Cost
Cromwell Wastewater treatment Plant Upgrade	Existing discharge is to the Kawarau Arm of Lake Dunstan, consent expires 2049. Likely that significant upgrade will be required at consent renewal time.	\$61.9
Alexandra WWTP Upgrade	Alexandra treatment plant currently discharges to the Clutha Matau River. Consents expire within five years and require progress to have been made on identifying and working towards alternative treatment and discharge.	\$35.6
Clyde Extension of Wastewater Reticulation	Stage 2 and 3 of the Clyde wastewater reticulation project. Town is currently serviced by septic tanks, and the density of these does not meet environmental or cultural expectations. Next two stages timed to occur after upgrading of Alexandra wastewater	\$34.4
Omakau WWTP Upgrade	Omakau discharges to the Manuherikia River. Consent expires in 2027 and require progress to	\$26.4

Project Name	Description	Cost
	have been made on identifying and working towards alternative treatment and discharge away from the river by 2025.	

Resilience and Reliability

This relates to the consistency of service that users can expect under both normal operating conditions, and during emergency or extreme weather events. It also include provisions for restoration of service following an event and alternative service, and public information.

Council is committed to:

- Provide increasingly consistent levels of service
- Advise customers and keep them informed of interruptions to service, and when service will be restored
- Be prepared for response to incidents and emergency events

Provide alternatives when feasible

- Carry out mitigation to avoid disruption for critical services where appropriate

Over the last decade, Council has undertaken several studies aimed at understanding and improving the resilience of its three-waters and roads networks. The 2020 Resilience Plan collates information from those studies, along with more recent information, to provide a consolidated view of Council's critical assets and risks from hazards. The Resilience Plan also identifies potential mitigations to improve network resilience.

A significant amount of information has been collected as GIS data as part of this work. This information aims to facilitate hazard assessment, such as enabling the overlay of hazard maps (earthquake, flooding, slips) with critical asset maps to identify which assets are most exposed to the hazard. It also assists with rapid response, such as knowing how quickly wastewater will overflow from a pump station in a power outage, which assets are most critical and should be inspected and restored as a priority, and the backup capabilities for communications and power failures.

This relates to the consistency of service that users can expect under both normal operating conditions, and during emergency or extreme weather events. It also includes provisions for restoration of service following an event and alternative service, and public information.

The 2020 Infrastructure Resilience Plan, and Infrastructure Response Plans have been used to inform resilience mitigation projects that have been included in the work program for the next 30 years. The Infrastructure Response Plan details the response processes for infrastructure failures. These may be as a result of a number of events, including:

- Natural disasters (e.g. extreme weather events, earthquake).
- Loss of dependent supplies (e.g., electricity, telecommunications).
- Critical asset failure/breakages from any other cause.

Stormwater management in urban areas is being reviewed as part of updating of Councils engineering standards for development. In urban areas streets are designed to act as secondary flow paths in extreme events. This enables the street to be flooded, rather than private property. Stormwater infiltration investigation and follow-up with property owners is being undertaken to reduce the impacts of extreme rain on wastewater networks.

Council sets aside \$165,000 per annum in an emergency response fund specifically for roading, and has an emergency event fund which can be accessed if required for other Council services, including water and wastewater. This accumulates to provide funding for reinstatement following emergency or extreme weather events.

Council has insurance for above ground water and wastewater assets. Below ground assets, roads, and bridges are not insured. Council assumes that all below ground infrastructure would not be damaged in a single event. Council's general emergency event fund can be accessed for underground assets, with the added ability to loan fund reinstatement following an emergency event.

Bridges

We are facing significant challenges in maintaining the affordability and resilience of the district's aging bridge network.

Addressing the significant fiscal challenge, we have developed a Bridge Strategy focusing on prioritising and rationalising bridge funding. This strategy aims to reduce the service level gap over the next 30 years.

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 \$9.8 million for this LTP.

This strategic approach aims to resolve the existing bridge maintenance backlog within five years. It encompasses improved long-term planning, enhanced asset management, and a refined understanding of risk factors. Crucially, it allows for present value end of life (PVEOL) assessments on end-of-life bridges over three years, forming the basis for well-informed bridge investment decisions ahead of the 2027-30 submissions to NZTA.

Resilience and reliability preparedness is measured through the following level of service objectives below:

Table 10: Resilience and Reliability Performance Measures

Our objective level of service	How we measure success	Our aim
Water resilience and reliability – water	Fault response time to urgent call-outs	

Our objective level of service	How we measure success	Our aim
supplies are resilient to frequent natural events, adequate response plans are in place for infrequent events, and water supply is reliable at a consistently adequate pressure and flow	Attendance:	Target median time to get to site ≤ 1 hour
	Resolution:	Target median time to resolve ≤ 4 hours
	Fault response time to non-urgent call-outs	
	Attendance:	Target median time to get to site ≤ 4 days
	Resolution:	Target median time to resolve ≤ 4 days
	The average consumption of water per day per resident	To maintain water demand at $< 600\text{L/person/day}$
Wastewater resilience and reliability – wastewater networks are resilient to frequent natural events, with adequate response plans in place	Number of dry weather sewerage overflows from sewerage scheme	Number of dry weather sewerage overflows ≤ 4 per 1,000 connections
Stormwater resilience and reliability	Number of flooding events that occurred	Nil
Stormwater networks are resilient to frequent natural events, with adequate response plans in place to manage infrequent events.	Number of habitable floors affected in flooding events	Target number of habitable floors affected ≤ 1 per 1,000 properties per flood event
	Response time to attend flood events	Target median time to get to site ≤ 1 hour
	Number of complaints received about stormwater performance	Total number of customer complaints ≤ 2 per 1,000 properties
Roading resilience and reliability	% of customer service requests relating to roads and footpaths to which Council responds within 10 working days.	$\geq 90\%$
Roading resilience and reliability	The average quality of ride on a sealed local road network, measured by Smooth Travel Exposure (STE).	Smooth Travel Exposure $\geq 90\%$
Roading resilience and reliability	Percentage of sealed local road network that is resurfaced	$> 3.9\%$ of sealed road length resurfaced per annum

Our objective level of service	How we measure success	Our aim
Roading resilience and reliability	The number of road closures with or without a detour provided and the number of vehicles affected by the closures annually.	Measure not reported for the 2021/24 LTP and therefore added to the improvement programme for implementation

Key projects to support this level of service outcome are:

Table 11: Key projects to support resilience and reliability outcome

Project Name	Description	Cost (\$M)
Naseby Water Treatment Plant Upgrade Stage 1	To provide second treatment line to increase capacity of the treatment plant to keep up with peak demand and provide redundancy at other times to enable repairs to be undertaken without taking plant offline	\$5.1
Replace Roxburgh reservoir and increase capacity	Existing reservoir has water safety issues related to security of the tank, only has several hours of storage at peak demand.	\$4.7
District Wide Wastewater Pumping and Storage Capacity	Improving pumping and storage capacity to accommodate inflow during high flow, resulting in overflows to waterways	\$4.5
Little Valley Bridge	Replacement of the timber components (deck and running boards) rather than replacement of the whole structure. Strengthening of piers following seismic assessment.	\$4.66
Maniototo Road Bridge	Replacement of the bridge and explore divestment opportunities. Bridge detour is more than 20 km and bridge closure unlikely to be acceptable to the community.	\$1.33
Scott Lane Bridge	Removal of existing damaged structure. Replacement with lower-level service structure or removal.	\$0.27

Aesthetics

Aesthetics relates to the look, taste, smell, and feel of infrastructure services. This includes the comfort of the drive on roads, maintenance of the roadsides, and street cleaning in urban areas. It addresses the taste and smell of water, tidiness and smell of wastewater sites, and visual and odour impacts of discharges.

Table 12: Aesthetics Performance Measures

Our objective level of service	How we measure success	Our aim
Water aesthetics - odour from facilities and air valves is managed to acceptable limits	<ul style="list-style-type: none"> • Total number of complaints for: • Odour • Faults • Blockages • Responses to wastewater service requests 	Total number of complaints \leq 14 per 1,000 connections.
Wastewater aesthetics - the water is clean in appearance, good to taste and has no smell	Total number of customer complaints for: <ul style="list-style-type: none"> • Water clarity • Water taste • Water odour • Water pressure and flow • Continuity of water supply • Responses to water service requests 	\leq 20 per 1,000 connections
Roading aesthetics	The average quality of ride on the sealed road network, measured by smooth travel exposure	Smooth Travel Exposure \geq 90%
Roading aesthetics	Percentage of sealed local road network that is resurfaced	$>$ 3.9% of sealed road length resurfaced per annum

There are no projects specific to address aesthetic issues in the capital programme.

Renewals

In order to maintain the above level of service outcomes it is important to maintain existing infrastructure.

Council is committed to:

- maintaining the value of the roading and three-water infrastructure; and
- updating, repairing, or replacing existing public infrastructure as it deteriorates.

Roading

Price escalation poses a challenge, reducing purchasing power and limiting tactical responses to inflation. To maintain ratepayer affordability, the district may need to reduce the quantity of work across all categories, which could impact service levels and increase whole- of-life costs. This creates a balance between current expenditures and future risks to service levels and costs.

This strategy prioritises core maintenance and renewals to ensure the continued safety and functionality of the roading network while maintaining service affordability. Our district boasts one of New Zealand's most cost-efficient roading networks, evidenced by low costs per kilometre and per vehicle kilometre travelled.

Our proposed investment scenario involves increasing budgets to maintain service levels and address bridge and pavement challenges, with a significant focus on enhancing the bridge budget to avert potential bridge closures.

Our commitment to quality asset management, including comprehensive data collection and advanced deterioration modelling, allows for timely and cost-effective interventions. The roading physical works contract has established a collaborative approach to achieve optimal results within budget constraints, covering all maintenance tasks except lighting.

The plan acknowledges the challenges posed by limited footpath maintenance and renewal funding, which will require a focus on safety-related maintenance and may result in reduced service levels, such as renewing footpaths on only one side of the road or delaying renewal. Additionally, reductions in low-cost, low-risk improvement funding will limit the ability to implement enhancements beyond essential works, further emphasizing the focus on maintaining and renewing core infrastructure.

Three Waters

Investment in the current asset base will continue. However, Council has decided in the case of the Three waters activity for the first two years of the LTP to partially fund replacement of assets from debt with replacement of remaining Council assets funded through depreciation reserves.

Key projects to support this strategic priority are:

Table 13: Key projects to support the renewal activity

Project Name	Description	Cost (\$M)
Sealed Road Renewals	Sealed road resurfacing and pavement reconstruction	\$101
Unsealed Road Renewals	Unsealed metalling	\$107
Bridge and Structures Renewals	Structure component replacements and bridge replacements	\$38
Drainage Renewals	Drainage renewals	\$21
Water Supply Renewals	District wide renewals of pipe, point and plant assets.	Pipe - \$132 Point - \$73 Plant - \$49
Wastewater Renewals	District wide renewals of pipe and plant assets.	Pipe - \$144 Plant - \$82 Point - \$23

Stormwater Renewals	District wide renewals of the network.	\$24
Stormwater consent applications	ORC require 5-year consent gives stormwater operators time to map and monitor their discharges.	\$0.50

Prioritisation

This strategy groups infrastructure issues and challenges into a framework of six key level of service outcomes that have been determined by CODC senior leadership as the 'most important' things that need to be addressed for successful infrastructure delivery. However, not all projects can be delivered with current financial and human resources, hence a prioritisation framework was developed around these outcomes to help determine the most critical projects for delivery.

The priorities are based on the six level of service outcomes and the risk associated with not delivering to these outcomes. Those projects with that help reduce the highest risk areas have been prioritised in the first 10 years.

The priorities were confirmed in an infrastructure strategy workshop in November 2024 and have provided a prioritisation framework for developing the 30-year capital programmes.

Table 14: Central Otago District Councils Prioritisation Framework

No.	Principal	Description
1	Safe & Healthy	Minimise threats to public health and safety through the delivery of infrastructure services.
2	Growth and Accessibility	Ensure the district can support growth and remain accessible for the current community.
3	Renewals	Maintaining the value of the existing infrastructure.
4	Resilience & Reliability	Withstand, adapt to, and recover from disruptions.
5	Environment & Sustainability	Complying with our environmental and sustainability requirements.
6	Aesthetics	Look after high-profile assets with significance to the public.

Prioritisation Matrix

This prioritisation matrix illustrates how the strategic priorities informed which projects and programmes are included in the capital programmes.

Table 15: Prioritisation Framework used to develop the capital programme

Priority	High	Medium	Low - Normal programming	Very Low (not within current programs)
Safe & healthy (ILOS)	High safety and/or reputational risk for an issue that has previously happened and is expected to happen again within next 3 yrs.	Known risk but functioning OK for now. Likely to occur within next 5 years	Known risk, but more likely to happen >5yrs	Known risk, but more likely to happen >10yrs
Accessible (Growth)	Immediate servicing issue for an issued consent which is within land currently zoned for this use	Known servicing problem, but can manage for 5 years	Known servicing issue needed >5yrs to service expected growth in area	Known servicing issue needed >10yrs to service expected growth in area
Renewal	Broken now and not working, or exceptionally high operational costs to keep working	Standard renewal programs	Standard renewal programs	Known future renewal requirements
Environment & sustainability (ILOS)	A formal compliance notice has been issued by the regulator and this work is required to lift the notice.	Partially compliant, but no formal notice issued, or resource consent expires in next 5 years	Known future requirement >5yrs	Known future requirement >10yrs
Resilience & reliability (ILOS)	Critical asset has been out of service for more than 2 occasions in the last 5 years due to resilience issues	Non-critical asset has been out of service for more than 2 occasions in the last 5 years with no available alternative	Non-critical asset has been out of service for more than 2 occasions in the last 5 years an alternative exists	Resilience risk identified, may have occurred once in the past.
Aesthetics (ILOS)			High profile asset which has a significant aesthetic issue which is resulting in widespread public dissatisfaction	Capital works for purely aesthetic reasons will likely sit in the very low category

Summary of strategic priorities and response

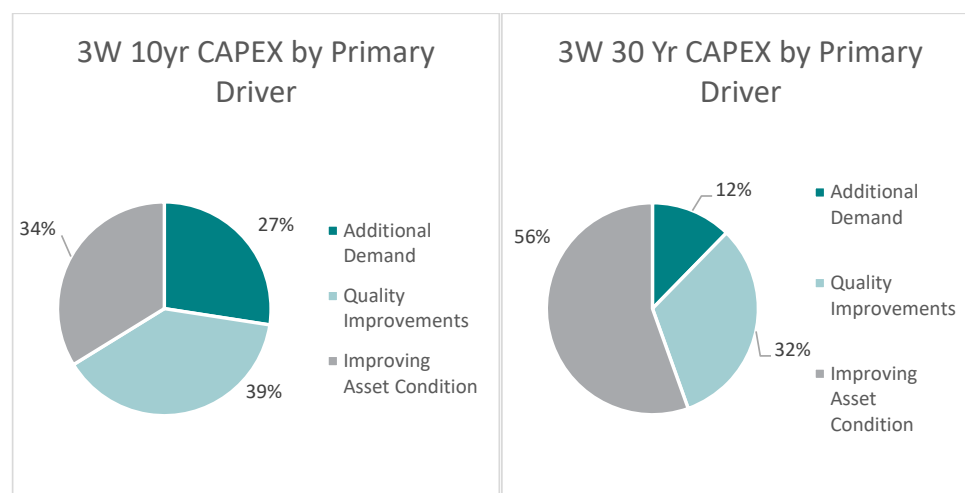
Over the first 10 years of the strategy, the above prioritisation for three waters has resulted in a reasonably even spread of capital expenditure between the three primary drivers of:

- Additional demand and growth in Central Otago;
- Quality improvements of existing assets; and/or
- Improving the condition of our existing assets.

The slight majority of capital expenditure however is in providing quality improvements, which is dominated by the wastewater activity and meeting new environmental standards.

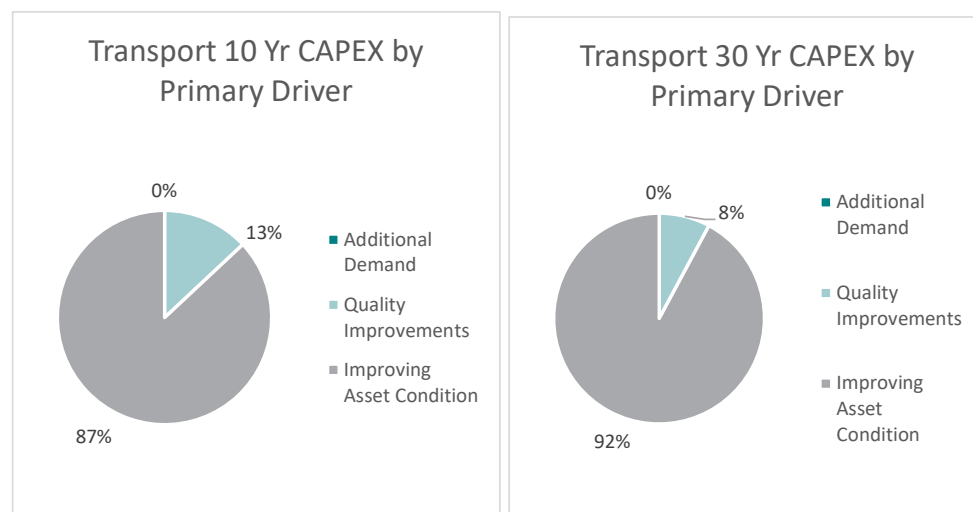
Beyond the first 10 years, the balance shifts back towards improving asset condition for the water activity followed by wastewater. This is to be expected as there is less certainty in the future growth and improved level of service requirements beyond year 10 of the strategy.

Figure 7: Primary drivers for three waters capital expenditure



The transport programme however is dominated by improving asset condition in both the 10 year and 30-year windows. This is largely driven by the fact that requests for low-cost, low-risk improvement funding have been denied, limiting the ability to implement enhancements beyond essential works, further emphasizing the focus on maintaining and renewing core infrastructure.

Figure 8: Primary drivers for transport capital expenditure (NOTE: This charge excludes transfers to reserves accounts for emergency works)



Section 4 Summary of Significant Infrastructure Projects

Table 16: Summary of significant capital expenditure

Cost in \$1000's	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2036 - 2040	2041 - 2045	2046 - 2050	2051 - 2055
Roading														
Unsealed Metalling	2,315	2,457	2,507	2,606	2,709	2,809	2,919	3,029	3,148	3,218	17,079	18,857	20,820	22,987
Sealed Road Resurfacing	1,619	1,656	1,689	1,723	1,759	1,808	1,844	1,879	1,773	1,856	9,006	10,153	12,768	16,310
Pavement Reconstruction	950	0	300	306	312	425	434	442	182	192	1,666	1,148	1,494	26,947
Minor Improvements	150	103	1,072	2,672	2,043	390	1,910	1,186	1,242	801	6,249	2,221	2,640	2,179
Bridge Replacements	1,057	543	0	6,338	257	419	736	339	70	206	8,538	3,767	1,629	845
Drainage Renewals	508	520	532	543	555	566	578	589	602	615	3,266	3,606	3,981	4,396
Footpath Renewals	308	333	340	522	355	361	368	650	375	383	2,035	2,247	2,481	2,739
Structure Component Replacements	704	1,853	736	750	277	282	287	293	298	305	1,619	1,787	1,973	2,178
Traffic Services Renewals	215	223	227	235	237	245	254	263	272	278	1,478	1,631	1,801	1,989
Unsubsidised Renewals	50	52	53	55	56	57	59	60	62	63	334	368	407	449
Total Capital Investment Roding	7,875	7,740	7,456	15,750	8,562	7,362	9,388	8,729	8,025	7,917	51,270	45,787	49,995	81,018
Stormwater	493	727	757	786	813	837	860	880	900	919	4,597	4,597	4,597	4,597
Wastewater														
PJ24141 - Pipe Renewals	3,617	1,810	1,977	2,155	2,340	2,530	2,730	2,933	3,149	3,379	19,605	25,021	31,934	40,757
PJ24140 - Plant Renewals	603	685	993	536	1,211	1,327	1,451	1,577	1,713	1,858	11,094	14,837	19,314	25,196
56209 - Cromwell Treatment - Wastewater Treatment Improvements	0	0	0	0	0	0	0	0	0	0	0	0	61,945	0
PJ24131 - Alexandra/Clyde Treatment - Wastewater Treatment Upgrade	500	5,611	7,932	6,377	6,595	8,557	0	0	0	0	0	0	0	0
56224 - Clyde - Extension of Reticulation Stage 2 & 3	0	0	0	0	0	0	0	0	0	0	34,376	0	0	0

Cost in \$1000's	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2036 - 2040	2041 - 2045	2046 - 2050	2051 - 2055
PJ24134 - Omakau Treatment - Wastewater Treatment Upgrade	778	869	5,977	8,456	6,277	3,998	0	0	0	0	0	0	0	0
PJ24166 - Point Renewals	268	293	320	349	379	410	442	475	510	547	3,176	4,053	5,173	6,603
56221 - Roxburgh Treatment - Wastewater Treatment Improvements	0	0	0	0	0	0	0	0	0	0	263	21,600	0	0
56219 - Ranfurly Treatment - Wastewater Treatment Improvements	0	0	0	0	0	0	0	0	0	0	5,927	13,171	0	0
56207 - Alexandra/Clyde Treatment - Beneficial Re-use	0	0	0	0	0	0	0	0	0	395	14,356	0	0	0
Total Capital Investment Wastewater	10,606	11,916	18,728	31,177	17,930	18,753	18,383	22,856	15,436	9,169	100,964	90,181	125,518	79,655
Water														
PJ24157 - Pipe Renewals	1,641	1,773	1,912	2,056	2,211	2,373	2,547	2,731	2,926	3,135	18,187	23,212	29,625	37,809
PJ24159 - Point Renewals	854	935	1,021	1,113	1,209	1,307	1,411	1,515	1,627	1,746	10,129	12,928	16,499	21,058
PJ24158 - Plant Renewals	567	620	677	738	802	867	936	1,005	1,079	1,158	6,718	8,574	10,943	13,966
56243 - Network - Reticulation Extension into Dunstan Flats Area	0	0	0	0	0	0	0	0	0	0	25,025	18,439	0	0
56282 - Treatment - Membrane Renewals	0	0	0	0	0	0	2,317	0	0	0	0	4,927	0	4,927
PJ24156 - Telemetry Upgrades and Renewals	600	625	325	338	349	360	370	378	387	395	1,976	1,976	1,976	1,976
PJ24146 - Cromwell Treatment - Water Treatment Upgrade	11,800	0	0	0	0	0	0	0	0	0	0	0	0	0
PJ24163 - Omakau/Ophir Treatment - Water Treatment Upgrade	350	4,377	5,422	0	0	0	0	0	0	0	0	0	0	0
56254 - Bannockburn Road Capacity Upgrade	0	0	0	0	0	0	0	480	1,289	0	1,591	5,459	0	0
56250 - Pisa Network Upgrades	0	0	0	0	1,359	0	0	2,607	0	0	4,794	0	0	0
Total capital Investment Water	25,844	12,098	11,436	9,288	13,241	15,115	20,023	14,695	16,491	7,132	98,348	78,465	63,801	82,647
Total Infrastructure Investment	44,818	32,482	38,377	57,000	40,545	42,066	48,654	47,160	40,851	25,137	255,179	219,030	243,910	247,916

Inflation Provisions

Inflation reflects erosion in the buying power of money. Each dollar buys less and less goods and services over time. Depreciation staff, costs and some expenditure items have inflation applied from year 1 of the plan. Where cost change has been applied for year two onwards, Council has used the indices shown below. The indices are derived from the Business and Economic Research Limited (BERL) cost adjustor rates for the LTP period. After the LTP period, an annual inflation rate of 2% p.a. is applied for Roothing, and 2.2% is applied to 3 Waters. There is a medium risk that inflation may increase at a higher rate. This would impact on the affordability of Council's services and would be addressed as part of Council's annual planning process.

Table 17: Inflation provisions

	3 Waters	Roothing
Year 1	1.000	1.000
Year 2	1.042	1.031
Year 3	1.084	1.061
Year 4	1.126	1.091
Year 5	1.164	1.120
Year 6	1.199	1.147
Year 7	1.232	1.175
Year 8	1.260	1.204
Year 9	1.289	1.230
Year 10	1.317	1.257
Year 11	1.346	1.282
Year 12	1.376	1.308
Year 13	1.406	1.334
Year 14	1.437	1.361
Year 15	1.469	1.388
Year 16	1.501	1.416
Year 17	1.534	1.444
Year 18	1.568	1.473
Year 19	1.603	1.503
Year 20	1.638	1.533
Year 21	1.674	1.563
Year 22	1.711	1.595
Year 23	1.749	1.626
Year 24	1.787	1.659
Year 25	1.827	1.692
Year 26	1.867	1.726
Year 27	1.908	1.761
Year 28	1.950	1.796
Year 29	1.993	1.832
Year 30	2.037	1.868

Section 5 Combined Infrastructure Financial Estimates

Figure 9: Capital expenditure for all infrastructure activities

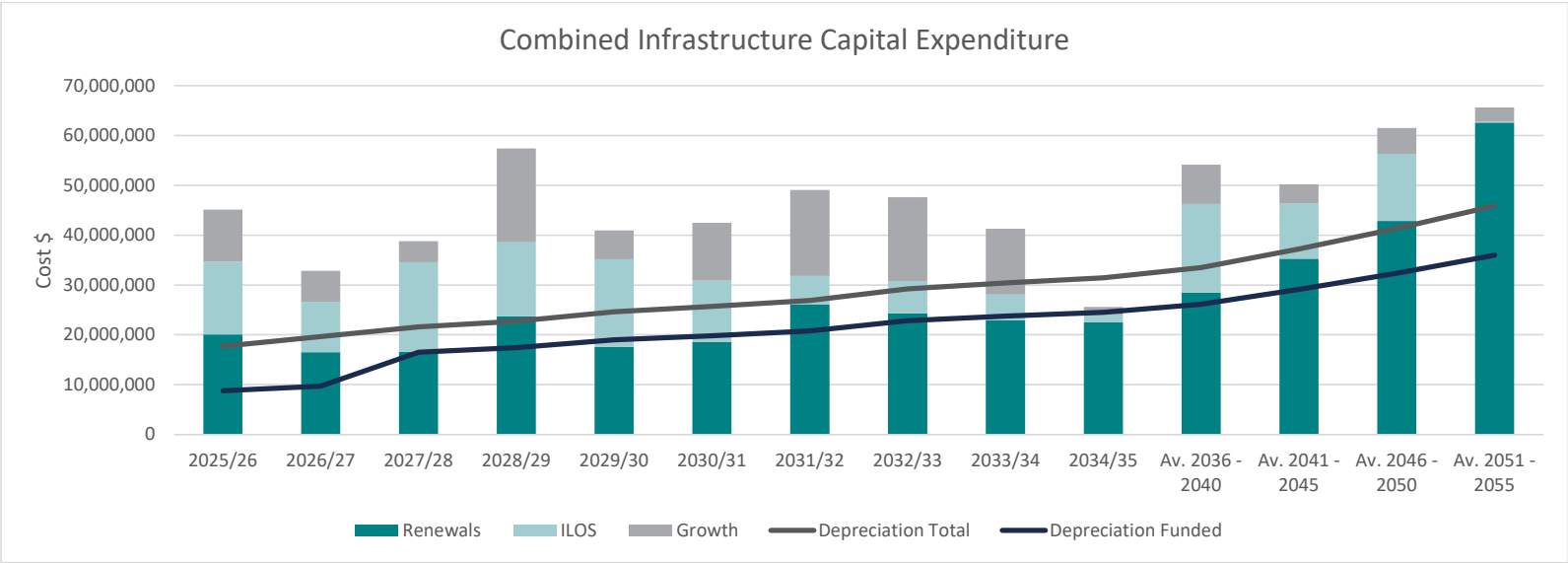


Figure 10: Operational expenditure for all infrastructure activities



Section 6 – Activity Summaries

There are a number of key decisions required across roading and three waters in the short term. Work undertaken over the next 18 months will directly inform the strategic decisions and priorities to be considered in the 2027 - 2037 Long-Term Plan (LTP).

For roading, Council's Bridge Strategy and the development of an Unsealed Roads Strategy will provide the framework for guiding decisions on asset renewals, upgrades, and potential rationalisation.

A key focus during this period will be CODC's bid for NZTA co-funding in 2027, which will significantly impact CODC's ability to proceed with planned bridge replacements. Present Value End of Life (PVEOL) assessments will help build the case of co-investment. If funding is secured, Council can move forward with a structured programme of renewals and improvements. If not, difficult decisions will need to be made, whether to delay projects, seek alternative funding sources e.g. debt funding, implement lower-cost solutions or rely on alternative access routes.

For three waters, Council is consulting the public on two new entity options under Central Governments Local Water Done Well Policy, a Single Council CCO or a Multi Council CCO. The new entity is planned to be established by 01 July 2027, from then on any significant decisions on water infrastructure will be the responsibility of the new entity, not Council.

Roads and Footpaths

Overview

Central Otago Currently has 1,926km of roads, with 1,753km of rural roads and 158km of urban streets. 72% of our roads are unsealed, a total length of 1,386km. We have 173 bridges (including five footbridges maintained by Council), 188km of footpaths and greenways and just over 5,300 culverts.

These roading assets are contained in close to 12,000 hectares of road reserve across the district, 3,800 hectares of which has formed and maintained carriageway. The replacement value of our transport assets is \$759 million. These assets are depreciating at the rate of \$7.47 million per annum.

CODC is actively improving transportation networks, including road upgrades and new cycling infrastructure, while also addressing the challenges of rising property values and changing land use patterns, which are impacting traffic volumes and environmental sustainability.

Key challenges

The key challenges we will work towards addressing in the next nine years are:

The affordability and resilience of our aging bridge network: With 30 bridges (17% of the network) nearing the end of their service life within the next 10 years, significant investment is needed to replace and maintain these critical structures.

Increasing costs of managing our unsealed network: Rising traffic demands and material shortages are driving up costs, with a backlog in renewals and heavy vehicle traffic adding further strain.

- Surging roading costs: Roothing costs have increased by 10-20% within three years.

Unpredictability in funding priorities due to election changes and the 2024 GPS: Shifting national priorities could impact local budgets, timelines, and strategic planning, requiring adaptive management to address evolving challenges.

What are we proposing?

We are prioritising core maintenance and renewals to ensure the continued safety and functionality of the roading network while maintaining service affordability. Our district boasts one of New Zealand's most cost-efficient roading networks, evidenced by low costs per kilometre and per vehicle kilometre travelled.

Our commitment to quality asset management, including comprehensive data collection and advanced deterioration modelling, allows for timely and cost-effective interventions. The roading physical works contract has established a collaborative approach to achieve optimal results within budget constraints, covering all maintenance tasks except lighting. We also allocate significant plant resources to this contract, optimising both plant and labour use to minimise overall costs.

Our proposed investment scenario involves increasing budgets to maintain service levels and address bridge and pavement challenges, with a significant focus on enhancing the bridge budget to avert potential bridge closures.

Addressing the significant fiscal challenge, we have developed a Bridge Strategy focusing on prioritising and rationalising bridge funding. This strategy aims to reduce the service level gap over the next 30 years. 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 \$9.8 million for this LTP. This strategic approach aims to resolve the existing bridge maintenance backlog within five years. It encompasses improved long-term planning, enhanced asset management, and a refined understanding of risk factors.

Most Council roads are low volume, benefiting from favourable environmental conditions and a robust re-surfacing program, resulting in extended lifespans for our sealed road network assets. We have extended the maximum surface life of low-volume roads to 180-190% of their expected life (approximately 28 years) to maintain affordability, despite some associated risks.

Key issues and responses

Table 18: Roading key issues and responses

Level of Service Outcome	Key Issues	Key Responses
Safe and Healthy	<ul style="list-style-type: none"> Reduced footpath maintenance and renewal funding Reduced low-risk, low cost funding 	<ul style="list-style-type: none"> focus on safety-related maintenance focus on maintaining and renewing core infrastructure.
Growth and Accessibility	<ul style="list-style-type: none"> Central Otago district has experienced a period of rapid and prolonged population growth since 2013. This has seen increased traffic and increased active travel demands 	<ul style="list-style-type: none"> Development of the New Zealand Cycle Trail network linking Queenstown and Wanaka to Cromwell and Clyde Road seal extensions at Sandflat Road, Māori Point Road and a number of intersections
Renewals	<ul style="list-style-type: none"> 30 bridges, or 17% of our network, are nearing the end of their service life, requiring an estimated \$20 million for replacements, against a current budget of \$9.8 million. 	<ul style="list-style-type: none"> Developed a Bridge Strategy focusing on prioritising and rationalising bridge funding. <p>Provided funding for upgrades and renewals at Little Valley, Maniototo Road and Scott Lane Bridges</p>
Environment and Sustainability	<ul style="list-style-type: none"> Increasing costs of managing our unsealed network Roading costs have increased by 10-20% within three years. 	<ul style="list-style-type: none"> extended the maximum surface life of low-volume roads to 180-190% of their expected life to maintain affordability
Resilience and Reliability	<ul style="list-style-type: none"> Unpermitted overloading may cause bridge collapse risking resilience, customer safety, and asset damage. 	Identify structures requiring an increase in the current levels of service to permit heavy vehicle access.

Figure 11: Cost apportionments for roading capital expenditure (NOTE: This charge excludes transfers to reserves for emergency works)

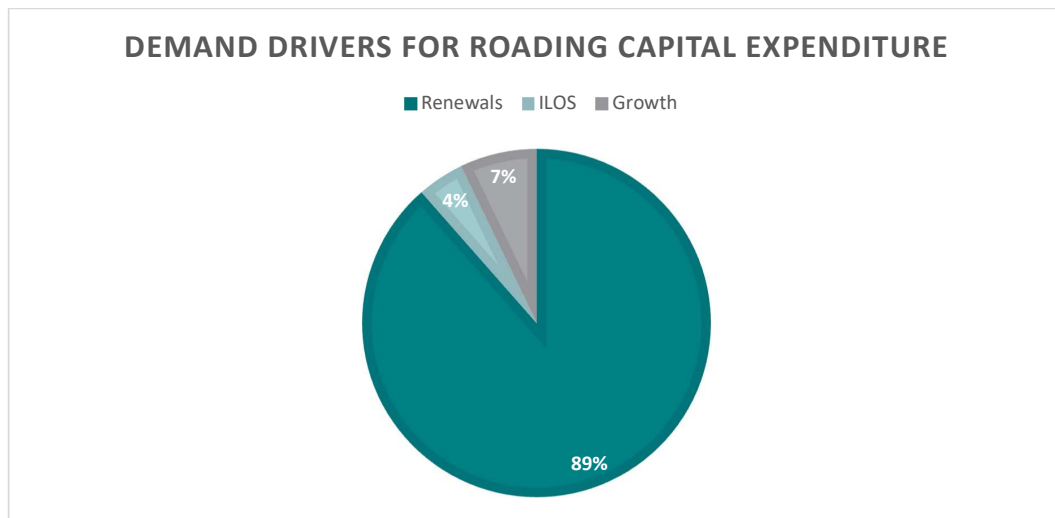


Figure 12: Roothing capital expenditure (NOTE: This charge excludes transfers to reserves accounts for emergency work)

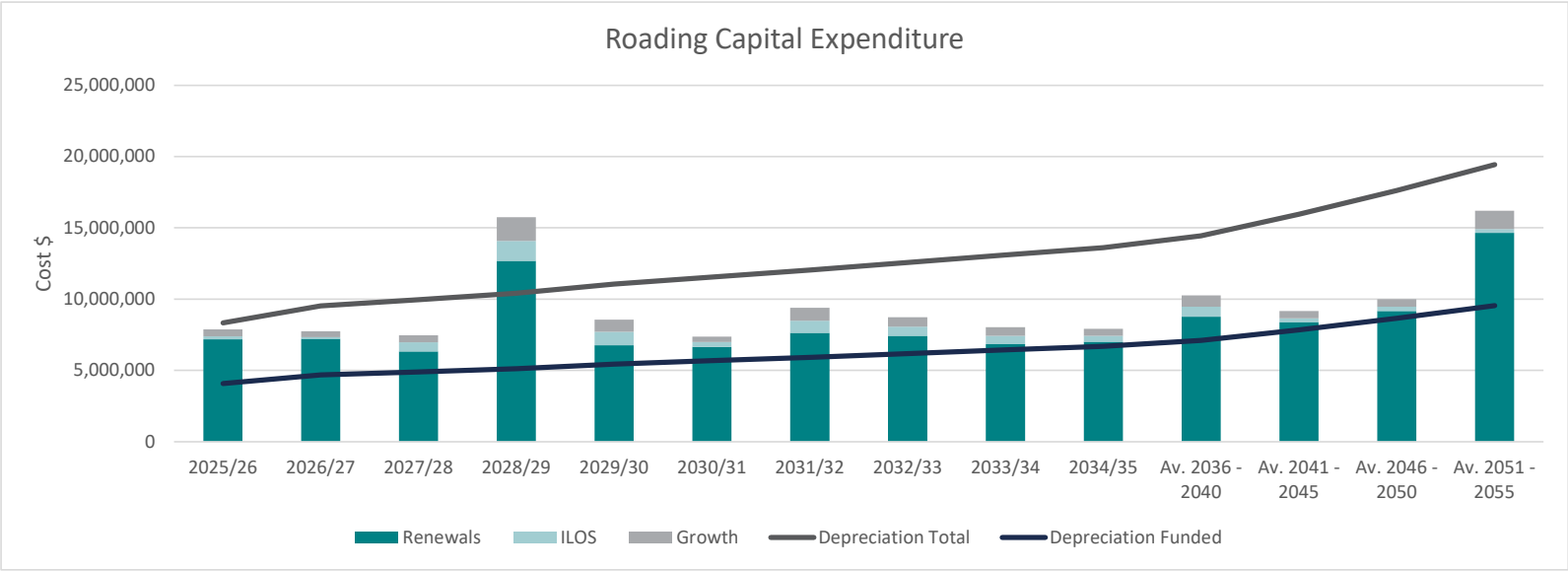


Figure 13: Roothing operational expenditure (NOTE: This chart includes finance charges for the LTP years only as they are not modelled for years 11-30.)

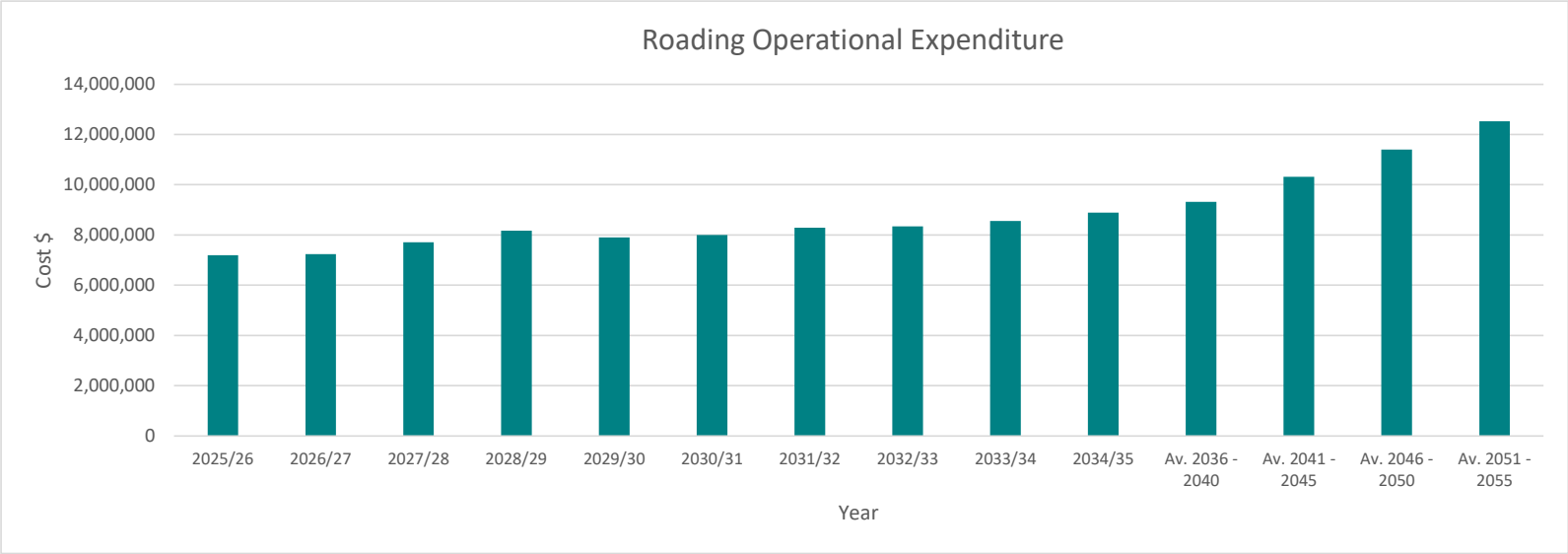


Table 19: Summary of key transportation projects in the capital programme

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Ida Valley Omakau Road Rehab	This section of the Ida Valley Road (RP10500-11540m) has been deteriorating over the past 2 to 3 years with increasing maintenance investment over this period.	A full design report was completed in July 2022. The recommended the preferred treatment for this site is scarification of the existing surfacing and a 200mm overlay of TNZ M/4:2006 AP40 aggregate.			2024-25	\$1.2
Patearoa Road Rehab	We have seen deterioration of this 915m section of Patearoa Road (RP 0115-0930m). With expanding agriculture in the area including a large dairy farm at Paerau change of use has occurred. Seal width has been lost with widespread cracking, deformation and pumping of fines occurring.	Proposed treatment will be the same as Ida Valley Omakau road with scarification and construction of a 200mm overlay of TNZ M/4:2006 AP40 aggregate.			2025-26	\$0.95

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Little Valley Bridge (#191)	Bridge expected to be end-of-life in the next 2-10 years.	Replacement of the timber components (deck and running boards) rather than replacement of the whole structure. Strengthening of piers following seismic assessment			2024/27	Deck Replacement: \$2.55m (2024/25). Formation of Alternative Route and Contingency: \$1.00m (2024/25). Pile Strengthening: \$1.11m (2026/27).
Maniototo Road Bridge (#145)	Bridge expected to be end-of-life in the next 2-10 years.	Replacement of the bridge and explore divestment opportunities. Bridge detour is more than 20 km and bridge closure unlikely to be acceptable to the community.			2025/27	\$1.06m (2025/26) + \$0.27m (2026/27).

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Scott Lane Bridge (#121)			Removal of existing damaged structure. Replacement with lower-level service structure or removal.		2026/27	\$0.27m (2026/27)
Unsealed Road Maintenance	Investment into unsealed road maintenance needs to occur due to changes in traffic volumes * heavy vehicles, land use changes, and issues raised by public.	Option 2 – Fund current average grading quantities (light grade).	Option 1 - Grading and additional Grading programme from dTIMS, plus aligned road sections (heavy grade) Option 3 - Funding current average grading quantities (heavy grade)		2024-25	\$0.82

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Cromwell Town Centre	Cromwell Town Centre transportation infrastructure is now becoming congested at peak times, with intersections unable to manage the exponential traffic growth being experienced.	Cromwell Town Centre Master Plan (Barry Avenue / Murray Terrace multimodal Intersection Improvements)	Higher level of service options (e.g. traffic lights, raised pedestrian crossings) to improve traffic and safety outcome but at higher cost		2030-34	\$0.02 for design in 2030/31 \$0.47 for construction in 2033/34
	Delivery of calming and intersection improvements at Sargood Road, Barry Avenue, Murray Terrace, and Waenga Drive.	Cromwell Town Centre Master Plan (Barry Avenue / Waenga Drive Roundabout Intersection Upgrade)	Higher level of service options (e.g. traffic lights, raised pedestrian crossings) to improve traffic and safety outcome but at higher cost		2029-32	\$0.84 for design in 2029/30 \$1.67 for construction in 2031/32
	Project underway looking at the options for improving this area with safety at the heart but it's a core inter-dependency on the Cromwell Town Centre project	Cromwell Town Centre Master Plan (Realignment of Murray Terrace at Sargood Road)	Higher level of service options (e.g. traffic lights, raised pedestrian crossings) to improve traffic and safety outcome but at higher cost		2027-30	\$0.05 for design in 2027/28 \$1.09 for construction in 2028/29 and \$0.67 for construction in 2029/30

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
		Cromwell Town Centre Master Plan (Sargood Road / Murray Terrace Roundabout Intersection Upgrade)	Higher level of service options (e.g. traffic lights, raised pedestrian crossings) to improve traffic and safety outcome but at higher cost		2027-30	\$0.11 for design in 2027/28 \$1.36 for construction in 2028/29 \$0.840 for construction in 2029/30.
		Cromwell Town Centre Master Plan (Waenga Drive / Murray Terrace Multimodal Intersection Improvements)	Higher level of service options (e.g. traffic lights, raised pedestrian crossings) to improve traffic and safety outcome but at higher cost		2030-2034	\$0.023 for design in 2030/31 \$0.47 for construction in 2033/34
		Link Lane (Cromwell CBD legal road to formalise link through service lanes and car parking)			2029-2034	\$0.56 for design in 2029/30 and \$0.825 for construction in 2032-33

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Sandflat Road seal extension	Isolated section of gravel road remains in this area. Growth in traffic volume has resulted in excessive maintenance costs, safety issues, and an increasing number of dust complaints.	Sealing the remainder of Sandflat Road will address the need for frequent grading. Gravel costs are increasing significantly and expected to continue to do so, particularly in this area.	Defer and risk additional costs, safety issues and complaints		2027-28	\$0.44
Walking and Cycling Improvements (district wide)	Growth, aging demographic, and increased traffic exacerbates safety issues where there are gaps in the existing footpath network	Programme for new sections of footpaths, cycleway or associated improvements considering public requests and the development of spatial plans	Defer and not provide safety improvements		2029-33	

Water Supply

Overview

Central Otago District Council supplies water to over 71% of the District's population through the operation of eight individual water supplies. Over the last 30 years Council has progressively amalgamated water supplies, reducing the number of water supplies from 11 to the current 8 water supplies.

The Water Supply activity provides safe and effective treatment, storage and distribution of water to urban and some rural residential areas of the district. The water supplies contribute to improving, promoting and protecting public health, provide firefighting capabilities and contributes to the local economy.

Council supports this service by:

Providing, operating and maintaining of water infrastructure in compliance with New Zealand legislation and standards

- Responding to call outs and service disruptions quickly and efficiently
- Planning for future development and needs

Council has a legal obligation under the Health Act 1956 to improve, promote, and protect public health within the District. The Water Services Act 2021 places a further obligation on Council to comply with the Drinking Water Standards for New Zealand. In terms of the Local Government Act 2002 and subsequent amendments, the continued operation of water supplies is required unless specific approval is sought to withdraw from the activity (in whole or part). The Council sees the provision of reliable and safe drinking water to the community as a major contribution to the well-beings of the residents and the District's economy.

Key issues and responses

Table 20: Water supply key issues and responses

Level of Service Outcome	Key Issues	Key Responses
Safe and Healthy	<ul style="list-style-type: none"> • Water quality in Central Otago sits well below the national average • Central Otago District Council had 4 schemes without Protozoa barriers in place. 	<ul style="list-style-type: none"> • Upgrades of the Cromwell, Omakau, Patearoa and Ranfurly treatment plant.
Growth and Accessibility	<ul style="list-style-type: none"> • Central Otago district has experienced a period of rapid and prolonged population growth. 	<ul style="list-style-type: none"> • Reticulation extension into Dunstan Flats area. • Cromwell Water Treatment Plant upgrades.
Renewals	<ul style="list-style-type: none"> • Aging and failing waters infrastructure. 	<ul style="list-style-type: none"> • \$132,100m of pipe renewals. • \$73,500 of point renewals. • \$48,500 of plant renewals.

Level of Service Outcome	Key Issues	Key Responses
Environment and Sustainability	<ul style="list-style-type: none"> The Naseby, Ranfurly, and Patearoa networks are particularly vulnerable to dirty water impacting on treatment processes following storm events. 	<ul style="list-style-type: none"> Upgrades of the Cromwell, Omakau, Patearoa and Ranfurly treatment plant.
Resilience and Reliability	<ul style="list-style-type: none"> CODC's 3 Waters Unit has traditionally been under-resourced. The Three Waters reform programme and ever-expanding environmental compliance requirements continues to place increased demand on our team. 	

Figure 14: Cost apportionments for water capital expenditure

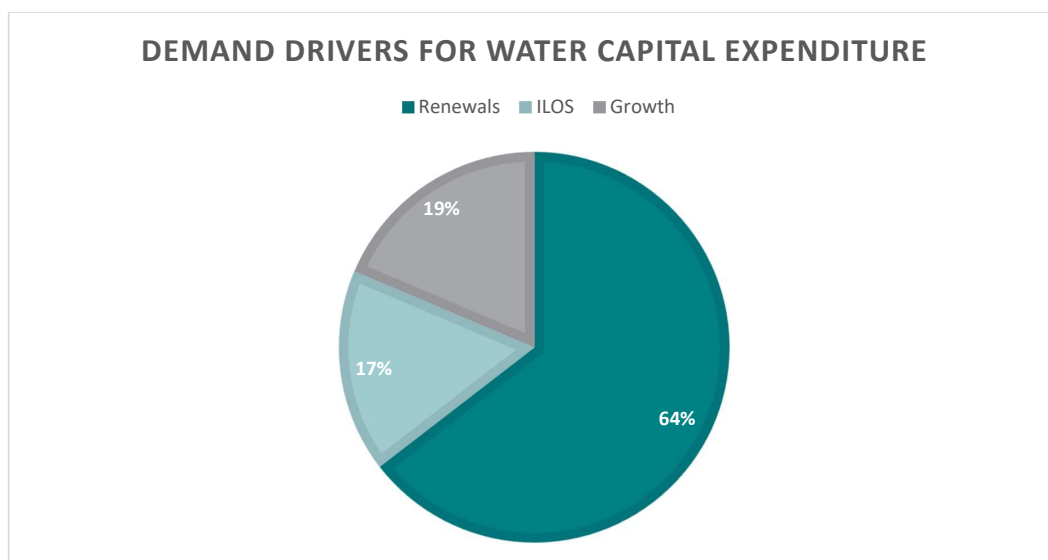


Figure 15: Water capital expenditure

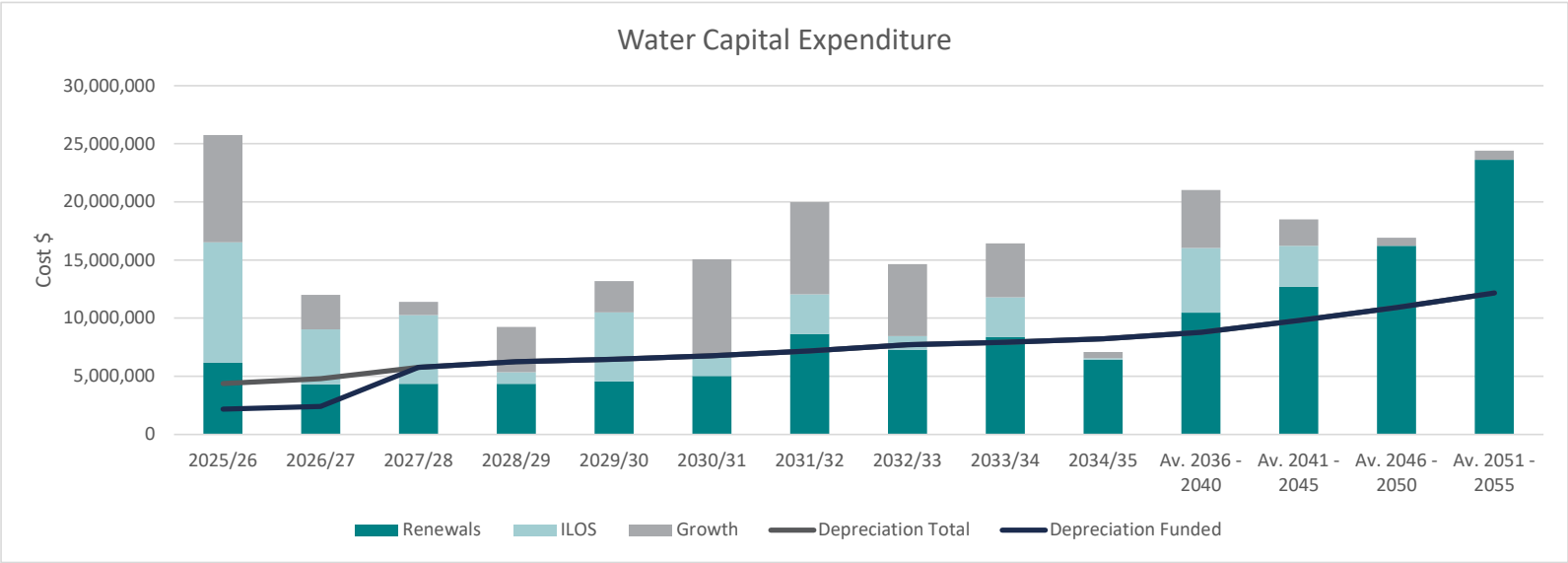


Figure 16: Water operational expenditure

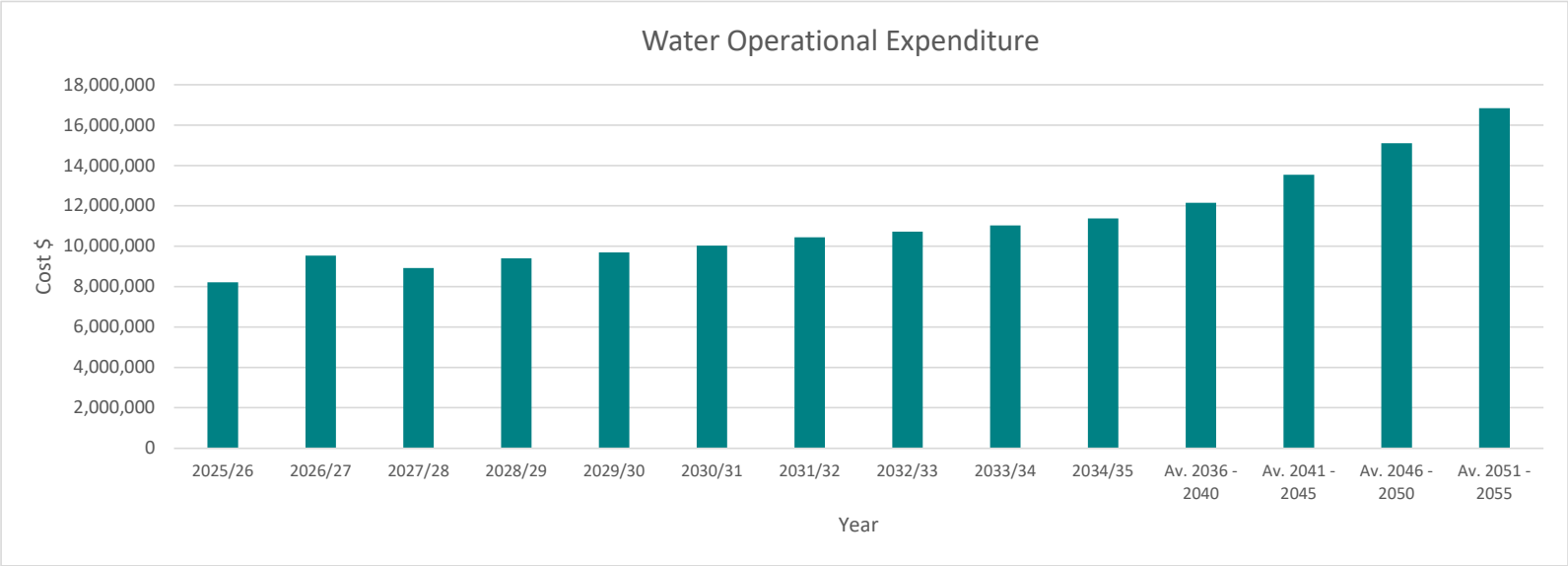


Table 21: Summary of water supply projects in the capital programme

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Reticulation extension into Dunstan Flats area	Bores on some rural residential properties in the Dunstan Flats area run dry during the summer months. This is expected to get worse as irrigation practices change.	This projects extends reticulation into the area between Alexandra and Clyde, called the Dunstan Flats	Leave properties on their individual private water supplies	LOS 80% Growth 20%	2035 +	\$43.46
Cromwell Water Treatment Plant Upgrade	The existing treatment does not meet protozoa treatment requirements and there is insufficient bore capacity to optimise the treatment plant and meet future demand.	Protozoa barrier installation (must be in place by December 2025)	Defer compliance and accept risk	LOS:47% Renewal:13% Growth: 40%	2025 - 26	\$11.8
Omakau/Ophir Water Treatment Plant Upgrade	The raw water for Omakau/Ophir is a surface water source and is vulnerable to turbidity following rain. High turbidity events result in plant shut down and issue of a boil water notice. The supply is also vulnerable to low river flow during summer when water restrictions may be required.	Treatment plant upgrade to provide a more a resilient and compliant water supply.	Connect existing network to Lake Dunstan Water Supply	LOS:95% Renewal:4% Growth: 1%	2025 – 26 2026 – 27 2027 – 28	\$0.35 \$4.37 \$5.42

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Bannockburn Rd capacity upgrade	Insufficient capacity in existing pipeline to Bannockburn to meet levels of service on network fringes, firefighting requirements and growth demand. Ad-hoc development between Bannockburn and Richards Beach has resulted in sub-optimal connection configurations.	Pipeline upgrade	Defer upgrade and risk being able to provide sufficient levels of water	LOS:10%	2032 – 33	\$0.479
				Renewal:30%	2033 – 34	\$1.29
				Growth:60%	2035+	\$7.05
Pisa Network Upgrades	Additional capacity required to allow existing separate Pisa water supply be connected into Cromwell treated supply, to meet NZ Drinking Water Standards and provide capacity for growth.	Pipeline upgrade Requires a 1500m ³ reservoir, dedicated 407mm ID rising main, dedicated 366mm min ID falling main, and a new 302mmID pipe along Luggate Cromwell Road	Defer upgrade and risk being able to provide sufficient levels of water	LOS:0%	2029 – 30	\$1.36
				Renewal:0%	2032 – 33	\$2.61
				Growth: 100%	2035+	\$4.79
Ranfurly Water Treatment Plant Upgrade	The Ranfurly water supply does not comply with Drinking Water Standards NZ and the source water has significant issues.	Protozoa barrier installation (must be in place by December 2024)	Investigations are ongoing to find a suitable source to provide for a combined Ranfurly/Naseby source and treatment plant	LOS:94%	2024 – 25	\$0.20
				Renewal:5%	2025 – 26	\$1.5
				Growth: 1%		

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Ripponvale pipe capacity and LOS upgrade	Insufficient capacity in existing pipeline to Ripponvale to meet levels of service on network fringes, firefighting requirements and growth demand.	Pipeline upgrade	Defer upgrade and risk being able to provide sufficient levels of water	LOS:20%	2032 – 33	\$0.68
				Renewal:10%	2033 – 34	\$1.67
				Growth: 70%		
Cromwell Ring Main	Insufficient capacity in existing pipeline to Pearson Road and Sandflat Road to meet levels of service on network fringes, firefighting requirements and growth demand.	Pipeline upgrade	Defer upgrade and risk being able to provide sufficient levels of water	LOS:10%	2030 – 31	\$0.46
				Renewal:20%	2031 – 32	\$2.46
				Growth: 70%	2032 – 33	\$1.64
					2033 – 34	\$2.51
Bannockburn Reservoir and pipe upgrades	There is inadequate reservoir capacity at Bannockburn from 2024.	Pipeline upgrade A minimum additional 300m ³ is required, as well as upsized pipe from Reservoir to Hall Road, and Hall Road to Bannockburn Bridge	Defer upgrade and risk being able to provide sufficient levels of water	LOS:10%	2024 – 25	\$0.42
				Renewal:0%	2025 – 26	\$2.34
				Growth: 90%	2026 – 27	\$2.08
					2027 – 28	\$0.69
Ripponvale Reservoir	Shannon Farm development provides an opportunity to replace the existing Ripponvale Reservoirs with the new one going in on this development.	Pipeline upgrade Funding required to upsize developers reservoir and reconfigure existing Ripponvale network to feed off this. Current modelling identifies a reservoir size of 400m ³ as required.	Defer upgrade and risk being able to provide sufficient levels of water	LOS:20% Renewal:0% Growth: 80%	2024 – 25	\$0.42

Wastewater

Overview

Council provides seven wastewater systems that collect, treat and dispose of liquid waste to acceptable environmental standards. These wastewater systems are located at:

- Cromwell/Bannockburn
- Alexandra/Clyde
- Ranfurly
- Roxburgh
- Omakau/Ophir
- Naseby
- Lake Roxburgh Village

Council supports this service by:

- Providing, operating and maintaining wastewater infrastructure in compliance with New Zealand legislation, standards and resource consents
- Responding to call outs and service disruptions quickly and efficiently
- Planning for future development and needs.

Council has a legal obligation under the Health Act 1956 to improve, promote, and protect public health within the district. This includes identifying the need for wastewater services and either providing these directly or overseeing the service if it is provided by others.

The Council sees the provision of reliable wastewater collection and treatment services to the community as a major contribution to the district's economy and to resident's wellbeing. The Local Government Act 2002 requires ongoing wastewater services unless specific approval is sought to withdraw from this.

The Council sees the provision of reliable and safe wastewater services to the community as a major contribution to the well-beings of the residents and the district's economy.

Key issues and responses

Table 22: Wastewater key issues and responses

Level of Service Outcome	Key Issues	Key Responses
Safe and Healthy	<ul style="list-style-type: none"> • Increased treatment costs will occur to upgrade wastewater treatment plants to meet new freshwater standards. 	<ul style="list-style-type: none"> • Cromwell Wastewater Treatment Plant Upgrade
Growth and Accessibility	<ul style="list-style-type: none"> • Central Otago district has experienced a period of rapid and prolonged population growth. 	<ul style="list-style-type: none"> • Cromwell Wastewater Treatment Plant Upgrade

Level of Service Outcome	Key Issues	Key Responses
Renewals	<ul style="list-style-type: none"> • Aging and failing infrastructure. • Inflow and infiltration. 	<ul style="list-style-type: none"> • District wide Inflow and Infiltration reduction.
Environment and Sustainability	<ul style="list-style-type: none"> • Sludge management. • Environmental compliance – Council operate the wastewater systems under resource consents granted by the Otago Regional Council. These consents require significant sampling, monitoring, operation and maintenance methodologies and regular reporting. 	<ul style="list-style-type: none"> • Desludging of Cromwell Wastewater treatment Plant and Roxburgh treatment Plant to lower nitrogen levels to consent limits. • Ranfurly Wastewater Treatment Plant wetland upgrade to improve treatment efficiency and ensure compliance with environmental consent conditions. • Naseby Wastewater Treatment Plant aeration upgrade to improve treatment process and ensure compliance with environmental consent conditions. • Construction of a new modern Omakau Wastewater Treatment Plant on a new local site to enable discharge of treated wastewater to land.
Resilience and Reliability	<ul style="list-style-type: none"> • Ensure adequate in-house staff resource capacity and capability. • Increasing expectations on wastewater treatment practices. 	<ul style="list-style-type: none"> • Alternative wastewater treatment and discharge options for Alexandra, Clyde & Omakau • Improve pumping and storage capacity to accommodate inflow during high flow, resulting in overflows to waterways.

Figure 17: Cost apportionments for wastewater capital expenditure

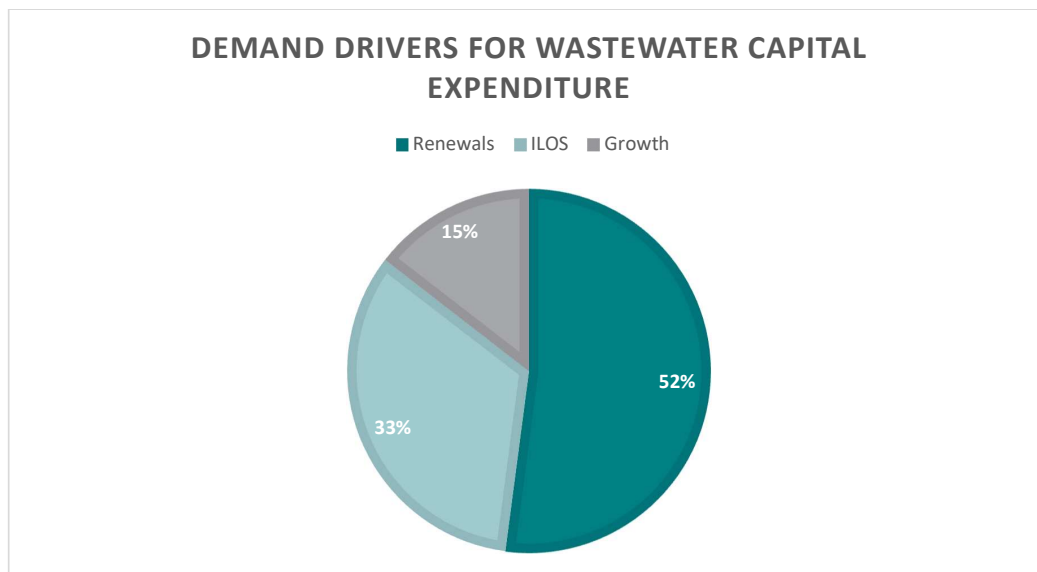


Figure 18: Wastewater capital expenditure

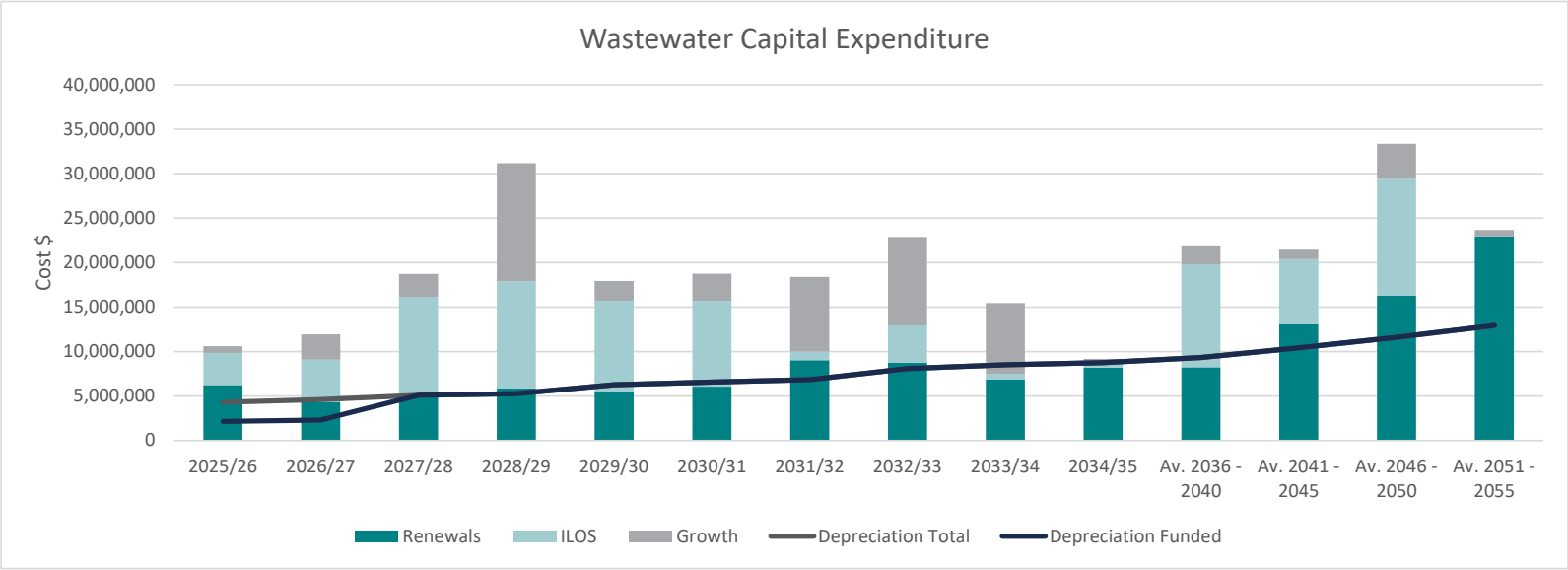


Figure 19: Wastewater operational expenditure



Table 23: Summary of wastewater projects in the capital programme

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Alexandra Wastewater Treatment Plant	Plant discharges to the Clutha Matau River. Consents expire within five years. Reduce risk of catastrophic plant failure & resource consent renewal	Upgrading the existing plant and continuing to discharge to the Clutha Matau River	Moving the WWTP and discharging to land.	LOS: 70%	2024 – 25	\$0.28
				Renewal: 10%	2025 – 26	\$0.5
				Growth: 20%	2026 - 27	\$5.61
					2027 – 28	\$7.93
					2028 – 29	\$6.38
					2029 – 30	\$6.59
					2030 - 31	\$8.56
Cromwell Wastewater Treatment Plant	Additional treatment upgrade for nitrogen removal will be required to ensure the impacts of additional loading due to population growth does not negatively impact on the quality of discharges.	Additional treatment upgrade for nitrogen removal The membrane treatment also need to be extended to cope with growth.	Defer upgrade and risk non-compliance	Growth: 100%	2024 – 25	\$0.17
					2028 - 29	\$11.26

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	Year	Escalated Cost (\$ Million)
Omakau Wastewater Treatment Plant	The resource consent expires in 2027.	Identifying and working towards alternative treatment and discharge	Connect to Alexandra WW network	LOS: 88%	2024 – 25	\$0.15
				Renewal: 8%	2025 – 26	\$0.78
				Growth: 4%	2026 - 27	\$0.87
					2027 – 28	\$5.98
					2028 – 29	\$8.46
					2029 – 30	\$6.28
					2030 - 31	\$3.99
Renewals	Safeguarding the collection and treatment systems through optimum replacement of assets nearing the end of operational life.	Includes upgrades, refurbishment or replacement of existing facilities and pipes to maintain capacity or performance	Defer renewals programme and risk poor asset performance		LTP Period	\$42.56

Stormwater

Overview

Council operates stormwater systems in ten community areas in the Central Otago District which provide a degree of protection against rainfalls of a moderate intensity. These stormwater systems are located at:

- Alexandra
- Clyde
- Bannockburn
- Cromwell
- Pisa Village
- Naseby
- Omakau
- Ranfurly
- Roxburgh
- Lake Roxburgh Village

Of the ten public stormwater systems, only the Alexandra and Cromwell systems are considered substantial. The remaining systems are small, consisting of a few pipes and open drains each.

The stormwater systems contribute to:

- The safe and effective collection, diversion and control of moderate intensity rainfall
- Protect property from damage
- Aid the health and safety of the community.

Council supports this service by:

- Providing, operating and maintaining of the stormwater infrastructure
- Responding to call outs and service disruptions quickly and efficiently
- Planning for future development and needs.

The stormwater activity excludes roads, kerb and channels, catchpits and the infrastructure necessary to connect these items to the stormwater drains, as these form part of the Roading activity.

Council is legally obliged under the Health Act 1956 to improve, promote and protect public health within the District. This includes identifying the need for stormwater services and either providing these directly or to oversee the service if it is provided by others. The Local Government Act 2002 requires ongoing stormwater services unless specific approval is sought to withdraw from this.

Council-issued building consents require that plans comply with the Building Regulations for drainage, which specify standards for protection of buildings against flood inundation. Council owned stormwater assets in urban areas must also comply with the Building Regulations. The Council sees the provision of reliable and safe stormwater services to the

community as a major contribution to the well-beings of the residents and the District's economy.

Key issues and responses

Table 24: Stormwater key issues and responses

Level of Service Outcome	Key Issues	Key Responses
Safe and Healthy	<ul style="list-style-type: none"> Greater intensity and frequency of extreme weather events are expected and appropriate response is to be developed 	<ul style="list-style-type: none"> Catchment Management Plans Stormwater Management Plans
Growth and Accessibility	<ul style="list-style-type: none"> Central Otago is among the fastest growing districts in New Zealand 	
Renewals	<ul style="list-style-type: none"> Addressing historic underspend on stormwater infrastructure 	<ul style="list-style-type: none"> District wide stormwater treatment upgrades.
Environment and Sustainability	<ul style="list-style-type: none"> Increasing environmental standards for stormwater are expected in the future. 	<ul style="list-style-type: none"> Stormwater consent applications.
Resilience and Reliability	<ul style="list-style-type: none"> Property Owners contributing to the stormwater rates have an increased expectation on Council's responsibility to provide adequate protection on properties through improved infrastructure. 	<ul style="list-style-type: none"> District-wide reduction in I/I to reduce rate of inflow of rainfall and stormwater into the wastewater system, reducing future demand and volume of discharge.

Figure 20: Cost apportionments for stormwater capital expenditure

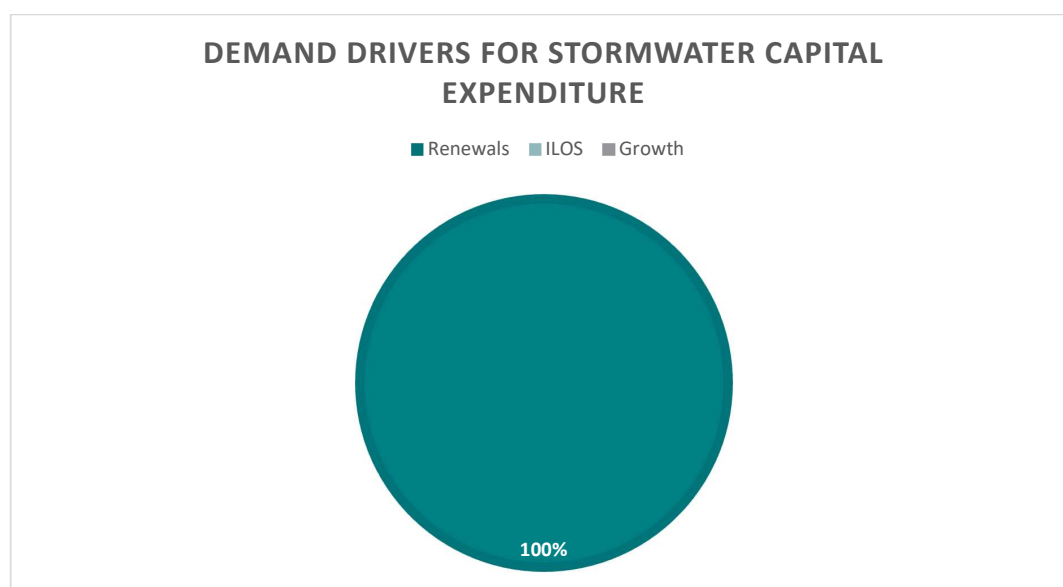


Figure 21: Stormwater capital expenditure

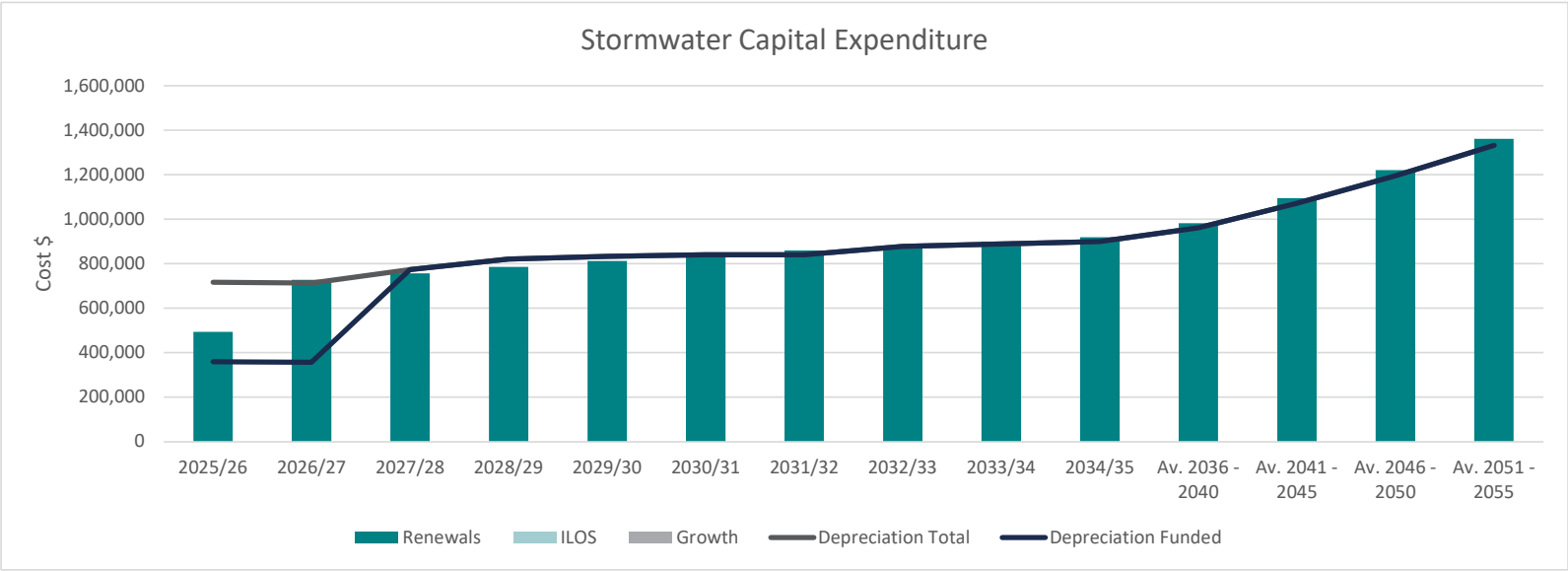


Figure 22: Stormwater operational expenditure

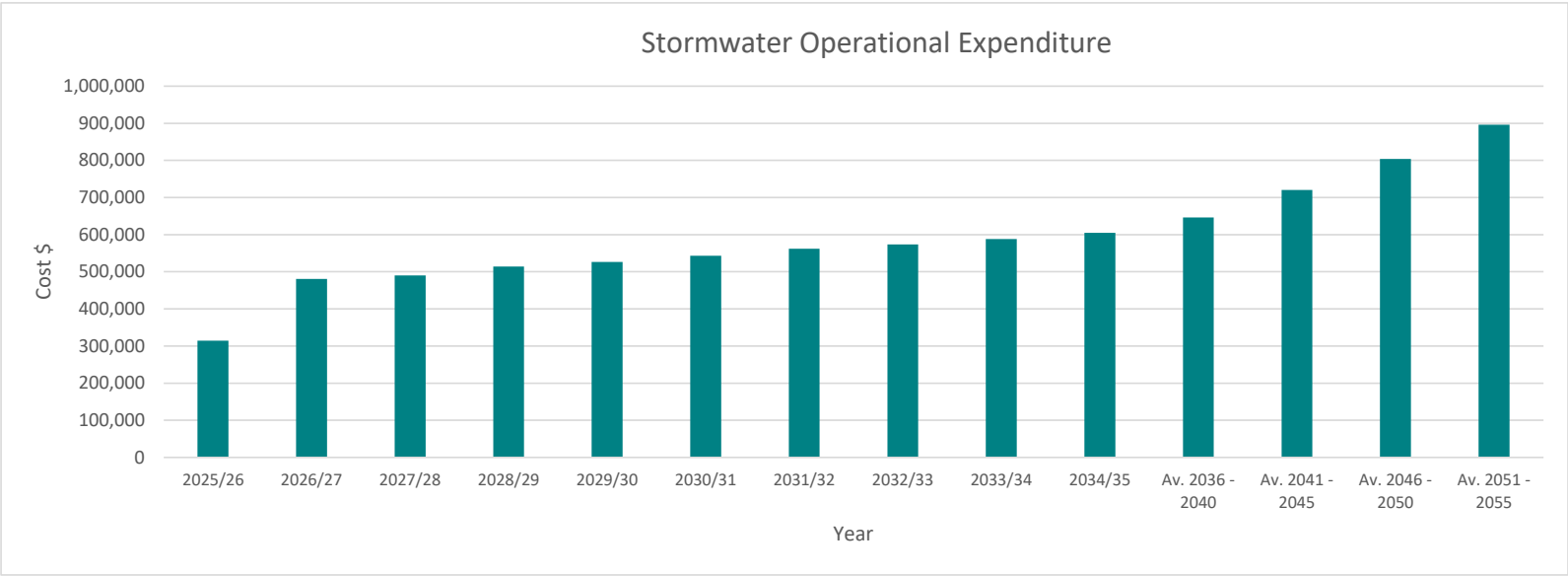


Table 25: Summary of stormwater projects in the capital programme

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	2020 Cost (\$ Million)	Year	Escalated Cost (\$ Million)
Catchment Management Plans	Ensuring that development occurs only in a sustainable way that will not encroach on flow paths and ensure that adequate stormwater network is created when and where required. They also identify any areas susceptible to erosion or poor water quality and set out appropriate actions to minimise this damage	11 plans - Pisa, Crom, Alex, Clyde, Bannockburn, LRV, Rox, Omakau, Naseby, Ranf, Lowburn at \$35k per plan, to be delivered over 5 years. Not included - small towns such as Oturehua, Millers Flat, St Bathans where there is no densely populated urban areas.	Do not complete and risk unsustainable development	Renewal: 100%		2024 – 25	\$0.035
						2025 – 26	\$0.109
						2026 - 27	\$0.109
						2027 – 28	\$0.113
						2028 – 29	\$0.039
Stormwater Risk Management Plans	Identifying any hazards and assess risk relating to the network in the district.	11 plans - Pisa, Crom, Alex, Clyde, Bannockburn, LRV, Rox, Omakau, Naseby, Ranf, Lowburn	Do not complete and risk missing hazards	Renewal: 100%		2024 – 25	\$0.01
						2025 – 26	\$0.03
						2026 - 27	\$0.03
						2027 – 28	\$0.03
						2028 – 29	\$0.01

Project	Problem	Principal Option	Principal Alternatives	Capital Expenditure Split	2020 Cost (\$ Million)	Year	Escalated Cost (\$ Million)
Stormwater hydraulic models	Are required to aide drainage design by providing engineers with a set of tools for simulating and analysing various hydraulic scenarios.	Only for Cromwell, Alexandra 1 per annum driven by regulatory changes for stormwater in the new Regional Land and Water Plan	Do not complete and risk poor drainage designs	Renewal: 100%		2025 – 26	\$0.150
						2026 - 27	\$0.156

Section 7 Assumptions and Risk

Both the Water Services and Roading Activity Management Plans outline the assumptions, negative effects and risks for the individual activities. These include specific activity risk registers that follow Councils Corporate Risk Management Policy.

The following tables identify the assumptions that have been made in developing the 30 Year Infrastructure Strategy and associated work programme, and the risks associated with these assumptions.

Table 26: Summary of key assumptions and risks

Assumption	Risk	Consequence	Likelihood	Mitigation
The growth scenario used is appropriate for Council's long term planning	Growth occurs at a different rate to the medium growth projections	Capacity improvements will need to occur sooner, or be delayed	Moderate	Growth projections are reviewed every three years, and project timing is reconsidered based on updated data
There will be more stringent requirements for Urban Water Quality discharges under new national Environmental Standards	The requirements, and timing of compliance are not yet known	The standard of discharge assumed may be overestimated or further costs if standard of discharge assumed is under estimated	Moderate	Upgrade requirements are reviewed every three years as new standards are developed
The implementation period for compliance new national Environmental Standards will occur when existing consents are due for renewal	The implementation period to comply with new requirements may be shorter than allowed for in project planning in this Infrastructure Strategy	Costly upgrades will need to be undertaken earlier	Moderate	Upgrade timelines are reviewed every three years as new standards are developed

Assumption	Risk	Consequence	Likelihood	Mitigation
There will be no further legislative changes regarding the level of treatment required to comply with the NZ Drinking Water Standards	It is possible that there will be further legislative change as Taumata Arowai continues to fulfil its role. It is unknown if this will change the level of treatment required	Financial penalties if prosecuted for not meeting the required standards	Unlikely	Projects to improve treatment of water schemes to meet the bacteria and protozoa requirements will be completed within the first 3 years of this LTP.
There will be legislative changes regarding treatment operations, monitoring, and reporting with the NZ Drinking Water Standards	These changes have been indicated through early engagement with Taumata Arowai and the proposed Water Services Bill	Financial penalties if prosecuted for not meeting the required standards	Almost Certain	Council has proposed to increase operational funding for resourcing to improve management and operations of water schemes
The options to solve the problems will be the same in the future as they are today	Technology advances may provide more cost effective options for addressing the problems in the future	Council may over-estimate the cost of addressing some of the problems	Moderate	Constant review of emerging technologies. 3 yearly reviews of the Asset Management Plans, Long Term Plan, and Infrastructure Strategy
The existing infrastructure will perform as expected and expected useful lives will be achieved on significant assets	Mechanical, electrical, biological, and complex process equipment could fail earlier than expected. Climatic conditions could impact on the effectiveness of biological processes. Sedimentation could affect bores at water sources	Additional renewal work could be required	Moderate	Performance monitoring of assets along with condition assessments to determine the timing of replacement of end of life assets

Assumption	Risk	Consequence	Likelihood	Mitigation
Inadequate human resources to deliver council services	Council is unable to attract or retain a sufficient number of people with the capabilities to deliver agreed services	Lowering levels of service and delays in capital projects Increase use of consultants at higher cost	Almost Certain	Workload management, positive workplace culture and leadership. Use consultants to assist with peak workloads. Streamline work processes to make better use of staff time. Use of collaborative contracting models with contractors and consultants to best optimise staff resources across all organisations.

Assumption	Risk	Consequence	Likelihood	Mitigation
The contracting industry does not have the resources to respond to the projected bow wave of central and local government investment in infrastructure	Contractors, consultants, and materials are not available	Higher tendered costs due to reduced competitiveness in the market	Almost Certain	Council staff meet with representatives from local large and medium sized contractors monthly to keep informed of workloads and contractor capacity. This provides information regarding the local market, and feedback from contractors is used to ensure tendering is timed to meet capacity, material order and lead in times are considered in programming, and contract deadlines are realistic and achievable. Contractor feedback is also considered when determining procurement options. Councils across Otago and Southland are also sharing information on upcoming tenders and construction work programs to manage conflicting demands on the market. Where practical, contracts within Central Otago will be of a size to enable medium sized contractors within the region to tender the work

Assumption	Risk	Consequence	Likelihood	Mitigation
Projects will be delivered on time in accordance with the funding timeline	Inadequate lead times are provided on projects to undertake investigations and consent work prior to programmed construction dates	Public dissatisfaction and reputational risk due to late delivery on consulted projects	Moderate	Provide adequate lead in times during project and financial planning to enable preliminary investigation, consent, and design work to be undertaken in preceding years to construction
There will be no significant earthquakes which cause widespread damage to Council infrastructure	A significant earthquake could have a catastrophic impact on Council core infrastructure	Service could be lost on parts of the networks	Unlikely	Network resilience and emergency response plans have been developed to improve our ability to respond to an event
There will be moderate natural disasters that interrupt day to day business and cause damage to Council infrastructure	That events are more severe or more often than anticipated	Loss of business continuity, significant damage to underground assets that are self-insured and increased insurance premiums	Almost Certain	Business continuity planning Council sets aside \$165,000 per annum for disaster recovery to cover moderate events and damage to underground assets. Council also has the ability to raise debt for costs above the fund balance, which currently sit at around \$2.6million
Population growth will occur in the expected locations	Demand for property, and increasing land value in Cromwell, Clyde and Alexandra may result in lower cost alternatives such as Maniototo and Roxburgh experiencing higher than anticipated demand	Greater demand will be placed on infrastructure in Maniototo, and Roxburgh.	Moderate	Infrastructure Staff monitor resource consent applications to get early warning of issues such as this Models will be updated more frequently if development occurs in different places than anticipated

Assumption	Risk	Consequence	Likelihood	Mitigation
External interest income rates are assumed to be 2% to 3% over the life of the plan	Interest rates move affecting interest income.	Greater cost through a either lower interest income.	Moderate	Duration of investments are set to minimise interest rate exposure Council invests in accordance with the Investment Policy
Internal interest rates are assumed to be 2% to 3% over the life of the plan	Interest rates move affecting interest income and the cost of borrowing	Greater cost through a either lower interest income or higher borrowing costs	Moderate	Duration of loans and investments are set to minimise interest rate exposure Council invests and borrows in accordance with the Investment Policy and Liability Management Policy
Economic growth will continue, and a recession will not occur	Austerity measures are required to reduce public spending	Reductions in levels of service, deferral of improvement and growth related work	Moderate	Annual plan revisions 3 yearly reviews of the Asset Management Plans, Long Term Plan, Financial Strategy and Infrastructure Strategy.
That inflation will occur at the rates forecast in the Berl report.	Inflation costs may be much higher, particularly in the next three years	Insufficient budgets to deliver proposed programmes, or levels of service	Unlikely	Work programs will be reprioritised to minimise impacts on levels of service 3 yearly reviews of the Long Term Plan, Financial Strategy and Infrastructure Strategy.
Net operational savings will be achieved equivalent to year 2 and 3's inflation rate	Savings are not achieved	Higher rates or reduced levels of service	Moderate	Depreciation and staff cost are excluded for this assumption Management committed to the process

Assumption	Risk	Consequence	Likelihood	Mitigation
Net expenditure in 2024/25 is the same as planned through the 2024/25 annual plan	Net expenditure does not equal the annual plan	Cash reserves and or fixed assets are not equal to the opening position for the 10 year plan	Moderate	Significant unspent expenditure is carried forward to year one of the plan with little effect on the 10 year plan. Other variance to operating budgets are moved to reserves
The Roothing program presented in Council's Long Term Plan will be funded by Waka Kotahi NZTA	Waka Kotahi NZTA may not fund the full programme as presented	Reduced levels of service for roading activities, deferral of renewals work which could result in increased future cost.	Moderate	Waka Kotahi NZTA have been involved during the development of the programme. Where increased expenditure is proposed this is supported by evidence and a robust business case which meets Waka Kotahi NZTA requirements.
Levels of Service will not significantly change.	Public expectations may change drastically, along with demand for improved levels of service	Reduced public satisfaction	Moderate	3 yearly reviews of the Asset Management Plans, Long Term Plan, Financial Strategy and Infrastructure Strategy
Council will continue to deliver the core services included in this strategy.	Legislation may be changed to place responsibility for some core services with regional or national authorities	The responsibility and cost of delivering these services will be transferred to a different organisation	Almost Certain	Three waters included for now until a new water organisation is setup. 3 yearly reviews of the Asset Management Plans, Long Term Plan, Financial Strategy and Infrastructure Strategy
The asset base increases beyond predicted. (Private Water Supplies)	Operational budgets are insufficient to meet demand from increased assets	Level of service failure or unbudgeted expenditure occurs.	Likely	Council has resolved that any share of the initial costs to upgrade private supplies to meet the New Zealand Drinking Water Standards

Assumption	Risk	Consequence	Likelihood	Mitigation
Assets are vested in Council which do not meet level of service requirements and require immediate investment. (Private Water Supplies)	Capital budgets are insufficient to meet the costs of upgrading new vested assets to meet service requirements	Level of service failure or unbudgeted expenditure occurs.	Likely	that transfer to Council ownership and management are to be met by the private supplier and/or by the Council and will be considered on a case by case basis.
There will be no further tranches of government stimulus funding for water or wastewater upgrades, or to facilitate water reform.	Work in later years of the program may need to be brought forward. Inadequate staffing levels to deliver increased programme of work.	Opportunities to progress work which is of greatest value to the community may be missed.	Moderate	Progress planning for work which is in years 4 – 10 of the programme so these are ready to proceed if funding is made available.
Council will meet its proposed capital expenditure programme of work.	The programme of work is not delivered resulting in a backlog, and financial risk with the introduction of external borrowings to fund Councils capital programme of work	Possible impact on levels of service, delays in replacing assets and cost increases. Assets could fail before they can be replaced.	Moderate to Likely	Council can revise the speed of delivery in future annual plans. Any money already collected can be carried forward to a later year to be used at the point of construction.

Quality of Asset Data

The International Infrastructure Management Manual data confidence grading system is used. The following table indicates the level of confidence held in Council's data for roading and water services assets, where the confidence grades have the following meanings:

- A Highly Reliable** – Data based on sound records, procedure, investigations and analysis which is properly documented and recognised as the best method of assessment. Dataset is complete and estimated to be accurate to $\pm 2\%$.
- B Reliable** – Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings; for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate to $\pm 10\%$.
- C Uncertain** – Data based on sound records, procedures, investigations and analysis that is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data is available. Dataset is substantially complete, but up to 50% of data is extrapolated and estimated to be accurate to $\pm 25\%$.
- D Very Uncertain** – Data based on unconfirmed verbal reports and/or cursory inspection and analysis. Dataset may not be complete, and most data is extrapolated or estimated. Dataset accuracy of $\pm 40\%$.
- E Unknown** – No data, or very limited information, held.

The effect of data confidence on individual asset groups on the financial forecasts is defined as follows:

- Nil – no effect
- Minimal – data quality has approximately $\pm 5\%$ impact on budgets for this item
- Minor – data quality has $\pm 15\%$ impact on budget impact on budgets for this item
- Moderate - data quality has $\pm 25\%$ impact on budget impact on budgets for this item

Table 27: Summary of asset data confidence ratings

Asset Group	Asset Register	Replacement Costs	Asset Lifecycle	Condition Grade	Performance Grade	Data Confidence Effect on Forecast	Source of Rating
Land	B	D	A				
Formation	B	B	B				
Sealed Pavement Surfaces	B	A	B	A		Nil	Condition rating, and high speed data collection

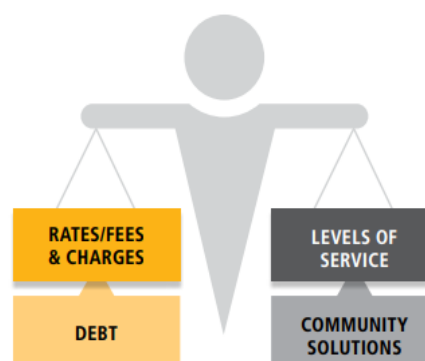
Asset Group	Asset Register	Replacement Costs	Asset Lifecycle	Condition Grade	Performance Grade	Data Confidence Effect on Forecast	Source of Rating
							undertaken every 3 years
Sealed Pavement Structures	B	B	B	B		Minimal	Condition rating, high speed data, and falling weight deflectometer testing undertaken every 3 years
Unsealed Pavement Structure	B	B	B	B		Minimal	Annual inspections, and annual roughness survey
Car Parks	B	B	B				
Drainage	B	B	C	C		Minor	Visual inspection
Footpaths	B	B	B	A		Minimal	Annual roughness survey
Surface Water Channels	B	B	B				
Traffic Facilities	B	B	B				
Railings	B	B	B	B		Minimal	Visual inspection
Minor Structures	C	B	C				
Bridges and Major Culverts	A	A	B	B		Moderate	Visual inspection
Streetlights	A	B	B	A		Nil	Independent electricity supplier audit of asset data
Alexandra Airport	B	B	B				
Water Supply							
Plant (Treatment) Assets	B	B	B	B	B	Moderate	No site validation for last 8 years
Non-Pipe Assets	B	B	B	B	B	Minor	Visual inspection
Pipe Assets	B	B	B	C	C	Minor	Review of historic records
Wastewater							
Plant (Treatment) Assets	B	B	B	C	C	Moderate	No site validation for last 8 years
Non-Pipe Assets	B	B	B	B	B	Minor	Visual inspection
Pipe Assets	B	B	B	C	C	Minimal	CCTV and review of historic records

Asset Group							
	Asset Register	Replacement Costs	Asset Lifecycle	Condition Grade	Performance Grade	Data Confidence Effect on Forecast	Source of Rating
Stormwater							
Pipe Assets	B	B	B	C	C	Minimal	Review of historic records

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 Regional Water Services Organisation (WSO) which is much like a Local Government Act Council Controlled Organisation (CCO). The regional approach is our preferred option for delivery of water services. If however other Councils decide not to join or decide on a different timeline to us we will set up a single Council WSO. If This has been reflected in 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.

One of the benefits of transferring assets to a new WSO is that entity's ability to access higher levels of borrowing to undertake the programme of work in the water services space and free up Councils borrowing capacity to undertake other projects. One of the requirements to achieve this will be member owner Councils providing a guarantee to the lenders for funds the WSO borrows. 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

However Council must be cognisant of the new legislation that may arise from the Local Government (Water Services) Bill (WSB) specifically clause 16 of that Bill requiring water services providers (Council until 30 June 2027) to;

- a) Spend revenue it receives from providing water services on providing water services

- b) Ensure the revenue it applies to the provision of water services is sufficient to sustain the providers long term investment in the provision of water services
- c) Revenue and expenses must be transparent to the public,

Council currently complies and will continue to comply with a and b above. In terms of transparency Council has introduced a new targeted rate specifically for stormwater to ensure revenue collected is ringfenced and transparent to the public. Currently stormwater expenditure is paid for using a capital value rate that also funds unsubsidised roading and public toilets.

It's obligations under the proposed WSB will cease on 30 June 2027.

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 annual 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 2022 and further updated in 2024. Four scenarios were modelled:

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

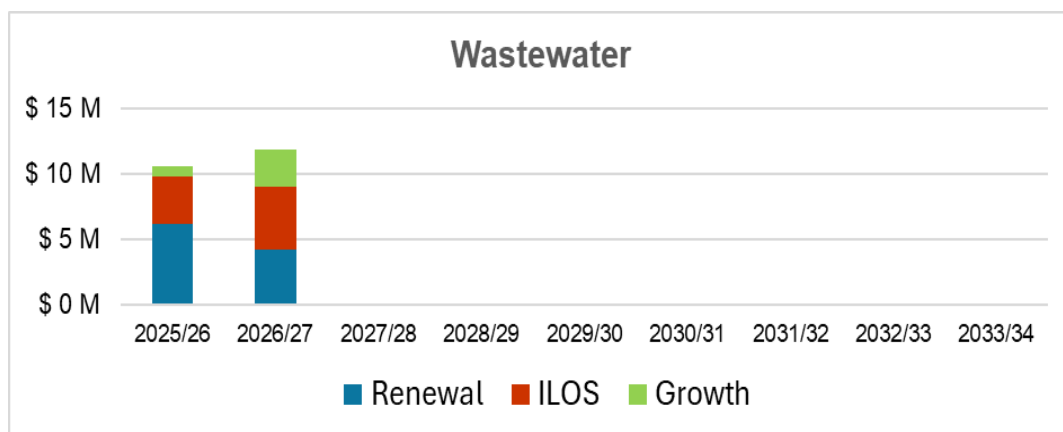
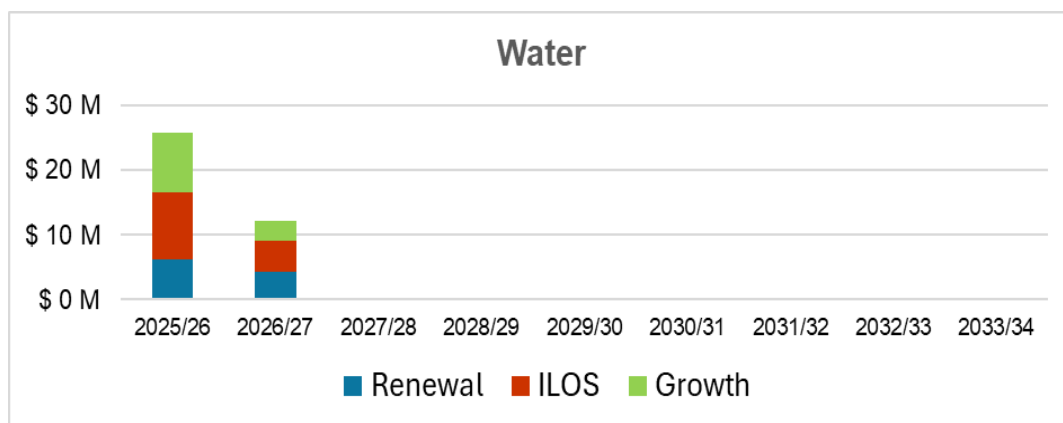
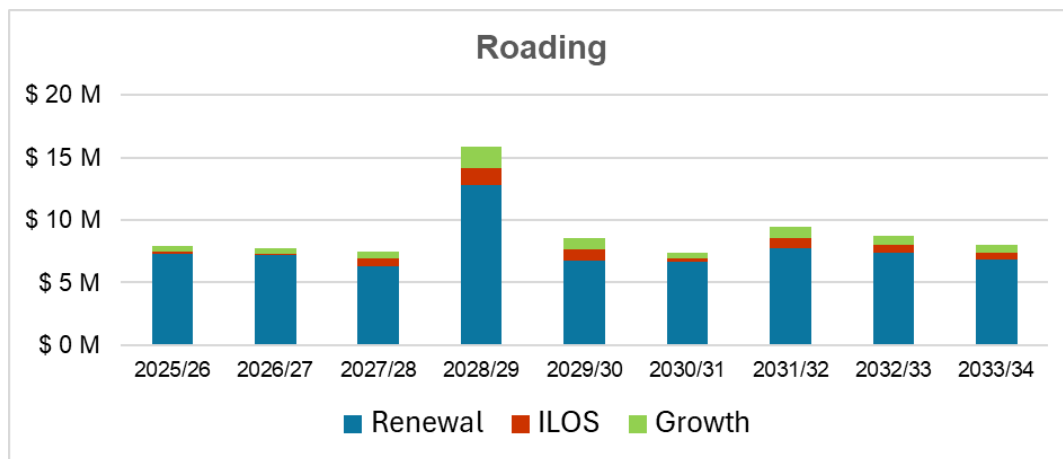
For this Long-term Plan, Council has used the business-as-usual model, which is 2.1% yearly average for the first five years, slowing to 1.8% for the final four years. This is down on the previous five years, when an average of 3.0% was experienced.

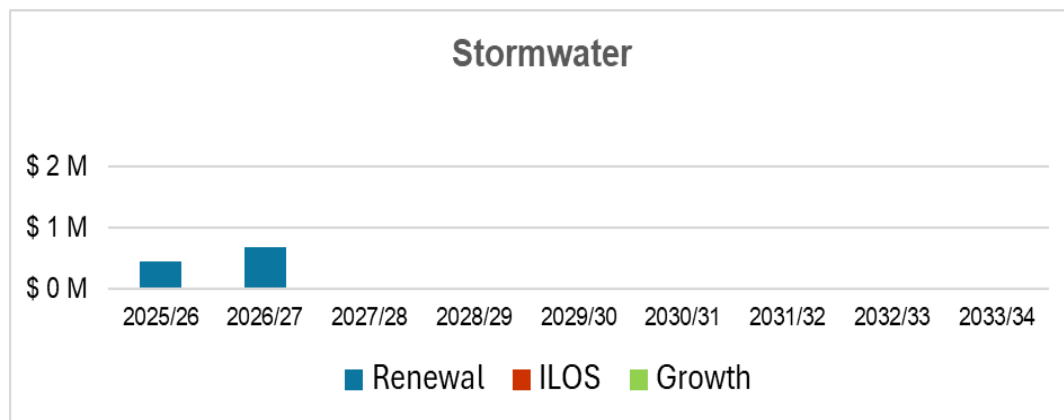
Capital Expenditure

Capital project

The following graphs 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.

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 (50%) depreciation on 3 waters renewals for the two years of the plan and debt fund the remaining 50%. This will ensure rates are affordable while continuing renewals at the appropriate level. 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 Councils cost of borrowing and secondly it will lift the Councils 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 LGFA debt ceiling in both year 1 and year2 of the LTP.

Bridges

There are 173 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 Council's 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 will be 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 it is using to the benefit of our communities. One example is our shared library service with Queenstown Lakes District Council.

Potential impacts on Climate Change

There is a potential that a large climate change event will require significant investment to reinstate the infrastructure that has been impacted by the event. This may require the Council to uplift external borrowings which are outside of the debt covenants. The Council is working towards a credit rating that will enable the Council to uplift LGFA debt at 280% of revenue, where it is currently 175%. The main risk relates to self-insured assets in particular the roading network and 3 waters underground infrastructure. The risk will reduce to Council post the transfer of the 3 Waters assets to the new Water organisation.

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.

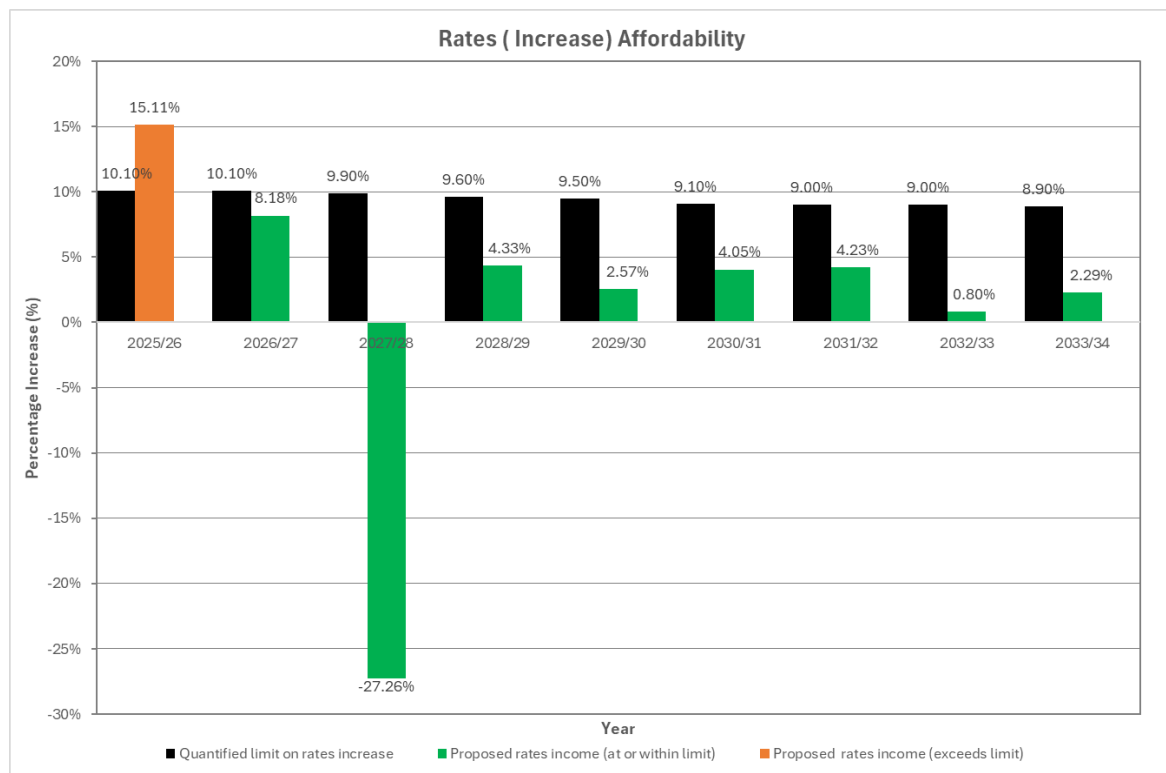
The Council is required to include this statement in its LTP in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the Regulations for more information, including definitions of some of the terms used in this statement.

Rates Affordability

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 who 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	17,675

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.



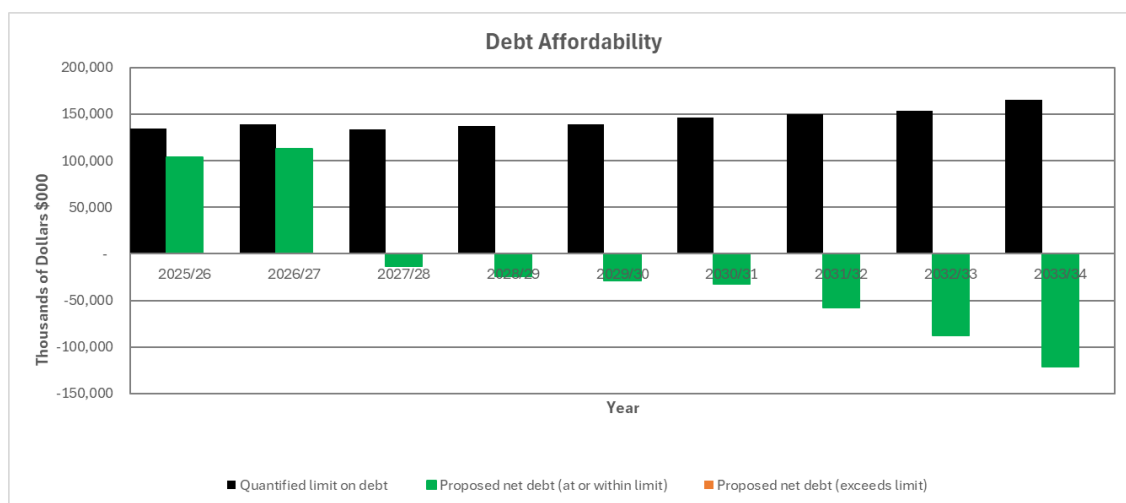
Note that the first year of this plan does not meet the benchmark. This is due to higher operating costs in the water services activities, roading and community facilities as well debt servicing costs and programmed debt repayment.

However, Council considers this to be prudent in the lead up to the divestment of water services activities.

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 borrowing with a quantified limit on borrowing. The quantified limit on borrowing is that net external borrowing are not to exceed 10% of total assets. Net external borrowing are defined as total external debt less cash/cash equivalents that would be available to repay debt.

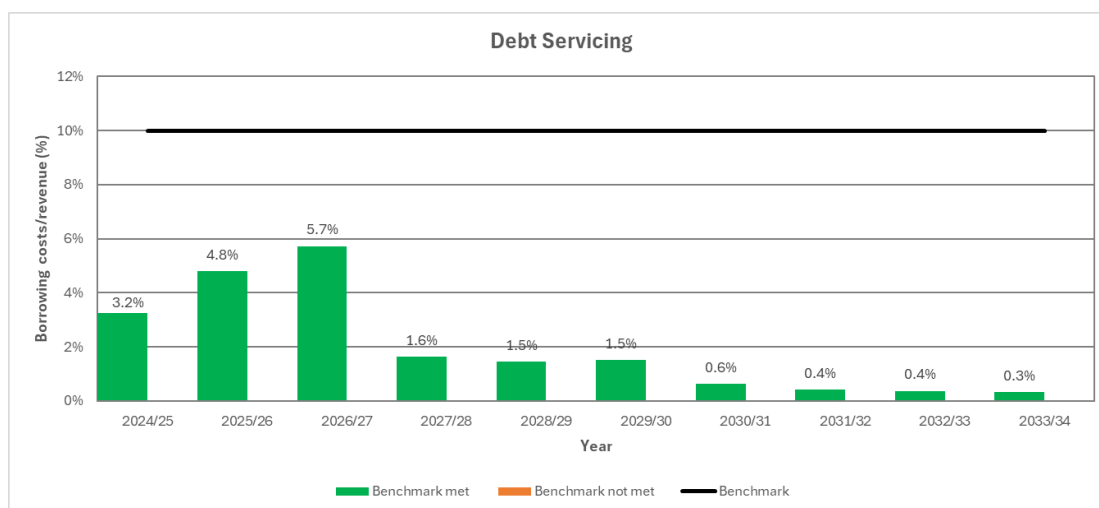
It should be noted that from year 3 of this plan onwards debt reduces significantly with the transfer of the 3 waters liabilities (along with assets) to the new water delivery entity and cash received from land sales that are realised. This will be used to pay down the debt incurred on the Cromwell Memorial Hall.



Debt Servicing

A debt servicing limit of borrowing costs being 10% of revenue (excluding development and financial contributions, vested assets, financial instrument derivative gains and revaluations of property plant and equipment) has been set to assist in prudently managing borrowing.

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 \$95 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.

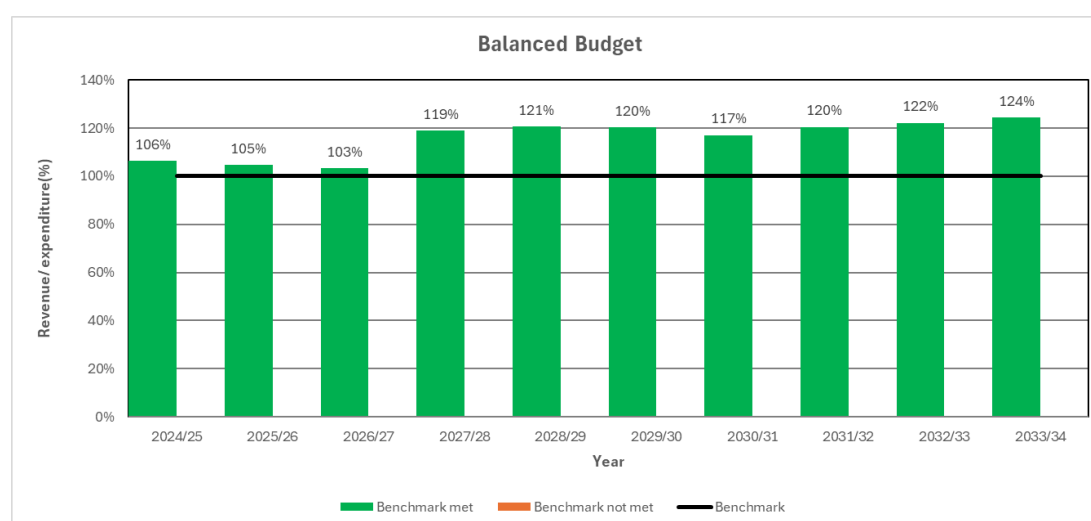
Significant non-growth expenditure that is not depreciation funded or subsidised will be loan funded. Loans will be set up with repayments (less depreciation) being rated for. The source of these loans are forecast to come out of cash reserves or external borrowings.

Balanced Budget

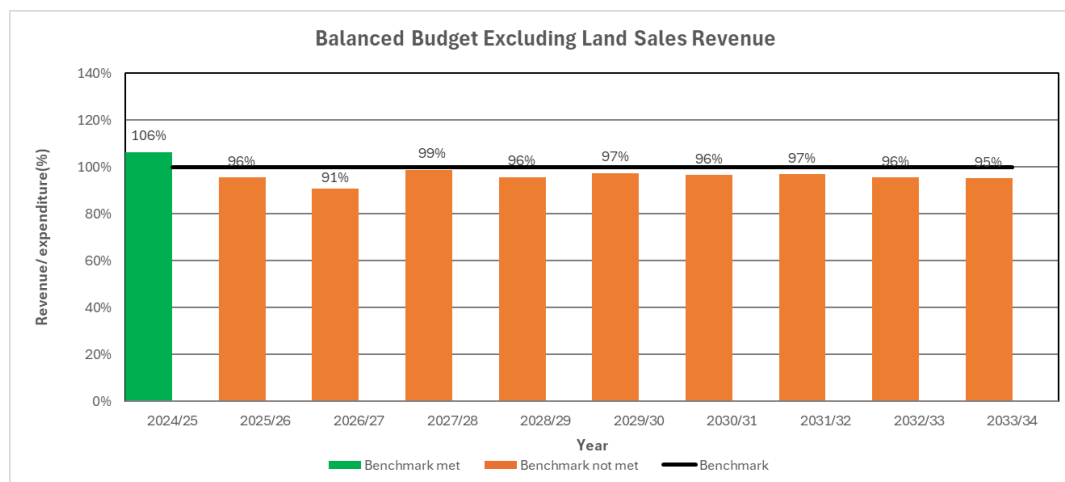
The following graph displays the council's planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment) as a proportion of planned operating expenses (excluding losses on derivative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

The council meets the balanced budget benchmark if its planned revenue equals or is greater than its planned operating expenses.

Council has decided to only partially fund depreciation on three waters asset renewals and debt fund the balance. Achieving the benchmark across the period of the plan will rely on the sale of land across all 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.

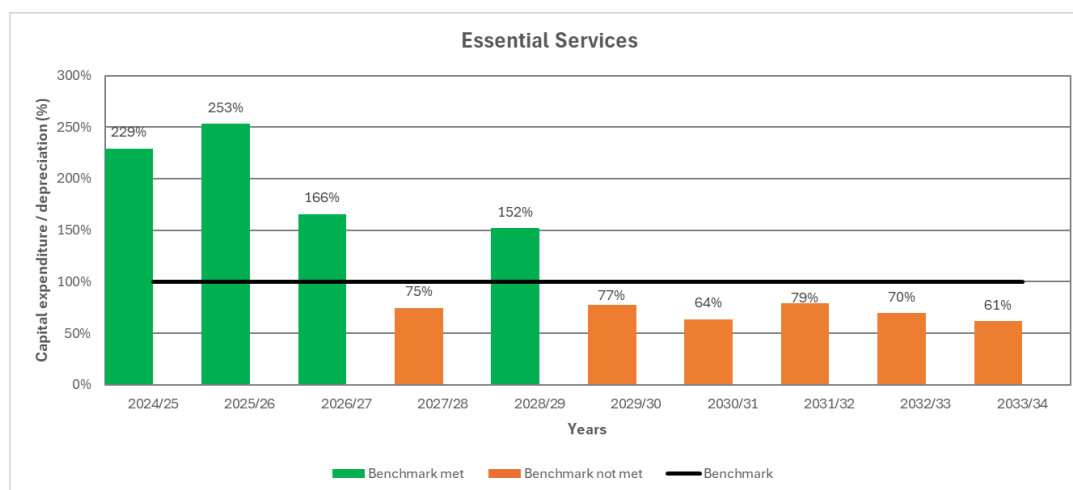
Deficits can result when:

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 roading 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 NZTA's current focus more on maintenance and Council not funding unsubsidised work until it completes its bridge strategy for inclusion in the 2027/37 LTP

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.

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 \$175,126 (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)^{1,2}

ACTIVITY	CHARGE PER HUE (GST INC)		
	Scheme (\$)	District (\$)	Total (\$)
Water			
Alexandra and Clyde	21,905	136	22,041
Cromwell	13,002	136	13,138
Naseby	9,637	136	9,772
Omakau	15,449	136	15,585
Patearoa	6,029	136	6,165
Ranfurly	4,124	136	4,260
Roxburgh	4,600	136	4,736
Wastewater			
Alexandra and Clyde	22,536	180	22,716
Cromwell	7,288	180	7,469
Naseby	2,358	180	2,538
Omakau	20,966	180	21,146
Ranfurly	68	180	248

Roxburgh	1,158	176	1,334
Stormwater			
District	-	-	-
Transport			
District	-	803	803
Community Infrastructure			
District	-	2,511	2,511
Reserve Land			
District	20 m2	\$500 per m2	10,000
Reserve Improvements			
District		304	304

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.

²The charges presented in Table 1 are for the 2025/26 financial year, which includes one year of inflation on the charges shown in Schedules 1 and 2, which are shown for the 2024/25 financial year.

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 * 1 JULY 2004	RURAL LOTS THAT EXISTED BEFORE * 1 JULY 2004
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 council's 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
Ranfurly	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
Ranfurly	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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PERIOD OF BENEFIT	<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>
FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING	<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

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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
PJ201116 - 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 reticn rnl	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 - ake 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	RECOVER-ABLE 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	RECOVER- ABLE 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
Ranfurly	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
Ranfurly - 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 Ranfurly 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
Ranfurly - 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
Ranfurly - Demand Management	85,777	7%	6,282	262	272	278	278	275	269	261	235	0	0	4,151	2,130	63	34
Ranfurly - Reticulation	55,625	12%	6,621	368	382	389	264	197	101	0	0	0	0	4,919	1,701	63	27
Ranfurly - 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
Ranfurly - Tobies	11,474	2%	204	9	9	9	9	9	9	9	8	8	8	115	89	63	1
Ranfurly - Water reticulation extension	9,880	7%	708	33	34	35	35	35	34	33	31	30	28	380	328	63	5
Ranfurly - Instrumentation	9,288	16%	1,450	93	97	99	4	0	0	0	0	0	0	1,157	293	63	5
Ranfurly - Management	7,688	10%	760	38	39	40	40	39	29	0	0	0	0	536	224	63	4
Ranfurly - Cap exp Machinery & plant	5,366	7%	393	16	17	17	17	17	17	16	16	1	0	258	135	63	2
Ranfurly - Telemetry	4,597	16%	749	55	57	0	0	0	0	0	0	0	0	637	112	63	2
PJ11418-7 - WS Ranfurly 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 Ranfurly Stock fence break tanks	692	4%	28	1	1	2	2	2	1	1	1	1	1	14	14	63	0
Ranfurly - 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 - Ranfurly 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

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
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. WWClzyd - 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	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 Receival 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 Tmnt 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 Tmnt 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	RECOVER-ABLE GROWTH / CAPACITY LIFE (HUES)	Charge per HUE
Asset Management	103,055	49%	23%	12,348	757	459	127	0	0	0	0	0	0	0	11,005	1,343	3,369	0
Historic Expenditure	103,055	49%	23%	12,348	757	459	127	0	0	0	0	0	0	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 Roothing	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 Roothing	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 Roothing	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 Roothing 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 Roothing 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 Roothing 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 Roothing 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	RECOVER-ABLE 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 Roding 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 Roding	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 Roding 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	RECOVER-ABLE 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
CrmPths - 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	RECOVER-ABLE 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 Roothing	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 Roothing	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 Roothing.	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	RECOVER-ABLE 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 Centrte 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 - enewal 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

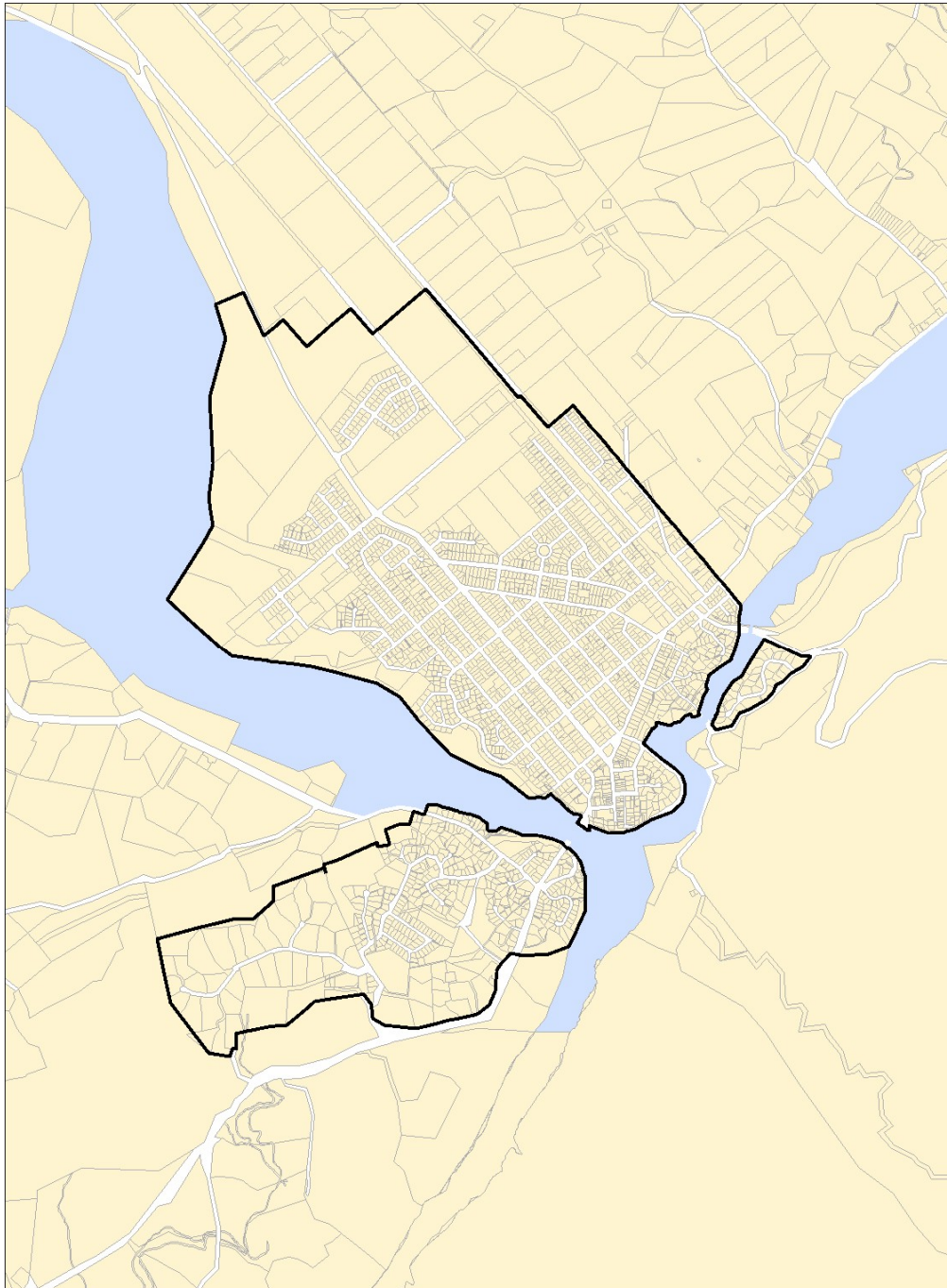
ALEXANDRA & CLYDE WATER SUPPLY – SCHEME BOUNDARY



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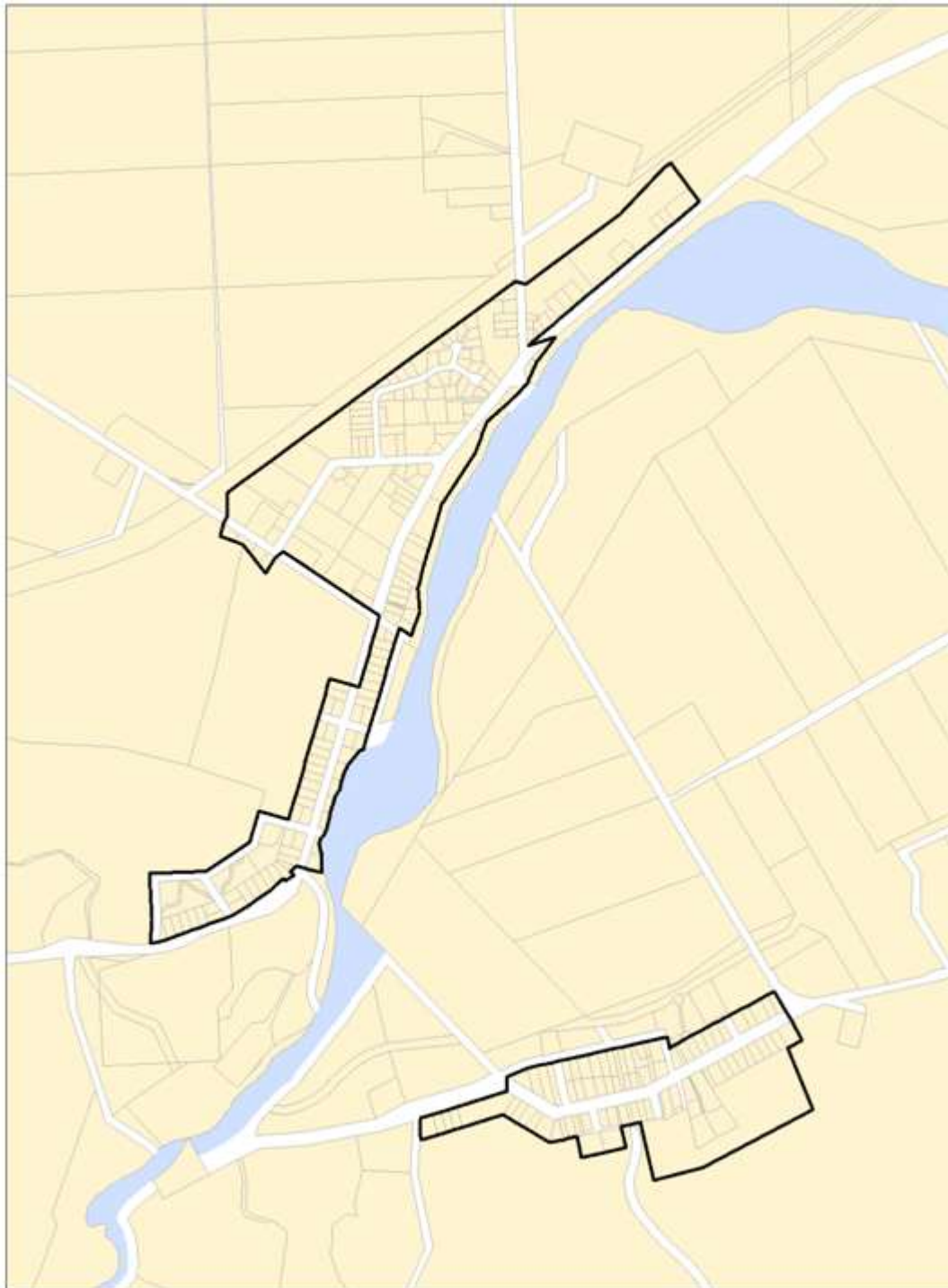
Wastewater catchment maps

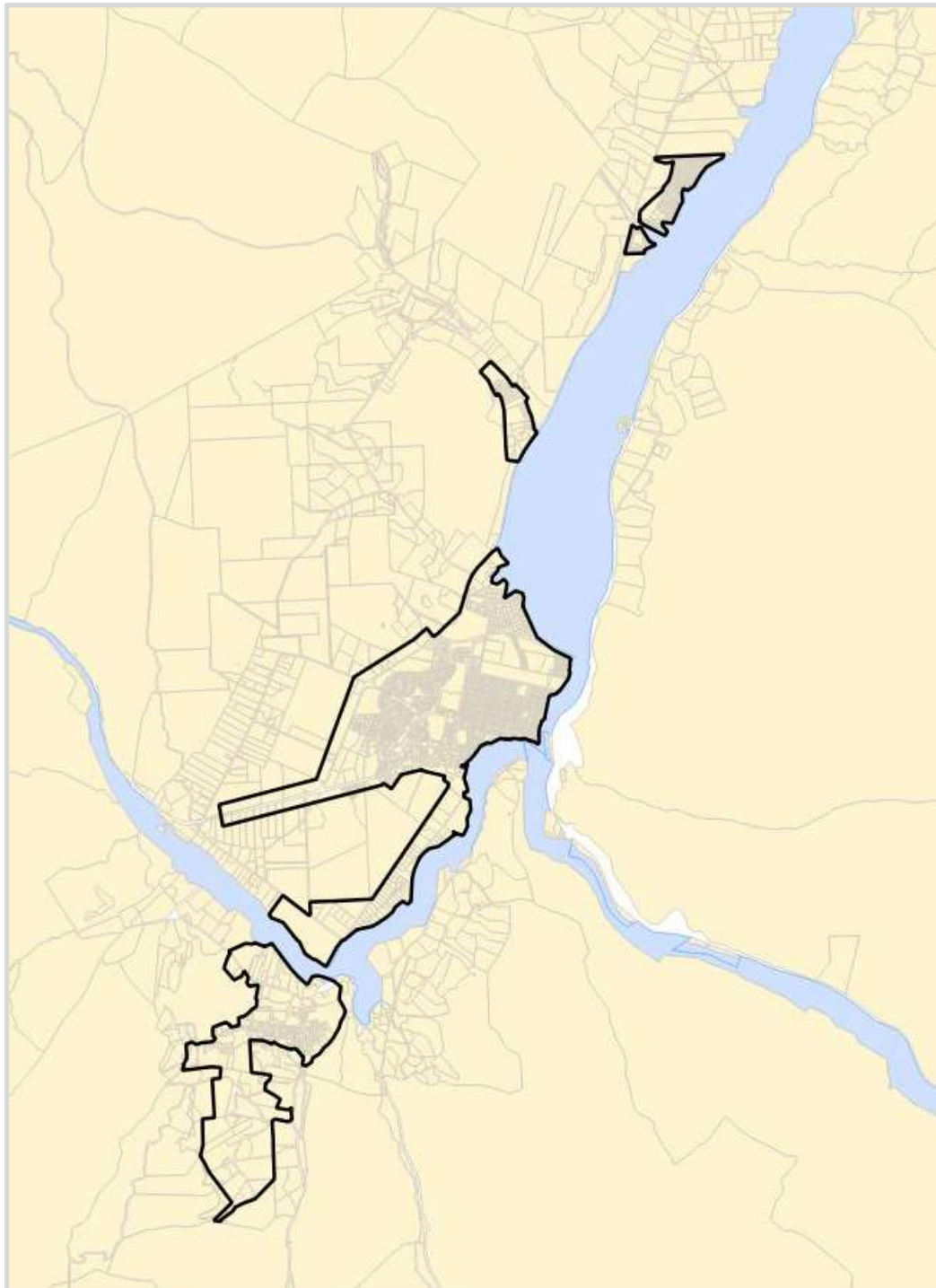
ALEXANDRA WASTEWATER – SCHEME BOUNDARY

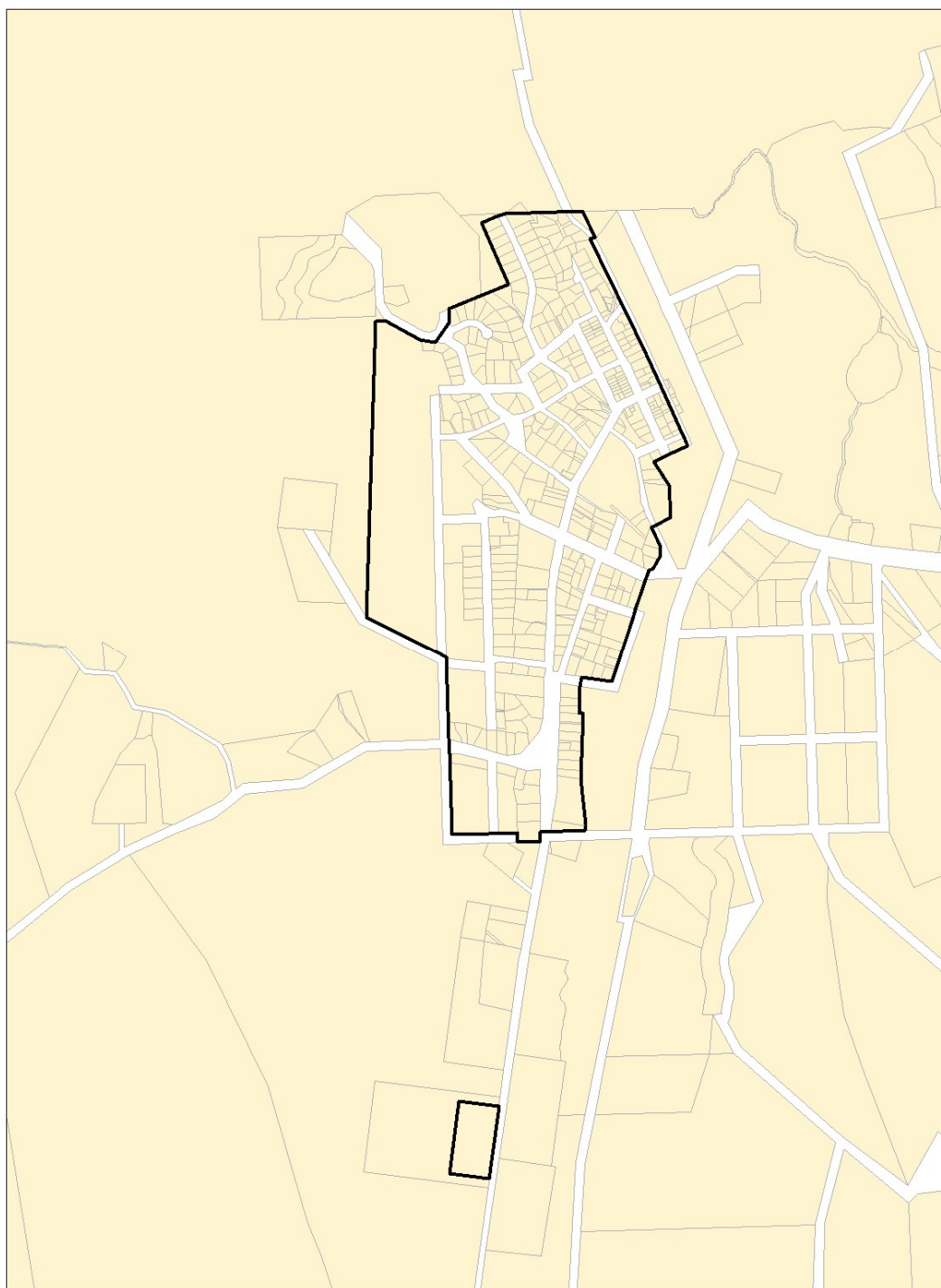


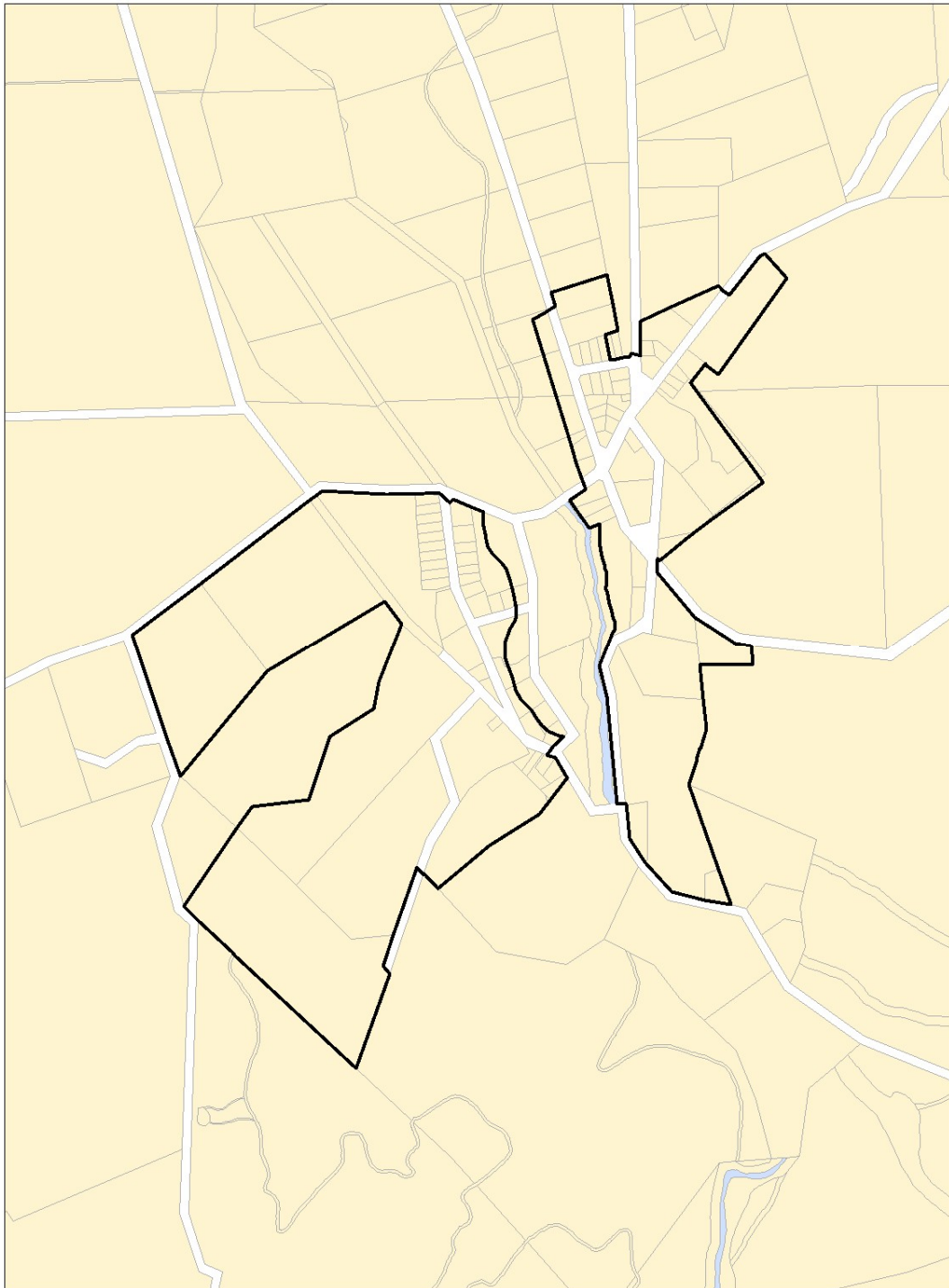
CLYDE WASTEWATER – SCHEME BOUNDARY

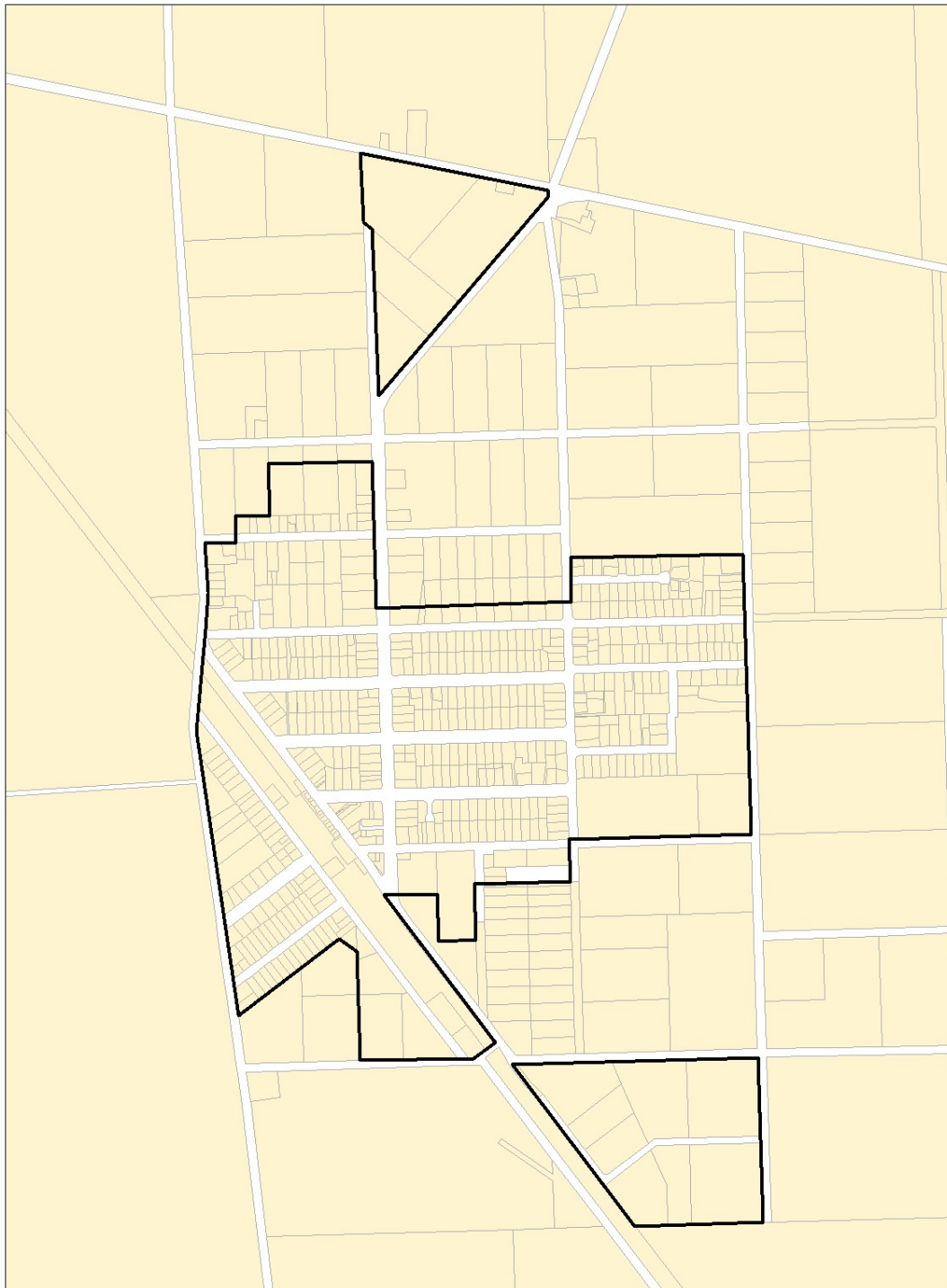


OMAKAU / OPHIR WATER SUPPLY & WASTEWATER – SCHEME BOUNDARIES

CROMWELL WATER SUPPLY & WASTEWATER – SCHEME BOUNDARY

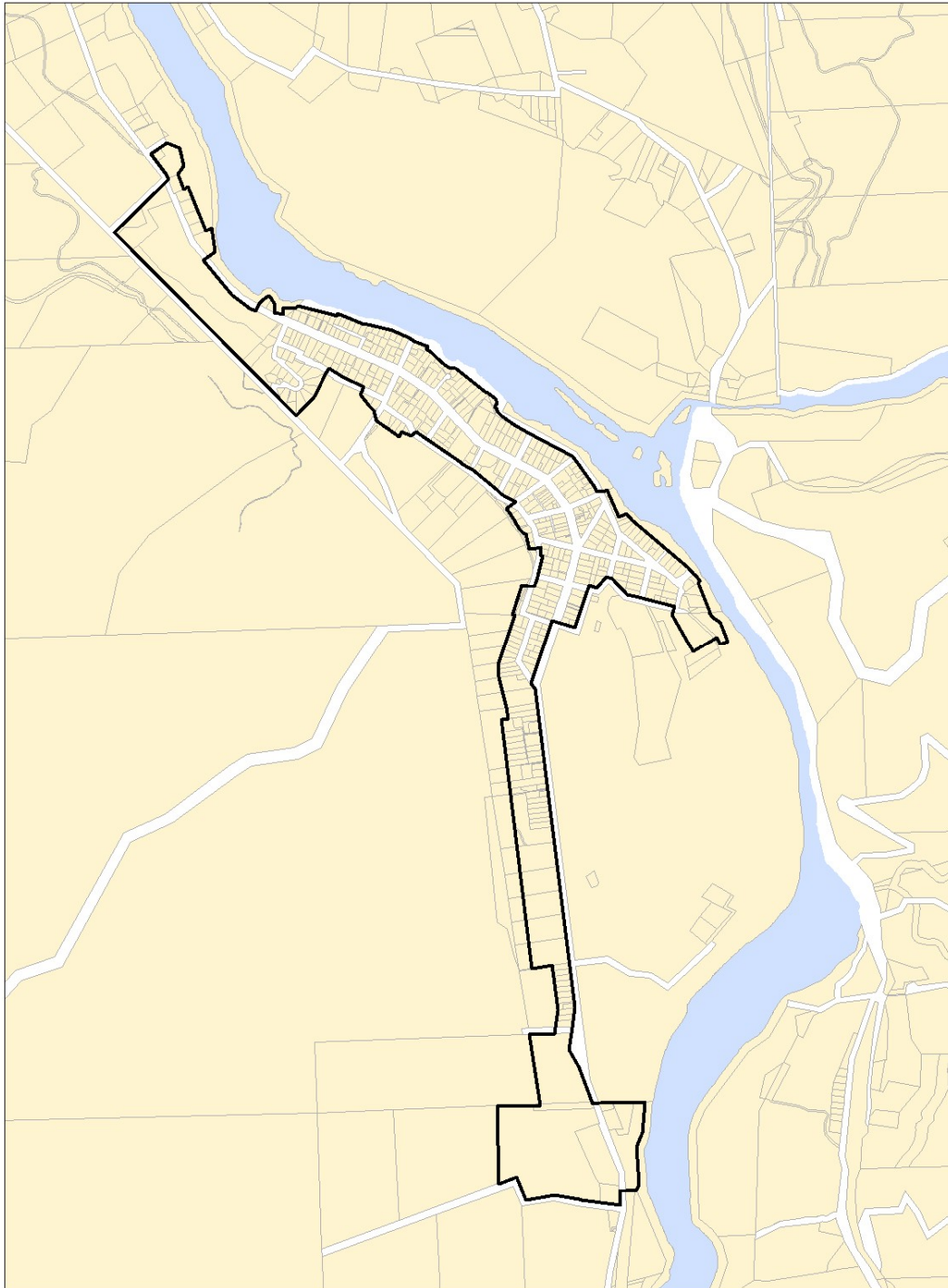
NASEBY URBAN WATER SUPPLY AND WASTEWATER – SCHEME BOUNDARY

PATEAROA URBAN WATER SUPPLY – SCHEME BOUNDARY

RANFURLY URBAN WATER SUPPLY AND WASTEWATER – SCHEME BOUNDARY

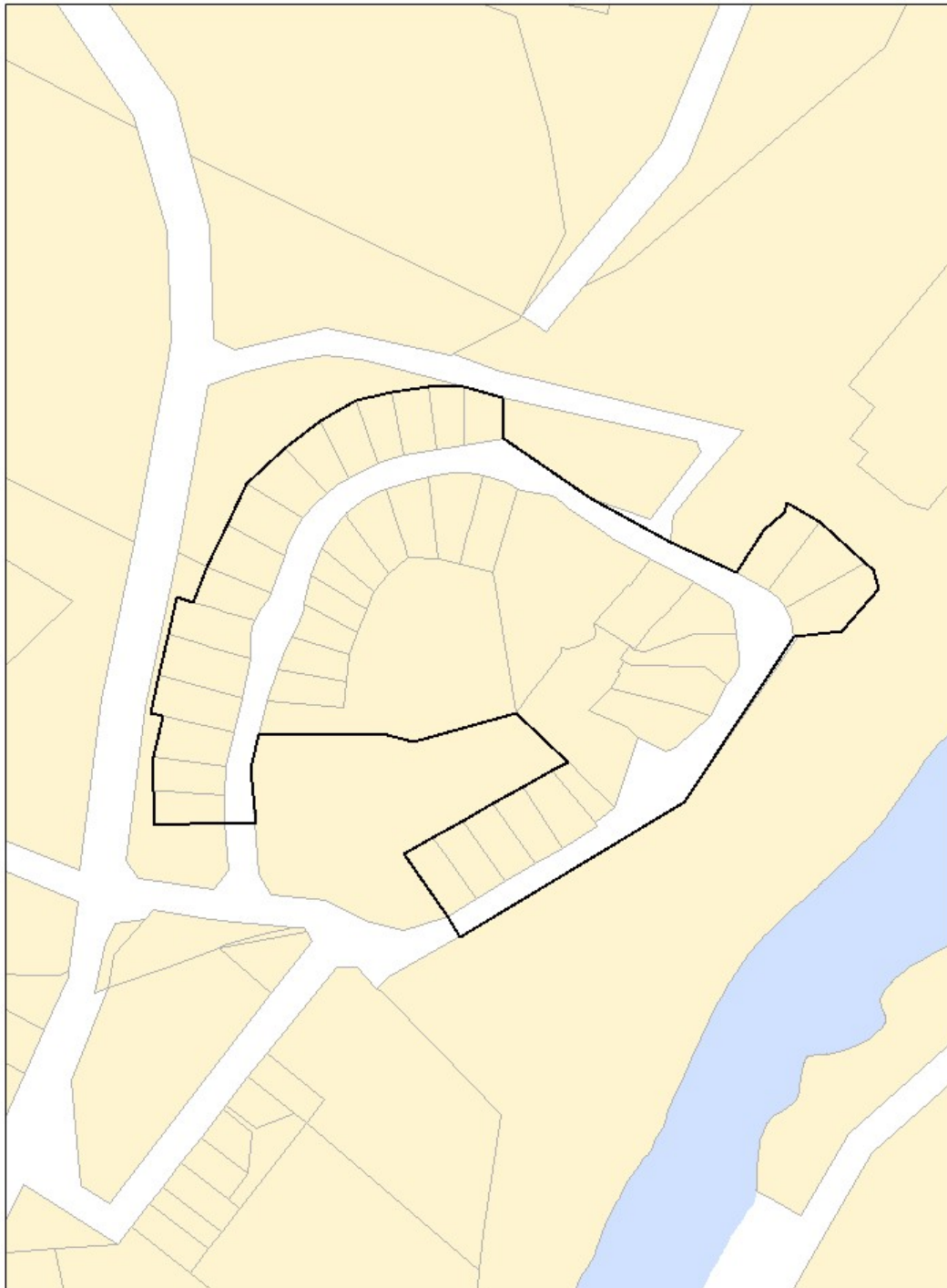
ROXBURGH WATER SUPPLY AND WASTEWATER – SCHEME BOUNDARY
(shown on two maps)

1. ROXBURGH



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

2. LAKE ROXBURGH VILLAGE



FEES AND CHARGES 2025-26

THREE WATERS		2025/26 Includes GST	2024/25 Includes GST
<i>Where a service connection for water and/or wastewater, or a wheelie bin is provided to a rating unit in the course of a rating year, the rating unit will be charged a proportion of the full year cost the service as scheduled in the rating section of the 10-year Plan, based on the number of complete months remaining in the financial year.</i>	DESIGNATED WASTEWATER TREATMENT PLANT		
	Disposal of septage tank load less than 3,000 litres	180	165
	Every additional 1,000 litres discharges (or part thereof)	60	55
	Designated Septage station disposal cost/litre	0.06	0.055
	TRADE WASTE		
	Application fee deposit (invoiced at actual cost)	300	293
	Application to transfer trade waste discharge consent	100	97.5
	Annual fee	200	195
	BUILD OVER SEWER		
	Application fee deposit (invoiced at actual cost)	300	0
	THREE WATERS NEW CONNECTIONS (in addition to Development Contributions if these are applicable)		
	Connection to council services (one connection)	350	340
	Connection to council services (each additional connection)	150	145
	BULK TANKER WATER		
	Bulk water application fee	350	340
	Water usage per m ³	6.36	2.19
	BULK WATER SUPPLY		
	Network connected bulk water rate (per m ³)	4.2	1.05
	REMOVAL OF WATER RESTRICTOR		
	Temporary restrictor removal fee	At cost	At cost
	WATER METER ACCURACY TESTS		
	House visit and assessment	110	67
	Meter removal and calibration	525	525
	Final meter read	50	49
	Backflow Prevention		
	Annual testing	185	185
	New backflow prevention device	At cost	At cost

FEES AND CHARGES 2025-26

THREE WATERS	2025/26	2024/25
	Includes GST	Includes GST
OTHER		
Unauthorised and other activities	At cost	At cost
Development advice/supervision	At cost	At cost
Technical Administrator and Junior Professional/Hour	130	126.5
Intermediate Professional/Hour	154	149.5
Senior Professional/Hour	178	172.5
Activity Manager/Hour	237	230
Group Manager/Hour	296	287.5
Review and processing of asset data/Hour	130	-
DEVELOPMENT CONTRIBUTIONS - NEW CONNECTIONS		
Water Supply		
Lake Dunstan Water Supply (Alexandra / Clyde)		8,710
Cromwell		4,675
Naseby		4,939
Omakau / Ophir		13,335
Patearoa		3,989
Ranfurly		3,043
Roxburgh	Refer to Long-term Plan 2025-34	4,055
Wastewater		
Alexandra / Clyde	Development Contribution Policy	9,201
Cromwell		3,802
Naseby		4,147
Omakau / Ophir		5,996
Ranfurly		966
Roxburgh and Lake Roxburgh Village		5,698

FEES AND CHARGES 2025-26

THREE WATERS	2025/26 Includes GST	2024/25 Includes GST
THREE WATERS AND WASTE MANAGEMENT PART CHARGES IN LIEU OF RATES		
<p>The Local Government (Rating) Act 2002 requires that properties be rated based on their status as at 1st July each year. Certain rates are based on level of service provided. These are Water Supply rates, Wastewater rates and Waste Management rates. To enable these services to be provided part way through the rating year Council will invoice the rate payer upon provision of the laterals for Water Supply and Wastewater and upon commencement of service in the case of Waste Management collections. The following charges will be invoiced for each complete month of the rating year remaining.</p>		
Water Supply – connected - per month		
If already rated as serviceable	21.22	31.21
If not rated as serviceable before	42.44	63.03
Wastewater – connected - per month		
If already rated as serviceable	46.44	41.68
If not rated as serviceable before	92.88	83.88
<i>To be confirmed after the Rates Resolution has been adopted by Council.</i>		

FEES AND CHARGES 2025-26

ENVIRONMENTAL SERVICES	2025/26 Includes GST	2024/25 Includes GST
TRANSFER STATION CHARGES		
Standard size refuse bag (60 litres)	8	8
Prepaid Council approved 60 litre refuse bag (for Tarras and Patearoa use only)	8	8
Child car seat recycling (Alexandra and Cromwell only)	10	10
Car body (all tanks pierced and drained)	20	20
Fridges, freezers and air-conditioning units (disposal charge)	25	25
Transfer Station with Weigh Facility (Alexandra/Cromwell)		
General waste charge by weight per tonne	465	442
General waste minimum charge (less than 10kg)	8	4
Greenwaste by weight by tonne	105	85
Greenwaste minimum charge (less than 100kg)	5	5
Transfer Station without Weigh Facility (Ranfurly/Roxburgh)		
General waste charge by volume per cubic metre (assessed by operator)	100	95
Greenwaste charge by volume per cubic metre (assessed by operator)	25	20
Greenwaste minimum charge (small car/boot load - 0.5 cubic metre or less)	12.5	10
CLEANFILL/HARDFILL DEPOSITED IN CLEANFILL/HARDFILL AREA		
Charge by volume per cubic metre*	35	25
<i>*Domestic quantities of cleanfill/hardfill only</i>		

FEES AND CHARGES 2025-26

ENVIRONMENTAL SERVICES	2025/26 Includes GST	2024/25 Includes GST
HAZARDOUS WASTE		
LPG gas bottles (4kg or larger) (per item)	13	11
Helium and diving cylinders (any size) (per item)	13	11
Fire extinguishers (per item)	13	11
Camping gas cannisters	6	5
Aerosol cans	6	5
Oil-based paints	6	5
Enamel paints	6	5
Decking oil/stain	6	5
Petroleum and diesel	6	5
Brake fluid	6	5
Turpentine and methylated spirits	6	5
Parrafin, kerosene and lamp oils	6	5
Nail polish remover (acetone)	6	5
Firelighters	9	8
Mothballs	9	8
Pool chlorine	10	9
Nitrate fertiliser	10	9
Hydrogen peroxide	10	9
Resin/fibreglass hardeners	10	9
Herbicides and pesticides	12	10
Paint strippers	12	10
Antifreeze	12	10
Cleaning products (drain cleaner, oven cleaner, bleach)	5	4
Miscellaneous hazardous waste items	3	3
Waste oils	3	3
Water-based paints	6	5
Minimum charge (items less than 1 kg)	2	2
<i>Note: Prices are per kg unless otherwise stated.</i>		

FEES AND CHARGES 2025-26

ENVIRONMENTAL SERVICES	2025/26 Includes GST	2024/25 Includes GST
ELECTRONIC WASTE		
CRT TV	37	37
Rear Projection TV	46	46
Flat Panel TV	21	21
CRT Computer Monitor	25	25
LCD Computer Monitor	10	10
Desktop and Servers	5	5
Laptops and Tablets	5	5
Modems, Switches, Routers, Computer Speakers	5	5
Uninterrupted Power Supplies (UPS)	5	5
Printers and Fax Machines	17	17
Photocopiers	43	43
Small Appliances, Drills, Alarm Clocks, Cameras	5	5
Heaters and Fans	5	5
Vacuum Cleaners	9	9
Dehumidifiers	18	18
DVD and VCR Players	6	6
Stereo Systems and Gaming Consoles	6	6
Stereo Speakers	6	6
Keyboards and Docking Stations	4	4
Mice	1	1
Cables (per kg)	4	4
<i>Note: Prices are per item unless otherwise stated.</i>		
WHEELIE BIN CHARGES		
Replacement of bin due to damage (not wear and tear)	60	55
Additional organics bin (240L) per annum	115.21	106.53
Additional mixed recycling bin (240L) per annum	103.09	95.31
Additional glass recycling bin (240L) per annum	48.51	44.86
Additional rubbish (red) bin (140L) per annum	206.17	190.62
Additional rubbish (red) bin (240L) per annum	352.92	326.3
Upsize rubbish (red) bin to (240L) per annum	145.53	134.56
Bin delivery and administration charge (for additional bins/bin removals/replacement bins/change of bin size)	45	40
<i>To be confirmed after the Rates Resolution has been adopted by Council.</i>		

FEES AND CHARGES 2025-26

ENVIRONMENTAL SERVICES	2025/26 Includes GST	2024/25 Includes GST
PART CHARGES IN LIEU OF RATES		
<p>The Local Government (Rating) Act 2002 requires that properties be rated based on their status as at 1st July each year. Certain rates are based on level of service provided. These are Water Supply rates, Wastewater rates and Waste Management rates. To enable these services to be provided part way through the rating year Council will invoice the rate payer upon provision of the laterals for Water Supply and Wastewater and upon commencement of service in the case of Waste Management collections. The following charges will be invoiced for each complete month of the rating year remaining.</p>		
Waste Management – per month		
Additional organics bin (240L)	9.60	8.87
Additional mixed recycling bin (240L)	8.59	7.94
Additional glass recycling bin (240L)	4.04	3.73
Additional rubbish (red) bin (140L)	17.18	15.88
Additional rubbish (red) bin (240L)	29.41	27.19
Upsize rubbish (red) bin to 240L	12.13	11.21
<i>To be confirmed after the Rates Resolution has been adopted by Council.</i>		

FEES AND CHARGES 2025-26

ROADING	2025/26 Includes GST	2024/25 Includes GST
LICENCE TO OCCUPY		
Single owner	195	190
Multiple owner	At cost	At cost
TRAFFIC MANAGEMENT PLAN APPROVAL		
Site Specific	155	150
Generic	465	450
Non-profit community events	No charge	No charge
TEMPORARY ROAD CLOSURE		
Commercial organisations and events	305	295
Non-profit community events	No charge	No charge
CORRIDOR ACCESS REQUEST		
<i>(as defined in the National Code of Practice for Utility Operators' Access to Transport corridors)</i>		
Major Works (trenches exceeding 20m in length) (hourly)	155	150
Project Works*	Refer to major works	Refer to major works
<i>*Project works included under hourly major works cost now.</i>		
ROAD STOPPING		
<i>Time and disbursements plus legal and survey costs</i>	At cost	At cost
Miscellaneous fees	At cost	At cost
<i>(other consents, certificates, authorities, services or inspections not specifically provided for to be charged at the cost of time and disbursement)</i>		
RAPID NUMBER		
New	70	70
Replacement	50	50
Abandoned Vehicles		
Officer time (hourly)	110	105
Mileage (dollar(s) per km)	1	1
Vehicle storage costs (per day)*	5	5
Vehicle valuations	At cost	At cost
Towage charge	At cost	At cost
<i>*maximum storage charge 6 months</i>		

FEES AND CHARGES 2025-26

ROADING	2025/26 Includes GST	2024/25 Includes GST
ROAD NAMING		
One Road Name from Approved Road Name list	170	165
One Road Name that meets Road Naming Policy	225	220
One Road Name not meeting Road Naming Policy	340	330
Each additional road name	55	55
Additional processing over Initial Fee (hourly)	110	105
DUST SUPPRESSION		
Residential house with 100m of road outside programme works	At cost	At cost
Commercial and other applications to Council programmed timetable	At cost	At cost
HEAVY VEHICLE PERMITS		
Permit Application	195	-
Structural Engineering Checks	At cost	-
Overload of Posted Structure	At cost + disbursements + 15%	-
Damage to Structure	At cost + disbursements + 15%	-
Project Works (Maintenance, Damage over and above normal levels)	At cost	-
OTHER		
Commercial fingerboard signs	At cost + \$30 admin fee	At cost
Application for inclusion on no-spray register	\$125	-
DEVELOPMENT CONTRIBUTIONS		
Roading		
Residential	Refer to Long-term Plan 2025-34 Development Contribution Policy	2,070

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY		2025/26	2024/25
		Includes GST	Includes GST
<i>Estimated value of work, includes Project Check Fee. The cost of any peer review of professional documents is at the applicant's cost. All Building Control Fees are based on the average time taken to complete administration, processing and inspections based on the value of the building consent or other building work. Work in excess of this time may be charged for at time and disbursements. Any other charge for information, certification or inspection, or recording of safe and sanitary certificates not specifically provided for to be charged at time and disbursements (\$150 minimum). Refunds will be available for withdrawn consents, with any time spend processing and administration costs being deducted. Any consents where processing or inspections are undertaken outside of CODC will be charged at cost.</i>	BUILDING CONTROL CHARGES		
	Residential alterations and new		
	Up to and including \$5,000	450	450
	Over \$5,000 and not exceeding \$10,000	691	691
	Over \$10,000 and not exceeding \$20,000	1,141	1,141
	Over \$20,000 and not exceeding \$40,000	1,671	1,671
	Over \$40,000 and not exceeding \$80,000	1,971	1,971
	Over \$80,000 and not exceeding \$200,000	2,651	2,651
	Over \$200,000 and not exceeding \$350,000	3,460	3,460
	Over \$350,000 and not exceeding \$500,000	3,636	3,636
	Over \$500,000 and not exceeding \$750,000	4,017	4,017
	Over \$750,000 and not exceeding \$1,000,000	4,242	4,467
	Exceeding \$1 million (minimum deposit plus additional time if necessary)	4,467	4,242
	Farm shed with engineers PS1, conservatories, new swimming pools, other consents with <3 inspections (no amenities)	953	953
	Commercial alterations and new		
	Up to \$10,000	841	841
	\$10,000 - \$20,000	1,441	1,441
	\$20,000 - \$40,000	1,971	1,971
	\$40,000 - \$80,000	2,121	2,121
	\$80,000 - \$200,000	3,251	3,251
	\$200,000 - \$350,000	3,556	3,556
	\$350,000 - \$500,000	3,712	3,712
	\$500,000 - \$750,000	4,167	4,167
	Exceeding \$750,000 (minimum deposit plus additional time if necessary)	4,852	4,852
	BRANZ Levy - (exempt from GST) (projects under \$20,000 are exempt)	\$1 for every \$1000.00 or part thereof	\$1 for every \$1000.00 or part thereof
	MBIE Levy - (projects under \$20,444 are exempt) NOTE: (projects under \$65,000 inc GST are exempt from 1 July 2024)	\$1.75 for every \$1000.00	\$1.75 for every \$1000.00

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY	2025/26 Includes GST	2024/25 Includes GST
OTHER BUILDING CONSENT CHARGES		
Multi-proof building consents actual cost of work to be recovered (value of work less processing apportionment)	As required	As required
Amendments to Building Consents actual cost of work to be recovered at time and disbursements	\$150.00 deposit + \$150.00 / hour	\$150.00 deposit + \$150.00 / hour
Erection of marquee	316	316
Heating / fire appliances - free standing	241	241
Heating / fire appliances - inbuilt and second-hand	391	391
Wetback fire / diesel boilers	391	391
Inspection cancellation (same day) no fee if cancelled the previous day	150	150
OTHER BUILDING CHARGES		
Certificate of Acceptance		
Minor work up to \$5,000	1,103	1,103
Residential \$5,000 to \$20,000	1,478	1,478
Residential \$20,000+	2,453	2,453
Commercial	\$675.00	\$675.00
	+ hourly rate	+ hourly rate
Change of Use (initial fee)	252	252
Relocation report within the district	\$150 (report) plus \$150 per hour of inspection	\$150 (report) plus \$150 per hour of inspection
New compliance schedule	\$150.00 / hour	\$150.00 / hour
Amended compliance schedule	110	110
Certificate for Public Use	504	504
Notice to Fix	225	225
Fire Service assessment of building consents (plus costs)	150	150
Inspection of unsatisfactory work (per visit or inspections not	\$150.00 / hour	\$150.00 / hour
Swimming pool audit	\$150.00 / hour	\$150.00 / hour
Swimming pool registration	NIL	55
Water test fee (fee plus actual test cost)	No charge	No charge
Assessment of building consent exemption application (deposit)	\$150.00 / hour	\$150.00 / hour

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY	2025/26 Includes GST	2024/25 Includes GST
Title search	27	27
Minor variations (to building consents)	\$150.00 / hour	\$150.00 / hour
Cancellation of inspection (any inspection cancelled on the day)	150	150
BWOF Audit	\$150.00 / hour	\$150.00 / hour
Building Consent Report (annual fee)	69	69
PROJECT INFORMATION MEMORANDUM – RESIDENTIAL	412	412
PROJECT INFORMATION MEMORANDUM – COMMERCIAL	525	525
TIME AND DISBURSEMENTS		
Hourly rates for processing all applications - Officers	150	150
Mileage (dollar(s) per km)	1	1
Hourly rates for processing all applications - Support	105	105
ENVIRONMENTAL HEALTH		
Annual inspection		
Camping grounds	381	370
Hairdresser shops	254	247
Offensive trades	254	247
Funeral directors	254	247
Follow up inspection fee (hourly rate)	150	150
Change of ownership	150	150
Annual Registration		
Camping grounds	191	185
Hairdresser shops	191	185
Offensive trades	191	185
Funeral directors	191	185
Food Control Plans / National Programmes		
Initial registration	456	443
Annual registration	227	221

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY		2025/26 Includes GST	2024/25 Includes GST
Audit fee			
	Food control plan (single-site)	589	572
	Food control plan (multi-site)	929	902
	National Programme 1	426	414
	National Programme 2	522	507
	National Programme 3	617	599
	Subsequent verifications and enforcement (hourly rate)	168	168
	MPI annual levy (includes administrative fee) - all food	78.78	-
BYLAW AND POLICY			
Trading in Public Place General Bylaw Application fee			
	Fee per annum	475	462
	Class 4 Gambling and Board Venue application fee (deposit)	381	370
	Hourly rates for processing all applications	168	168
ALCOHOL LICENSING			
Local Authority Compliance Certificate			
	Building	165	165
	Planning	165	165
	Public notification fee	137	137
<i>Fees and category are specified by the Siae and Supply of Alcohol (Fees) Regulations 2013</i>	Application Fee (new or renewal - On, Off and Club)		
	Very Low	320	-
	Low	530	-
	Medium	710	-
	High	890	-
	Very High	1,050	-
	Annual Fee		
	Very low	140	-
	Low	340	-
	Medium	550	-
	High	900	-
	Very High	1,250	-

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY		2025/26 Includes GST	2024/25 Includes GST
Fees and Class are specified by the Sale and Supply of Alcohol (Fees) Regulations 2013	Application Fee - Special Licence		
	Class 1	500	-
	Class 2	180	-
	Class 3	55	-
	Managers Certificate (new or renewal)	275	-
	Temporary Authority	258	-
	Temporary Licence	258	-
ANIMAL CONTROL			
Any dog classified as dangerous under the Dog Control Act shall pay an additional 50% on top of the registration fee prescribed.	Dog Registration Fees		
	Non-working dogs	72	72
	Working dogs	12	12
	Late penalty fee (percentage of base fee)	An additional 50% of the registration fee	150% of annual registration fee
	Dangerous Dog	108	108
	Dog Impounding Charges		
	First impounding (for each 12 months)	100	100
	Second impounding (for each 12 months)	150	150
	Third and subsequent impounding (for each 12 months)	200	200
	Sustenance	35	35
	Destruction of dog	At cost	At cost
	Microchipping	At cost	At cost
	Licence to keep more than 3 dogs		
	Application	75	75
	Inspection fee	150 per hour	\$150.00 / hour
	Annual permit fee	150	150

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY		2025/26 Includes GST	2024/25 Includes GST
NOISE CONTROL			
Return of Seized Equipment			
	Administration charge	87	84
	Storage fee	5	\$5 per day
	Non-compliance with Excessive Noise Direction	500	500
	Non-compliance with Abatement Notice regarding unreasonable noise	750	750
<i>Any increased costs are charged at cost</i>	Contractor charge (add to administration charge)		
	Alexandra / Clyde	75	70
	Cromwell	95	80
	Ranfurly	135	110
	Roxburgh / Naseby	195	90
ENFORCEMENT			
	Monitoring and enforcement - hourly rate	150	150
	Planning (all deposits non-refundable)		
Subdivision Charges			
<i>All applications for resource and subdivision consent and changes to the District Plan will be charged on a time charge/hourly rate, plus disbursements basis although a minimum payment (deposit fee) is required as detailed. Applications will not be processed unless accompanied by the</i>	Land Subdivision Consent		
	Consent application deposit (notified to formal hearing)	Deposit \$3,000	2,500
	Consent application deposit (non-notified to formal hearing)	Deposit \$2,000	2,000
	Consent application deposit (under delegated authority)	Deposit \$1,000	1,000
	Minor boundary adjustment	430	430
	Plan Certification - 223 (deposit)	200 plus hourly rate	\$200 + hourly rate
	Plan Certification - 224(c) (deposit)	300 plus hourly rate	\$300 + hourly rate
	Minor amendment to cross lease / unit title plan (deposit)	510 plus hourly rate	\$510 + hourly rate

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY		2025/26 Includes GST	2024/25 Includes GST
<i>appropriate application or deposit fee. In accordance with Section 36 of the Resource Management Act where a charge is payable, the Council will not perform the action to which the charge relates until the charge has been paid in full. Note: This applies to all fees and charges in relation to Resource Management functions. Applications which are incomplete or require the applicant to undergo remedial works will incur further costs on a time and disbursement basis. All consents processed by external planning consultants/ contractors are charges at cost where this is above the CODC hourly rate.</i>	Other Charges		
	Completion certificates	80	80
	Overseas Investment Regulations Certificates (deposit)	150	150
	Compliance certificates / Certificate of Compliance (S139) (deposit)	Deposit at \$550	550
	Certified copy of Council resolution	80	80
	Registered bond	At cost	At cost
	Release from registered bond	At cost	At cost
	Right of way consents (deposit) (Section 348 LGA)	Deposit at \$300	225
	Certificate of approval of survey plans (s.226(1)(e)(ii))	150	150
	Change or cancellation of amalgamation condition (deposit)	160	160
	Cancellation of easement (Section 243)	\$200 plus hourly rate	\$200 + hourly rate
	Cancellation or amendment of consent notice (Section 221)	\$200 plus hourly rate	\$200 + hourly rate
	Hourly rates for processing all applications - Officers	\$150	150
	Hourly rates for processing all applications - Support	\$105	105
	Specialist assessments / Engineering Consultant Support	At cost	At cost
	Subdivision Engineering assessment/inspections	\$150 / hour	\$150 / hour
	Mileage (dollar(s) per km)	1	1
	Land Use Consent		
	Consent application deposit (notified to formal hearing)	Deposit \$3,000	2,000
	Consent application deposit (non-notified to formal hearing)	Deposit \$1,500	1,500
	Consent application deposit (under delegated authority)	Deposit 1000	750
	Minor breach of standards (deposit)	350	350
	Application for extension of lapse date (deposit (section 125)	Desposit \$550	300
	Minor Change or Cancellation of Consent Condition (delegated section 127) (deposit)	Deposit of \$550	\$400 + hourly rate
	Complex Change or Cancellation of Consent Condition (delegated section 127) (deposit)	Deposit of \$550	\$600 + hourly rate
	Change or Cancellation of Consent Condition to Formal Hearing	1,000	1000
	Monitoring Consent Holders (per hour + mileage)	\$150 per hour	\$150 / hour +
	Resource consent exemption (section 87BB) (fixed fee)	225	225
	Boundary activity (section 87BA) (fixed fee)	350	300

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY		2025/26 Includes GST	2024/25 Includes GST
<i>Because such procedures are lengthy and involved, it is appropriate that provision be made for ongoing fee charging, for the processing, report preparation, briefing of Chairperson, attendance of planning consultant and / or staff at hearing or in preparation of application to the Chief Executive Officer in the event of an application under delegated authority and for the preparation and drafting of the decision and release to all parties. DBH and BRANZ levies apply to work over \$20,000. All consents processed by external planning consultants/ contractors are charged at cost where this is above the CODC hourly rate.</i>	Application for Heritage Orders and Designations (deposit)		
	Outline plan approval (deposit)	Deposit of \$500	\$390 + hourly rate
	Outline plan approval (waiver)	150	\$150 / hour
	Minor, no research (plus public notification)	1,000	1,000
	Moderate, standard research requirements (plus public notification)	5,000	5,000
	Major, affects large area of district (plus public notification)	10,500	10,500
	Application for District Plan Change (Deposit)		
	Minor effect – not requiring research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	Deposit \$2,500	2,500
	Moderate effect – requiring limited research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors fees. Applicant to provide all documentation to Council's satisfaction).	Deposit \$7,500	7,500
	Major effect – affects significant part of District Plan / major land use effects (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	Deposit \$15,000	15,000
	Information Charges		
	Resource Management Act information	At cost	At cost
	All other information requested in writing (time charge + disbursements basis min)	80	80
	NES record search	150	150

FEES AND CHARGES 2025-26

PLANNING AND REGULATORY		2025/26	2024/25
		Includes GST	Includes GST
LAND INFORMATION MEMORANDUM (LIM)			
Residential Search			
Provided in 10 working days (electronic)		185	185
		(non-refundable)	(non-refundable)
Provided in 5 working days (electronic)		263	263
		(non-refundable)	(non-refundable)
Provided in 10 working days (paper)		315	315
		(non-refundable)	(non-refundable)
Provided in 5 working days (paper)		420	420
		(non-refundable)	(non-refundable)
Commercial Search			
Provided in 10 working days (electronic)		263	263
		(non-refundable)	(non-refundable)
Provided in 5 working days (electronic)		368	368
		(non-refundable)	(non-refundable)
Provided in 10 working days (paper)		368	368
		(non-refundable)	(non-refundable)
Provided in 5 working days (paper)		420	420
		(non-refundable)	(non-refundable)
Other charges (engineering, technical consultancy and valuation fees) – to be in addition to all fees where additional information may be required or a report commissioned, or where attendance at a meeting is requested and for administration, inspection and / or supervision. This includes increased hourly rates where they exceed the CODC hourly rates specified.		At cost	At cost

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES		2025/26 Includes GST	2024/25 Includes GST
DISTRICT CEMETERIES			
Plot Charge (Standard) - all cemeteries in the District			
Standard plot fees - including memorial structures plot, Cromwell Cemetery		1,030	1,000
Ashes plot		515	500
Memorial wall (plinth which allows for 32 plaques) - Alexandra Cemetery		155	150
Memorial wall (which allows for 88 plaques double-sided) - Cromwell Cemetery		155	150
Burial Fees District			
<i>Monday to Friday and Saturday mornings only and excluding Saturday afternoon's. No burials Sundays, statutory public holidays.</i>			
Standard re-opening and burial - Double Depth Standard		1,800	1,350
Casket larger than standard (213cm x 76.2cm x 50.8cm) – additional to above fee		200	150
Burial of ashes		450	450
Out of District Fee (6 months or more)		100	100
Burial of infants (up to 10 years / re-opening)		300	300
Disinterment costs / re-interment		At Cost	At cost
Breaking concrete		At Cost	At cost
Memorial Permit processing fee		20	15
<i>Ettrick Cemetery Burial Fee charge directly by Sexton (If not then District Burial Fees Apply)</i>			
<i>Maniototo Cemeteries Burial Fee Cahrged Directly by Sexton) (If Not then District Burail Fees Apply)</i>			
<i>Nevis Cemetery interments of ashes or bodies as per actual costs</i>			
PARKS			
Sports Grounds (Alexandra and Clyde)			
First class cricket wicket per ground (per day - wickets 1 & 2)		360	350
Casual (per ground per day)		155	150
Cricket wickets (per day - wickets 3 & 4) per wicket		155	150
<i>Cricket rates are variable depending on level of pitch preparation; seasonal rates available on application and by negotiation.</i>			
Changing Rooms			
Changing rooms (per room) including showers		15	15
Use of showers per day		10	8
Athletics (per day)		140	135
Molyneux Park Scoreboard Toilets - Opening and cleaning - per day		75	\$75 per day
Litter collection (per litter bin hire per day) - Additional fee for disposal cost is actual costs.		40	30

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES		2025/26 Includes GST	2024/25 Includes GST
Club Seasonal Rates - District Wide (Including club training, regular season fixtures)			
Rugby - Senior teams only		1,545	1,500
Football - Senior teams only		1,545	1,500
Softball - Senior teams only		620	600
Athletics - Senior teams only		620	600
Club Cricket only (excludes first class cricket) - Senior teams only		1,600	1,600
Touch Rugby – per season		620	600
End of season cleaning fee		Actual Cost	Actual Cost
District Wide			
Junior Sport Free - School age children		-	-
Anderson Park Changing Pavilion			
Cricket and Rugby per annum		600	580
Alpha Street Pavilion			
Football Club per annum		600	573
PARKS AND RESERVES - District Wide per day			
Commercial activity or event including circus, gypsy fair, Blossom Festival		515	500
Commercial market days		70	\$65 including power
Commercial – car displays, advertising, vendors per day		155	150
Non-Commerical community event		0	
Amusement devices (activity or device)		\$11.50 application fee for one device and \$2.30 extra device	\$11.50 application fee for one device and \$2.30 extra device
		For longer periods \$1.15 per week per device	For longer periods \$1.15 per week per device
		Engineering fee at cost	Engineering fee at cost
Council power box (power already connected per hour)		10	10
Electricity boxes (if available) (power and connection)		At cost	At cost
Bond to cover potential damage - refundable upon inspection grounds are in good condition		400	400
District Wide - Vendors - Coffee, Food per Week - Including power		60	55
CROMWELL			
BIG FRUIT EVENT SIGNS (includes install / removal costs)			
6 signs available (maximum 2 signs per event booking)			
Commercial event per event, per sign frame		360	350
Non-commercial event per event, per sign frame (not for profit) / Community Group / Market Seasonal		100	50
Commercial event per event, per sign frame (not commercial) / Community /Cultural/Sports based		50	-

A \$400 bond is required for circuses and fairs, amusement device operators are also required to pay the appropriate inspection licensing fees to operate devices in the district.

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES	2025/26 Includes GST	2024/25 Includes GST
EVENT BANNERS DISTRICT WIDE		
Banner install / removal and fixings per sign on FlagTrax system	15	10
ALEXANDRA POOL AND CROMWELL POOL		
Single Admission		
Adult (18 years old)	7	7
Child (School Age)	4	4
Gold Card and tertiary student 17% off entry	6	6
Community Services Card holder 17% off entry	6	6
Shower	6	6
Family - maximum 2 adults and 4 children	18.5	18.5
Family - 1 Adult and 4 children	17.5	17.5
Replacement swim card if lost	2.50	2.50
<i>Gym/Swim Pass 30% off adult entry only</i>		
Membership Card and Yearly Pass		
Adult - 10 swims	63	63
Adult - 25 swims	160	160
Adult - 50 Swims	315	315
Adult yearly pass (includes Aqua Fit classes)	480	480
Child - 10 swims	36	36
Child - 25 swims	92	92
Child - 50 Swims	180	180
Child yearly pass	240	240
Prepaid Swim Membership Prices		
Family - 6 Months	429	429
Family - 12 Months	709	709
Direct Debit Swim Membership Prices		
Child - 6 Months	5.00 / week	5.00 / week
Child - 12 Months	4.00 / week	4.00 / week
Adult - 6 Months	12.00 / week	12.00 / week
Adult - 12 Months	10.00 / week	10.00 / week
Family - 6 Months	19.00 / week	19.00 / week
Family - 12 Months	16.00 / week	16.00 / week
Gold Card, Community Services Card and Tertiary Students Card Holders		
10 swims (includes 17% discount)	\$59	\$59
25 swims (includes 17% discount)	\$137	\$137
Yearly pass (includes 17% discount)	\$400	\$400

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES	2025/26 Includes GST	2024/25 Includes GST
Aquarobics and Aqua Fit		
Casual Adult entry and class	11.50	11.50
Adult - 11 class membership concession (includes pool entry)	115	115
Aqua class only when used with 10/25/50 swim concession card	5	5
Gold Card, Community Services Card, tertiary student entry and class (includes 17% discount)	\$9.50	\$9.50
Gold Card, Community Services Card, tertiary student - 11 class membership concession (includes pool entry) (includes 17% discount)	\$5	\$5
Aqua Fit Class only excluding pool entry	5	5
Aqua Fit/Swim	11.50	11.50
School Hire		
<i>District primary schools</i> per lane / block per hour – minimum charge 1 hour (excludes pool entry)	10	10
<i>District high schools</i> per lane / block per hour – minimum charge 1 hour (excludes pool entry)	10	10
<i>Non-district schools</i> – Minimum charge 1 hour (excludes pool entry)	15	15
Therapeutic pool per hour	40	40

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES		2025/26 Includes GST	2024/25 Includes GST
Central Otago Swimming Clubs / Non-Commercial (as per definition)			
Tues, Thurs non-competitive club nights per lane, excludes entry (does not include development or squad coaching sessions)		10	10
Lane hire per lane per hour excludes pool entry minimum 1 hour (including development or squad coaching sessions)		10	10
Swim meets / competition nights full 25 metre pool hire includes pool entry min 1 hour (or by agreement with Aquatics Manager), includes staff time		180	180
Kayak Polo	Pool Entry plus staff time		Pool Entry plus staff time
Commercial Operators			
Lane hire per lane per hour excludes pool entry min 1 hour (or by agreement with Aquatics Manager)		35	35
Students - 10 swim pool entry concession card		10	10
Commercial Advertising fee per A1 size sign per year.		1,000	1,000
Additional Charges			
Additional staff after hours	\$60 per hour per staff member		\$60 per hour per staff member
MEETING ROOM CHARGES (where available)			
Kitchen surcharge per half day		45	45
Kitchen surcharge per hour		15	15
Meeting room hire per half day		45	45
Meeting room hire per hour		15	15
Birthday Party options			
Normal entry fee applies		4	4
Normal entry plus Party room hire fee	Refer to entry and room hire fees		Refer to entry and room hire fees
Full package - Birthday child free - room hire - decorations - pool toys - invitations	\$10 per child		\$10 per child
BBQ Hire	\$15 per hour		\$15 per hour
Inflatable Hire	\$25 per hour		\$25 per hour
Toddler Time - 1 under 5 years old - plus 1 parent	5		5

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES		2025/26 Includes GST	2024/25 Includes GST
SWIMMING LESSONS – CENTRAL SWIM SCHOOL			
(includes pool entry) Payment in advance or by direct debit			
10 x toddler / preschool lesson		120	120
- 10 swim pool entry concession card		10	10
TOTAL		130	130
10 x school age lessons		130	130
- 10 swim pool entry concession card		10	10
TOTAL		140	140
10 x 45 Advanced level		140	140
- 10 swim pool entry concession card		10	10
TOTAL		150	150
Weekday private lesson			
15 minutes		20	20
30 minutes		40	40
5-day block holiday classes - Under 5-years \$60 including pool entry fee		65	65
- 5 swim pool entry concession card - Private swim school		5	5
TOTAL		70	70
Family Discount:			
<i>If you have 3 or more members of your family learning to swim, only the first two members will pay standard price, then all additional children will receive 30% off standard price.</i>			
Direct Debit fees for payment of lessons above will incur these additional charges			
Direct Debit Transaction Fee - successful transaction from bank account, credit union or building society		0.6	0.6
Direct Debit Transaction Fee - successful transaction from Visa / Mastercard		2.35%	2.35%
Direct Debit Transaction Fee - successful transaction from Amex / Diners Card		4.22%	4.22%
Failed Transaction Fee		0.6	0.6
Dishonour Fee by customer		11.5	11.5
Investigation Fee - charged back to customer		44	44
RANFURLY SWIM CENTRE			
Admission			
Child		3	3
Adult		6	5.5
Child - 11 x swims (swim card) - includes 1 free swim		27	27
Adult - 11 x swims (swim card) - includes 1 free swim		50	50

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES	2025/26	2024/25
	Includes GST	Includes GST
Season pass (single)	110	100
Season pass (family - 2 adults and 2 children) plus \$10 per child	150	118
Mānīatoto Area School	550	550
St John's School	154	154
Aquabelles (per season)	412	412
Other groups (per season)	412	412
Professional coaching per hour	35	35
OMAKAU CAMP FEES		
Adult full bedding (per person)	50	50
Child full bedding - up to year 8 (per child)	30	30
Child 2-5 years full bedding (per child)	12	12
Cabins with Sleeping Bags		
Adult standard bedding - Bring own sleeping bag (per person)	35	35
Child standard bedding - Bring own sleeping bag - Up to year 8 (per child)	20	20
Child 2-5 years	6	6
Powered Sites		
1 person	\$28 per night	\$28 per night
2 people	\$40 per night	\$40 per night
Extra person	\$15 per night	\$15 per night
Children (Up to year 8)	\$10 per night	\$10 per night
Children under 5	Free	Free
Tent Sites		
1 person	\$20 per night	\$20 per night
Extra person	\$15 per night	\$15 per night
Children (up to year 8)	\$10 per night	\$10 per night
Children under 5	Free	Free
Showers		
Non-Campers (Place in honesty box)	5	5
Laundry		
Laundry per load wash and dry	4	4
Caravan Storage		
Yearly storage fee on site	500	500

FEES AND CHARGES 2025-26

POOLS, PARKS AND CEMETERIES		2025/26 Includes GST	2024/25 Includes GST
CLYDE CAMP FEES			
Power/Non-Powered (per person)			
Adult - 16 Years and above		20	20
Child 5-15 Years		10	10
Under 5 Years		Free	Free
Family Cabins (x2 people)		80	80
Basic Cabins (x2 people)		60	60
Additional adults		20	20
Additional child		10	10
Additional linen available		10	10
Showers, laundry, and dryer		\$2 coins required	\$2 coins required
Caravan Storage (In advance) - (Yearly August to September)		400 + G.S.T	400 + G.S.T
CAPITAL CONTRIBUTIONS – NEW CONNECTIONS (SEE DISTRICT PLAN ALSO)			
Financial Contributions - Reserves			
Urban		2,900	2,904
Rural		1,450	1,451
Community Infrastructure		2,452	-
Note: Financial Contributions are inflated based on Statistics NZ PPI Construction Index. They have been inflated based on the PPI Construction increase since the last review for the 2021 Long-term Plan.			
DEVELOPMENT CONTRIBUTIONS			
Parks and Reserves - District		297	-
DEVELOPMENT CONTRIBUTIONS			
Reserve Land - 20m ²		500	-

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES		2025/26 Includes GST	2024/25 Includes GST
AIRPORT LANDING FEES (PER LANDING)			
<i>A \$25 booking fee is applicable for non-payment on landing</i>	Private aircraft	10	10
	Commercial light aircraft / twin engine	20	20
	Passenger planes <18 passenger capacity	30	30
	Passenger planes >18 passenger capacity	60	60
APPLICATION FOR EASEMENT (RESERVE LAND)			
	Application Fee	258	250
	Processing Fee	1,030	1,000
	Associated Costs (Legal, Survey, Public Advertising etc.)	At cost	At cost
APPLICATION FOR EASEMENT (NOT RESERVE LAND)			
	Application Fee	515	500
APPLICATIONS TO STOP LEGAL ROAD			
	Application Fee	258	250
	Processing Fee	1,030	1000
	Associated Costs (Legal, Survey, Valuation, Public Advertising etc.)	At cost	
COMMUNITY FACILITIES			
ALEXANDRA COMMUNITY CENTRE			
<i>All Facilities - Hourly cleaning rate of \$100 will be charged if venue is left dirty.</i>	Hall and Bar		
	Commercial whole day	334	304
	Commercial half day	207	188
	Commercial hourly rate	44	40
<i>All Facilities - Damages will be on charged to users at the cost of</i>	Non-commercial whole day	182	177
	Non-commercial half day	114	111
	Non-commercial hourly rate	24	23
<i>A \$300 bond is required for social functions; a whole day is more than 6 hours, half day is less than 6 hours. Bookings for the Jordan Lounge are made with the Senior Citizens on (03) 448 7007.</i>	Hall, Kitchen and Bar		
	Commercial whole day	364	331
	Commercial half day	243	221
	Non-commercial whole day	205	199
	Non-commercial half day	142	138

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES	2025/26	2024/25
	Includes GST	Includes GST
Hall, Reading Room, Kitchen and Bar		
Commercial whole day	419	381
Commercial half day	274	249
Non-commercial whole day	256	249
Non-commercial half day	154	150
Whole Complex		
Commercial whole day	552	502
Commercial half day	364	331
Non-commercial whole day	318	309
Non-commercial half day	194	188
Hire of equipment (away from hall, daily rate)		
Trestles (each)	5	5
Chairs (each)	2	2
Portable stage pieces (each)	5	5
ALEXANDRA MEMORIAL THEATRE		
Commercial		
Evening performance	812	738
Matinee performance (afternoon)	613	557
Rehearsal (includes heating)	274	249
Hourly rate (includes heating)	129	117
Hourly rate (no heating)	62	56
Non-commercial		
Evening performance	268	260
Matinee performance (afternoon)	205	199
Rehearsal (no heating)	69	67
Rehearsal (with heating)	143	139
Hourly rate (includes heating)	69	67
Hourly rate (no heating)	35	34

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES	2025/26 Includes GST	2024/25 Includes GST
BECKS HALL		
Commercial whole day	230	-
Commercial half day	130	-
Commercial hourly rate	35	-
Non-commercial whole day	110	-
Non-commercial half day	60	-
Non-commercial hourly rate - max \$100 per day	20	-
Commercial Supper Room & Kitchen hourly rate -2 hour minimum - max 6 hours	20	-
Non Commercial Supper Room & Kitchen hourly rate - 2 hour minimum - max 6 hours	10	-
CENTRAL STORIES BUILDING		
Meeting room and theatre		
Commercial hire hourly rate	50	45
Non-commercial hire hourly rate	24	23
CLYDE HALL		
Commercial whole day	230	-
Commercial half day	130	-
Commercial hourly rate	35	-
Non-commercial whole day	110	-
Non-commercial half day	60	-
Non-commercial hourly rate	20	-
ALEXANDRA AIRPORT TERMINAL MEETING ROOM		
Commercial		
Hourly rate	\$30/hour	-
Commercial hire half day (up to 5 hours)	50	-
Commercial hire full day (more than 5 hours)	120	-
Non-commercial		
Hourly rate	\$20/hour	-
Non-commercial hire half day (more than 5 hours)	40	-
Non-commercial hire full day (more than 5 hours)	90	-

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES		2025/26 Includes GST	2024/25 Includes GST
<i>A whole day is more than 6 hours, half day is less than 6 hours. The stadium has a wooden gymnasium floor and is therefore not suitable for events requiring seating or furniture unless provision is made to protect the floor.</i>	MOLYNEUX PARK		
	Stadium		
	Commercial hourly rate	44	40
	Non-commercial hourly rate	28	28
	Commercial - whole day	370	337
	Commercial - half day	250	227
	Non-commercial - whole day	188	188
	Non-commercial - half day	139	139
	Kitchen - whole day (includes foyer toilets)	68	62
	Kitchen - half day (includes foyer toilets)	38	34
	Kitchen - Non-commercial whole day	35	34
	Kitchen - non-commercial half day	24	23
	Gas heating token (20 mins)	5	4
	Electric heating token (15 mins)	3	2
	Changing rooms (per room)	19	18
COUNCIL OFFICE HIRE			
William Fraser Building			
Council Chambers whole day		141	128
Council Chambers half day		68	62
Tea making facilities (per person per tea break)		5	4
Cromwell Service Centre			
Council Chambers whole day		141	128
Council Chambers half day		68	62
Tea making facilities (per person per tea break)		5	4

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES		2025/26 Includes GST	2024/25 Includes GST
TARRAS HALL			
Whole Building			
A whole day is more than 6 hours but less than 24 hours, half days are less than 6 hours	Commercial - full day	180	-
	Commercial - half day	90	-
	Non-commercial – full day	120	-
	Non-commercial - half day	60	-
Packing/out time is charged as per rates stated.	Supper room and kitchen only		
	Commercial - full day	90	-
	Commercial - half day	45	-
	Non-commercial – full day	60	-
An hourly cleaning rate of \$100 will be charged if venue is left dirty.	Non-commercial - half day	30	-
Damages will be on charged to users at the cost of repairs.	OPHIR HALL		
	Commercial whole day	230	-
A discretionary \$300 bond is required for social functions.	Commercial half day	130	-
	Commercial hourly rate	35	-
	Non-commercial whole day	110	-
	Non-commercial half day	60	-
Commercial rates apply to bookings for ticketed events or hires by commercial entities or individuals hiring space for profit (e.g. any class where the instructor retains fees/profit).	Non-commercial hourly rate	20	-
	POOLBURN HALL		
	Commercial whole day	230	-
	Commercial half day	130	-
	Commercial hourly rate	35	-
	Non-commercial whole day	110	-
	Non-commercial half day	60	-
	Non-commercial hourly rate	20	-
	Commercial Supper Room & Kitchen hourly rate - 2 hour minimum - max 6 hours	20	-
	Non Commercial Supper Room & Kitchen hourly rate - 2 hour minimum - max 6 hours	10	-

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES		2025/26	2024/25
		Includes GST	Includes GST
RANFURLY HALL			
<i>A discretionary \$300 bond is required for social functions.</i>	Non Commercial Meetings whole day hire	128	124
	Commercial Meetings whole day hire	270	245
	Non Commercial Meetings half day hire	67	65
	Commercial Meetings half day hire	136	124
	Non commercial Meetings in supper room (hourly rate)	26	25
	Commercial Meetings in supper room (hourly rate)	53	48
	Non commercial - Local concerts	109	106
	Commercial - visiting artists and concerts	154	140
	Commercial Weddings and cabarets etc whole day hire	230	209
	Lions Club Furniture auctions	67	65
	Commercial not exceeding 2 hours (Hall)	44	-
	Ranfurlly Service Centre		
	Council Chambers whole day	68	61
	Council Chambers half day	43	39
	Meeting room whole day	43	39
	Meeting room half day	30	28
MĀNIATOTO STADIUM			
	Non commercial sports session (not exceeding 2 hours)	24	23
	Non commercial sports session (not exceeding 6 hours)	41	40
	Non commercial Stadium only (day rate – not exceeding 24 hours)	132	128
	Commercial sports session (not exceeding 2 hours)	50	45
	Commercial sports session (not exceeding 6 hours)	98	89
	Commercial Stadium only (day rate – not exceeding 24 hours)	280	254
	Non - commercial: Stadium / kitchen / bar not exceeding 24 hours	194	188
	Commercial: Stadium / kitchen / bar not exceeding 24 hours	413	375
	Stadium frost cloth canopy	412	401
	Internal change rooms - casual hire per day for both mens and ladies	67	65

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES		2025/26 Includes GST	2024/25 Includes GST
Rugby Clubrooms			
	Non-commercial (day rate – not exceeding 24 hours)	98	95
	Non-commercial (half day rate – not exceeding 6 hours)	53	51
	Commercial (day rate – not exceeding 24 hours)	207	188
	Commercial (half day rate – not exceeding 6 hours)	110	100
	Non-commercial clubrooms / kitchen / bar (day rate not exceeding 24 hours)	166	161
	Non-commercial clubroom / kitchen / bar (half day rate not exceeding 6 hours)	80	78
<i>A discretionary \$300 bond is required for social functions.</i>	Commercial clubroom / kitchen / bar (day rate not exceeding 24 hours)	353	321
	Commercial clubroom / kitchen / bar (half day rate not exceeding 6 hours)	170	155
Commercial Kitchen			
	Non-commercial whole day (not exceeding 24 hours)	64	62
	Non-commercial half day (not exceeding 6 hours)	32	31
	Commercial whole day (not exceeding 24 hours)	134	122
	Commercial half day (not exceeding 6 hours)	68	62
Hire of trestles away from the Stadium			
	Hire of trestles away from the stadium (per trestle)	5	5
	Hire of chairs away from the stadium (per chair)	2	1
	Portable stage pieces (each)	20	20
Charges per annum			
	Mānātoto Squash Club	1757	1,706
	A&P Association (per show)	936	909
Mānātoto seasonal toilets			
	Mānātoto Summer seasonal toilets (Nov-May) - open toilets outside of the	35	34
	Mānātoto Summer seasonal toilets (Nov-May) - open toilets outside of the	51	50
	Service toilets outside of season - daily fixed charge	19	18

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES	2025/26 Includes GST	2024/25 Includes GST
NASEBY HALL		
Non commercial Whole day hire (not exceeding 24 hours)	121	117
Non commercial Half day hire (not exceeding 6 hours)	46	45
Non commercial Hourly rate if less than half day	24	23
Commercial Whole day hire (not exceeding 24 hours)	255	232
Commercial Half day hire (not exceeding 6 hours)	98	89
Commercial Hourly rate if less than half day	49	45
NASEBY PAVILION		
Non commercial Whole day hire (not exceeding 24 hours)	41	40
Non Commercial Half day hire (not exceeding 6 hours)	24	23
Commercial Whole day hire (not exceeding 24 hours)	86	78
Commercial Half day hire (not exceeding 6 hours)	49	45
WAIPIATA HALL		
Non commercial 24 hour period	121	117
Non commercial Hourly rate	11	11
Commercial 24 hour period	255	232
Commercial Hourly rate	49	45
WALLACE MEMORIAL ROOMS		
Meeting Room and kitchen		
Non commercial Whole day hire (not exceeding 24 hours)	41	40
Non commercial Half day hire (not exceeding 6 hours)	24	23
Commercial Whole day hire (not exceeding 24 hours)	86	78
Commercial Half day hire (not exceeding 6 hours)	49	45
Interview Room with kitchenette		
Non commercial Whole day hire (not exceeding 24 hours)	20	40
Non commercial Half day hire (not exceeding 6 hours)	10	23
Commercial Whole day hire (not exceeding 24 hours)	29	78
Commercial Half day hire (not exceeding 6 hours)	16	45

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES		2025/26 Includes GST	2024/25 Includes GST
WEDDERBURN HALL			
	Non commercial Whole day hire (not exceeding 24 hours)	121	117
	Non commercial Half day hire (not exceeding 6 hours)	46	45
	Non commercial Hourly rate if less than half day	24	23
	Commercial Whole day hire (not exceeding 24 hours)	255	232
	Commercial Half day hire (not exceeding 6 hours)	98	89
	Commercial Hourly rate if less than half day	49	45
PATEAROA HALL			
	Non commercial Whole day hire and funerals	120	117
	Commercial Whole day hire	255	232
<i>A discretionary \$300 bond is required for social functions.</i>	Non commercial Half day hire (not exceeding 6 hours)	41	40
	Commercial Half day hire (not exceeding 6 hours)	129	117
	Non commercial Meeting room (locals)	24	23
	Commercial Meeting room (non-locals)	37	34
Hire of tables and chairs (away from hall)			
	Tables	10	10
	Padded chairs	2	2
	Plastic chairs	1	1

FEES AND CHARGES 2025-26

PROPERTY AND COMMUNITY FACILITIES		2025/26 Includes GST	2024/25 Includes GST
ROXBURGH ENTERTAINMENT CENTRE			
Theatre			
	Evenings	376	342
	Conferences	376	342
<i>A discretionary \$300 bond is required for social functions.</i>	Matinees, meetings and rehearsals	183	166
	Hourly rate for non-profits groups only	24	23
Dance Hall			
	Commercial whole day (social functions, weddings, funerals)	376	342
	Commercial half day (social functions, weddings, funerals)	183	166
	Hourly rate for non-profit groups only	24	23
<i>Track lighting is additional to all other fees.</i>	Track lighting (per day) room (per day)	62	56
	Track lighting - supper	37	34
	Track lighting - dance hall (per day)	37	34
Kitchen			
	Commercial hire whole day (social functions, weddings, funerals)	183	166
	Commercial half day (social functions, weddings, funerals)	129	117
	Hourly rate for non-profit groups only	24	23
	Whole complex (non-discountable)	691	628
ROXBURGH MEMORIAL HALL			
Whole Hall			
	Whole day hire (not exceeding 24 hours)	120	117
	Half day hire (not exceeding 6 hours)	46	45
	Hourly rate	24	23
Roxburgh Service Centre			
	Council Chambers whole day	68	62
	Council Chambers half day	44	40
DEVELOPMENT CONTRIBUTIONS			
	Community Infrastructure	Refer to Long-term Plan 2025-34 Development Contribution Policy	-

FEES AND CHARGES 2025-26

SERVICE CENTRES, iSITE AND LIBRARIES		2025/26 Includes GST	2024/25 Includes GST
<i>Located at Ranfurly and Roxburgh</i>	VISITOR INFORMATION CENTRES		
	Booking commission (on operator bookings)	10-20%	10-20%
	Cancellation fee (payable by customer)	10-20%	10-20%
	Event tickets	Up to 20%	Up to 20%
	DISPLAY		
	Local operators (per brochure per centre per annum)	120	120
	Outside region operators (per brochure per centre per annum)	250	250
	TV OPERATOR ADVERTISING		
	Per month	Up to \$25	Up to \$25
	Per 6 months (summer / winter)	Up to \$150	Up to \$150
	Per year	Up to \$300	Up to \$300
	One-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As required	As required
	LIBRARIES		
	Interloan books from outside district (plus and externally imposed charges per book)	Up to \$15	Up to \$15
	Replacement cards	5	5
	OVERDUE BOOKS (per book per day)		
	Adults (Delete)	No charge	No charge
	DVDs (per week)	3	3
	Lost / Damaged books	Replacement cost & \$10.00 processing fee	Replacement cost & \$10.00 processing fee
	COMPUTER USE		
	Half-hour	No charge	No charge
	PHOTOCOPYING AND PRINTING		
	A4 per page (black and white)	0.2	0.2
	A3 per page (black and white)	0.4	0.4
	A4 per page (colour)	1	1
	A3 per page (colour)	2	2

FEES AND CHARGES 2025-26

COMMUNITY, ECONOMIC AND STRATEGIC DEVELOPMENT	2025/26 Includes GST	2024/25 Includes GST
TOURISM CENTRAL OTAGO		
Central Otago related products / operators registration fee (outside region operators as approved by Tourism Central Otago)	up to \$1000.00	up to \$1000.00
Use of Tourism Central Otago Event infrastructure (marquee, gazebo, gantry, timing clock)	up to \$200.00	up to \$200.00
There may be one-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As required	As required

FEES AND CHARGES 2025-26

GOVERNANCE AND BUSINESS SUPPORT	2025/26 Includes GST	2024/25 Includes GST
REFUNDS		
Administration fee	25	25
RATING SERVICES		
Printed copy of complete Rating Information Database	490	480
MAPS / AERIAL PHOTOGRAPHY		
<i>Printing as per the above photocopying charges</i>		
Custom maps (per hour cost)	104	102
Electronic copies of aerials		POA
PROJECTOR		
Projector hire (per day)	52	51
RECORDS, ARCHIVES AND LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT		
Records, archives and official information request time spent by staff searching for relevant material, abstracting and collating, copying, transcribing and supervising access where the total time involved is in excess of one hour should be charged out as follows, after the first hour. This is at the discretion of Council and will be discussed at time of engagement.		
First 1 hour	Free of charge	Free of charge
For additional half hour or part thereof	38	38
<i>Council's preferred method for delivery of the requested information is digitally for sustainability purposes. If you require the information to be printed or posted, please refer to Service Centres and Libraries section.</i>		



Significance and Engagement Policy



Purpose:

The policy provides certainty on:

- When and how Council will engage or consult with communities.
- What Council assesses when deciding what is significant.
- When the community will have a direct opportunity to contribute to decision-making.

Central Otago District Council are committed to open, transparent, ongoing, and meaningful engagement with our diverse communities. We undertake ongoing general engagement in addition to specific consultation on a given topic or issue.

This policy outlines the types of things that the community can expect to be consulted about, such as the key issues in the Long-term Plan and Annual Plan, a decision that will change a service that the community expects and values, or something that will add cost to the ratepayer.

The policy guides Council's assessment of whether an issue or proposal is important, or significant to the community. It gives certainty and clarity that those important decisions will be treated in an agreed way with the community, and that Council will follow the local government rules of engagement and meet the purpose of local government: "to enable democratic local decision-making and action by, and on behalf of, communities..." Local Government Act 2002 (Part 2, Subpart 1, section 10).

Principles and objectives:

The policy is grounded in the following principles and objectives:

- To ensure the community is engaged and informed about Council activities, with opportunities to participate.
- To provide practical guidance and consideration for Council and communities to work together to make decisions and deliver outcomes that create stronger and more connected communities.
- To partner with mana whenua and make mātauraka Kāi Tahu an integral part of decision-making.
- To ensure Council complies with all relevant legislation.

Scope:

Many decisions made by Council are governed by specific Acts outside the Local Government Act 2002 [LGA]. These Acts prescribe the decision making and consultation processes required. Consequently, there are some decision-making processes that are not within the scope of this Significance and Engagement Policy. These include:

- Resource Management Act 1991
- Civil Defence Emergency Management Act 2002
- Land Transport Act 1998
- Local Electorate Act 2001

In addition, this policy will not apply, and engagement will not be required where:

- In the opinion of the Council, failure to make a decision urgently would result in unreasonable or significant damage to property, or risk to people's health and safety.



- There are any physical alterations to strategic assets that are required to prevent an immediate hazardous situation arising.
- Council must repair an asset to ensure public health and safety due to damage from an emergency or unforeseen situation.
- Council is required to act with urgency due to a crisis.

There are other circumstances where Council may choose not to consult or engage, as discussed in the relevant section of this policy.

Council is required to undertake a special consultative procedure on certain matters, as set out in Section 83 of the LGA regardless of whether they are considered significant as part of this policy.

Definitions:

Activity	Refers to the list of Council activities identified in the Long-term Plan, which is a service or function provided by, or on behalf of, Council.
Community	A group of people with a shared interest, identity, experience, or values. This can include communities with a shared culture; or those with social, environmental, business, or political interests. Communities can also be found in geographical locations, such as townships and rural settlements. In this Policy we refer to 'the community' as all the people who are part of the diverse communities in Central Otago, including visitors.
Council	Central Otago District Council including both elected members to Council/Community Boards and relevant staff, as delegated.
Decision	Refers to the decisions of Council by formal resolution at Council and Council Committee meetings. Decisions of varying significance can also be made by Council officers or those under delegated authority.
Local Government Act 2002 (LGA)	The LGA is designed to provide democratic and effective local government that recognises the diversity of NZ communities. It provides a framework and powers for local authorities to decide which activities they undertake and the manner in which they will undertake them.
Significance	The degree of importance of an issue, proposal, decision, or matter, as assessed by Council, in terms of its likely impact on, and likely consequences for: <ul style="list-style-type: none"> • The district; • Any persons who are likely to be affected by, or interested in, the issue, proposal, decision, or matter; • The capacity of Council to perform its role, and the financial and other costs of doing so.
Special Consultative Procedure	This is a formal process under sections 83-87 of the LGA which enables the community to have their say on a significant decision.



This is a more formal and specialised process than a regular engagement or invitation of feedback.

Details of the Special Consultative Procedure are attached in Schedule 2.

Strategic asset The LGA defines a strategic asset as: an asset or group of assets that the local authority needs to retain if the local authority is to maintain the local authority's capacity to achieve or promote any outcome that the local authority determines to be important to the current or future wellbeing of the community (Part 1, Section 5).

Policy

The policy is applied in four steps:

- Step 1 – Determine the significance of the proposal/decision
- Step 2 – Determine whether there is a requirement to engage or not, and if so, the level of engagement.
- Step 3 – Decide how and when to undertake consultation or engagement, and
- Step 4 – Report the outcome.

Step 1: Determining significance



The requirement to engage is guided by the level of significance.

Council determines the appropriate timing to make the assessment – this differs depending on the issue and the type of decision and process. Significance and engagement may be reassessed as a matter progresses.

Significance as a continuum

Significance exists on a continuum. At one end are matters that are 'not important' with low to no significance – such as a minor technical amendment to a Council policy. At the other end of the continuum are matters deemed to be 'critical' with very high significance, such as a new project that requires substantial, discretionary funding, or a proposed policy change which may significantly change the application of a policy.

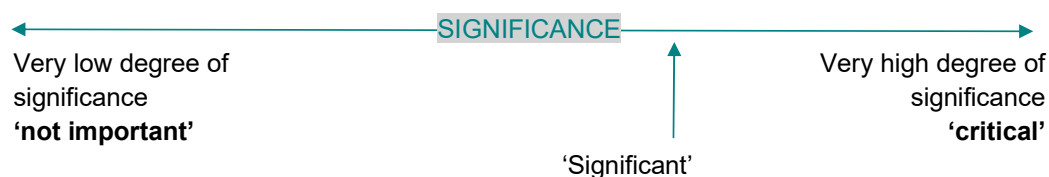


Figure: Society of Local Government Managers 'Significance and Engagement Policies guide' 2014



Determining significance assessment

Council assesses the degree of significance of a proposal or decision on a case-by-case basis using the table below to determine if the significance of a proposal is high, medium, or low.

High	If the proposal or decision triggers two or more of the criteria under the high significance level column, the level of significance is deemed to be high.
Medium	If the level of significance is not deemed to be high or low, the level of significance is deemed to be medium.
Low	If a proposal or decision triggers three or more criteria which are under the low significance level column, the level of significance is deemed to be low.

When the significance of a proposal or decision is unclear, Council will treat it as more rather than less significant.

The following criteria are used when determining significance:

Criteria	Lower significance	Medium significance	Higher significance
Recognition of mana whenua values and aspirations	Decision making occurs in line with our relationship agreement with iwi partner Aukaha. Aukaha have determined the areas of primary interest to iwi and CODC work in alignment with this agreement. For further detail see 'Māori Participation' section.		
Importance to the Central Otago District	The extent to which the matters will impact the people of the district, their social, economic, environmental and cultural wellbeing. Includes the extent to which a decision significantly alters the intended level of service provision for council activities (including a decision to commence or cease any such group of activity), or significantly affects the capacity of Council in relation to any activity identified in the Long-term Plan.		



Criteria	Lower significance	Medium significance	Higher significance
	<p>Lower impact decisions may provide a difference in the level of service at low or no cost to end users.</p> <p>e.g. changing the hours a pool may open over summer</p>	<p>Moderate impact includes a more than nominal alteration of a service.</p> <p>e.g. permanently changing the hours of operation of a swimming pool</p>	<p>Higher impact decisions may significantly impact rates, Council borrowing, or user charges, may limit access to community facilities, or significantly reduce levels of core service.</p> <p>e.g. closing or opening a public swimming pool</p>
Community impact	<p>The extent to which individuals, organisations, groups, and sectors in the community are affected by the decision, with a mind to the wellbeing and needs of future generations.</p>		
	<p>Impacts an individual person or household</p> <p>e.g. reducing the tier rating on a bridge that services three households (direct consultation with those households)</p>	<p>Impacts a subgroup or groups within the community</p> <p>e.g. closing a bridge that services three households</p>	<p>Impacts a large proportion of the community</p> <p>e.g. closing a bridge on an arterial or primary feeder route</p>
Consistency with a prior decision or decisions/strategic alignment	<p>The extent to which decisions are consistent with adopted policy and strategy, the likely impact of making decisions inconsistent with these, and consideration of the factors or matters that may make an inconsistent decision a preferred option.</p>		



Criteria	Lower significance	Medium significance	Higher significance
	<p>Decision is consistent with existing policies and strategies, or a reasonable consequence of previous decisions.</p> <p>e.g. allowing a one-off pop-up stall outside the usual locations when Trading in Public Places</p>	<p>Decision or proposal is consistent but with some notable variations.</p> <p>e.g. changing the locations where Trading in Public Places is permitted</p>	<p>Decision or proposal is significantly inconsistent</p> <p>e.g. no longer allowing Trading in Public Places</p>
Levels of public interest known	<p>The extent to which the level of public interest is known. This includes topics discussed through pre-consultation or other forms of engagement, or areas with significant media interest.</p>		
	<p>Low levels of public interest known.</p> <p>e.g. replacing a swing in a playground</p>	<p>Moderate levels of public interest known.</p> <p>e.g. upgrading a neighbourhood playground</p>	<p>High levels of public interest known.</p> <p>e.g. removing a public playground</p>
Ability to reverse the decision	<p>The ease of which a decision or decisions can be reversed, should it be required in the future.</p>		
	<p>Low difficulty</p> <p>e.g. a policy amendment</p>	<p>Moderately difficult</p> <p>e.g. a plan lodged with a third party, such as a Speed Management Plan</p> <p>upgrading the treatment plant</p>	<p>Highly difficult</p> <p>e.g. building or removing a physical structure</p>



Criteria	Lower significance	Medium significance	Higher significance
Level of financial consequences	The impact on Council finances or level of financial consequence. This includes in relation to unbudgeted operating costs and capital costs in the Long-term Plan.		
	Low financial impact. e.g. Minor change to planned spend on a new water treatment plant to account for inflation.	Decision is consistent with LTP or Annual Plan budgets but has some variation e.g. An unbudgeted increase in costs in installing a new pipe, that is within 10% of Council's planned capital expenditure.	Decision has an impact above 10% of Council's overall planned capital expenditure, or 5% of Council's overall planned operational expenditure. e.g. a significant change in construction of a new water treatment plant

Strategic assets

Decisions relating to the sale or transfer, or sale of shareholding of, any strategic asset is assessed as a matter of high significance.

Strategic assets, as defined under the LGA, are assets that the council needs to retain in order to maintain the council's capacity to achieve or promote any outcome that the council determines as important to the current or future wellbeing of Central Otago.

This includes:

- Any asset or group of assets listed as strategic in this policy
- Any equity securities held by the council in a port company and/or an airport company

The council determines our strategic assets to be those assets or groups of assets for which ownership or control by the council is essential to the long-term provision of services which are critical to achieving or promoting the council's community outcomes.

Strategic Assets (Individual)	
Alexandra Airport Cromwell Airport Molyneux Stadium Maniototo Stadium Roxburgh Entertainment Centre	Central Stores Cromwell Memorial Hall & Events Centre Alexandra Community Centre Ranfurly Railway Station



Some service delivery assets have strategic significance as an overall group. In these cases, the council takes a group of asset or network approach (i.e. council considers the group of assets or network as a whole to be strategic, rather than each individual asset or component of the network.)

An asset that is part of a network or group that is not integral to the functioning of the whole will not be regarded as strategic on its own.

Strategic Assets (Grouped)	
Councils Rooding Arterial Network	Council operated pools
Primary Collector Roads	Council operated libraries
Secondary Collector Roads	Transfer stations
Bridge network	Property portfolio
Greenways network	Wastewater treatment plants and network
Parks network	Water supply plants and network
Cemeteries network	Council reservoirs
Elderly Persons Housing	

Step 2: Level of engagement



Council has a broad and ongoing process of sharing information with the community and seeking feedback on an ongoing basis.

Council engages with communities and stakeholders when:

- There is a statutory requirement
- The matter is considered significant
- The input of community and stakeholders will ensure Council make the best decision for the community
- The open engagement process will build relationships, ownership of issues and solutions, or trust and understanding.

Determining the level of engagement

The level of significance influences the time and resources Council invests in evaluating options and obtaining the views of affected and interested parties. The higher the degree of significance, the greater the level of engagement undertaken.

Council also considers the extent of engagement necessary to understand the community's view. A balance must be struck between the costs of engagement and the value it will add to the decision-making process.



The Central Otago district is made up of distinct communities with different engagement requirements. Council works to meet the differing needs of these communities, tailoring our engagement approach to suit a given issue, activity, community, demographic, or other need.

These factors mean Council is flexible about how engagement will take place, tailoring the approach to the needs of a given community, issue, or action. The following table outlines the general approach taken depending on the level of significance:

Significance	Description
For matters of low degree of significance	<p>No engagement or consultation required.</p> <p>Council informs the community once a decision is made and is being implemented.</p>
For matters that have a medium degree of significance	<p>Engagement or consultation should be considered, depending on the circumstances.</p> <p>Council must make a formal resolution before action may be taken. This excludes matters covered in the Long-term Plan.</p> <p>The report to Council must include an assessment on the degree of significance and whether engagement and/or consultation is recommended.</p> <p>The report includes an assessment of the degree of significance, and whether engagement and/or consultation is recommended.</p>
For matters with a high degree of significance	<p>Consultation or engagement must take place.</p> <p>Council must make a formal resolution before action may be taken. This excludes matters covered in the Long-term Plan.</p> <p>This decision requires a report to Council outlining the assessment of the degree of significance of the issues, the degree of consultation or engagement proposed, the consultation or engagement plan proposed, and a recommendation.</p> <p>Council will apply the principles of consultation in the LGA and be guided by the Engagement Toolbox in Schedule 1.</p>

Council uses the Special Consultative Procedure as required by legislation, including when decisions are made that impact strategic assets. See Schedule 2 – Special Consultative Procedure, and the 'Strategic assets' section below.



Step 3:



Council engage and consult with the community using a range of methods and tools designed to make it as easy as possible to participate.

Council's approach to engagement utilised the International Association of Public Participation's engagement spectrum, which is attached as Schedule 1.

Council has a multi-platform approach to engagement, including (but not limited to):

- Direct in-person engagement with individuals, stakeholders and community groups
- Written engagement, including letters and emails
- Print media, including media releases, advertising, posters and brochures
- Audio notifications, podcasts and interviews
- Council's online engagement platform 'Let's Talk - *Kōrero mai*'
- Council's social media platforms

Regardless of the method used, the essential elements of the practice of engagement remain the same:

- Decision / impact oriented
- Values based
- Relationship focussed
- Goal driven
- Equity centred

Step 4:



Council provides engagement analysis and reporting to elected members, that are publicly accessible through our website, reflecting the results of all consultation.

Council utilises various channels to update respondents as to the outcomes of engagement, including:

- Publishing summary reports on Council's website and/or Council's Let's Talk engagement platform
- Communicating outcomes through media and engagement outlets, in accordance with Council's Media Policy



- Providing direct responses, where resources allow.

Council seeks feedback on our engagement and consultative processes and channels to continuously enhance and improve their use.

When engagement is not required

There are times when Council would not normally engage with the community because the matter is routine, operational, or because there is an emergency. Council will not usually engage on:

- Matters where the Council already has a sound understanding of the views and preferences of those likely to be affected or interested in the matter.
- Situations where there is a need for confidentiality or commercial sensitivity.
- Emergency Management activities.
- Organisational decisions (such as staff changes and operational matters) that do not materially change a level of service.
- Matters where the costs of engagement outweigh the benefits of it, including matters where the community has limited ability to impact the outcome (i.e. activities tied closely to legislation).
- Matters that have already been addressed by the Council's strategies or plans, which have previously been consulted on (within the last ten years).
- Business as usual activities where the works are related to the operation and maintenance of a Council asset and responsible management requires the works to take place.
- Matters where the Council has engaged on the unchanged issue in the last three years.

Māori Participation Framework

Mana whenua are the tāngata whenua who hold traditional customary authority and maintain contemporary relationships within an area determined by whakapapa, resource use and ahīkaroa (the long burning fires of occupation).

In Otago, Kāi Tahu are mana whenua with four Papatipu Rūnaka (governing Rūnaka) holding mana whenua in the Central Otago takiwa:

- Te Rūnanga o Moeraki
- Kāti Huirapa Rūnaka ki Puketeraki
- Te Rūnanga o Ōtākou
- Hokonui Rūnanga.

These Papatipu Rūnaka are represented by iwi consultancy firm Aukaha. CODC respectfully acknowledges that Kā Rūnaka in the Aukaha rohe share authority with Ngā Rūnanga ki Murihiku (Te Rūnanga o Waihōpai, Te Rūnanga o Awarua and Te Rūnanga o Ōraka-Aparima) in the CODC area.

Various Acts provide a legislative requirement for the Council to engage with Māori. The LGA requires local authorities to facilitate participation by Māori in local decision-making processes. This recognises and respects the Crown's responsibility to take account of the principles of Te Tiriti o Waitangi (the Treaty of Waitangi) and to maintain and improve opportunities for Māori to contribute to and partner in local government decision-making processes. These requirements are additional to general policies and processes for community engagement. Council aspires to move beyond statutory requirements to ensure meaningful engagement, recognising the value added through the sharing of this knowledge and wisdom.

Enabling mana whenua engagement ensures that Mātauraka Kāi Tahu is appropriately and authentically woven through all decision making. Council is taking steps to foster the development of Māori capacity to contribute to the decision-making processes of Central Otago District Council through a growing relationship with Aukaha that is governed by a relationship agreement. This partnership helps identify decisions of interest to mana whenua.

Council have committed, through the relationship agreement, to resourcing and funding arrangements that are reviewed in conjunction with each Long-term Plan; working together to ensure that the annual Council work programme appropriate reflects the priorities and interests of Kā Rūnaka, and to reporting and review arrangements.

Relationship element	Key aspects
Partnership protocol	The relationship between Central Otago District Council and the three Papatipu Rūnaka is formalised through a partnership protocol agreement between CODC and Aukaha.



Relationship element	Key aspects
	<p>The partnership protocol agreement is a consistent Te Tiriti approach to the economic, social, environmental, and cultural wellbeing of Kāi Tahu Whānui, council staff, and the broader community across all the relevant duties and functions of Council.</p> <p>The following relationship elements within this table are established through the partnership protocol.</p>
Resourcing and funding arrangements	CODC provides resourcing and funding arrangements as set out in the partnership protocol. These specific arrangements are reviewed and set as part of the Long-term Plan process.
Work programme	<p>CODC and Aukaha work together to ensure the annual Council work programme appropriately reflects the priorities and interests of Kā Rūnaka.</p> <p>Two-way reporting on agreed workstreams is included as part of regular meetings between both parties.</p>
Kanohi ki te kanohi	<p>The partnership protocol provides for an operational relationship between relevant officers and representatives from both parties.</p> <p>Face to face interactions, including meetings in person or via Zoom/Teams are held four times a year, generally in February, June, September, and November.</p>

The evolution of these arrangements is expected to lead to increasing the level of Māori participation in Council decision making.

Relevant legislation:

Local Government Act 2002

Other Acts, including those listed in Schedule 3

Related documents:

Delegations Manual

Long-term Plan

Media Policy

Partnership Protocol between Aukaha and Central Otago District Council



Schedule 1: Engagement Toolbox

IAP2 Spectrum of Public Participation

IAP2's Spectrum of Public Participation depicts five levels of participation that the public can have on an outcome or decision through any public participation process. The Spectrum is used across other local government agencies and is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	PARTNER	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide balanced and objective feedback in a timely manner	To obtain feedback on analysis, issues, alternatives, and decisions	To work with the public to make sure that concerns and aspirations are considered and understood	To partner with the public in each aspect of the decision making	To place final decision making in the hands of the public
COMMITMENT TO THE PUBLIC	"We will keep you informed." Example: Email newsletter to local communities and networks	"We will listen to and account for your concerns." Example: Online opportunities through the Let's Talk Kōrero Mai consultation platform	"We will work with you to ensure your concepts and aspirations are directly reflected in the decisions made." Example: Workshops or focus groups	"We will look to you for advice and innovation and incorporate this in decisions as much as possible." Example: Pre-consultation work	"We will implement what you decide." Example: Community Plans or binding referendums

Figure: International Association for Public Participation (IAP2) Federation

Council considers engagement methods and tools relative to the level of significance. These support community participation through an engagement spectrum approach, as set out in the following table:



Engagement tools

What?	How?	When?
Special Consultative Procedure	<ul style="list-style-type: none"> > Statutory Public Notice > Advertising radio, newspaper and online > Let's Talk – korero mai / Online feedback form > Press releases or media standup > Social media > Drop-in sessions / public events such as facilitated workshops > Hui (meetings) > Consider targeted consultation with special interest groups or stakeholders (email, letter or direct contact) > Hard copies available at Council facilities > Submissions (online, email and written) > Public hearings > Public decision > Direct feedback to all submitters 	<ul style="list-style-type: none"> > Adoption and amendment of the Long-term Plan > Making, amending, or revoking a bylaw > Transfer of ownership (in whole or in part) of a significant strategic asset > Changes to financial policies > Setting rates > As required by other Acts.
Other consultation	<ul style="list-style-type: none"> > Advertising radio, newspaper and online > Press releases > Social media 	<ul style="list-style-type: none"> > Reserves Act <ul style="list-style-type: none"> o Management plans > Resource Management Act <ul style="list-style-type: none"> o Project delivery



What?	How?	When?
	<ul style="list-style-type: none"> > Drop-in sessions / public events such as facilitated workshops > Hui (meeting) > Consider targeted consultation with special interest groups or stakeholders (email, letter or direct contact) > Hard copies available at Council facilities (e.g. Council offices, libraries) > Submissions (online, email and written) > Public hearings > Public decision > Direct feedback to all submitters 	<ul style="list-style-type: none"> o Consents and licensing > Local Government Act 1974 o Road closure > Making minor bylaw changes > Local Electoral Act 2001 o Representation Review > District Plan changes > Developing masterplans, strategies and business cases
Information on Projects <i>i.e. updates on a particular project or decision-making</i>	<ul style="list-style-type: none"> > Statutory Public Notice (if required) > Targeted information to any special interest groups, stakeholders or affected parties (email, letter or direct contact) 	<ul style="list-style-type: none"> > Roadworks > Streetscaping > Trees > Wastewater, Stormwater, Water supply > Reserve works > Service disruptions <ul style="list-style-type: none"> o Water outage o Boil water notice > Civil Defence preparedness <ul style="list-style-type: none"> o Weather/ Emergency
Service Provision <i>i.e. pool or library promotions</i>	<ul style="list-style-type: none"> > Press releases > Stakeholder databases 	
Education <i>i.e. behaviour change, such as flushing into wastewater</i>	<ul style="list-style-type: none"> > Radio and newspaper interviews / columns > Advertising radio, newspaper and online > Social media > Let's Talk – korero mai / Online feedback form 	



What?	How?	When?
	> Public forum at Council / Committee / Community Board meetings	
Community activity	> Targeted information to any special interest groups or stakeholders such as affected retail or neighbours (email, letter or direct contact) > Press release > Stakeholder databases > Radio and newspaper interviews / columns > Advertising radio, newspaper and online > Social media	> Events > Facilitation > Social issues > Advocacy

OTHER METHODS – There are lots of other ways we can consult and engage, including -			
Community forum/public meeting	Structured/facilitated workshops	Resident Opinion Survey	Other surveys
Displays at events	Letter drops	Newspaper inserts or advertising	Radio and other advertising
Brochures	Notices	Pop up stalls	Community road shows
Targeted education	Council website/social media	Editorials	Let's Talk – korero mai

Council has access to language assist software.



Schedule 2: Special Consultative Procedure

The Special Consultative Procedure is a formal consultation process that must be carried out in certain circumstances. The Council may also choose to use the special consultative procedure for other significant decisions.

The law requires the Special Consultative Procedure is used for:

- Making, amending, or revoking a bylaw,
 - With some exceptions in the LGA Part 8 Section 156
- Adopting and amending the Long-term Plan
- Other acts if expressly required by laws

Under the Special Consultative Procedure, Council must:

- Develop a Statement of Proposal and, if considered necessary, a Summary, and make them widely available
- Allow a minimum feedback period of one month
- Ensure people are given the opportunity to present their views to Council at a hearing.

Hearings and feedback

- Hearing of oral submissions are generally held in the Ngā Hau e Whā (Council chambers), William Fraser Building, 1 Dunorling Street, Alexandra. When an item is specific to a geographic community, Council may choose to hold the hearing at a closer location.
- Council can allow any person to present their views to the local authority by way of audio link or audio-visual link
- If asked to do so, Council may enable interpretation for/to New Zealand's other official languages – Te Reo Māori and New Zealand Sign Language, where practical.
- Following the conclusion of the consultation and/or engagement process, Council will be required to make a decision.
- Once a decision has been made, the community are informed of the decision using a method appropriate to the nature of the consultation.

Schedule 3: Activities with specific consultation requirements in legislation

This list is incomplete and intended to help inform relevant staff. It is continuously updated throughout the operation of the policy.

Dept	Activity	Action	Act	Requirements
CEO	Civil Defence	Civil Defence Plans	Civil Defence Emergency Management Act 2002	Specific notice and submission requirements.
Business Support	Executive Function	Long-term Plan, Annual Plan, and Annual Report	LGA 2002	Specific requirements, including content, timeframes, specific agents to report to, publication, and specific criteria for the consultation document.
	Governance	Pre-election report	LGA 2002	Specific requirements, including restrictions
		Public notice of polls, enrolment procedures, where the electoral roll is kept, returns, other issues	Local Electorate Act 2001	Specific requirements, including statutory timeframes
		Meeting times, agendas, and reports	Local Government Official Information Act 1987	Specific requirements, including statutory timeframes
		Triennial Agreements	LGA 2002	Specific engagement & disclosure requirements
		Pecuniary Interests Register	LGA 2002 (2022 Amendment)	Specific publication requirements
	Finance	Revenue and Financing Policy; Policy on Development Contributions; Policy on remission and postponement of rates on Māori freehold land	LGA 2002	Special Consultative Procedure
		17A Reviews	LGA 2002	Specific reporting and engagement criteria.
	Privacy	Rates	LGA 2002 & others	Specific engagement and/or disclosure requirements for multiple aspects of rating
Community Engagement	Parks	Reserve Management Plans	Reserves Act 1977	Specific requirements for public notice of intention to make plan
Community Vision	Comms	Significance and Engagement Policy	LGA 2022	Special Consultative Procedure
People & Culture	People and Culture	Protection of whistleblowers	Protected Disclosures (Protection of Whistleblowers) Act 2022	Specific publication requirements

Dept	Activity	Action	Act	Requirements
Planning & Infrastructure	Planning	Multiple functions	Resource Management Act 1991	Specific notification and publication requirements
	Regulatory	Alcohol	Sale and Supply of Alcohol Act 2012	Specific agents to notify and requirements to publish
		Building control	Building Act 2004 Building (Accreditation of Building Consent Authorities) Regulations 2006	Specific engagement with MBIE for changes to managers, employees, functions, policies, procedures, or systems. SCP for policy on dangerous, insanitary, and affected buildings. Specific requirements for earthquake prone buildings notices.
		Gambling	Gambling Act 2003 Racing Act 2020	SCP for policies relating to both pokies and TAB/board venues
		Dog control	Dog Control Act 1996	SCP for dog policy. Public notice requirements for dog control annual reporting. Dog control fees have notification requirements.
		Trading	Shop Trading Hours Amendment Act 2013 Psychoactive Substances Act 2013	SCP for Easter Sunday policy and Psychoactive Substances Policy
	Roading	All functions	Land Transport Act 1998 Land Transport Rules Land Transport Management Act 2003 LGA 1974	Multiple acts and rules prescribing what, when, how – very technical
	Waste	Waste Management and Minimisation Plan	Waste Minimisation Act 2008	Special Consultative Procedure





Revenue and Financing Policy

Purpose:

This policy sets out the council's policies in respect of funding operating and capital expenditure. This policy has been reviewed in line with the Council's Long-term Plan and has considered the principles of our Financial Strategy.

Council's overall approach is that, where practicable, areas that directly benefit fund the service/activity or bundle of services in that area. It implements this philosophy through the use of district ward rating areas.

Funding Principle:

Council has reviewed each individual activity with a view to determining an equitable funding policy. In doing so, Council considered the nature of the service and the benefits and beneficiaries for each service. Items considered during that deliberation were:

- Community outcomes to which an activity contributes
- The distribution of benefits between the community, identifiable parts of the community and individuals
- The period during which the benefits are expected to occur
- The extent to which actions, or inactions, of individuals or groups contribute to the need to undertake the activity
- Costs and benefits of funding the activity distinctly from other activities

The revenue and financing policy is not just an aggregation of policies for the individual activities Council carries out but is also a means for Council to consider the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental and cultural well-being of the community.

Council has determined the following basic principles to guide the appropriate use of funding sources:

- User charges are preferred when a private benefit can be identified and it is efficient to collect the revenue;
- Subsidies, grants and other income options are fully explored prior to rates being used;
- Each generation of ratepayers should pay for the services they receive and borrowing can assist to achieve this outcome;
- Capital expenditure to replace assets that reach their projected economic life is firstly funded from rates, which accumulate in asset renewal reserves until needed. Borrowing is then used if there is a shortfall in the total funding required;

- Capital expenditure to upgrade or build new assets is funded firstly from other sources (e.g. subsidies, grants, fundraising, financial contributions) and then borrowing.

Complying with these principles can at times be challenging. The Council must apply judgment in assessing many options to determine appropriateness in its development of budgets or acquisition of assets and the choice of funding sources to implement these. The Council has also been guided by the following:

- Costs for each activity are collected unless the Council believes that to do so would not be fair or not be in the interest of residents and ratepayers or is in conflict with Council policy. As an elected representative body, the Council has the responsibility to make the final decision;
- The use of a uniform annual general charge for general rates and fixed amounts for targeted rates (including works and services rates) is based upon a judgment on how regressive or progressive the incidence of rates should be.
- Water, wastewater and stormwater services are provided directly to rating units in defined areas of benefit, and are funded through targeted rates for each activity. The charges are further differentiated into full and part charge (in the case of water and wastewater), to target those rating units receiving the service and those rating units capable of receiving the service. Council also charge users a volumetric charge for water they use. This reflects the differentiation of providing the service and associated infrastructure and the use of water
- The use of the general rate is generally reserved for activities of a district wide nature or for activities where the Council has judged that the service is better funded by way of a form of local taxation rather than a type of targeted rating.
- In some instances, ratepayer sector groups may fund more of the costs of an activity than they may directly benefit from. Council has taken into account the overall impact of any allocation of liability for revenue needs on the community in its considerations. In general, operating expenditure is for the current year and will be funded over the current year. In some exceptional cases reserve funding may be used to ease and spread the rate burden.

Policy:

Financial Management

The Local Government Act 2002 places specific responsibility on Council to manage its revenue, expenses, assets, liabilities, investments and general financial dealings prudently and in a manner that promotes the current and future interests of the Central Otago District community. In doing so, Council is required to make adequate and effective provision for the expenditure needs of the Council.

Funding of Operating Expenditure

Council is required to have a balanced budget. It must set each year's projected operating revenues at a level sufficient to meet that year's projected operating expenses. Council may only vary this when it is financially prudent to do so.

Council must also consider the equitable allocation of responsibility for funding the provision and maintenance of assets and facilities throughout their useful life.

Operational expenditure is the cost of providing the level of service in a given year and includes depreciation on assets. Depreciation is defined as the measure of consumption of the economic benefits of an asset arising from its use over time. Those who benefit from the use of an asset should contribute towards its cost/consumption.

Because of the size of Council's depreciation expenses within a balanced budget, rate funding of depreciation provides resources to pay for the renewal of the asset at the end of its useful life or for related debt repayment.

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.

Council reviews the effects on ratepayers of fully rate funding increased depreciation from the revaluation of assets. Council considers each revaluation and may in fact choose to not fully rate fund an increase or to introduce the increase in funding required over time.

In general, the funding hierarchy for operating costs is:

1. User charges;
2. Grants, sponsorship, subsidies and other income;
3. Reserve funds;
4. Targeted rates;
5. General rates.

Overview of Funding Mechanisms used by Council

Council will make use of a mix of revenue sources to meet operating expenses.

The extent to which the provision of a service by the Council is a public or private good will largely determine the extent to which rates, fees and charges become the funding source.

The income from fees and charges and subsidies may vary based on economic circumstances. The mechanisms are outlined below:

User charges

User charges are used for services where there is a benefit to an individual or group. Users charges is a broad group of revenue charged directly to an individual or entity. It includes:

- Entry fees.
- Service charges.
- Hire.
- Rent, lease, licenses for land and buildings.
- Permits.
- Regulatory charges.
- Fines and penalties.
- Connection fees.
- Disposal fees.
- Deposits.
- Private works.
- Memberships.
- Planning and consent fees.
- Statutory charges.
- Retail sales.

The price of the service is based on a number of factors, including:

- The cost of providing the service.
- The estimate of the users' private benefit from using the service.
- The impact of cost to encourage/discourage behaviours.
- The impact of cost on demand for the service.
- Market pricing, including comparability with other councils.
- The impact of rates subsidies if competing with local businesses.
- Cost and efficiency of collection mechanisms.

- The impact of affordability on users.
- Statutory limits.
- Other matters as determined by Council.

Council's ability to impose user charges is limited by the powers conferred to it by many statutes and regulations. As a general rule, fees for statutory functions should be set at no more than the cost of providing the service. In some cases legislation sets the fees at a level that is below cost and in other cases, where provided by legislation (e.g. Waste Minimisation Act 2008) Council may set fees at greater than the cost of providing the service. Council considers it appropriate to incorporate overhead charges in the determination of the cost of providing a service.

Where Council is charging for the sale of goods or services not required by statute, Council's preference is to charge a market price, having regard to the powers conferred by section 12. This includes leases, rents and licenses for land and buildings.

Actual fees and charges may be set by Council at any time and are reviewed by Council annually. A list of regular fees and charges is maintained on Council's website.

User charges revenue is allocated to the activity which generates the revenue.

Grants, sponsorship, subsidies and other income

Grants, sponsorship and subsidies are used where they are available. Many of these items are regular and predictable and therefore can be budgeted for. Some items of other income are unexpected or unpredictable and may not be able to be prudently budgeted (e.g. reparation payments, Civil defence and other reimbursements, legal settlements and insurance payouts).

Council expects to continue receiving substantial subsidies for road maintenance from government or its agencies.

Investment income

Council's approach to investments and investment income is documented in our Investment Policy. These investments may generate income such as interest, forestry returns and rents. Each source of income is receipted to the activity that owns the asset. Most investment income earned is allocated to reduce the rates requirements for operating costs.

Financial contributions

Council collects financial contributions under the Resource Management Act 1991. The purpose of these contributions is outlined in the Central Otago District Plan. Contributions are not used to fund operating costs.

Development contributions

Council does not use revenue collected through development contributions for operational costs. Development contributions are collected for capital growth projects.

Proceeds from the sale of assets and lump sum contributions

Council does not collect revenue from these funding sources to fund operating costs.

Reserve funds

Council maintains reserve funds which have generally come about from unspent rates, investment income or other revenue source in a previous year. Many of these reserve funds are for capital expenditure. However some of these reserve funds are available to meet operating costs.

We use these funds for the purposes that the reserve was created and usually for new projects additional to normal operating expenditure. Council at times may use these funds to minimise or smooth changes in rates.

Borrowing

Council does not borrow to fund operating costs. This is not allowed under Council's policies on borrowing, documented in the Liability Management Policy and Investment Policy.

Rates

Having been prudent and appropriately exhausting all other funding sources, Council funds its remaining operating expenses from rates. For many activities this is the main funding source.

Council must determine whether the portion of an activity to be funded from rates is to be funded from the general rate or a targeted rate.

In doing this, while considering all the matters of section 101(3), Council placed emphasis on "the area of benefit". By this Council means that it reviewed each activity and determined where the benefits from the provision of the service is received, and chose a rating option that most closely charges that group. Matters we have considered are:

Table 1: Our Rating Preferences

Type of Benefit	Preferred Rating Solution
To an area of the District (e.g. town)	Establish targeted rates based on areas defined by map. Rates established will be a combination of Capital Value or Land Value rates and uniform charges.
To the value of the land and property improvements	A general rate or a targeted rate partially through a Uniform Annual Charge and partially through a Capital Value rate or a Land Value rate.
To people	Targeted rate – Uniform basis (where everyone in the District who receive the

	service receives a similar level of benefit) eg. urban water.
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Differentials

The Council utilises the following differentials.

- 1) Hydro differential for all Hydro dams within the District. These Dams are
 - a. Clyde Dam
 - b. Roxburgh Dam
 - c. Earnscluegh Dam
 - d. Paerau Dam
 - e. Teviot Valley Dams.

These differentials exist to ensure that the overall increase in rates liability for the dams remains aligned with the overall average increase in rates.

- 2) Tourism and Promotion.

This differential allocates the Tourism and Promotion cost across those who benefit most from the activities covered by that rate.

Categories are split as follows:

Residential – all rating units categorised as residential by Council's valuations service provider.

Rural – all rating units used categorised as dairy, horticulture, forestry, mining, lifestyle or specialist agricultural use by Council's valuation service provider.

Commercial and industrial – all rating units categorised as commercial or industrial by Council's valuation service provider.

Dams, Utilities and Other - the Clyde Dam, Roxburgh Dam, Paerau Dam, Teviot Dam and all rating units categorised as utilities by Council's valuation service provider, sports groups and other non-commercial community groups

The Tourism and Promotion differentials are assessed on land use and are Residential 1.00, Rural 0.77, Commercial/Industrial 5.37, Dams and Utilities 0.69.

Promotion differentials are used at district level for District level activities such as District grants and at ward level for grants made be Community Boards.

Changes from Previous Policy.

In September of 2024 Council decided, after consulting with its residents, to change the decision-making levels and therefore the sources of funding on the following activities to bring them into line with the majority of Council activities.

The Council also decided to remove most of the ward based targeted rates that would have funded those activities and will now fund them across the district.

The rates that will be removed and replaced are:

- 1) Works and Services rates calculated on Capital Value for each rating unit. This was used to fund housing and property, grants, recreation reserve committees and other works. This will now be rated from a targeted rate called the Communities Facilities rate that will be calculated on a mix of Capital Value for each rating unit and a Uniform Charge per rating unit the mix of which will be determined by Council annually as part of its financial planning process.
- 2) Works and Services rates based on a uniform charge for each rating unit. This was used to fund Community Board Elected Members. This will now be funded from the General rate.
- 3) Recreation and Culture rates calculated on a targeted rate based on a uniform annual charge used to fund operations and maintenance of parks and reserves, swimming pools, museums, sports club loan assistance, community halls and other recreation facilities and amenities. This will now be rated from a targeted rate called the Communities Facilities rate that will be calculated on a mix of Capital Value for each rating unit and a Uniform Charge per rating unit the mix of which will be determined by Council annually as part of its financial planning process.
- 4) Molyneux Park rates calculated differentially across the district, set at a fixed charge per rating unit. This will now be rated from a targeted rate called the Communities Facilities rate that will be calculated on a mix of Capital Value for each rating unit and a Uniform Charge per rating unit the mix of which will be determined by Council annually as part of its financial planning process.
- 5) Tracks and Waterways rates calculated on a targeted rate across the district applied to the operations and maintenance of facilities associated with Lake Dunstan, the Clutha River and other tracks and waterways throughout the district. This will now be rated from a targeted rate called the Communities Facilities rate that will be calculated on a mix of Capital Value for each rating unit and a Uniform Charge per rating unit the mix of which will be determined by Council annually as part of its financial planning process.
- 6) Planning and Environment rates mention the funding of Rural fire. This is no longer a Council activity and will be removed from the description.
- 7) District Works and Public Toilets includes the provision of stormwater services. On a capital value basis. The Council to ensure ease of transfer of billing information and services to the new water services entity has decided to remove stormwater services from this rating category. Stormwater will now be funded from a targeted rate based on a uniform charge across the district

Summary of Funding Sources For Operating Costs by Activity

Activity	User Charges	Grants Subsidies and Other	Investment Income	Financial/Development Contributions	Internal Overhead Allocation	Reserve Funds	Borrowing	General Rates	Targeted Rates
Governance - Council	x	x	x	x	x	x	x	Y	x
Governance - Community Boards	x	x	x	x	x	x	x	x	Y
Roading	x	Y	x	x	x	x	x	Y	x
Stormwater	x	x	x	x	x	x	x	x	Y
Water	Y	Y	x	x	x	x	x	x	Y
Wastewater	Y	x	x	x	x	x	x	x	Y
Environmental Services Waste Management	Y	x	x	x	x	x	x	x	Y
Animal Control	Y	x	x	x	x	x	x	Y	x
Building Control	Y	x	x	x	x	x	x	x	Y
Environmental Health	Y	x	x	x	x	x	x	x	x
Civil Defence		x	x	x	x	x	x	x	Y
District Planning	Y	x	x	x	x	x	x	x	Y
Resource Consent Planning	Y	x	x	x	x	x	x	x	Y
Community Development		x	x	x	x	x	x	Y	x
Cemeteries	Y	x	x	x	x	x	x	x	Y
Elderly Housing	Y	x	x	x	x	x	x	Y	x
Forestry	Y	x	x	x	x	x	x	x	x
Public Toilets	x	x	x	x	x	x	x	x	Y
Public Halls and Community Centres	Y	x	x	x	x	x	x	x	Y
Parks and Reserves	Y	Y	x	x	x	x	x	x	Y
Swimming Pools	Y	x	x	x	x	x	x	x	Y
Libraries	Y	x	x	x	x	x	x	x	Y
Airports	Y	x	x	x	x	x	x	Y	x
Property	Y	x	x	x	x	x	x	x	Y
Regional Tourism	Y	x	x	x	x	x	x	x	Y
Business Development	x	x	x	x	x	x	x	x	Y
Tourism	Y	x	x	x	x	x	x	x	Y
Central Otago Regional Identity	x	x	x	x	x	x	x	Y	x
Promotions and Grants - District	x	Y	x	x	x	Y	x	Y	x
Promotions and Grants - Ward	x	x	x	x	x	x	x	x	Y
Corporate Services	Y	x	x	x	Y	x	x	x	x

Range Name	Range	Key
Unlikely	0%	x
Minimal	0%-20%	Y
Low	20%-40%	Y
Moderate	40%-60%	Y
High	60%-80%	Y
Most	80%-100%	Y
All	100%	Y

Funding of Capital Expenditure

Council categorises capital expenditure into three main areas:

- Renewal of existing assets at the end of their useful lives
- Growth related assets
- Expenditure on assets that are an improvement or addition to the asset including expenditure on assets driven by statutory requirement. This expenditure is seen as an increase in the level of service provided and intergenerational by nature.

Council's use of funding mechanisms to fund capital expenditure are as follows:

Capital costs are those costs associated with the purchase and improvement of assets and for the repayment of debt.

The funding hierarchy for capital costs is:

1. User charges;
2. Grants, sponsorship, subsidies and other income;
3. Development contributions;
4. Financial contributions;
5. Reserve funds;
6. Proceeds from the sale of assets and lump sum contributions;
7. Borrowing;
8. Rates:
 - a. Targeted rates;
 - b. General rates.

User charges

User charges are generally not available for capital costs as individual user contributions are generally too large to be affordable. Borrowing and charging users annually for financing costs (interest and principal) via rates is often a more affordable method of charging user contributions.

Council does charge for capital works that are solely for private benefit (e.g. a network extension to a single dwelling) or where capital works are done outside of asset management plans at the request of individuals (e.g. a rural seal extension for dust suppression).

Grants, subsidies, and other income

Council relies on a significant subsidy for capital works in its roads and bridges activity. Other activities are able to access grants and subsidies from time to time. Other income can be from many and varied sources and is unlikely to be predictable enough to budget for in advance. Other income used to fund capital expenditure could include bequests, insurance payouts, and legal settlements.

Grants, subsidies and other income are used wherever they are available.

Financial contributions

Council collects financial contributions under the Resource Management Act 1991. The purpose of these contributions is outlined in the Central Otago District Plan.

Council's approach is to deposit receipts into a relevant reserve fund and to draw funds from that account for specific projects that meet the purpose for which the funds were collected.

Development contributions

Council collects development contributions under the Local Government Act 2002 LGA for network infrastructure across the district to ensure that a fair, equitable and proportionate share of the cost of assets that are required to meet the demands of growth.

Council's approach is to deposit receipts into a relevant reserve fund and to draw funds from that account for specific projects that meet the purpose for which the funds were collected.

Proceeds from the sale of assets

From time-to-time Council disposes of assets. Many of these are low value items and the revenue is received by the activity that owns the assets.

Council's property activity holds some higher value assets that are intended for sale. Unrestricted proceeds from the sale of these assets will be used to repay debt held by the property activity, and then applied as Council determines to other activities to repay debt. Restricted revenues will be placed in a reserve fund and used for the purpose required by the document that imposes the restriction (e.g. endowments).

Reserve funds

Council maintains various reserve funds for capital projects and will approve the use of the funds when a project meets the specific criteria of the reserve. These reserve funds may include bequests and depreciation or asset renewal reserves.

Council funds capital expenditure from either rates, subsidies or capital reserves. These capital reserves are built up from funded depreciation and any shortfalls in funding capital expenditure are treated as either internal loans or borrowed for externally.

Special Funds are also used for funding new capital and/or renewals. These funds are contributed from several sources, for example, historical funds, proceeds from the sale of assets and proceeds from the sale of endowment land.

Borrowing

For larger capital projects that provide a long-term benefit to the community, Council may determine that borrowing the funds is an appropriate method of allocating the costs of a project over time to users.

Borrowing, both the capital (principal) and interest components, is generally repaid by future rates. Council may resolve to capitalise interest repayments on some debt, where it

considers it most likely (prudent) that another funding source (e.g. property sales) will be able to repay the accumulating debt.

Where it is not practical to obtain third party revenue and where reserve funds haven't previously been set aside, Council prefers borrowing as a funding source. Borrowing spreads the cost of the project over a longer period, smoothing changes in rates and contributing to help achieve intergenerational equity.

Lump sum contributions

Council has the option when undertaking a major project to seek lump sum contributions to the capital cost of the project from those who benefit. Lump sum contributions are provided for in the Local Government (Rating) Act 2002 and have stringent requirements placed on how they are used. Where a lump sum payment option is proposed ratepayers choose to participate or not. Council has previously used these provisions and may do so in the future.

For major projects, Council will consider requiring funding from borrowing and whether it wishes to seek lump sum contributions.

Income from investments

These are not used to fund capital expenditure.

Rates

Rates are used firstly to fund day to day expenses, including depreciation and both internal and external borrowing interest costs. A portion of rates funds the capital (principal) repayments of debt, generally using table loan calculations. Rates may be used to fund some small items of capital expenditure. With the exception of roading, rates are not a practicable method to fund large projects in the year of expenditure. Local share of roading is funded in the year the expenditure is incurred.

Council will fund in advance some capital projects that will maintain service levels by collecting rates for depreciation (an operating expense). These funds are placed in capital reserve funds until they are required.

Analysis for capital expenditure by activity

Council has applied the above preferences for the use of the funding sources for capital to each activity in its Funding Needs Analysis. Council will fund capital costs on the same basis as determined by the operating costs funding policy, unless Council resolves otherwise. It is not practicable to determine a funding policy for an unknown future project at this time.


Council uses the following guidelines when considering the funding of capital projects:

- All projects are first funded from grants, subsidy or other income;
- Renewal projects that maintain service levels are then funded from reserves set aside for this purpose;
- Lump sum rating options are considered;


- Capital projects that have exhausted previous funding sources or are for new or increased service levels or for growth in non-network infrastructure are then funded from borrowing.

A single project may have a mix of each of these funding options.


Generally it is not practical to create separate funding policies for each and every capital project. Council will only do this when a project is particularly large, affects a particular group or does not fit with an existing funding policy or activity. Whenever Council resolves to consider a separate funding policy it will consider the sources of funds above, the Revenue and Financing Policy and complete a section 101(3) assessment to determine an appropriate funding policy for the project. Generally Council will resolve the funding policy at the time the project is proposed in an Annual Plan or Long Term Plan.


ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
THREE WATERS							
<div>THREE WATERS</div> <div></div>	Water Council supplies households and the community with treated water at a suitable pressure and quantity. Water is treated to a required health standard and then pressurised for distribution and public firefighting. All water usage is measured through meters. Income from volumetric charging reflects the private benefit of water at the connection but is priced to achieve an overall objective of reducing per connection usage.			Moderate fixed charge per connection or serviceable rating unit		Moderate funded by volumetric charge per unit from metered water supply	Minimal grants and water fees
	Connected – any rating unit (including vacant sections) that is connected to (lateral/s provided) a Council operated water supply charged at 100%. Serviceable – any rating unit (including vacant sections) that is not connected to (no lateral provided) a council operated water supply but is within 100 metres of a Council operated water supply reticulation system, charged at 50%.						
	Wastewater Wastewater generated by private and public premises is conveyed and treated to			Most fixed charge per connection or serviceable rating unit			Minimal funded by trade waste fees



ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
	minimise public health risks and impacts on the environment. Where wastes from industrial processes are known to dramatically increase demand for the activity, Council capture costs through our Trade Waste Bylaw.						
	Connected – any rating unit (including vacant sections) that is connected to (lateral/s provided) a Council operated wastewater system charged at 100%. Serviceable – any rating unit (including vacant sections) that is not connected to (no lateral provided) a Council operated wastewater system but is within 30 metres of a wastewater drain, charged at 50%. An additional 25% charge for subsequent urinal or water closet for commercial accommodation uses and rest homes for the elderly will apply. Clyde – a targeted rate set as a fixed charge per rating unit will fund the costs arising from wastewater activities in Clyde.						
	Stormwater The stormwater activity provides for the safe removal of excess rainfall that does not naturally permeate into the ground. Council has a responsibility to ensure individuals, households and businesses are not adversely impacted by localised flooding. Localised flooding risk			All Fixed charge across the District			







ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
	is greater in urban areas where development reduces the permeability of the ground. Flood risks from large catchments, like the Clutha and Taieri rivers, are managed separately by the Otago Regional Council (ORC).						
		This is funded by a Targeted fixed rate to assist to reflect the benefit all ratepayers receive and to ringfence the stormwater charges required by the proposed water services legislation					
<div>ROADING</div> <div> <small>He Ora, He Ora ora Strong Economy</small> <small>He Hāpū, He Hāpū Connected Community</small> <small>Taiti ki Whānau Sustainable Environment</small></div>	Subsidised Roading – A core service for the public providing roads, bridges, road marking, signage, lighting, road safety and transport planning. The public benefits from our roading network by enabling economic activity throughout the district. The NZTA subsidises 51% of expenditure. This subsidy is funded through fuel taxes, road user charges, etc. and reflects the private benefit received.	Moderate General rate, assessed differentially					Moderate subsidy and fuel tax
		This is funded through the General rate as all ratepayers benefit from the activity.					







ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
	Non-subsidised transportation – The provision of infrastructure and service such as footpaths, car parks, vehicle crossings, street lighting, access ways and corridor gardens benefits all ratepayers.				Most district-wide rate		Minority funded by inspection fees
		This can be funded through a rate on capital value or a fixed rate to reflect the fact that all ratepayers derive a benefit from this activity.					


ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
ENVIRONMENTAL SERVICES							
<div>ENVIRONMENTAL SERVICES</div> <div> <small>Choose Our Rate and Thriving Community</small> <small>We Hear you, We Hear you Council Community</small> <small>Take to Whānau Sustainable Environment</small></div>	Waste minimisation involves the education of the public and the provision, to the public, of services to minimise the impact of solid waste on our environment. The targeted rate has a fixed element per rating unit to fund core activities such as education and monitoring. Council use a “polluter pays” approach to fund the kerbside collection service and waste transfer. This is reflected in a targeted rate assessed on the level of service and transfer station fees.			Most targeted rate set by district, assessed differentially			Minimal transfer station charges and residual grant and subsidies
		The targeted rate will be assessed on the basis of where the rateable land is situated. The targeted rate will be assessed on rating units. The targeted rate will be assessed based on the level of service provided, that is with a Council provided collection service or not.					



ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
PLANNING AND REGULATORY							
<div>PLANNING AND REGULATORY</div> <div> <small>He Pūtea o Te Rau āwhiri Thriving Economy</small> <small>He Hōuwhiri o Te Hōuwhiri Council Community</small> <small>Tea o Whānau Sustainable Environment</small></div>	Council prepare and manage the District Plan under the Resource Management Act (RMA). The District Plan controls the way Council use, develop and subdivide land by identifying what activities can take place, and what landscapes and features should be protected. The activity controls the development of the district and the protection of the natural environment for all. Council implements the District Plan by processing resource consent and LIM applications for individuals, companies and groups				District Planning Most: funded from a targeted rate set by district. Consent Planning Moderate		District Planning Minimal Resource consent and enforcement fees Resource Consent Planning Moderate
Council waives resource consent fees for heritage items, or activities in a heritage precinct which require consent solely because of the rules relating to heritage values.							



ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
BUILDING CONTROL 	The purpose of building control is to uphold public safety in generally privately owned buildings. Council do this by issuing building consents, carrying out building inspections and responding to building-related enquiries and complaints. Buildings and their owners directly benefit also through consent that the building is safe and complies with the law.				Low targeted rate set across the district		High building consent fees
ENVIRONMENTAL HEALTH 	This activity provides confidence to the public and visitors that our water, food premises, hairdressers, camping grounds and funeral directors are free from harmful contaminants. Premises directly benefit also by receiving certification that they are				Minimal targeted rate set across the district		Most enforcement fees



ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
	safe and comply with the law.						
<div>DOG CONTROL AND REGISTRATION</div> <div></div>	Provide the public a healthy and safe environment, free from dangerous and aggressive dogs and to minimise nuisance. Dog owners benefit from legal registrations and impounded dogs being returned. Council feels, on the grounds of fairness and equity, the costs of controlling and registering dogs should be borne by those generating the demand: dog owners.		Minimal Funded from the General rate to recognise public good.				Most funding from registrations and fines
<div>COMMUNITY DEVELOPMENT</div> <div></div>	We facilitate community planning and a modest promotional grants fund. There is direct benefit in community planning which assists our communities to grow in a sustainable way.		Full Funded from General Rate				



ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGE
		GENERAL RATE		TARGET RATE			
POOLS, PARKS AND CEMETERIES							
<div><div><div><p><i>We Create Our Future Thriving Economy</i></p></div><div><p><i>We Support Our Future Cared-for Community</i></p></div><div><p><i>Treat to Wholeness Sustainable Environment</i></p></div></div><div>PARKS AND RECREATION</div></div>	Access to parks, reserves, rivers and recreational facilities are important for individual and public well-being. Maintaining high quality open spaces is what makes our district an attractive place to live, work and play. This includes Clutha River and Lake Dunstan recreation. Private users of sports fields and courts also benefit directly.			High targeted rate set by ward and district, assessed differentially			Low user charges and Minimal grants and subsidies
<div><div><div><p><i>We Create Our Future Thriving Economy</i></p></div><div><p><i>We Support Our Future Cared-for Community</i></p></div><div><p><i>Treat to Wholeness Sustainable Environment</i></p></div></div><div>CEMETERIES</div></div>	The provision of cemeteries assists with peace of mind for people, knowing their loved ones will rest in peaceful, well-kept environments. We have a responsibility to the public, and under the law, for the maintenance of burial records, maintenance of			Low targeted rate set across the district			High User Fees

ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AN CHARGE
		GENERAL RATE		TARGET RATE			
	cemetery grounds, burial of human remains, interment of human ashes and protection of the district's heritage.						
<div>SWIMMING POOLS</div> <div><div><div>The Circular Flow Rate and Thriving Economy</div><div>The Support, the Heart Connected Community</div><div>Talks to Whom Sustainable Environment</div></div></div>	Swimming pools contribute to the health and well-being of the community and add to the attractiveness of the area. They provide a place for people to be active and to learn to swim, particularly for our young people, which we have recognised as being increasingly important when so much of our district is surrounded by water. We also acknowledge that making charges too high would decrease usage.			High targeted rate			Low user charges
PROPERTY AND COMMUNITY FACILITIES							




ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGE
		GENERAL RATE		TARGET RATE			
ELDERLY PERSONS' HOUSING 	We provide housing predominately for the elderly. Council owns flats in Alexandra, Clyde, Cromwell, Ranfurly and Roxburgh. This activity provides direct social and economic benefits to residents within housing. It also provides comfort to the wider community that our elderly residents are being assisted.	Minimal general rate set by District					Most market rents
PUBLIC TOILETS 	Public toilets are provided by Council across the district. They provide social well-being to the public by maintaining health and hygiene. They also provide economic well-being by supporting tourism activity. We feel it is uneconomic and impractical to charge a fee for using public toilets.			All funding from a targeted rate set by district			


ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AN CHARGE
		GENERAL RATE		TARGET RATE			
<div>FORESTRY</div> <div><p>The District's Core Plan and Thriving Economy</p><p>The District's Core Plan and Thriving Economy</p><p>The District's Core Plan and Thriving Economy</p></div>	We own and manage a number of forestry blocks across the district. These forests are regarded as a financial investment while providing land stabilisation and amenity value for the community for walking and biking. Council seeks to obtain maximum value for timber sold with the aim of recovering costs plus some return on capital invested. Income will be raised on and by sale only.						All Sale via tender or quote
<div>PROPERTY</div> <div><p>The District's Core Plan and Thriving Economy</p><p>The District's Core Plan and Thriving Economy</p><p>The District's Core Plan and Thriving Economy</p></div>	We own and lease a variety of commercial and farm properties. We also develop land for sale that is not contributing to community outcomes and where it is considered unlikely to do so in the future.				Minimal targeted rate		Majority market rent


ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AN CHARGE
		GENERAL RATE		TARGET RATE			
<div>AIRPORTS</div> <div><p>The Outlook One Room and Thriving Economy</p><p>The Heart of the House Connected Community</p><p>Take to Whom Sustainable Environment</p></div>	We manage the assets at the aerodromes at Alexandra, Cromwell and Roxburgh. Council believes the aerodromes are assets of importance to all residents of the district due to the potential role they play in emergencies and alternative transport options for tourists and business. The users are generally recreational private pilots and some commercial users for such things as top dressing of farms.	Minimal general rate set by district,					Most landir fees and rental
<div>COMMUNITY FACILITIES</div> <div><p>The Outlook One Room and Thriving Economy</p><p>The Heart of the House Connected Community</p><p>Take to Whom Sustainable Environment</p></div>	Our community facilities and buildings provide places for social, sporting and cultural interaction. They provide both private and public well-being to users within the respective ward, unless regarded as a district facility.			Most targeted rate			Minimal usi charges




ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
SERVICE CENTRES AND LIBRARIES							
<div>REGIONAL TOURISM</div> <div><p>Be Thriving & Grow our Thriving Economy Be Happier, Be Healthier, Be Connected Community Taste to Wholeness Sustainable Environment</p></div>	We directly facilitate economic opportunity with the provision of a business development programme, a regional tourism organisation, community planning, visitor centres, managing the regional brand and a modest promotional grants fund. There is direct benefit in district promotion to all in the form of increased economic activity, but particularly to tourism operators.				Most targeted rate set by District assessed differentially		Minimal user charges
Differentials assessed on land use: Residential 1.00, Rural 0.77, Commercial/Industrial 5.37, Dams and Utilities 0.69.							
<div>LIBRARIES</div> <div><p>Be Thriving & Grow our Thriving Economy Be Happier, Be Healthier, Be Connected Community Taste to Wholeness Sustainable Environment</p></div>	Our libraries promote literacy, education and the exchange of information and ideas. We run libraries in Alexandra, Clyde, Cromwell and Roxburgh			Most targeted rate set by District			Minimal fees

ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
	and share resources of those based in the Queenstown Lakes District. We also have a partnership with schools in Millers Flat, Omakau and Maniototo. We recognise the private benefits of literacy and education but feel there should be equal access to all users, especially children and low-income households who could not afford this service if it was funded completely by user fees.						
		The targeted rate will be assessed by rating unit.					



ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES AND OTHER
		GENERAL RATE		TARGET RATE			
COMMUNITY, ECONOMIC AND STRATEGIC DEVELOPMENT							
<div><div><div><p>He Shakes One Pate and Thriving Economy</p></div><div><p>He Hopes, He Hears Council Community</p></div><div><p>Taka to Whana Sustainable Government</p></div></div><div>BUSINESS DEVELOPMENT</div></div>	We directly facilitate economic opportunity with the provision of a business development programme, a regional tourism organisation, community planning, visitor centres, managing the regional brand and a modest promotional grants fund. There is direct benefit in district promotion to all in the form of increased economic activity, but particularly to tourism operators.				All funding obtained from a targeted rate set by district		


ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES AND OTHER
		GENERAL RATE		TARGET RATE			
		This is funded by a rate on capital value to reflect the fact that all ratepayers derive a benefit from this activity but that the extent of benefit is more urban than rural.					
<div>TOURISM</div> <div></div>	We directly facilitate economic opportunity with the provision of a business development programme, a regional tourism organisation, community planning, visitor centres, managing the regional brand and a modest promotional grants fund. There is direct benefit in district promotion to all in the form of increased economic activity, but particularly to tourism operators.				Most targeted rate set by District assessed differentially		Minimal user charges

ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES AND OTHER
		GENERAL RATE		TARGET RATE			
		Differentials assessed on land use: Residential 1.00, Rural 0.77, Commercial/Industrial 5.37, Dams and Utilities 0.69.					
<div>CENTRAL OTAGO REGIONAL IDENTITY</div> <div><div><div>He Orakea Ora Rau ora Thriving Economy</div><div>He Hapori, He Hāpai Connected Community</div><div>Tea to Whenua Sustainable Environment</div></div></div>	We directly facilitate economic opportunity with the provision of a business development programme, a regional tourism organisation, community planning, visitor centres, managing the regional brand and a modest promotional grants fund. There is direct benefit in district promotion to all in the form of increased economic activity, but particularly to tourism operators.	All funding by general rate, differential on hydroelectric dams					

ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES AND OTHER
		GENERAL RATE		TARGET RATE			
		General rates differential assessed on hydro-electric dams to keep their change in rates in line with the total change in rates.					
<div><div><div><p>The Ordinance One Vision Thriving Economy</p></div><div><p>The Heart of the House Connected Community</p></div><div><p>Taka to Whana Sustainable Environment</p></div></div><div><p>PROMOTIONS AND GRANTS</p><p>We directly facilitate economic opportunity with the provision of a business development programme, a regional tourism organisation, community planning, visitor centres, managing the regional brand and a modest promotional grants fund. There is direct benefit in district promotion to all in the form of increased economic activity, but particularly to tourism operators.</p></div></div>	<p>Most funding of district grants by general rate, differential on hydroelectric dams</p> <p>Moderate Funding from Reserves</p>			<p>All funding of promotion grants differential targeted rates.</p> <p>All funding of community board grants by differential targeted rates</p>		<p>Minimal grants and subsidies</p>	

ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES AND OTHER
		GENERAL RATE		TARGET RATE			
		District grants are funded by General rates with differentials on hydro-electric dams to keep their change in rates in line with the total change in rates. Promotion differentials assessed on location of the rating unit and land use: Residential 1.00, Rural 0.77, Commercial/Industrial 5.37, Dams and Utilities 0.69. Community Board grant differentials based on the location of the rating unit.					

ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
GOVERNANCE AND CORPORATE SERVICES							
<div>GOVERNANCE</div> <div> <small>He Okeke e Ora Rau eke Thriving Economy</small> <small>He Hapori He Huarahi Connected Community</small> <small>Taiti ki Whenua Sustainable Environment</small></div>	While the Council and Community Boards provide many different services, it is the governance activity that supports elected members to be effective and responsible decision-makers. Each person has an equal right to partake in the democratic process of Council and so benefit equally. Community Boards represent residents of each ward and are funded as such.		All funding of Councillors	All Community Boards targeted rate set by ward			
		The targeted rate will be assessed on the basis of where the rateable land is situated.					
<div>EMERGENCY MANAGEMENT</div> <div> <small>He Okeke e Ora Rau eke Thriving Economy</small> <small>He Hapori He Huarahi Connected Community</small> <small>Taiti ki Whenua Sustainable Environment</small></div>	We have the responsibility to plan and provide for civil defence emergency management within the district. This activity is for the safety of our community, as any part or all of the District may be affected by an emergency event. An emergency may be declared in response to threats to life or				All targeted rate set by district		

ACTIVITY GROUP AND COMMUNITY OUTCOME	RATIONALE FOR ALLOCATION	FUNDING SOURCE					FEES AND CHARGES
		GENERAL RATE		TARGET RATE			
	property. We fund this activity to reflect the property and residents we work to protect.						
<div><div>CORPORATE SERVICES</div><div><div><div><small>He Oranga o Te Kaitiaki Thriving Economy</small></div><div><small>He Pūtake, He Huarahi Communal Community</small></div><div><small>Tāwhiri to Whenua Sustainable Environment</small></div></div></div></div> <td>The corporate services activities provide both direct and indirect support across the organisation that allows Council to function efficiently and effectively. Residents requesting information or staff time is a direct private benefit.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Minimal use charges. Most due to Overhead allocation to other activities.</td>	The corporate services activities provide both direct and indirect support across the organisation that allows Council to function efficiently and effectively. Residents requesting information or staff time is a direct private benefit.						Minimal use charges. Most due to Overhead allocation to other activities.

1. The Local Government Rating Act 2002 defines matters that may be used to define categories of rateable land. These are outlined below as per Schedule 2 of the Rating Act. CODC Uses Schedule 2 to define the apportionment of land for rateable purposes, and for the setting of differentials.

Relevant legislation:

- Local Government Act 2002
- Local Government (Rating) Act 2002

Related documents:

- Rating Policy
- Investment Policy
- Liability Management Policy

Operational Rating Policies

Rates Remission & Postponement on Māori Freehold Land

Introduction

This policy aims to ensure the fair and equitable collection of rates from all sectors of the community recognising that certain Māori owned lands have particular conditions, features, ownership structures or other circumstances which make it appropriate to provide relief from rates.

Definitions

Māori Freehold Land – land whose beneficial ownership has been determined by the Māori Land Court by freehold order.

Policy Objectives

1. To recognise and support the relationship of Māori and their culture and traditions with their ancestral lands;
2. To recognise and take into account the presence of wāhi tapu sites of cultural significance or other cultural values that may affect the use of the land for other purposes;
3. To avoid further alienation of Māori Freehold Land as a result of pressures that may arise from the imposition of rates on unoccupied land;
4. To recognise and take into account the importance of land in providing economic and infrastructure support for marae and associated papakāinga housing;
5. To recognise and take into account the importance of land for community goals relating to:
 - a. The protection of outstanding natural features;
 - b. The protection of significant indigenous vegetation and significant habitat of indigenous fauna.

Conditions and Criteria

1. Māori Freehold Land is not subject to the general rate unless such land is used for commercial purposes.
1. Targeted rates for Water, Sewer, and Solid Waste services will apply to all Māori Freehold Land for which these services are provided.

Note: There is currently no Māori Freehold Land within the Central Otago District.

Postponement of Rates Policy

The objective of the Council's policy on postponement of rates is to assist ratepayers experiencing extreme financial circumstances which affect their ability to pay rates.

Only rating units used solely for residential purposes (as defined by the Council) will be eligible for consideration for rates postponement for extreme financial circumstances.

Only the ratepayer, or his/her authorised agent, may make application for rates postponement. Such application must be in writing.

The ratepayer must have owned the rating unit for at least five years.

When considering whether extreme financial circumstances exist, all of the ratepayer's circumstances will be relevant, including:

- Age
- Physical and/or mental disability
- Injury or illness
- Family circumstances
- Eligibility for DIA Rate Rebate

Additionally, Council must be satisfied that the ratepayer is unlikely to have sufficient funds left over, after the payment of rates, for:

- Normal health care
- Proper provision for maintenance of his/her home and chattels at an adequate standard
- Normal day to day living expenses

Any postponed rates will be postponed until the earlier of:

- The death of the ratepayer; or
- The sale of the rating unit

Postponed rates will be registered as a statutory land charge on the rating unit title. This means that the Council will have first call on the proceeds of any revenue from the sale or lease of the rating unit.

Postponement of rates will apply from the beginning of the rating year in which the application is made.

Postponed rates will incur a postponement fee, equivalent to interest calculated on the total amount postponed at 30 June each year, plus an administrative charge. The interest will be calculated at Council's internal investment rate, as used for internal loans.

Rates Remission Policy

- Policy Objectives
- To facilitate the ongoing provision of non-commercial (non-business) community services or recreational opportunities for residents of the Central Otago District.
- To enable Council to remit penalties on rates where reasonable grounds exist;
- To enable Council to act fairly and equitably with respect to rates on properties which are contiguous, in the same ownership, and used jointly as one rating unit for which services are utilised at the rate of a single rating unit.
- To assist ratepayers who have excessive water charges due to a fault (leak) in the internal reticulation serving their rating unit whilst at the same time ensuring that consumers retain their responsibility for the maintenance of their private reticulation.
- To assist ratepayers who experience extreme financial hardship as the result of the effects of a natural calamity on a rating unit.

Previous Applications of Rates Remission Policy.

If a previous rates remission for Development Land has been applied that remission will continue until the period of time detailed in that remission has elapsed.

Remission of Penalties

The objective is to enable Council to act fairly and reasonably in its consideration of rates which have not been received by the due date due to circumstances outside a ratepayer's control.

A good payment history will be taken into account when considering any remission of penalty.

Remission of penalty will be considered in the case of death, illness or accident of a close family member (as defined by Council) as at the due date.

Remission of penalty will be considered when a payment plan for arrears is agreed and operational.

Remission of penalty will be considered where it facilitates the future payment of rates by direct debit within a specified timeframe.

Remission of penalty will be considered where remission will facilitate the collection of overdue rates and results in full payment of arrears and saving on debt recovery costs.

Remission of penalty will be considered if the ratepayer is able to provide evidence that there has been failure to act by a bank in the case of direct debits or credits.

Remission of penalty will be considered where the penalty has been incurred during the processing of settlements following changes in ownership of rating units.

Penalties will not be applied to rates accounts with an outstanding balance where an agreed payment arrangement is in place.

Penalties that arise from application of incorrect payment references when paying rates to Council may be remitted at the discretion of the Senior Rates Officer who amongst other matters will consider the frequency of the occurrences of incorrect payment references.

Penalties that arise from application of payments intended multiple rates assessments but use one valuation number as a banking reference instead of one payment per rating unit as stipulated on the rates assessment invoice when paying rates to Council may be remitted at the discretion of the Senior Rates Officer who amongst other matters will consider the frequency of this occurrence.

Application for remission of penalty must be in writing to the Rates Officer, or in the case of volumetric water charges, the Water Billing Officer. **Remission of Uniform Annual Charges and Fixed Charge Targeted Rates for Rating Units.**

The objective is to prevent a ratepayer paying several uniform annual charges and fixed charge targeted rates on land where the land is contiguous. or separated only by a road, railway, drain, water race, river, or stream

Application for remission of uniform annual charges must be in writing to the Council. It will not be necessary to reapply each year unless circumstances change.

Remission will include any targeted rate set on the basis of a fixed dollar charge per rating unit, as well as any uniform annual charges, with the exception of water, wastewater and waste management with collection.

The ratepayer will remain liable for at least one set of each charge.

Remission of uniform annual charges and fixed charge targeted rates, where granted, will take effect from 1 July of the next rating year, or, at the discretion of the General Manager – Business Support, during the current rating year, if the applicant is the named ratepayer on the 1st of July of the rating year during which application is approved.

Exemptions

Remissions will not be granted where the Council views the contiguous properties as held for investment purposes; for example, where a new deposited plan has been approved.

Where a remission of uniform annual charges and fixed charge targeted rates has been granted to a rating unit, and that remission ceases to be applicable through change in ownership or usage, the rating unit will be charged a proportion of the targeted rates and uniform annual charges applicable for the remainder of the year, commencing from the beginning of the next rating instalment period.

Remission for Extreme Financial Hardship

The objective is to assist ratepayers who experience temporary extreme financial circumstances which affect their ability to pay rates.

To enable Council to verify extreme financial circumstances exist, an application must be in writing, on the prescribed form (available at Council offices or website). This form contains a statutory declaration which must be completed in front of a Justice of the Peace, solicitor or another person authorised to take a statutory declaration. This statutory declaration is a legal document and should be treated as such. Ensure information is true and correct to the best of your knowledge and belief. You may face criminal charges if you knowingly make a false oath or affirmation.

This form must also be completed by the registered owner and occupier of the property and must relate to a residential property in the Central Otago District. This form is for residential ratepayers only. This application is not for commercial ratepayers.

This application is valid for 12 months, although a consecutive application may be considered but to a maximum of 2 years in totality.

Water, wastewater and waste management with collection charges will be excluded and not subject to remission under the Remission of Rates for Extreme Financial Hardship policy.

If the ratepayer would not qualify for the DIA rates rebate, Council may remit some of the rates due, based on its assessment of the situation.

Eligible ratepayers will receive a 50% remission of rates for two years. Remission will apply from 1 July of the next rating year, or, at the discretion of the General Manager – Business Support, during the current rating year, if the applicant is the named ratepayer on the 1st of July of the rating year during which application is approved.

Applications must be in writing, on the prescribed form (available on our website). This is to enable Council to verify that extreme financial circumstances exist.

Remission of Rates on Rural Land (with a Capital Value less than \$1,000)

The objective is to recognise that undeveloped rural land with a capital value below \$1,000 should only pay minimum rates.

To qualify, ratepayers must hold other land in the district on which full rates are payable.

The minimum rate may vary but is currently deemed to be \$10.00.

Ratepayers eligible for such remission will be notified in writing before the first instalment falls due.

Eligible ratepayers will receive a remission of all with the exception of the minimum rate charge, currently \$10.00 detailed in the Council rating Funding Impact Statement. Remission will apply from 1 July of the next rating year, or, at the discretion of the General Manager – Business Support, during the current rating year, if the applicant is the named ratepayer on the 1st of July of the rating year during which application is approved.

Water, wastewater and waste management with collection charges will be excluded and not subject to remission under this policy.

Remission of Rates on Land Protected for Natural, Historic or Cultural Conservation Purposes

The objective is to preserve and promote natural resources and heritage by encouraging the protection of land held for natural, historical or cultural purposes.

Ratepayers who own rating units that have some feature of cultural, natural or historical heritage that is voluntarily protected may qualify for remission of rates under this policy.

Applications must be made in writing to the Rates Officer and be supported by documented evidence of the protected status of the rating unit, for example a copy of the covenant or other legal mechanism.

In considering any application for remission of rates under this part of the policy, the Council will consider the following criteria:

- The extent to which the preservation of natural, cultural or historic heritage will be promoted by granting remission on rates on the rating unit
- The degree to which features of natural, cultural or historic heritage are present on the land
- The degree to which features of natural, cultural or historic heritage inhibit the economic use of the land
- The use of the property

In granting remissions under this policy, the Council may specify certain conditions before remission will be granted.

Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.

Council reserves discretion in the awarding of all remissions, with the value and duration being relative to scale of the maintenance or restoration project.

Ratepayers are only eligible to apply for this remission if they voluntarily protect any features of cultural, natural or historic heritage.

Water, wastewater and waste management with collection charges will be excluded and not subject to remission under this policy.

Land that is non-rateable under section 8 of the Local Government (Rating) Act 2002 and is liable only for rates for water supply, wastewater and waste management with collection will not qualify for remission under this part of the policy.

Remission of Rates for Heritage Buildings

The objective is to provide for the preservation of Central Otago's heritage by encouraging the maintenance and restoration of historic buildings. Provision of a rates remission recognises that there are private costs incurred for public benefit.

Applications must be made in writing to the Rates Officer and be supported by documented evidence.

Ratepayers who have buildings with a heritage classification may apply for a rates remission providing the following conditions are met:

- Buildings date pre-1900 **or** are listed on the Central Otago District Plan Schedule 19.4: Register of Heritage Buildings, Places, Sites and Objects and Notable Trees
- The property is listed on the Heritage New Zealand register as either Category 1 or Category 2
- The property must not be owned by the Council or the Crown, or their agencies
- Building owners will need to make a commitment to the ongoing maintenance of their building; and
- Provide details of the restoration project

Eligible ratepayers will receive a 50% remission of rates for two years. Remission will apply from 1 July of the next rating year, or, at the discretion of the General Manager – Business Support, during the current rating year, if the applicant is the named ratepayer on the 1st of July of the rating year during which application is approved.

Water, wastewater and waste management with collection charges will be excluded and not subject to remission under this policy.

Remissions for Community, Sporting and Other Organisations

The objective is to facilitate the ongoing provision of non-commercial community services and non-commercial recreational opportunities.

The purpose of granting rates remission to an organisation is to:

- Recognise the public good contribution to community well-being made by such organisations
- Assist the organisation's survival
- Make membership of the organisation more accessible to the general public, particularly disadvantaged groups including children, youth, young families, aged people and economically disadvantaged people

Council supports applications for financial assistance by any organisation not conducted for private profit.

The principal object of the organisation should be to promote the development of Central Otago and provide for at least one of the following: the public, recreation, health, enjoyment, instruction, sport or any form of culture, or for the improving or developing of amenities, where the provisions of any one of these areas is to the benefit of the area.

An organisation making an application should include the following information in support of its application:

- Evidence that other areas of assistance have been investigated if available
- That there is a need for assistance
- That there has been a reasonable effort made to meet the need by the organisation itself
- The organisation's most recent financial accounts

Applications must be made in writing to the Rates Officer and be supported by documented evidence.

Each application will be considered by Council in its merits, and provision of a remission in any year does not set a precedent for similar remissions in any future year.

Remissions to any qualifying organisation shall be on a case-by-case basis of reduction in rates and charges, except that no remission will be granted on targeted rates charged for water , wastewater and waste management collection, or areas used for commercial activities or bars.

Eligible ratepayers will receive a 50% remission of rates for two years. Remission will apply from 1 July of the next rating year, or, at the discretion of the General Manager – Business Support, during the current rating year, if the applicant is the named ratepayer on the 1st of July of the rating year during which application is approved.

Remission for Land Affected by Natural Disasters

The objective is to provide relief to ratepayers whose land or property has been seriously adversely affected by a natural disaster. A natural disaster is considered as including, but not necessarily limited to, flooding, earthquake damage, wildfire or storm.

Applications for remission under this part of the policy must be in writing to the Council. Applications should give evidence as to why the ratepayer's enjoyment of the land or property has been seriously adversely affected by the natural disaster.

This part of the policy will only be relevant if the natural disaster had a widespread effect in the district.

Remission of Water Rates Attributable to Leakage

Background

From time-to-time water consumers experience a loss as a result of leaks or damage to their water supply system. It is the normal practice for the consumer to be responsible for the maintenance of the reticulation from the water meter to the property, and to account for any consumption of water supplied through the meter. This is currently enforced through the Water Supply Bylaw 2008.

Council has taken the view that some consumers may experience an occasional water leak without them being aware of the problem. They have therefore decided that it would be reasonable to allow for a reduction in charges to these consumers in certain circumstances.

This policy statement addresses that decision.

Objective of the Policy

To standardise procedures to assist ratepayers who have excessive water rates due to a fault (leak) in the internal reticulation serving their rating unit.

Whilst at the same time ensuring that consumers retain responsibility for the maintenance of their private reticulation, as required by the Water Supply Bylaw 9.15.

Conditions and Criteria

The Council may remit the excess water rates where the application meets the following criteria:

- The policy will apply to applications from ratepayers who have excess water rates due to a fault(s) in the internal reticulation
- That all applicants are requested to submit their application in writing before the due date of an invoice
- That a report from a registered plumber be supplied stating that the property has experienced a water loss as a result of a leak
- That proof of the repairs to the internal reticulation be submitted for verification (i.e. plumber's repair account) within 60 days of the due date of an invoice
- That the ratepayer be charged the full charge for normal consumption
- The maximum relief that will be provided will be 50% of the difference between the normal consumption and the actual water consumption for that period any remission under this policy will be limited to one application within any two-year period for any particular rating unit
- The Group Manager – Business Support be delegated authority to consider applications for remission of excess water rates and, if appropriate, approve or decline them.

Notes

- "Internal reticulation" refers to the underground and indoor pipe work and specifically excludes irrigation and leaking toilets, taps etc
- The "normal consumption" will be calculated at Council's discretion from the information available
- No adjustment shall be backdated beyond the current period invoiced
- This is a financial remission only based on the volumetric charge.

Remission of Rates Where a Rating Unit Spans a District Electoral Boundary

Where a rating unit is split across a district boundary and that rating unit is primarily assessed for rates in another district then 100% rates remission will be granted on all rates attributable to the portion of the land held within the boundary of the Central Otago District Council.

Consideration of the following factors should be taken into account when deciding to apply a rate remission;

- In which district is the rating unit's main residence located.
- Are there any other residential buildings on the property that have access to roading provided by Council.
- Is the property land locked or does it have any access to the roading network within the Central Otago District.

- Is the property connected to any services (water or wastewater) provided by the Central Otago District Council.

The authority to apply any remission under this heading has been delegated to the General Manager – Business Support.

General

In certain cases, applications will be referred to Council for a decision.

All applications considered by Council will be discussed in open session, or the results of its deliberations in closed session will be disclosed in open session at its next meeting.

Particularly requests for rate remission for:

- Land protected for natural, historic or cultural conservation purposes
- Land affected by natural disaster
- Heritage buildings
- Community sporting and other organisations

All other applications for remissions will be decided by the Group Manager – Business Support or duly delegated officer.

Relevant legislation

Local Government Act 2002

Local Government (Rating) Act 2002

Related documents

This Policy should be read in conjunction with the Revenue and Financing Policy.

Liability Management Policy

1. Purpose

- 1.1 Sections 102(2)(b) and 104 of the Local Government Act 2002 (the Act) require local authorities to adopt a liability management policy. Sub Part 4 of Part 6 of the Act (Sections 112 to 122) sets out the statutory framework for local authority borrowing.
- 1.2 The statutory definition of borrowing is:
- 'Borrowing'-*
- a) *Means the incurring by any means of debt to raise money; and*
 - b) *Includes the incurring of debt-*
 - (i) Under any contract or arrangement for hire purchase, deferred payment, instalment payment, sale and lease back or buy back, financial lease, loan, overdraft, or other arrangement for obtaining debt finance; or
 - (ii) By the drawing, acceptance, making, endorsement, issue, or sale of bills of exchange, promissory notes and other negotiable instruments and debt securities; or
 - (iii) by the use, for any purpose, of funds received or invested by the local authority for any other purpose if the local authority has resolved to repay, with or without interest, the funds used; but
 - c) Does not include debt incurred in connection with the hire purchase of goods, the deferred purchase of goods or services, or the giving of credit for the purchase of goods or services, if-
 - (i) The period for which the indebtedness is outstanding is less than 91 days and the indebtedness is not incurred again promptly after payment; or
 - (ii) The goods or services are obtained in the ordinary course of the local authority's performance of its lawful responsibilities, on terms and conditions available generally to parties of equivalent credit worthiness, for amounts not exceeding in aggregate an amount—
 - (A) Determined by resolution of the local authority as not being so significant as to require specific authorisation; or
 - (B) Recorded for the purposes of this subparagraph of this paragraph of this definition in the then current borrowing management policy of the local authority; and "borrow" has a corresponding meaning:
- 1.3 This policy will be reviewed by Council every three years or as required.
- 1.4 The policy recognises that Council has a strong preference for certainty in relation to debt repayment, is averse to risk and wishes to avoid administrative complexity.

1.5 Legal requirements and their cross references are:

Requirement	Reference
General policy	Entire policy
Interest rate exposure	3.1.4
Liquidity	3.1.7
Credit exposure	3.2
Debt repayment	3.3

2. Objectives

2.1 The objectives of this policy are:

- To ensure Council has appropriate working capital funds available to carry out its strategic plans as outlined in the Annual Plan and Long-term Plan.
- To ensure that the costs of any expenditure can be recovered at the time that the benefits of that expenditure accrue in accordance with Council's Revenue and Financing policies. In particular, debt will normally be used to fund capital expenditure that provides future service benefits.
- Ensure that Council has an ongoing ability to meet its debts in an orderly manner as and when they fall due in both the short term and long term, through appropriate liquidity and funding risk management.
- Arrange appropriate funding facilities for Council ensuring they are at market related margins utilising bank debt facilities and/or capital markets including the Local Government Funding Authority (LGFA) as appropriate.
- Maintain lender relationships with Council's general borrowing profile in the local debt and, if applicable, capital markets (including LGFA), so that Council is able to fund itself appropriately at all times.
- Control Council's cost of borrowing through the effective management of its interest rate risks, within the interest risk management limits established by the Liability Management Policy.
- Ensure compliance with any financing/borrowing covenants and ratios.
- Maintain adequate internal controls to mitigate operational risks.
- Produce accurate and timely reports that can be relied upon by senior management and Council for control and exposure monitoring purposes in relation to the debt raising activities of Council.

3. Policies

3.1 General

3.1.1 The Council should only raise debt in relation to its Long-term Plan, Annual Plan, specific council resolutions or the Financial Strategy, and core objectives after having first ascertained that there are no readily available uncommitted funds as outlined below:

- Cash investments under the control of the community board or committee responsible for the particular activity (repay by funded depreciation or internal loan methods).
- Cash investments under the control of the Council (repay by funded depreciation or internal loan methods).

3.1.2 Council maintains external borrowings in order to:

- Raise specific debt associated with projects and capital expenditures;
- Fund the balance sheet as a whole, including working capital requirements; and
- Fund assets whose useful lives extend over several generations of ratepayers.

3.1.3 External loans will normally be repaid as soon as possible from funds generated by operations and depreciation rated for and not otherwise committed, in accordance with revenue and financing policies.

Borrowing provides a basis to achieve intergenerational equity by aligning long-term assets with long-term funding sources and ensure that the costs are met by those ratepayers benefiting from the investment.

3.1.4 The interest rate exposures of Council shall be managed according to the parameters detailed in the following table and shall apply to the core debt of Council. Core debt is defined as the level of debt determined by the Group Manager – Business Support (GM-BS).

Fixed Rate Hedging Percentages		
Term	Minimum Fixed Rate Amount	Maximum Fixed Rate Amount
0 - 2 Years	40%	100%
2 - 4 Years	25%	80%
4 - 8 years	0%	60%

To manage the interest rate risk associated with its debt, Council may use the following interest rate risk management instruments:

- Interest rate swaps
- Swaptions
- Interest rate options
- Interest rate collar structures but only in a ratio of 1:1
- Forward rate agreements.

Definitions of these can be found in Schedule One. For funding risk management purposes, to ensure that all of the Council's debt is not exposed to excessive refinancing risk at any one time, where practicable no more than 40% of all debt

facilities should mature within a rolling twelve-month period. Compliance with this provision is not required if total external debt is less than \$10 million.

- 3.1.5 For liquidity purposes, Council shall aim to maintain liquidity of not less than 10% above projected core debt over the ensuing 12-month period. Liquidity includes committed bank facilities and liquidity assets such as cash, term deposits, Commercial Paper, Fixed Rate Bonds and Floating Rate Notes.
- 3.2 Counterparty Exposure
- 3.2.1 Counterparty credit risk is the risk of losses (realised or unrealised) arising from counterparty defaulting on a financial instrument where the Council is a party.
- 3.2.2 Credit exposure or credit risk will be regularly reviewed by the Group Manager – Business Support at least six-monthly. Treasury related transactions will be entered into with approved counterparties.
- 3.2.3 Interest rate derivative transactions and foreign exchange contracts must be transacted with NZ registered banks that have a minimum S&P Global Ratings (S&P) (or Moody's Investors Services (Moody's) or Fitch Ratings (Fitch) equivalents) long term credit rating of A or better.
- 3.2.4 New Zealand Local Government Funding Authority (LGFA)
- Despite anything earlier in this policy, the Council may borrow from the LGFA and, in conjunction with that borrowing, may enter into the following related transactions to the extent it considers it necessary or desirable:
- Contribute a portion of its borrowing back to the LGFA as an equity contribution to the LGFA;
 - Provide guarantees of indebtedness of other local authorities to the LGFA and of the indebtedness to the LGFA itself;
 - Commit to contributing additional equity (or subordinated debt) to the LGFA if required; and
 - Secure its borrowings from the LGFA and the performance of other obligations to the LGFA or its creditors with a charge over the Council's rates and rates revenue.

3.3 Debt Repayment

Borrowings are to be repaid from:

- Sale of assets;
- Realisation of investments;
- General funds and/or specific function revenues including rates and depreciation covered by revenue or rates; or Raising of other loans.

4. Internal Loans

- 4.1 General Council (including ward, community board or committee) investments may be used as a source for internal loans in relation to expenditure of a capital (or one-off) nature related to any activity that would normally be funded by external loan.
- 4.2 The interest to be applied to internal loans will be determined at the commencement of each financial year based on, and not exceeding, the interest offered on a 12-month

investment by the Council's bank at 1 July. It is permitted to apply rates of interest below that or zero in specific cases, after taking into account fairness and equity.

- 4.3 The term for any internal loan shall be not more than 50 years and will be set taking into account the ability to pay off the ratepayers affected, alternative uses of the funds, and the life of the assets to be funded; all terms of internal loans will be subject to review during the course of the loan.

5. Borrowing Limits

- 5.1 Borrowing will be managed within the following limits.

Item	Borrowing Limit / LGFA Lending Covenant
Net external debt as a percentage of total revenue	<175%
Net external debt as a percentage of total value of assets	<10%
Net external interest as a percentage of total revenue	<20%
Net external interest as a percentage of annual rates revenue (debt secured under debenture)	<25%
liquidity (term debt + committed loan facilities + available cash or cash equivalents) over existing external debt	>110%

For the purpose of calculating the above ratios:

- Revenue is defined as revenue from rates, government grants and subsidies, user charges, interest, dividends, financial and other revenue. It excludes non-government capital contributions (eg. developer contributions and vested assets).
- Annual rates revenue is defined as the amount equal to the total revenue from any funding mechanism authorised by the Local Government (Rating) Act 2002 together with any revenue received from other local authorities for services provided (and for which the other local authorities rate).

Cash/cash equivalents are defined as:

- Overnight bank cash and term deposits
- Commercial Paper
- Fixed Rate Bonds
- Floating Rate Notes
- Net external debt is defined as total external debt less cash/cash equivalents that would be available to repay debt.

6. Repayment of Borrowings

6.1 Repayment of Debt

- 6.1.1 Subject to Council resolution or a stated intention in the Annual Plan, it is permitted to use existing funds to repay debt, providing suitable internal arrangements are put into place to prevent any change in rates distribution among particular groups of ratepayers.

Council may also elect to use:

- Rating revenues established for that purpose;
- Proceeds from the disposition of surplus assets or investments;
- Regular instalments of principal and interest, especially with internal scheme capital works loans; and/or
- Refinancing with new debt.

Total debt levels are determined through the Long-term Plan, annual plans and asset management plans.

7. Authorised External Borrowing Sources

- 7.1 The following external borrowing sources will be utilised:

Bank Sourced Debt

Council may borrow from any New Zealand registered bank with a minimum S&P (or equivalent) short term rating of A-1 and a minimum long term rating of A. There will be no limit set on the amount of funds which any of the authorised banks may lend to the Council. When borrowing, Council will go out to tender in order to obtain the best rate possible.

Where debt is sourced from New Zealand registered banks, the following borrowing facilities may be used:

- Overdraft facilities;
- Committed term loan/cash advance facilities; and
- Standby term loan/cash advance facilities

Borrowings will be secured by either a general charge over rates or over a specific asset of the Council.

Local Authority Bonds

Council may authorise the issuance of local authority bonds (medium term notes), fixed rate bonds and floating rate notes.

The bonds will be secured by either a general charge over rates or over a specific asset of the Council.

This method of borrowing will be authorised by specific Council resolution in each instance.

Local Government Funding Agency (LGFA)

All council debt can be borrowed from LGFA. LGFA funding will be secured by a general charge over rates.

8. Benchmarking

- 8.1 For performance measurement purposes, the actual borrowing performance of Council shall be compared with the following external benchmark, which is predicted off the midpoints of the risk control bands contained in the fixed rate hedging percentages table contained in Section 3 of this policy.

9. Treasury Responsibilities, Compliance and Controls

9.1 Council

- Approves overall borrowing limits each year through the Annual Plan process
- Approves for charging assets a security over borrowing
- Approves any risk management strategy outside the delegated authorities outlined in this policy document
- Monitor treasury performance through the receipt of appropriate reporting, as per Schedule Two
- Approve new borrowing facilities from the banking sector and capital markets, including the Local Government Funding Agency (LGFA), upon recommendation from the Chief Executive (CE)
- Approve on an individual basis investment in Building Societies
- Approve Liability Management and Investment Policy
- Approve any hedging outside the parameters of this policy.

9.2 Audit & Risk Committee

- Monitor treasury performance through the receipt of appropriate reporting, as per Schedule Two.

9.3 Chief Executive

- In the absence of the Group Manager - Business Support (GM-BS), oversee the funding, interest rate risk management and financial market investment activities of Council
- Approves any amendments to the Liability Policy recommended by GM-BS, prior to submission to Council for approval
- In the absence of the GM-BS undertakes the duties as detailed in this document as appropriate, including checking external confirmations against internal records
- Approve authorised electronic signatory positions
- Signs the documents relating to the financial market activities of Council.

9.4 Group Manager – Business Support

- Makes decisions regarding all funding and interest rate risk management activities of Council prior to implementation/execution
- Makes decisions regarding all financial market investment activities of Council prior to execution
- Refinancing of existing debt
- Manages the bank lender and capital markets relationships, providing financial information to lenders and negotiates new/amended borrowing facilities or methods for approval by Council
- Approves opening and closing of bank accounts and new banking facilities
- Approves authorised electronic signatory positions
- Provides policy advice as needed and reports to the CE and Council on overall treasury risk management issues regularly
- Conducts a review of the Liability Management and Investment Policy every three years or as required basis and submits any recommended changes to Council for approval once the CE has approved them and the necessary statutory processes have been followed
- Signs documents relating to the borrowing and financial market investment activities of Council
- Checks external confirmations against internal records.

9.5 Chief Financial Officer

- In the absence of the GM-BS undertakes all his/her duties under a delegated authority authorised by the CE
- Approves authorised electronic signatory positions
- Executes treasury transactions
- Prepares regular reports to Council
- Checks external confirmations against internal records.

10. Internal Controls

10.1 Introduction

Arranging and agreeing transactions with external counterparties are required to occur in a framework of control and accuracy. It is vital to the internal control of Council that all transactions are captured, recorded, reconciled and reported in a timely fashion within a process that has necessary checks and balances, so that unintentional errors and/or fraud are identified early and clearly. Movements in financial market variables can be rapid, and exposures to such movements that are not known about due to inadequate transaction recording and reporting systems should not be allowed to occur.

10.2 Transaction Origination

The following authorities shall apply in respect to the execution of transactions with bank dealers and brokers on behalf of Council that can commit Council to all related contractual obligations under these transactions. All such transactions are generally

originated and agreed either verbally by telephone or by email. Therefore, it is important that procedures are in place to control the activity.

10.3 Funding from bank facilities, issuing Council debt, undertaking financial market investment transactions, including LGFA and entering into interest rate derivative transactions

- Funding from bank facilities, issuing council debt, undertaking Financial Market Investment Transactions, including LGFA and entering into Interest Rate Derivative Transactions with an approved banker broking counterparty entails the personnel of Council, who are approved to undertake these activities, verbally or by email agreeing with the bank or broker amount, term selection, rate accepted and the type of instrument being issued (in the case of borrowing), or transacted (in the case of a derivative transaction).
- Once the deal is agreed, details of the transaction shall be entered on the internal system
- Once the bank or broker confirmation of the transaction is received, the details should then be checked to ensure that the bank or broker confirmation is in accordance with the details on the Council's internal system.

Any discrepancies noted in the above procedures should immediately be communicated to the bank or broker so that the correct details of the deal can be agreed on. Where the GM-BS has transacted the deal in the first place, the deal shall be ratified and signed off by either the CE or the Chief Financial Officer, and where the CE has transacted the deal in the first place, the deal shall be ratified and signed off by the GM-BS or Chief Financial Officer. In this way, there is a clear division of responsibility and a self-checking system.

10.4 Settlement Procedure

All transactions are to be confirmed and reconciled to external confirmations and internal documentation before settlement.

Schedule 1

Definitions of interest rate risk management instruments

Forward Rate Agreement (FRA)

An agreement between Central Otago District Council (CODC) and a counterparty (usually a bank) protecting CODC against a future adverse interest rate movement. CODC and the counterparty agree to a notional principal amount, the future interest rate, the date and the benchmark rate, which is usually as detailed on the daily bank bill reference (BKBM) page, on the Reuters' financial market information system.

Objective

To provide CODC with certainty as to its interest rate cost on an agreed principal amount for an agreed period. An FRA typically applies to a three-month period, starting at some point within the next 12 months.

Interest Rate Swap (IRS)

An interest rate swap is an agreement between CODC and a counterparty (usually a bank) to manage Council's exposure to interest rate movements. CODC pays (or receives) a fixed interest rate and receives (or pays) a floating interest rate. The parties agree to a notional principal amount, the fixed interest rate, the settlement dates and the benchmark floating rate, which is usually BKBM off the Reuters' page containing the daily rate sets for various market reference rates.

Objective

To provide CODC with certainty as to its interest rate cost on an agreed principal amount for an agreed period. Floating rate periods are typically quarterly or semi-annual.

Forward Start Interest Rate Swap

Objective

To provide CODC with certainty as to its interest rate cost on an agreed principal amount for an agreed period which commences at a future point in time. All other conditions are as with an interest rate swap.

Option on a Swap Agreement – Swap Option

Objective

To provide CODC with the right but not the obligation to enter into a fixed rate swap at a future point in time on an agreed principal amount for an agreed period. A swap option is an option on a swap and typically requires a premium to be paid.

Interest Rate Options

The purchase of an interest rate option gives the holder (in return for the payment of a premium) the right but not the obligation to borrow (described as a cap) or invest (described as a floor) at a future date. CODC and the counterparty agree to a notional future principal amount, the future interest rate, the benchmark dates and the benchmark floating rate (usually BKBM on Reuters).

Objective

To provide CODC with worst case cover on its interest rate cost on an agreed principal amount for an agreed period. As for an interest rate swap, rate sets are typically quarterly or semi-annual for the life of the option.

Interest Rate Collar

The combined purchase (or sale) of a cap and the sale (or purchase) of a floor.

Objective

To provide CODC with certainty as to its interest rate cost on an agreed principal amount for an agreed period, but by limiting CODC's downside participation, typically avoiding the payment of a premium.

Limits on Selling Options

CODC will only sell an option if at the same time it purchases an option for a similar term with the same notional value.

The reasons for the use of any incidental arrangements will be explained within a specific resolution of Council, enabling such arrangements to be entered into.

Schedule 2

Quarterly Reporting Requirements

The quarterly report presented to the Audit and Risk Committee and Council should contain the following:

- Total debt utilisation, including sources of debt
- Interest rate hedging profile against hedging percentage limits
- New interest rate hedging transactions completed
- Weighted average cost of funds
- A statement of policy compliance

11. Details of any exception reports including remedial action taken or intended to be taken.

Investment Policy

1. Purpose

- 1.1 Sections 102(2)(c) and 105 of the Local Government Act 2002 (the Act) require local authorities to adopt an investment policy. It discloses the Council's principles of prudent financial management and risk mitigation strategies and they relate to the management of external debt.
- 1.2 The purpose of the policy is to establish a framework and guidelines within which the Council manages its treasury risks. While the Council does not seek to speculatively profit from its treasury activities, it recognises that active and prudent management of all its treasury risks, within defined management parameters, will assist the Council in achieving its overall commercial objectives.
- 1.3 It is recognised that the policy is an evolving document which can be amended and expanded to take account of changes in the Council's operational activities and operating structure. The policy must be regularly monitored for compliance and appropriateness and, where necessary, the document updated with any changes to be approved by the Council through its Annual Plan or Long-term Plan process. Notwithstanding this, a formal review of the policy must be completed every three years, or more frequently if required.
- 1.4 It is also recognised that the Council does not have a dedicated treasury function and the Group Manager – Business Support will be responsible for treasury risk management as well as other duties. Hence it is essential that this policy reflects this structure and the other resources available to assist in this area.
- 1.5 Legal requirements and cross references thereto (including the Act and the Trustee Act 1956) are:

Requirement	Reference
General policy	Entire policy
Shares	Section 8.1
Property held	Section 8.2
Mix of investments	Section 7.1
Revenue from investments	Section 5
Proceeds of sale of assets	Section 9
Procedures and reporting	Schedule 1
Risk assessment and management	Section 6

- 1.6 This policy will be reviewed by Council every three years or as required.

2. Principles and objectives

- 2.1 The objectives of this treasury function should be consistent with the Councils' overall commercial objectives, in particular recognising that the Council is a risk adverse organisation, which does not seek to profit from any speculative treasury activity.
- 2.2 The primary objectives of this investment policy are:
- 1 Minimise the cost of the Council's borrowings through monitoring and implementation of cost-effective financing techniques giving consideration to balance sheet and other strategic limitations
 - 2 To ensure Council has appropriate working capital funds available to carry out its Long-term Plan, Financial Strategy and core objectives
 - 3 To ensure that funds are immediately accessible in the event of a disaster or unexpected failure of infrastructure
 - 4 To ensure that Council is able to meet its liability commitments as they fall due
 - 5 To ensure that legally restricted funds are appropriately accounted for and invested so as to earn reasonable income towards their purposes. (Legally restricted funds include trust funds, and bonds / deposits etc.)
 - 6 To ensure that where Council has resolved to set aside investments for particular purposes, these funds earn interest towards those purposes and are readily available when called upon. (It should be recognised that these funds are by policy of Council only and have no enduring legal status that would bind a future Council)
 - 7 Maintain dialogue and information flows to the Council's funding providers to enhance the commercial relationship between the parties
 - 8 To firstly protect Council/ratepayers capital and to secondly earn an acceptable income
 - 9 To ensure that all statutory requirements are met
 - 10 Safeguard Council's financial market investments by establishing and regularly reviewing investment parameters and ensuring that all investment activities are carried out within these parameters
 - 11 Produce accurate and timely information that can be relied on by senior management and Council for control and exposure monitoring purposes in relation to the investment activities of Council
 - 12 Ensure compliance with the Council's financing and borrowing covenants and ratios specified in this document
 - 13 Maintain adequate internal controls to minimise operational risk while recognising the limited number of personnel who participate in the Council's treasury function.
 - 14 Control cash in an effective and efficient manner.

3. Scope

- 3.1 This document is binding on Council, Committees of Council, Recreation Reserve Committees, Community Boards, Committees of Community Boards and any Trusts whose accounts are incorporated in the Council's Annual Report and Accounts. The term "Council" includes all the above bodies.

4. Investing Priorities

4.1 Council's priorities with regards to investing are:

- Disaster relief funds, working capital and contingency liquidity
- Capital expenditure that meets Council goals and strategic plan criteria
- Repayment of debt and internal loans (to reduce external risk exposures)
- Diversify investment portfolios where appropriate
- Financial instruments are diversified in term and institution.

5. Acceptable Uses of Investment Funds

5.1 The following are the guidelines for permitted uses of Council's investment funds:

Income/interest

- Reduction of rates (maintenance and operations)
- Capital expenditure and one-off projects
- Add to capital to increase ability of fund to meet intentions
- Reinvestment as part of a diversified portfolio
- Disaster relief funds and contingency liquidity.

Capital

- Capital expenditure
- One-off projects
- Disaster relief
- Debt repayment.

6. Risk Profile

6.1 This policy ranks investment opportunities as follows:

High risk

- Equity shares (other than those currently held)
- Real estate, commercial property and unit trusts (other than those properties held for Council operations)
- Forestry
- Managed investment funds
- Community groups and other local investments
- Repayment of current Council debt including internal loans
- Appropriately-rated fixed interest investments
- Cash on short and long term bank deposits should only be transacted with appropriately rated institutions.

6.2 To reduce interest rate exposure, instruments set out in Council's Liability Management Policy may also be utilised as part of this Investment Policy.

7. Policy Relating to Cash and Term Investments

- 7.1 All cash funds for the time being surplus are to be invested in New Zealand Registered Banks with a short term rating of at least A-. The terms or maturities for short term investments will be a mixture of on call up to 274 days, so that if necessary, the Council can call upon the funds at relatively short notice, after taking into account projected cashflows.
- 7.2 Longer term investments are entered into where:
- The investments can be traded on an efficient market.
- 7.3 Approved Investment Categories
- 7.3.1 Appropriately rated investments are:
- New Zealand Government investments
 - New Zealand registered banks
 - Local authority stock
 - State owned enterprises
 - Regional health entities
 - Corporates.
- 7.4 On a case by case basis and approved by Council
- Building societies.
- 7.4.1 Council will not consider investing with third party institutions unless they meet an acceptable Standard and Poor's (or equivalent) credit rating, where applicable.

7.5 Diversification

7.5.1 Maximum amount per institution as set out in the table below:

Short Term and Long Term Investments (Approved Issuers, Instruments and Limits)

Authorised Asset Classes	Overall Portfolio Limit (as a % of the total portfolio)	Approved Financial Market (must be demonstrated in NZ dollars) Instruments	Credit Rating Criteria: Standard and Poor's or Moody's or Fitch equivalents)	Limit for Each Issuer Subject to Overall Portfolio Limit for Issuer Class
New Zealand Government	100%	<ul style="list-style-type: none"> Treasury bills Government stock 	Not applicable	Unlimited
Rated Local Authorities	70%	<ul style="list-style-type: none"> Commercial paper Bonds/MTNS/FRNS 	Short-term S&P rating of A1 or better Long-term S&P rating of A- or better Long-term S&P rating of A+ or better Long-term S&P rating of AA or better	\$3 million \$2 million \$3 million \$5 million
Unrated Local Authorities	50%	<ul style="list-style-type: none"> Commercial paper Bonds/MTNS/FRNS 	not applicable	\$2 million \$2 million
New Zealand Registered Banks	100%	<ul style="list-style-type: none"> Call/term deposits, bank bills/ commercial papers Bonds/MTNS/FRNS 	Short-term S&P rating of A1 or better Long-term S&P rating of A- or better long-term S&P rating of A+ or better	\$20 million \$3 million \$5 million
State Owned Enterprises	50%	<ul style="list-style-type: none"> Commercial paper Bonds/MTNS/FRNS 	Short-term S&P rating of A1 or better Long-term S&P rating of BBB+ or better Long-term S&P rating of A+ or better	\$3 million \$1 million \$3 million
Corporates*	50%	<ul style="list-style-type: none"> Commercial paper Bonds/MTNS/FRNS 	Short-term S&P rating of A1 or better Long-term S&P rating of A- or better Long-term S&P rating of A+ or better Long-term S&P rating of AA or better	\$2 million \$1 million \$2 million \$3 million

Authorised Asset Classes	Overall Portfolio Limit (as a % of the total portfolio)	Approved Financial Market (must be demonstrated in NZ dollars) Instruments	Credit Rating Criteria: Standard and Poor's or Moody's or Fitch equivalents)	Limit for Each Issuer Subject to Overall Portfolio Limit for Issuer Class
Financials*	30%		Short-term S&P rating of A1 or better Long-term S&P rating of A- or better Long-term S&P rating of A+ or better Long-term S&P rating of AA or better	\$2 million \$1 million \$2 million \$3 million

* The combined holding of Corporates and Financials shall not exceed 70% of the portfolio

7.6 Interest rate risk and term profile

7.6.1 There is a trade-off between availability of funds and interest rate risk. This policy accepts a greater degree of interest rate risk in order to have accessible funds.

7.7 Average return - Comparative benchmark

7.7.1 The short term portfolio shall be benchmarked against the published 90 day bank bill rate.

7.7.2 The emphasis is on capital protection rather than maximising returns. Nevertheless, returns should be maximised within the parameters of this policy.

7.7.3 The short term portfolio will be benchmarked against the ANZ 90 day bill index on a quarterly basis.

7.7.4 The long term portfolio will be benchmarked against the ANZ Corporate A Grade Index on a quarterly basis measurement, and this will be required to be within 2.5 and 3.5 years.

Compliance with the benchmarking and duration requirements is not necessary if the nominal value of the portfolio is less than \$20 million.

8. Policy on other Forms of Investing

8.1 Equity Investments

- 8.1.1 Equity investments may be entered into by specific resolution of Council. Any equity sales must be by specific resolution of Council unless the shares are externally managed through a managed equity fund.

8.2 Real Estate, Commercial Property and Unit Trusts

8.2.1 There will be:

- Investment allowed by way of specific resolution of the Council
- Investment in property not directly contributing to community outcomes/activities where the investment is supported by a positive business case and provides income in addition to rating income.

8.3 Forestry

- 8.3.1 Existing forestry investment will continue having regard to existing contractual Arrangements, commercial return, best forms of land use, environmental and community outcomes.

8.3.2 Additional investment in forestry is permitted:

- On existing Council land subject to approval by Council, providing there is reasonable evidence to suggest that it is the best and highest use of that land; or
- In conjunction with meeting other goals, in which case it becomes a higher priority investment.

- 8.3.3 Expenditure incurred in developing and growing forestry will be treated as capital/investing expenditure for accounting purposes. Forestry will be valued annually at fair value less estimated costs to sell in the Council's Annual Report.

8.4 Repayment of Debt

- 8.4.1 Subject to Council resolution or a stated intention in the Annual Plan, it is permitted to use existing funds to repay debt, providing suitable internal arrangements are put in place to prevent any change in rates distribution among particular groups of ratepayers.

8.5 Community Groups

8.5.1 If there is to be investment in a community group, then:

- Consideration will be given as to whether a guarantee would be more appropriate
- Funds will only be lent upon a resolution of the Council
- No funds are to be lent until all conditions of approval are satisfied and it is unconditional.

- 8.5.2 A community group is defined as a non-profit locally based group.

8.5.3 Minimum securities and assurances are:

- Going concern assurance from committee; and
- Written agreement that assets financed will vest in Council or the community and will not be offered as security to any other party; and
- Legal advice and formalised security to be obtained for sums over \$25,000 unless for buildings on Council land that would already vest in the Council pursuant to a clause in a lease document that has been prepared pursuant to legal advice; and
- Provision of annual audited accounts or, if in inaugural year, projections/budgets.

8.6 Advances to promote other objectives will be made:

- Only by specific resolution of Council; and
- Council require first mortgage over the property / assets

8.7 Market interest rates will be charged or where economic benefit to the District/community is considered greater sole discretion is given to Council.

8.8 New Zealand Local Government Funding Authority (LGFA)

8.8.1 Despite anything earlier in this policy, Council may invest in shares and other financial instruments in the LGFA, and may borrow to fund that investment. The Council's objective in making such an investment will be to:

- Obtain a return of the investment, and
- Ensure that the LGFA has sufficient capital to become and remain viable, meaning that it continues as a source of debt funding for Council.

8.8.2 Because of the dual objective, the Council may invest in LGFA shares in circumstances in which the return on investment is potentially lower than the return it could achieve with alternative investments

8.8.3 If required in connection with the investment, the Council may also subscribe for uncalled capital in the LGFA.

9. Proceeds from Sale of Assets

9.1 Net proceeds from asset sales will be invested for the following purposes:

- Capital expenditure; or
- Contingencies; or
- One-off operational items (e.g. grants if the Council is satisfied that the receiver of the grant is likely to be able to maintain the worth of the asset to the Community); or
- Reduce external debt; or
- Reinvestment for future gains.

Schedule 1

Organisational Responsibilities and Internal Controls

1. Council

- Approves any annual borrowing programme contained in the Annual Plan
- Approves any risk management strategy outside the delegated authorities outlined in this policy document
- Approve Investment policy
- Review treasury activity through regular reporting
- Approves new borrowing facilities from the banking sector and capital markets, including the Local Government Funding Agency (LGFA), upon recommendation from the Chief Executive (CE).

2. Chief Executive

- Submits to the Council new or amended borrowing facilities which have been negotiated by the Group Manager – Business Support (GM-BS)
- Approves all debt-related interest management strategies submitted by the GM-BS
- Approves any amendments to the Investment Policy recommended by GM-BS, prior to submission to Council for approval
- Approve authorised electronic signatory positions
- In the absence of the GM-BS, undertakes the following treasury transactions or delegates to the Chief Financial Officer where permissible under his/her permissions:
 - a. Funding from bank facilities and the capital markets including the LGFA
 - b. Interest rate derivatives transactions relating to the hedging of Council's debt.

3. Group Manager - Business Support

- Overall responsibility for the treasury function and the regular review of the Investment Policy
- Approve opening and closing of bank accounts and new banking facilities
- Arranges all new or amended borrowing facilities to then submit to the CE for approval and then to Council for final approval
- Submits all debt related interest management strategies to the CE for approval
- Provide policy advice as needed and reports to the CE and Council on overall treasury risk management issues regularly
- Manages the funding and liquidity activities of the Council
- Authority to electronically transfer funds between specified bank accounts that have been set up on the Council's bank cash management system
- Approve authorised electronic signatory positions
- Maintains lender relationships with the banks and capital markets, including the LGFA
- Monitors and reviews the ongoing treasury risk management performance of Council to ensure compliance with the policy parameters.

4. Chief Financial Officer

- Undertakes all treasury activities, which include but are not limited to:
 - .1 Investing activity, maximise returns within policy and legal requirements
 - .2 Interest rate derivatives relating to the hedging of the Council's debt
 - .3 Undertaking short-term borrowing transactions with the bank of LGFA for terms not exceeding 12 months
 - .4 Investing in bonds in the fixed interest market
- Authority to electronically transfer funds between specified bank accounts that have been set up on the Council's bank cash management system
- Approve authorised electronic signatory positions
- Current account management within policy
- Record keeping of all transactions and quotes for audit and review as required
- Reconciliation of all bank accounts and other investment and borrowing accounts
- Borrowing activity, minimising costs in accordance with policy and legal requirements, by seeking competitive bids for borrowing, subject to management approval as above
- Prepare quarterly treasury reports
- Checks external counterparty advices on treasury transactions to records generated internally by other staff.

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	60,392	65,334	47,525	49,582	50,855	52,916	55,154	55,597	56,872
Subsidies and Grants	12,141	8,043	6,747	6,464	10,973	7,373	6,863	7,973	7,683	7,427
Development and Financial Contributions	3,401	6,171	6,231	1,035	1,050	1,075	1,090	1,105	1,120	1,135
Fees and charges	5,836	8,433	7,012	7,344	7,768	8,094	8,421	8,663	8,920	9,172
Interest revenue	1,501	1,519	1,621	2,046	2,342	2,860	2,119	2,192	3,272	4,541
Other Revenue	3,206	3,746	5,503	7,255	3,937	4,111	4,289	4,472	4,660	4,854
Land Asset Sales	-	7,636	11,859	14,458	19,345	17,267	15,925	19,111	22,296	25,481
Other Gains	240	-	-	398,159	-	-	-	-	-	-
TOTAL REVENUE	78,788	95,939	104,307	484,286	94,996	91,635	91,624	98,670	103,549	109,481
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	21,671	24,983	15,782	16,749	18,078	19,047	20,097	20,776	21,411
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	37,331	38,240	29,271	30,687	31,207	32,152	33,444	34,148	35,376
Other Losses	-	-	-	211,514	-	-	-	-	-	-
Total Expenditure	70,619	85,867	94,857	283,002	77,956	75,224	77,335	81,012	83,836	87,141
Surplus/(Deficit) before tax	8,169	10,072	9,450	201,284	17,040	16,411	14,290	17,658	19,713	22,340
Income tax expense	-	-	-	-	-	-	-	-	-	-
Surplus/(Deficit) after tax	8,169	10,072	9,450	201,284	17,040	16,411	14,290	17,658	19,713	22,340
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	-	-	-	-	-	-	-	-	-	-
Property, plant and equipment revaluations	37,792	25,527	28,714	- 148,920	17,497	25,877	61,437	16,913	16,830	95,377
Total other comprehensive revenue and expense	37,792	25,527	28,714	(148,920)	17,497	25,877	61,437	16,913	16,830	95,377
Total comprehensive revenue and expense	45,961	35,599	38,164	52,364	34,537	42,288	75,726	34,571	36,543	117,717

This table has rounding (+/- 1)

Prospective Statement of Financial Position	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
Assets										
Current Assets										
Cash & Cash Equivalents	7,972	24,428	26,796	42,040	54,810	38,068	40,154	65,010	94,183	127,533
Other financial assets	2,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Receivables	3,652	5,866	5,866	5,866	5,866	5,866	5,866	5,866	5,866	5,866
Prepayments	655	860	860	860	860	860	860	860	860	860
Inventory	4,574	4,854	4,091	3,311	2,198	1,652	984	702	436	288
Total current assets	19,352	38,008	39,613	54,078	65,734	48,446	49,863	74,438	103,345	136,547
Non Current Assets										
Financial assets term	376	934	934	934	934	934	934	934	934	934
Forestry investment	298	266	266	266	266	266	266	266	266	266
Investment property	7,472	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055
Intangible assets	1,102	2,916	3,420	3,166	3,083	2,846	2,626	2,396	2,096	1,804
Property plant & equipment	1,261,968	1,291,933	1,338,668	984,481	1,008,990	1,047,722	1,120,531	1,129,959	1,137,320	1,221,711
Investment in associate	-	-	-	282,338	282,338	282,338	282,338	282,338	282,338	282,338
Total non-current assets	1,271,216	1,303,104	1,350,342	1,278,238	1,302,664	1,341,160	1,413,749	1,422,947	1,430,008	1,514,108
Total assets	1,290,568	1,341,111	1,389,955	1,332,316	1,368,399	1,389,606	1,463,612	1,497,385	1,533,353	1,650,654
Liabilities										
Current Liabilities										
Creditors and deferred revenue	10,485	9,912	9,912	9,912	9,912	9,912	9,912	9,912	9,912	9,912
Employee entitlements current	709	825	825	825	825	825	825	825	825	825
Borrowings term	-	-	-	-	-	-	-	-	-	-
Total current liabilities	11,193	10,737	10,737	10,737	10,737	10,737	10,737	10,737	10,737	10,737
Non Current Liabilities										
Provisions term	-	-	-	-	-	-	-	-	-	-
Borrowings and other financial liabilities	88,539	130,510	141,189	31,187	32,732	11,651	9,931	9,134	8,560	8,147
Total non current liabilities	88,539	130,510	141,189	31,187	32,732	11,651	9,931	9,134	8,560	8,147
Total liabilities	99,733	141,247	151,926	41,924	43,469	22,388	20,668	19,871	19,297	18,883
Net assets (assets minus liabilities)	1,190,836	1,199,865	1,238,029	1,290,393	1,324,930	1,367,218	1,442,944	1,477,515	1,514,058	1,631,773
Equity										
Accumulated funds	470,114	489,620	499,070	700,354	717,395	733,805	748,095	765,753	785,466	807,806
Property revaluation reserves	720,744	710,244	738,959	590,039	607,535	633,412	694,849	711,762	728,593	823,969
Fair value through other comprehensive income revenue reserve	(22)	-	-	-	-	-	-	-	-	-
Restricted reserves	-	-	-	-	-	-	-	-	-	-
Total equity	1,190,836	1,199,865	1,238,029	1,290,393	1,324,930	1,367,218	1,442,944	1,477,515	1,514,058	1,631,773

This table has rounding (+/- 1)

Prospective Statement of Changes in Equity	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
Public Equity										
Public Equity Balance at 1 July	1,144,138	1,164,266	1,199,865	1,238,029	1,290,393	1,324,930	1,367,218	1,442,944	1,477,515	1,514,058
Accumulated Funds										
Balance at 1 July	461,923	479,548	489,620	499,070	700,354	717,395	733,805	748,095	765,753	785,466
Surplus / (Deficit)	8,169	10,072	9,450	201,284	17,040	16,411	14,290	17,658	19,713	22,340
Transfer of shares in associate at fair value	-	-	-	-	-	-	-	-	-	-
Transfer to restricted reserves	-	-	-	-	-	-	-	-	-	-
Transfer from revaluation reserves as intended for sale	-	-	-	-	-	-	-	-	-	-
Transfer from property revaluation reserve on disposal	-	-	-	-	-	-	-	-	-	-
Balance at 30 June	470,092	489,620	499,070	700,354	717,395	733,805	748,095	765,753	785,466	807,806
Other Reserves										
Property revaluation reserve										
Balance at 1 July	682,974	684,718	710,244	738,959	590,039	607,535	633,412	694,849	711,762	728,593
Revaluation gains/(loss)	37,792	25,527	28,714	(148,920)	17,497	25,877	61,437	16,913	16,830	95,377
Transfer from property revaluation reserve as intended for sales	-	-	-	-	-	-	-	-	-	-
Transfer of accumulated funds on disposal on property	-	-	-	-	-	-	-	-	-	-
Balance at 30 June	720,766	710,244	738,959	590,039	607,535	633,412	694,849	711,762	728,593	823,969
Fair value through other comprehensive revenue reserve										
Balance at 1 July	(22)	-	-	-	-	-	-	-	-	-
Revaluation gain/(loss)	-	-	-	-	-	-	-	-	-	-
Reclassification to surplus or deficit on disposal	-	-	-	-	-	-	-	-	-	-
Balance at 30 June	(22)	-	-	-	-	-	-	-	-	-
Restricted Reserves (trust and bequest funds)										
Balance at 1 July	-	-	-	-	-	-	-	-	-	-
Transfer from accumulated funds	-	-	-	-	-	-	-	-	-	-
Balance at 30 June	-	-	-	-	-	-	-	-	-	-
Total other reserves	720,744	710,244	738,959	590,039	607,535	633,412	694,849	711,762	728,593	823,969
Public Equity 30 June	1,190,836	1,199,865	1,238,029	1,290,393	1,324,930	1,367,218	1,442,944	1,477,515	1,514,058	1,631,773
<i>This table has rounding (+/- 1)</i>										

Prospective Statement of Cash Flows	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
CASH FLOWS FROM OPERATING ACTIVITIES										
Receipts from rates, fees and other revenue	77,047	94,420	102,686	84,081	92,654	88,775	89,505	96,478	100,277	104,940
Interest received	3,722	1,519	1,621	2,046	2,342	2,860	2,119	2,192	3,272	4,541
Dividends received	-	-	-	-	-	-	-	-	-	-
Net GST	-	-	-	-	-	-	-	-	-	-
Interest Paid	(47,728)	(4,309)	(5,613)	(1,389)	(1,372)	(1,362)	(572)	(415)	(380)	(363)
Payments to suppliers and employees	(4,606)	(59,477)	(63,498)	(53,537)	(58,721)	(55,239)	(57,048)	(60,218)	(62,413)	(65,219)
NET CASH FLOW FROM OPERATING ACTIVITIES	28,435	32,154	35,196	31,200	34,903	35,035	34,005	38,037	40,756	43,899
CASH FLOWS FROM INVESTING ACTIVITIES										
Receipt from sale of property, plant and equipment	-	-	-	-	-	-	-	-	-	-
Receipt from sale of investments	-	-	-	-	-	-	-	-	-	-
Receipts from the repayment of loans and receivables	-	-	-	115,799	-	-	-	-	-	-
Purchase of property, plant and equipment	(69,453)	(74,216)	(42,943)	(21,752)	(23,679)	(30,696)	(30,199)	(12,382)	(11,007)	(10,134)
Purchase of intangibles	-	(833)	(564)	-	-	-	-	-	-	-
Purchase of forestry	-	-	-	-	-	-	-	-	-	-
Purchase of investments	-	-	-	-	-	-	-	-	-	-
Investment in loans and receivables	(2,500)	-	-	-	-	-	-	-	-	-
NET CASH FLOW FROM INVESTING ACTIVITIES	(71,953)	(75,049)	(43,507)	94,047	(23,679)	(30,696)	(30,199)	(12,382)	(11,007)	(10,134)
CASH FLOWS FROM FINANCING ACTIVITIES										
Proceeds from borrowings	27,852	46,303	15,598	753	2,896	753	-	-	-	-
Repayment of borrowings	-	(934)	(4,919)	(110,756)	(1,351)	(21,834)	(1,720)	(797)	(574)	(413)
NET CASH INFLOW (OUTFLOW) FROM FINANCING ACTIVITIES	27,852	45,369	10,679	(110,002)	1,545	(21,081)	(1,720)	(797)	(574)	(413)
Net cash increase (decrease) in cash held	(15,666)	2,475	2,368	15,245	12,769	(16,743)	2,086	24,857	29,175	33,352
Cash at the beginning of the year	23,637	21,953	24,428	26,796	42,040	54,810	38,068	40,154	65,010	94,183
Closing cash held 30 June	7,972	24,428	26,796	42,040	54,810	38,068	40,154	65,010	94,183	127,533
<i>This table has rounding (+/- 1)</i>										

Prospective Statement of Reserve Movements	Opening Balance 2025/26 \$000	Transfers In 2025/26 - 2033/34 \$000	Transfers Out 2025/26 - 2033/34 \$000	Closing Balance 2033/34 \$000
GENERAL RESERVES				
General Reserves	(1,192)	180,494	(177,074)	2,228
Uniform Annual General Charge Reserves	238	185	(201)	223
Total General Reserves	(954)	180,680	(177,275)	2,451
TARGETED RESERVES				
Planning and Environment Rate	3,169	2,164	(3,701)	1,632
Economic Development Rate	65	25	(25)	65
Tracks and Waterways Charge	639	487	(712)	414
Tourism Rate	444	229	(404)	269
Waste Management and Collection Charge	(1,235)	11,548	(7,096)	3,217
District Library Charge	(31)	2,290	(2,129)	130
Molyneux Park Charge	(116)	778	(737)	(75)
District Works and Public Toilets Rate	2,397	8,673	(11,091)	(21)
District Water Supply	(9,026)	97,834	(89,535)	(727)
District Wastewater	2,979	64,071	(66,941)	108
District Development Contributions	(4,871)	3,348	(13,066)	(14,589)
Total Targeted Reserves	(5,587)	191,448	(195,438)	(9,578)
Specific and Other Reserves	46	1,049	(800)	294
Total Specific and Other Reserves	46	1,049	(800)	294
WARD TARGETED RESERVES				
Vincent Community Board Reserves				
Vincent Promotion Rate	-	-	-	-
Vincent Recreation and Culture Charge	(1,421)	14,110	(10,013)	2,676
Vincent Ward Services Rate	(621)	9,446	(8,138)	687
Vincent Ward Services Charge	7,457	2,892	(6,383)	3,966
Vincent Ward Specific Reserves	796	372	(1)	1,168
Vincent Ward Development Fund	1,647	656	(355)	1,948
Total Vincent Community Board Reserves	7,858	27,476	(24,888)	10,446
Cromwell Community Board Reserves				
Cromwell Promotion Rate	0	-	-	0
Cromwell Recreation and Culture Charge	3,984	38,725	(33,386)	9,322
Cromwell Ward Services Rate	9,859	17,482	(4,408)	22,933
Cromwell Ward Services Charge	8	97,057	(21,641)	75,424
Cromwell Ward Specific Reserves	542	253	-	795
Cromwell Ward Development Fund	2,644	1,235	-	3,879
Total Cromwell Community Board Reserves	17,037	154,752	(59,436)	112,353
Maniototo Community Board Reserves				
Maniototo Promotion Rate	-	-	-	-
Maniototo Recreation and Culture Charge	1,069	3,835	(3,991)	913
Maniototo Ward Services Rate	44	1,706	(854)	896
Maniototo Ward Services Charge	8	102	(317)	(207)
Maniototo Ward Specific Reserves	-	-	-	-
Maniototo Ward Development Fund	311	145	-	456
Total Maniototo Community Board Reserves	1,433	5,787	(5,162)	2,058
Teviot Valley Community Board Reserves				
Teviot Valley Promotion	19	8	(6)	21
Teviot Valley Recreation and Culture	(186)	6,948	(6,509)	253
Teviot Ward Services Rate	770	579	(80)	1,269
Teviot Ward Services Charge	15	15	(62)	(32)
Teviot Ward Specific Reserves	(0)	-	(0)	(0)
Teviot Ward Development Fund	134	62	-	196
Total Teviot Valley Community Board Reserves	752	7,613	(6,658)	1,706
Total Reserves	20,584	568,804	(469,658)	119,731

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Whole of Council	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	14,032	13,946	16,785	17,578	17,954	20,013	21,287	21,123	21,686
Targeted rates	46,399	51,429	30,782	32,047	32,945	32,948	33,913	34,522	35,234
Subsidies and grants for operating purposes	2,721	2,974	3,060	3,144	3,228	3,307	3,388	3,470	3,546
Fees and charges	8,433	7,012	7,344	7,768	8,094	8,421	8,663	8,920	9,172
Interest and dividends from investments	620	639	656	673	689	705	720	736	751
Local authorities fuel tax, fines, infringement fees, and other receipts	10,882	15,304	18,225	23,281	21,378	20,215	23,583	26,956	30,335
Total operating funding	83,087	91,304	76,852	84,491	84,289	85,609	91,555	95,726	100,723
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	54,462	56,842	47,014	48,653	49,172	51,357	53,076	53,182	53,607
Finance costs	4,257	5,557	1,332	1,313	1,301	510	351	316	297
Other operating funding applications	4,618	6,533	6,013	9,615	4,547	5,052	6,063	7,073	8,083
Total applications of operating funding	63,337	68,932	54,359	59,581	55,020	56,919	59,489	60,571	61,988
Surplus (deficit) of operating funding	19,750	22,371	22,494	24,911	29,270	28,690	32,066	35,156	38,736
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	5,822	5,831	6,892	7,829	4,144	3,556	4,585	4,214	3,881
Development and financial contributions	6,171	6,231	1,035	1,050	1,075	1,090	1,105	1,120	1,135
Increase (decrease) in debt	45,369	10,679	(109,462)	1,545	(21,081)	(1,720)	(797)	(574)	(413)
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	57,362	22,741	(101,535)	10,424	(15,862)	2,927	4,893	4,759	4,603
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	13,819	6,575	835	2,759	5,005	4,243	973	701	638
- to improve the level of service	19,882	12,420	2,681	4,234	15,144	14,986	905	704	622
- to replace existing assets	41,348	24,513	18,259	16,687	10,548	10,970	10,505	9,603	8,874
Increase(decrease) in reserves	2,063	1,605	(100,815)	11,656	(17,289)	1,418	24,576	28,908	33,204
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	77,112	45,113	(79,041)	35,335	13,407	31,617	36,958	39,915	43,338
Surplus (deficit) of capital funding	(19,750)	(22,371)	(22,494)	(24,911)	(29,270)	(28,690)	(32,066)	(35,156)	(38,736)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	21,671	24,983	15,782	16,749	18,078	19,047	20,097	20,776	21,411
<i>*Volumetric Charges for water (included in Targeted Rates)</i>	5,184	5,631	-	-	-	-	-	-	-

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Water Supply	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	-	-	-
Targeted rates	10,295	11,866	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	33	19	-	-	-	-	-	-	-
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	32	59	-	-	-	-	-	-	-
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	10,360	11,945	-	-	-	-	-	-	-
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	4,062	4,496	-	-	-	-	-	-	-
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	2,358	3,095	-	-	-	-	-	-	-
Internal charges and overheads applied	1,790	1,949	-	-	-	-	-	-	-
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	8,209	9,540	-	-	-	-	-	-	-
Surplus (deficit) of operating funding	2,151	2,405	-	-	-	-	-	-	-
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-
Development and financial contributions	3,036	3,060	-	-	-	-	-	-	-
Increase (decrease) in debt	18,076	5,334	(60,802)	-	-	-	-	-	-
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	21,112	8,393	(60,802)	-	-	-	-	-	-
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	9,315	3,060	-	-	-	-	-	-	-
- to improve the level of service	10,370	4,733	-	-	-	-	-	-	-
- to replace existing assets	6,186	4,371	-	-	-	-	-	-	-
Increase(decrease) in reserves	(2,608)	(1,366)	(60,802)	-	-	-	-	-	-
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	23,263	10,798	(60,802)	-	-	-	-	-	-
Surplus (deficit) of capital funding	(2,151)	(2,405)	-	-	-	-	-	-	-
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	4,367	4,788	-	-	-	-	-	-	-
 *Volumetric Charges for water (included in Targeted Rates)	 5,184	 5,631	 -	 -	 -	 -	 -	 -	 -

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Wastewater	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	-	-	-
Targeted rates	9,527	10,654	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	129	110	-	-	-	-	-	-	-
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	219	192	-	-	-	-	-	-	-
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	9,876	10,956	-	-	-	-	-	-	-
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	3,603	4,026	-	-	-	-	-	-	-
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	1,737	1,871	-	-	-	-	-	-	-
Internal charges and overheads applied	1,719	1,872	-	-	-	-	-	-	-
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	7,059	7,769	-	-	-	-	-	-	-
Surplus (deficit) of operating funding	2,817	3,187	-	-	-	-	-	-	-
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-
Development and financial contributions	2,132	2,152	-	-	-	-	-	-	-
Increase (decrease) in debt	5,110	5,951	(46,591)	-	-	-	-	-	-
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	7,243	8,103	(46,591)	-	-	-	-	-	-
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	759	2,845	-	-	-	-	-	-	-
- to improve the level of service	3,610	4,797	-	-	-	-	-	-	-
- to replace existing assets	6,237	4,274	-	-	-	-	-	-	-
Increase(decrease) in reserves	(546)	(626)	(46,591)	-	-	-	-	-	-
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	10,059	11,290	(46,591)	-	-	-	-	-	-
Surplus (deficit) of capital funding	(2,817)	(3,187)	-	-	-	-	-	-	-
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	4,309	4,600	-	-	-	-	-	-	-

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Stormwater	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	-	-	-
Targeted rates	137	19	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	-	-	-	-	-	-	-	-	-
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	208	195	-	-	-	-	-	-	-
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	345	213	-	-	-	-	-	-	-
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	117	266	-	-	-	-	-	-	-
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	-	7	-	-	-	-	-	-	-
Internal charges and overheads applied	197	215	-	-	-	-	-	-	-
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	314	487	-	-	-	-	-	-	-
Surplus (deficit) of operating funding	30	(274)	-	-	-	-	-	-	-
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-
Increase (decrease) in debt	-	-	-	-	-	-	-	-	-
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	-	-	-	-	-	-	-	-	-
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	-	-	-	-	-	-	-	-	-
- to improve the level of service	-	-	-	-	-	-	-	-	-
- to replace existing assets	493	727	-	-	-	-	-	-	-
Increase(decrease) in reserves	(463)	(1,002)	-	-	-	-	-	-	-
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	30	(274)	-	-	-	-	-	-	-
Surplus (deficit) of capital funding	(30)	274	-	-	-	-	-	-	-
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	717	714	-	-	-	-	-	-	-

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Roadings	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	8,456	8,944	9,537	10,187	10,274	10,510	10,735	10,769	11,078
Targeted rates	207	213	219	207	213	199	205	188	194
Subsidies and grants for operating purposes	2,671	2,923	3,008	3,091	3,174	3,251	3,331	3,411	3,486
Fees and charges	61	63	65	67	68	70	72	73	75
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	303	312	362	381	362	430	515	602	706
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	11,698	12,455	13,190	13,933	14,091	14,460	14,858	15,044	15,539
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	6,092	6,058	6,253	6,644	6,353	6,443	6,801	6,847	7,033
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	205	188	166	153	167	141	9	5	2
Internal charges and overheads applied	901	989	1,289	1,370	1,380	1,420	1,483	1,492	1,525
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	7,198	7,235	7,708	8,167	7,900	8,003	8,293	8,344	8,560
Surplus (deficit) of operating funding	4,499	5,220	5,482	5,766	6,191	6,457	6,565	6,700	6,979
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	3,856	3,773	3,382	7,829	4,144	3,556	4,585	4,214	3,881
Development and financial contributions	240	244	248	251	258	261	265	269	272
Increase (decrease) in debt	3,556	(429)	(948)	1,373	(278)	(1,087)	(138)	(178)	-
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	7,652	3,588	2,683	9,454	4,124	2,730	4,712	4,304	4,153
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	486	404	494	1,678	859	384	914	672	609
- to improve the level of service	206	124	639	1,390	942	333	845	642	588
- to replace existing assets	7,261	7,212	6,322	12,764	6,760	6,646	7,718	7,415	6,828
Increase(decrease) in reserves	4,199	1,068	709	(613)	1,754	1,825	1,800	2,275	3,108
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	12,151	8,808	8,165	15,219	10,315	9,187	11,276	11,004	11,132
Surplus (deficit) of capital funding	(4,499)	(5,220)	(5,482)	(5,766)	(6,191)	(6,457)	(6,565)	(6,700)	(6,979)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	8,365	9,541	9,983	10,431	11,083	11,562	12,030	12,546	13,061

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Community, Economic and Strategic Develo	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	2,106	1,982	2,171	2,258	2,322	2,365	2,454	2,472	2,548
Targeted rates	2,337	2,251	2,414	2,498	2,545	2,606	2,679	2,723	2,778
Subsidies and grants for operating purposes	49	51	52	53	55	56	57	58	60
Fees and charges	36	37	38	39	40	41	42	43	44
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	156	151	153	154	157	160	163	166	169
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	4,685	4,473	4,828	5,003	5,120	5,228	5,395	5,463	5,599
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	3,808	3,192	3,306	3,361	3,466	3,525	3,628	3,685	3,784
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	57	61	59	56	54	52	49	47	44
Internal charges and overheads applied	1,164	1,268	1,512	1,600	1,614	1,659	1,729	1,742	1,779
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	5,030	4,521	4,876	5,017	5,134	5,236	5,407	5,473	5,608
Surplus (deficit) of operating funding	(345)	(48)	(48)	(15)	(14)	(7)	(12)	(11)	(9)
CAPITAL	0	0	0	0	0	0	0	0	0
Sources of capital funding	0	0	0	0	0	0	0	0	0
Subsidies and grants for capital expenditure	16	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-
Increase (decrease) in debt	(59)	(61)	(63)	(66)	(68)	(70)	(73)	(75)	(78)
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	(43)	(61)	(63)	(66)	(68)	(70)	(73)	(75)	(78)
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	-	-	-	-	-	-	-	-	-
- to improve the level of service	-	-	-	-	-	-	-	-	-
- to replace existing assets	-	-	-	-	-	-	-	-	-
Increase(decrease) in reserves	(388)	(109)	(111)	(80)	(82)	(77)	(85)	(86)	(87)
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	(388)	(109)	(111)	(80)	(82)	(77)	(85)	(86)	(87)
Surplus (deficit) of capital funding	345	48	48	15	14	7	12	11	9
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	13	7	7	7	7	7	7	7	7

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Environmental Services	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	-	-	-
Targeted rates	6,403	7,159	7,123	7,439	7,706	7,934	8,205	8,487	8,727
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	652	624	590	642	696	752	808	866	926
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	1,992	2,116	2,246	2,380	2,518	2,661	2,834	3,013	3,199
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	9,047	9,900	9,959	10,461	10,921	11,347	11,847	12,366	12,852
Applications of operating funding									
Payments to staff and suppliers	7,633	8,016	7,788	8,210	8,680	9,099	9,553	10,055	10,512
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	255	370	395	382	343	304	290	276	261
Internal charges and overheads applied	514	564	735	781	787	810	846	851	870
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	8,401	8,950	8,919	9,373	9,810	10,212	10,689	11,182	11,643
Surplus (deficit) of operating funding	645	950	1,040	1,088	1,111	1,134	1,159	1,184	1,210
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	1,250	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-
Increase (decrease) in debt	1,100	757	(279)	(291)	(303)	(316)	(330)	(344)	(359)
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	2,350	757	(279)	(291)	(303)	(316)	(330)	(344)	(359)
Applications of capital funding									
Capital expenditure									
- to meet additional demand	-	-	-	-	-	-	-	-	-
- to improve the level of service	50	247	106	-	-	-	-	-	-
- to replace existing assets	3,116	1,168	534	114	116	121	124	127	129
Increase(decrease) in reserves	(171)	292	121	683	691	696	705	713	722
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	2,995	1,707	761	797	807	818	828	839	851
Surplus (deficit) of capital funding	(645)	(950)	(1,040)	(1,088)	(1,111)	(1,134)	(1,159)	(1,184)	(1,210)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	454	682	761	797	807	818	828	839	851

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Governance and Corporate Services	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	1,265	1,304	1,314	1,341	1,365	1,387	1,428	1,441	1,461
Targeted rates	242	268	286	286	301	293	308	298	308
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	-	-	-	-	-	-	-	-	-
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	9,144	10,126	10,510	11,215	11,284	11,627	12,177	12,245	12,521
Local authorities fuel tax, fines, infringement fees, and other receipts	1,899	1,945	1,994	1,925	2,047	2,186	2,272	2,418	2,577
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	12,549	13,643	14,104	14,767	14,997	15,492	16,185	16,401	16,867
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	10,104	10,766	11,132	11,761	11,886	12,191	12,624	12,692	13,013
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	25	57	7	5	6	6	11	10	9
Internal charges and overheads applied	-	-	-	-	-	-	-	-	-
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	10,129	10,824	11,139	11,766	11,892	12,197	12,635	12,703	13,022
Surplus (deficit) of operating funding	2,421	2,819	2,965	3,001	3,105	3,295	3,550	3,699	3,845
CAPITAL	0	0	0	0	0	0	0	0	0
Sources of capital funding	0	0	0	0	0	0	0	0	0
Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-
Increase (decrease) in debt	(91)	265	778	230	213	211	218	225	233
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	(91)	265	778	230	213	211	218	225	233
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	-	-	-	-	-	-	-	-	-
- to improve the level of service	15	-	16	5	6	-	6	6	18
- to replace existing assets	1,928	344	664	486	431	1,661	500	315	402
Increase(decrease) in reserves	387	2,741	3,063	2,740	2,882	1,845	3,263	3,603	3,658
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	2,330	3,084	3,743	3,231	3,318	3,506	3,768	3,924	4,078
Surplus (deficit) of capital funding	(2,421)	(2,819)	(2,965)	(3,001)	(3,105)	(3,295)	(3,550)	(3,699)	(3,845)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	378	754	805	912	901	959	1,135	1,147	1,145

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Planning and Regulatory	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	(1,047)	(946)	-	-	-	-	-	-	-
Targeted rates	2,938	3,052	3,685	3,890	4,092	4,207	4,373	4,476	4,559
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	2,957	3,256	3,561	3,641	3,718	3,794	3,871	3,948	4,022
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	822	772	745	761	777	798	817	831	847
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	5,671	6,133	7,991	8,292	8,587	8,799	9,062	9,255	9,427
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	4,854	5,135	5,450	5,584	5,832	5,970	6,107	6,241	6,369
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	-	-	-	-	1	-	-	6	1
Internal charges and overheads applied	1,697	1,863	2,429	2,581	2,599	2,675	2,795	2,812	2,873
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	6,551	6,998	7,878	8,165	8,433	8,644	8,902	9,058	9,244
Surplus (deficit) of operating funding	(880)	(864)	113	127	154	155	160	197	184
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-
Increase (decrease) in debt	-	-	-	-	-	-	-	-	-
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	-	-	-	-	-	-	-	-	-
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	-	-	-	-	-	-	-	-	-
- to improve the level of service	205	-	17	-	-	7	-	-	7
- to replace existing assets	122	153	99	132	-	46	314	62	-
Increase(decrease) in reserves	(1,207)	(1,018)	(3)	(4)	154	101	(154)	134	176
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	(880)	(864)	113	127	154	155	160	197	184
Surplus (deficit) of capital funding	880	864	(113)	(127)	(154)	(155)	(160)	(197)	(184)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	70	48	73	91	113	113	121	153	138

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Pools, Parks and Cemeteries	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	-	-	-	-	-	-	-	-	-
Targeted rates	8,795	9,128	10,082	10,577	10,784	11,124	11,454	11,570	11,785
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	669	961	988	1,011	1,036	1,059	1,075	1,105	1,128
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	157	259	270	274	282	308	356	398	436
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	9,621	10,348	11,339	11,862	12,102	12,490	12,886	13,073	13,349
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	6,087	6,253	6,522	6,695	6,789	6,943	7,116	7,267	7,426
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	213	249	264	317	336	399	415	390	364
Internal charges and overheads applied	1,882	2,072	2,657	2,827	2,845	2,928	3,061	3,078	3,145
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	8,182	8,573	9,443	9,839	9,970	10,269	10,592	10,734	10,935
Surplus (deficit) of operating funding	1,439	1,774	1,896	2,023	2,132	2,221	2,294	2,338	2,414
CAPITAL	0	0	0	0	0	0	0	0	0
Sources of capital funding	0	0	0	0	0	0	0	0	0
Subsidies and grants for capital expenditure	200	-	21	-	-	-	-	-	-
Development and financial contributions	82	84	85	86	88	90	91	92	93
Increase (decrease) in debt	(95)	(112)	(115)	(107)	(86)	(79)	(81)	(83)	(85)
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	187	(28)	(9)	(20)	2	10	10	9	8
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	59	217	340	431	597	233	59	29	29
- to improve the level of service	-	-	-	-	-	-	-	-	-
- to replace existing assets	1,620	1,884	2,926	2,015	2,581	1,410	873	983	707
Increase(decrease) in reserves	(53)	(355)	(1,379)	(443)	(1,045)	588	1,372	1,336	1,686
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	1,626	1,746	1,887	2,003	2,134	2,232	2,303	2,347	2,422
Surplus (deficit) of capital funding	(1,439)	(1,774)	(1,896)	(2,023)	(2,132)	(2,221)	(2,294)	(2,338)	(2,414)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	1,444	1,704	1,828	1,985	2,124	2,253	2,335	2,372	2,437

*Volumetric Charges for water (included in Targeted Rates)

Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Property and Community Facilities	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	2,752	2,414	3,144	3,142	3,333	5,074	5,967	5,730	5,873
Targeted rates	3,611	4,493	4,698	4,769	4,840	3,982	3,992	4,027	4,057
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	3,887	1,936	2,097	2,362	2,530	2,699	2,788	2,878	2,970
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	92	83	81	72	66	57	51	42	36
Local authorities fuel tax, fines, infringement fees, and other receipts	8,335	12,929	15,816	21,091	19,508	17,978	21,758	25,697	29,749
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	18,677	21,856	25,835	31,434	30,277	29,789	34,557	38,374	42,685
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	4,919	5,324	5,542	5,594	5,789	5,970	6,025	6,179	6,448
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	1,141	1,674	1,767	1,754	1,816	1,800	2,528	2,495	2,445
Internal charges and overheads applied	1,180	1,299	1,666	1,772	1,783	1,835	1,919	1,929	1,971
Other operating funding applications	4,618	6,533	6,013	9,615	4,547	5,052	6,063	7,073	8,083
Total applications of operating funding	11,859	14,830	14,987	18,735	13,935	14,657	16,534	17,677	18,948
Surplus (deficit) of operating funding	6,818	7,026	10,848	12,700	16,342	15,132	18,023	20,698	23,738
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	500	2,058	3,489	-	-	-	-	-	-
Development and financial contributions	680	691	702	712	729	739	749	759	769
Increase (decrease) in debt	17,772	(1,025)	(1,441)	405	(20,559)	(377)	(393)	(119)	(123)
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	18,952	1,725	2,750	1,117	(19,830)	362	356	641	646
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	3,200	48	-	650	3,548	3,626	-	-	-
- to improve the level of service	5,426	2,519	1,903	2,838	14,196	14,646	54	56	9
- to replace existing assets	14,196	4,196	7,521	896	302	882	772	492	591
Increase(decrease) in reserves	2,948	1,989	4,174	9,433	(21,534)	(3,660)	17,553	20,790	23,783
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	25,771	8,751	13,598	13,817	(3,488)	15,494	18,379	21,338	24,384
Surplus (deficit) of capital funding	(6,818)	(7,026)	(10,848)	(12,700)	(16,342)	(15,132)	(18,023)	(20,698)	(23,738)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	1,416	1,986	2,143	2,322	2,810	3,049	3,330	3,378	3,413

*Volumetric Charges for water (included in Targeted Rates)

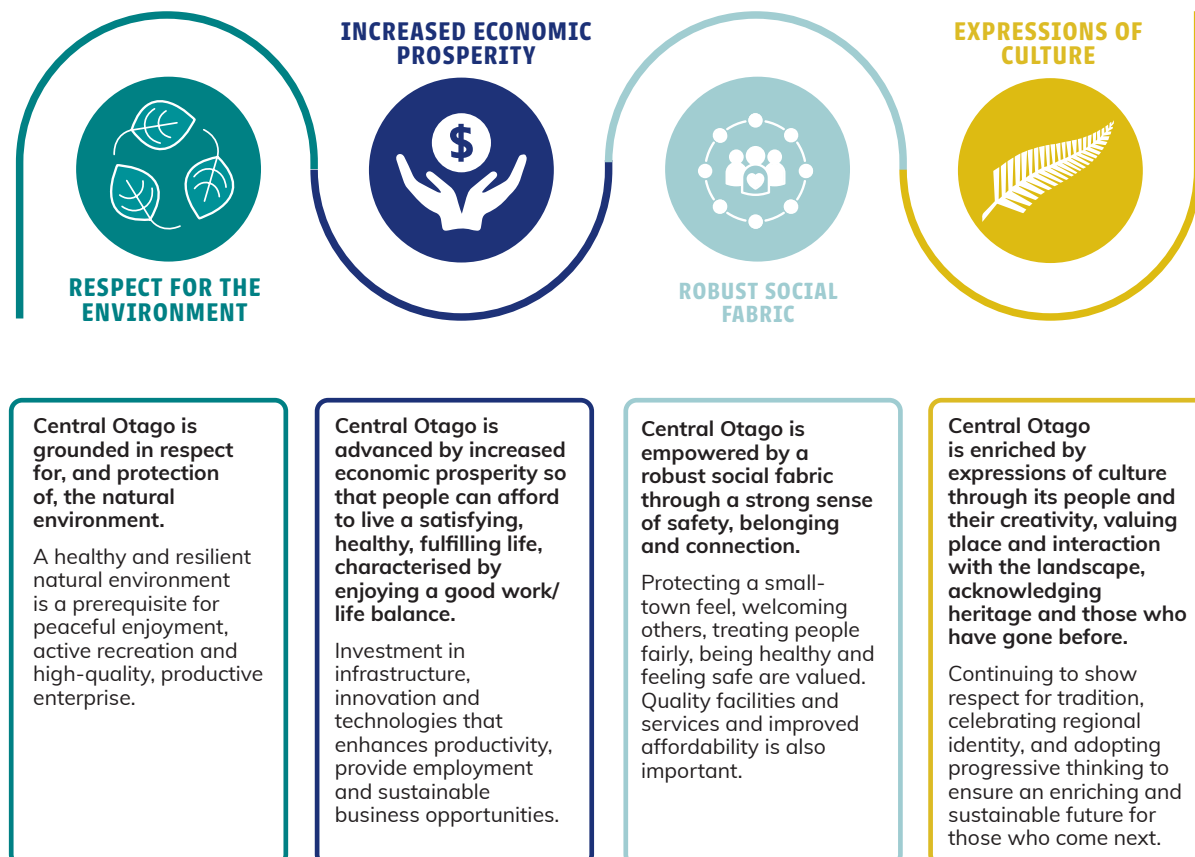
Prospective Funding Impact Statement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Service Centres and Libraries	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
OPERATING									
General rates, uniform annual general charges, rates penalties	488	527	620	651	660	678	703	711	726
Targeted rates	1,919	2,047	2,276	2,381	2,465	2,604	2,698	2,753	2,826
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-
Fees and charges	9	6	6	6	6	6	7	7	7
Interest and dividends from investments	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees, and other receipts	14	14	15	15	15	16	16	17	17
Land sales	-	-	-	-	-	-	-	-	-
Total operating funding	2,429	2,594	2,917	3,053	3,146	3,304	3,423	3,488	3,576
Applications of operating funding	-	-	-	-	-	-	-	-	-
Payments to staff and suppliers	1,465	1,521	1,565	1,605	1,658	1,719	1,760	1,798	1,838
Cost of sales	-	-	-	-	-	-	-	-	-
Finance costs	2	4	5	6	9	14	11	6	1
Internal charges and overheads applied	825	908	1,165	1,239	1,247	1,284	1,342	1,349	1,379
Other operating funding applications	-	-	-	-	-	-	-	-	-
Total applications of operating funding	2,292	2,434	2,735	2,850	2,914	3,017	3,113	3,153	3,218
Surplus (deficit) of operating funding	137	160	181	204	232	287	311	334	359
CAPITAL									
Sources of capital funding									
Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-
Increase (decrease) in debt	-	-	-	-	-	-	-	-	-
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-
Other dedicated capital funding	-	-	-	-	-	-	-	-	-
Total sources of capital funding	-	-	-	-	-	-	-	-	-
Applications of capital funding	-	-	-	-	-	-	-	-	-
Capital expenditure	-	-	-	-	-	-	-	-	-
- to meet additional demand	-	-	-	-	-	-	-	-	-
- to improve the level of service	-	-	-	-	-	-	-	-	-
- to replace existing assets	189	184	192	280	357	204	205	209	217
Increase(decrease) in reserves	(52)	(24)	(11)	(77)	(125)	83	106	125	142
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-
Total applications of capital funding	137	160	181	204	232	287	311	334	359
Surplus (deficit) of capital funding	(137)	(160)	(181)	(204)	(232)	(287)	(311)	(334)	(359)
Funding balance	-	-	-	-	-	-	-	-	-
Depreciation (not included in above FIS)	137	160	181	204	232	287	311	334	359

*Volumetric Charges for water (included in Targeted Rates)

COMMUNITY OUTCOMES

Council's mission is to support and enable a safe, healthy and thriving community and environment.

Council's role is to provide leadership, good quality local infrastructure, public services and regulatory functions and to support local economic growth and development. When doing this, it is mindful of rising costs and aims to deliver its services well, with affordability in mind. It provides these services to meet the needs of the community as expressed in the following community outcomes:



ALIGNMENT TO OUTCOMES



Significant Forecasting Assumptions and Risks

We have outlined the two key principles that underpin our 9-Year Plan, being affordability and sustainability. In everything we do as a Council we want to ensure we are operating in an affordable and sustainable manner.

We have acknowledged from the start that these issues are so significant and dynamic that we can only react to them as they arise. So, we are focusing our efforts on the long-term sustainability of our services. We want to build future resilience from these issues where we can. There is a risk in this approach.

This approach highlights the need for close and effective consultation that the community actually understands. It also highlights the need for Council and community boards to assume a strong leadership role.

Fortunately, we have the opportunity to update our 9-Year Plan each year during the annual plan process in the instance things do change dramatically.

In preparing forecasts, both financial and non-financial, there is a need to provide assumptions to address the uncertainties of the future. This is important for a number of reasons, including:

- allowing readers of the forecasts to understand the basis that financial information has been prepared on
- providing a means of explaining differences that will inevitably occur between the actual result and that which was forecast
- ensuring risks faced by the organisation in the future have been appropriately identified and evaluated

Risk Level definitions:

Level	Description
High	High risk which is not acceptable to Council, will require further monitoring and analysis. Some risk is high but outside of Councils control, in this situation, Council will monitor and further analysis should be undertaken to achieve a better understanding of the risk. Where possible, changes should be undertaken to reduce the criticality.
Medium	The risk may be acceptable; however, redesign or other changes should be considered if reasonably practical. Further analysis could be undertaken to achieve a better understanding of the risk. The risks should be monitored to discover changes which may influence the risk level and include consideration regarding potential measures have been implemented to mitigate any risk movements.
Low	Acceptable risk. The risk is low and further risk reduction measures are not necessary. The risks should be monitored to discover changes which may include the risk level.

Government Policy

This 9-Year Plan has assumed that there will be no changes in legislation under which Council operates, that will impact financial estimates over the 9-Year Plan except for Three Waters which is covered below. Changes in Government policy may directly impact the financial estimates of Council. This risk of this assumption is medium.

There are a number of national policies and plans, and legislation which set the scene for Council's 30-year Infrastructure Strategy. The Infrastructure Strategy documents Central Otago District Council's response to these national policies, plans, and legislation.

Three-Waters Reform

With the change of Government and the implementation of Local Water Done Well, Council will be undertaking consultation on its Water Service Delivery Plan which is likely to recommend creation of a standalone Council Controlled Organisation (CCO) and transfer of its assets and obligations into that new entity to deliver water services. Council has prepared its Long-term plan (LTP) on the basis that this transfer will occur at the end of year 2 of the plan. Accordingly, Council has created its LTP with the 3 waters activities no longer provided by Council from 1 July 2027. It is unlikely that any change in Central Government will be able to unwind actions taken by Council the risk of this assumption is low; because policy provided by Central Government is well known and decisions have been made and legislation is in place that will enable the delivery of Local Water Done Well. There is a high risk of uncertainty surrounding how the 3 Waters CCO will operate and there has been no independent legal advice sort on creating a CCO. The Council is organising a Transition manager to oversee the transition of the delivery of the 3 Water services from Council ownership to CCO. There are many unknowns including the management structure and fees, the Board and the Chief Executive. The share investment in the new CCO is calculated on the net asset assumption, which includes the fair value of the assets less liabilities (borrowing). The percentage of the Council ownership will be dependent on the final number of Councils that join the CCO.

Sources of Funds for Future Replacement of Significant Assets

Sources of funds for the future replacement of significant assets are in accordance with Council's Revenue and Financing Policy. Sources of funding include, depreciation reserves, general reserves and borrowing. There is a risk that Council budgeting assumptions are wrong or the timing of the replacement is incorrect, which may impact reserves, accumulated depreciation and the level of borrowings. Council has significant reserves, and headroom for borrowings, therefore Council consider the risk of this assumption to be low.

Staffing and Resources

The gap between national and Central Otago wages has been a known issue for securing and retaining skilled staff. Council is addressing this through a strategic salary review. However, there remains an ongoing risk to the sustainability of our services due to on-going shortages of specific skill-sets required to meet Council services. There remains a unique lifestyle trade-off within this district that can still be offered to staff and Council will continue to focus on these. Should the risk occur, and Council cannot recruit or retain the required staff, then there is a risk of Council having a greater reliance on contractors and outsourcing key functions. This may impact on continuity of knowledge and institutional knowledge. The risk of this assumption is medium.

Growth Projections

Population, dwelling and demographic projections are produced three-yearly to support long-term planning. They underpin all demand projections within activity management plans. They are also incorporated into development contributions and income projections. Our resident population is projected to be 32,501 by 2034 from approximately 26,500 today. Our visitor peak day numbers are projected to be 31,136 in 2034 from approximately 25,150 today. Our growth projections are derived from Rationale with local growth factors included (this report is dated December 2022 with an update in May 2024).

An over or under estimation of growth could lead to an over or underinvestment in infrastructure and services. We monitor asset capacity and development contributions income against projections annually and adjust assumptions accordingly. The risk of this assumption is low, as Council tends to respond to growth after it has happened.

Council is considering the role the district has in balancing the affordability of sustaining our smaller rural towns over the next period of time. The risk of this assumption is medium.

Population Changes

Central Otago has a significantly larger proportion of older residents in its population compared to the rest of New Zealand. The current proportion of people aged 65+ in our district is 24%. This proportion is expected to grow in the future. Council has considered this shift and its effect in the planning for major capital projects. There is a risk that Council's assumption is higher or lower than stated. If the older population grows faster than Council assumes, there is a risk that additional services may be required to support accessibility and affordability. This risk of this assumption is medium.

Average Household Size

The average household size of a given area is the total resident population divided by the total number of households. A household can be one person who usually resides alone, or two or more people who usually reside together and share facilities in a dwelling. There may be more than one family in a household. The average household size for the district is currently low at 1.96 with minimal change projected change by 2034. There is a risk if this assumption is not correct and average household size increase that Council will experience a greater burden on its infrastructure. Alternatively, if household sizes decrease, then Council may experience greater demand on land resources and affordability due one income per household versus two or more. This risk of this assumption is low.

Third Party Funding Sources

A number of projects, including many community facility projects are reliant on funding from other sources. It is assumed that funding will continue at current levels to be available as planned, as a conservative approach has been taken. The risk of this funding not being available is low.

Vested Assets

From time to time Council will receive privately constructed infrastructure assets vested in Council for ongoing management. There is a great deal of uncertainty around the amount and makeup of vested assets and as such vested assets are not included in Council's plans. The long-term

financial impacts of vesting assets into Council is assessed before transfer. The risk of this assumption is low.

Natural Disasters and Business Continuity

We assume that in the event of a significant disaster, natural or man-made, Council can continue to provide sufficient services to the community. Council has an Emergency Event Fund of just over \$2.6 million in case of a natural disaster. This would likely only fund the initial response effort. We have assumed, if required, external borrowing would be utilised to fund the clean-up and ongoing capital work to rebuild damaged underground assets, for which we don't currently insure, should any major disaster occur. There is a risk, depending on the extent of the disaster the borrowing may be difficult to acquire. However due to the size and spread of our communities we consider it unlikely a disaster would affect the entire district at any one time, which should mitigate any borrowing difficulties. Alongside us, Central Government also has a role in disaster recovery and restoration works after natural disasters happen.

We are also undertaking lifelines planning for all core services to improve the resilience of infrastructure critical to the community's well-being. Assessments of all earthquake-prone buildings is also underway. Other than increased insurance costs, we have allowed ourselves some headroom in our borrowing capacity from LGFA should we require it. Equally, the occurrence of drought has a major impact by reducing the incomes of primary sector businesses; this will influence decisions on the affordability of the 9-Year Plan. The risk of this occurring is medium.

Council prepared an Infrastructure Resilience Plan, and Infrastructure Response Plan in 2020. The Resilience Plan identifies the natural events that will create risks to three waters and roading infrastructure and services, and the likelihood and consequence of these events occurring.

The Resilience Plan identifies where critical asset failures could occur and mitigations required to address these. Mitigation projects have been included in the infrastructure work program for the next 30 years.

Asset Sales

Selling some property assets has been proposed within this plan. Money collected from selling property assets will be used to fund proposed upgrades to infrastructure or to reduce financial liabilities. There is a risk that the proceeds from asset sales is not as much as anticipated nor occur when stipulated within the 9-year plan. Sale of property assets is a factor in achieving the balanced budget and repayment of external debt. Should this not happen council will have an unbalanced budget, incur additional borrowing costs outside the plan and Council may need to review its funding options, use of reserves and debt levels. The risk of this occurring is high.

Asset Purchases for investment purposes

The plan assumes proceeds for asset sales will be invested in cash due to the uncertainty of the type and timing of reinvestments. The operating and capital expenditure is not dependent on either asset sales or asset reinvestment. The risk of this occurring is low.

Climate Change

Central Otago District Council commissioned Bodeker Scientific to undertake analysis and prepare a report of climate change impacts on the Central Otago District in 2017. This includes the scenario under the worst case or highest warming scenario, as well as the implications this may

have for the district. The Otago Regional Council has engaged Tonkin and Taylor to undertake analysis of the expected impacts of climate change on the wider Otago Region. The implications of climate change on Central Otago presented in the Tonkin and Taylor report are similar to those in the Bodeker Scientific report.

Central Otago District is predicted to warm by several degrees by the end of the century. Total precipitation is not projected to change much in the district, however; the distribution and intensity of rainfall is likely to alter, with a greater likelihood of more frequent extreme rainfall events. These events have occurred infrequently in the past, which provides valuable information regarding the consequences of these events to improve planning for the future.

Central Otago District Council declared a climate crisis in Central Otago on 25 September 2019. Further details of this can be found in the Infrastructure Strategy.

Council has joined the Toitū carbon reduce certification scheme which measures, manage and reduce its greenhouse gas emissions. This is a key strategic focus of Council's Sustainability Strategy. The emission sources that Council is responsible for have been measured for the from 2017/18 to 2022/23 financial years. Emissions are broken down into three categories by the Greenhouse Gas Protocol, and by Council activity in order to better understand the source.

There is a risk that if this assumption are wrong, then Council could face growing costs from more frequent weather events, damage to assets and growing insurance costs. Council continues to monitor the impact of climate change across Council's assets. The risk of direct impact from climate change within the 9-Year Plan timeframe is medium.

Financial Assumptions

Our Financial Strategy specifies how we will manage our finances into the future. We also have a Revenue and Financing Policy that defines how we decide to fund Council expenditure. Each contains specific financial assumptions. The following assumptions are further to these.

Interest Rates

We plan to borrow externally within this 9-Year Plan. We have assumed the following interest rates:

- Interest on internal borrowings is 2.0% through to 5.0% throughout the 9-Year Plan
- Interest on external investments is 2.0% through to 3.0%
- Interest on external borrowing is 2.0% through to 5.0% throughout the 9-Year Plan

Council will have a greater level of risk with the increased borrowings to meet the water related services and to achieve the Cromwell MasterPlan. The Liability Management Policy sets out the parameters to manage this risk, including Council considering tools to protect the ratepayer against potential fluctuations.

We have also assumed that facilities to borrow externally will be available when required, based on recent discussions with our bankers. Overall Council believes the risk is medium.

Cost Increases

Inflation reflects erosion in the buying power of money. Each dollar buys less and less goods and services over time. Depreciation staff, costs and some expenditure items have inflation applied from year 1 of the plan. The majority of the balance of the expenditure forecasts for each activity are input in the dollars of the first year (e.g. water and wastewater renewals and other operational

expenditure lines such as maintenance contracts). Where cost change has been applied from year two onwards, Council has used the BERL indices shown below. For all years from 2025 to 2034 the BERL indices shown below have also been applied. There is a medium risk that inflation may increase at a higher rate. This would impact on the affordability of Council's services and would be addressed as part of Council's annual planning process.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Inflation Adjustment Range	0% to 5.0%	1.5% to 7.5%	1.5% to 10.0%	1.5% to 5.0%	1.5% to 16.0%	1.5% to 19.0%	1.5% to 5.0%	1.5% to 5.0%	1.5% to 27.0%

Project Estimates

Project estimates of cost and timing are based on the best available scope, asset and market information available at the time of planning. Our Procurement policy defines the delegations and tendering requirements of projects. Significant estimates are independently peer reviewed. The timing of projects are assumed to be as planned unless significant changes to a project occurs. The risk of any significant changes is medium.

Asset Revaluations and Data Accuracy

Assets are revalued annually for key assets including waters assets, roading and waste assets. Five-yearly revaluations for parks and reserves and three-yearly for land and buildings to understand their worth and condition. We make assumptions on an asset's useful life and its replacement cost based on actual life and asset condition information, market rates, and professional knowledge. We mitigate the risk of these assumptions by revaluing some assets annually, undertaking asset testing, and regular visual condition rating.

Asset renewal and maintenance forecasts are based on the condition and the remaining life of infrastructure assets. This data is captured within the field and stored in dedicated databases. The accuracy of asset data has a direct impact on the accuracy of renewals and maintenance forecasts. We measure the accuracy of this data and have targets to improve its accuracy. We also have acceptable levels of confidence around asset valuations and data, which are also targeted for continuous improvement. Revaluations in the 9-year plan are based on BERL indices for the appropriate asset class.

If Councils assumptions are wrong, there is a risk that Councils assets are either under or over-valued and also under or over insured. Either scenario could have financial implication around insurance payments or insurance claims. The risk associated with the revaluations is considered low. Since 2019 Council has been working to improve confidence in the plant asset register and the data collected.

Depreciation

Depreciation of existing assets have used the current depreciation rates based on the remaining useful lives of the assets. New assets have been assigned estimated lives based on similar assets from the existing asset register. For larger assets the asset lives are based on the predominate asset. There is a risk that the life of an asset is significantly shorter or longer than Council assumptions. This could result in financial implications due to changes to the capital works programme, or insufficient funds collected to meet the renewal programme. The risk of any significant changes is low.

New Zealand Transport Agency funding

Each three-year period New Zealand Transport Agency Waka Kotahi funds the majority of Council's roading expenditure currently at a rate of 51%. The roading program presented in Council's 9 Year Plan also has planned funding from Waka Kotahi at a rate of 51% for all qualifying roading expenditure. Waka Kotahi is experiencing funding restrictions, which will impact the funding available to Councils. The risk of Waka Kotahi not funding Council's proposed roading programme is medium. If this occurs then the work programme will be reduced, which will result in work being deferred which could result in a reduction in levels of service, and higher future costs.

Capital Expenditure Completion Rate

Council assumes it will meet its proposed capital expenditure programme of work. Council is proposing significant expenditure particularly in the three-waters space. These programmes of work are significant.

The key risk is that the Council is unable to deliver the works programmes as proposed. Should the programme not be fully achieved, a backload of work arises, which could impact on levels of service, delays in replacing assets and price increases. There is also the risk of assets failing before they can be replaced. There is also a financial risk with the introduction of external borrowings to fund Council's capital programme of work, that could affect the budgeted expenditure due to changes in construction costs and the timing of external debt uplifted. The risk with delays is higher due to the significant programme planned, the capacity of the construction sector, the progression of the Cromwell master plan, and three waters reform that may impact on the timing of the programme. Council does have the ability, however, should the projects fall behind schedule to revise the timing of the delivery by moving projects into future annual plans. Any money already collected can be carried forward to a later year to be used at the point of construction. Risk will be reduced on the works programmes when the 3 Water activities transfer to a CCO.

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	12,163,977	-	-
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	22,822,793	6,762,489	9,424,307	43,557,939
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	75,048,691	43,507,296	21,774,213	118,098,151

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	4,246,677	-	-
Water Supply Improvements	21,412,500	7,873,821	-	-
Total Water	25,871,143	12,163,977	-	-

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 Stores	-	-	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	500,000	2,058,200	3,488,760	-
Teviot Valley Public Toilet	36,000	-	3,172	45,328
Total Property and Community Facilities	22,822,793	6,762,489	9,424,307	43,557,939

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 Continuity and Emergency Management	30,000	30,873	26,430	-
Total Governance and Corporate Services	1,942,909	343,550	679,938	3,834,803

5 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 4 April 2025.