

Financial Forecasts

This section presents the financial implications of the entire plan. It looks at the net worth, cash flows, performance and the overall position, broken down over the full ten year period. The section also details the assumptions made by Council in preparing the plan, as well as information about the revised rates for 2009/2010 in the funding impact statement and whether the Council is balancing its budget over the ten years. The section also includes fees and charges.

Financial Statements

Prospective Statement of Comprehensive Income

	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
Income										
Rates Revenue	31,534,629	34,551,515	36,606,389	38,972,252	41,375,199	44,102,678	47,056,416	50,207,594	53,733,173	57,510,541
Other Revenue	6,742,742	6,190,349	6,553,659	6,336,633	6,816,509	7,299,205	7,624,379	7,443,105	8,886,194	9,975,581
Interest and Dividends	1,107,688	764,376	522,125	373,190	335,444	449,652	696,596	1,141,352	1,823,618	2,687,619
NZ Transport Agency	15,002,773	14,840,615	15,439,720	15,722,333	15,993,890	16,266,191	16,741,693	17,199,898	18,056,129	19,005,821
Grants and Subsidies	370,230	381,549	389,698	393,397	401,193	409,529	418,437	451,862	437,277	447,654
Other Gains/(Losses)	2,263,250	752,510	(443,280)	1,298,250	595,610	691,220	756,711	(171,110)	(1,379,550)	111,020
Vested Assets	1,902,233	-	-	-	-	-	-	-	-	-
Development and Financial Contributions	575,708	341,946	439,527	477,356	9,978,102	715,505	1,157,056	-	2,257,486	5,295,844
MOH Subsidy for Sewerage/Water Schemes	4,751,837	2,015,019	1,369,758	-	-	-	-	-	-	-
Scheme Capital Recovery for Sewerage/Water Schemes	2,426,257	-	919,267	-	-	-	-	-	-	-
	66,677,347	59,837,879	61,796,863	63,573,411	75,495,947	69,933,980	74,451,288	76,272,701	83,814,327	95,034,080
Expenditure										
Employee Benefit Expenses	8,792,839	9,034,999	9,248,645	9,479,862	9,716,854	9,959,773	10,218,733	10,545,734	10,830,468	11,166,212
Depreciation and Amortisation	20,923,219	21,860,502	22,731,687	23,435,660	24,138,661	24,810,494	25,517,481	26,262,381	26,887,849	27,521,934
Finance Costs	1,303,190	1,419,076	1,429,747	1,814,998	1,785,747	2,377,294	2,374,326	2,353,551	2,717,541	2,728,179
Other Council Expenditure	26,520,264	28,822,430	29,119,965	30,057,276	30,046,283	30,729,894	31,649,450	32,244,505	32,807,767	32,986,027
	57,539,512	61,137,007	62,530,044	64,787,796	65,687,545	67,877,455	69,759,990	71,406,171	73,243,625	74,402,352
OPERATING SURPLUS/(DEFICIT)	9,137,835	(1,299,128)	(733,181)	(1,214,385)	9,808,402	2,056,525	4,691,298	4,866,530	10,570,702	20,631,728
Gain/(Loss) on Property, Plant and Equipment Revaluations	59,813,013	62,778,391	62,419,968	56,457,376	53,779,745	53,294,261	57,157,580	59,580,703	62,266,469	66,133,532
TOTAL COMPREHENSIVE INCOME	68,950,848	61,479,263	61,686,787	55,242,991	63,588,147	55,350,786	61,848,878	64,447,233	72,837,171	86,765,260

Reconciliation between Prospective Cost of Service Statements and the Prospective Statement of Comprehensive Income

A forecast for the ten years ending 30 June 2019

	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
TOTAL OPERATING REVENUE (Activity Cost of Service Statements)										
Beautification	649,898	772,940	676,418	744,162	722,436	719,210	737,450	767,267	773,802	793,553
Building Control	1,224,717	1,282,923	1,331,122	1,404,769	1,428,474	1,496,415	1,565,020	1,633,490	1,729,460	1,781,897
Cemeteries	168,235	172,579	175,327	176,673	180,915	183,862	189,572	192,379	198,066	201,878
Civil Defence and Emergency Management	249,362	265,079	277,197	300,323	319,178	346,802	379,423	388,148	445,826	501,834
Community Centres	371,303	383,452	390,443	416,899	405,919	414,437	423,722	433,650	444,474	456,295
Community Housing	268,974	268,833	287,543	290,401	306,456	307,389	327,757	327,779	346,578	349,694
District Support	2,577,665	3,694,366	3,560,311	3,460,927	4,170,315	4,441,130	5,658,628	6,308,914	7,776,060	8,409,773
Dog Control	267,186	275,165	280,827	304,946	293,875	300,144	307,016	314,516	339,310	329,899
Forestry	1,094,800	738,700	970,800	611,580	827,800	959,881	1,198,900	1,043,880	2,393,773	3,349,385
Grants and Donations	2,981,927	3,080,022	3,185,367	3,290,820	3,383,472	3,482,145	3,581,358	3,708,534	3,802,840	3,882,174
Health Regulation	371,306	392,961	417,063	445,712	468,946	490,186	546,560	569,186	598,858	664,493
Library Service	1,067,602	1,115,687	1,143,518	1,183,708	1,224,974	1,267,897	1,323,593	1,359,566	1,407,871	1,458,516
Other Local Services	476,691	540,992	474,164	521,522	486,649	499,710	522,956	515,993	569,876	538,058
Parks and Reserve	652,029	925,364	724,122	673,986	669,762	789,267	703,022	752,105	747,100	796,975
Public Conveniences	225,674	219,622	259,791	359,969	306,553	322,833	341,064	338,327	329,143	335,965
Representation and Advocacy	2,411,788	2,531,073	2,580,284	2,687,783	2,811,239	2,845,341	2,977,748	3,174,027	3,192,196	3,331,649
Resource Management	1,173,018	1,312,357	1,480,276	1,617,862	1,790,165	1,986,012	2,187,474	2,349,643	2,673,726	3,013,951
Roading and Transport	26,320,528	25,967,399	27,416,554	28,536,894	29,831,683	31,245,209	32,802,826	34,418,899	36,569,165	38,905,235
SIESA	1,209,892	1,233,188	1,261,465	1,296,988	1,332,032	1,372,712	1,415,434	1,460,161	1,508,173	1,559,704
Solid Waste Management	3,277,024	4,548,112	4,779,282	5,048,180	5,267,517	5,507,679	5,749,376	6,036,418	6,316,335	6,631,876
Stomwater	2,255,325	480,206	994,078	1,292,081	1,035,730	1,103,093	406,112	757,386	557,811	2,459,447
Strategy and Communication	1,159,116	1,181,606	1,182,365	1,239,415	1,249,124	1,260,270	1,280,489	1,352,331	1,291,965	1,208,530
Te Anau Airports	2,824,857	291,983	340,820	299,247	376,439	643,943	584,776	333,083	337,589	323,051
Wastewater	7,496,369	2,746,396	2,832,814	3,041,460	12,273,206	3,576,515	3,492,891	3,624,014	4,054,331	7,181,532
Water Supply	5,654,736	4,667,179	5,259,158	3,156,478	3,744,481	3,658,376	5,029,484	4,302,516	6,877,974	6,498,497
Work Schemes	68,385	64,135	103,104	67,386	68,957	76,792	72,547	111,819	76,765	78,829
Total Operating Revenue	66,498,407	59,152,319	62,384,213	62,470,171	74,976,297	69,297,250	73,805,198	76,574,031	85,359,067	95,042,690
TOTAL OPERATING REVENUE (Statement of Comprehensive Income)	66,677,347	59,837,879	61,796,863	63,573,411	75,495,947	69,933,980	74,451,288	76,272,701	83,814,327	95,034,080
Variance	(178,940)	(685,560)	587,350	(1,103,240)	(519,650)	(636,730)	(646,090)	301,330	1,544,740	8,610
Reconciling items										
Gain/(Loss) on Forestry Revaluation	178,940	685,560	(587,350)	1,103,240	519,650	636,730	646,090	(301,330)	(1,544,740)	(8,610)
	178,940	685,560	(587,350)	1,103,240	519,650	636,730	646,090	(301,330)	(1,544,740)	(8,610)

	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
TOTAL OPERATING EXPENDITURE (Activity Cost of Service Statements)										
Beautification	651,030	701,396	692,620	708,191	721,483	739,439	755,840	767,004	790,393	809,265
Building Control	1,280,062	1,315,128	1,350,405	1,380,257	1,412,655	1,446,891	1,480,841	1,523,952	1,564,449	1,606,909
Cemeteries	173,512	172,892	178,807	180,045	184,180	187,127	192,837	195,644	200,924	203,922
Civil Defence and Emergency Management	267,743	274,227	277,450	287,120	282,223	296,203	302,827	307,871	319,240	318,207
Community Centres	716,270	537,418	458,848	541,822	472,011	456,921	622,527	448,358	454,651	460,508
Community Housing	292,021	301,713	295,354	307,161	310,974	321,827	325,599	327,901	340,474	345,724
District Support	3,448,378	3,582,410	3,553,413	3,810,926	3,588,726	3,764,675	3,875,768	3,926,285	4,118,294	3,976,850
Dog Control	267,905	275,024	281,319	287,385	293,855	300,366	307,175	315,757	323,909	332,211
Forestry	371,843	403,130	350,339	420,864	368,199	456,869	457,013	520,846	557,720	441,321
Grants and Donations	3,274,256	3,495,008	3,408,153	3,545,333	3,475,422	3,560,802	3,634,788	3,763,610	3,793,329	4,098,579
Health Regulation	418,881	429,057	439,709	448,942	459,618	470,400	481,012	495,027	507,617	520,861
Library Service	1,108,649	1,146,309	1,185,003	1,197,868	1,225,808	1,254,774	1,284,795	1,319,239	1,351,863	1,398,185
Other Local Services	556,328	626,996	595,005	625,061	562,413	626,026	546,060	574,445	585,219	598,920
Parks and Reserve	690,479	709,271	736,223	765,367	851,130	798,000	818,160	983,787	834,484	835,730
Public Conveniences	173,984	113,258	308,671	272,122	351,928	334,568	328,489	274,934	341,596	125,990
Representation and Advocacy	2,409,625	2,659,976	2,556,500	2,618,804	2,806,428	2,699,376	2,780,514	3,114,063	2,922,876	2,952,034
Resource Management	1,865,778	1,905,558	1,923,435	1,866,704	1,886,665	1,469,160	1,507,643	1,547,460	1,591,055	1,627,148
Roading and Transport	25,762,470	26,880,880	27,823,373	28,516,848	29,032,751	29,958,572	30,661,958	31,344,853	32,153,113	32,960,413
SIESA	1,420,041	1,406,345	1,397,871	1,421,337	1,442,963	1,465,880	1,483,252	1,508,006	1,533,529	1,561,193
Solid Waste Management	3,613,449	4,990,540	5,117,117	5,264,464	5,288,296	5,397,624	5,530,956	5,621,642	5,731,533	5,829,339
Stormwater	826,526	858,500	885,150	919,232	781,404	828,236	862,865	899,698	1,009,803	1,078,743
Strategy and Communication	1,167,483	1,206,918	1,242,947	1,253,705	1,296,258	1,307,263	1,359,356	1,401,787	1,446,845	1,447,628
Te Anau Airports	801,502	668,785	717,622	676,049	746,823	875,638	958,938	706,359	593,748	281,449
Wastewater	2,988,417	3,134,887	3,216,503	3,496,774	3,699,008	4,456,373	4,650,146	4,746,486	5,034,595	5,137,528
Water Supply	2,936,102	3,282,793	3,477,820	3,913,596	4,082,962	4,339,308	4,483,679	4,702,103	5,071,196	5,380,461
Work Schemes	56,778	58,588	60,387	61,819	63,362	65,137	66,952	69,054	71,170	73,234
Total Operating Expenditure	57,539,512	61,137,007	62,530,044	64,787,796	65,687,545	67,877,455	69,759,990	71,406,171	73,243,625	74,402,352
TOTAL OPERATING EXPENDITURE (Statement of Comprehensive Income)	57,539,512	61,137,007	62,530,044	64,787,796	65,687,545	67,877,455	69,759,990	71,406,171	73,243,625	74,402,352
	-	-	-	-	-	-	-	-	-	-
Net Surplus per Prospective Statement of Comprehensive Income	9,137,835	(1,299,128)	(733,181)	(1,214,385)	9,808,402	2,056,525	4,691,298	4,866,530	10,570,702	20,631,728
OTHER COMPREHENSIVE INCOME										
Gain/(Loss) on Property, Plant and Equipment Revaluations	59,813,013	62,778,391	62,419,968	56,457,376	53,779,745	53,294,261	57,157,580	59,580,703	62,266,469	66,133,532
Total Other Comprehensive Income	59,813,013	62,778,391	62,419,968	56,457,376	53,779,745	53,294,261	57,157,580	59,580,703	62,266,469	66,133,532
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	68,950,848	61,479,263	61,686,787	55,242,991	63,588,147	55,350,786	61,848,878	64,447,233	72,837,171	86,765,260

Prospective Statement of Changes in Equity

	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
Balance at 1 July	1,265,081,489	1,334,032,337	1,395,511,600	1,457,198,387	1,512,441,378	1,576,029,525	1,631,380,311	1,693,229,189	1,757,676,422	1,830,513,593
Net Comprehensive Income for the year	68,950,848	61,479,263	61,686,787	55,242,991	63,588,147	55,350,786	61,848,878	64,447,233	72,837,171	86,765,260
Total Recognised Income and Expenditure	68,950,848	61,479,263	61,686,787	55,242,991	63,588,147	55,350,786	61,848,878	64,447,233	72,837,171	86,765,260
Balance at 30 June	1,334,032,337	1,395,511,600	1,457,198,387	1,512,441,378	1,576,029,525	1,631,380,311	1,693,229,189	1,757,676,422	1,830,513,593	1,917,278,853

Prospective Statement of Financial Position

	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
Equity										
Retained Earnings	738,408,378	741,727,044	743,319,655	744,625,211	753,923,388	754,417,295	754,957,226	752,517,175	751,555,578	758,626,594
Asset Revaluation Reserves	580,127,766	642,906,157	705,326,125	761,783,501	815,563,246	868,857,507	926,015,087	985,595,790	1,047,862,259	1,113,995,791
Other Reserves	15,496,193	10,878,399	8,552,607	6,032,666	6,542,891	8,105,509	12,256,876	19,563,457	31,095,756	44,656,468
	1,334,032,337	1,395,511,600	1,457,198,387	1,512,441,378	1,576,029,525	1,631,380,311	1,693,229,189	1,757,676,422	1,830,513,593	1,917,278,853
Represented by:										
Current Assets										
Cash and Cash Equivalents	6,130,762	8,997,282	10,411,933	12,339,348	4,151,380	5,437,660	6,167,334	8,027,106	7,414,658	3,622,916
Trade and Other Receivables	7,561,239	6,998,310	7,370,707	7,394,355	7,759,530	8,175,851	8,634,186	9,051,921	9,753,356	10,447,107
Inventories	363,066	363,066	363,066	363,066	363,066	363,066	363,066	363,066	363,066	363,066
	14,055,067	16,358,658	18,145,706	20,096,769	12,273,976	13,976,577	15,164,586	17,442,093	17,531,080	14,433,089
Non-Current Assets										
Property, Plant and Equipment	1,328,332,168	1,393,717,952	1,462,879,807	1,518,834,974	1,588,667,692	1,641,387,802	1,697,664,871	1,759,506,689	1,822,272,793	1,898,046,972
Intangible Assets	622,055	523,861	465,038	375,308	293,563	266,878	257,689	257,339	257,222	257,222
Forestry Assets	10,348,640	11,034,200	10,446,850	11,550,090	12,069,740	12,706,470	13,352,560	13,051,230	11,506,490	11,497,880
Other Financial Assets	12,274,682	8,082,437	6,131,295	3,919,500	4,710,666	6,576,648	11,044,820	18,568,395	30,232,818	43,936,194
	1,351,577,545	1,413,358,450	1,479,922,990	1,534,679,872	1,605,741,661	1,660,937,798	1,722,319,940	1,791,383,653	1,864,269,323	1,953,738,268
TOTAL ASSETS	1,365,632,612	1,429,717,108	1,498,068,696	1,554,776,641	1,618,015,637	1,674,914,375	1,737,484,526	1,808,825,746	1,881,800,403	1,968,171,357
Current Liabilities										
Trade and Other Payables	5,423,767	5,908,497	5,974,264	6,241,876	6,236,377	6,493,676	6,677,934	6,794,634	6,980,299	7,017,345
Contract Retentions and Deposits	741,958	741,958	741,958	741,958	741,958	741,958	741,958	741,958	741,958	741,958
Employee Benefit Liabilities	1,262,984	1,262,984	1,262,984	1,262,984	1,262,984	1,262,984	1,262,984	1,262,984	1,262,984	1,262,984
Development and Financial Contributions	4,117,658	5,784,451	7,353,664	8,885,047	915,685	2,208,919	3,060,602	5,069,342	4,820,595	1,533,490
Provision for Decommissioning	9,783	10,272	10,786	11,325	23,216	5,136	5,392	5,662	5,945	5,945
	11,556,150	13,708,162	15,343,656	17,143,190	9,180,220	10,712,673	11,748,870	13,874,580	13,811,781	10,561,722
Non-Current Liabilities										
Employment Benefit Liabilities	420,026	420,026	420,026	420,026	420,026	420,026	420,026	420,026	420,026	420,026
Provision for Decommissioning	88,561	78,289	67,503	56,178	32,962	39,151	33,759	28,097	22,152	16,207
Borrowings	19,535,538	19,999,031	25,039,124	24,715,869	32,352,904	32,362,214	32,052,682	36,826,621	37,032,851	39,894,549
	20,044,125	20,497,346	25,526,653	25,192,073	32,805,892	32,821,391	32,506,467	37,274,744	37,475,029	40,330,782
TOTAL LIABILITIES	31,600,275	34,205,508	40,870,309	42,335,263	41,986,112	43,534,064	44,255,337	51,149,324	51,286,810	50,892,504
NET ASSETS	1,334,032,337	1,395,511,600	1,457,198,387	1,512,441,378	1,576,029,525	1,631,380,311	1,693,229,189	1,757,676,422	1,830,513,593	1,917,278,853

Statement of Prospective Cash Flows

	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
CASHFLOWS FROM OPERATING ACTIVITIES										
Cash provided from										
Receipts from Rates Revenue	31,534,629	34,551,515	36,606,389	38,972,252	41,375,199	44,102,678	47,056,416	50,207,594	53,733,173	57,510,541
Receipts from NZ Transport Agency Funding	15,002,773	14,840,615	15,439,720	15,722,333	15,993,890	16,266,191	16,741,693	17,199,898	18,056,129	19,005,821
Interest and Dividends	1,107,688	764,376	522,125	373,190	335,444	449,652	696,596	1,141,352	1,823,618	2,687,619
Contributions from Developers	2,008,739	2,008,739	2,008,739	2,008,739	2,008,739	2,008,739	2,008,739	2,008,739	2,008,739	2,008,739
Receipts from Other Revenue	14,524,695	9,149,846	8,859,985	6,706,383	6,852,528	7,292,414	7,584,482	7,477,232	8,622,037	9,729,484
	64,178,524	61,315,091	63,436,958	63,782,897	66,565,800	70,119,674	74,087,926	78,034,815	84,243,696	90,942,204
Cash disbursed to										
Interest	1,303,190	1,419,076	1,429,747	1,814,998	1,785,747	2,377,294	2,374,326	2,353,551	2,717,541	2,728,179
Payments to Suppliers and Employees	35,415,902	37,382,482	38,313,114	39,280,313	39,779,961	40,444,260	41,689,061	42,678,931	43,458,232	44,121,138
	36,719,092	38,801,558	39,742,861	41,095,311	41,565,708	42,821,554	44,063,387	45,032,482	46,175,773	46,849,317
Net Cash Inflow(Outflow) from Operating Activities	27,459,432	22,513,533	23,694,097	22,687,586	25,000,092	27,298,120	30,024,539	33,002,333	38,067,923	44,092,887
CASHFLOWS FROM INVESTING ACTIVITIES										
Cash provided from										
Sale of Property, Plant & Equipment	2,084,310	66,950	144,070	195,010	75,960	54,490	110,620	130,220	165,190	119,630
Reduction in Investments	3,909,872	4,192,245	1,951,142	2,211,795	-	-	-	-	-	-
	5,994,182	4,259,195	2,095,212	2,406,805	75,960	54,490	110,620	130,220	165,190	119,630
Cash disbursed to										
Acquisition of Investments	-	-	-	-	791,166	1,865,982	4,468,172	7,523,575	11,664,423	13,703,376
Purchase of Intangible Assets	70,575	41,320	79,257	43,285	44,194	-	-	-	-	-
Purchase of Property, Plant & Equipment	34,734,321	24,328,381	29,335,494	22,800,436	40,065,695	24,209,658	24,627,781	28,523,145	27,387,368	37,162,581
	34,804,896	24,369,701	29,414,751	22,843,721	40,901,055	26,075,640	29,095,953	36,046,720	39,051,791	50,865,957
Net Cash Inflow(Outflow) from Investing Activities	(28,810,714)	(20,110,506)	(27,319,539)	(20,436,916)	(40,825,095)	(26,021,150)	(28,985,333)	(35,916,500)	(38,886,601)	(50,746,327)
CASHFLOWS FROM FINANCING ACTIVITIES										
Cash provided from										
Proceeds from Borrowings	3,996,919	1,423,421	6,061,573	885,762	8,918,291	1,301,902	1,112,116	6,083,216	1,728,059	4,530,260
Cash disbursed to										
Repayment of Borrowings	913,891	959,928	1,021,480	1,209,017	1,281,256	1,292,592	1,421,648	1,309,277	1,521,829	1,668,562
Net Cash Inflow(Outflow) from Financing Activities	3,083,028	463,493	5,040,093	(323,255)	7,637,035	9,310	(309,532)	4,773,939	206,230	2,861,698
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	1,731,746	2,866,520	1,414,651	1,927,415	(8,187,968)	1,286,280	729,674	1,859,772	(612,448)	(3,791,742)
Cash and Cash Equivalents at the beginning of the year	4,399,016	6,130,762	8,997,282	10,411,933	12,339,348	4,151,380	5,437,660	6,167,334	8,027,106	7,414,658
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	6,130,762	8,997,282	10,411,933	12,339,348	4,151,380	5,437,660	6,167,334	8,027,106	7,414,658	3,622,916

Reconciliation between the Net Surplus (from the Statement of Comprehensive Income) and Net Cash from Operating Activities (from the Statement of Cashflows)

	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
Surplus (Deficit)	9,137,835	(1,299,128)	(733,181)	(1,214,385)	9,808,402	2,056,525	4,691,298	4,866,530	10,570,702	20,631,728
<u>Add (Less) Non Cash Items</u>										
Depreciation and Amortisation	20,923,219	21,860,502	22,731,687	23,435,660	24,138,661	24,810,494	25,517,481	26,262,381	26,887,849	27,521,934
Vested Assets	(1,902,233)	-	-	-	-	-	-	-	-	-
Forestry Revaluation	(178,940)	(685,560)	587,350	(1,103,240)	(519,650)	(636,730)	(646,090)	301,330	1,544,740	8,610
<u>Add (Less) Movements in Working Capital Items</u>										
Trade and Other Receivables	233,629	562,929	(372,397)	(23,648)	(365,175)	(416,321)	(458,334)	(417,736)	(701,434)	(693,752)
Trade and Other Payables	(82,982)	484,730	65,768	267,612	(5,498)	257,299	184,258	116,701	185,665	37,047
<u>Other</u>										
Gains/(Losses) on Disposal of Property, Plant and Equipment	(2,084,310)	(66,950)	(144,070)	(195,010)	(75,960)	(54,490)	(110,621)	(130,220)	(165,190)	(119,630)
Movement in Provision for Decommissioning	(19,817)	(9,783)	(10,272)	(10,786)	(11,325)	(11,891)	(5,136)	(5,392)	(5,662)	(5,945)
Movement in Development Contributions	1,433,031	1,666,793	1,569,212	1,531,383	(7,969,363)	1,293,234	851,683	2,008,739	(248,747)	(3,287,105)
Net Cash Inflow/(Outflow) from Operating Activities	27,459,432	22,513,533	23,694,097	22,687,586	25,000,092	27,298,120	30,024,539	33,002,333	38,067,923	44,092,887

Accounting Policies

Reporting Entity

The Southland District Council (referred to as “SDC” or “Council”) is a territorial local authority governed by the Local Government Act 2002. The primary objective of the Council is to provide goods or services for the community or social benefit rather than making a financial profit. Accordingly, SDC has designated itself as a public benefit entity for the purposes of New Zealand equivalents to International Financial Reporting Standards (NZ IFRS).

The financial statements represent the results of the Council’s 26 significant activities (detailed on pages 47 to 165) including the Stewart Island Electrical Supply Authority (SIESA). SIESA is a business unit of the Council, which generates and reticulates electricity to the majority of Stewart Island residents and industry.

Venture Southland is a joint venture with Invercargill City Council and Gore District Council, for the development and promotion of Southland in terms of enterprise, tourism and the people of the province.

The prospective financial information reflects the operations of the SDC but do not include the consolidated results of Council controlled organisations and Venture Southland. The Council has not presented group prospective financial statements because the Council believes that the parent prospective financial statements are more relevant to the users.

The prospective financial statements of Council were authorised for issue by Council on 16 April 2009.

Basis of Preparation

The prospective financial statements have been prepared in accordance with the requirements of the Local Government Act 2002, which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice (NZ GAAP).

These prospective financial statements have been prepared in accordance with NZ GAAP. They also comply with NZ IFRS, and other applicable Financial Reporting Standards, as appropriate for public benefit entities.

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

Prospective Financial Information

The financial information contained within this Long Term Community Council Plan (LTCCP) is prospective financial information in terms of Financial Reporting Standard 42 (FRS 42) ‘Prospective Financial Statements’. The purpose for which is to enable ratepayers, residents and all other interested parties to obtain information about the expected future financial performance, position and cash flow of SDC.

The actual results achieved for any particular financial year are also likely to vary from the information presented, and may vary materially depending on the circumstances that arise during the period.

No actual financial results have been incorporated within the prospective financial statements.

Measurement Base

The financial statements have been prepared on a historical cost basis, modified by the revaluation of heritage assets, certain infrastructural assets, and biological assets.

The financial statements are presented in New Zealand dollars (the functional currency of the SDC) and all values are rounded to the nearest dollar.

(a) Revenue

Rates are set annually by a resolution from Council and relate to a financial year. All ratepayers are invoiced within the financial year to which the rates have been set. Rates revenue is recognised when payable.

Revenue from the rendering of services is recognised by reference to the stage of completion of the transaction at balance date, based on the actual service provided as a percentage of the total services to be provided.

Interest is recognised using the effective interest method.

Subsidies from New Zealand Transport Agency and grants from other government agencies are recognised as revenue upon entitlement, which is when conditions pertaining to eligible expenditure have been fulfilled.

Other grants and bequests, and assets vested in the Council - with or without conditions - are recognised as revenue when control over the assets is obtained.

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

Dividends are recognised when the right to receive payment has been established.

(b) Borrowing Costs

Borrowing costs are recognised as an expense in the period in which they are incurred. The Council has not capitalised borrowing costs associated with funding capital works in progress as required under NZ IAS (New Zealand equivalents to International Accounting Standards) 23 Borrowing Costs. Public benefit entities may defer adoption of NZ IAS 23 pending the completion of the Financial Reporting Standard Board's research project into the application of NZ IAS 23 (revised 2008) by public benefit entities.

(c) Grant expenditure

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

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

(d) Leases

▪ *Finance Leases*

Finance leases effectively transfer to the lessee substantially all the risks and benefits incidental to the ownership of the leased item, whether or not title is eventually transferred. At the commencement of the lease term, the Council recognises finance leases as assets and liabilities in the statement of financial position at the lower of the fair value of the leased item or the present value of the minimum lease payments.

The amount recognised as an asset is depreciated over its useful life. If there is no certainty as to whether SDC will obtain ownership at the end of the lease term, the asset is fully depreciated over the shorter of the lease term and its useful life.

▪ *Operating Leases*

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

(e) Equity

Equity is the communities' interest in the Council as measured by total assets less total liabilities. Equity is classified into a number of reserves to enable clearer identification of the specified uses that the Council makes of its accumulated surpluses. The components of equity are:

- Retained Earnings
- Council created reserves (general reserve, separate account balances and rates appropriation balance)
- Special reserves (managed by allocation committees)
- Asset revaluation reserves

Reserves represent a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Council created reserves may be altered without reference to any third party or the courts. Transfers to and from these reserves are at the discretion of the Council.

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

(f) Cash and Cash Equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities in the statement of financial position.

(g) Trade and other receivables

Trade and other receivables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment.

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

A provision for impairment of receivables is established when there is objective evidence that the Council will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted using the effective interest method.

(h) Inventories

Inventories (such as spare parts and other items) held for distribution or consumption in the provision of services that are not supplied on a commercial basis are measured at the lower of cost and current replacement cost.

The write down from cost to current replacement cost is recognised in the statement of financial performance.

(i) Financial assets

SDC classifies its financial assets into the following four categories: financial assets at fair value through profit or loss, held-to-maturity investments, loans and receivables and financial assets at fair value through equity. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and re-evaluates this designation at every reporting date.

Financial assets are initially measured at fair value plus transaction costs unless they are carried at fair value through profit or loss in which case the transaction costs are recognised in the statement of financial performance. Purchases and sales of investments are recognised on trade-date, the date on which SDC commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Council has transferred substantially all the risks and rewards of ownership.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used is the current bid price.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. SDC uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. Quoted market prices or dealer quotes for similar instruments are used for long term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The four categories of financial assets are:

- Financial assets at fair value through profit or loss

This category has two sub-categories: financial assets held for trading, and those designated at fair value through profit or loss at inception.

A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance sheet date.

After initial recognition they are measured at their fair values. Gains or losses on re-measurement are recognised in the statement of financial performance.

- Loans and receivables

These are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

After initial recognition they are measured at amortised cost using the effective interest method. Gains and losses when the asset is impaired or derecognised are recognised in the statement of financial performance. Loans and receivables are classified as “trade and other receivables” in the statement of financial position.

- Held to maturity investments

Held to maturity investments are assets with fixed or determinable payments and fixed maturities that SDC has the positive intention and ability to hold to maturity.

After initial recognition they are measured at amortised cost using the effective interest method. Gains and losses when the asset is impaired or derecognised are recognised in the statement of financial performance.

- Financial assets at fair value through equity

Financial assets at fair value through equity are those that are designated as fair value through equity or are not classified in any of the other categories above.

This category encompasses:

- Investments that SDC intends to hold long term but which may be realised before maturity; and
- Shareholdings that SDC holds for strategic purposes. SDC's investments in its associate companies are not included in this category as they are held at cost (as allowed by NZ IAS 27 Consolidated and Separate Financial Statements and NZ IAS 28 Investments in Associates) whereas this category is to be measured at fair value.

After initial recognition these investments are measured at their fair value, unless fair value cannot be reliably measured, in which case, the investments are measured at historical cost.

Gains and losses are recognised directly in equity except for impairment losses, which are recognised in the statement of financial performance. In the event of impairment, any cumulative losses previously recognised in equity will be removed from equity and recognised in statement of financial performance even though the asset has not been derecognised.

On derecognition the cumulative gain or loss previously recognised in equity is recognised in the statement of financial performance.

Council's investments in this category include: Civic Assurance (formerly the New Zealand Local Government Insurance Corporation Limited) and Milford Sound Development Authority.

(j) Impairment of Financial Assets

At each balance sheet date SDC assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired. Any impairment losses are recognised in the forecast statement of financial performance.

(k) Non-current Assets Held For Sale

Non-current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through a sale transaction, not through continuing use.

Non-current assets held for sale are measured at the lower of their carrying amount and fair value less disposal costs.

Any impairment losses for write-downs of non-current assets held for sale are recognised in the statement of financial performance.

Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have been previously recognised.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

(l) Goods and Services Tax (GST)

The forecast financial statements have been prepared exclusive of GST with the exception of receivables and payables, which are stated inclusive of GST. When GST is not recoverable as an input tax then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from the IRD, including the GST relating to investing and financing activities, is classified as an operating cash flow in the statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

(m) Property, Plant and Equipment

Property, plant and equipment consist of:

- *Infrastructure Assets*

Infrastructure assets are those systems taken as a whole that are intended to be maintained indefinitely. These assets include the Council's roading and bridge networks and the fixed utility systems owned by the Council. Each asset type includes all items that are required for the network to function. For example, sewerage reticulation includes reticulation piping and sewer pump stations.

- *Operational Assets*

These include land, buildings, improvements, library books, plant and equipment, and motor vehicles.

- *Restricted Assets*

Restricted assets are parks and reserves owned by the Council, which cannot be disposed of because of legal or other restrictions and provide a benefit or service to the community.

Property, plant and equipment is shown at cost or valuation, less accumulated depreciation and impairment losses.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to SDC and the cost of the item can be measured reliably.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the statement of financial performance. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to retained earnings.

Subsequent costs

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to SDC and the cost of the item can be measured reliably.

Depreciation

Depreciation is provided on a straight line basis on all property, plant and equipment except land and heritage assets, at rates which will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives. The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Asset Category	Estimated Economic Life (years)	Depreciation	
		Percent	Method
Operational Assets			
Improvements	10	10.00%	SL
Buildings	40	2.50%	SL
Vehicles	5-12	9.00%-20.00%	SL
Other Plant	7-12	9.00%-15.00%	SL
Furniture and Fittings	7-8	13.50%	SL
Office Equipment	7-8	13.50%	SL
Computer Equipment	2-10	10.00%-50.00%	SL
SCADA Equipment	7-8	13.50%	SL
Other Equipment	7-8	13.50%	SL
Library Books	10	10.00%	SL
Runways	5-10	10.00%-20.00%	SL

Infrastructural Assets

Electrical Generation Plant	2-25	4.00% - 39.60%	SL or DV
Sealed Roads	Various	2.07% - 6.94%	SL
Unsealed Roads	Various	4.05% - 20.41%	SL
Bridges	50-100	1.00% - 2.00%	SL
Footpaths	14-20	5.00% - 7.14%	SL
Street Lighting	2.5-20	5.00% - 40.00%	SL
Sewerage Schemes	Various	2.06% - 7.02%	SL
Stormwater Schemes	7-50	2.00% - 14.29%	SL
Water Supply Schemes	Various	1.82% - 13.09%	SL
Marine Assets	5-50	2.00% - 20.00%	SL
Transfer Stations	10	10.00%	SL
Landfill Sites	10	10.00%	SL

SIESA assets have the following useful lives and associated depreciation rates of major classes of assets for accounting purposes.

Asset Category	Estimated Economic Life (years)	Depreciation	
		Percent	Method
Plant	2-25	5.00% - 60.00%	SL or DV
Vehicles	8-15.5	12.00% - 26.00%	DV
Buildings	40-100	1.00% - 2.25%	SL or DV

The residual value and useful live of an asset is reviewed, and adjusted, if applicable, at each financial year-end.

Revaluations

Roads, water reticulation, sewerage reticulation and stormwater systems are revalued on an annual basis. Heritage assets are valued on a three yearly valuation cycle. All other asset classes are carried at depreciated historical cost. The carrying values of revalued items are reviewed each balance date to ensure that those values are not materially different to fair value. The valuation basis for the different asset categories are described in more detail below.

Land and Buildings

The deemed cost of land and buildings were established by registered valuers from Quotable Value in accordance with the requirements of the Institute of Chartered Accountants of New Zealand Standards, as at 30 June 1993. Purchases made since 30 June 1993 are recorded at cost.

Endowment lands are vested in Council for specific purposes for the benefit of various communities. These vestings have been made under various pieces of legislation which restrict both the use of any revenue and any possible dispositions.

Infrastructural Assets

Appropriately qualified personnel from MWH New Zealand Limited have completed a revaluation of district roading, footpaths and bridge asset networks as at 30 June 2008. This revaluation established a depreciated replacement cost to component level for those infrastructural assets as at 30 June 2008.

In-house staff with specialist knowledge in the area have completed a revaluation as at 30 June 2008 of the water supply, sewerage scheme and stormwater assets. This revaluation established a depreciated replacement cost to component level for those infrastructural assets as at 30 June 2008. Mr R Hayes who is appropriately qualified has reviewed the component rates and expected life estimates used in this valuation.

Revaluations of roading, water, sewerage and stormwater assets are carried out annually.

All other infrastructural assets (electrical generation plant, street lighting and marine assets) are valued at their deemed cost, based on a revaluation of assets undertaken by appropriately qualified personnel from Royds Garden Limited in 1993.

- *Plant and Vehicles (including Electrical Generation Plant)*

Items are shown at historical cost less provision for depreciation.

- *Library Books*

Books have been valued by SDC staff on a depreciated replacement cost basis, using New Zealand Library Association guidelines, as at 30 June 1993 representing deemed cost. Additions to library book stocks since 30 June 1993 are recorded at cost.

- *Heritage Assets*

The only assets to be included under this category are art works owned by the Council, which have been valued by an independent valuer, Mr R Thomson of International Art Centre, Auckland, as at 30 June 2005 and recorded at fair value in accordance with NZ IAS 16.

Other assets, which would normally be classified under heritage assets, for example war memorials, have been included under 'Other Assets'.

Because of the nature of the item art works are revalued on a three to five yearly cycle and not depreciated.

- *Other Assets*

Other assets are shown at historic cost or depreciated replacement cost, less a provision for depreciation. Additions and deletions to other assets since 30 June 1993 are recorded at cost.

Accounting for revaluations

SDC accounts for revaluations of property, plant and equipment on a class of asset basis.

The results of revaluing are credited or debited to an asset revaluation reserve for that class of asset. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed in the statement of financial performance. Any subsequent increase on revaluation that off-sets a previous decrease in value recognised in the statement of financial performance will be recognised first in the statement of financial performance up to the amount previously expensed, and then credited to the revaluation reserve for that class of asset.

(n) Work in Progress

Assets under construction are not depreciated. The total cost of a project is transferred to the relevant asset class on its completion and then depreciated.

(o) Intangible Assets

Software acquisition and development

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software. Costs associated with maintaining computer software are recognised as an expense when incurred. Costs that are directly associated with the development of software for internal use by the Council are recognised as an intangible asset. Direct costs include the software development employee costs and an appropriate portion of relevant overheads.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. The useful lives and associated amortisation rates of major classes of intangible assets have been estimated as follows:

Computer software	2.5 - 10 years	10.00% - 40.00%	SL
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(p) Forestry Assets

Forestry assets are revalued annually at fair value less estimated point of sale costs as of 30 June by in-house staff with specialist knowledge in the area. This is peer reviewed by an independent valuer using standard forest valuation methodology. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate.

Gains or losses arising on initial recognition of forestry assets at fair value less estimated point of sale costs and from a change in fair value less estimated point of sale costs are recognised in the statement of financial performance.

The costs to maintain the forestry assets are included in the forecast statement of financial performance.

(q) Investment Property

Properties leased to third parties under operating leases are classified as investment property unless the property is held to meet service delivery objectives, rather than to earn rentals or for capital appreciation. Properties leased to third parties to meet service delivery objectives are classified as property, plant and equipment.

Investment property is measured initially at its cost, including transaction costs.

After initial recognition, SDC measures all investment property at fair value as determined annually by an independent valuer.

Gains or losses arising from a change in the fair value of investment property are recognised in the forecast statement of financial performance.

(r) Impairment of Non-Financial Assets

Non-financial assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that have a finite useful life are reviewed for impairment whenever events or changes

in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the assets ability to generate net cash inflows and where the entity would, if deprived of the asset, replace its remaining future economic benefits or service potential.

The value in use for cash-generating assets is the present value of expected future cash flows.

If an asset's carrying amount exceeds its recoverable amount the asset is impaired and the carrying amount is written down to the recoverable amount. For revalued assets the impairment loss is recognised against the revaluation reserve for that class of asset. Where that results in a debit balance in the revaluation reserve, the balance is recognised in the statement of financial performance.

For assets not carried at a revalued amount, the total impairment loss is recognised in the statement of financial performance.

The reversal of an impairment loss on a revalued asset is credited to the revaluation reserve. However, to the extent that an impairment loss for that class of asset was previously recognised in statement of financial performance, a reversal of the impairment loss is also recognised in the statement of financial performance.

For assets not carried at a revalued amount the reversal of an impairment loss is recognised in the forecast statement of financial performance.

(s) Employee Benefits

Short term benefits

Employee benefits that the SDC expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, retiring and long service leave entitlements expected to be settled within 12 months.

Long term benefits

Long service leave and retirement leave

Entitlements that are payable beyond 12 months, such as long service leave and retiring leave, have been calculated by in-house staff. The calculations are based on:

- likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that staff will reach the point of entitlement and contractual entitlements information; and
- the present value of the estimated future cash flows. A discount rate of 7% and an inflation factor of 3% were used.

Superannuation schemes

Defined contribution schemes - Obligations for contributions to defined contribution superannuation schemes are recognised as an expense in the statement of financial performance as incurred.

(t) Provisions

SDC recognises a provision for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that expenditures will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The change in the provision due to the passage of time is recognised in the statement of financial performance.

Financial Guarantee Contracts

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

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

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

Landfill Post-Closure Costs

The Council, as operator, has a legal obligation under its resource consent to provide ongoing maintenance and monitoring services at their landfill sites after closure. A provision for post-closure costs is recognised as a liability when the obligation for post-closure costs arises.

The provision is measured based on the present value of future cash flows expected to be incurred, taking into account future events including new legal requirements and known improvements in technology. The provision includes all costs associated with landfill post closure.

Amounts provided for landfill post-closure are capitalised to the landfill asset where they give rise to future economic benefits to be obtained. Components of the capitalised landfill asset are depreciated over their useful lives.

The discount rate used is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the Council.

(u) Borrowings

Borrowings are initially recognised at their fair value. After initial recognition, all borrowings are measured at amortised cost using the effective interest method.

Repayments

Most borrowings are repaid on a table basis (i.e. each repayment instalment consists of a mixture of both principal and interest). The one exception are the roading business unit loans, which are interest payments only.

(v) Budget Figures

The budget figures are those approved by the Council at the beginning of the year after a period of consultation with the public as part of the Annual Plan process. The budget figures have been prepared in accordance with

New Zealand Generally Accepted Accounting Practice and are consistent with the accounting policies adopted by the Council for the preparation of financial statements.

(w) Cost Allocation

SDC has derived the cost of service for each significant activity of Council using the cost allocation system outlined below.

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

Direct costs are charged directly to significant activities. Indirect costs have been allocated to all significant activities in two ways. Where appropriate, indirect costs are directly apportioned to activities. The remaining indirect costs are allocated either on a gross cost or activity/usage basis.

(x) Critical Accounting Estimates and Assumptions

In preparing these forecast financial statements SDC has made estimates and assumptions concerning the future. These estimates and assumptions may differ from the subsequent actual results. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations or future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Infrastructural assets

There are a number of assumptions and estimates used when performing depreciated replacement cost (DRC) valuations over infrastructural assets. These include:

- the physical deterioration and condition of an asset, for example the Council could be carrying an asset at an amount that does not reflect its actual condition. This is particularly so for those assets, which are not visible, for example stormwater, wastewater and water supply pipes that are underground. This risk is minimised by Council performing a combination of physical inspections and condition assessments of underground assets;
- estimating any obsolescence or surplus capacity of an asset; and
- estimates are made when determining the remaining useful lives over which the asset will be depreciated. These estimates can be impacted by the local conditions, for example weather patterns and traffic growth. If useful lives do not reflect the actual consumption of the benefits of the asset, then SDC could be over or under estimating the annual depreciation charge recognised as an expense in the statement of financial performance. To minimise this risk SDC's infrastructural asset useful lives have been determined with reference to the NZ Infrastructural Asset Valuation and Depreciation Guidelines published by the National Asset Management Steering Group, and have been adjusted for local conditions based on past experience. Asset inspections, deterioration and condition modelling are also carried out regularly as part of the SDC's asset management planning activities, which gives the Council further assurance over its useful life estimates.

Experienced independent valuers perform the Council's infrastructural asset revaluations.

(y) Critical Judgements in Applying SDC's Accounting Policies

Management has exercised the following critical judgements in applying the Council's accounting policies to the prospective financial statements.

Classification of property

SDC owns a number of properties, which are maintained primarily to provide housing to pensioners. The receipt of rental income from these properties is incidental to holding these properties.

These properties are held for service delivery objectives as part of the Council's social housing policy. These properties are accounted for as property, plant and equipment.

(z) Statement of Cash Flows

Operating activities include cash and cash equivalents (as defined in (g) above) received from all the Council's income sources and record the cash payments made for the supply of goods and services.

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

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

(aa) Cost of Services Statements

The cost of services statements, as provided in each of the statements of service performance, report the net cost of services for each of the Council's significant activities, and are represented by the costs of providing the service less all revenue that can be allocated to these activities.

Changes in Accounting Policies

There have been no changes to the accounting policies since the date of the last audited financial statements.

Significant Forecasting Assumptions, Uncertainties and Risk

This section explains the significant assumptions and the risks associated with those assumptions which have been made by the Council in its forecasting for the 10 year period. The assumptions are based on the information available to Council in November 2008. While every effort has been made to ensure the forecasts are the Council's best estimates for the future, the actual results for each reporting period are likely to vary from the information presented, and the variations may be material. Where there is a high level of uncertainty about the assumptions, Council must state the reason for that level of uncertainty and assess the potential impact of this on the financial statements. Please note that this information has been prepared for the Council's budgeting and financial planning and it may not be appropriate to be used for any other purpose. The assumptions detailed here have been applied across the Council. Some activities have activity specific assumptions which are detailed in the relevant Activity Plan.

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
POPULATION, DEMOGRAPHICS AND DWELLING ASSUMPTIONS						
Total population projections were derived from a baseline scenario of economic growth ²³ developed by Infometrics Ltd for Venture Southland in August 2008. The baseline scenario was selected after taking into account the risks and likelihood of the various economic scenarios modelled as well as Statistics New Zealand recently released area unit projections of population, age, sex and private occupied dwellings. Household (occupied dwellings) projections were derived using the population projections and estimates for the average number of persons per dwelling which are expected to increase in Southland with migration patterns. Dwelling numbers were also adjusted to take into account non-private dwellings. Peak population figures were derived from the Infometrics Ltd data, previous forecasts and estimates of visitor numbers and visitor travelling trends in Southland. The Infometrics Ltd projections were used in favour of the Statistics New Zealand projections for the district as Statistics New Zealand's are based primarily on historical births, deaths and migration, while the Infometrics Ltd projections are linked to Southland's future economic prospects which are strongly linked to Southland's ability to attract workers to the region and retain its own workers. Township projections were also developed from the Infometrics Ltd total projections, using previous forecasts, Statistics New Zealand's area unit forecasts for comparison and also taking into account knowledge of current activity and issues in various townships.						
Population Using the baseline scenario, the district's population is expected to grow slightly overall (1.3%) from 28,440 in 2006 to 28,800 in 2026 with a peak in 2021 of 29,600. The rural-urban split is expected to remain relatively stable over time, with 54% of the population living in rural areas and 46% living in urban areas throughout the forecast period. There will be different rates of population change in each township (see Figure 1). Townships where a significant level of population growth is projected include Te Anau, Winton, Manapouri, and Edendale. Population decline is projected for	Population growth is higher than projected, putting increased pressure on Council to provide additional infrastructure and services.	Possible (3)	Minor (10)	Minor (10)	MODERATE	Small increases in population can be included within the present level of infrastructure. While there is a national trend towards urbanisation, in Southland it is predicted that there will continue to be a relatively stable mix of people living in rural/urban areas as much of the economic growth is expected to be in the rural sector. Growth is generally caused by an increase in dwellings (caused by total population growth and fewer people per dwelling). If this occurs, Council would have to extend infrastructure into new housing areas. In addition, any significant increase will place

²³ The baseline scenario is a business as usual scenario in which the Southland economy is expected to grow by 2.0% per annum between 2007 and 2031, compared with 2.3% per annum growth at the national level. Analysis of historical data shows that there is a close relationship between economic growth and population growth in the Southland region. The baseline scenario takes into account currently confirmed projects including the economic impact of likely wind farm developments, the expansion of the Edendale milk processing plant, oil and gas exploration and a new dairy factory to be built in the Gore District. In this scenario employment growth is restricted by below national level economic growth and the absence of growth of the national labour force from 2021 onwards. In this scenario total employment is projected to increase from 15,580 in 2006 to 15,870 in 2026.

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty																																			
			General	Direct Fin. Materiality																																					
Lumsden, Woodlands, Ohai and Nightcaps. Other townships are likely to experience varying levels of growth over the period, with initial growth resulting from construction projects or other investments, with some tailing off in outyears.						greater demands on some Council services such as libraries and solid waste. Where growth will require infrastructure, Council will require financial/development contributions for this work. Costs over this amount will result in extra capital expenditure which will need to be funded from loans. Where growth results in additional demand for services not requiring infrastructure, levels of operating expenditure may increase or user charges may be introduced to support demand.																																			
	Population growth is lower than projected, putting increased pressure on Council to maintain existing infrastructure and services.	Possible (3)	Medium (40)	Medium (40)	HIGH	A consistent decline in population would adversely affect the ability of Council to set rates at a level that is affordable to the community. Council may have to adjust operating expenditure in certain activities to avoid levels of service reducing or look at different ways of addressing affordability issues through the rates system (general or targeted). Alternatively Council may review the levels of service or planned investment in infrastructure.																																			
<p>Seasonal Population Fluctuations</p> <p>Southland has a number of communities (Stewart Island, Te Anau, Riverton, Manapouri, Waikaia and Waikawa/Curio Bay) which have higher peak populations at certain times of the year. Estimates of the peak population for these are detailed below:</p> <table border="1"> <thead> <tr> <th>Township (2006 Est)</th> <th>2011</th> <th>2016</th> <th>2021</th> <th>2026</th> </tr> </thead> <tbody> <tr> <td>Manapouri (940)</td> <td>1,073</td> <td>1,162</td> <td>1,246</td> <td>1,329</td> </tr> <tr> <td>Riverton (3,664)</td> <td>4,122</td> <td>4,232</td> <td>4,350</td> <td>4,443</td> </tr> <tr> <td>Stewart Island (2,115)</td> <td>2,483</td> <td>2,568</td> <td>2,668</td> <td>2,757</td> </tr> <tr> <td>Te Anau (7,584)</td> <td>8,779</td> <td>9,638</td> <td>10,354</td> <td>11,078</td> </tr> <tr> <td>Waikaia (1,378)</td> <td>1,655</td> <td>1,715</td> <td>1,786</td> <td>1,860</td> </tr> <tr> <td>Waikawa/CBay (523)</td> <td>618</td> <td>643</td> <td>667</td> <td>682</td> </tr> </tbody> </table>	Township (2006 Est)	2011	2016	2021	2026	Manapouri (940)	1,073	1,162	1,246	1,329	Riverton (3,664)	4,122	4,232	4,350	4,443	Stewart Island (2,115)	2,483	2,568	2,668	2,757	Te Anau (7,584)	8,779	9,638	10,354	11,078	Waikaia (1,378)	1,655	1,715	1,786	1,860	Waikawa/CBay (523)	618	643	667	682	Seasonal population fluctuations become more or less severe over time, or the period of peak population lengthens.	Likely (4)	Minor (10)	Minor (10)	MODERATE	Council takes into account peak population in its current infrastructure and services. However, changes in the economic climate and credit crunch may affect the number of people who have second homes in Southland, or the number of people visiting Southland. Conversely Southland continues to be a relatively affordable area of New Zealand for property and contains a number of iconic and internationally renowned tourist attractions which may mean that peak population will remain steady in these areas. Additional pressures may affect procedures for certain services such as increased/seasonal variations in solid waste collections, altered
Township (2006 Est)	2011	2016	2021	2026																																					
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Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
						operation of water supply and wastewater disposal systems, public conveniences (number and location) as well as changes to operating expenditure to service additional demand during these times.
<p>Age Demographics</p> <p>The usually resident population will continue to age. The proportion of the population that are aged 65 years and above is expected to increase over the next twenty years from 12% in 2006 to 21% in 2026.</p>	<p>Proportion of the population over 65 of age varies from the prediction.</p> <p>Population of young and young family age groups rise significantly as a proportion of resident population.</p>	Possible (3)	Minor (10)	Minor (10)	MODERATE	<p>With Venture Southland aiming to increase the working age population by attracting new migrants and retaining the current workforce, if highly successful, the proportion of the population that are over 65 years will not grow as quickly as forecast. In addition, there has been a steady increase in the birth rate for Southland District since 2001 with a significant jump (10% increase) recorded between 2006 and 2007 when the number of births increased from 386 to 425. This was the highest number of births in a single year since 1995 and is consistent with national trends.</p> <p>If the Council directs spending to meet a given population age profile on services such as footpaths, parks and reserves, libraries, and halls, any significant variation to that age profile may result in certain sectors of the community experiencing lower than expected levels of service.</p> <p>As a result Council may need to redirect funding to particular activities for a younger population e.g. cycleways, playgrounds, skateparks.</p>
<p>Cultural Diversity</p> <p>Southland will gradually become more culturally diverse with an increase in the number of residents of Asian²⁴ descent. In 2006, 79.4% of the</p>	<p>Southland's cultural diversity either remains unchanged or changes more rapidly than predicted</p>	Unlikely (2)	Minor (10)	Minor (10)	LOW	<p>With the Infometrics baseline scenario including projections of attracting migrants to the region (particularly for dairying), it is expected that there will be a slight increase in the number of</p>

²⁴ 'Asian' as defined by Statistics NZ includes: South East Asian (Filipino, Burmese, Vietnamese, Indonesian etc), Chinese, Indian, Other Asian (Sri Lankan, Tibetan, Afghani, Bangladeshi, Pakistani, etc)

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
population of the Southland District identified themselves as being of European descent. 9.4% identified themselves as belonging to the Māori ethnic group with 1.1% as Asian, 0.6% as Pacific Peoples, 0.2% as Middle Eastern/Latin American/African and 17% as Other (New Zealander).	with a diverse population putting pressure on the way Council provides services and communicates.					residents of Asian descent to support this industry development. If other scenarios of economic development are realised it is likely that there will be an increase of other overseas migrants to support these industries which may affect the cultural mix of the district either in the short term or longer term. If the Council directs spending to meet a given ethnicity profile on services such as communication and libraries, any significant variation to that profile may result in certain sectors of the community experiencing lower than expected levels of service. As a result Council may need to reassess its communications strategies and funding priorities to activities which support any significant change in cultural mix.
Volunteer Community Several of Council's activities (cemeteries, halls, parks, beautification, representation) rely on the volunteer sector. This includes volunteer labour for maintenance work, operation of local halls or fundraising. It is assumed that volunteers will continue to make themselves available to support these activities as they have done in the past.	Volunteers no longer provide their assistance or significantly reduce the amount of assistance.	Possible (3)	Minor (10)	Minor (10)	MODERATE	Southland communities, because of the geographic spread and local nature, tend to have a strong volunteer ethic. While there has been a national trend of reducing volunteer numbers this trend has not been fully realised in Southland as yet with the Council overall continuing to receive high levels of support/involvement from volunteer elected members and other committees. This may be related to the local representation structures and level of delegation provided to these local committees. If the volunteers reduced or were not available, Council would have to provide rate funding to undertake the activities that local volunteers have provided. These costs are not expected to be significant overall as the voluntary work is used in certain activities and any impact is more likely to be noticed at the local community level.

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
<p>Dwelling Growth</p> <p>A portion of the Council's capital works programme is growth related. Therefore the location, amount and timing of growth is a key assumption for Council both for its infrastructure planning and its funding mechanisms. The dwelling assumptions are based on Infometrics Ltd's baseline scenario. The number of dwellings in the district is expected to reduce slightly (1.9%) from 11,091 in 2006 to 10,880 in 2026 with more people expected to live per dwelling.</p> <p>There will be different rates of growth in dwellings in each township (see Figure 1). Townships where a significant level of dwelling growth is projected include Manapouri, Te Anau, Winton, and Limehills. Notable dwelling decline is projected for Ohai and Nightcaps. Other townships are likely to experience varying levels of dwelling change over the period.</p>	<p>Dwelling growth across the district and townships occurs at higher or lower rates than assumed.</p> <p>Dwelling growth occurs in rural areas rather than in townships.</p>	Possible (3)	Medium (40)	Medium (40)	HIGH	<p>Economic conditions could cause variations from year to year or the number of people per dwelling could reduce. Council monitors dwelling growth rates based upon infrastructure capacity and is aware of areas where infrastructure has or does not have capacity to cope with growth. Currently the Council's District Plan is generally permissive and has few restrictions on where residential development can occur (rural areas versus townships). With the upcoming review of the District Plan Council may consider restricting the extent to which it will allow residential development in rural areas or the extent of development in townships.</p> <p>If Council directs funding accordingly and dwelling growth rates differ from those assumed, it will find that the levels of service needs are different in each area. In addition if dwelling growth is lower than expected, revenues through rates and financial/development contributions for major infrastructure may not materialise. In these instances Council may find itself funding growth related expenditure in townships or deciding not to proceed with growth related capital works or funding capital and operating expenditure for the unused capacity. Generally Council allows for some additional capacity in it is infrastructure developments for cost efficiency reasons. In addition, Council is able to make adjustments to its infrastructure programme as a result of changing trends in dwelling numbers.</p>

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
GENERAL ASSUMPTIONS						
<p>Land Use Change</p> <p>Land use is predicted to change over time. The amount of land used for dairy farming is projected to rise from about 120,000 hectares in 2007 to 255,000 hectares in 2026 due to the ongoing conversion of sheep farms to dairy. The number of dairy conversions is estimated to be 100 per annum until 2013, 20 per annum until 2018, 10 per annum until 2023 and five per annum for the rest of the forecast period. Conversions are expected to average 175 hectares each with herds of between 500 and 600 cows. The amount of land used for forestry is projected to decrease slightly in line with estimates from the 2007 Deforestation Survey. While most high country and marginal lands are likely to stay under forest, some areas of flat land and Eucalypt forest are expected to be converted to dairy following harvesting. Total land utilised for forestry is projected to change from 87,400 hectares in 2007 to around 86,500 hectares in 2026. The growth in dairy farm land will occur largely at the expense of sheep and beef farming land. Sheep farming land is projected to decrease from about 794,000 hectares to 673,000 hectares and beef farming land from 95,000 hectares to 81,000 hectares.</p>	<p>Land use changes differ from those predicted and/or unforeseen land use that has potential significant effects occurs.</p>	<p>Unlikely (2)</p>	<p>Medium (40)</p>	<p>Medium (40)</p>	<p>HIGH</p>	<p>Land use is not entirely within the Council's control. While it has some effect under its District Plan rules, the global economic situation is the main driver of land use change. Lending costs and commodity prices will influence the continuing rate of dairy conversion. However there is evidence that a significant area of non-dairy land is being used for run-off, feed lots and supplementary feed production possibly up to 5% of arable farmland) and while this has not been quantified, it may to some extent offset the effect of reduced conversion rates. In addition, whilst demand for dairy conversion may change over time, it is expected that the economy may see other land use changes occur which will offset the effects of a drop-off in dairy conversion. Where possible, where the change has impacts on demand for services, Council has some ability to charge financial contributions for the development or fees for works related to the land use change. As such changes in land use may affect Council's user charges, rates revenue and financial/development contributions.</p>

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
<p>Tourist and Visitor Growth</p> <p>Tourists and visitors will continue to be a major element of the economy and continue to grow in numbers over time, with fluctuations over the period. Based on material produced by Infometrics Ltd, the number of tourism visits to Southland is expected to increase from around 2.2 million in 2006, to 3.2 million in 2026. A significant portion of these visits are expected to be to Fiordland (with 950,000 visits in 2006 increasing to 1.5 million in 2026).</p>	<p>Tourist and visitor numbers reach high levels so facilities they use cannot cope and pressures on the environment increase.</p> <p>Visitor numbers fall to levels that undermine the local economy.</p>	Possible (3)	Medium (40)	Medium (40)	HIGH	<p>The forecasts draw on Ministry of Tourism's forecasts for 2007-2013. Growth in the number of domestic visitors to Southland will partly be driven by economic expansion of the region as a sizeable proportion of visits are business related. Increased international visitors to New Zealand are expected to flow through to Southland with an increase in overseas visitors to Fiordland in particular. Changes to the global economic situation may have the effect of reducing the number of people travelling to New Zealand. In addition the increase in cost of fuel may also affect the number of people travelling to Southland.</p> <p>Changes to visitor numbers may affect demand for Council activities directly such as public toilets, parks and harbours/jetties. Changes to visitor numbers may also affect Council indirectly through the economy of businesses and facilities which service visitors. This may affect Council's user charges, rates revenue and financial/development contributions.</p>
<p>Climate Change – Adaptation</p> <p>The Stern Review suggests that all development policy will be required to adapt to and take account of climate change and it is expected that there will be a directive from Government for local government to play its part in climate change mitigation. The Emissions Trading Scheme is a specific directive which is discussed separately below.</p> <p>An assumption has been made that planning for climate change will become a normal aspect of all Council planning and operations, for example in the location and design of infrastructure and location and protection of sensitive land uses.</p>	<p>Council is unable to accurately determine and provide resources to fulfil the requirements or meet them at the expected pace.</p>	Possible (3)	Medium (40)	Medium (40)	HIGH	<p>While global warming is accepted to be occurring, debate continues about the rate of change and the likely effects with several scenarios being presented. District Plan rules will increasingly need to address flooding, extreme weather events and sea level rise situations. There will be potential for litigation costs where damage occurs from storm events. Planning may also require changes to levels of service (which may not yet be anticipated) as well as changes to the planning and design of stormwater, water supplies, wastewater, roading and other infrastructure. This may result in increased costs for construction and</p>

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
						operation.
Climate Change – Effects The Ministry for the Environment's <i>Preparing For Climate Change - A guide to Local Government in New Zealand</i> states that the effects of climate change over 100 years in Southland will include increases in temperature and rainfall, along with more extreme rainfall events which may lead to more floods. Other projections for other climate changes affecting Southland include decreased frost risk, higher snow lines and possible reduced snow coverage and a slight increase in average sea level.	That the period of time that climate change scenarios are projected to come into effect are much greater or less than what was provided for or that the effects of climate change are greater or less than what was projected.	Very Unlikely (1)	Medium (40)	Medium (40)	MODERATE	While global warming is accepted to be occurring, debate continues about the rate of change and the likely effects with several scenarios being presented. The Ministry for the Environment's report will be used in Council planning. Because effects in Southland are not expected to be as extreme as other parts of the world or country (with some local effects relatively favourable), the Council will take into account climate change predications when developing infrastructure and the location of that infrastructure, but there is not expected to be significant financial impacts of the change.
Climate Change – Emissions Trading Scheme Any financial impacts of the Emissions Trade Scheme on Council's activities will be met within existing budgets including price level changes/inflationary pressures (excluding permanent deforestation of Council's Forestry plantations which is not expected to occur during the planning period). The New Zealand Emissions Trading Scheme (ETS) became law on 26 September 2008. The scheme requires those undertaking activities that fall within the scheme to monitor and report on the level of emissions and to acquire one New Zealand Unit (NZU or unit) for each tonne of CO ₂ emitted. The sectors covered by the scheme are forestry, stationary energy, industrial processes, liquid fossil fuels, agriculture and solid	That the dates for compliance with the Emissions Trading Scheme change (Forestry - Jan 2008; Stationary Energy / Industrial / Liquid Fossil Fuels - Jan 2010; Agriculture / Solid Waste - Jan 2010) or that the obligations of the scheme reduce or increase. That the price of carbon is higher or lower than \$50 per tonne. That the Council chooses	Likely (4) Almost Certain (5) Unlikely (2)	Medium (40)	Medium (40)	VERY HIGH HIGH	There continues to be some uncertainty around the scheme and how it will operate. With dates regarding reporting and surrender of units varying for various sectors, the Council will continue to assess the scheme and its impacts. There is likely to be changes to the scheme dates and obligations, particularly given the result of recent national elections. However as the changes are not going to be known for some time, Council must consider compliance with the existing legislation. As there is no history on the pricing of carbon in New Zealand, the Council's best information is to accept the guidance provided by SOLGM/LGNZ and BERL. In this plan, Council is not intending to permanently deforest any of its forestry areas.

²⁵ Calculated using information from the Council's Communities for Climate Change Milestone 1 Report, estimates of waste to landfill and diesel use for electricity generation. The estimates do not include CO₂ emitted from permanent deforestation, via fossil fuel consumption in the providing the roading activity which is too difficult to assess at this time (bitumen use, waste oil etc, contractors consumption of fuels) or corporate solid waste tonnages (which is expected to be minimal).

²⁶ SOLGM / Local Government New Zealand (2008) *Not Just Hot Air: The Emissions Trading Scheme and the 2009-2019 LTCCP's*.

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
<p>waste. It is likely that the plan will be impacted by the scheme in two ways with the Council having the requirement to participate in the scheme through its involvement in forestry (with associated reporting and monitoring costs) and the other indirect impact will be felt as the providers of goods and services adjust their prices to pass on the cost of their obligations under the scheme, particularly for liquid fossil fuels and solid waste.</p> <p>Initial estimates suggest that Council's CO₂ emissions would total between 5,000 and 8,500 tonnes²⁵ per annum. At an estimated \$50 per tonne of emission²⁶ (SOLGM/LGNZ) this would equate to approximately \$250,000 to \$425,000 in additional operating costs.</p>	<p>to permanently deforest its forestry plantations resulting in emission liabilities or is able to claim credits for its forestry plantations.</p>					<p>As such no liabilities have been included for CO₂ emissions related to forestry. The scheme may have an effect on the valuation of forestry assets, but this has not been assessed in this plan as the full effects of the scheme on forestry are still being considered. If a change of land use is considered for forestry plantations, the cost/benefit analysis for the change will also need to take into account the carbon liability.</p> <p>With liquid fossil fuels, providers of goods and services may pass on costs to Council. An initial assessment of Council's CO₂ emissions are estimated to be as follows:</p> <p>General operations (excluding waste production) produce around 1,700 tonnes of CO₂ from energy and fuel use equating to approximately \$85,000 in additional operating costs.</p> <p>Stewart Island Electricity Supply Authority produces around 1,200 tonnes of CO₂ emissions from fuel/diesel use, equating to approximately \$60,000 in additional operating costs. In addition, if the use of wind/solar electricity generation increases, this may reduce the use of fossil fuels and therefore CO₂ emissions.</p> <p>With solid waste obligations, operators of solid waste disposal facilities (such as landfills) are liable for methane emissions. While there is some uncertainty in this area, it is possible that Council will be affected indirectly by increased disposal charges for waste from the private landfill operator as the Council does not operate any active landfills. Early estimates of the impact of this range between \$110,000 to</p>

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
						\$280,000 ⁴ . This calculation depends on the tonnes of waste disposed of and how emissions for these will be calculated as well as whether the Council introduces a three bin kerbside waste collection system which will reduce amount of waste going to landfill). Again, this area is subject to review with the Solid Waste Minimisation Bill recently passed which includes targets and incentives for waste reduction and which may override the scheme requirements.
<p>Natural Disasters</p> <p>There will be no natural disaster requiring emergency work that cannot be funded out of existing budgets.</p>	There will be a natural disaster event(s) requiring emergency work that cannot be funded out of normal budgetary provisions.	Unlikely (2)	Major (70)	Major (70)	VERY HIGH	History shows that that generally every 20 years Southland has a natural disaster of some description and statistically Southland is due for some sort of event. The Council is currently undertaking a Lifelines programme which will identify various natural disaster hazards, their likelihood, and put in place planning to ensure that key lifelines are not affected over an extended period of time. This programme should mitigate the risk to an extent. The potential effect of a natural disaster on Council's financial position is dependant on the scale, duration and location of the event. Central government assistance and insurance contracts would reduce some of the Council's financial risk.
<p>Resource Consents</p> <p>It is assumed that conditions of resource consents currently held by Council will not be significantly altered. It is anticipated that there will be heightened level of controls on stormwater discharged (Environment Southland's Regional Fresh Water Plan). This may result in the need to consent discharges in some areas. No allowance has been made in the estimates of any costs</p>	Conditions of consents are altered significantly or that work is not performed in accordance with consent conditions.	Likely (4)	Medium (40)	Medium (40)	VERY HIGH	Council works closely with Environment Southland and other agencies to understand and stay abreast of changing standards. Council will use these standards when planning projects and undertaking monitoring. Compliance monitoring ensures that work is in accordance with conditions. Where requirements change or work is required for consent conditions Council would have to

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
resulting from consent conditions.						provide rate funding to meet the requirements or request a change of consent conditions.
FINANCIAL ASSUMPTIONS						
<p>Contracts</p> <p>There will be no significant variations in the price of re-tendering operating and maintenance contracts and service level agreements other than variations identified in Activity Management Plans.</p>	<p>There is a significant variation on price from re-tendering contracts and renewal of service level agreements above the level allowed for in price level changes (below).</p>	<p>Almost Certain (5)</p>	<p>Medium (40)</p>	<p>Medium (40)</p>	<p>VERY HIGH</p>	<p>Previously a buoyant economy has led to surplus work for contractors leading to less competition between tenderers, in turn leading to higher prices. Recent uncertainty in the global economic situation has led to a downturn in construction. This may offset contract price increases as more contractors compete for the same work.</p> <p>If contract prices were to increase significantly the Council would review the amount of work programmed and undertaken. This may have an affect on the level of service, in particular for roading, water, wastewater and stormwater activities.</p>
<p>Capital Works Costs</p> <p>On average, costs of major capital works will not vary significantly from costs estimated in this plan.</p> <p>The recent introduction of the Environment Southland's Regional Fresh Water Plan will require Council to more actively manage the Stormwater activity, and in particular will require resource consents for many township stormwater discharges. These resource consents are required to be lodged within six months of the plan becoming operative. At this stage, it is unclear what conditions/requirements will need to be met. This is expected to be better understood once resource consents are granted. As such, additional</p>	<p>That project costs are greater than estimates, resulting in increased debt levels.</p> <p>That Council is required to undertake significant capital works in relation to stormwater discharge consents.</p>	<p>Almost Certain (5)</p>	<p>Medium (40)</p>	<p>Medium (40)</p>	<p>VERY HIGH</p>	<p>Council has a higher level of confidence regarding capital project costs in the short term (one-two years) but less certainty in the longer term due to possible fluctuations in the economy, growth patterns, consent conditions etc.</p> <p>Any increase in costs may result in higher debt levels and a possible increase in rates to cover repayments. This may have an affect on the level of service.</p>

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funding has been included in the plan for likely monitoring costs and management fees of stormwater schemes in relation to these consents but no capital works have been included for any consent conditions which may result.																																																																																			
<p>Price Level Changes</p> <p>Price level changes have been calculated using projections prepared by Business and Economic Research Limited (BERL). The following table depicts the annual price levels change as indicated by BERL which are based upon June 2008 values.</p> <table border="1"> <thead> <tr> <th></th> <th>Roading</th> <th>Property</th> <th>Water</th> <th>Energy</th> <th>Staff</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>09/10</td> <td>3.3%</td> <td>2.7%</td> <td>3.8%</td> <td>2.1%</td> <td>2.6%</td> <td>3.5%</td> </tr> <tr> <td>10/11</td> <td>2.9%</td> <td>3.1%</td> <td>3.0%</td> <td>2.3%</td> <td>2.7%</td> <td>3.3%</td> </tr> <tr> <td>11/12</td> <td>2.9%</td> <td>2.6%</td> <td>2.8%</td> <td>2.6%</td> <td>2.7%</td> <td>2.3%</td> </tr> <tr> <td>12/13</td> <td>2.4%</td> <td>2.8%</td> <td>2.7%</td> <td>3.0%</td> <td>2.5%</td> <td>2.4%</td> </tr> <tr> <td>13/14</td> <td>2.3%</td> <td>2.8%</td> <td>3.3%</td> <td>2.9%</td> <td>2.5%</td> <td>2.1%</td> </tr> <tr> <td>14/15</td> <td>2.2%</td> <td>2.9%</td> <td>2.9%</td> <td>3.3%</td> <td>2.5%</td> <td>2.2%</td> </tr> <tr> <td>15/16</td> <td>2.3%</td> <td>3.0%</td> <td>3.5%</td> <td>3.3%</td> <td>2.6%</td> <td>2.3%</td> </tr> <tr> <td>16/17</td> <td>2.4%</td> <td>2.6%</td> <td>3.1%</td> <td>3.3%</td> <td>3.2%</td> <td>2.3%</td> </tr> <tr> <td>17/18</td> <td>2.4%</td> <td>2.2%</td> <td>3.2%</td> <td>3.4%</td> <td>2.7%</td> <td>2.4%</td> </tr> <tr> <td>18/19</td> <td>2.2%</td> <td>2.3%</td> <td>3.3%</td> <td>3.5%</td> <td>3.1%</td> <td>2.5%</td> </tr> </tbody> </table>		Roading	Property	Water	Energy	Staff	Other	09/10	3.3%	2.7%	3.8%	2.1%	2.6%	3.5%	10/11	2.9%	3.1%	3.0%	2.3%	2.7%	3.3%	11/12	2.9%	2.6%	2.8%	2.6%	2.7%	2.3%	12/13	2.4%	2.8%	2.7%	3.0%	2.5%	2.4%	13/14	2.3%	2.8%	3.3%	2.9%	2.5%	2.1%	14/15	2.2%	2.9%	2.9%	3.3%	2.5%	2.2%	15/16	2.3%	3.0%	3.5%	3.3%	2.6%	2.3%	16/17	2.4%	2.6%	3.1%	3.3%	3.2%	2.3%	17/18	2.4%	2.2%	3.2%	3.4%	2.7%	2.4%	18/19	2.2%	2.3%	3.3%	3.5%	3.1%	2.5%	That actual inflation increases will vary from those used.	Almost Certain (5)	Medium (40)	Medium (40)	VERY HIGH	Inflation is affected by external economic factors. While individual cost indices will at times vary from what has been included in this plan the Council has relied on the Reserve Bank use of monetary controls to keep inflation within its projected 4% per annum. The result of any variation up, or down, will result in a higher or lower rates requirement which may also impact on the levels of service, in particular for roading, water, wastewater and stormwater activities.
	Roading	Property	Water	Energy	Staff	Other																																																																													
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<p>Useful Lives of Significant Assets</p> <p>The useful lives of all assets will be in accordance with the depreciation rates as set out in the accounting policies of Council. Estimated remaining life of assets are recorded in Activity Management Plans.</p>	That some assets may wear out and fail sooner, or later, than estimated.	Likely (4)	Major (70)	Major (70)	VERY HIGH	There is no certainty that asset components will last exactly their design lives. Capital projects could be brought forward in the event of early deterioration of assets affecting interest costs. This may be partially offset by other assets lasting longer than estimated.																																																																													
<p>Ministry of Health Subsidies</p> <p>Where a water project would be eligible for Ministry of Health subsidies, the project funding will be based on a mixture of SDC share, estimated Ministry of Health subsidy and local share. The Ministry of Health subsidy will be determined using</p>	That the proposed water project will not meet the criteria for funding set by the Ministry of Health and/or the actual financial assistance from the	Likely (4)	Medium (40)	Medium (40)	VERY HIGH	Council is aware that a number of communities have applied to the Government for subsidies. The Government has set aside a fixed amount for these works. It is unknown if further monies will be available if the demand still exists once all current funding has been allocated. If no																																																																													

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
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<p>set criteria which takes into account factors such as the risk to health and the wealth of the community. The SDC share will be up to a maximum of 16.67% which will be funded by all ratepayers as part of the Waste Management Rate. If the project has been approved and it is a new scheme, the local share will be funded from those connecting. If it is an existing scheme, the local share will be funded from a loan drawn down by the applicable Community Board or Community Development Area. This will be repaid by those connected as part of their annual water rate.</p> <p>Where the project has not yet been approved, the balance of any funding will be shown as a loan from the applicable Community Board or CDA with no repayments allowed for until the project is approved.</p>	<p>Ministry of Health will be different than that provided for in this plan.</p>					<p>subsidies are available, or if the criteria change and communities were no longer eligible, this would have a significant impact on the cost of providing schemes for local communities.</p> <p>If financial assistance is not available for the projects identified in this plan, the Council will have to review the proposed works. This may result in them being deferred, deleted, reduced in scale, or a greater level of rate input being provided.</p>

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
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<p>New Zealand Transport Agency (NZTA) Subsidies for Roothing</p> <p>The base and construction subsidy for the first three years of the plan has been approved by NZTA at 54% and 64% retrospectively. For the remaining seven years it is assumed that the amount of subsidy received will increase in proportion to increased costs and that the percentage of subsidy to cost, in each category, will not change.</p>	<p>That financial assistance from the New Zealand Transport Agency will not be available to the extent, at the subsidy rate, and at the times, forecasted in this plan. There is no risk of a change in subsidy rate in 2009/10, 2010/11 and 2011/12.</p>	Likely (4)	Medium (40)	Medium (40)	VERY HIGH	<p>As roading makes up the major component of expenditure, any changes in subsidy rates will affect the amount of local funding required to fund the roading programme.</p> <p>If financial assistance is not available to the extent that has been indicated in this plan and when required, the Council will have to review the programme – and this may result in certain proposed works being either deferred or deleted, or a greater level of rate input being decided to offset the higher than projected cost increase.</p> <p>Conversely, the New Zealand Transport Agency may offer a greater level of financial assistance to enable the Council to do more work – but only if there is a greater level of rate input as well. In those circumstances, the Council will have to decide whether to charge more rates or to decline the offer.</p>
<p>Revaluation of Infrastructure and Forestry Assets</p> <p>Revaluations of infrastructure and forestry assets have been included annually to reflect the projected change in asset valuations.</p> <p>Revaluations take into account asset acquisitions included in the plan, vested assets and inflation.</p> <p>It is assumed for water, stormwater and wastewater that the renewal projects planned are replacing those assets indicated to be at the end of their economic life.</p>	<p>Actual price level changes vary to those stated.</p> <p>Capital construction and/or harvesting/planting will not meet projected timeframes.</p> <p>That water, wastewater and stormwater renewal projects are replacing assets other than those that are at the end of their economic lives.</p>	<p>Likely (4)</p> <p>Likely (4)</p> <p>Possible (3)</p>	<p>Medium (40)</p> <p>Minor (10)</p> <p>Minor (10)</p>	<p>Medium (40)</p> <p>Minor (10)</p> <p>Minor (10)</p>	<p>VERY HIGH</p> <p>MODERATE</p> <p>MODERATE</p>	<p>If price level changes are greater or lesser, depreciation could be under or overstated.</p> <p>If capital construction falls behind, depreciation may be overstated.</p> <p>Depreciation on these assets are not funded so the financial impact is minimal.</p>

Assumption	Risk Description	Likelihood	Consequence		Overall Uncertainty (Risk)	Reason and Financial Effect of Uncertainty
			General	Direct Fin. Materiality		
<p>Interest Rates on Investments</p> <p>Interest on financial investments has been calculated at 6.40% for funds invested externally, and 7.75% for funds invested internally for the term of the plan.</p>	<p>Interest rates vary from those used in the calculations.</p>	<p>Almost Certain (5)</p>	<p>Minor (10)</p>	<p>Minor (10)</p>	<p>MODERATE</p>	<p>Council has calculated the average interest rate based upon the 10-year history of interest rates for six month bank deposits as recorded by the Reserve Bank.</p> <p>Interest rate forecasting is very uncertain and amounts to little more than guesswork. Using the weighted average interest rate for the past 10 years is a reasonable methodology for mitigating the risks of over or under-estimation, while providing the figures with historical rigour and credibility.</p> <p>Approximately \$11.7 million of Council funds is invested in internal loans. Council has control over the interest rate received. Interest earned on \$10 million of Council reserves is used to offset rates.</p>
<p>Interest Rates on Borrowing</p> <p>Interest on existing and new external borrowings is allowed for at 7.75% per annum over the term of the borrowing. Interest on internal borrowings has been calculated at 7.75% (as stated above for Investments).</p>	<p>The actual interest rates will vary over the 10-year period.</p>	<p>Almost Certain (5)</p>	<p>Medium (40)</p>	<p>Medium (40)</p>	<p>VERY HIGH</p>	<p>Council has calculated the average interest rate based upon the 10 year history of interest rates for 90 day bank bill rates as recorded by the Reserve Bank. Recent global uncertainty in the economic situation has increased the uncertainty regarding interest rates and may also impact on the ease of accessing external borrowings for certain sectors (generally higher risk areas than Council).</p> <p>An increase in interest rates would require Council to collect more rates to cover the additional interest repayments.</p>

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<p>Depreciation Rates - Planned Asset Acquisitions</p> <p>Depreciation on infrastructure assets has been calculated in two parts; for assets owned at 30 June 2008, the total amount of depreciation calculated at 30 June 2008 has been used as the base depreciation for these assets for each of the 10 years and inflated annually. Depreciation on asset additions over the 10 years has been calculated in accordance with the table below and inflated annually, with the first year of any assets life being depreciated for six months.</p> <table border="1"> <tr> <td>Water</td> <td>1.85%</td> </tr> <tr> <td>Sewerage</td> <td>1.59%</td> </tr> <tr> <td>Stormwater</td> <td>1.56%</td> </tr> <tr> <td>Water</td> <td>1.85%</td> </tr> <tr> <td>Roading</td> <td>Refer to Accounting Policies, page 191</td> </tr> </table> <p>Depreciation on non-infrastructure assets has been calculated in accordance with normal accounting practices. The following average depreciation rates have been used for planned asset acquisitions, with depreciation calculated for a full year in the year of acquisition.</p> <table border="1"> <tr> <td>Improvements</td> <td>10.0%</td> <td>SL</td> </tr> <tr> <td>Buildings</td> <td>2.5%</td> <td>SL</td> </tr> <tr> <td>Furniture & Fittings</td> <td>13.5%</td> <td>SL</td> </tr> <tr> <td>Office Equipment</td> <td>13.5%</td> <td>SL</td> </tr> <tr> <td>Other Equipment</td> <td>9.09%</td> <td>SL</td> </tr> <tr> <td>Computer Hardware</td> <td>18.0%</td> <td>SL</td> </tr> <tr> <td>Computer Software</td> <td>40.0%</td> <td>SL</td> </tr> <tr> <td>Library Books</td> <td>10.0%</td> <td>SL</td> </tr> <tr> <td>Streetlights</td> <td>6.67%</td> <td>SL</td> </tr> <tr> <td>Marine</td> <td>3.85%</td> <td>SL</td> </tr> <tr> <td>Runways</td> <td>10.0%</td> <td>SL</td> </tr> <tr> <td>Vehicles</td> <td>9% to 20%</td> <td>SL</td> </tr> </table>	Water	1.85%	Sewerage	1.59%	Stormwater	1.56%	Water	1.85%	Roading	Refer to Accounting Policies, page 191	Improvements	10.0%	SL	Buildings	2.5%	SL	Furniture & Fittings	13.5%	SL	Office Equipment	13.5%	SL	Other Equipment	9.09%	SL	Computer Hardware	18.0%	SL	Computer Software	40.0%	SL	Library Books	10.0%	SL	Streetlights	6.67%	SL	Marine	3.85%	SL	Runways	10.0%	SL	Vehicles	9% to 20%	SL	<p>Depreciation may be under or overstated. The method of calculation of depreciation on planned asset acquisitions differs from rates of depreciation in the accounting policies.</p>	<p>Almost Certain (5)</p>	<p>Medium (40)</p>	<p>Medium (40)</p>	<p>VERY HIGH</p>	<p>Council has an Activity Management Plan and upgrade programme in place. Asset capacity and condition is monitored, with replacement works being planned in accordance with standard asset management and professional practices. Depreciation is calculated in accordance with normal accounting and asset management practices.</p> <p>Depreciation on all assets except vehicles is not funded so the financial impact is minimal.</p>
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<p>Vested Assets</p> <p>The plan includes an estimate of the assets to be vested in Council from subdivisions currently in the resource consent process. No allowance has been made for any vested assets that may occur as a result of future resource consent requests.</p>	That the value of vested assets will vary from that included in the plan.	Likely (4)	Medium (40)	Medium (40)	VERY HIGH	<p>Council has only included an estimate of the assets that could be vested as a result of current resource consents. A strong property market in the future may result in further subdivisions and higher levels of vested assets. A weaker property market may result in a number of the subdivisions in process not proceeding and hence less vested assets to Council than planned.</p> <p>Overall any additional financial cost is considered minimal for the term of this plan although additional assets vested in Council would require more maintenance this is not deemed significant. Council has also included in its capital programme allowance for additional capacity that may be required.</p>
<p>Lump Sum Options</p> <p>Lump sum options are budgeted for a 41% take-up with the remaining 59% choosing repayment options varying from two years to 25 years in length.</p>	Acceptance of lump sum offers will vary from budget.	Possible (3)	Minor (10)	Minor (10)	MODERATE	The take-up of options varies from year to year. If levels of acceptance are over budget, then debt will be lower, and the converse applies if levels of acceptance are lower than budget.
<p>Exchange Rates</p> <p>The Council's liability management policy states that borrowing in foreign currency is not permitted and this has not been included in this plan. Council also has no overseas investment. Exchange rates may have an affect on internal interest rates (see above).</p>	Some components of works in the LTCCP have to be sourced from overseas. Foreign currency fluctuations affect prices/interest rates.	Unlikely (2)	Minor (10)	Minor (10)	LOW	It is not possible to determine (until project tender stage) that certain inputs will need to be sourced from outside New Zealand and will be subject to currency fluctuations. The likelihood is that all components can be sourced locally. No provision is made to mitigate this risk.
<p>Development and Financial Contributions</p> <p>Growth related projects will be fully funded from development and financial contributions as specific in the Development and Financial Contributions Policy.</p>	That revenue from development and financial contributions is over or understated.	Likely (4)	Medium (40)	Medium (40)	VERY HIGH	If funding is not received as planned, additional debt or alternative funding will be required and/or the project may be reassessed. If debt is used this will result in additional rates required for interest and principal repayments.
<p>Tax</p> <p>No tax will be payable on Council's electricity activity (Stewart Island Electricity Supply Authority - SIESA)</p>	That SIESA will be required to pay tax.	Unlikely (2)	Minor (10)	Minor (10)	LOW	The tax status of SIESA is still subject to determination from the IRD. If they determine that tax must be paid it will reduce cashflow.
<p>Other Funding</p> <p>That user charges and fees are achievable.</p>	That some user charges and fees are not realised as budgeted.	Almost Certain (5)	Minor (10)	Minor (10)	MODERATE	Most charges have been set at similar levels to those previously achieved. Where users charges are less than anticipated other sources of funding will be used such as reserves and/or rates.

Figure 1: Projections for Southland communities

Township	Estimated Usually Resident Population								Estimated Number of Dwellings							
	Census Actual			Forecast Period				% change 2006-26	Census Actual			Forecast Period				
	1996	2001	2006	2011	2016	2021	2026		1996	2001	2006	2011	2016	2021	2026	
Athol	66	54	72	76	74	72	70	-2.8%	33	36	51	51	51	51	49	
Balfour	138	135	138	138	130	125	125	-9.4%	51	57	57	56	56	55	54	
Browns	96	108	99	98	98	95	90	-9.1%	39	39	36	35	35	34	33	
Colac Bay	177	150	135	138	140	140	140	3.7%	66	57	54	54	54	54	54	
Dipton	156	156	147	143	135	130	125	-15.0%	57	54	54	52	51	50	49	
Edendale	567	570	495	535	535	520	510	3.0%	237	222	222	232	232	228	225	
Fortrose	63	54	57	56	54	51	45	-21.1%	30	24	24	23	23	22	20	
Garston	93	66	102	100	100	100	95	-6.9%	30	27	33	33	33	33	32	
Gorge Road	195	159	168	168	168	168	160	-4.8%	69	63	63	61	61	61	58	
Limehills/Centre Bush	204	225	258	265	270	275	275	6.6%	81	81	84	84	87	88	88	
Lumsden	564	516	474	450	430	410	370	-21.9%	216	207	210	202	198	193	180	
Manapouri	213	243	306	320	330	340	340	11.1%	96	105	102	104	109	111	111	
Mossburn	273	246	237	235	235	235	210	-11.4%	96	90	93	92	92	92	85	
Nightcaps	396	336	303	255	215	190	180	-40.6%	171	144	135	122	112	105	98	
Ohai	504	399	351	295	245	200	170	-51.6%	171	144	135	120	108	97	84	
Orepuki	102	81	78	78	75	70	70	-10.3%	39	33	30	30	29	28	28	
Otautau	801	729	753	755	770	785	770	2.3%	309	288	294	294	298	301	293	
Riversdale	411	414	456	465	470	470	460	0.9%	162	162	180	185	186	186	182	
Riverton	1839	1659	1527	1530	1540	1530	1510	-1.1%	729	711	663	663	666	664	655	
Stewart Island	417	387	405	410	415	420	410	1.2%	234	234	258	258	259	259	253	
Te Anau	1779	1851	1878	2005	2150	2,200	2,175	15.8%	717	750	795	822	858	871	860	
Thornbury	87	72	75	75	75	75	70	-6.7%	27	27	27	27	27	27	24	
Tokanui	168	174	162	166	170	170	170	4.9%	63	60	60	60	61	61	61	
Tuatapere	741	681	582	580	595	610	595	2.2%	261	255	240	240	244	248	241	
Waikawa/Curio Bay	96	96	96	100	105	105	95	-1.0%	45	51	54	54	55	55	53	
Waikaia	75	87	96	100	100	100	95	-1.0%	42	45	57	57	57	57	54	
Wallacetown	708	660	636	638	640	640	620	-2.5%	231	231	237	237	238	238	231	
Winton	2373	2271	2310	2370	2490	2630	2585	11.9%	957	960	1011	1016	1046	1081	1063	
Woodlands	282	264	237	240	250	250	240	1.3%	105	102	108	107	108	107	102	
Wyndham	639	573	516	520	530	520	488	-5.4%	243	237	225	225	228	226	218	
Total District	30,561	28,719	28,440	28,900	29,400	29,600	28,800	1.3%	11,016	10,941	11,091	11,080	11,210	11,210	10,880	
Total Rural	16,338	15,303	15,291	15,596	15,866	15,974	15,542	1.6%	5,409	5,445	5,499	5484	5548	5527	5342	
	53.5%	53.3%	53.8%	54.0%	54.0%	54.0%	54.0%		49%	50%	50%	49%	49%	49%	49%	
Total Urban	14,223	13,416	13,149	13,304	13,534	13,626	13,258	0.8%	5,607	5,496	5,592	5596	5662	5683	5538	
	46.5%	46.7%	46.2%	46.0%	46.0%	46.0%	46.0%		51%	50%	50%	51%	51%	51%	51%	

Funding Impact Statement

This statement details the revenue and financing mechanisms to be used by the Southland District Council, including the amount of funds to be produced by each mechanism. It also gives additional information on the calculation of District rates and local rates and charges, as well as a summary of variations to the Council's fees and charges.

Funding Sources

The following table shows the significant funding sources of revenue for the Southland District Council.

GST Exclusive	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/2018	Forecast 2018/2019
Rates Revenue	31,534,629	34,551,515	36,606,389	38,972,252	41,375,199	44,102,678	47,056,416	50,207,594	53,733,173	57,510,541
Other Revenue	6,742,742	6,190,349	6,553,659	6,336,633	6,816,509	7,299,205	7,624,379	7,443,105	8,886,194	9,975,581
Interest and Dividends	1,107,688	764,376	522,125	373,190	335,444	449,652	696,596	1,141,352	1,823,618	2,687,619
NZ Transport Agency	15,002,773	14,840,615	15,439,720	15,722,333	15,993,890	16,266,191	16,741,693	17,199,898	18,056,129	19,005,821
Grants and Subsidies	370,230	381,549	389,698	393,397	401,193	409,529	418,437	451,862	437,277	447,654
Other Gains/(Losses)	2,263,250	752,510	(443,280)	1,298,250	595,610	691,220	756,711	(171,110)	(1,379,550)	111,020
Vested Assets	1,902,233	-	-	-	-	-	-	-	-	-
Development and Financial Contributions	575,708	341,946	439,527	477,356	9,978,102	715,505	1,157,056	-	2,257,486	5,295,844
MOH Subsidy for Sewerage/Water	4,751,837	2,015,019	1,369,758	-	-	-	-	-	-	-
Scheme Capital Recovery	2,426,257	-	919,267	-	-	-	-	-	-	-
Proceeds from Borrowings	3,996,919	1,423,421	6,061,573	885,762	8,918,291	1,301,902	1,112,116	6,083,216	1,728,059	4,530,260
	70,674,266	61,261,300	67,858,436	64,459,173	84,414,238	71,235,882	75,563,404	82,355,917	85,542,386	99,564,340

Breakdown of rates by rate type

Rate Type	Forecast 2009/2010	Forecast 2010/2011	Forecast 2011/2012	Forecast 2012/2013	Forecast 2013/2014	Forecast 2014/2015	Forecast 2015/2016	Forecast 2016/2017	Forecast 2017/18	Forecast 2018/2019
Building Regulation	226,546	250,670	277,362	306,897	339,577	375,736	415,746	460,017	509,001	563,202
Civil Defence and Rural Fire	482,366	507,591	534,136	562,069	591,462	622,393	654,941	689,191	725,233	763,159
Council Offices and District Support	2,831,915	2,953,380	3,169,155	3,400,694	3,649,149	3,915,756	4,201,842	4,508,829	4,838,244	5,191,727
Development and Promotions	2,164,520	2,232,373	2,302,353	2,374,526	2,448,962	2,525,732	2,604,907	2,686,565	2,770,783	2,857,641
Library Services	833,622	865,666	898,942	933,497	969,380	1,006,643	1,045,338	1,085,520	1,127,247	1,170,578
Local Rates	8,444,527	8,776,093	9,131,027	9,679,608	10,183,407	10,871,361	11,634,367	12,433,317	13,431,197	14,491,758
Public Health Services	165,679	182,825	201,748	222,624	245,668	271,094	299,150	330,111	364,274	401,978
Representation	1,465,407	1,533,271	1,604,277	1,678,571	1,756,305	1,837,640	1,922,741	2,011,784	2,104,950	2,202,430
Roading	9,427,072	10,188,508	11,011,447	11,900,856	12,862,103	13,900,992	15,023,792	16,237,283	17,548,789	18,966,227
Regional Heritage	361,854	373,614	385,757	398,294	411,238	424,604	438,403	452,651	467,362	482,552
Strategy and Advocacy	2,389,553	2,550,913	2,723,168	2,907,055	3,103,360	3,312,920	3,536,632	3,775,449	4,030,394	4,302,554
Waste Management	1,373,621	1,495,317	1,675,100	1,862,723	2,019,714	2,190,612	2,376,652	2,579,173	2,799,637	3,039,633
Wheelie Bin Collection	1,367,947	2,641,294	2,691,917	2,744,838	2,794,874	2,847,195	2,901,905	2,957,704	3,016,062	3,077,102
Total Rates to be collected	31,534,629	34,551,515	36,606,389	38,972,252	41,375,199	44,102,678	47,056,416	50,207,594	53,733,173	57,510,541

Council's revenue from rates set on a uniform basis is 26.23%. The maximum allowed under section 21 of the Local Government Rating Act 2002 is 30%.

The table below sets out the rating mechanisms to be used for the 2009/10 financial year. Unless specified otherwise, the same mechanisms are also proposed to be used for each of the other years covered by this LTCCP.

Definitions

The following definitions relate to the terms used in the table below.

Effective Rate % - The percentage increase/decrease is calculated by comparing the actual uniform annual charge or rate in the \$ (RID) charge struck in 2008/2009 to the proposed rate for 2009/2010. This increase/decrease takes into account changes in the basis of the rate, such as the number of properties and land, capital and value of improvements and total rates to be struck.

Separately used or inhabited part (SUIP) - This includes any part of a rating unit separately occupied by the owner or any other person who has the right to occupy that part by virtue of a tenancy, lease, licence or other agreement. Examples of a SUIP are any residential building or part thereof, which is separately inhabited, parts of a property used for different reasons, a concession granted by the Department of Conservation for private or commercial purposes which has a footprint on the land, land that has been subdivided for sale and does not yet qualify as a rating unit on the district valuation roll.

Provision of service - The relevant service deemed by Council to be appropriate given the type of service, nature and location of the rating unit etc. This includes the following charges: trough, connection, meter, loan, three-quarter, one-quarter. Where a rating unit can be, but is not connected to the service a half charge will apply.

Rate in Dollar (RID) - A rate charged on every dollar on the basis noted. The basis could be Land Value, Capital Value or Value of Improvements.

Uniform Targeted Rates (UTR) - A rate that is set a fixed dollar amount irrespective of the value of property.

District Rates

	Basis of Rate	Uniform Charge	Rate in the \$	Rate	Effective Rate %
<u>Governance, Planning and Development</u>					
Representation	UTR per rating unit	107.60		1,648,540	3.36%
Strategy, Policy and Planning	UTR per rating unit	15.90		243,556	
	RID on capital value		0.00020563	2,392,522	5.68%
Strategy, Policy and Planning - Meridian	UTR per rating unit	15.90		48	
	RID on capital value		0.00008817	52,128	6.94%
				<u>2,688,254</u>	
Development and Promotions	UTR per rating unit	158.90		2,434,030	1.86%
Development and Promotions - Meridian	UTR per rating unit	158.90		477	1.86%
				<u>2,434,507</u>	

A UTR reflects that the use on these services is people based - generally a rural property with a family does not draw any more service than an urban property with a family. The balance of the funding is provided through a rate based on capital value, as the most equitable form of "tax" available to the Council.

Regional Heritage and Library

Regional Heritage	UTR per SUIP of a rating unit	27.70		406,691	1.47%
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	Basis of Rate	Uniform Charge	Rate in the \$	Rate	Effective Rate %
Library Service	UTR per SUIP of a rating unit	63.90		938,180	2.24%

Council has set a level of user pays (10%) for its library service; however it recognises the wider benefits these services have in the District's communities. The use of UTR's on every SUIP of a rating unit to fund the rate reflects the 'people' based nature of these activities and recognises that property size does not affect how much service is available. It is important to note that a charge is made whether or not the services are used.

Roading

Commercial - 3.5%	UTR per rating unit RID on capital value	69.25	0.00133631	32,201 <u>338,989</u> 371,190	27.19%
Dairy - 27.5%	UTR per rating unit RID on capital value	69.25	0.00122196	46,605 <u>2,869,901</u> 2,916,506	3.08%
Farming (non dairy) - 42.5%	UTR per rating unit RID on capital value	69.25	0.00068387	233,165 <u>4,274,182</u> 4,507,347	8.21%
Forestry - 5.5%	UTR per rating unit RID on capital value	69.25	0.00532036	12,050 <u>571,251</u> 583,300	-15.54%
Industrial - 3.5%	UTR per rating unit RID on capital value	69.25	0.00162204	22,125 <u>349,066</u> 371,192	-6.29%
Lifestyle - 5.5%	UTR per rating unit RID on capital value	69.25	0.00054038	156,090 <u>427,208</u> 583,298	57.85%
Mining - 1%	UTR per rating unit RID on capital value	69.25	0.00827363	1,870 <u>104,185</u> 106,055	-44.62%
Other - 1%	UTR per rating unit RID on capital value	69.25	0.00012686	21,121 <u>84,931</u> 106,052	8.58%
Residential - 10%	UTR per rating unit RID on capital value	69.25	0.00038520	535,268 <u>525,283</u> 1,060,551	4.63%

A UTR per rating unit is levied to give an approximate 10% level of user charge for access to the roading network. Until the government changes roading funding mechanisms the balance of roading funding that the Council is required to provide will be levied as a capital value rate, to reflect the extent of the rural roading network. The Council allocates the percentage share of costs within each land use sector by a UTR and targeted rate based on capital value.

	Basis of Rate	Uniform Charge	Rate in the \$	Rate	Effective Rate %
Waste Management					
Waste Management	UTR per rating unit	75.95		1,163,402	
	RID on capital value		0.00003245	377,558	39.57%
Waste Management - Meridian	UTR per rating unit	75.95		228	
	RID on capital value		0.00000699	4,133	6.88%
				<u>1,545,321</u>	

A UTR per rating unit directs costs away from land value based rating effects and recognises the limitations of other rating mechanisms. A rate based on capital value reflects the benefits that environmental protection has in preserving values and potential service demand i.e. the more developed a property is, the more refuse it will generate.

Wheellie Bin Collection

Urban	UTR per SUIP with provision of service	167.40		1,291,658	0.00%
Rural	UTR per SUIP with provision of service	238.00		247,282	0.00%
				<u>1,538,940</u>	

These are both full cost-recovery services which are payable only by those receiving the service.

Council Offices and District Support

Council Offices and District Support	RID on capital value		0.00026784	3,116,341	8.78%
Council Offices and District Support - Meridian	RID on capital value		0.00011763	69,546	6.94%
				<u>3,185,887</u>	

District support to local services is made from District rates and is a measure of how much support from District-wide activities goes to support local services.

Building Regulation

Building Regulation	RID on value of improvement		0.00006967	243,984	6.37%
Building Regulation - Meridian	RID on value of improvement		0.00001858	10,873	6.97%
				<u>254,857</u>	

80% of the costs of this service are recovered from users through building and other consent fees. An improvements value rate is used to fund the remainder as the use of these services is related to the level of property development.

Public Health Service

Public Health Service	UTR per SUIP with provision of service	12.70		186,461	0.00%
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The use of UTR's on every SUIP of a rating unit to fund the rate reflects the 'people' based nature of these activities and recognises that property size does not affect how much service is available. It is important to note that a charge is made whether or not the services are used.

Civil Defence and Rural Fire

Civil Defence and Rural Fire	RID on land value		0.00006667	542,636	4.71%
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Wherever possible user pays principles are applied to the fighting of rural fires and fire permits. Ongoing 'prevention' costs and civil defence costs are considered by the Council to be most equitably funded from a rate based on land value, as this best reflects the level of risk.

Schedule of Local Rates and Changes

Average local rates are levied in addition to the above. They cover the provision of services such as water supply, sewerage, toilets, stormwater, streetworks, cemeteries, beautification, reserves and playgrounds, roadside plant pest control and community centres. Changes to local rating areas where local rates are indicated with a * and detailed at the end of this schedule.

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Athol Local Rate	UTR per rating unit	73.60		4,195	15.18%
Balfour Local Rate - Urban	Differentially RID on land value (1.00)		0.01600351	21,669	8.84%
Balfour Local Rate - Farmland	Differentially RID on land value (0.25)		0.00400088	1,128	8.84%
				<u>22,797</u>	
Balfour Sewerage - Full Charge	UTR per provision of service	361.60		30,736	7.33%
Balfour Sewerage - Half Charge	UTR per provision of service	180.80		1,446	7.30%
				<u>32,182</u>	
Browns Sewerage - Full Charge	UTR per provision of service	432.10		5,617	0.00%
Browns Hall	UTR per SUIP of a rating unit	30.40		3,374	0.33%
Dipton Town Local Rate	UTR per rating unit	67.80		1,966	26.97%
Drummond Village Local Rate	UTR per rating unit	54.70		2,503	10.28%
Eastern Bush Rural Water - Full Charge	UTR per provision of service	314.90		42,197	21.82%
Edendale Local Rate - Urban	UTR per rating unit	25.00		6,775	
Edendale Local Rate - Urban	Differentially RID on land value (1.00)		0.00934704	41,722	6.85%
Edendale Local Rate - Farmland	Differentially RID on land value (0.25)		0.00233676	7,399	6.85%
				<u>55,896</u>	
Edendale/Wyndham Sewerage Rate*	UTR per provision of service	146.40		43,334	0.00%
Edendale/Wyndham Sewerage - Half Charge*	UTR per provision of service	73.20		1,244	0.00%
				<u>44,578</u>	
Edendale/Wyndham Sewerage Loan - 2 years (inc connection cost)*	UTR per provision of service	4,737.80		28,427	0.00%
Edendale/Wyndham Sewerage Loan - 4 years (inc connection cost)*	UTR per provision of service	2,550.40		51,008	0.00%
Edendale/Wyndham Sewerage Loan - 10 years (inc connection cost)*	UTR per provision of service	1,258.20		22,648	0.00%
Edendale/Wyndham Sewerage Loan - 15 years (inc connection cost)*	UTR per provision of service	986.00		8,874	0.00%
Edendale/Wyndham Sewerage Loan - 25 years (inc connection cost)*	UTR per provision of service	790.20		81,391	0.00%
Edendale/Wyndham Sewerage Loan - 2 years (excl connection cost)*	UTR per provision of service	3,920.60		3,921	-0.01%
Edendale/Wyndham Sewerage Loan - 4 years (excl connection cost)*	UTR per provision of service	2,110.64		-	0.00%

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Edendale/Wyndham Sewerage Loan - 10 years (excl connection cost)*	UTR per provision of service	1,041.20		4,165	-0.01%
Edendale/Wyndham Sewerage Loan - 15 years (excl connection cost)*	UTR per provision of service	815.60		816	-0.05%
Edendale/Wyndham Sewerage Loan - 25 years (excl connection cost)*	UTR per provision of service	654.00		34,662	0.00%
Edendale/Wyndham Water Rate*	UTR per provision of service	301.30		83,159	0.00%
Edendale/Wyndham Water - Half Charge*	UTR per provision of service	150.70		<u>2,562</u>	0.00%
				85,721	
Edendale/Wyndham Water Loan - 2 years*	UTR per provision of service	1,089.10		8,713	0.00%
Edendale/Wyndham Water Loan - 4 years*	UTR per provision of service	586.30		9,967	0.00%
Edendale/Wyndham Water Loan - 10 years*	UTR per provision of service	289.30		5,497	0.02%
Edendale/Wyndham Water Loan - 15 years*	UTR per provision of service	226.70		1,360	0.01%
Edendale/Wyndham Water Loan - 25 years*	UTR per provision of service	181.70		27,800	0.02%
Edendale Hall	UTR per SUIP of a rating unit	23.30		7,875	1.75%
Fiordland Pool	UTR per SUIP of a rating unit	12.00		22,488	0.00%
Five Rivers Wd Local Rate	RID on land value		0.00014311	95,779	-3.11%
Gorge Road Local Rate	UTR per rating unit	24.20		4,501	12.04%
Gorge Road Sewerage - Full Charge	UTR per provision of service	368.00		12,880	4.28%
Gorge Road Sewerage - Half Charge	UTR per provision of service	184.00		<u>368</u>	4.25%
				13,248	
Gorge Road Sewerage Loan	UTR per provision of service	506.50		5,572	1.38%
Limehills Local Rate	UTR per rating unit	158.30		5,303	0.00%
Limehills Hall	UTR per SUIP of a rating unit	54.90		9,168	0.00%
Lumsden Local Rate	RID on land value		0.01407080	108,966	4.54%
Lumsden Balfour Rural Water - Full Charge	UTR per provision of service	228.40		168,559	3.87%
Lumsden Balfour Rural Water Loan	UTR per provision of service	242.10		129,766	21.96%
Lumsden Balfour Residential Water Loan*	UTR per provision of service	66.20		<u>13,372</u>	0.00%
				143,138	
Lumsden Water - Full Charge	UTR per provision of service	351.30		95,905	8.19%
Lumsden Water - Half Charge	UTR per provision of service	175.70		<u>4,393</u>	8.19%
				100,298	

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Lumsden Residential Water Loan*	UTR per provision of service	66.20		18,073	0.00%
Lumsden Residential Water Loan - Half Charge*	UTR per provision of service	33.10		828	0.00%
				<u>18,901</u>	
Lumsden Sewerage - Full Charge	UTR per provision of service	143.80		45,585	1.20%
Lumsden Sewerage - 75% Charge	UTR per provision of service	107.80		755	1.13%
Lumsden Sewerage - Half Charge	UTR per provision of service	71.90		3,595	1.27%
				<u>49,935</u>	
Lumsden Hall	UTR per SUIP of a rating unit	30.70		9,671	0.00%
Manapouri Local Rate	RID on land value		0.00298050	117,578	2.52%
Manapouri Sewerage - Full Charge	UTR per provision of service	223.30		68,553	8.82%
Manapouri Sewerage - Half Charge	UTR per provision of service	111.60		6,473	8.77%
				<u>75,026</u>	
Manapouri Water - Full Charge	UTR per provision of service	265.00		60,950	8.34%
Manapouri Water - Half Charge	UTR per provision of service	132.50		7,553	8.34%
Manapouri Water - Meter Charge	UTR per provision of service	165.00		495	43.48%
				<u>68,998</u>	
Manapouri Water Charge for Water Consumed	\$ per m ³	0.79			
Manapouri Hall	UTR per SUIP of a rating unit	30.20		7,882	2.03%
Matuku Rural Water - Full Charge	UTR per provision of service	92.90		14,492	5.93%
Matuku Rural Water - Trough Charge	UTR per provision of service	46.50		7,487	6.16%
				<u>21,979</u>	
Monowai Sewerage - Full Charge	UTR per provision of service	181.20		2,718	0.00%
Mossburn Local Rate - Urban	Differentially RID on land value (1.00)		0.01373028	32,397	11.36%
Mossburn Local Rate - Farmland	Differentially RID on land value (0.25)		0.00343257	807	11.36%
				<u>33,204</u>	
Mossburn Water - Full Charge	UTR per provision of service	235.40		24,482	5.75%
Mossburn Water - Half Charge	UTR per provision of service	117.70		2,001	5.75%
Mossburn Water - Metered Charge	UTR per provision of service	165.00		2,310	43.48%
				<u>28,793</u>	
Mossburn Charge for Water Consumed	\$ per m ³	0.70			
Nightcaps Local Rate	UTR per rating unit	206.30		39,816	1.43%
Nightcaps Sewerage - Full Charge	UTR per provision of service	146.60		25,802	6.77%
Nightcaps Sewerage - 75% Charge	UTR per provision of service	110.00		330	6.80%
Nightcaps Sewerage - Half Charge	UTR per provision of service	73.30		2,639	6.70%
				<u>28,771</u>	
Nightcaps Hall	UTR per SUIP of a rating unit	50.90		9,162	-0.97%

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Ohai Local Rate	UTR per rating unit	232.40		45,725	8.45%
Ohai Sewerage - Full Charge	UTR per provision of service	387.40		80,967	17.29%
Ohai Sewerage - Half Charge	UTR per provision of service	193.70		<u>7,361</u>	17.32%
				88,328	
Ohai Hall	UTR per SUIP of a rating unit	32.90		6,481	5.45%
Ohai/Nightcaps/Wairio Water - Full Charge	UTR per provision of service	404.30		160,103	11.90%
Ohai/Nightcaps/Wairio Water - Half Charge	UTR per provision of service	202.10		13,743	11.90%
Ohai/Nightcaps/Wairio Water - Meter Charge	UTR per provision of service	165.00		<u>5,445</u>	43.48%
				179,291	
Ohai/Nightcaps/Wairio Water Charge for Water Consumed	\$ per m ³	1.20			
Orawia Water - Full Charge	UTR per provision of service	242.00		5,808	16.91%
Otahu Flat Rural Water - Full Charge	UTR per provision of service	363.80		41,837	25.06%
Riversdale Local Rate - Urban	Differentially RID on land value (1.00)		0.00912130	35,295	6.28%
Riversdale Local Rate - Farmland	Differentially RID on land value (0.25)		0.00228032	<u>152</u>	6.28%
				35,447	
Riversdale Sewerage - Full Charge	UTR per provision of service	141.10		34,005	12.61%
Riversdale Sewerage - 75% Charge	UTR per provision of service	105.80		212	12.55%
Riversdale Sewerage - Half Charge	UTR per provision of service	70.50		<u>1,833</u>	12.62%
				36,050	
Riverton Tn Local Rate - Urban	Differentially RID on land value (1.00)		0.00375012	440,525	4.41%
Riverton Tn Local Rate - Farmland	Differentially RID on land value (0.25)		0.00093753	<u>2,784</u>	4.41%
				443,309	
Riverton Pool	UTR per SUIP of a rating unit	15.70		25,261	0.00%
Riverton Sewerage - Full Charge	UTR per provision of service	139.40		151,249	7.40%
Riverton Sewerage - 75% Charge	UTR per provision of service	104.50		1,254	7.40%
Riverton Sewerage - Half Charge	UTR per provision of service	69.70		<u>9,828</u>	7.40%
				162,331	
Riverton Water - Full Charge	UTR per provision of service	268.70		284,822	5.08%
Riverton Water - Half Charge	UTR per provision of service	134.30		21,891	5.09%
Riverton Water - Meter Charge	UTR per provision of service	165.00		<u>4,620</u>	43.48%
				311,333	
Riverton Charge for Water Consumed	\$ per m ³	0.80			

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Riverton Ward Local Rate	UTR per rating unit	101.25		68,951	
Riverton Ward Local Rate	RID on land value		0.00012324	45,398	-6.95%
				<u>114,349</u>	
Stewart Island Local Rate	RID on land value		0.00072815	69,725	5.47%
Oban Sewerage - Full Charge	UTR per provision of service	618.10		262,693	4.57%
Oban Sewerage - Half Charge	UTR per provision of service	309.10		35,237	4.60%
Oban Sewerage - Quarter Charge	UTR per provision of service	154.50		927	4.53%
				<u>298,857</u>	
Oban Sewerage - Loan Charge	UTR per provision of service	546.60		57,940	0.48%
Oban Sewerage - Loan Charge Extension	UTR per provision of service	686.60		79,817	1.39%
				<u>137,757</u>	
Stewart Island Waste Management Rate	UTR per SUIP of a rating unit	291.90		110,338	2.96%
Stewart Island Hall	UTR per SUIP of a rating unit	29.00		10,324	0.00%
Te Anau - Manapouri Airport Rate	UTR per rating unit	176.60		463,575	189.51%
Te Anau Tn Local Rate - Residential	Differentially RID on land value (1.00)		0.00200679	445,247	0.57%
Te Anau Tn Local Rate - Accommodation	Differentially RID on land value (2.15)		0.00431460	62,678	0.57%
Te Anau Tn Local Rate - Commercial	Differentially RID on land value (2.15)		0.00431460	197,451	0.57%
				<u>705,376</u>	
Te Anau Sewerage - Full Charge	UTR per provision of service	269.30		523,789	7.03%
Te Anau Sewerage - 75% Charge	UTR per provision of service	202.00		1,212	7.05%
Te Anau Sewerage - Half Charge	UTR per provision of service	134.70		66,407	7.07%
Te Anau Sewerage - Full Charge (x10)	UTR per provision of service	2,693.20		126,580	7.05%
				<u>717,988</u>	
Sandy Brown Rd Utility Loan	UTR per provision of service	155.80		20,721	-7.21%
Te Anau Water - Full Charge	UTR per provision of service	125.00		172,625	-0.64%
Te Anau Water - Half Charge	UTR per provision of service	62.50		32,438	-0.64%
Te Anau Water - Meter Charge	UTR per provision of service	165.00		12,870	43.48%
				<u>217,933</u>	
Te Anau Charge for Water Consumed	\$ per m ³	0.37			
Te Anau Rural Water - Connection Charge	UTR per provision of service	432.70		85,675	5.72%
Te Anau Rural Water - Full Unit	UTR per provision of service	288.50		73,856	5.72%
Te Anau Rural Water - Half Unit	UTR per provision of service	144.20		1,586	5.72%
Te Anau Rural Water - 7.7 Units	UTR per provision of service	2,221.40		166,605	5.72%

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate 327,722	Effective Rate %
Te Anau Hall	UTR per SUIP of a rating unit	23.80		37,842	0.00%
Te Anau Wd Local Rate	RID on land value		0.00015816	70,254	-4.44%
Te Tipua Ward Local Rate	RID on land value		0.00005492	30,781	-14.04%
Toetoes Ward Local Rate	RID on land value		0.00013282	88,546	-6.03%
Tokanui Local Rate	UTR per rating unit	155.40		8,392	15.54%
Tokanui Sewerage - Full Charge	UTR per provision of service	357.30		22,510	6.59%
Tokanui Sewerage - 75% Charge	UTR per provision of service	268.00		268	6.60%
Tokanui Sewerage - Half Charge	UTR per provision of service	178.60		1,072	6.56%
				<u>23,850</u>	
Tuatapere Tn Local Rate	UTR per rating unit	272.10		78,365	4.37%
Tuatapere Sewerage - Full Charge	UTR per provision of service	273.70		97,642	1.82%
Tuatapere Sewerage - Half Charge	UTR per provision of service	136.80		2,189	1.79%
				<u>99,831</u>	
Tuatapere Sewerage Loan Charge - 2 Years	UTR per provision of service	3,427.90		72,843	0.22%
Tuatapere Sewerage Loan Charge - 4 Years	UTR per provision of service	1,845.30		59,050	0.48%
Tuatapere Sewerage Loan Charge - 15 Years	UTR per provision of service	713.60		24,262	1.67%
Tuatapere Sewerage Loan Charge - 25 Years	UTR per provision of service	572.00		70,642	2.44%
				<u>226,797</u>	
Tuatapere Water - Full Charge	UTR per provision of service	352.20		107,421	12.63%
Tuatapere Water - Half Charge	UTR per provision of service	176.10		3,346	12.67%
Tuatapere Water - Meter Charge	UTR per provision of service	165.00		1,485	43.48%
				<u>112,252</u>	
Tuatapere Charge for Water Consumed	\$ per m ³	1.05			#N/A
Tuatapere Hall	UTR per SUIP of a rating unit	29.60		10,745	-1.66%
Tuatapere Ward Local Rate	RID on land value		0.00009478	46,768	-11.70%
Waihopai Ward Local Rate	RID on land value		0.00005418	42,015	-20.65%
Waikaia Town Local Rate	RID on land value		0.00383995	31,330	4.16%
Waikaia Ward Local Rate	RID on land value		0.00005763	46,822	-5.99%
Otautau Local Rate - Commercial	Differentially RID on land value (2.00)		0.07340723	44,940	4.83%

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Otautau Local Rate - Residential	Differentially RID on land value (1.00)		0.03670361	125,548	4.83%
Otautau Local Rate - Farmland	Differentially RID on land value (0.25)		0.00917590	872	4.83%
				<u>171,360</u>	
Otautau Sewerage - Full Charge	UTR per provision of service	269.30		117,684	9.29%
Otautau Sewerage - 75% Charge	UTR per provision of service	202.00		1,212	9.31%
Otautau Sewerage - Half Charge	UTR per provision of service	134.70		4,849	9.33%
				<u>123,745</u>	
Otautau Sewerage - Loan Charge	UTR per provision of service	500.90		56,602	0.60%
Otautau Water - Full Charge	UTR per provision of service	234.40		98,682	11.35%
Otautau Water - Half Charge	UTR per provision of service	117.20		2,110	11.41%
Otautau Water - Trough Charge	UTR per provision of service	46.90		844	11.40%
Otautau Water - Meter Charge	UTR per provision of service	165.00		1,155	43.48%
				<u>102,791</u>	
Otautau Charge for Water Consumed	\$ per m ³	0.70			
Otautau Hall	UTR per SUIP of a rating unit	32.70		13,898	1.55%
Wallace Ward Local Rate	RID on land value		0.00006278	65,950	-3.73%
Wairio Town Local Rate	UTR per rating unit	62.90		1,195	10.74%
Wallacetown Tn Local Rate	RID on land value		0.01272552	55,857	8.70%
Wallacetown Sewerage - Full Charge	UTR per provision of service	205.30		54,610	1.84%
Wallacetown Sewerage - Half Charge	UTR per provision of service	102.60		2,975	1.79%
				<u>57,585</u>	
Wallacetown Sewerage-Loan Charge 4 Years	UTR per provision of service	1,316.40		56,605	0.35%
Wallacetown Sewerage-Loan Charge 15 Years	UTR per provision of service	509.30		20,372	1.60%
Wallacetown Sewerage-Loan Charge 25 Years	UTR per provision of service	408.30		35,522	2.38%
				<u>112,499</u>	
Wallacetown Ward Local Rate	RID on land value		0.00006389	36,248	-5.88%
Winton Tn Local Rate	RID on land value		0.00438444	359,859	1.45%
Winton Sewerage - Full Charge	UTR per provision of service	117.10		140,403	17.93%
Winton Sewerage - 75% Charge	UTR per provision of service	87.80		1,141	17.85%
Winton Sewerage - Half Charge	UTR per provision of service	58.60		4,981	17.91%
				<u>146,525</u>	
Winton Water - Full Charge	UTR per provision of service	328.00		382,448	6.36%
Winton Water - Half Charge	UTR per provision of service	164.00		10,496	6.36%

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Winton Water - Meter Charge	UTR per provision of service	165.00		2,475	43.48%
				395,419	
Winton Charge for Water Consumed	\$ per m ³	0.98			
Winton Hall	UTR per SUIP of a rating unit	19.40		24,444	-5.37%
Winton Ward Local Rate	RID on land value		0.00012426	132,933	-2.13%
Woodlands Local Rate	UTR per rating unit	147.20		8,758	8.16%
Woodlands Septic Tank Cleaning Charge	UTR per provision of service	27.30		1,638	-2.50%
Wyndham Local Rate	RID on land value		0.10373943	103,044	7.29%
Wyndham Septic Tank Cleaning Charge	UTR per provision of service	147.30		38,003	0.00%
Wyndham Stormwater Charge	UTR per provision of service	59.60		536	0.00%
Wyndham Hall	UTR per SUIP of a rating unit	36.00		9,972	0.00%
<u>Individual Community Centre Levies</u>					
Athol Memorial Hall	UTR per SUIP of a rating unit	39.30		2,515	13.58%
Balfour Hall	UTR per SUIP of a rating unit	30.00		7,770	8.70%
Brydone Hall	UTR per SUIP of a rating unit	22.80		1,459	0.00%
Clifden/Orawia Hall*	UTR per SUIP of a rating unit	36.40		7,025	0.00%
Colac Bay/Orepuki Hall	UTR per SUIP of a rating unit	34.20		8,550	7.89%
Dacre Hall	UTR per SUIP of a rating unit	42.20		3,081	0.72%
Dipton Hall	UTR per SUIP of a rating unit	30.00		5,490	76.47%
Dunearn/Avondale Hall	UTR per SUIP of a rating unit	25.60		1,408	-2.29%
Eastern Bush Hall	UTR per SUIP of a rating unit	40.00		1,160	0.00%
Five Rivers Hall	UTR per SUIP of a rating unit	39.40		2,994	31.33%
Fortrose Domain	UTR per SUIP of a rating unit	23.10		1,178	0.00%
Garston Hall	UTR per SUIP of a rating unit	31.80		1,367	6.00%
Glenham Hall	UTR per SUIP of a rating unit	22.50		1,170	0.00%
Gorge Road Hall	UTR per SUIP of a rating unit	38.90		9,336	0.78%
Heddon Bush Hall	UTR per SUIP of a rating unit	61.90		3,343	119.50%
Hedgehope/Glencoe Hall	UTR per SUIP of a rating unit	40.00		3,400	0.00%
Hokonui Hall	UTR per SUIP of a rating unit	45.00		1,800	22.62%
Lochiel Hall	UTR per SUIP of a rating unit	30.60		3,856	-0.65%
Mabel Bush Hall	UTR per SUIP of a rating unit	26.30		1,788	0.38%
Makarewa Hall	UTR per SUIP of a rating unit	10.00		1,860	-0.99%
Mandeville Hall	UTR per SUIP of a rating unit	23.30		932	3.56%
Mataura Island Hall	UTR per SUIP of a rating unit	18.30		1,043	3.39%
Menzies Ferry Hall	UTR per SUIP of a rating unit	24.80		1,190	1.22%
Mimihau Hall	UTR per SUIP of a rating unit	50.30		2,515	0.00%

	Basis of Rate	Uniform Charge	Rate in the \$ on LV	Rate	Effective Rate %
Mokoreta/Redan Hall	UTR per SUIP of a rating unit	23.60		1,605	0.00%
Mossburn Hall	UTR per SUIP of a rating unit	35.80		8,520	2.29%
Myross Bush Hall	UTR per SUIP of a rating unit	30.00		1,470	20.00%
Oreti Plains Hall	UTR per SUIP of a rating unit	51.30		5,489	2.60%
Otahuti Hall	UTR per SUIP of a rating unit	23.90		1,171	3.46%
Otapiri/Lora Gorge Hall	UTR per SUIP of a rating unit	61.90		4,704	22.33%
Riversdale Hall	UTR per SUIP of a rating unit	35.00		10,745	0.00%
Ryal Bush Hall	UTR per SUIP of a rating unit	26.90		3,174	2.67%
Seaward Downs Hall	UTR per SUIP of a rating unit	30.00		1,680	14.50%
Spar Bush Hall	UTR per SUIP of a rating unit	17.90		788	1.13%
Thornbury Hall	UTR per SUIP of a rating unit	46.50		3,953	5.92%
Tokanui/Quarry Hills Hall	UTR per SUIP of a rating unit	47.50		4,560	3.04%
Tussock Creek Hall	UTR per SUIP of a rating unit	22.60		1,627	0.00%
Tuturau Hall	UTR per SUIP of a rating unit	34.10		1,330	0.89%
Waianiwa Hall	UTR per SUIP of a rating unit	39.40		3,704	15.20%
Waikaia Recreation	UTR per SUIP of a rating unit	44.00		12,320	8.37%
Waikawa Community Centre	UTR per SUIP of a rating unit	20.00		2,400	0.00%
Wallacetown Hall	UTR per SUIP of a rating unit	28.10		8,374	0.00%
Waimahaka Hall	UTR per SUIP of a rating unit	34.40		3,096	5.85%
Waimatuku Hall	UTR per SUIP of a rating unit	25.50		1,301	3.24%
Wairio Community Centre	UTR per SUIP of a rating unit	35.60		2,706	3.49%
Wreys Bush Hall	UTR per SUIP of a rating unit	25.50		842	3.66%
Wrights Bush Hall	UTR per SUIP of a rating unit	24.90		1,345	3.75%

Funding Impact Statement Variations

The Council has updated the information in its roading rate model which calculates the percentage share of costs which different sectors pay towards roads and is adopting a slightly modified share of costs as a result. This year the Council also introduced new rates for swimming pools in Riverton and Fiordland as well as a Lumsden Water Loan rate (which follows the same boundary as the Lumsden/Balfour Rural Water Loan area established in 2008). It also amended the rating boundary for Edendale and Wyndham sewerage/water to reflect connections to the new combined Edendale/Wyndham sewerage/water schemes and is combining together the Clifden and Orawia hall rating areas.

Clifden/Orawia Hall Boundary Amalgamation (Map A) –

The Clifden and Orawia Hall rating boundaries have been combined for administration purposes. These two rates were previously calculated as one but shown separately.

Riverton Pool Rate (Map B) –

The Riverton Pool Rate has been established to assist in funding the ongoing operation of the Riverton Swimming Pool. This rate will be charges to all separately inhabited properties in the Riverton Ward.

Fiordland Swimming Pool Rate (Map C) –

The Fiordland Pool Rate has been established to assist in funding the ongoing operation of the Fiordland Swimming Pool. This rate will be charges to all separately inhabited properties in the Te Anau Ward (excluding Manapouri).

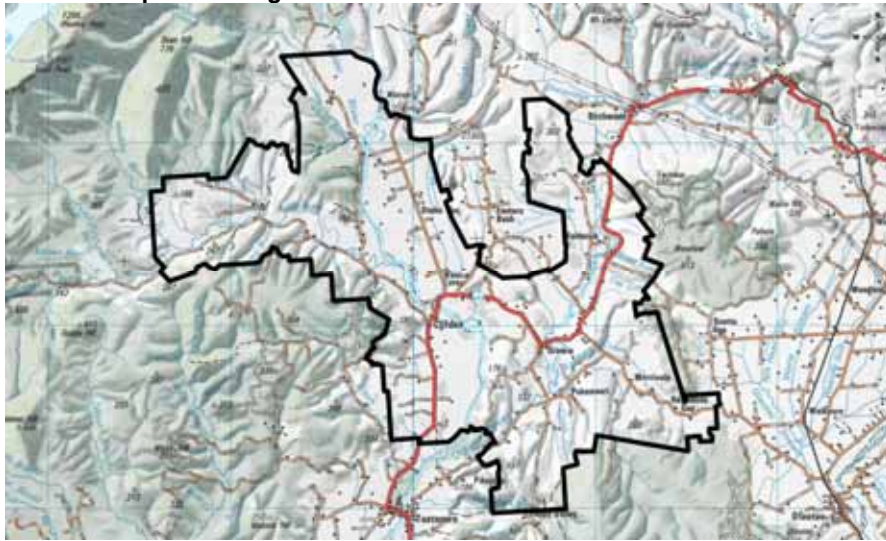
Edendale/Wyndam Sewerage and Water Scheme Rates (Map D and E) –

The Edendale part of the combined schemes will become operational at the beginning of the 2009/2010 financial year with the Wyndham part of the scheme due to become operational the following year. The Council will collect a new rate from those connected to the scheme (or able to be connected) to cover its operational and ongoing maintenance costs – with Edendale being rated in 2009/2010 and Wyndham from 2010/2011. In addition, it will also establish loan rates for those electing to repay the capital cost of the schemes through the rates over a period of years.

Lumsden/Balfour Residential Water Loan Rate (No Map – same as Lumsden/Balfour Rural Water Loan Rate)

This rate is to repay the loan for improvements to the Lumsden/Balfour water supply. This rate (which will fund any deficits after the Ministry of Health and Council subsidy have been expended) will be charged against residential properties within the boundary.

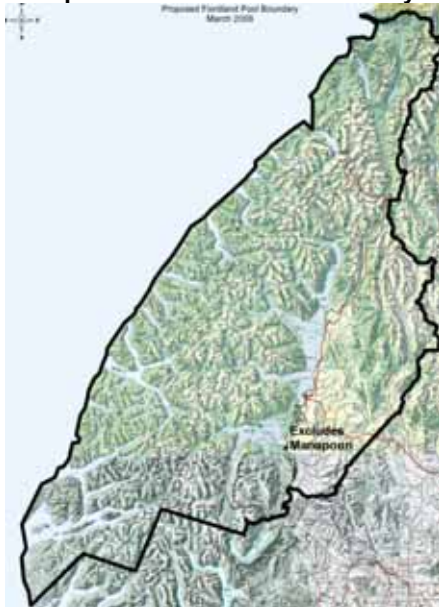
Map A – Amalgamation Clifden and Orawia Hall Boundaries



Map B – Riverton Pool Boundary



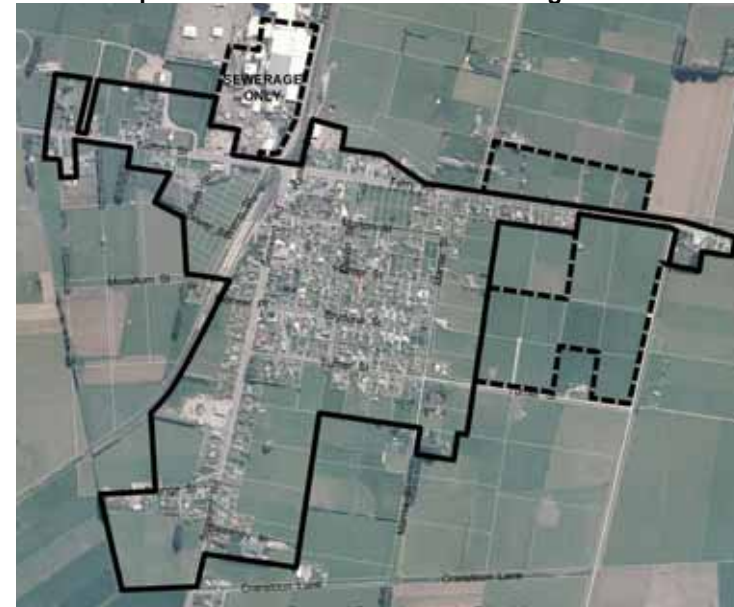
Map C – Fiordland Pool Boundary



Map D – Extension to Wyndham Sewerage/Water



Map E - Extension to Edendale Sewerage/Water



Capital Project Funding Plans Edendale/Wyndham Sewerage Scheme (Edendale component)

Council is required by Section 117B to include a funding plan in its LTCCP or Annual Plan where the Council is intending to fund or partially fund a capital project by lump sum contributions from its ratepayers. The following plan relates to the construction of a sewerage scheme for Edendale. The funding plan commences from 1 July 2009 (Edendale) and 1 July 2010 (Wyndham) and is proposed to expire on 30 June 2011.

It is proposed that the cost of the project will be funded 1/2 from Ministry of Health Funding, 1/6 from Council (funded by way of a loan over 25 years, the repayment of which is from the waste management rate), 2/6 from those connecting (where payment is either from a single lump sum contribution or a targeted rate over either a 2, 4, 10, 15 or 25 year period).

Project details –		Estimated funding –	
Construction Start Date	Feb 2008	MOH Funding estimated	\$3.17 million
Estimated Completion/Commissioning Date	Jul/Aug 2009	Council Contribution (Loan)	\$1.08 million
Estimated Date when final actual costs known	Feb 2011	Lump Sum Contribution/Targeted Rates	\$1.85 million
(see recalculation of amounts information included below) ²		<i>Total Estimated Cost (excl GST)</i>	\$6.10 million

How the contribution will be calculated –

The contribution payable for each unit either by Lump Sum Contribution or Targeted Rates will be calculated as follows:

Total local share cost divided by the total number of applicable pan¹ charges = contribution per household equivalent unit (plus interest for contributions payable by Targeted Rate)

If those connecting choose not to elect to pay by lump sum contribution, then they have the choice of paying by targeted rate. The amount payable annually will be based around the above calculation per unit plus interest charged at Council's internal rate of return on the outstanding balance over the number of years elected.

a) Total Local Share is determined by the following formula:

Total budgeted capital cost of the scheme
Less the Ministry of Health Subsidy
Less Southland District Council Subsidy
Less any CB/CDA contribution
Plus GST

b) Total number of applicable pan unit charges is calculated based on the following within the defined sewerage area created (shown in the map on page 229), estimated to include 300 rating units.

Residential	All residences pay one charge.
Commercial	All non-residential properties pay one charge per each toilet pan and urinal.
Schools	Schools pay a charge based on the number of pupils on the school roll divided by 20.
Bare Land Sections	All non-contiguous separately rateable bare land blocks pay one charge.
Clubs	Clubs and other community organisations pay on the same basis as commercial properties.

¹ The definition of a Pan charge relates to a "Household equivalent unit" as defined in the Development Contributions Policy.

² Recalculation after all on-site connections have been completed in Edendale and Wyndham.

Recalculation of amounts due –

If after establishing the final cost and number of units (estimated to be known by April 2011), the portion payable by those connecting, for each unit, increases by more than 1%, (based on a unit fee of \$7,200 or \$8,700 if adopting the SDC option to construct the on-site connections, 1% represents \$72) a recalculation of the lump sum contribution and targeted rate will be undertaken. Where the actual cost increase is less than 1% the variance will be funded from the Edendale/Wyndham Sewerage Scheme rate smoothing reserve to be recovered from local sewerage rates in later years. If after establishing the final cost as described above, the per unit cost is lower than \$7,200 a recalculation will be undertaken.

No interest will be applied to any recalculated amount, whether payable or refundable. If the variance results in a recalculation, within one month of calculating the final cost Council will:

In the case of an amount payable, where:

- (a) The initial payment was by way of a lump sum, forward an invoice for the final cost to the current property owner. The balance(s) owing will be due one month from invoice date.
- (b) The initial payment was by way of targeted rate, the final cost will be added to any balance owing and the targeted rate applicable for the next financial year will be recalculated on this new total.

Where a refund is computed, and:

- (a) The refund is for a unit(s) paid by a lump sum contribution the total refund will be paid to the current property owner.
- (b) The refund is for a unit(s) paid by a targeted rate, the total refund will be credited against the rate account dated one month subsequent to the calculation of the final cost.

Lump Sum Contributions Timetable –

Invitations to those connecting to the scheme will be sent during April 2009, the due date to receive the completed elections form will be one month from the date sent. Those who choose this repayment option will be sent an invoice requesting payment one month subsequent to the due date of the completed election form. If payment of the full amount is not paid by the payment due date and Council is unsuccessful contacting the ratepayer or have not heard from the ratepayer by this date, Council reserves the right to cancel the election and transfer the amount(s) owing on to the rates account as a targeted rate option over 25 years (Option 6) commencing from 1 July 2009.

Targeted Rate –

If those connecting do not choose to elect to repay the contribution in one lump sum they must choose one of the targeted rate options. The five options being offered within the targeted rate option are over a 2, 4, 10, 15 or 25 year period.

The targeted rate is calculated as above and is subject to interest calculated using the Council's internal interest rate. The interest rate applied is Council's internal rate of return calculated annually and applying from 1 July each year. Council set the rate applying from 1 July 2009 at 7.75% at its December 2008 Council meeting. Based on this internal interest rate of 7.75% the amount of annual rates for each unit and the period for which this rate would apply is shown in the table to the right.

Ongoing Operational Costs

In addition, once the sewerage scheme is operational, those connected or able to be connected to the scheme will be liable for a targeted sewerage rate to pay the costs of operating the scheme. Page 219 of the Funding Impact Statement sets out the amount of the targeted rate.

Estimated annual rates for targeted rate repayment options

OPTION	RATING PERIOD	ANNUAL RATES GST Inclusive (Excluding on-site connection cost)	ANNUAL RATES GST inclusive (Including on-site connection cost)
Option 2	2 years	\$3,920.90	\$4,737.75
Option 3	4 years	\$2,110.64	\$2,550.35
Option 4	10 years	\$1,041.30	\$1,258.24
Option 5	15 years	\$816.03	\$986.03
Option 6	25 years	\$653.98	\$790.22

Edendale/Wyndham Water Supply Scheme

Council is required by Section 117B to include a funding plan in its LTCCP or Annual Plan where the Council is intending to fund or partially fund a capital project by lump sum contributions from its ratepayers. The following plan relates to the construction of a water supply scheme for Edendale and Wyndham. The funding plan commences from 1 July 2009 (Edendale) and 1 July 2010 (Wyndham) and is proposed to expire on 30 June 2011.

It is proposed that the cost of the project will be funded 1/2 from Ministry of Health Funding, 1/6 from Council (funded by way of a loan over 25 years, the repayment of which is from the waste management rate), 2/6 from those connecting (where payment is either from a single lump sum contribution or a targeted rate over either a 2, 4, 10, 15 or 25 year period).

Project details –		Estimated funding –	
Construction Start Date	Feb 2008	MOH Funding estimated	\$2.17 million
Estimated Completion/Commissioning Date (Edendale)	Sep 2009	Council Contribution (Loan)	\$0.66 million
Estimated Completion/Commissioning Date (Wyndham)	Feb 2010	Lump Sum Contribution/Targeted Rates (Edendale)	\$0.53 million
Estimated Date when final actual costs known (see recalculation of amounts information included below) ²	Feb 2011	Lump Sum Contribution/Targeted Rates (Wyndham)	\$0.61 million
		Total Estimated Cost (excl GST)	\$3.97 million

How the contribution will be calculated –

The contribution payable for each unit either by Lump Sum Contribution or Targeted Rates will be calculated as follows:

Total local share cost divided by the total number of applicable household equivalent units¹ (plus interest for contributions payable by Targeted Rate)

If those connecting choose not to elect to pay by lump sum contribution, then they have the choice of paying by targeted rate. The amount payable annually will be based around the above calculation per unit plus interest charged at Council's internal rate of return on the outstanding balance over the number of years elected.

a) Total Local Share is determined by the following formula:

Total budgeted capital cost of the scheme
 Less the Ministry of Health Subsidy
 Less Southland District Council Subsidy
 Less any CB/CDA contribution
 Plus GST

b) Total number of applicable household equivalent unit charges is calculated based on the following within the defined water supply area created (shown in the map on page 229), estimated to include 300 Edendale rating units and 340 Wyndham Rating units.

Residential	All residences pay one unit charge.
Commercial	All non-residential properties pay one charge per household equivalent unit.
Schools	Schools pay a charge based on the number of pupils and staff on the school roll divided by 20.
Bare Land Sections	All non-contiguous separately rateable bare land blocks pay one unit charge.
Clubs	Clubs and other community organisations pay on the same basis as commercial properties.

¹ The definition of a Pan charge relates to a "Household equivalent unit" as defined in the Development Contributions Policy.

² Recalculation after all on-site connections have been completed in Edendale and Wyndham.

Recalculation of amounts due –

If after establishing the final cost and number of units (estimated to be known by April 2011), the portion payable by those connecting, for each unit, increases by more than 1%, (based on a unit fee of \$2,000, 1% represents \$20) a recalculation of the lump sum contribution and targeted rate will be undertaken. Where the actual cost increase is less than 1% the variance will be funded from the Edendale/Wyndham Water Supply Scheme rate smoothing reserve to be recovered from local water supply rates in later years. If after establishing the final cost as described above the per unit cost is lower than \$2,000 a recalculation will be undertaken.

No interest will be applied to any recalculated amount, whether payable or refundable. If the variance results in a recalculation, within one month of calculating the final cost Council will:

In the case of an amount payable, where:

- (a) The initial payment was by way of a lump sum, forward an invoice for the final cost to the current property owner. The balance(s) owing will be due one month from invoice date.
- (b) The initial payment was by way of targeted rate, the final cost will be added to any balance owing and the targeted rate applicable for the next financial year will be recalculated on this new total.

Where a refund is computed, and:

- (a) The refund is for a unit(s) paid by a lump sum contribution the total refund will be paid to the current property owner.
- (b) The refund is for a unit(s) paid by a targeted rate, the total refund will be credited against the rate account dated one month subsequent to the calculation of the final cost.

Lump Sum Contributions Timetable –

Invitations to those connecting to the scheme will be sent during April 2009 (Edendale only, Wyndham invitations will be sent April 2010), the due date to receive the completed election form will be one month from the date sent. Those who choose this repayment option will be sent an invoice requesting payment one month subsequent to the due date of the completed payment options form. If payment of the full amount is not paid by the payment due date and Council is unsuccessful contacting the ratepayer or have not heard from the ratepayer by this date, Council reserves the right to cancel the election and transfer the amount(s) owing on to the rates account as a targeted rate option over 25 years (Option 6) commencing from 1 July 2009 (Edendale) and 1 July 2010 (Wyndham).

Targeted Rate –

If those connecting do not choose to elect to repay the contribution in one lump sum they must choose one of the targeted rate options. The five options being offered within the targeted rate option are over a 2, 4, 10, 15 or 25 year period.

The targeted rate is calculated as above and is subject to interest calculated using the Council's internal interest rate. The interest rate applied is Council's internal rate of return calculated annually and applying from 1 July each year. Council set the rate applying from 1 July 2009 at 7.75% at its December 2008 Council meeting. Based on this internal interest rate of 7.75% the amount of annual rates for each unit and the period for which this rate would apply is shown in the table to the right.

Ongoing Operational Costs

In addition, once the sewerage scheme is operational, those connected or able to be connected to the scheme will be liable for a targeted sewerage rate to pay the costs of operating the scheme. Page 220 of the Funding Impact Statement sets out the amount of the targeted rate.

Estimated annual rates for targeted rate repayment options

OPTION	RATING PERIOD	ANNUAL RATES GST Inclusive
Option 2	2 years	\$1,089.14
Option 3	4 years	\$586.29
Option 4	10 years	\$289.25
Option 5	15 years	\$226.67
Option 6	25 years	\$181.66

Fees and Charges

The table below shows a summary of the Council's fees and charges (including GST) proposed for the 2009/2010 year compared with the 2008/2009 year. Additional information can be found in the Council's full schedule of fees and charges.

	2008/2009	2009/2010
Building regulation		
Building consent fees		
New dwelling < 300 m ² floor area (base fee)	\$1,559.00	\$1,715.00
New dwelling > 300 m ² floor area (base fee)	\$1,559.00	\$2,158.00
Addition to dwelling (base fee)	\$803.00	\$848.00
Altered dwelling (base fee)	\$463.00	\$490.00
Relocated dwelling (base fee)	\$633.00	\$669.00
Commercial accommodation / commercial crowd / commercial working (base fee)	\$1,219.00	\$1,668.00
Processing Limits: Occup >1000, WH and WF, FHC 4, >3 Floors, Spec Design, Alt Sol fire Design - Junior Engineer (per hour)	-	\$170.00
- Senior Engineer (per hour)	-	\$235.00
Inspection Limits: > 4 Floors - Junior Engineer (per hour)	-	\$170.00
- Senior Engineer (per hour)	-	\$235.00
Conservatory, Deck, Farm building, Dairy shed, Garage (base fee)	\$401.50	\$424.00
Solid-liquid-gas fired heating demolition (base fee)	\$200.80	\$212.00
Plumbing drainage swimming/spa pool fencing other minor works (base fee)	\$231.50	\$245.00
Land information memorandum and project information memorandum		
Land information memorandum	\$185.50	\$199.00
Project information memorandum	\$73.70	\$77.00
Other fees and charges		
DBH levy (per \$1,000 consent value)	\$1.97	\$1.97
BRANZ levy (per \$1,000 consent value)	\$1.00	\$1.00
RAPID number	\$120.00	\$150.00
Relocatable building report	\$200.80	\$245.00
Tent/marquee (>50 m ² public >100m ² private)	\$200.80	\$245.00
Amusement device permit	\$11.30	\$11.30
Amend Issued Building Consent (Based on actual time hourly rate \$123.00 plus \$170.00 for each inspection)	Actual Cost	Actual Cost
Compliance schedule/statement	\$123.00	\$132.00
Compliance schedule (amended)	\$61.50	\$66.00
Certificate of public use	\$354.50	\$377.00
Certificate of acceptance	\$354.50	\$377.00
Alternative solution/waiver	\$640.00	\$781.00

	2008/2009	2009/2010
Building statistics report	\$35.00	\$35.00
Property file search	\$30.80	\$33.00
Copying charge - A4	\$1.00	\$1.00
Copying charge - A3	\$1.50	\$1.50
Copying charge - A2 and A1	\$5.00	\$5.00
Cemeteries		
Standard interment fees for Southland District Council cemeteries - five years old and over		
Centre Hill	\$929.00	\$1,175.00
Dipton	\$775.00	\$1,175.00
Edendale	\$607.50	\$1,175.00
Halfmoon Bay	\$607.50	\$1,175.00
Lumsden	\$929.00	\$1,175.00
Lynwood	\$929.00	\$1,175.00
Otautau	\$775.00	\$1,175.00
Otautau RSA (Less \$300.00)	\$307.50	\$875.00
Riverton	\$775.00	\$1,175.00
Riverton RSA (Less \$200.00)	\$407.50	\$975.00
Nightcaps (Wairio)	\$775.00	\$1,175.00
Wallacetown	\$775.00	\$1,175.00
Winton	\$775.00	\$1,175.00
Woodlands	\$607.50	\$1,175.00
Wreys Bush	\$775.00	\$1,175.00
Wyndham	\$607.50	\$1,175.00
Other cemetery fees		
Interment one year old and up to five years old (50%)	\$270.00	\$587.50
Interment stillborn and up to one year old (25%)	\$135.00	\$293.75
Cremated ashes into plot (including within an ashes beam) (1 hour)	\$112.50	\$56.25
Cremated ashes into existing plot (no time)	No charge	No charge
Purchase of exclusive right to burial (2 hours)	\$303.75	\$112.50
Cremated ashes into new standard plot [including purchase of exclusive right to burial (2 hours)]	-	\$112.50
Community housing rentals		
Edendale (56 Seaward Road) - Single (per week)	\$73.50	\$78.50
- Double (per week)	\$73.50	\$78.50
Edendale (Pioneer Place) - Single (per week)	\$60.50	\$65.50
- Double (per week)	\$73.50	\$78.50
Lumsden (Diana Street) - Single (per week)	\$57.50	\$62.50
- Double (per week)	\$70.50	\$75.50

		2008/2009	2009/2010
Lumsden (Tauna Place)	- Single (per week)	\$60.50	\$65.50
	- Double (per week)	\$73.50	\$78.50
Nightcaps	- Single (per week)	\$57.50	\$62.50
Ohai	- Single (per week)	\$57.50	\$62.50
	- Double (per week)	\$73.50	\$78.50
Otautau	- Single (per week)	\$60.50	\$65.50
	- Double (per week)	\$73.50	\$78.50
Riversdale	- Single (per week)	\$60.50	\$65.50
	- Double (per week)	\$73.50	\$78.50
Riverton (111 Havelock Street)	- Single (per week)	\$73.50	\$78.50
	- Double (per week)	\$73.50	\$78.50
Riverton (127 Havelock Street)	- Single (per week)	\$60.50	\$65.50
	- Double (per week)	\$70.50	\$75.50
Tuatapere	- Single (per week)	\$57.50	\$62.50
	- Double (per week)	\$70.50	\$75.50
Winton	- Single (per week)	\$60.50	\$65.50
	- Double (per week)	\$73.50	\$78.50
Wyndham	- Single (per week)	\$60.50	\$65.50
	- Double (per week)	\$70.50	\$75.50
Dog registration and associated fees			
Registration			
(a)	Registration per dog per annum	\$16.80	\$16.80
(b)	Penalty for late payment	\$8.40	\$8.40
(c)	Part-year registration, per month	\$1.40	\$1.40
(d)	Sale of collars	\$8.00	\$8.00
Dog impounding fees			
(a)	Seizure of registered dogs	\$80.00	\$80.00
(b)	Seizure of registered dogs for the second or subsequent time	\$110.00	\$110.00
(c)	Seizure of unregistered dogs	\$110.00	\$110.00
(d)	Sustenance of dogs impounded (per day)	\$10.00	\$10.00
(e)	Destruction of any dog impounded	\$30.00	\$30.00
Impounding of stock charges			
(a)	Fee for impounding of stock (per head)	\$10.00	\$10.00
(b)	Time taken by Pound keeper or Animal Ranger per hour (incl. of GST)	\$50.00	\$50.00
(c)	Travel by Pound keeper and/or Animal Ranger per km	\$0.50	\$0.50
(d)	Sustenance cost	Actual Cost	Actual Cost

	2008/2009	2009/2010
Hire Charges		
(a) Cat Trap - Deposit (Refundable on return)	\$30.00	\$30.00
- Weekly Hire	\$5.00	\$5.00
(b) Dog Barking Collars - Deposit (Refundable on return)	\$50.00	\$50.00
- Weekly Hire	\$10.00	\$10.00
Health inspections		
1. (a) Hawker/Pedlar - Food	\$120.00	\$120.00
(b) Non food	\$50.00	\$50.00
(c) Mobile/Travelling Shop - Food	\$247.50	\$247.50
(d) Non food	\$50.00	\$50.00
2. Funeral Directors - Licensing and registration	\$120.00	\$120.00
3. Certification of Mortuary Premises (one off)	\$247.50	\$247.50
4. Registration of Hairdressers	\$247.50	\$247.50
5. (a) Registration of Food Premises including sports clubs permitting use of any other organisation or for any private functions	\$247.50	\$247.50
(b) Registration of Food Premises (any other sports club that holds a liquor licence)	\$123.75	\$123.75
6. Registration of Offensive Trade Premises	\$247.50	\$247.50
7. Registration of Saleyard Premises	\$247.50	\$247.50
8. Registration of Camping Grounds	\$247.50	\$247.50
9. Change of Ownership of Premises Fee	\$50.00	\$50.00
10. Special inspection	\$99 / hr	\$99 / hr
Notes		
Additional inspection (for 4-8 above)	\$99 / hr	\$99 / hr
Provision of advice to owner of new site - Hourly rate	\$99 / hr	\$99 / hr
Registration of Food Safety Programmes	\$99 / hr	\$99 / hr
Auditing compliance Food Safety Programmes	\$99 / hr	\$99 / hr
Additional time (for 5 or 8 above) in five minute blocks	\$8.25	\$8.25
Additional time (for 4, 6, 7 or 9 above) in five minute blocks	\$8.25	\$8.25
Property file search	\$23.00	\$23.00
Copying charge - A4	\$1.00	\$1.00
Copying charge - A3	\$1.50	\$1.50
Copying charge - A2 and A1	\$5.00	\$5.00
Additional time if insufficient details provided to allow file to readily located - Hourly rate	\$99 / hr	\$99 / hr
Information Management		
Production of maps (excluding requests for property maps from ratepayers for their individual properties) (GST exclusive)	-	\$60.00
Library charges		
Loan from another library within the district (per item)	\$1.00	\$1.00
Interloan (New Zealand wide) (per item)	\$3.00	\$3.00

	2008/2009	2009/2010
Subject information (per search)	\$3.00	\$3.00
Videos (for 7 nights)	\$2.00	\$2.00
Replacement card	\$2.00	\$2.00
Jigsaws	\$1.00	-
Internet	\$1.00	-
Photocopying (per sheet)	\$0.20	\$0.20
Printing from CD Rom (per sheet)	\$0.20	\$0.20
Fines (adult) (per week)	\$1.00	\$1.00
Fines (under 13) (per week)	\$0.20	\$0.20
Reserves (per item)	\$0.50	\$0.50
Liquor licensing		
Application under Section 9 of the Act for the granting of an On Licence, or under Section 16 of the Act for the variation or cancellation of any condition of an On Licence, or under Section 18 of the Act for the renewal of an On Licence (except in any case where the Licence is endorsed under Section 28 of the Act).	\$776.00	\$776.00
Application under Section 9 of the Act for an On Licence to be endorsed under Section 28 of the Act, or under Section 16 of the Act for the variation or cancellation of any condition of an On Licence endorsed under Section 28 of the Act, or under Section 18 of the Act for the renewal of an On Licence endorsed under Section 28 of the Act.	\$132.00	\$132.00
Application under Section 24 of the Act for authority to carry on the sale and supply of liquor on any premises or conveyance in respect of which an On Licence is in force, or under Section 47 of the Act for authority to carry on the sale and delivery of liquor on or from any premises in respect of which an Off Licence is in force.	\$132.00	\$132.00
Application under Section 31 of the Act for an Off Licence, or under Section 39 of the Act for the variation or cancellation of any condition of an Off Licence, or under Section 41 of the Act for the renewal of an Off Licence (except in any case where the Licence is endorsed under Section 51 or Section 52 of the Act).	\$776.00	\$776.00
Application under Section 31 of the Act for an Off Licence to be endorsed under Section 51 or Section 52 of the Act, or under Section 39 of the Act for the variation or cancellation of any condition of an Off Licence endorsed under Section 51 or Section 52 of the Act, or under Section 41 of the Act for the renewal of an Off Licence endorsed under Section 51 or Section 52 of the Act.	\$132.00	\$132.00
Application under Section 55 of the Act for the grant of a Club Licence, or under Section 62 of the Act for the variation or cancellation of any condition of a Club Licence, or under Section 64 of the Act for the renewal of a Club Licence.	\$776.00	\$776.00
Application under Section 76 of the Act for a Special Licence.	\$63.00	\$63.00
Application under Section 118 of the Act for the grant of a Manager's Certificate, or under Section 123 for the renewal of a Manager's Certificate.	\$132.00	\$132.00
Application under Section 221 of the Act for an extract from any record or register.	\$23.00	\$23.00
Application under Section 228 of the Act for authority to sell liquor pursuant to a special licence on or from any premises or conveyance other than the licensed premises.	\$132.00	\$132.00
Property File Search	\$23.00	\$23.00
Additional photocopying charges - A4	\$1.00	\$1.00
Additional photocopying charges - A3	\$1.50	\$1.50
Additional photocopying charges - Large Copies	\$5.00	\$5.00

	2008/2009	2009/2010
Refuse site and transfer station charges		
Refuse		
Cars	\$8.00	\$10.00
Ute type loads and small trailers	\$20.00	\$22.00
Tandem trailers and high side trailers	\$44.00	\$50.00
Trucks - Per 1,000 kg gross weight	\$52.00	\$60.00
- or per tonne confirmed by weight docket	\$104.00	\$120.00
Unstripped car body surcharge	\$100.00	\$106.00
Stripped car body	\$32.00	\$34.00
Car tyres (each)	\$4.00	\$4.00
4WD tyres (each)	\$10.00	\$10.00
Recycling and reuse		
Ute type loads and small trailers	\$10.00	\$10.00
Tandem trailers and high side trailers	\$22.00	\$24.00
Reserve and development contributions		
Reserves contributions¹		
Reserve contributions shall be required as follows:		
(a) 7.5% of the value of additional allotments, at the time of subdivision consent (either in cash or land equivalent, at Council's option) except that in the case of rural residential subdivisions, the value of the rural allotment for this purpose shall be the equivalent value of a house site of 1,000 m ² within each allotment.		
(b) Cash equivalent of the value of 20 m ² of land for each additional residential unit created, at the time of building consent, less any contribution made at the time of previous subdivision within the preceding five years.		
(c) Cash equivalent of the value of 4 m ² of land for each additional 100 m ² of new, net, non-residential, building floor area created, at the time of building consent, less any contribution made at the time of previous subdivision within the preceding five years.		
(d) Where the contribution is given as land, the location shall be suitable for the reserve purposes of the area and shall be no less than 1,000 m ² in each separate title.		
For the purposes of this policy, the land value used is to be the current market value, inclusive of GST, at the time of the application for consent or approval to connect to utility services. Where an agreed current market value cannot be established by mutual agreement between Council and the developer, then the value will be that established by a mutually acceptable registered valuer, with the cost of the valuation fees being shared equally by Council and the developer. Note: That schedules of land prices for current subdivision for Te Anau and Manapouri are available (e.g. from Perpetual Real Estate) but have no legal status.		
Development contributions for water and sewerage (GST exclusive)		
For Te Anau only, per lot charges (plus GST):		
- Water	\$1,241.63	\$2,889
- Sewerage	\$5,656.24	\$11,834
Headworks contribution for rural water supplies (per unit) (GST exclusive)		
For any new connection (or request for additional units) to the following supplies:		
Te Anau Rural	\$2,185.81	\$3,089.90
Eastern Bush	\$2,259.12	\$3,683.09

¹ Up to 7.5% of the allotment current market value

	2008/2009	2009/2010
Otahu Flat	\$2,144.61	\$3,864.76
Matuku Unit	\$496.33	\$697.67
Matuku Trough	\$248.17	\$348.84
Lumsden Balfour - 1 unit	\$3,533.89	\$3,737.71
- 2 unit	\$6,714.39	\$7,101.65
- 3 unit	\$9,541.50	\$10,091.82
- 4 unit	\$12,015.23	\$12,708.21
- 5 unit	\$14,135.56	\$14,950.84
- 6 unit	\$15,902.51	\$16,819.69
- 7 unit	\$17,316.06	\$18,314.78
- 8 unit	\$18,376.23	\$19,436.09
- 9 unit	\$19,083.01	\$20,183.63
- Per additional one unit after 9	\$353.39	\$373.77
Financial contributions for water supplies (GST exclusive)		
For any new connection per household equivalent to the following supplies:		
Edendale	\$3,169.11	\$2,388.57
Manapouri	\$3,280.49	\$2,225.07
Mossburn	\$4,727.37	\$3,338.92
Ohai/Nightcaps	\$4,305.79	\$2,151.74
Riverton	\$2,816.76	\$1,995.72
Tuatapere	\$3,441.98	\$2,782.31
Otautau	\$2,008.61	\$1,356.05
Winton	\$2,157.33	\$2,046.36
Financial contributions for sewerage supplies (GST exclusive)		
For any new connection per household equivalent to the following supplies:		
Balfour	\$2,518.17	\$3,009.36
Browns	\$3,061.85	\$4,432.15
Gorge Road	\$9,328.11	\$18,153.62
Lumsden	\$2,799.39	\$2,600.80
Manapouri	\$3,194.15	\$3,257.66
Monowai	\$908.93	\$4,536.60
Nightcaps	\$6,817.40	\$8,130.03
Ohai	\$744.29	\$860.45
Riversdale	\$3,415.53	\$3,330.21
Riverton	\$4,770.70	\$4,905.89
Stewart Island	\$11,770.78	\$12,411.25
Tokanui	\$5,969.27	\$5,969.27
Otautau	\$6,465.38	\$7,586.63

	2008/2009	2009/2010
Winton	\$1,479.41	\$1,456.69
Wallacetown	-	\$6,714.84
Tuatapere	-	\$10,650.59
Resource Management Act¹		
1. Search fee of certificate of title and appellation details (each)	\$11.50	\$11.50 ²
2. Resource consents (S.93 and S.94 RMA for controlled activity, discretionary activity, and non-complying activity):		
(a) For applications that can be dealt with under delegated authority (i.e. non-notified) (each)- Basic fee	\$550.00	\$585.00
- Time over 4 hours (per hour)	\$105.40	\$105.40
(b) For applications requiring limited notification (i.e. Limited Notified) (each) - Basic fee	\$600.00	\$632.40
- Time over 6 hours (per hour)	\$105.40	\$105.40
(c) For applications requiring notice (Notified) (each) - Basic fee	\$2,500.00	\$2,500.00
- Time over 10.5 hours (per hour)	\$120.00	\$105.40
3. Change or cancellation of consent conditions	-	\$316.20
- Time over 3 hours (per hour)	-	\$105.40
4. Hearings charge		
- First half hour	\$300.00	\$300.00
- One hour	\$600.00	\$600.00
5. Plan change request		
- Basic fee (6 hours)	\$2,000.00	\$2,500.00
- Additional costs (per hour over and above 6 hours)	\$105.40	\$105.40
6. Monitoring charges (per application) (per hour)	\$62.00	\$62.00
7. Requirements and heritage orders		
- Basic fee	\$500.00	\$632.40
- Additional costs (per hour) over 6 hours	\$105.40	\$105.40
8. Information from files/plans on resource consents (per hour)	\$105.40	\$105.40
9. Engineering Investigations, inspection and certification fees per application (per hour)	\$114.00	\$114.00
10. Subdivision approvals fee: Section 223 certification only	\$52.70	\$52.70
Section 223 and 224(c) certification fee	\$158.10	\$158.10
- Additional costs over and above 90 minutes to be charged at \$105.40 per hour plus disbursements		
11. Certification of plans (S.226 Resource Management Act) (per plan)	\$210.80	\$210.80
12. Certificates of compliance (S.139 Resource Management Act) (each)	\$210.80	\$316.20
- Time over 3 hours (per hour)	\$105.40	\$105.40
13. Existing Use Right certificate (S.139 A Resource Management Act)	-	\$316.20
- Time over 3 hours (per hour)	-	\$105.40
14. Outline plan approval (S.176 A Resource Management Act)	-	\$210.80
15. Extension of time (S.125 Resource Management Act) (each) (per hour)	\$105.40	\$105.40
16. Removal of designation (S.182 Resource Management Act) (each) (per hour)	\$105.40	\$105.40
17. Alteration of designation (S.183 Resource Management Act) (each) (per hour)	\$105.40	\$105.40

¹ Plus disbursements unless otherwise noted.

² Fee as shown.

	2008/2009	2009/2010
18. Lodging of objection (S.357 Resource Management Act) (each) (per hour)	\$105.40	\$105.40
19. Legal Consultant (per hour)	\$150.00	\$175.00
20. Engineering infrastructure checking fees	\$114.00	\$114.00 ¹
- per hour	\$0.70	\$0.70 ¹
- Vehicle costs (per km)		
21. Sale of Aerial Photos (each)	\$40.00	\$40.00 ¹
- A1	\$35.00	\$35.00 ¹
- A2	\$30.00	\$30.00 ¹
- A3	\$20.00	\$20.00 ¹
- A4		
22. Sale of liquor certificates (each) ²	\$146.40 ³	\$149.40 ¹
23. Early childhood certificates (each)	\$25.00	\$25.00 ¹
24. Overseas investment certificates (each)	\$210.80	\$210.80 ¹
25. Temporary signs:	\$100.00	\$100.00 ¹
(a) Bond (refundable)	\$28.12	\$28.12 ¹
(b) Fee (per sign)		
26. Copies of District Plan	\$280.00	\$280.00 ¹
27. Building Control Input into resource consent process (per hour)	\$123.00	\$123.00 ¹
28. Right of way approval (S.348 Local Government Act 1974)	-	\$316.20 ¹
29. Cancellation of Building Line Restriction (S 327 A Local Government Act 1974)	-	\$316.20 ¹
30. Confirmation of S.9 Resource Management Act	-	\$300.00 ¹
31. Contravention of an Abatement Notice (S.322(1)(c))	-	\$750.00 ¹
32. Contravention of S.22 Resource Management Act	-	\$300.00 ¹
33. Confirmation of Excessive Noise Direction (S.327 Resource Management Act)	-	\$500.00 ¹
Road reserve and service fees		
Stock Management (GST exclusive)		
Stock Crossing at grade	\$200.00 ³	\$150.00
- Fee	\$250.00 ³	\$1,500.00
- Bond	-	\$10.00
- Replacement Tag	-	\$50.00
- Extra site visit		
Stock Races	\$80.00	\$150.00
- Fee	-	\$250.00
- Bond		
Stock Droving	-	\$50.00
- Fee	N/A	N/A
- Bond		
Drainage (GST exclusive)		
Lower a road culvert	\$80.00	\$150.00
- Fee	\$0.00 ³	\$250.00
- Bond		

¹ Fee as shown.

² This fee was incorrectly shown as \$105.40 in the schedule of Council Fees and Charges effective 1 July 2008 but should have been \$146.40.

³ These fees were incorrectly shown in the schedule of Council's Fees and Charges effective 1 July 2008. The correct figures are included in this report.

		2008/2009	2009/2010
Drainage on roadsides	- Fee	\$80.00	\$150.00
	- Bond	-	\$250.00
Stormwater connection to kerb and channel	- Fee	\$90.00	\$50.00
	- Bond	\$250.00	\$250.00
Vehicular Accessways (GST exclusive)			
Urban - Unsealed	- Fee	-	\$50.00
	- Bond	\$250.00	\$250.00
Urban - Sealed	- Fee	\$0.00 ¹	\$50.00
	- Bond	\$150.00 ¹	\$500.00
Commercial urban/rural	- Fee	\$250.00	\$150.00
	- Bond	\$1,500.00 ¹	\$1,500.00
Rural Private	- Fee	-	\$150.00
	- Bond	\$250.00	\$500.00
Carriageways (GST exclusive)			
Public/Private Utilities and Services on roadsides	- Fee	\$80.00	\$150.00
	- Bond	\$250.00	\$250.00
Stock Underpasses	- Fee	\$80.00	\$150.00
	- Bond	\$1,000.00	\$1,500.00
Temporary Closure of roads for public events		-	\$50.00
Temporary Closure of roads for roading purposes		-	\$50.00
Request to permanently stop a road² (GST exclusive)			
Deposit (on application)		\$400.00	\$400.00
Charge (per hour)		\$62.00	\$114.00
Special Council meeting (if required)	- First half hour	\$450.00	\$300.00
	- Additional hour	\$450.00	\$600.00
Request to physically form a road (GST exclusive)			
Deposit (on application)		\$2,500.00	\$400.00
Charge (per hour)		\$62.00	\$114.00
Special Council meeting (if required)	- First half hour	\$450.00	\$300.00
	- Additional hour	\$450.00	\$600.00
Road Margin (GST exclusive)			
Dust suppression		-	\$50.00
Signs on roads		-	\$50.00

¹ These fees were incorrectly shown in the schedule of Council's Fees and Charges effective 1 July 2008. The correct figures are included in this report.

² If the application is approved in principle by Council, the cost charged to the applicant by Council will be the greater of (a) All costs incurred by Council, including legal fees and land transfer charges or, (b) The current valuation of the land (to be established by a Registered Valuer) to be amalgamated with adjacent land parcels. In the case of an unsuccessful application, the applicant shall meet all of Council's costs.

	2008/2009	2009/2010
Road margin planting	\$0.00 ¹	\$50.00
Cultivation of road margin	-	\$50.00
Storage on the road margin	-	\$50.00
Whitebait huts	-	\$50.00
Permanent Fencing in the road margin	-	\$150.00
RAPID Numbering	\$120.00	\$150.00
Roading Utility Applications (Group B applications)		
Connect drain to kerb and channel	- Fee	\$90.00
	- Bond	\$250.00
Connect to piped utilities (urban or rural water supply, stormwater/sewerage)	- Fee	\$270.00
	- Bond	\$250.00
Alteration to existing rural water service connection (change in unit allocation only)		\$200.45
Riverton harbour licensing fees		
Wharf fee per metre	\$9.30	\$9.30
Transfer fee	\$56.25	\$56.25
Trade waste charges		
Category A : Trade waste administrative charges		
Trade waste application fee	(each)	\$228.00
	Time over 2 hours (per hour)	\$114.00
Inspection Fee	(per hour)	\$114.00
Compliance monitoring	(per hour)	\$114.00
Trade Waste Consent holder administration fee	(per hour)	\$114.00
Tankered waste charge	(per load)	\$50.00
Category B : Tankered trade waste discharge charges		
Application fee for tankered water permit		\$270.00
Annual administration fee for existing permit holder		\$227.50
Tanker and backflow prevention inspection fee		\$112.50
Additional tanker inspections	(each)	\$15.00
Supervision by Council Contractor when drawing water	(per hour)	\$56.25
Charges for supply of water (per cubic metre)		
Manapouri	\$1.20	\$1.20
Mossburn	\$1.28	\$1.28
Ohai/Nightcaps/Wairio	\$1.60	\$1.60
Otautau	\$0.84	\$0.84
Riverton	\$1.40	\$1.40
Te Anau	\$0.72	\$0.72
Tuatapere	\$1.14	\$1.14
Winton	\$1.62	\$1.62

			2008/2009	2009/2010
Te Anau Airport Manapouri (GST exclusive) -				
Landing fees				
Weight category ¹	<2,000 kg	- Landing Charge	\$15.00	\$15.00
		- Honesty Box Landing Charge (GST inclusive charge)	-	\$15.00
	>2,000 - 4,000 kg	- Landing Charge	\$26.00	\$25.00
		- Honesty Box Landing Charge (GST inclusive charge)	-	\$25.00
	>4,001 - 5,700 kg	- Landing Charge	\$50.00	\$50.00
		- Honesty Box Landing Charge (GST inclusive charge)	-	\$50.00
	>5,701 - 10,000 kg	- Landing Charge	\$100.00	\$75.00
		- Honesty Box Landing Charge: By prior arrangement only	-	-
	>10,001 - 20,000 kg	- Landing Charge	\$250.00	\$150.00
		- Honesty Box Landing Charge: By prior arrangement only	-	-
	> 20,001 kg	- Landing Charge	-	\$250.00
		- Honesty Box Landing Charge: By prior arrangement only	-	-
	Helicopters	- Landing Charge	-	\$15.00
		- Honesty Box Landing Charge (GST inclusive charge)	-	\$15.00
Aero Club	- Microlight Flying Activities		-	\$60.00
	- Standard Category Flying Activities		-	\$80.00
	- Flight Training Non-Microlight		-	\$11.25
Ground handling fees				
Without baggage			\$200.00	\$200.00
With baggage			\$225.00	\$250.00
With baggage (two person assist)			\$295.00	\$295.00
Ground Power unit assistance (per start)			\$100.00	\$100.00
Apron access key charge (per annum)			\$250.00	\$0.00
Private operator annual fee ² (registration and fee)			\$250.00	\$0.00
Card fee for users of security area			\$20.00	\$0.00
Replacement card fee			\$20.00	\$0.00
Stewart Island Electrical Supply Authority (GST exclusive)				
General tariff				
Annual distribution and development charge			\$480.00	\$480.00
General tariff (plus GST)			\$0.46	\$0.46
Disconnections/annual charges				
Disconnection, up to six months for general - fire safety			\$80.00	\$80.00
Disconnection for vacated installations and those for sale			\$80.00	\$80.00
Reconnection fee payable by new owner/consumer ¹			\$120.00	\$120.00

¹ MCTOW in Kg.

² Where a private owner uses the Te Anau Airport as a base for their aircraft.

	2008/2009	2009/2010
Water heating²		
Installation costs	\$250.00	\$250.00
Night rate³		
- Installation costs	\$250.00	\$250.00
- Unit rate	\$0.40	\$0.40
Stewart Island Electrical Supply Authority (continued) (GST exclusive)		
Commercial connections⁴		
Standard rate (per unit)	\$0.46	\$0.46
Night rate (per unit)	\$0.40	\$0.40
Monthly charge	\$112.00	\$112.00
Reconnection	\$400.00	\$400.00
Disconnection	\$400.00	\$400.00
Not metered and special connections		
Lump sum payment per year	\$480.00	\$480.00
Connection bond		
Refundable bond for consumers who are tenants	\$150.00	\$150.00
New connections		
Capital Development	\$1,500.00	\$1,500.00
Connection to boundary	\$1,500.00	\$1,500.00
Chargeable fees		
Late payment	\$85.00	\$85.00
Meter testing	\$85.00	\$85.00
Temporary supply, and caravan inspection	\$85.00	\$85.00
Disconnection and reconnection due to non-payment of accounts	\$85.00	\$85.00
Temporary supplies		
Monthly charge	\$200.00	\$200.00
Unit rate	\$0.46	\$0.46
Electrical inspection		
Per hour (for commercial installations)	\$90.00	\$90.00

¹ All installations disconnected for six months or more require inspection by an Electrical Inspector before reliving, at full cost recovery plus connection fee.

² All heaters are to be fix wired and lagged to NZS specifications.

³ Suitable for space heaters, small freezers and special domestic outlet sockets. Time controlled 11.00 pm to 7.00 am daily. Domestic outlets to be labelled "NIGHTRATE".

⁴ Unit charges and installation costs may be by negotiation (confirmed in writing by the Authority) for individual installations with an expected annual consumption of over 35,000 units. The Director's personal guarantees for all payments are required prior to a connection being completed.

Balancing the Budget - Approach to Rates

Balancing the budget -

Section 100 of the Local Government Act 2002 requires Council to ensure that each year its projected operating revenues are set at a level sufficient to meet its projected operating expenditure. Council is projecting the following operating surpluses for the next 10 years. As a result, Council has met its balanced budget requirement in terms of the Act for all but three years, 2010/2011, 2011/2012 and 2012/2013. These deficits are principally due to Council's rate smoothing process, which has generally meant that funds are required to be drawn down from reserves in earlier years to fund the operational and works programme (largely related to roading), and then to have these repaid in later years. Because of this long term funding structure Council believes it is still being financially prudent.

Year	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Surplus/(Deficit)	\$9,137,835	(\$1,299,128)	(\$733,181)	(\$1,214,385)	\$9,808,402	\$2,056,525	\$4,691,298	\$4,866,530	\$10,570,702	\$20,631,728

The projected surplus increases substantially over the period. This is due to the fact that when the surplus is calculated it takes into account revenue for capital projects or debt repayment but does not balance this against the related expenditure (such as loan principal repayments or capital costs). This can be shown as follows:

How the Surplus is used –

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Property, Plant and Equipment	\$12,133,816	\$1,933,189	\$196,481	(\$211,607)	\$7,735,980	(\$1,102,049)	(\$1,198,522)	(\$3,966,322)	(\$2,615,550)	\$5,259,790
Loan Repayments	\$1,307,996	\$1,385,477	\$1,396,130	\$1,517,163	\$1,562,197	\$1,595,956	\$1,738,453	\$1,526,271	\$1,653,953	\$1,811,226
Reserves	(\$4,303,977)	(\$4,617,794)	(\$2,325,792)	(\$2,519,941)	\$510,225	\$1,562,618	\$4,151,367	\$7,306,581	\$11,532,299	\$13,560,712
Total Operating Surplus/(Deficit)	\$9,137,835	(\$1,299,128)	(\$733,181)	(\$1,214,385)	\$9,808,402	\$2,056,525	\$4,691,298	\$4,866,530	\$10,570,702	\$20,631,728

Reserves (as shown in the reserves line in the table above) increase and decrease over the period for three main reasons:

1. A significant portion of the reserves being accumulated are specific reserves held for identified purposes. At this stage, Council believes that it is financially prudent to keep these reserves in place over the plan period.
2. As a result of the smoothing process funds are drawn down from reserves in the early years to smooth the rating process. In the later years, these amounts and any interest is repaid to ensure that at the end of the 10 years the balance is zero. This causes later years to have higher reserve balances than early years.
3. Interest is also accumulated on to certain reserve balances. Interest is accumulated on all reserves except for the SouthRoads reserve.

In addition to this operating surplus, Council is also forecasting significant non-operating revenue in relation to asset development in each of the 10 years. This revenue is for the funding of capital projects and includes asset sales, development contributions, vested assets, Ministry of Health subsidies and contributions from properties connecting to the proposed sewerage and water schemes. Some individual Council activities are projected to run at deficits for all or part of the 10 year period. In these instances Council has decided that it is financially prudent to do so either because there are sufficient reserve funds to meet the deficit.

Approach to the total rates collected in any year -

Given the number of communities within the Southland District and the number of significant infrastructural projects planned, the Council will require a number of new loans (either internal or external) to fund these projects (particularly in the early years of the plan).

If all projects were to be funded by rates, this would have a major 'see-saw' effect on the projected rate increases. As a result of this Council has re-approached the way it determines the total rates to be collected in any year. The aim is to achieve a consistent percentage rates increase over the 10 years by funding projects over the period of the plan. This has resulted in a 'smoothing' of the rates. In any given year the total amount of rates to be collected may be more or less than what is required. To fund the balance, Council intends to use existing reserves.

The amounts used to balance this will be identified separately through the creation of new rate reserve accounts. Loosely they could be called 'revolving credit facilities'. The purpose of these reserve accounts will be to manage this 'credit' by advancing funds for projects in early years and repaying these in later years once funds accumulate.

This means that instead of creating an individual loan for each community project, some projects undertaken can now be financed over the period from this new central reserve held by each community. This has enabled Council to ensure that projects planned can be managed within the projected rate increases while giving communities the flexibility to include projects that previously may have been deferred because the annual rate increase may have seemed too high.

The table below shows the total amount of rates by specific rate type.

Total Rates to be collected (GST excl)	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Building Regulation	226,546	250,670	277,362	306,897	339,577	375,736	415,746	460,017	509,001	563,202
Civil Defence and Rural Fire	482,366	507,591	534,136	562,069	591,462	622,393	654,941	689,191	725,233	763,159
Council Offices and District Support	2,831,915	2,953,380	3,169,155	3,400,694	3,649,149	3,915,756	4,201,842	4,508,829	4,838,244	5,191,727
Development and Promotions	2,164,520	2,232,373	2,302,353	2,374,526	2,448,962	2,525,732	2,604,907	2,686,565	2,770,783	2,857,641
Library Services	833,622	865,666	898,942	933,497	969,380	1,006,643	1,045,338	1,085,520	1,127,247	1,170,578
Local Rates	8,444,527	8,776,093	9,131,027	9,679,608	10,183,407	10,871,361	11,634,367	12,433,317	13,431,197	14,491,758
Public Health Services	165,679	182,825	201,748	222,624	245,668	271,094	299,150	330,111	364,274	401,978
Representation	1,465,407	1,533,271	1,604,277	1,678,571	1,756,305	1,837,640	1,922,741	2,011,784	2,104,950	2,202,430
Roading	9,427,072	10,188,508	11,011,447	11,900,856	12,862,103	13,900,992	15,023,792	16,237,283	17,548,789	18,966,227
Regional Heritage	361,854	373,614	385,757	398,294	411,238	424,604	438,403	452,651	467,362	482,552
Strategy And Advocacy	2,389,553	2,550,913	2,723,168	2,907,055	3,103,360	3,312,920	3,536,632	3,775,449	4,030,394	4,302,554
Waste Management	1,373,621	1,495,317	1,675,100	1,862,723	2,019,714	2,190,612	2,376,652	2,579,173	2,799,637	3,039,633
Wheelie Bin Collection	1,367,947	2,641,294	2,691,917	2,744,838	2,794,874	2,847,195	2,901,905	2,957,704	3,016,062	3,077,102
Total Rates to be collected	31,534,629	34,551,515	36,606,389	38,972,252	41,375,199	44,102,678	47,056,416	50,207,594	53,733,173	57,510,541

The 'smoothing' process:
Establish the costs as described above and enter details of interest and principal on current debt
↓
Enter all other known income sources that will offset these costs such as rental income, transfers from existing reserves
↓
Identify rates required to balance department budgets
↓
Calculate the rates increase/decrease for each year
↓
Where large projects are planned, establish loans and calculate the amount of debt servicing required on these loans
↓
Calculate the percentage increase each year that would be needed to fund the remaining costs. Establish a rates reserve to achieve this.
↓
Local community boards discuss the impact and agree/disagree the percentage increase. Review any of the steps above if required.

Total Rates to be collected (GST excl)	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Total Rates to be collected	31,534,629	34,551,515	36,606,389	38,972,252	41,375,199	44,102,678	47,056,416	50,207,594	53,733,173	57,510,541
Less										
Local Rates	8,444,527	8,776,093	9,131,027	9,679,608	10,183,407	10,871,361	11,634,367	12,433,317	13,431,197	14,491,758
Wheelie Bin Collection	1,367,947	2,641,294	2,691,917	2,744,838	2,794,874	2,847,195	2,901,905	2,957,704	3,016,062	3,077,102
District Rates to be collected	21,722,155	23,134,128	24,783,445	26,547,806	28,396,918	30,384,122	32,520,144	34,816,573	37,285,914	39,941,681
Total District rate increase	6.89%	6.50%	7.13%	7.12%	6.97%	7.00%	7.03%	7.06%	7.09%	7.12%

This table below shows the percentage rate increase for each rate type over the period.

Specific rate type increases after smoothing	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Building Regulation	10.65%	10.65%	10.65%	10.65%	10.65%	10.65%	10.65%	10.65%	10.65%	10.65%
Civil Defence and Rural Fire	5.23%	5.23%	5.23%	5.23%	5.23%	5.23%	5.23%	5.23%	5.23%	5.23%
Council Offices and District Support*	10.41%	4.29%	7.31%	7.31%	7.31%	7.31%	7.31%	7.31%	7.31%	7.31%
Development and Promotions	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%
Library Services	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%	3.84%
Local Rates*	13.87%	3.93%	4.04%	6.01%	5.20%	6.76%	7.02%	6.87%	8.03%	7.90%
Public Health Services	10.35%	10.35%	10.35%	10.35%	10.35%	10.35%	10.35%	10.35%	10.35%	10.35%
Representation	4.63%	4.63%	4.63%	4.63%	4.63%	4.63%	4.63%	4.63%	4.63%	4.63%
Roading	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%
Regional Heritage	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Strategy and Advocacy	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Waste Management*	8.86%	8.86%	12.02%	11.20%	8.43%	8.46%	8.49%	8.52%	8.55%	8.57%
Wheelie Bin Collection*	2.44%	93.08%	1.92%	1.97%	1.82%	1.87%	1.92%	1.92%	1.97%	2.02%
Total rates increase including local rates and wheelie bins after smoothing	8.47%	9.57%	5.95%	6.46%	6.17%	6.59%	6.70%	6.70%	7.02%	7.03%

As the smoothing process is carried out at different levels for each of the specific rate types (shown in the tables above), when these are added together it can result in differing percentage increases for each rate type between the years. As shown in the table, there are four rate types* that do not have a consistent percentage rate increase. The reasons for these are detailed below.

Waste Management Rate – This includes repayment of the district loan for Council's 1/6 contribution towards the proposed water and sewerage schemes. Given that a number of these projects are still subject to community consultation, it was thought prudent to exclude those projects (from 2010/2011 onwards) from the smoothing process. Once these projects are confirmed by Council they will be included in the smoothing undertaken in future years and they will have an effect on the rates increase. Excluding the rates budgeted for this from the total rates in the plan would result in the increase for each year being smoothed as follows.

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Waste Management	1,373,621	1,495,317	1,675,100	1,862,723	2,019,714	2,190,612	2,376,652	2,579,173	2,799,637	3,039,633
Less 1/6 share from 2010/2011	-	-	47,306	90,716	90,726	90,726	90,726	90,726	90,726	90,726
Total	1,373,621	1,495,317	1,627,794	1,772,007	1,928,988	2,099,886	2,285,926	2,488,447	2,708,911	2,948,907
<i>Increase in Waste Management Rate</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>	<i>8.86%</i>

Wheelie Bin Rate – This rate includes costs for undertaking kerbside collection from 2010/2011. Given that the communities will also be consulted on this, it was again considered prudent to exclude it from the smoothing process. By removing it from the total rates in the plan the resulting increase for each year would be smoothed as follows.

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Wheelie Bin Collection	1,367,947	2,641,294	2,691,917	2,744,838	2,794,874	2,847,195	2,901,905	2,957,704	3,016,062	3,077,102
Less Kerbside Recycling	-	1,263,823	1,292,891	1,323,920	1,351,722	1,381,460	1,413,234	1,445,738	1,480,436	1,517,447
Less Adjustment to maintain this year's UAC the same as last year	11,699									
Total	1,356,248	1,377,471	1,399,026	1,420,918	1,443,152	1,465,735	1,488,671	1,511,966	1,535,626	1,559,655
<i>Increase in Waste Management Rate</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>	<i>1.56%</i>

Council Offices and District Support Rate – Variances are due to smoothing the rates at the district level. Smoothing at the district level results in a rates increase of 6.94%. To achieve this a further \$80,896 was balanced through the rate reserve, this was only undertaken in 2009/2010.

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Council Offices and District Support	2,831,915	2,953,380	3,169,155	3,400,694	3,649,149	3,915,756	4,201,842	4,508,829	4,838,244	5,191,727
Less Smoothing to Total Rates	79,618									
Total	2,752,297	2,953,380	3,169,155	3,400,694	3,649,149	3,915,756	4,201,842	4,508,829	4,838,244	5,191,727
<i>Increase in Council Offices/District Support Rate</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>	<i>7.31%</i>

Local Rates - In these rate types the increase each year when taken overall, resulted in uneven percentage rate increases. This is due to local rates being smoothed for each community, and the percentage increase for each community differing. Also at a local level is the number of water and wastewater projects undertaken, that like the district, it was thought prudent to exclude from the smoothing until the consultation process with the community was undertaken. Combining all these factors together, results in the uneven increases above.

Sale of Endowment Properties

Council holds a number of properties which were acquired by Council as municipal endowments to provide revenue for the general purposes of the district of Southland. The table below lists endowment properties which are currently not used for Council activities. Section 141 of the Local Government Act (2002) requires Council to include in the Long Term Council Community Plan a statement of its intention to sell or exchange endowment property. It is proposed that the properties shown in the table be disposed of, subject to Community Board approval. Council may dispose of any individual property listed in the table below at any time to take advantage of market conditions or commercial opportunities as and when they may arise and the proceeds shall be credited to the general funds of the respective Community Board. Such disposals shall be carried out in accordance with the relevant provision of the Local Government Act 2002.

Property Reference	Property Address	Description	Land Area
198021	8 Bath Road, Riverton	Part Section 11 Block XV Town of Riverton	0.0647 hectares
198028	18 Lucknow Street, Riverton	Section 7 Block XIX Town of Riverton	0.1012 hectares
198063	20 Palmerston Street, Riverton	Section 5 Block X Town of Riverton	0.607 hectares
188958	70 Cardigan Road West and 26 Baltic Street, Wyndham	Sections 7, 12, 19 and 20 Block VI Town of Wyndham	7.1320 hectares
182114	(both included within the same Certificate of Title)		
180362	4 Juno Street, Lumsden	Section 1 Block XXVI Town of Lumsden	0.4047 hectares
180364	8 Vaga Street, Lumsden	Section 1 Block XXVII Town of Lumsden	0.3895 hectares
180366	21 Five Rivers Lumsden Highway, Lumsden	Section 1 Block XXVIII Town of Lumsden	0.4047 hectares

