DRAFT
DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY 2021–2031

Ka tupu te purapura ka ora to Aorere

Planting the seeds for Tasman's future

tasman district council | Te Kaunihera o te tai o Aorere

DRAFT DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

INTRODUCTION

PURPOSE OF THE POLICY

Population growth and development such as subdivision and new buildings place strain on our infrastructure. As a result, new or upgraded infrastructure is needed to cope with these demands.

The purpose of the Policy is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. Council intends to achieve this by using:

- Financial Contributions under the Resource Management Act 1991 to help fund growth related reserves and community services assets; and
- Development Contributions (DCs) under the Local Government Act 2002 (LGA02) to help fund growth related for water, wastewater, stormwater, and transportation infrastructure.

NAVIGATING THE POLICY

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

The Policy has three main sections:

- Section 1: Policy operation.
- Section 2: Policy background and supporting information.
- Section 3: Catchment maps for the development contributions.

SECTION 1: POLICY OPERATION

Section 1 provides information needed to understand if, when, and how development and financial contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.

The key parts of section 1 are:

- the charges
- liability for development contributions
- when development contributions are levied
- determining infrastructure impact
- reconsiderations and objections
- other operational matters
- financial contributions, and
- definitions.

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

Section 2 provides the information needed to meet the accountability and transparency requirements of the LGA02 for the Policy, including explaining Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards. It also provides a summary of the financial contribution provisions.

The key parts of section 2 are:

- requirement to have the Policy
- funding summary
- funding policy summary
- catchment determination
- significant assumptions of the Policy
- calculating the development contributions
- schedule 1, Development contribution calculations and schedule of future projects funded by development contributions
- schedule 2, Past assets and programmes funded by development contributions; and
- schedule 3, Assets and programmes funded by financial contributions.

SECTION 3: CATCHMENT MAPS

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

SECTION 1: POLICY OPERATION

THE CHARGES

There are four different catchments in Tasman for development contributions - Waimea, Motueka, Golden Bay, and All of District. The settlements within the Waimea, Motueka, and Golden Bay catchments are outlined in Table 1 and mapped in Section 3 of the Policy. The *All of District* catchment covers all land within Tasman District.

Table 1: Settlements in the Waimea, Motueka, and Golden Bay catchments

CATCHMENT	SETTLEMENT AREA
Waimea	Wakefield
	Brightwater
	Richmond
	Māpua / Ruby Bay
Motueka	Motueka
	Riwaka
	Kaiteriteri
Golden Bay	Pōhara / Ligar Bay / Tata Beach
	Tākaka
	Collingwood

The development contribution charges per household unit of demand (HUD) for the different catchments are in Table 2. Other than for transportation, the development contributions charges for each catchment varies, depending on the associated infrastructure costs for each catchment.

For each infrastructure service (water, wastewater, stormwater and transportation) for which development contributions are required, the development contribution payable is calculated by multiplying the number of Household Unit of Demand (HUDs) generated by your development by the charge for each infrastructure service. See *the Determining your infrastructure impact* section below for an explanation of a HUD.

For example, a three-lot residential development in Māpua will pay three times each infrastructure services charges for the Waimea catchment, totaling $94,862 all up.

These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for Construction on 1 July each year, so please check Council's website www.tasman.govt.nz for the latest charges.

Table 2: Development contribution charge per HUD 1 July 2021 (GST inclusive)[1]

	CATCHMENTS			
SERVICE	**WAIMEA**	**MOTUEKA**	**GOLDEN BAY**	**REST OF DISTRICT**
Stormwater	$9,251	$4,177	$302	N/A
Water	$9,381	$3,532	$N/A	N/A
Wastewater	$10,307	$6,585	$7,403	N/A
Transportation	$2,681	$2,681	$2,681	$2,681
Total	$31,621	$16,976	$10,386	$2,681

Not all development contributions are payable in every settlement in the District. Table 3 outlines which charges apply to each settlement within a catchment.

For example, if you are creating a new housing lot in Tākaka you will need to pay the transportation development contribution and the wastewater development contribution, but you won't pay a water or a stormwater development contribution.

Table 3: Development contributions charges that apply in each area

SETTLEMENT AREA	TRANSPORTATION	WASTEWATER	WATER	STORMWATER
Wakefield	✓	✓	✓	×
Brightwater	✓	✓	✓	×
Richmond	✓	✓	✓	✓
MāpuaMāpua / Ruby Bay	✓	✓	✓	✓
Motueka	✓	✓	✓	✓
Riwaka	✓	✓	✓	×
Kaiteriteri	✓	✓	✓	×
Pōhara / Ligar Bay / Tata Beach	✓	✓	×	✓
Tākaka	✓	✓	×	×
Collingwood	✓	✓	×	×
Rest of District (Land outside of listed settlements)	✓	×	×	×

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

If you are subdividing, building, connecting to Council's services, or otherwise undertaking some kind of development in Tasman, you may need to pay development contributions.

Development contributions will be assessed for all developments:

- within the areas shown in the Development Contribution Area Maps in Section 3;
- that connect to Council's water, wastewater or stormwater services in the settlements outlined in Table 2, or rural extensions from these settlements; or
- throughout the District in regards to transportation development contributions charges.

[1] GST has been applied at the rate of GST as at 1 July 2021 (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity for each catchment can be found in schedule one.

In some cases, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections:

- when development contributions are levied
- determining your infrastructure impact, and
- limitations on imposing development contributions.

Development contributions for your property may have already been paid, at least in part. For example, most new subdivision lots already have development contributions levied and paid for one house. In these cases, you may get a credit for development contributions that are already paid. Credits cannot be refunded and can only be used for development on the same site and for the same service in respect of which they were created.

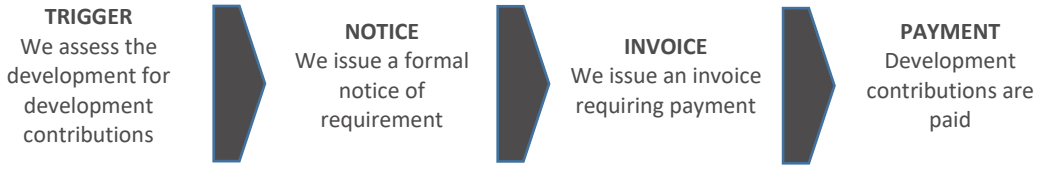
Financial contributions may also be required in some cases. This is discussed later in the *Financial Contributions* part of section 1 of this Policy.

Times also change. Development of new infrastructure sometimes means that areas not previously liable for a development contribution become so. For example, a bare section in a subdivision may be liable for development contributions, whereas previously constructed houses on the same subdivision were not.

Council officers will be available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

Once you apply for a resource consent, building consent, certificate of acceptance, or service connection, the normal steps for assessing and requiring payment of development contributions are.



TRIGGER FOR TAKING A DEVELOPMENT CONTRIBUTION

Subject to the three-step initial assessment outlined below, Council can require a development contribution for a development upon the granting of:

- A resource consent.
- A building consent or certificate of acceptance.
- An authorisation for a service connection for water, wastewater or stormwater services.

Council will generally require development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above is granted first). For new developments, the resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. For some types of Land Use Consents, development contributions may instead be required at the Building Consent stage as it is not always clear what will be built at land use consent stage.

If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the current Policy.[2] Any increase or decrease in the number of HUDs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.

This means Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.

Examples of where additional development contributions may apply after a subsequent trigger event include:

- Minimal development contributions have been levied on a commercial development at the subdivision or land use consent stage, and the type of development that will happen will only be known at building consent stage.
- Development contributions levied at the subdivision or land use consent stage were for a small home, but the home built is larger or is subsequently extended.
- The nature of use has changed, for example from a low demand intensity commercial use to a high demand intensity commercial use.

Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent or service connection was submitted, accompanied by all required information.

INITIAL ASSESSMENT

On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:

(A) the development (subdivision, building, land use, or work) generates a demand for reserves, community infrastructure or network infrastructure

(B) the effect of that development (together with other developments) is to require new or additional assets, or assets of increased capacity, in terms of reserves, community infrastructure or network infrastructure, and

(C) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.

[2] Where development contributions were not assessed on the first consent, certificate or authorisation for a development, Council canstill assess contributions on a subsequent consent, certificate or authorisation for the same development.

Council has identified the assets and areas that are likely to meet the requirements of (B) and (C), and these are outlined in Schedules 2 and 3 (Past and future assets funded by development contributions) and Section 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

NOTICE

You will normally be issued a development contributions notice when your resource consent, building consent, certificate, or service connection is granted. In some cases, the notice may be issued earlier or later. The notice is an important step in the process as it outlines the activities and the number of HUDs assessed for development contributions, as well as the charges that will apply to your development (subject to inflation adjustments). It also triggers your rights to request a development contributions reconsideration or to lodge an objection (see Reconsiderations and Objections below).[3]

INVOICE

You will be issued an invoice for your development contribution charges to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of developments.

Table 4: Invoice Timing

	INVOICE TIMING
Building consent	At granting the building consent
Certificate of acceptance	Prior to issuing a certificate of acceptance
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the Resource Management Act 1991. An invoice will be issued for each stage of a development for which 224 (c) certificates are sought, even where separate stages are part of the same consent.
Resource consent (other)	At granting of the resource consent
Service connection	At granting of the service connection for water, wastewater or stormwater services

Despite the provisions set out above, if a development contribution required by Council is not invoiced at the specified time as a result of an error or omission on the part of Council, this development contribution will be invoiced when this error or omission is identified and the development contribution remains payable.

3 Development contributions notices are quoted exclusive of GST and do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985. A tax invoice will be issued at the time of supply in accordance with this Policy. The time of supply shall be the earlier of Council issuing an invoice to the applicant or payment of the development contribution in accordance with this Policy.

PAYMENT

You must pay your development contributions by the due dates in Table 5.

Table 5: Payment Due Date

	PAYMENT DUE DATE
Building consent	20th of the month following the issue of the invoice
Certificate of acceptance	Prior to issuing the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the Resource Management Act 1991 (the 224(c) certificate)
Resource consent (other)	20th of the month following the issue of the invoice
Service connection	Prior to issuing the connection approval

It is important you pay on time. Until you have paid the development contributions in full, Council may:

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

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

DETERMINING YOUR INFRASTRUCTURE IMPACT

In order to have a consistent method of charging for development contributions, Tasman District's development contributions are centered on the concept of a household unit of demand or "HUD" for our infrastructure. In other words, a normal home and the demands it typically places on our infrastructure. How HUDs are applied when setting the charges for your development is outlined below.

RESIDENTIAL

In general, the number of HUDs charged is one per new allotment or dwelling created, although credits can apply.

When calculating the number of HUDs for residential subdivision, Council will use the number of new allotments created by subdivision, less:

- The number of separate certificates of title pertaining to the land being subdivided, which have resulted from a previous subdivision consent or equivalent approval where development contributions for each infrastructure service has been paid.

- Any sections that existed on 1 July 1996 that were, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply.
- Any allotment which, by agreement, is to be vested in Council or the Crown for a public purpose.
- Any allotment required as a condition of consent to be amalgamated with another allotment.

Visitor accommodation unit will be assessed as generating 0.5 HUDs for each activity.

Worker's accommodation (as defined in the Tasman Resource Management Plan (TRMP)) will be assessed for transportation contributions on the basis of one HUD per 10 beds.

NON-RESIDENTIAL

Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform to typical household demand for each service. In these cases, Council makes a HUD “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on different infrastructure services. The factors used to help make this assessment are listed in Table 6. They may also be used to help guide special assessments in some cases.

If a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development, Council may require the developer to provide such information. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

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

Table 6: Household Unit of Demand Equivalents

INFRASTRUCTURE SERVICE	BASE UNIT	DEMAND PER HOUSEHOLD UNIT	COMMENTS
Water	Internal pipe size into development	Minimum house size 20 mm + 1 HUD	Internal pipe size into development dictates HUD amount (See below)
Water lateral pipe size into development *		Equivalent HUD amount payable**	
20 mm dia		1 HUD	
21 – 30 mm dia		2 HUD	
31 – 40 mm dia		3 HUD	
41 – 50 mm dia		5 HUD	
51 – 100 mm dia		10 HUD	
101 – 150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
Wastewater (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0m3/day)	Number of pans / urinals	2 pans / urinals	Urinal = pan. Number of pans / urinals / 2 = HUD amount, i.e. 10 pans + 2 urinals = 12 pans divided by 2 = 6 HUDS
Stormwater	300m^2 of hardened (impervious) surface area	300m^2 and multiples thereof for roof and paved areas.	Typical residential dwelling covers approx. 300m^2 site. Multiples of 300m^2 , i.e. roof and paved areas equate to HUD / 300m^2
Transportation, Roads and Footpaths	Trips per day	8 trips per day = 1 HUD	See non-residential assessment rates below.
Industrial		4 HUDs per 100m^2 GFA**	
Commercial		3 HUDs per 100m^2 GFA	

INFRASTRUCTURE SERVICE	BASE UNIT	DEMAND PER HOUSEHOLD UNIT	COMMENTS
Retail		6 HUDs per 100m^2 GFA	
Other non-residential		Special assessment	

* For industrial/wet industries using more than 5.0m^3 water per day, individual assessments will be undertaken on the proposed water use averaged over the year.
** Gross Floor Area (GFA).

SPECIAL ASSESSMENTS

Developments sometimes require a special level of service, or are of a type or scale which is not readily assessed in terms of an equivalent HUD, such as retirement villages. In these cases, Council may, at its discretion, decide to make a special assessment of the HUDs applicable to the development.

Council may exercise its discretion to make a special assessment for small homes where it is provided information by the applicant that demonstrates that a small home (or homes) will be provided with certainty. Special assessments are guided by the parameters outlined in Table 7. A home must meet both criteria A and B to qualify for the relevant discount. A standard dwelling is a dwelling that does not meet one or both of the criteria for a discount (i.e. a dwelling that has a floor area that is 110m^2 or larger, or has four or more bedrooms).

Table 7: Small homes special assessment guidance

	MINOR	SMALL	STANDARD
Criteria A: Dwelling Size (building footprint area m^2)	<85	<110	≥110
Criteria B: No. of Bedrooms	1	≤3	≥4
HUD Discount (all services)	50%	25%	Nil
Proportion of HUD Payable for all charges	0.5	0.75	1

Council may enter into agreements with developers or landowners to give effect to a special assessment and bind the applicant to any conditions that accompany the special assessment.

Should development be proposed or occur later that is inconsistent with a special assessment or non-residential assessment, Council may require a top up of development contributions. When making an assessment of the required top ups for small homes that have benefited from a special assessment and have been subsequently extended, Council will be guided by the parameters in Table 8.

Table 8: Small homes top up charges

TYPE OF EXTENSION	TOP UP PROPORTION PAYABLE	TOTAL PROPORTION PAID
Extend Minor Dwelling to a Small Dwelling	0.25	0.75
Extend Minor Dwelling to a Standard Dwelling	0.5	1
Extend Small Dwelling to a Standard Dwelling	0.25	1

Council recognises that some developments control the additional stormwater they produce, and consequently, have a reduced impact on Council's network.

Where this impact is permanent and will not become redundant as a result of Council works in the future, Council may reduce development contributions for stormwater. This is dependent on the below.

- Where stormwater does not discharge into a Council managed system, stormwater development contributions may be reduced by up to 50%.
- Where the stormwater discharges into a Council managed system, stormwater development contributions may be reduced by up to:
  - 25% where primary stormwater flows are managed to pre-development levels.
  - 50% where both primary and secondary stormwater flows are managed to at least pre-development levels.

Primary flows relates to storm events with an annual exceedance probability of 10% (Q10). Secondary flows relates to storm events with an annual exceedance probability of 1% (Q100).

The maximum 50% discount reflects the fact that the developed property will receive benefit from associated stormwater mitigation work in its catchment area. It will either be directly protected by stormwater works, or will improve the ability to move around the area unencumbered during storm events.

RECONSIDERATION AND OBJECTIONS

If you think we have made a mistake in seeking development contributions from your development, you are entitled under the LGA02 to request a reconsideration or even lodge a formal objection.

RECONSIDERATION

Reconsideration requests are a process that formally requires Council to reconsider its assessment of development contributions for your development. You can make a request for reconsideration if you have grounds to believe that:

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

To seek a reconsideration, you must:

- Lodge your reconsideration request within 10 working days of receiving your development contribution notice.
- Use the reconsideration form (found on tasman.govt.nz) and supply any supporting information with your form.
- Pay the reconsideration fee at the time of application, as set out in Council's Schedule of Fees and Charges.

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

Once you have provided Council with all required information and paid the reconsideration fee, your request will be considered by a panel of a minimum of two, and a maximum of three, Council officers. You will be notified of Council's decision within 15 working days from the date on which Council receives all required relevant information relating to the request.

OBJECTIONS

Objections are a more formal process that allow you to seek a review of Council's decisions. A panel of up to three independent commissioners will assess the objection. The decisions of the commissioners are binding on Council.

You may make an objection only on the grounds that Council has:

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

Schedule 13A of the LGA02 sets out the objection process. If you wish to pursue an objection, you must:

- Lodge your request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for reconsideration.
- Use the objection form (found on tasman.govt.nz) and supply any supporting information with your form.

- Pay a deposit.

You are liable for all costs incurred in the objection process including Council officers' and the commissioners' time, and other costs incurred by Council associated with any hearings.

OTHER ADMINISTRATION MATTERS

REFUNDS

Sections 209 of the LGA02 state the circumstances where development contributions will be refunded, or land returned.

POSTPONEMENT

Postponement of development contribution payments will only be permitted at Council's discretion and only:

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

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

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

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

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

REMISSIONS

Council does not provide remissions for development contributions except, on application, as outlined below.

COMMUNITY HOUSING PROVIDERS

The following community housing providers may be granted a remission:

- Nelson Tasman Housing Trust.
- Habitat for Humanity.
- Abbeyfield New Zealand.

- Golden Bay Housing Trust.
- Any community housing provider registered with the Community Housing Regulatory Authority.

Before granting the remission, Council may require the party applying for the remission to agree to certain terms that protect Council from abuse of these provisions
If granted, the remission will be for 100% of all development contributions.

For the avoidance of doubt, remissions do not apply to Kāinga Ora.

REDUCED NEED FOR COUNCIL WORKS FUNDED BY DEVELOPMENT CONTRIBUTIONS

A remission may be granted where the nature of works proposed by the developer would substantially reduce or eliminate the need for works funded by development contributions in this Policy. If granted, the remission will be determined based on the value of the work reduced or avoided by Council.

DEVELOPMENT AGREEMENTS

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

LIMITATIONS TO THE IMPOSITION OF DEVELOPMENT CONTRIBUTIONS

Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA02, if, and to the extent that:

- it has, under section 108(2)(a) of the Resource Management Act 1991, imposed a condition on a resource consent in relation to the same development for the same purpose
- the developer will fund, or otherwise provide for, the same network infrastructure
- the territorial authority has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance; or
- a third party has funded or provided, or undertaken to fund or provide, the same network infrastructure.

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

(A) Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure.

(B) Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than $20,000 exclusive of GST, unless the building consent is for a change of use.

(C) Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.

(D) Where, in the case of a residential development, a development contribution (or equivalent payment predating 1 July 2004) has already been paid for each applicable type of development contribution.

(E) Where a residential section existed on 1 July 1996 that was, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply.

For both (D) and (E), the limitation on levying development contributions is for one household unit of demand only for each applicable type of development contribution. Any development that creates demand beyond one household unit of demand will be levied development contributions for the balance.

FINANCIAL CONTRIBUTIONS

Council requires development contributions under this Policy for capital expenditure on network infrastructure (comprising water, wastewater, transportation, and stormwater services). Council has not, since 1 July 2004, required financial contributions for subdivision and land development under Council's TRMP to recover programmed capital expenditure on these activities. However, Council has and may still require works or services on new developments to avoid, remedy or mitigate the environmental effects of proposed developments through resource consent conditions, or in accordance with any relevant provision in the TRMP.

However, the Council does use financial contributions for reserve and community services assets.

RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS

The TRMP requires that all new subdivisions, from one new lot, up to hundreds of new lots, are required to pay Reserve and Community Services Financial Contributions (RFCs).

RFCs are based on 5.62% of the value of all new allotments, less the value of any land taken for reserves or walkways. Credits are also given in some cases for work that is carried out on these areas of land, over and above levelling and grassing. Examples of such credits would be children's play equipment and formation of paths. RFCs are also payable as a percentage of the cost of some large construction projects (e.g. new factories and commercial premises).

Council holds all RFCs received in four separate accounts as follows:

- Golden Bay Ward
- Motueka Ward
- Moutere/Waimea and Lakes/Murchison Wards; and
- Richmond Ward.

Income in each of these accounts varies considerably from year to year, depending on the demand for new sections and the availability of land for development.

WHAT RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS CAN BE USED FOR

Financial contributions are provided specifically for the purpose of mitigating adverse effects. RFCs provide a significant source of funding for the acquisition of land, capital improvement on reserves and other capital works for recreation activities. This includes funding for reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleway, cemeteries, library assets, and toilets.

Council also anticipates using RFCs to help fund major renewals of reserve and community service assets. To date, we have largely used RFCs to develop new parks and community facilities that are wholly or partially the result of increased demand from an increasing population. We are proposing to enable RFCs to also be used on major renewals of reserves and community facilities. Often existing parks or facilities reach the end of their lives more quickly with additional use brought about by increasing population than they would otherwise. This proposal is not outlined further in this document, as it is outlined in detail in Council's Revenue and Financing Policy currently being consulted on. For more on this change, please refer to the Revenue and Financing Policy Consultation Document and the draft Revenue and Financing Policy.

ALLOCATION OF RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION FUNDS

A list of the projects on which RFCs are intended to fund is listed in schedule 3 of the Policy. Each year as part of the Council's Long Term Plan (LTP) review or Annual Plan process, a revised list of works in each RFC account is produced by Council officers. These proposed projects are considered by the Community Boards in Golden Bay and Motueka for their ward accounts (respectively), and by the Ward Councillors for the other ward accounts. Recommendations are then forwarded to the Council for approval, before being confirmed in the LTP or Annual Plan.

RFCs can be used to contribute to new reserves and community infrastructure, and to pay back loans on existing facilities.

CURRENT TRMP PROVISIONS FOR COLLECTION OF FINANCIAL CONTRIBUTIONS FOR RESERVES AND COMMUNITY SERVICES

Section 16.5.2.4 of the TRMP currently reads as follows:

"The financial contribution for reserves and community services under Figure 16.5A and Figure 16.5B is assessed as follows:

a) 5.62percent of the total market value (at the time subdivision consent is granted) of all new allotments created by the subdivision, other than allotments exempted by Rule 16.5.2.1 from this calculation.

b) In assessing the value of any allotment, the valuation shall be based on the area of the allotment or a notional building site on each allotment of 2,500 square meters, whichever is the lesser.

c) If payment is not made within two years of granting of the resource consent, and unless the resource consent specifies otherwise, a revised valuation must be made and the contribution recalculated. The cost of any valuation shall be paid by the subdivider unless the resource consent specifies otherwise.

d) The financial contribution shall be adjusted to take account of any land set aside and vested for reserve purposes at the request of Council. The market value (at the time subdivision consent is granted) of any such land shall be deducted from the Reserves and Community Services component calculated from conditions (a) and (c) for the remaining allotments.

e) Where the value of the land being set aside exceeds the amount calculated under conditions (a) and (c) for the remaining allotments, the difference shall be credited or paid to the subdivider. Except that the foregoing provisions of this rule shall not apply in cases where any legislation enables land to be set aside compulsorily and without compensation."

DEFINITIONS

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

Accommodation unit has the meaning given in section 197 of the LGA02: units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.

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

Allotment (or lot) has the meaning given to allotment in Section 218(2) of the Resource Management Act 1991.

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

- any kitchen or pantry
- bathroom or toilet
- laundry or clothes-drying room
- walk-in wardrobe
- corridor, hallway, or lobby
- garage; and
- any other room smaller than $6m^2$.

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

A *habitable space* may or may not have ablution facilities attached, and is built to a habitable standard.

Benefit area the area which benefits from the installation of the infrastructure.

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

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

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

Community facilities means reserves, network infrastructure, or community infrastructure for which development contributions may be required. In this Policy, development contributions are only required for network infrastructure.

Council means Tasman District Council.

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure.

District means the Tasman District.

Dwelling or residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

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

- where there are exterior walls, from the exterior faces of those exterior walls, or
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings.

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

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

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

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

LGA02 means the Local Government Act 2002.

Network Infrastructure means the provision of transportation, water, wastewater and stormwater infrastructure.

Policy means this Development and Financial Contributions Policy.

Reserves and community services means reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleway, cemeteries, library assets, and toilets.

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

RMA means the Resource Management Act 1991.

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

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

This section provides further Development and Financial Contribution Policy details, including those needed to fully comply with the requirements of the LGA02.

REQUIREMENT TO HAVE A POLICY

Council is required to have a policy on development contributions or financial contributions as a component of its funding and financial policies in its LTP under Section 102(2)(d) of the LGA02. This Policy satisfies that requirement.

This Policy will be adopted in conjunction with the LTP 2021 – 2031.

This Policy will be reviewed on a three yearly basis, but may be updated at shorter intervals if Council considers it necessary. Any review of the Policy will take account of:

- Any changes to significant assumptions underlying this Policy.
- Any changes in the Capital Development Works Programme for growth.
- Any changes in the pattern and distribution of development in the District.
- Any changes that reflect new or significant modelling of the networks.
- The result of reviews of the funding and financial policies, and the LTP.
- Any other matters Council considers relevant.

FUNDING SUMMARY

Council plans to incur $383 million (before interest costs) on infrastructure partially or wholly needed to meet the increased demand for community facilities resulting from growth. This includes works undertaken in anticipation of growth, and future planned works out to 2051 (although most of it is within the next 10 years). Of this cost, approximately 44% will be funded from development contributions. Including interest costs, the total amount to be funded is $163 million. Table 9 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for each activity. A breakdown by activities and catchment is available in Schedule 1.

Table 9. Total cost of capital expenditure for growth and funding sources (GST exclusive)

	WATER	WASTEWATER	STORMWATER	TRANSPORT	TOTAL
Total capex	136,822,505.19	101,003,247	60,412,496	85,071,249	383,309,496.45518
Growth/DC funded capex	44,187,300	58,217,387	42,929,887	23,346,110	168,680,684.96
Total capex proportion funded by development contributions	32%	58%	71%	27%	44%
Capex proportion funded from other sources	68%	42%	29%	73%	56%

Total amount to be funded by development contributions (inc interest)	45,885,041	58,664,782	38,972,258	19,633,044	163,155,126

FUNDING POLICY SUMMARY

Council is required to have a Revenue and Financing Policy that outlines how all activities will be funded, and the rationale for Council's preferred funding approach after taking into account the matters specified in section 101 (3) of the LGA02. The Revenue and Financing Policy is Council's primary and over-arching statement on its approach to funding its activities.

In addition, Council is required under Section 106(2)(c) of the LGA02 to explain within this Policy why it has decided to use development contributions, financial contributions, and other sources to fund capital expenditure relating to the costs of growth. For consistency and to ensure compliance with the LGA02, this assessment is provided in the Revenue and Financing Policy and is replicated here.

The Tasman District has experienced steady population and economic growth. Population and business growth creates the need for new subdivisions and development, placing increasing demand on the assets and services provided by Council. Significant investment in new or upgraded assets and services is accordingly required to meet the demands of growth. Council intends to fund the portion of capital expenditure that is attributable to growth by recovering these costs from development and growth. Council considers that the best mechanisms for ensuring the cost of growth sits with those who have created the need and benefit from the work are:

- Development Contributions for transport, water, wastewater and stormwater services.
- Financial Contributions for reserves and community services assets.

In forming this view, Council has taken into account the following factors as required by section 101(3) of the LGA02.

COMMUNITY OUTCOMES (S. 101(3)(A)(I))

Council has considered whether development contributions or financial contributions are an appropriate source of funding in relation to the activity, the outcomes sought, and their links to growth infrastructure. A summary of this assessment is below. Overall, Development Contributions, and reserve and community services financial contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth, or through which Council can deliver on aspects of the outcomes for new communities.

Table 10: Community outcomes to which the activity primarily contributes

	RESERVES AND COMMUNITY SERVICES	TRANSPORTATION	WATER	WASTEWATER	STORMWATER
Our unique natural environment is healthy, protected and sustainably managed.	Y		Y	Y	Y
Our urban and rural environments are people-friendly, well-planned, accessible and sustainably managed.	Y	Y	Y	Y	Y
Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	Y	Y	Y	Y	Y
Our communities are healthy, safe, inclusive and resilient.	Y	Y	Y	Y	Y
Our communities have opportunities to celebrate and explore their heritage, identity and creativity.	Y				
Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	Y	Y			
Our Council provides leadership and fosters partnerships, including with iwi, fosters a regional perspective, and encourages community engagement.	Y	Y	Y	Y	Y
Our region is supported by an innovative and sustainable economy.		Y	Y	Y	Y

OTHER FUNDING DECISION FACTORS (S. 101(3)(A)(II) – (V))

Council has considered the funding of growth infrastructure against the following matters:

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

A summary of this assessment is below.

Table 11: Other funding decision factors

WHO BENEFITS / WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	FUNDING SOURCES AND RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING
A significant portion of Council's work programme is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth benefits from a project, as well as how much it benefits existing ratepayers, is determined for each project. Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional network capacity. Where, and to the extent, that works benefit existing residents, those costs are recovered through rates.	The assets constructed for development provide benefits and capacity for developments now and in the future. In many cases, the "capacity life" of such assets spans many years, if not decades. Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future. Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting	The cost of supporting development in Tasman is significant. Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth. The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting, and distribution of funding for development and financial contributions for reserves and community services.

WHO BENEFITS / WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	FUNDING SOURCES AND RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING
	developments over time.	

OVERALL IMPACT OF LIABILITY ON THE COMMUNITY (S. 101(3)(B))

Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. At the effective date of this Policy, Council does not perceive any undue or unreasonable impact on the social, economic and cultural wellbeing of this particular section of the community. Development in Tasman is thriving and demand is high, as is demand for the infrastructure these funding sources helps secure. Conversely, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit from the growth infrastructure, needed to service new developments.

Overall, Council considers it fair and reasonable, and that the social, economic and cultural interests of Tasman's communities are best advanced through using development contributions and reserve and community services financial contributions to fund the costs of growth-related capital expenditure for services and activities covered by this Policy.

CATCHMENT DETERMINATION

When setting development contributions, Council must consider how it sets it catchments for grouping charges by geographic areas. The LGA02 gives Council wide scope to determine these catchments, provided that:

- the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity, and
- grouping by geographic area avoids grouping across an entire district wherever practical.

In considering this, Council has determined that there will be three catchments for water, wastewater and stormwater – Waimea, Motueka, and Golden Bay. The reasons for these groupings are that:

- These communities share much of their infrastructure, such as wastewater reticulation and treatment.
- These communities identify as individual communities, and are centred around a main settlement.
- It provides a reasonable number of catchments to ensure fairness and equity, without making the development contributions system administratively too complex. Tasman is a small-mid size council with a modest rating base and needs to tailor its policies and systems to suit.

Within these catchments, not all development contributions are payable in every settlement. Development in an individual settlement will only pay a development contribution if there has been, or will have, growth infrastructure provided.

There is a single catchment for transportation, incorporating all of the District because it is impractical and potentially inequitable to create multiple catchments for transportation at this time. The reasons for this are that:

- Transportation assets are District-wide assets that all developments are connected to and make use of.
- Council does not have the complex transportation models that would be needed to adequately model and attribute growth demands (and costs) on the different parts of the network from the different parts of the District.
- Any apportionment on other basis would be crude and likely to generate as many inequities as it would address.

SIGNIFICANT ASSUMPTIONS OF THE DEVELOPMENT CONTRIBUTIONS POLICY

METHODOLOGY

In developing a methodology for the Development Contributions in this Policy, Council has taken an approach to ensure that the cumulative effect of development is considered across the District and catchments.

PLANNING HORIZONS

A 30-year timeframe has been used as a basis for forecasting growth and growth related projects. This is set out in Council's Activity Management Plans (AMPs).

PROJECTING GROWTH

To estimate the number of residential, rural/residential, and business developments that Council expects over a 30-year period, this Policy has used, and has maintained consistency with, Council's urban growth planning and activity management planning data, based on Council's Growth Model.

The purpose of the growth model is to provide predictive information (demand and supply) for future physical development, to inform the programming of a range of services, such as network infrastructure and facilities, and district plan reviews. The model generates residential and business projections for 15 settlement areas and 5 ward remainder areas.

The key demographic assumptions affecting future demand are:

- ongoing population growth over the next 30 years with the rate of growth slowing over time
- an ageing population, with population increases in residents aged 65 years and over; and

- a decline in average household size, mainly due to the ageing population with an increasing number of people at older ages who are more likely to live in one or two person households.

The overall population of Tasman is expected to increase by 7,700 residents between 2021 and 2031, to reach 64,300. This is based on the medium scenario of updated population projections which Council commissioned in 2019 from Natalie Jackson Demographics Ltd. Across the 30 years from 2021 to 2051, Tasman's population is projected to increase by 19,500, to reach 76,100.

Residential growth is measured in the number of new dwellings. Council has estimated 4,300 new dwellings over the next ten years, and a further 7,500 dwellings between 2031 and 2051. This is based on population and household size projections. It also allows for demand for dwellings for non-residents, such as holiday houses or temporary worker accommodation.

Business growth is measured in the number of new commercial properties (retail, commercial or industrial). Council has estimated demand for 160 new business properties over the next ten years, and a further 335 new properties between 2031 and 2051. This is based on a business land forecasting model from consultants, Property Economics, using medium population projections, national and regional economic trends, employment projections and employment to land ratios.

BEST AVAILABLE KNOWLEDGE

Development contributions are based on capital expenditure budgets from Council's activity management plans. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. The Policy will be updated, as practical, to reflect better information as it becomes available.

KEY RISKS/EFFECTS

If the growth predictions do not eventuate, it will change the assumed rate of development. In that event, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.

If the time lag between expenditure incurred by Council and contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected, this would result in an increase in debt servicing costs. To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

FINANCIAL/ADMINISTRATIVE ASSUMPTIONS

All figures in this Policy include an allowance for inflation.

SERVICE ASSUMPTIONS

That methods of service delivery will remain substantially unchanged.

CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

This section outlines how the development contributions charges were calculated. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 11.

Table 11: Summary of development contribution charge calculation methodology

STEP	DESCRIPTION / COMMENT
1. Estimate growth at development area (sub-settlement) level	Council estimates potential land supply and likely take up of that land at a sub-settlement scale within each settlement. These are called "development areas". The estimates help provide household and business growth forecasts for up to 30 years at the development area level, the settlement level and the Development Contribution catchment level (Waimea, Motueka, Golden Bay, or the District as a whole). The dwellings and businesses forecast are assumed to account for 1 HUD each.
2. Identify projects required to facilitate growth	Council develops a works programme needed to facilitate growth. This includes identifying which projects link to which development areas – the project specific "benefit area". The capacity life of the projects are determined at this stage – 10, 20, or 30 years of growth and associated HUDs.**
3. Determine the cost allocation for projects	In most cases, Council has assumed that projects provide wider benefits to the existing community – even where they are principally driven by growth. As a result, the proportion of that project's cost that is attributed to growth is determined by the proportion of current and future beneficiaries of that project, within the projects benefit area. This proportion is calculated according to the formula (B-A)/B where: A is the current "HUD" population B is the estimated future "HUD" population. B is consistent with the capacity life estimate for the project. If a project has a capacity life of 10 years, then B is the future estimated "HUD" population in 10 years. The balance of the project's cost is usually attributed to level of service (LOS) improvements that acknowledges the improvement experienced by existing residents or businesses. These costs are not incorporated in the development contribution charge. Sometimes, growth infrastructure is provided by upgrading existing infrastructure. In this case, if the infrastructure is near the end of its useful life, Council will deduct the cost

STEP	DESCRIPTION / COMMENT
	for a 'like for like' replacement before undertaking the beneficiary split above. Schedules 1 and 2 of this Policy outline the amount required to fund growth from development contributions for each project.
4. Divide growth costs by estimated growth	The costs from step 3 are summed, development contributions revenue already collected for each project is deducted, and the balance is divided by the estimated future growth (defined in HUDs) within each catchment. The amount of growth that is used in this calculation is dependent on the remaining capacity life of the projects. Projects with a 10-year remaining capacity life will be recovered from 10 years' worth of future HUDs from the relevant catchment. Projects with a 20-year remaining capacity life will be recovered from 20 years' worth of future HUDs from the relevant catchment, and so on.

** where a project provides only for growth beyond 10 years (i.e. does not benefit from growth in the next 10 years), it is not included within the current development contribution charges.

Interest costs are also calculated on expected account balances for each catchment for each service. The next 10 years of those costs are shared equally among all HUDs expected in that catchment for that service over the next 10 years.

Once completed, Council also considers the overall fairness and reasonable impact of the allocation and liability on the community. In the majority of cases, no change is required to the cost allocation determined through the above process. In a small number of instances, changes have been made to address unique circumstances.

SUMMARY OF CALCULATIONS

Schedule 1 summarises the calculation of the Development contribution charge for each service for each catchment. This includes the relevant forecast capital expenditure on network infrastructure attributable to new growth, outstanding debt on previous growth projects, interest costs, and the capacity life of the projects in HUDs. For each activity and catchment, development contributions fund the programme as a whole on an aggregated basis.

Development contribution charges are based on the long term average cost of growth within each catchment for each activity. These costs include loans carried forward related to infrastructure that has been built in recent years and has capacity to cater for growth into the future. Consequently, some of the costs associated with these works will be recovered through current charges. These costs have been shared within the different catchments on a nine-year growth "pro-rata" basis i.e. each catchment will pick up a share of these costs based on its proportion of nine-year forecast growth. If the existing development contribution account is in surplus, the surplus will be distributed on the same basis.

SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGE CALCULATIONS AND SCHEDULE OF FUTURE PROJECTS FOR WHICH DEVELOPMENT CONTRIBUTIONS WILL BE USED

This schedule summarises the calculation of the development contribution charge for each service for each catchment. This includes the relevant forecast capital expenditure on network infrastructure attributable to new growth (In accordance with section 201A of the LGA02), outstanding debt on previous growth projects, interest costs, and the capacity life of the projects in HUDs. Figures are inflation adjusted and exclude GST.

ALL OF DISTRICT

TRANSPORTATION

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031- 2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
46019	General District	New Car Parking	Development of new car parking facilities. Extent to be determined by separate studies.	271,501	23%	77%	62,445	26,427	88,872	-95,286	-6,414	0	0	34,811	0	0	0	27,634	0	0	0	0	3,174	-2
46022	General District	New Footpaths - 1 to 10 yr	Construction of new footpaths	3,320,102	8%	92%	276,565	38,281	314,845	-189,159	125,687	17,043	17,554	18,011	18,479	18,978	19,472	40,033	41,154	42,348	43,491	0	3,174	40
46024	Wakefield	Bird Lane Improvements	Improvements to Bird Lane including left turning lane onto SH6 to enable projected residential growth	4,414,279	84%	16%	3,707,994	0	3,707,994	-163,404	3,544,590	0	0	0	0	0	0	0	0	0	0	3,707,994	11,304	314
46031	Brightwater	Brightwater Town Centre Upgrade	Upgrade of Ellis Street to better provide for a shared environment	0	17%	83%	0	359,965	359,965	-70,151	289,814	0	0	0	0	0	0	0	0	0	0	0	7,526	39
46040	Richmond	Lower Oxford Street Hierarchy Improvements	Reconstruction of Oxford Street between Wensley Road and Gladstone Road to improve flows on the Richmond Ring Route	1,628,813	41%	59%	667,813	0	667,813	-67,785	600,029	0	0	0	0	0	0	0	0	0	0		11,304	53
46043	Richmond	Queen Street and Salisbury Road Intersection Improvements	Intersection upgrade to improve efficiency	1,333,916	20%	80%	267,984	0	267,984	-89,744	178,240	0	0	0	20,055	0	0	0	0	247,928	0	0	11,304	16
46044	General District	District Land Purchase	District wide land purchase to cover Notice of Requirements	2,896,923	17%	83%	492,477	127,417	619,894	-144,293	475,601	43,478	44,782	45,946	47,141	48,414	49,672	51,063	52,493	54,015	55,474	0	3,174	150
46045	Richmond	Champion / Salisbury Road Route Improvements	Joint project with NZTA and NCC to improve travel time between Salisbury Road and Stoke/Whakatū Drive	0	12%	88%	0	172,772	172,772	-72,489	100,282	0	0	0	0	0	0	0	0	0	0		3,174	32
46046	Richmond	McShane Road Upgrade	Road improvement to align with adjacent residential development	3,632,606	80%	20%	2,906,085	0	2,906,085	-813,476	2,092,609	238,154	0	0	0	0	0	0	0	155,564	2,512,367	0	3,174	659
46051	Richmond	Borck Creek Shared Pathway Crossing	Create shared pathway across Borck Creek to provide linkages between proposed developments	0	100%	0%	0	1,252,589	1,252,589	-145,294	1,107,295	0	0	0	0	0	0	0	0	0	0		3,174	349
46053	General District	Kerb and Channel - 1 to 10 yr	Construction of new kerb and channel in conjunction with non-subsidised works e.g. footpaths	1,042,892	17%	83%	177,292	32,265	209,557	-59,084	150,473	15,652	16,121	16,541	16,971	17,429	17,882	18,383	18,897	19,445	19,970	0	3,174	47

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
46065	Richmond	Upper Oxford Street Cyclepath	Upgrade road to meet arterial road to include a bi-directional cycleway	548,365	20%	80%	110,166	0	110,166	-128,894	-18,727	0	0	0	6,685	0	0	0	103,481	0	0	0	11,304	-2
46067	Richmond	Salisbury Road Active Transport Improvements	Changes to road carriageway to provide balanced access for vehicles, cyclists and pedestrians	2,779,905	20%	80%	558,483	0	558,483	-48,295	510,188	0	0	0	22,284	0	0	0	0	536,199	0	0	11,304	45
46068	Richmond	Wensley Road Hierarchy Improvements	Changes to Wensley Road to improve the road to primary walking route and primary cycling route	8,015,705	20%	80%	1,610,355	0	1,610,355	-355,567	1,254,788	0	0	0	33,426	119,004	0	1,457,926	0	0	0	0	11,304	111
46084	Richmond	Lower Queen Street Widening Stage 1	Reconstruction of Lower Queen Street to provide for future growth in Richmond West (Stage 1)	5,847,552	29%	71%	1,690,527	0	1,690,527	-738,050	952,477	0	0	0	0	0	218,614	0	177,823	1,294,090	0	0	11,304	84
46085	Richmond	Lower Queen Street Widening Stage 2	Reconstruction of Lower Queen Street to provide for future growth in Richmond West (Stage 2)	4,992,286	29%	71%	1,443,270	0	1,443,270	-629,656	813,614	0	0	0	0	0	0	0	0	0	34,150	1,409,120	11,304	72
46088	Brightwater	Lord Rutherford Ellis Intersection Upgrade	Modify Lord Rutherford / Ellis intersection to allow heavy vehicles to travel through the intersection without crossing the centreline	0	15%	85%	0	35,952	35,952	-14,420	21,532	0	0	0	0	0	0	0	0	0	0		11,304	2
46092	Richmond	Berryfield/Lower Queen Intersection Upgrade	Upgrade the intersection at Berryfield Drive and Lower Queen Street to cater for residential and commercial growth in Richmond West	2,854,170	48%	52%	1,370,572	50,059	1,420,631	-209,107	1,211,524	1,370,572	0	0	0	0	0	0	0	0	0	0	3,174	382
46094	Richmond	Berryfield/Appleby Hwy Intersection Upgrade	Upgrade the intersection at Berryfield Drive and Appleby Highway (SH60) to cater for residential and commercial growth in Richmond West	280,301	49%	51%	137,347	0	137,347	-50,608	86,740	0	0	0	0	0	0	0	0	0	137,347	0	7,526	12
46115	General District	New Residential Greenways	Create new slow speed residential areas in townships	17,291,395	20%	80%	3,473,841	0	3,473,841	0	3,473,841	20,552	52,922	54,298	55,709	57,213	58,701	60,345	99,255	102,133	104,891	2,807,823	12,368	281
46117	General District	New Shared Paths	Construction of new shared paths district wide	12,336,640	8%	92%	967,193	0	967,193	0	967,193	0	0	0	0	0	27,489	28,259	29,050	29,893	30,700	821,802	12,368	78
46121	Richmond	Richmond West Active Transport Connections	Complete active transport connections at Richmond West development area	409,200	49%	51%	200,508	0	200,508	0	200,508	200,508	0	0	0	0	0	0	0	0	0	0	4,504	45
46124	General District	Rural Development Road Improvements	Improvements to rural roads to cater for rural residential growth	4,190,966	27%	73%	1,129,465	0	1,129,465	0	1,129,465	27,570	28,397	29,135	0	0	0	0	33,287	34,252	35,177	941,648	12,368	91
			Total Growth Expenditure	**78,087,516**			**21,250,383**	**2,095,727**	**23,346,110**	**-4,084,761**	**19,261,349**	**1,933,529**	**159,776**	**198,741**	**220,750**	**261,038**	**391,830**	**1,683,643**	**555,441**	**2,515,868**	**2,973,567**	**9,688,386**		**2,896**
			DC Loan to Recover						**-2,114,782**														**12,368**	**-171**
			Loan Interest						**-1,598,284**														**4,061**	**-394**

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
			Total Development Contribution Expenditure						**19,633,044**															**2,332**

MOTUEKA CATCHMENT

WATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
86064	Motueka	Motueka Water Treatment Plant (WTP) (Parker Street)	New water treatment plant at Parker Street to meet DWSNZ	1,856,978	30%	70%	557,093	583,990	1,141,084	-43,781	1,097,303	557,093	0	0	0	0	0	0	0	0	0	0	2,117	$ 518
86132	Motueka	Motueka Retic - Decommission Fearons Bush Pump Station	Decommission pump station following a suitable operational period at Parker St WTP	107,404	30%	70%	32,221	0	32,221	-2,466	29,755	0	0	0	32,221	0	0	0	0	0	0	0	2,117	$ 14
86046	Motueka	Motueka Reticulation - Pipe Link from WTP to network	Motueka Reticulation - Pipe Link from WTP to network	0	30%	70%	0	75,000	75,000	-5,869	69,131	0	0	0	0	0	0	0	0	0	0	0	2,117	$ 33
86003	Motueka	New Motueka WTP (Parker St)	New Water Treatment Plant to meet drinking water standards	0	30%	70%	0	187,392	187,392	0	187,392	0	0	0	0	0	0	0	0	0	0	0	2,409	$ 78
86085	Motueka	New Motueka WTP (Parker St)	New Water Treatment Plant to meet drinking water standards	0	30%	70%	0	101,400	101,400	0	101,400	0	0	0	0	0	0	0	0	0	0	0	2,409	$ 42
86135	Motueka	Motueka Reticulation - Motueka West Water Main Stage 1	Installation of 250mm pipe along Grey St to service Motueka West	951,390	90%	10%	856,251	59,129	915,380	-63,706	851,674	856,251	0	0	0	0	0	0	0	0	0	0	1,156	$ 736
86136	Motueka	Motueka Reticulation - Motueka West Water Main Stage 2	Reticulation from Grey Street to King Edward Street	1,205,651	90%	10%	1,085,086	0	1,085,086	-70,804	1,014,281	0	0	0	0	0	0	0	0	57,193	1,027,893	0	1,156	$ 877
			Total Growth Expenditure	**4,121,423**			**2,530,651**	**1,006,911**	**3,537,562**	**-186,627**	**3,350,936**	**1,413,344**	**0**	**0**	**32,221**	**0**	**0**	**0**	**0**	**57,193**	**1,027,893**	**0**		**$ 2,298**
			DC Loan to Recover						**-108,457**														**2,409**	**-$ 45**
			Loan Interest						**365,424**														**447**	**$ 818**
			Total Development Contribution Expenditure						**3,794,530**															**$ 3,072**

WASTEWATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
96029	Motueka	Motueka Bridge to Motueka	Replace 1200m of existing 200mm PVC with 280 OD PE rising main to	1,060,326	54%	46%	572,576	100,675	673,252	-38,577	634,675	419,878	0	0	0	0	0	0	0	0	0	152,698	1,210	$ 524

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
		WWTP Rising Main Upgrade	provide capacity from Motueka West development																					
96064	Motueka	New Rising Main Motueka West to WWTP	New150mm rising main from Motueka West to WWTP to accommodate growth	5,255,234	96%	4%	5,045,025	97,097	5,142,121	-331,207	4,810,914	682,546	263,001	4,099,478	0	0	0	0	0	0	0	0	1,210	$ 3,975
			Total Growth Expenditure	**6,315,560**			**5,617,601**	**197,772**	**5,815,373**	**-369,783**	**5,445,590**	**1,102,424**	**263,001**	**4,099,478**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**152,698**		**$ 4,499**
			DC Loan to Recover						**-11,333**														**2,467**	**-$ 5**
			Loan Interest						**600,532**														**488**	**$ 1,232**
			Total Development Contribution Expenditure						**6,404,572**															**$ 5,726**

STORMWATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
66007	Motueka	Motueka West Discharge System	Growth areas north of King Edward Street and to the east of SH60 require a stormwater system in place to convey stormwater from the development area across High Street, into the existing drain and beyond.	5,874,414	89%	11%	5,228,228	0	5,228,228	-469,044	4,759,185	91,047	2,250,682	2,886,499	0	0	0	0	0	0	0	0	1,127	4,225
			Total Growth Expenditure	**5,874,414**			**5,228,228**	**0**	**5,228,228**	**-469,044**	**4,759,185**	**91,047**	**2,250,682**	**2,886,499**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**4,225**
			DC Loan to Recover						**-1,892,336**														**2,340**	**-$ 808.69**
			Loan Interest						**94,123**														**43**	**$ 216**
			Total Development Contribution Expenditure						**3,430,016**															**$ 3,633**

GOLDEN BAY CATCHMENT

WASTEWATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
96006	Pōhara/Ligar/Tata	Pōhara Pump Station Upgrade	Upgrade capacity of pump station, install emergency storage, connect to new trunk main. Raise valve chamber lids	1,165,798	19%	81%	221,502	0	221,502	0	221,502	0	0	0	0	21,644	199,858	0	0	0	0	0	210	$ 1,055
96021	Pōhara/Ligar/Tata	Tarakohe Pump Station Upgrade	New pump station with emergency storage and 250mm rising main	3,968,860	15%	85%	595,329	217,322	812,651	-185,983	626,668	16,880	18,966	142,703	416,780	0	0	0	0	0	0	0	189	$ 3,321
96022	Pōhara/Ligar/Tata	Four Winds Pump Station and Rising Main Upgrade	New pump station with emergency storage and 250mm rising main	0	17%	83%	0	332,391	332,391	-57,307	275,083	0	0	0	0	0	0	0	0	0	0	0	189	$ 1,458
			Total Growth Expenditure	**5,134,658**			**816,831**	**549,712**	**1,366,543**	**-243,290**	**1,123,253**	**16,880**	**18,966**	**142,703**	**416,780**	**21,644**	**199,858**	**0**	**0**	**0**	**0**	**0**		**$ 5,834**
			DC Loan to Recover						**-992**														**216**	**-$ 5**
			Loan Interest						**76,356**														**126**	**$ 608**
			Total Development Contribution Expenditure						**1,441,907**															**$ 6,437**

STORMWATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
66086	Pōhara/Ligar/Tata	Pōhara Main Settlement flood works	Improvements to the Pōhara Stormwater network to incresae capacity	0	10%	90%	0	93,500	93,500	0	93,500	0	0	0	0	0	0	0	0	0	0	0	85	1,100.00
			Total Growth Expenditure	**0**			**0**	**93,500**	**93,500**	**0**	**93,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**1,100**
			DC Loan to Recover						**-68,739**														**85**	**-$ 809**
			Loan Interest						**-1,338**														**47**	**-$ 28**
			Total Development Contribution Expenditure						**23,424**															**$ 263**

WAIMEA CATCHMENT

WATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
86008	Brightwater	Brightwater Reticulation - SH6 Main Renewal	Replacement of AC main from Ranzau Road to 3 Brothers Corner	2,234,424	24%	76%	536,262	0	536,262	0	536,262	0	12,644	31,135	492,482	0	0	0	0	0	0	0	6,308	$ 85
86026	Māpua/Ruby Bay	Māpua Retic - Aranui Rd and Stafford Dr Main Replacement	Replace 970m of 150mm pipe and 2530m of 200mm pipe	0	28%	72%	0	779,250	779,250	-63,539	715,712	0	0	0	0	0	0	0	0	0	0	0	5,761	$ 124
86027	Māpua/Ruby Bay	Māpua Reticulation - Channel Crossing	Construct additional water pipeline across the Māpua estuary	1,658,144	20%	80%	331,629	0	331,629	-27,883	303,746	0	0	0	0	0	0	0	0	0	0	331,629	1,774	$ 171
86028	Richmond	Richmond Source - Waimea Bore Pump Upgrade	Upgrade of Waimea Bores (5-9) and the associated pipework to Waimea WTP	0	16%	84%	0	382,040	382,040	-65,637	316,403	0	0	0	0	0	0	0	0	0	0	331,629	5,761	$ 55
86032	Richmond	Richmond Reticulation - Waimea WTP Upgrade	Replace tank, strengthen existing building and upgrade to DWSNZ for Māpua	562,650	28%	72%	157,542	532,667	690,209	-85,788	604,420	157,542	0	0	0	0	0	0	0	0	0	0	5,761	$ 105
86047	Richmond	Richmond WTP - Capacity Upgrade	Increase capacity of current WTP including new plant pipe work, pressure cylinder and controls.	56,750	100%	0%	56,750	0	56,750	-24,696	32,053	0	21,074	35,676	0	0	0	0	0	0	0	0	3,887	$ 8
86051	Richmond	Richmond Reticulation - Lower Queen Street Trunkmain Upgrade	Upgrade trunk main capacity from AC 350mm to 400mm PVC or PE.	2,905,535	28%	72%	813,550	0	813,550	-39,775	773,775	143,220	0	0	46,586	47,844	458,154	117,746	0	0	0	0	5,761	$ 134
86072	Richmond	Richmond South Reticulation -	New 350mm trunk main from Richmond WTP to Low Level Reservoir	1,841,400	88%	12%	1,620,432	1,106,897	2,727,329	-245,077	2,482,252	1,620,432	0	0	0	0	0	0	0	0	0	0	5,761	$ 431

		Low Level Water Main																					
86096	Wakefield	Wakefield Reticulation - Upsize of Bird Lane water pipe	Increase capacity of pipe	0	67%	33%	0	3,350	3,350	0	3,350	0	0	0	0	0	0	0	0	0	0	0	6,308	$ 1
86112	Richmond	Richmond Reticulation - Gladstone Rd Upgrade	New 250mm main from Queen St to Three Brothers Roundabout	3,837,908	34%	66%	1,304,889	0	1,304,889	-130,993	1,173,896	0	0	0	28,284	67,779	596,068	612,758	0	0	0	0	5,761	$ 204
86118	Richmond	Richmond South Reticulation - Bateup Rd/White Rd Connection	250mm pipe between connect Bateup Road and White Road	879,188	96%	4%	844,021	0	844,021	0	844,021	0	0	0	0	0	0	0	136,358	707,663	0	0	6,308	$ 134
86121	Richmond	Richmond South Reticulation - Low Level Reservoir Stage 1	Development of two concrete tanks to provide storage for Richmond West development and low-level areas of Richmond South	7,123,478	88%	12%	6,268,660	819,500	7,088,160	-650,075	6,438,085	0	0	0	0	0	0	422,923	2,825,971	3,019,767	0	0	3,887	$ 1,656
86123	Richmond	Waimea Water Strategy - Brightwater and Wakefield Water Retic,	New reticulation, pumping and treatment infrastructure to improve level of service and growth capacity to Wakefiled and Brightwater.	34,372,035	40%	60%	13,748,814	122,969	13,871,783	-401,509	13,470,274	0	0	283,245	871,827	2,152,979	2,992,026	2,427,001	123,513	2,287,702	2,610,522	0	5,761	$ 2,338
86131	Wakefield	Wakefield Reticulation - Upsize of Bird Lane water pipe	Upsize existing water pipe to service new residential development	0	67%	33%	0	173,309	173,309	-14,723	158,586	0	0	0	0	0	0	0	0	0	0	0	5,761	$ 28
86137	Māpua/Ruby Bay	Māpua Reticulation - Pomona Road Reservoir Upgrade	Increase storage capacity: replace existing wooden reservoir with concrete and upsize to 1500m³	2,071,035	47%	53%	973,386	790,642	1,764,028	-113,105	1,650,923	973,386	0	0	0	0	0	0	0	0	0	0	5,761	$ 287
86140	Māpua/Ruby Bay	Māpua Reticulation - Trunk Main Renewal	Replace 850m of 200mm PVC, re-line 875m between Rabbit and Best Island and replace section between Rabbit Island and Māpua Wharf	0	24%	76%	0	704,854	704,854	-76,875	627,979	0	0	0	0	0	0	0	0	0	0	0	5,761	$ 109
86141	Richmond	Richmond Reticulation - Richmond West Loop Main	New 200mm loop main to service Richmond West North of Borck Creek	1,575,591	84%	16%	1,323,497	0	1,323,497	0	1,323,497	0	0	0	0	0	0	0	0	117,435	1,206,061	0	4,486	$ 295
86148	General District	Growth Allowance	Growth Allowance	289,692	100%	0%	289,692	0	289,692	0	289,692	25,575	26,342	27,027	27,730	28,479	29,219	30,037	30,878	31,774	32,632	0	2,491	$ 116
89001	General District	Waimea Dam Share Purchase Annual	Council's Share of Waimea Dam Capital Costs	31,500,000	14%	86%	4,565,138	2,400,000	6,965,138	-305,896	6,659,241	2,560,342	2,004,796	0	0	0	0	0	0	0	0	0	5,761	$ 1,156
			Total Growth Expenditure	**90,907,829**			**32,834,260**	**7,815,477**	**40,649,738**	**-2,245,571**	**38,404,167**	**5,480,497**	**2,064,856**	**377,083**	**1,466,909**	**2,297,081**	**4,075,467**	**3,610,464**	**3,116,719**	**6,164,341**	**3,849,215**	**663,258**		**$ 7,437**
			DC Loan to Recover						**-284,002**														**6,308**	**-$ 45**
			Loan Interest						**1,724,775**														**2,252**	**$ 766**
			Total Development Contribution Expenditure						**42,090,511**															**$ 8,158**

WASTEWATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/2022 $	YEAR2 2022/2023 $	YEAR3 2023/2024 $	YEAR4 2024/2025 $	YEAR 5 2025/2026 $	YEAR6 2026/2027 $	YEAR7 2027/2028 $	YEAR8 2028/2029 $	YEAR9 2029/2030 $	YEAR10 2030/2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
96007	Māpua/Ruby Bay	New Stafford Drive Pump Station	New PS at 69 Stafford Drive with storage, odour mitigation.	3,610,452	49%	51%	1,769,121	1,213,286	2,982,407	-133,280	2,849,127	0	0	0	0	0	0	0	0	0	0	1,769,121	5,595	509.19
96010	Māpua/Ruby Bay	Aranui-Higgs Rd Pump Station Upgrade and Storage	Upgrade of pumps in line with population growth, new storage chamber and odour control.	281,325	49%	51%	137,849	29,042	166,891	-14,161	152,730	137,849	0	0	0	0	0	0	0	0	0	-	5,595	27.30
96011	Māpua/Ruby Bay	Ruby Bay Pump Station Storage Upgrade	Install 68m³ of emergency storage capacity	796,697	49%	51%	390,382	258,497	648,879	-29,158	619,720	0	0	0	0	0	40,088	350,293	0	0	0	-	3,765	164.58
96012	Māpua/Ruby Bay	Māpua Stafford Drive Pump Station		30,690	49%	51%	15,038	104,895	119,933	-17,392	102,541	15,038	0	0	0	0	0	0	0	0	0	-	5,595	18.33
96013	Māpua/Ruby Bay	New Rising Main Across Māpua Channel	Directional drill a new 315 ID HDPE pipe from Māpua wharf area to Rabbit island	2,949,312	39%	61%	1,150,232	0	1,150,232	-124,392	1,025,840	0	0	0	0	0	0	0	0	0	0	1,150,232	3,765	272.43
96015	Brightwater	New Brightwater North Pump Station and Rising Main	New pump station and rising main connecting to existing pump station to accommodate growth	1,016,457	89%	11%	904,646	0	904,646	-251,296	653,350	0	0	0	0	0	0	80,199	824,447	0	0	-	3,765	173.51
96016		Nelson Regional Sewerage Business Unit (NRSBU) Capital Growth		3,200,911	100%	0%	3,200,911	1,179,546	4,380,457	-434,852	3,945,605	806,636	1,151,156	821,625	421,494	0	0	0	0	0	0	-	5,595	705.15
96047	Richmond	Richmond South - new pump stations and rising main	Staging of new pump station and rising main to accommodate growth in Richmond South	19,235,120	96%	4%	18,465,715	0	18,465,715	0	18,465,715	112,939	521,956	778,382	1,384,274	0	0	0	0	122,011	2,882,017	5,039,237	6,131	3,011.88
96053	Brightwater	Brightwater - Lord Rutherford Pump Station	New pump station with emergency storage and rising main to bridge	40,330,367	40%	60%	16,132,147	221,267	16,353,414	-1,299,659	15,053,755	40,920	337,181	1,729,738	1,972,147	0	561,005	576,713	543,456	1,881,000	2,140,628	6,349,360	5,595	2,690.36
96058	Richmond	Headingly Lane Pump Station and Rising Main Upgrade	Upgrade of pump and rising main to accommodate growth in Richmond West area	613,800	90%	10%	552,420	1,936,337	2,488,757	-272,254	2,216,504	552,420	0	0	0	0	0	0	0	0	0	-	3,765	588.64
96061	Māpua/Ruby Bay	Upgrade of Māpua Rise Pump Station and Rising Main	Upgrade in line with development, including increase pumping capacity, additional storage and upgrade of odour control	30,690	100%	0%	30,690	0	30,690	-50,185	-19,495	30,690	0	0	0	0	0	0	0	0	0	-	1,719	- 11.34
96063	Māpua/Ruby Bay	New Seaton Valley Road	New pump station and rising main to accommodate future	4,290,191	58%	42%	2,488,311	0	2,488,311	0	2,488,311	0	9,534	0	0	0	0	0	0	213,773	847,898	1,417,106	4,346	572.56

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR 5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
		Pump Station and Rising Main	growth along Seaton Valley Road																					
96065	General District	Growth Allowance	Allowance for the addition of smart technology to low pressure pump systems	347,631	100%	0%	347,631	0	347,631	-9,217	338,414	30,690	31,611	32,433	33,276	34,174	35,063	36,045	37,054	38,128	39,158	-	1,719	196.86
96073	Māpua/Ruby Bay	Māpua Central - new gravity reticulation	New 200m gravity pipe connecting into Aranui Road trunk main	528,654	96%	4%	507,507	0	507,507	-2,162	505,345	0	0	0	0	0	0	507,507	0	0	0	-	3,765	134.21
			Total Growth Expenditure	**77,262,296**			**46,092,601**	**4,942,871**	**51,035,471**	**-2,638,009**	**48,397,463**	**1,727,183**	**2,051,437**	**3,362,177**	**3,811,191**	**34,174**	**636,156**	**1,550,757**	**1,404,957**	**2,254,912**	**5,909,701**	**$ 15,725,056**		**$ 9,054**
			DC Loan to Recover						**-28,164**														**6,131**	**-$ 5**
			Loan Interest						**-189,005**														**2,180**	**-$ 87**
			Total Development Contribution Expenditure						**50,818,303**															**$ 8,962**

STORMWATER

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
66001	Richmond	Borck Creek Widening - Reed Andrews to SH6	Final section of Borck Creek to be upgraded	1,928,384	94%	6%	1,812,681	0	1,812,681	0	1,812,681	0	0	0	0	0	0	71,152	1,741,529	0	0	0	5,334	$340
66006	Māpua/Ruby Bay	Māpua Drive Detention Wetland	Detention wetland to reduce peak flows to pre-development levels for catchment within DA 9R, 8R and 31B	554,597	90%	10%	499,137	0	499,137	0	499,137	0	0	0	499,137	0	0	0	0	0	0		5,334	$94
66009	Richmond	Eastern Hills Drain Upgrade	Eastern Hills Drain needs to be realigned through Mytton property following it's disconnecting from Bateup Drain. Approx 60 m will need to be financed by Council while the next section up to the connection with Borck's Creek will be done by the developer.	1,687,950	34%	66%	573,903	0	573,903	-5,753	568,150	573,903	0	0	0	0	0	0	0	0	0		3,338	$170
66013	Richmond	Bateup Drain Upgrade Stage 1	Widening of the existing drain and construction of environmental strip along Bateup Drain from Cardiff to Paton Rise development.	227,080	89%	11%	202,101	0	202,101	-17,372	184,729	0	0	0	24,680	177,421	0	0	0	0	0		4,886	$38
66016	Richmond	Reed / Andrews Drain Upgrade	Increase capacity of Reed/Andrews drain to cater for increaed flows in Bateup Drain.	623,922	94%	6%	586,486	0	586,486	-48,976	537,510	0	0	0	586,486	0	0	0	0	0	0		4,886	$110
66018	Richmond	Bateup Drain Upgrade Stage 3	Widening of the existing drain and construction of environmental strip along Bateup Drain from Arizona Development to Hill Street	602,842	87%	13%	524,472	0	524,472	0	524,472	0	0	0	0	0	46,774	477,699	0	0	0		5,334	$98
66032	Māpua/Ruby Bay	Seaton Valley Stream Upgrade - Stage 2	Continuation of the upstream section of the stream widening to achieve additional capacity required	509,619	74%	26%	377,118	0	377,118	-24,356	352,763	0	0	0	82,080	295,038	0	0	0	0	0		4,886	$72

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
			to serve the new developments.																						
66037	Māpua/Ruby Bay	Seaton Valley Stormwater Detention Dam Construction	Stormwater detention dam to serve growth in north-western Māpua.	679,320	59%	41%	400,799	0	400,799	-32,298	368,501	0	0	0	0	0	0	0	400,799	0	0		3,338	$110
66038	Māpua/Ruby Bay	Aranui Detention Wetland	Detention wetland within Aranui Park providing ecological, amenity and stormwater functions for part of DA 8R	569,571	94%	6%	535,397	0	535,397	0	535,397	0	0	0	0	535,397	0	0	0	0	0		5,334	$100
66044	Richmond	SH6 Richmond Deviation Stormwater Improvements	Properties along State Highway 6 including the school experience occasional flooding. Stormwater needs to be efficiently conveyed under the state highway to the opposite side to prevent flooding. Upgrade the existing and construct a new culvert under SH 6 Richmond Deviation.	2,809,817	19%	81%	533,865	0	533,865	-4,937	528,928	0	0	0	0	0	0	0	0	12,074	12,400	509,391	3,338	$158
66046	Richmond	Lower Queen Street Bridge Capacity Upgrade	The span of the existing bridge over Borck Creek at Lower Queen Street needs to be lengthen to match the new width of the creek bed.	8,054,180	53%	47%	4,268,716	0	4,268,716	-96,825	4,171,890	0	0	91,676	94,060	1,992,360	2,090,620	0	0	0	0	0	4,886	$854
66047	Richmond	Borck Creek SH60 Bridge Capacity upgrade	The existing culvert needs to be replaced with a bridge spanning 55m width of Borck Creek.	7,348,921	92%	8%	6,761,007	0	6,761,007	-146,612	6,614,395	282,348	3,295,942	3,182,717	0	0	0	0	0	0	0	0	4,886	$1,354
66048	Richmond	Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upg	Replace the existing culvert under SH6 with new box culvert to match the increased flow capacity of Reed/Andrews drain and upgrade drain through Network Tasman site.	4,155,114	92%	8%	3,822,705	0	3,822,705	-141,477	3,681,228	0	0	99,460	1,836,826	1,886,420	0	0	0	0	0	0	4,886	$753
66049	Richmond	Bateup Drain Paton Road Culvert Upgrade	The capacity of the existing concrete culvert where Paton Rd crosses over Bateup Drain needs to be increased to match the increased design flow along the drain driven by growth.	160,050	87%	13%	139,243	0	139,243	-26,260	112,983	0	0	0	0	139,243	0	0	0	0	0	0	4,886	$23
66051	Richmond	Borck Creek Widening - Headingly Lane to Estuary	Channel widening within designation to 65m to enable growth (sections A and B1)	2,730,823	51%	49%	1,392,720	0	1,392,720	-100,046	1,292,674	0	0	827,031	565,689	0	0	0	0	0	0	0	4,886	$265
66052	Richmond	Borck Creek Widening - Poutama to SH 60	Insufficient channel capacity to allow expected growth. 10m widening, interim widening to allow short-term growth. Will be widened to 70m eventually. This option allows for developers to excavate fill and Council to construct a 10m wide environmental channel.	0	33%	67%	0	419,237	419,237	-69,902	349,335	0	0	0	0	0	0	0	0	0	0	0	4,886	$71
66057	Richmond	Borck Creek Widening - SH60 to Reed/Andrews	Capacity of Borck Creek between SH60 and Reed/Andrews needs to be upgraded for the future growth.	4,692,450	92%	8%	4,317,054	0	4,317,054	-417,179	3,899,874	376,464	1,454,092	2,486,498	0	0	0	0	0	0	0	0	4,886	$798
66058	Richmond	Whites Drain Upgrade	Widening of the existing drain and construction of environmental strip from	569,571	95%	5%	541,093	0	541,093	0	541,093	0	0	0	0	541,093	0	0	0	0	0	0	3,840	$141

ID	TOWNSHIP	PROJECT NAME	PROJECT DESCRIPTION	TOTAL FUTURE COST $	% FOR GROWTH	% FUNDED FROM OTHER SOURCES	FUTURE GROWTH COST $	HISTORICAL GROWTH COST $	TOTAL GROWTH COST $	INCOME COLLECTED $	FUTURE RECOVERABLE GROWTH $	YEAR1 2021/ 2022 $	YEAR2 2022/ 2023 $	YEAR3 2023/ 2024 $	YEAR4 2024/ 2025 $	YEAR5 2025/ 2026 $	YEAR6 2026/ 2027 $	YEAR7 2027/ 2028 $	YEAR8 2028/ 2029 $	YEAR9 2029/ 2030 $	YEAR10 2030/ 2031 $	YEARS 11-30 2031-2051 $	FUTURE RECOVERABLE GROWTH $	DEVELOPMENT CONTRIBUTION CHARGE
			the connection with Reed/Andrews Drain and Paton Rd.																					
66059	Richmond	Richmond Stormwater Land Purchase	Land purchase to enable construction of new stormwater assets	10,183,973	51%	49%	5,193,826	2,592,252	7,786,078	-479,562	7,306,516	1,460,844	1,612,146	385,948	311,129	429,912	286,112	707,735	0	0	0	0	4,886	$1,495
66062	Richmond	Poutama Drain Widening Stage 2	Poutama Drain is designated as a stormwater reserve and Greenway. Some widening took place in 2015-16 but the change to having the Washbourn Stormwater Diversion discharge into Poutama Drain means more capacity is required in the drain. Widening is also required to provide capacity for the Middlebank Drive catchment and Gladstone Road diversions.	0	35%	65%	0	512,137	512,137	-91,393	420,744	0	0	0	0	0	0	0	0	0	0	0	4,886	$86
66068	Richmond	Lower Queen Street Coastal Discharge	Construct catchment solution to discharge stormwater to the coast	694,045	48%	52%	333,142	0	333,142	-100,899	232,243	0	0	0	0	0	0	0	0	0	0	333,142	4,886	$48
66069	General District	Growth Allowance for Stormwater Infrastructure	Allowance to increase pipelines reactively due to growth	347,631	100%	0%	347,631	478,345	825,976	-258,366	567,610	30,690	31,611	32,433	33,276	34,174	35,063	36,045	37,054	38,128	39,158	0	1,527	$372
66073	Richmond	Bateup Drain Upgrade Stage 2	Increase capacity of Bateup Drain to suit growth from Paton Rise Development to Paton Rd	250,611	89%	11%	223,044	0	223,044	-16,051	206,993	0	0	0	0	223,044	0	0	0	0	0	0	3,338	$62
66081	Richmond	Richmond West and McShane Pipe upgrades	Pay Richmond West Development Company for increased pipe sizes to allow for flow from upstream catchments	220,047	100%	0%	220,047	0	220,047	0	220,047	40,920	179,127	0	0	0	0	0	0	0	0	0	2,167	$102
			Total Growth Expenditure	**49,600,519**			**33,606,188**	**4,001,971**	**37,608,159**	**-2,078,263**	**35,529,895**	**2,765,169**	**6,572,918**	**7,105,762**	**4,033,363**	**6,254,103**	**2,458,569**	**1,292,630**	**2,179,382**	**50,202**	**51,558**	**842,533**		**$7,715**
			DC Loan to Recover						**-4,313,636**														**5,334**	**-$809**
			Loan Interest						**2,224,295**														**1,954**	**$1,138**
			Total Development Contribution Expenditure						**35,518,818**															**$8,044**

SCHEDULE 2 – SCHEDULE OF PAST PROJECTS FOR WHICH DEVELOPMENT CONTRIBUTIONS FUND

In accordance with section 201A of the LGA02, this Schedule summarises assets for which capital expenditure has already been incurred, for which development contributions and their growth cost will be used. Figures are GST exclusive.

	2018/2019			2019/2020			2020/2021		
Description	**Total Expenditure $**	**Development Contribution $**	**DC %**	**Total Expenditure $**	**Development Contribution $**	**DC %**	**Total Expenditure $**	**Development Contribution $**	**DC %**
Roading									
Bateup Road Widening	2,786,686	1,003,207	36%	0	0	0%	0	0	0%
Richmond Central Improvements	75,942	10,632	14%	-24,858	-3,480	14%	0	0	0%
New Car Parking	0	0	0%	34,920	8,032	23%	79,981	18,396	23%
New Footpaths - 1 to 10 yr	2,776	389	14%	48,653	6,811	14%	213,283	29,860	14%
Brightwater Town Centre Upgrade	0	0	0%	824,442	140,155	17%	975,233	165,790	17%
District Land Purchase	287,833	40,297	14%	217,740	30,484	14%	213,283	29,860	14%
Champion / Salisbury Road Route Improvements	19,319	3,284	17%	203,338	34,568	17%	702,801	119,476	17%
Borck Creek Shared Pathway Crossing	0	0	0%	3,119	2,589	83%	30,690	25,473	83%
Kerb and Channel - 1 to 10 yr	0	0	0%	0	0	0%	95,977	13,437	14%
Lord Rutherford Ellis Intersection Upgrade	0	0	0%	25,721	7,973	31%	63,426	19,662	31%
Berryfield/Lower Queen Intersection Upgrade	0	0	0%	1,126	934	83%	102,300	84,909	83%
Total Roading	**3,172,557**	**1,057,809**		**1,334,201**	**228,066**		**2,476,975**	**506,861**	
Stormwater									
Poutama Drain Upgrade	325,718	205,202	63%	4,832	3,044	63%	0	0	0%
Richmond central improvements	114,779	16,069	14%	20,095	2,813	14%	0	0	0%
Pōhara Main Settlement flood works	106,402	10,640	10%	58,579	5,858	10%	460,350	46,035	10%
Borck Creek Widening - Poutama to SH 60	0	0	0%	283,561	207,000	73%	0	0	0%
Richmond West Stormwater Land Purchase	1,415,937	424,781	30%	21,409	6,423	30%	0	0	0%
Richmond South Stormwater Land Purchase	188,702	169,832	90%	714,762	643,286	90%	0	0	0%
Poutama Drain Widening Stage 2	0	0	0%	744,091	260,432	35%	0	0	0%
Growth Allowance for Stormwater Infrastructure	72,863	72,863	100%	226,457	226,457	100%	179,025	179,025	100%
Total Stormwater	**2,224,402**	**899,388**		**2,073,786**	**1,355,312**		**639,375**	**225,060**	
Wastewater									
Tapu Bay Rising Main Replacement	800,502	64,040	8%	13,138	1,051	8%	0	0	0%
Motueka WWTP Upgrade	66,370	6,637	10%	0	0	0%	0	0	0%
45 Trewavas St PS New Storage	419	42	10%	0	0	0%	21,370	2,137	10%
Tarakohe Pump Station Upgrade	0	0	0%	1,028,223	174,798	17%	0	0	0%
Pōhara/Tarakohe Pump Station and Rising Main Upgrades	163,077	27,723	17%	0	0	0%	0	0	0%
Four Winds Pump Station and Rising Main Upgrade	1,885,240	320,491	17%	64,483	10,962	17%	0	0	0%
New Stafford Dr Pump Station and Rising Main	663,945	199,184	30%	1,850,941	555,282	30%	204,600	61,380	30%
Aranui-Higgs Rd Pump Station Upgrade and Storage	0	0	0%	440	132	30%	59,613	17,884	30%
Ruby Bay Pump Station Upgrade and Storage	118,329	35,499	30%	13,413	4,024	30%	153,450	46,035	30%
Aranui Road Pump Station Upgrade	54,292	16,288	30%	295,358	88,607	30%	0	0	0%
NRSBU Capital Growth	0	0	0%	0	0	0%	1,179,546	1,179,546	100%
Trunk Main Wakefield to Richmond - Easement	36,795	11,406	31%	40,101	12,431	31%	142,580	44,200	31%

	2018/2019			2019/2020			2020/2021		
Description	**Total Expenditure $**	**Development Contribution $**	**DC %**	**Total Expenditure $**	**Development Contribution $**	**DC %**	**Total Expenditure $**	**Development Contribution $**	**DC %**
Wakefield to 3 Brothers Corner Pipeline Upgrade	142,898	121,463	85%	89,372	75,967	85%	1,023,000	869,550	85%
Headingly Lane Pump Station and Rising Main Upgrade	8,158	6,282	77%	183,962	141,651	77%	1,987,116	1,530,079	77%
Total Wastewater	**3,940,025**	**809,054**		**3,579,432**	**1,064,906**		**4,771,275**	**3,750,811**	
Water									
Kaiteriteri Treatment Upgrade	115,931	9,275	8%	6,332	507	8%	0	0	0%
New Motueka WTP (Parker St)	104,648	32,441	31%	20,447	6,339	31%	0	0	0%
Richmond South facilitation works	237,533	225,656	95%	0	0	0%	0	0	0%
2017 Richmond Sth Watermain Arizona Paton-Bateup	83,651	65,248	78%	0	0	0%	0	0	0%
Richmond Rezoning McGlashen Avenue	122,814	17,194	14%	6,132	859	14%	0	0	0%
District Telemetry Upgarde	16,151	1,289	8%	0	0	0%	0	0	0%
Motueka WTP (Parker Street)	2,221	711	32%	0	0	0%	1,815,228	580,873	32%
Motueka Reticulation - Motueka West Water Main Stage 1	0	0	0%	37,359	32,129	86%	957,642	823,572	86%
Brightwater WTP Upgrade	0	0	0%	20,609	6,183	30%	742,919	222,876	30%
Māpua Retic - Aranui Rd and Stafford Dr Main Replacement	658,608	105,377	16%	1,836,127	293,780	16%	1,023,000	163,680	16%
Richmond Source - Waimea Bore Pump Upgrade	83,031	24,079	29%	356,044	103,253	29%	613,800	178,002	29%
Richmond Reticulation - Waimea WTP Upgrade	82,445	23,909	29%	0	0	0%	1,719,916	498,776	29%
Wakefield New Water Treatment Plant	291,078	90,234	31%	0	0	0%	1,023,000	317,130	31%
Richmond WTP - Capacity Upgrade	371,455	289,735	78%	93,728	27,181	29%	91,200	66,576	73%
Richmond Reticulation - Lower Queen Street Trunkmain Upgrade	369,450	7,389	2%	0	0	0%	0	0	0%
Richmond South Reticulation - Low Level Water Main	69,722	50,897	73%	0	0	73%	261,272	190,729	73%
Wakefield WTP - New plant at Spring Grove	0	0	0%	105,597	32,735	31%	0	0	0%
Richmond South Reticulation - Low Level Reservoir Stage 1	609,645	438,945	72%	-16,618	-11,965	72%	240,401	173,089	72%
Richmond South Reticulation - Low Level Reservoir Stage 2	0	0	0%	0	0	0%	358,050	358,050	100%
Wakefield Reticulation - Upsize of Bird Lane water pipe	8,630	5,782	67%	250,039	167,526	67%	0	0	0%
Māpua Reticulation - Pomona Road Reservoir Upgrade	0	0	0%	222,471	64,517	29%	74,649	21,648	29%
Māpua Reticulation - Trunk Main Renewal	16,635	2,495	15%	236,949	35,542	15%	3,974,307	596,146	15%
Waimea Dam Share Purchase Annual	22,479,003	2,400,000	11%	0	0	0%	0	0	0%
Total Water	**25,722,653**	**3,790,656**		**3,175,217**	**758,585**		**12,895,384**	**4,191,146**	

SCHEDULE 3 – FORECAST RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION CAPITAL EXPENDITURE

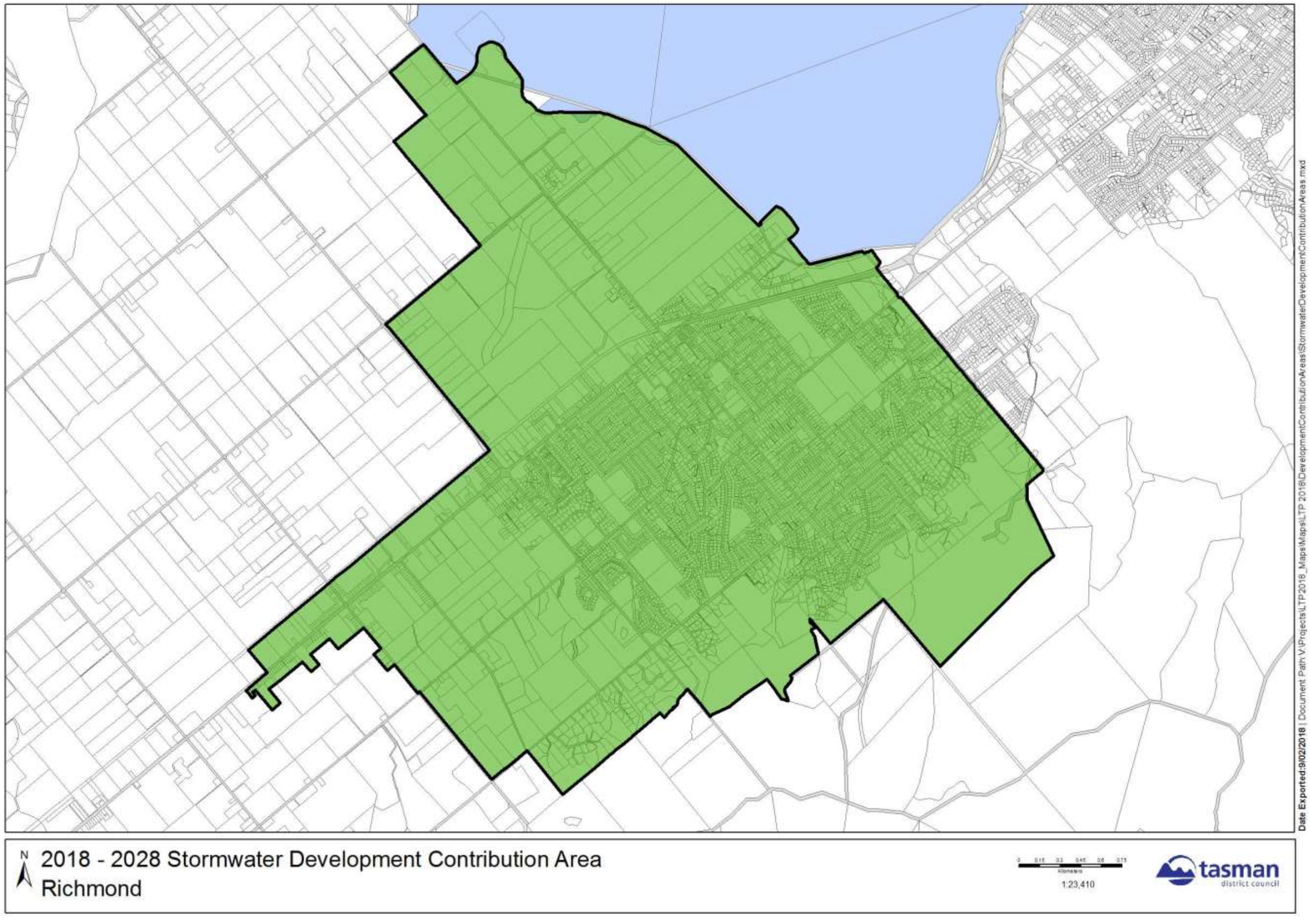
All expenditure in this schedule is 100% funded from Reserve and Community Service Financial Contributions. Figures are inflation adjusted and exclude GST. Excludes interest on the accounts.

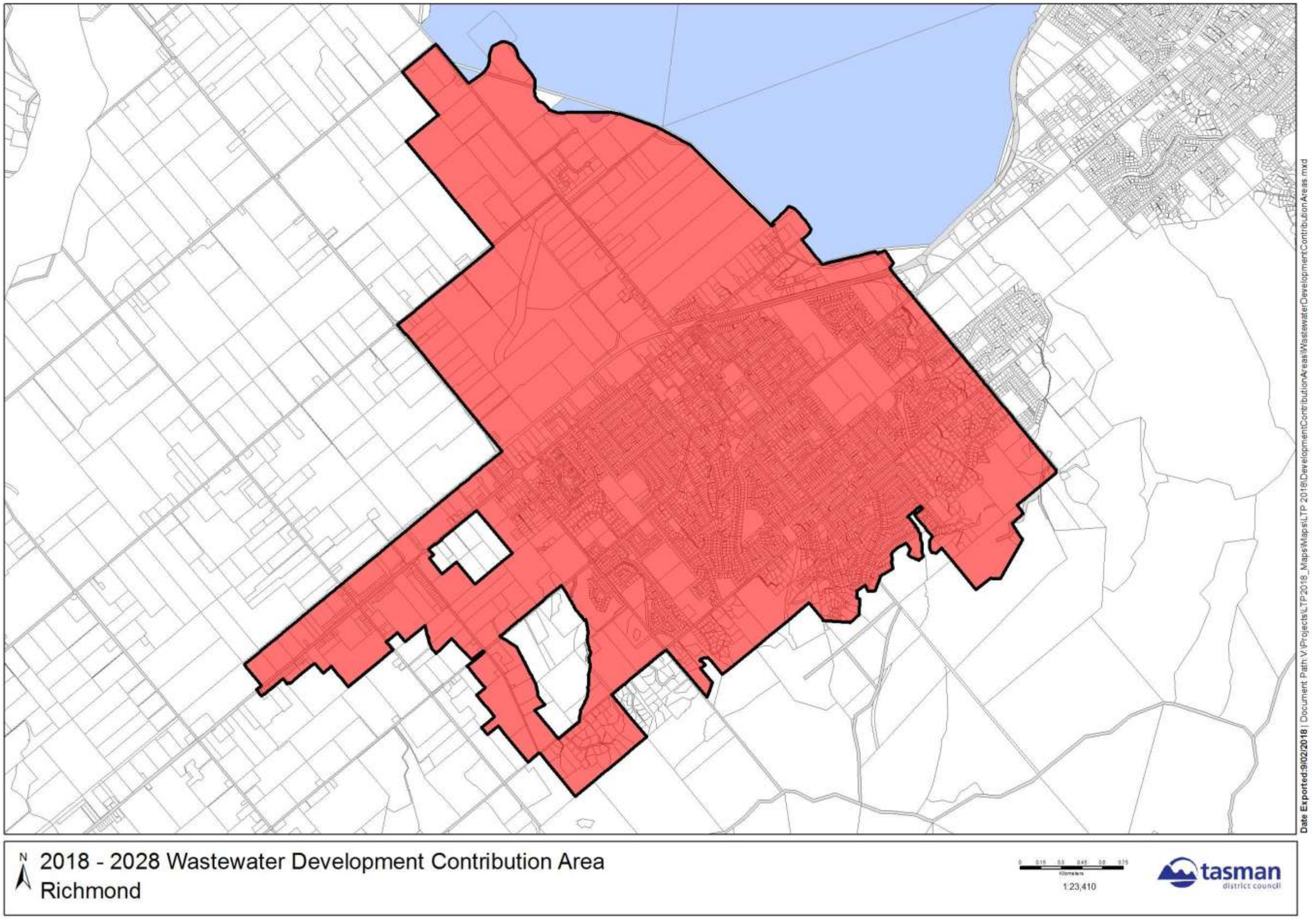
	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
District Wide Reserve										
Miscellaneous										
Consultant Fees	24,988	25,712	26,355	27,014	27,689	28,382	29,120	29,906	30,713	31,512
Library Books	11,621	11,958	12,257	12,564	12,878	13,200	13,543	13,909	14,284	14,655
TOTAL EXPENDITURE	**36,609**	**37,671**	**38,613**	**39,578**	**40,567**	**41,581**	**42,663**	**43,814**	**44,997**	**46,167**
Richmond Ward Reserve										
PROJECTS										
Walkways/Cycleways	295,647	358,255	368,050	194,926	171,832	93,702	128,370	82,560	84,954	139,458
Sportsfields	52,121	26,342	-	27,730	-	-	30,037	99,465	102,349	105,113
Playgrounds	153,450	73,758	216,217	77,644	79,740	175,314	84,104	86,459	88,966	91,368
Miscellaneous										
Picnic/Gardens General	107,415	110,637	113,514	61,006	62,653	64,282	90,111	92,635	133,449	169,684
Cemeteries	15,345	15,805	86,487	887,355	61,157	140,251	70,954	555,807	864,243	1,174,735
Valuation expenses/Future planning	1,739	1,790	1,834	15,926	16,324	16,732	17,167	17,631	18,107	18,577
Toilets /General	204,600	-	21,622	199,655	-	-	36,045	185,269	25,419	117,474
Community Projects	-	-	-	-	-	-	-	-	-	-
New Reserves	337,590	3,161,070	21,622	1,171,309	-	462,829	-	-	-	1,722,945
Transfer to District Wide Contributions	10,983	11,301	11,584	11,873	12,170	12,474	12,799	13,144	13,499	13,850
Scope Adjustment	(116,617)	(374,587)	(82,751)	(261,962)	(37,538)	(93,638)	(43,962)	(110,219)	(129,938)	(352,078)
TOTAL EXPENDITURE	**1,062,273**	**3,384,372**	**758,179**	**2,385,462**	**366,338**	**871,947**	**425,625**	**1,022,750**	**1,201,048**	**3,201,126**
Waimea/Moutere and Lakes Ward Reserve										
PROJECTS										
Walkways/Cycleways	40,920	21,074	43,243	22,184	45,566	23,375	48,059	24,703	76,257	26,105
Sportsfields/Tennis Courts	306,900	158,054	54,054	221,839	-	-	-	61,756	254,189	-
Gardens/Picnic Areas	-	21,074	-	22,184	-	23,375	-	24,703	-	26,105
Playgrounds	153,450	73,758	75,676	77,644	79,740	175,314	84,104	86,459	88,966	91,368
Cemeteries	-	632,214	-	-	61,157	-	-	-	-	-
Toilets	-	31,611	162,163	-	-	23,375	108,134	-	-	26,105
Coastcare	10,230	10,537	10,811	11,092	11,391	11,688	12,015	12,351	12,709	13,053
Miscellaneous										
Valuation expenses/Future planning	2,762	2,842	2,913	3,871	3,968	4,067	4,173	4,285	4,401	4,515
Community Facilities	-	-	-	-	-	58,438	300,371	3,952,406	-	-
New Reserve Land	1,329,900	-	1,868,117	61,006	-	1,795,216	-	4,426,695	317,736	-
Transfer to District Wide Contributions	10,983	11,301	11,584	11,873	12,170	12,474	12,799	13,144	13,499	13,850
Scope Adjustment	(184,140)	(94,832)	(221,406)	(41,595)	(19,785)	(205,234)	(25,231)	(463,667)	(74,986)	(18,274)
Loan Interest	2,419	261	569	1,252	2,049	2,722	3,471	4,404	5,923	7,502
Loan Principal	132,858	(6,809)	(15,794)	(25,366)	(27,264)	(29,798)	(38,560)	(43,475)	(63,419)	(66,696)
TOTAL EXPENDITURE	**1,806,281**	**861,084**	**1,991,930**	**365,984**	**168,992**	**1,895,012**	**509,334**	**8,103,765**	**635,276**	**123,635**
Motueka Ward Reserve										
PROJECTS										
General - Walkways/Cycleways	25,575	10,537	16,216	16,638	17,087	17,531	18,022	18,527	19,064	19,579

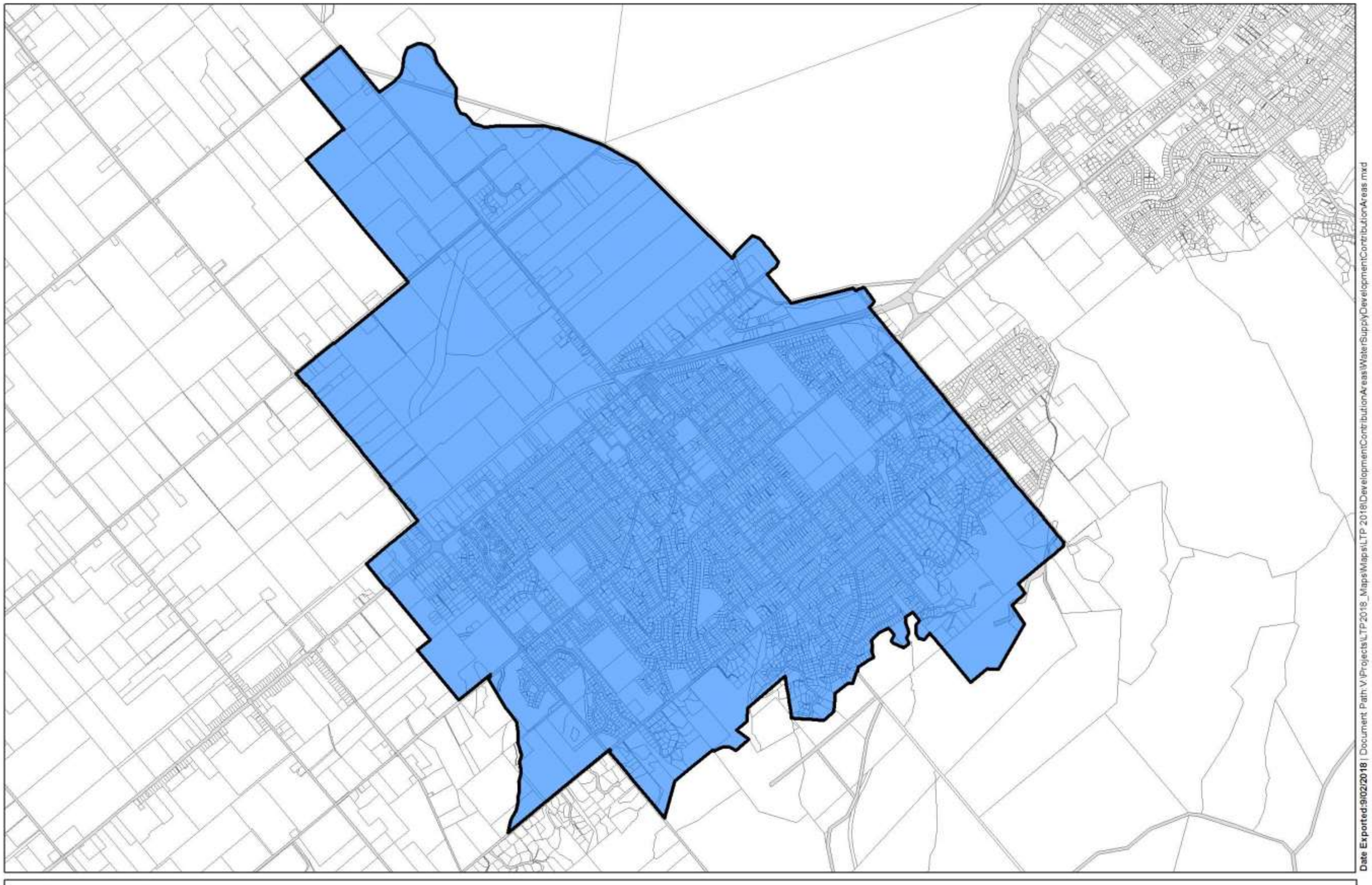
	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Sportsfields	153,450	84,295	32,433	221,839	85,436	175,314	-	-	-	65,263
Gardens/Picnic Areas	11,178	-	32,433	-	39,870	12,549	-	37,054	-	58,737
Playgrounds	71,610	73,758	75,676	77,644	79,740	81,813	180,223	86,459	88,966	91,368
Cemeteries	10,984	10,537	-	17,865	-	14,025	19,224	24,703	-	20,884
Toilets	20,460	94,832	-	22,184	102,523	-	-	24,703	114,385	-
Coastcare	15,345	15,805	16,216	16,638	17,087	17,531	18,022	18,527	19,064	19,579
Miscellaneous										
New Reserve Land	-	-	-	-	1,708,714	-	-	-	-	-
Motueka Pool	-	157,900	-	1,663,791	-	-	-	-	-	-
Valuation expenses/Future planning	5,320	5,474	5,611	8,737	8,956	9,179	9,418	9,672	9,933	10,192
Motueka Quay Carpark/Landscaping										
Keep Motueka Beautiful	10,000	10,000	10,000	-	-	-	-	-	-	-
Motueka Clock Tower Trust	7,161	7,369	7,553	-	-	-	-	-	-	-
Community Contribution	81,840	-	-	-	-	-	-	-	-	-
Community Projects	-	-	-	-	-	-	-	-	-	-
Transfer to District Wide Contributions	10,983	11,301	11,584	11,873	12,170	12,474	12,799	13,144	13,499	13,850
Scope Adjustment	(30,860)	(28,976)	(17,297)	(37,281)	(205,046)	(31,876)	(23,549)	(20,997)	(24,148)	(27,541)
TOTAL EXPENDITURE	**393,045**	**452,832**	**190,424**	**2,019,928**	**1,866,536**	**308,542**	**234,159**	**211,791**	**240,764**	**271,911**
Golden Bay Ward Reserve										
PROJECTS										
Walkways/Cycleways	16,476	16,971	17,412	17,865	18,347	18,824	19,351	13,262	13,646	14,015
Sportsfields	-	-	-	-	-	-	-	-	-	-
Gardens/Picnic Areas	15,345	-	16,216	-	17,087	-	18,022	-	19,064	-
Playgrounds	153,450	63,221	-	88,736	-	-	96,119	-	101,676	-
Cemeteries	-	-	5,405	-	-	-	-	6,176	-	-
Coastcare	20,460	21,074	21,622	22,184	22,783	23,375	24,030	24,703	25,419	26,105
Miscellaneous										
New Reserve Land	-	-	-	-	164,037	-	273,338	-	-	-
Valuation expenses/Future planning	205	211	216	774	794	813	835	857	880	903
Community Projects	-	-	-	-	-	-	-	-	-	-
Transfer to District Wide Contributions	3,661	3,767	3,861	3,958	4,057	4,158	4,266	4,381	4,500	4,617
Scope Adjustment	(20,573)	(10,127)	(6,066)	(12,878)	(22,225)	(4,220)	(43,086)	(4,414)	(15,980)	(4,012)
TOTAL EXPENDITURE	**189,024**	**95,117**	**58,667**	**120,638**	**204,878**	**42,951**	**392,875**	**44,964**	**149,204**	**41,628**

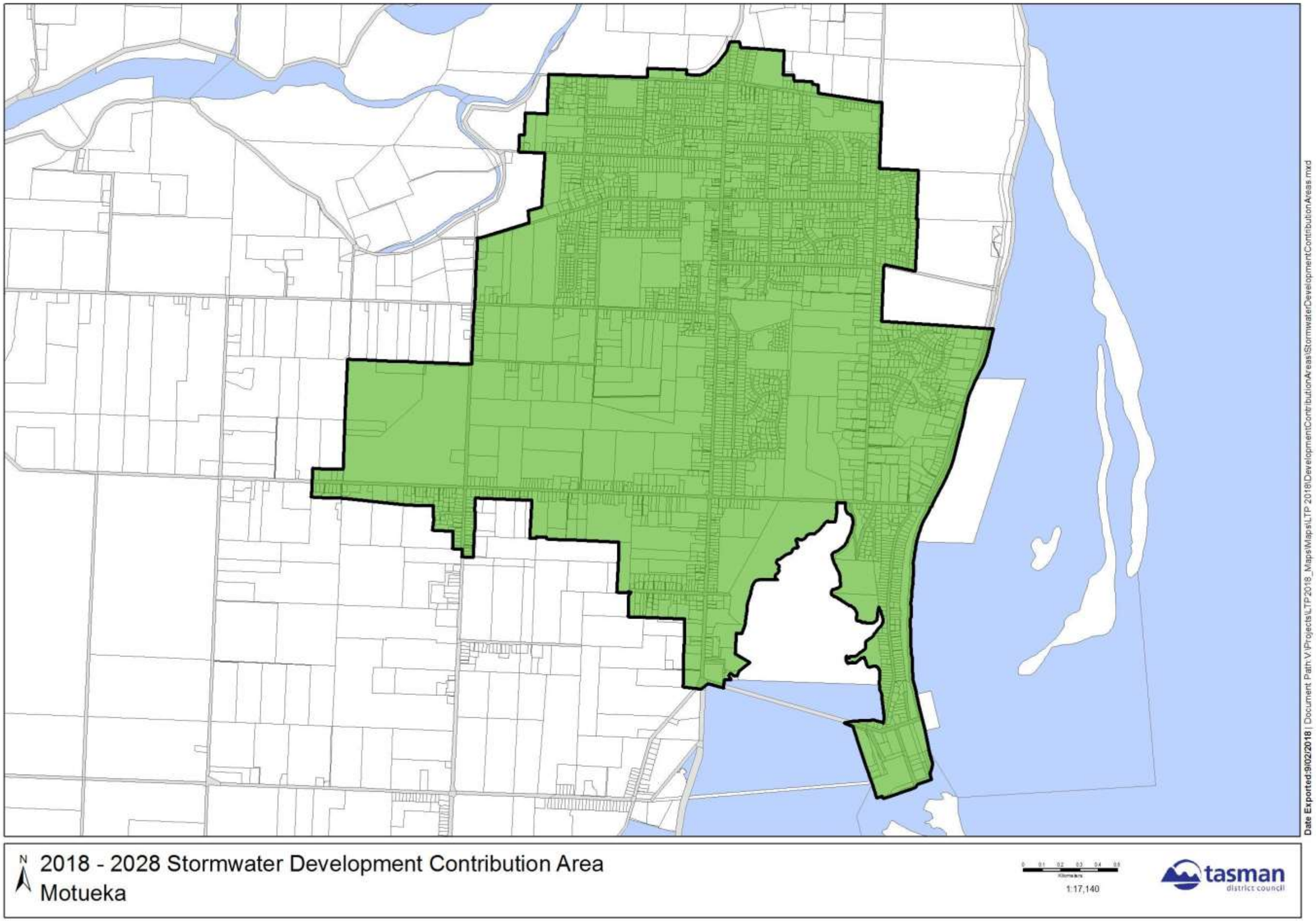
SECTION 3 – DEVELOPMENT CONTRIBUTION AREA MAPS

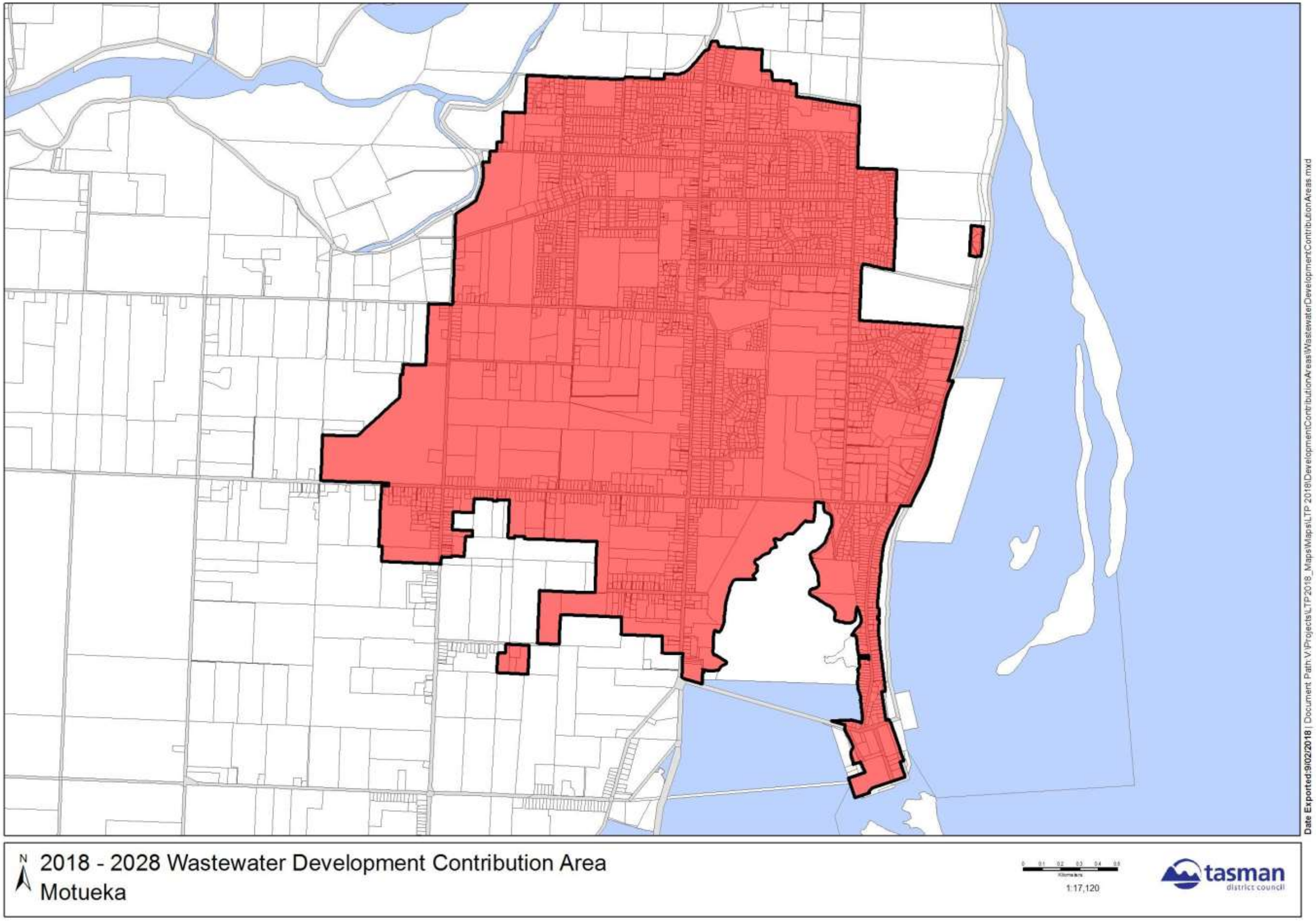
The maps in this section outline the boundaries for the settlements in the Waimea, Motueka and Golden Bay catchments within which development contributions will apply for water, wastewater and stormwater. Development contributions for transportation apply to all developments in the District, so no map is necessary.

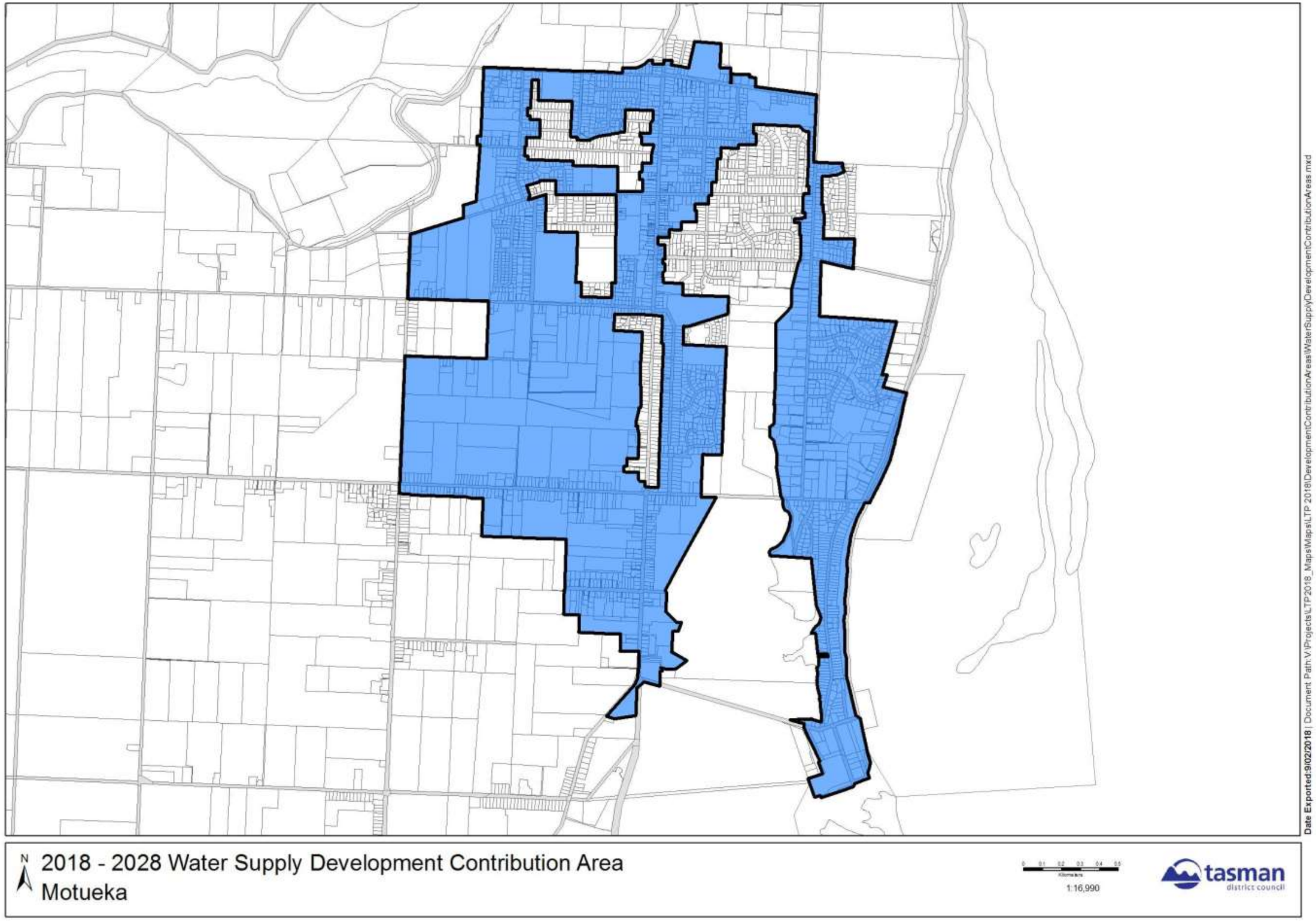

2018 - 2028 Stormwater Development Contribution Area
Richmond
N
1:23,410
tasman
district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP 2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\StormwaterDevelopmentContributionAreas.mxd

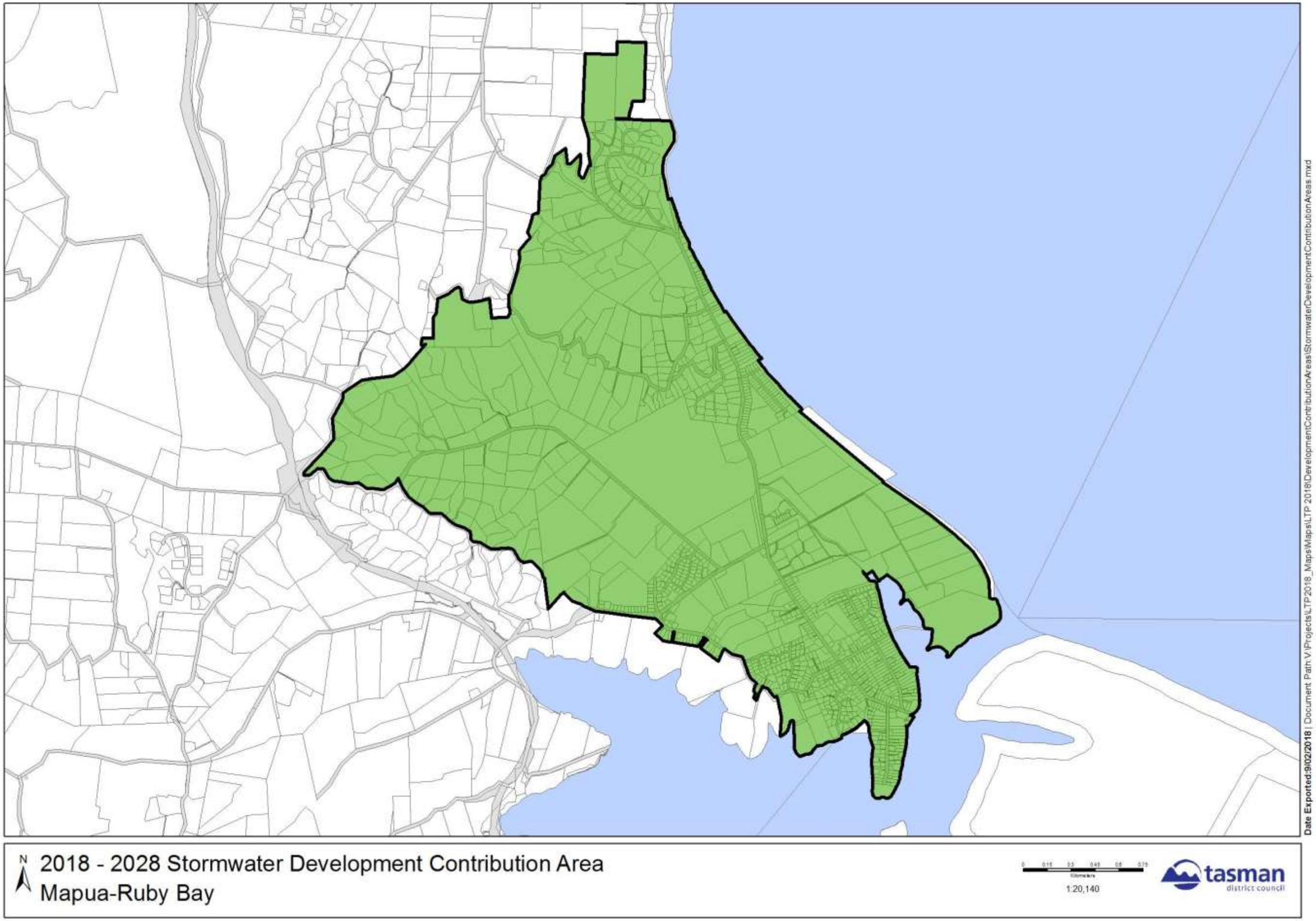

Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd
N
2018 - 2028 Wastewater Development Contribution Area
Richmond
1:23,410
tasman
district council

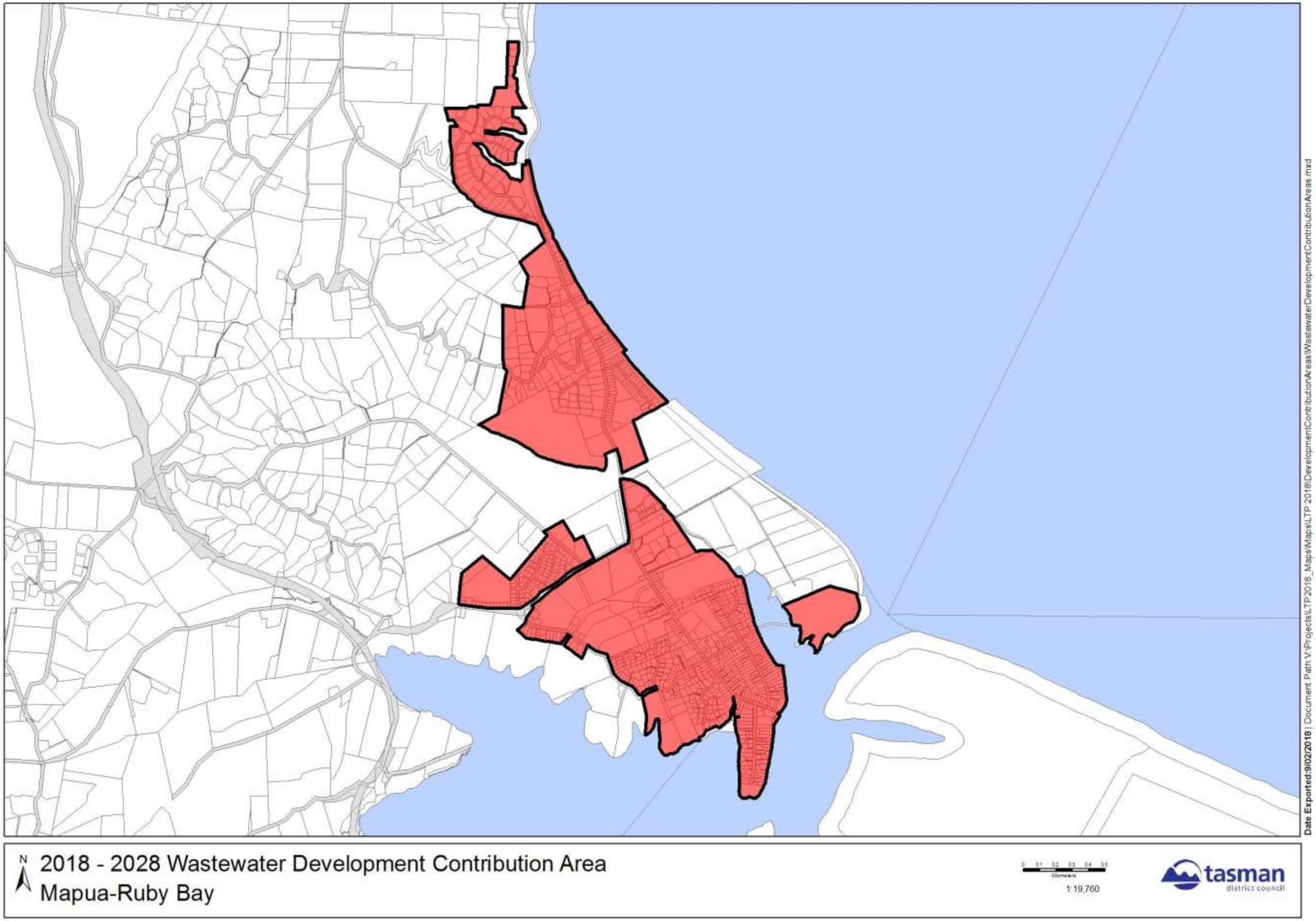

Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WaterSupplyDevelopmentContributionAreas.mxd
N
2018 - 2028 Water Supply Development Contribution Area
Richmond
Kilometers
1:21,010
tasman
district council

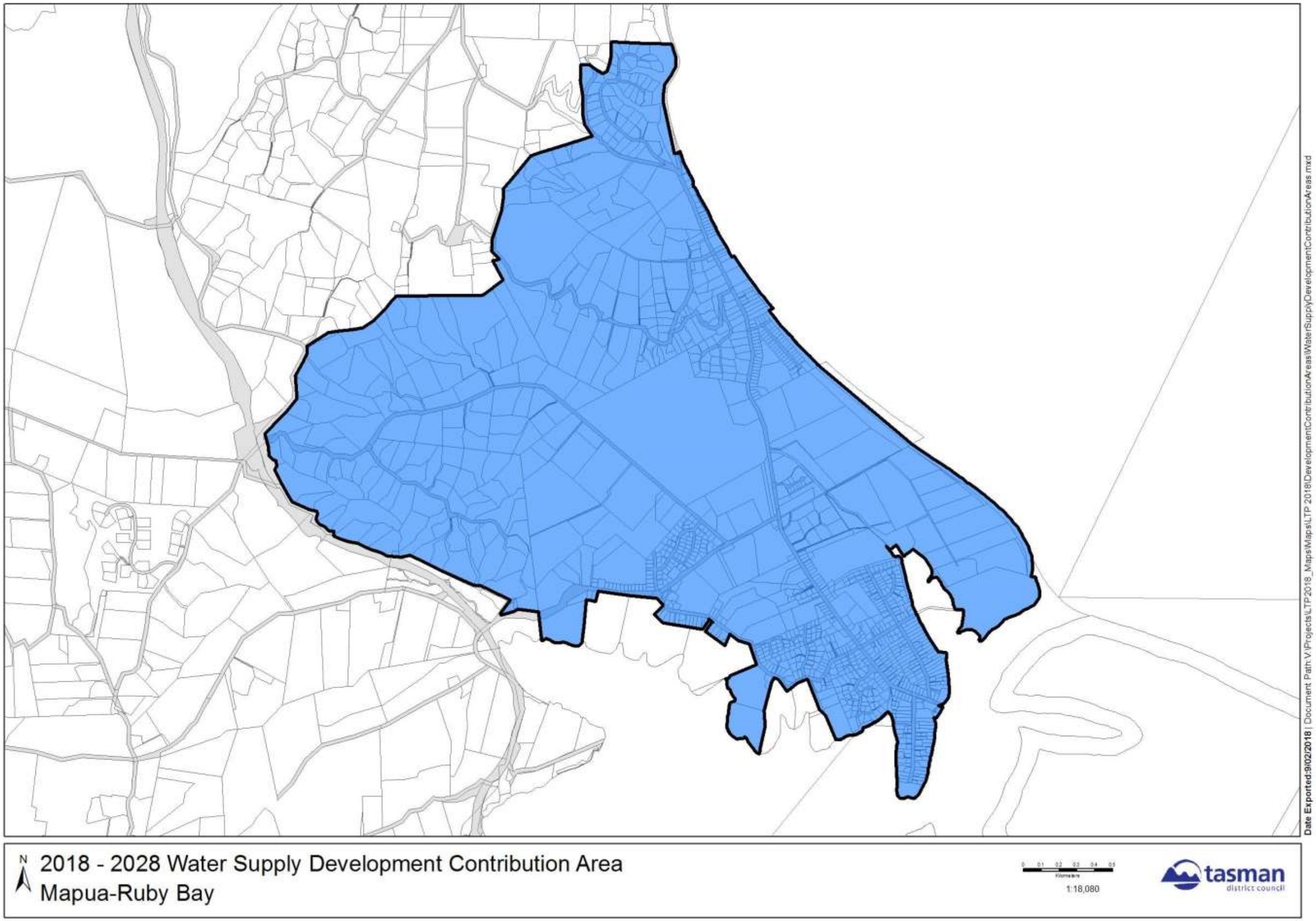

Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\Stormwater\DevelopmentContributionAreas.mxd
N
2018 - 2028 Stormwater Development Contribution Area
Motueka
0 0.1 0.2 0.3 0.4 0.5
Kilometers
1:17,140
tasman
district council

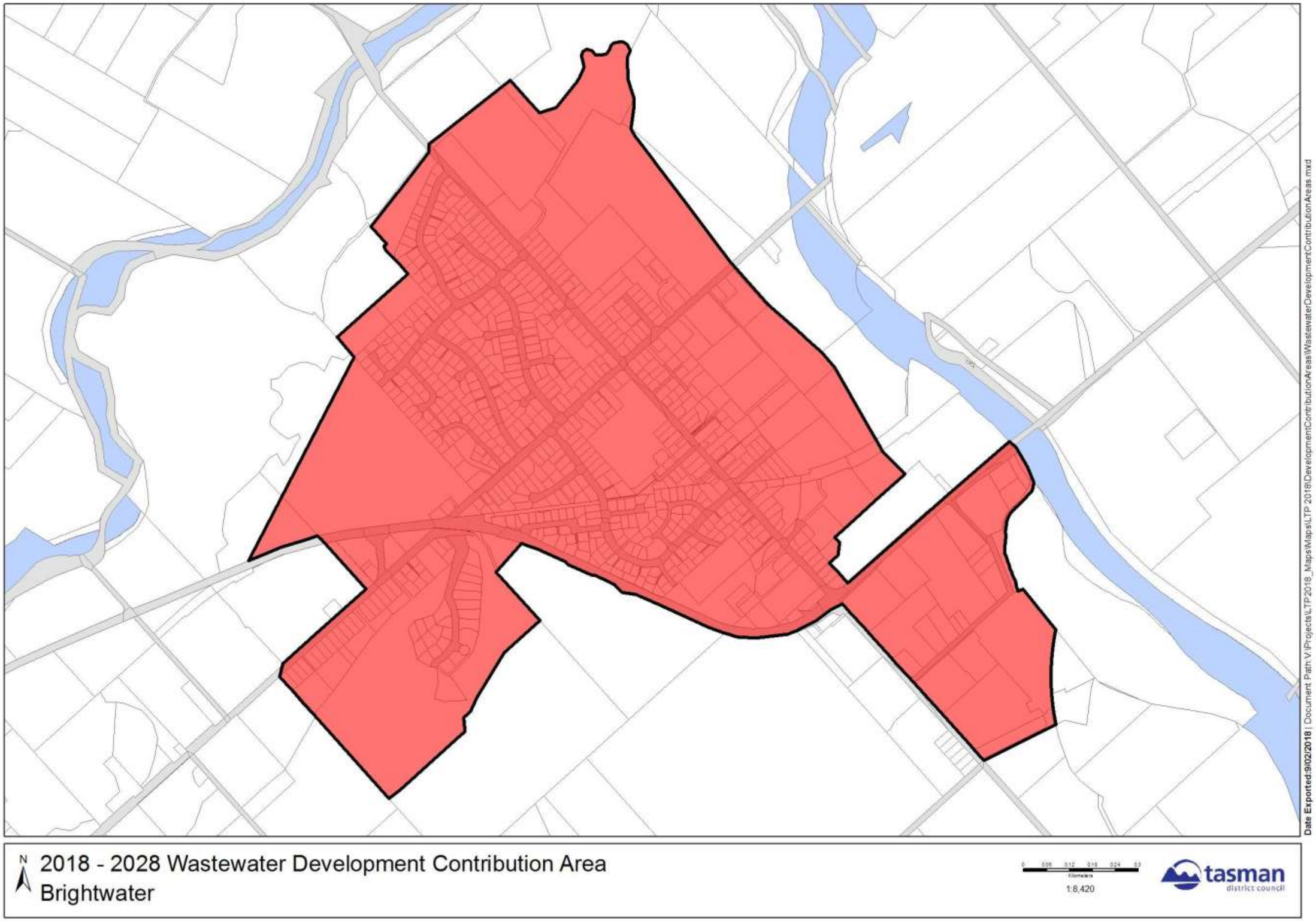

2018 - 2028 Wastewater Development Contribution Area
Motueka
N
1:17,120
tasman
district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd

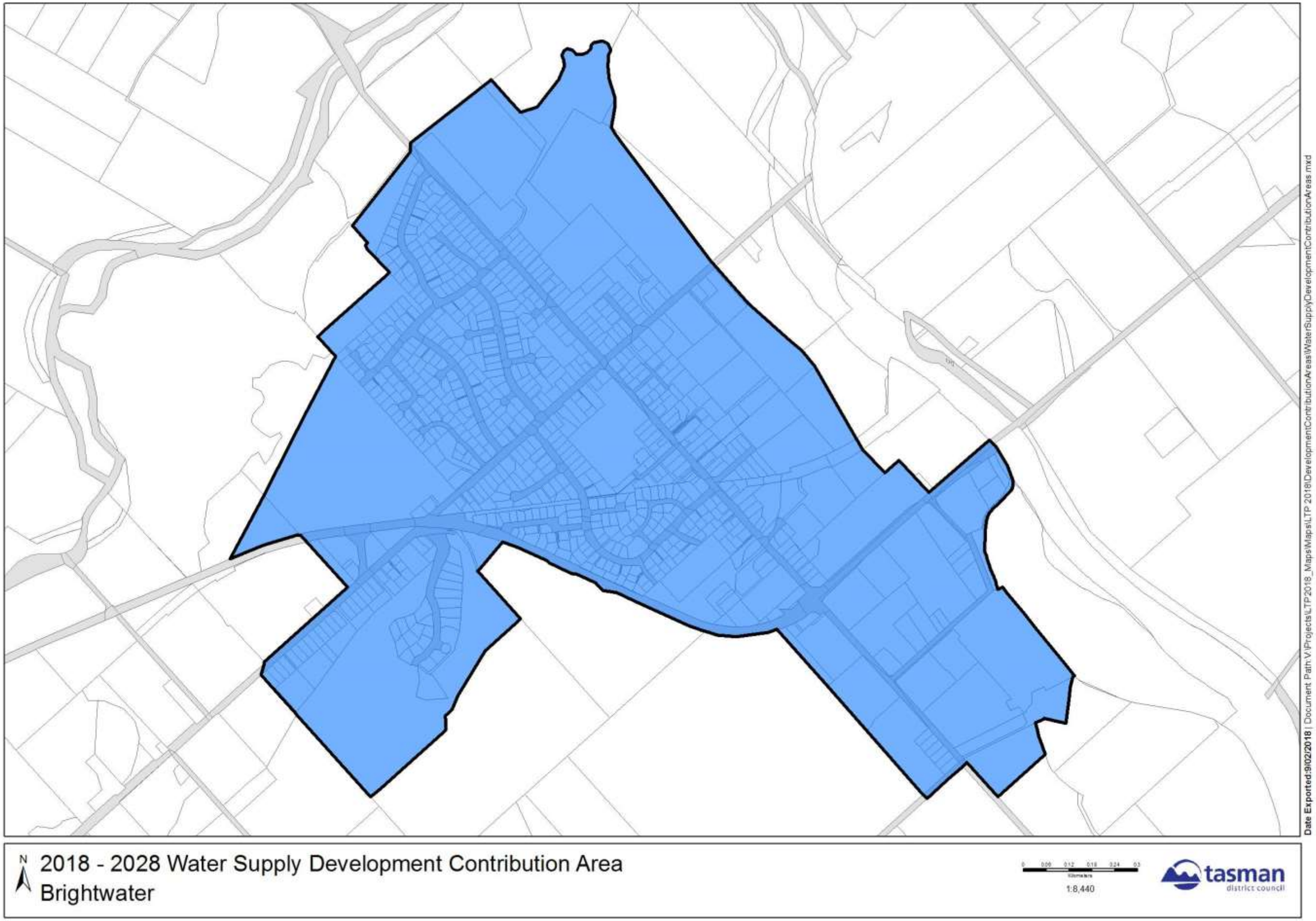

2018 - 2028 Water Supply Development Contribution Area
Motueka
N
1:16,990
tasman
district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WaterSupplyDevelopmentContributionAreas.mxd

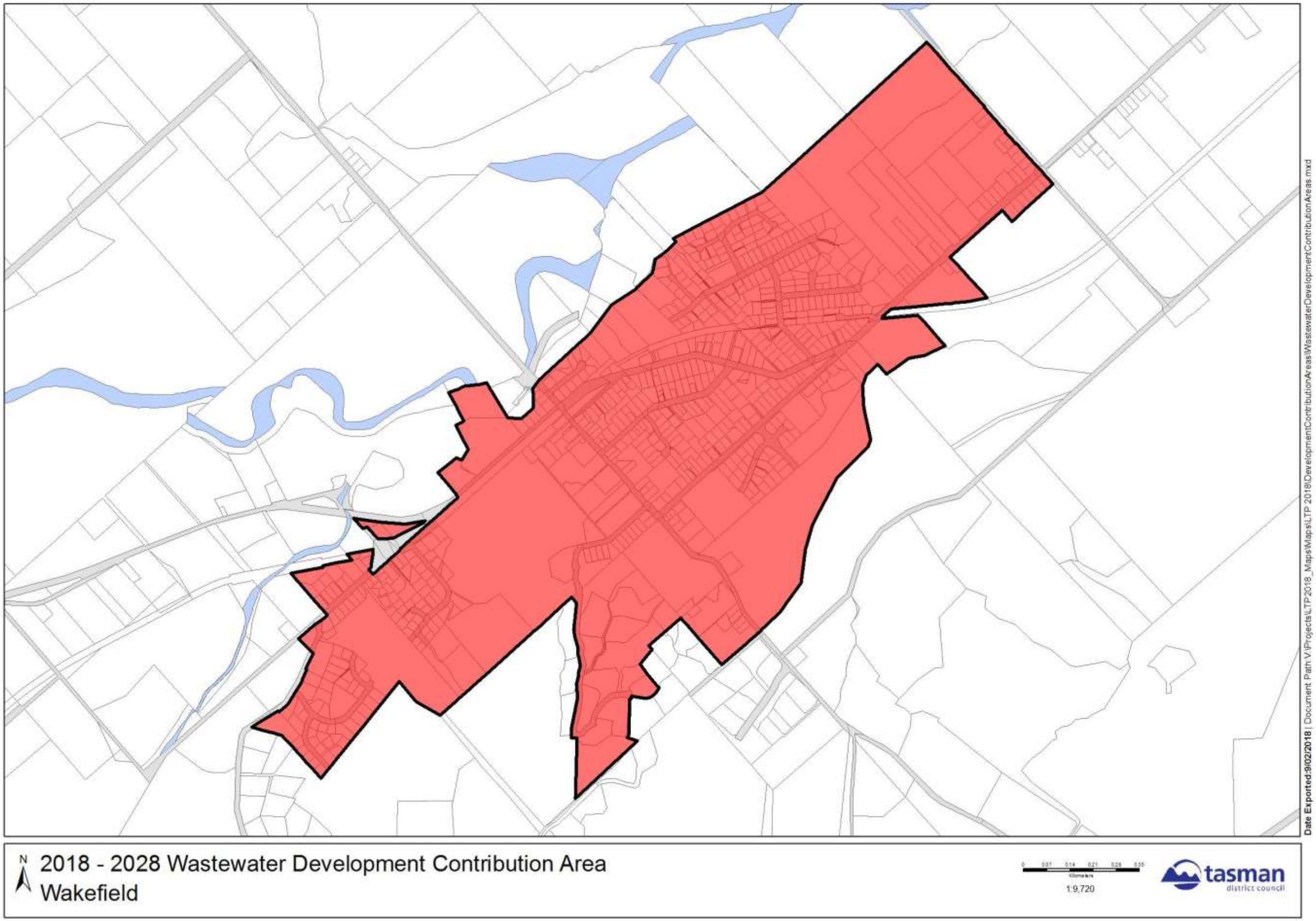

2018 - 2028 Stormwater Development Contribution Area
Mapua-Ruby Bay
1:20,140
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\StormwaterDevelopmentContributionAreas.mxd

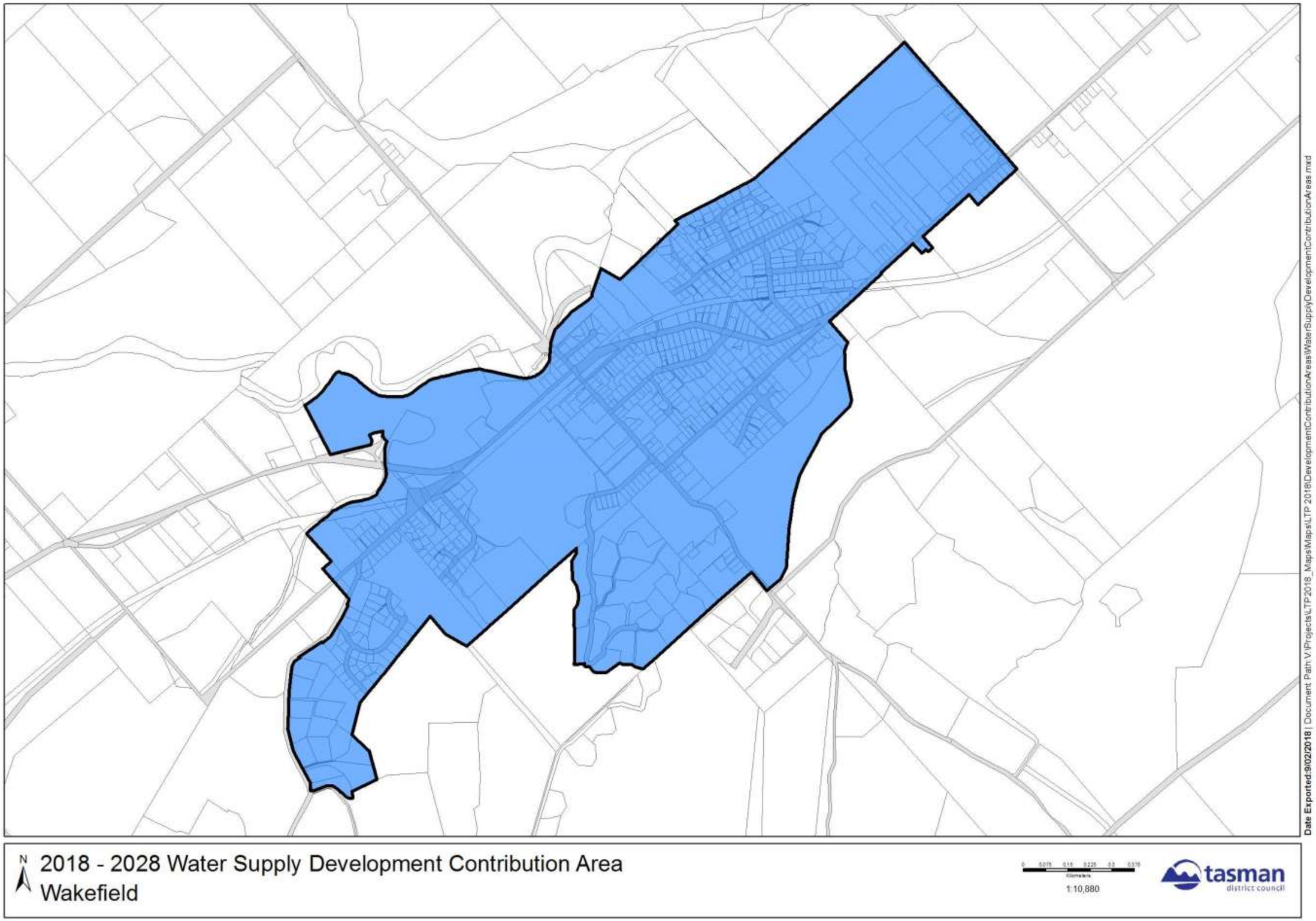

Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd
N
2018 - 2028 Wastewater Development Contribution Area
Mapua-Ruby Bay
1:19,760
tasman
district council

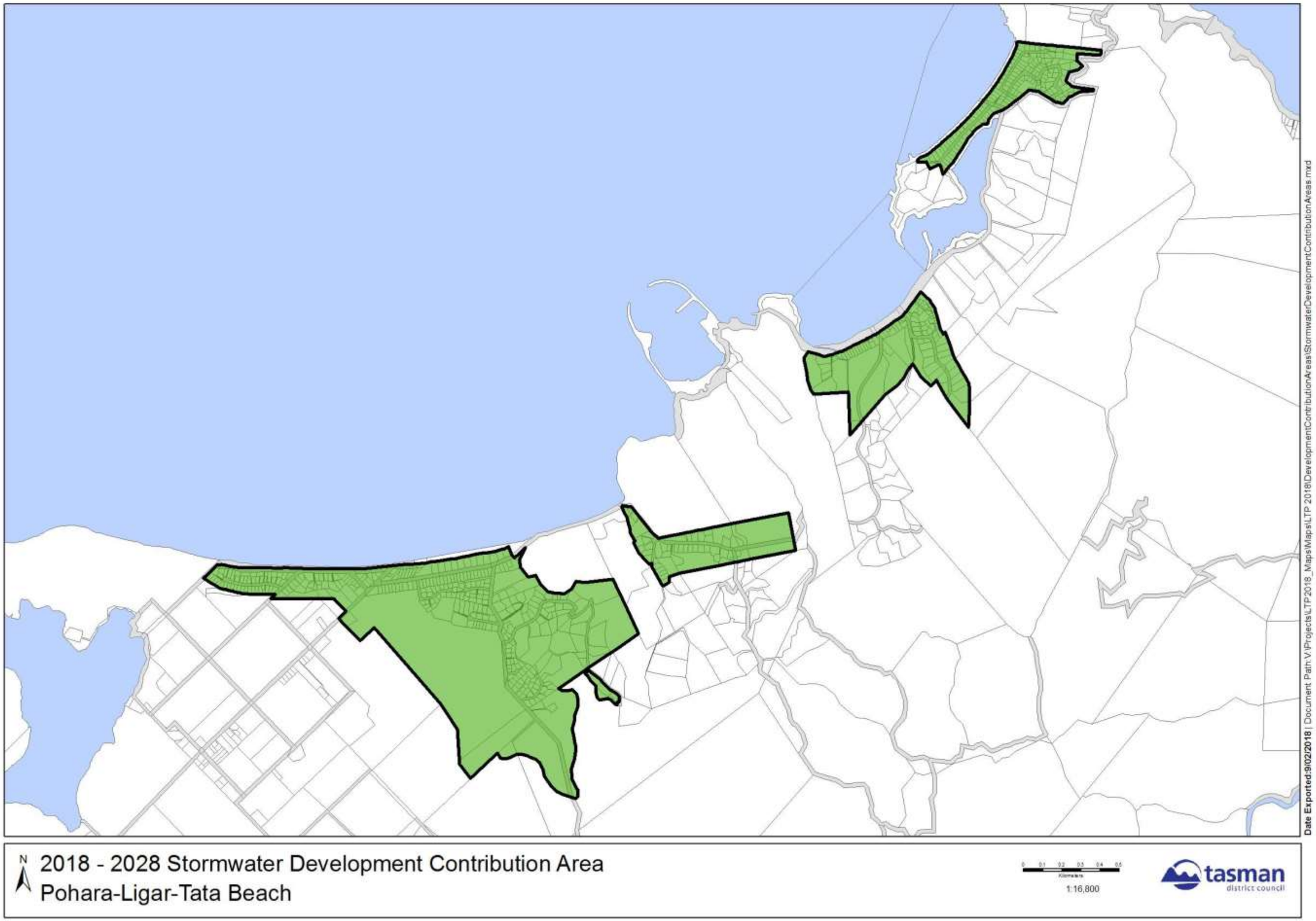

2018 - 2028 Water Supply Development Contribution Area
Mapua-Ruby Bay
1:18,080
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WaterSupplyDevelopmentContributionAreas.mxd

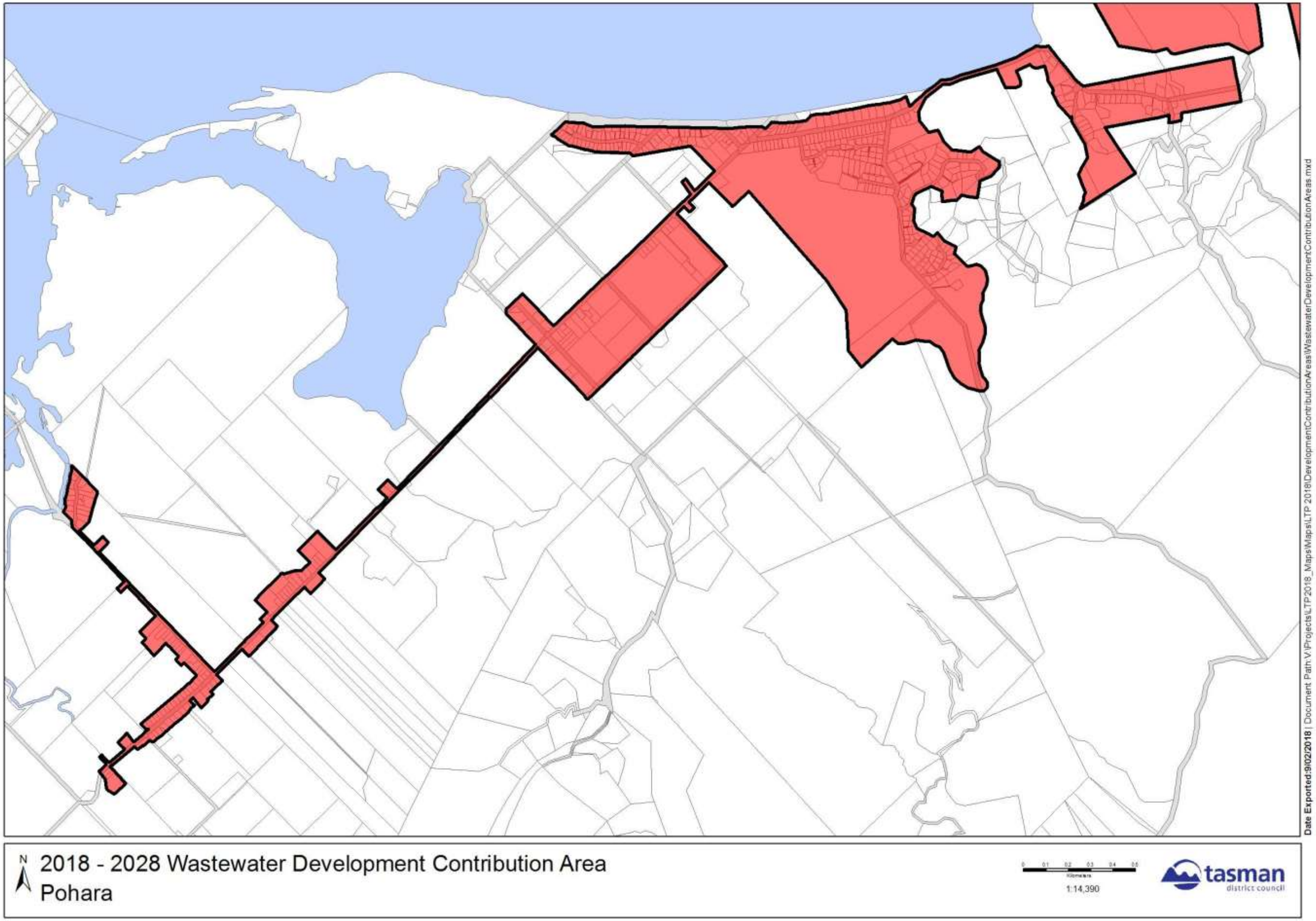

2018 - 2028 Wastewater Development Contribution Area
Brightwater
1:8,420
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd

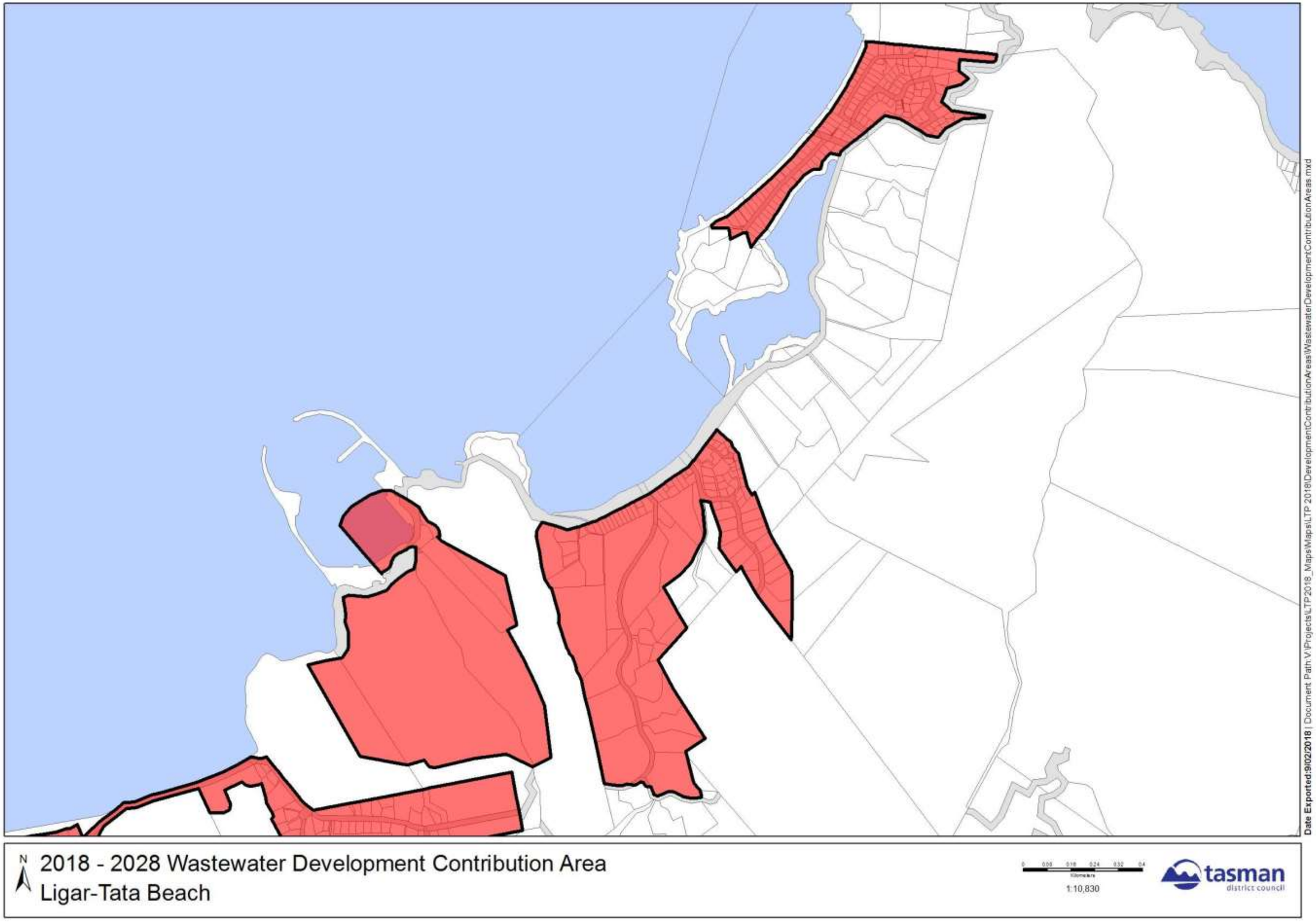

2018 - 2028 Water Supply Development Contribution Area
Brightwater
N
1:8,440
tasman
district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WaterSupplyDevelopmentContributionAreas.mxd

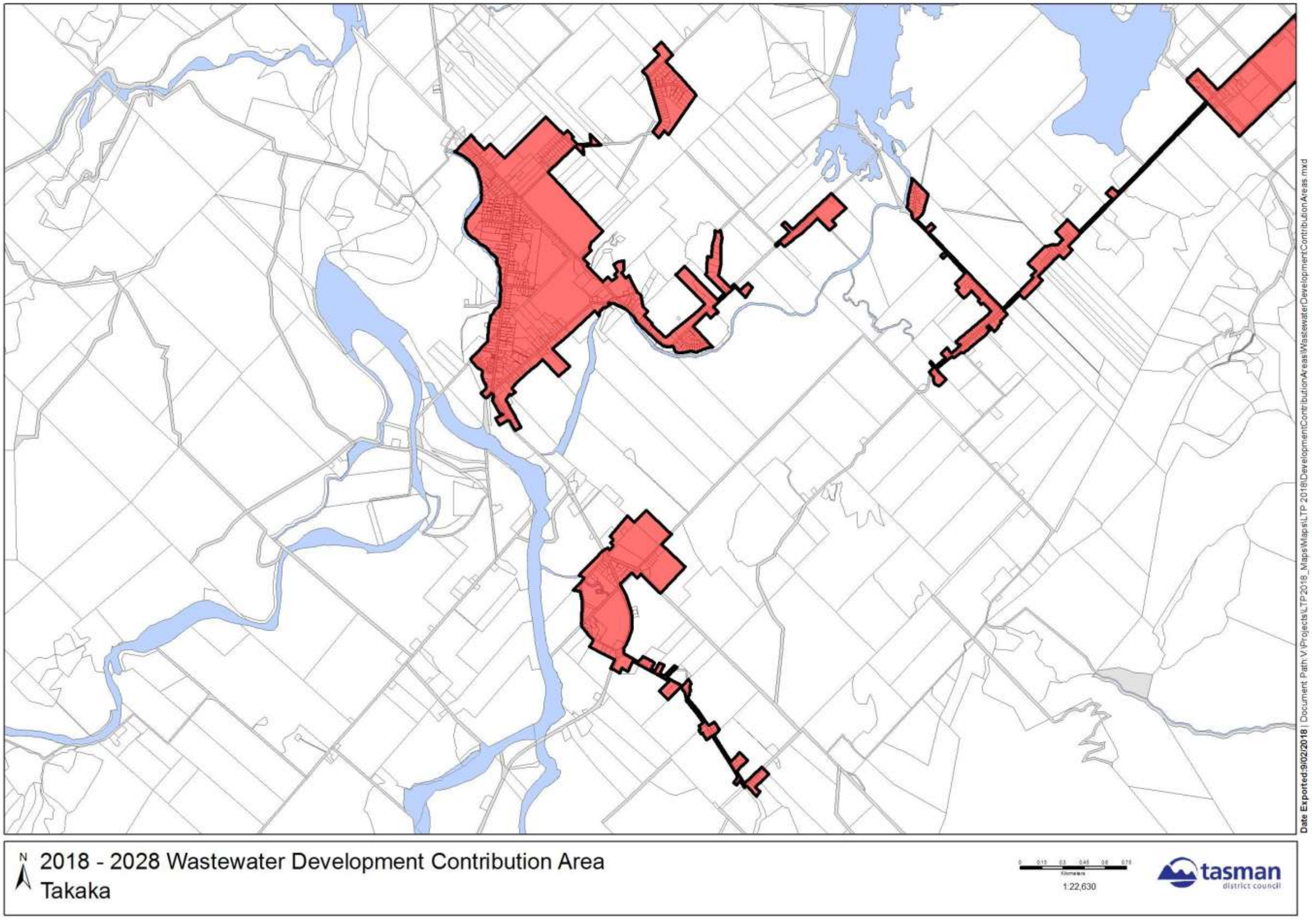

N
2018 - 2028 Wastewater Development Contribution Area
Wakefield
0 0.07 0.14 0.21 0.28 0.35
Kilometers
1:9,720
tasman
district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP 2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd

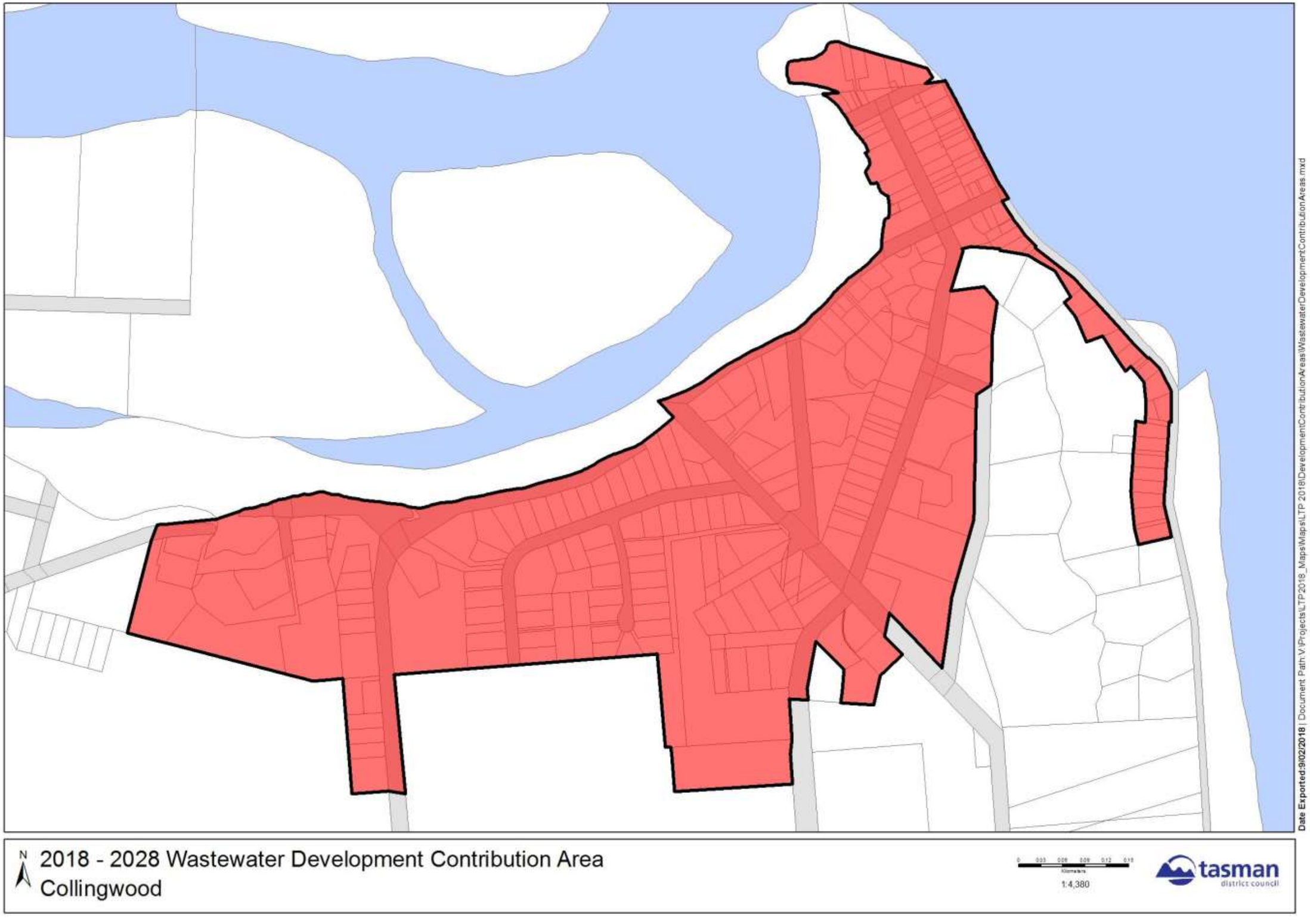

2018 - 2028 Water Supply Development Contribution Area
Wakefield
1:10,880
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WaterSupplyDevelopmentContributionAreas.mxd

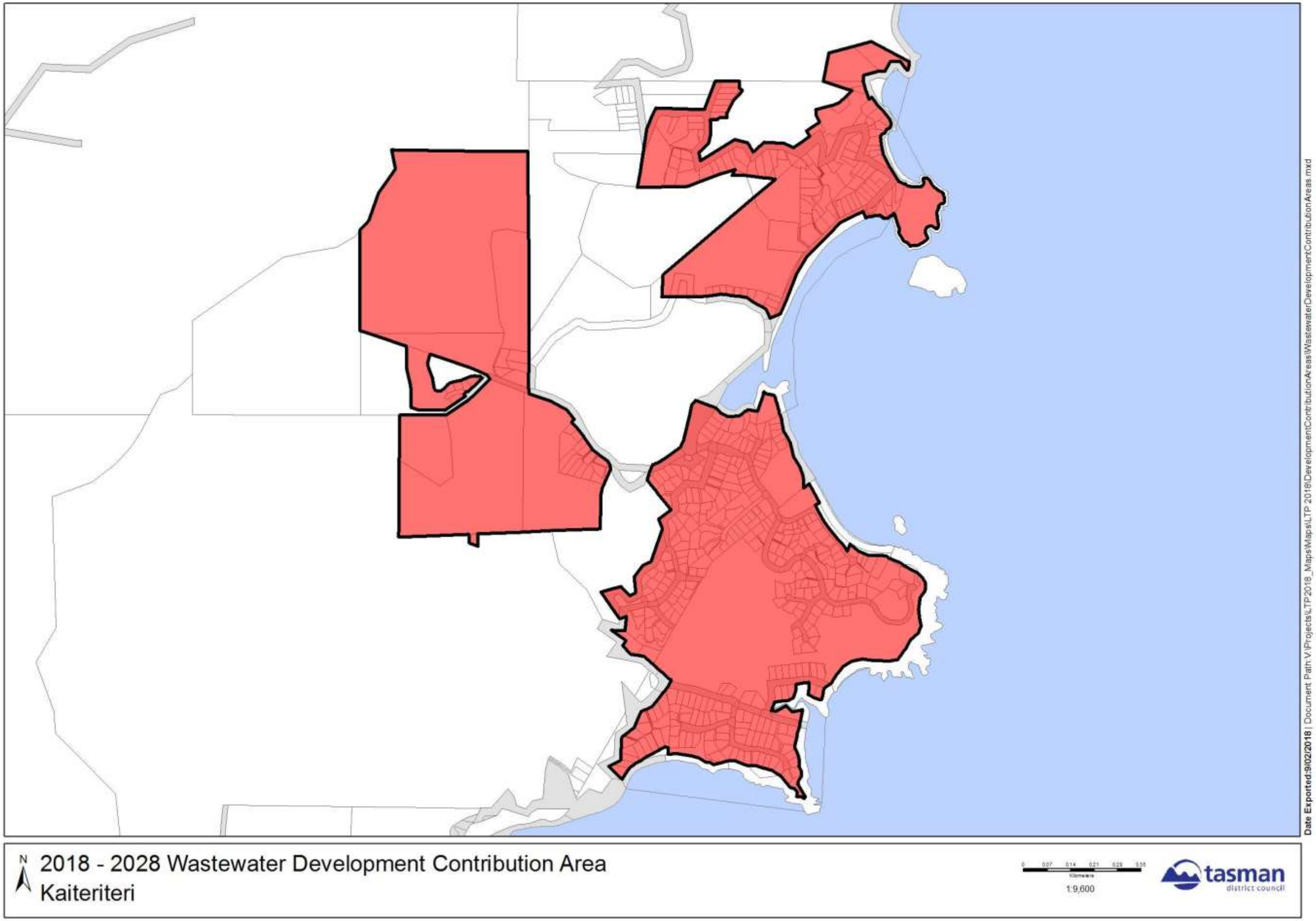

2018 - 2028 Stormwater Development Contribution Area
Pohara-Ligar-Tata Beach
N
1:16,800
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\Stormwater\DevelopmentContributionAreas.mxd

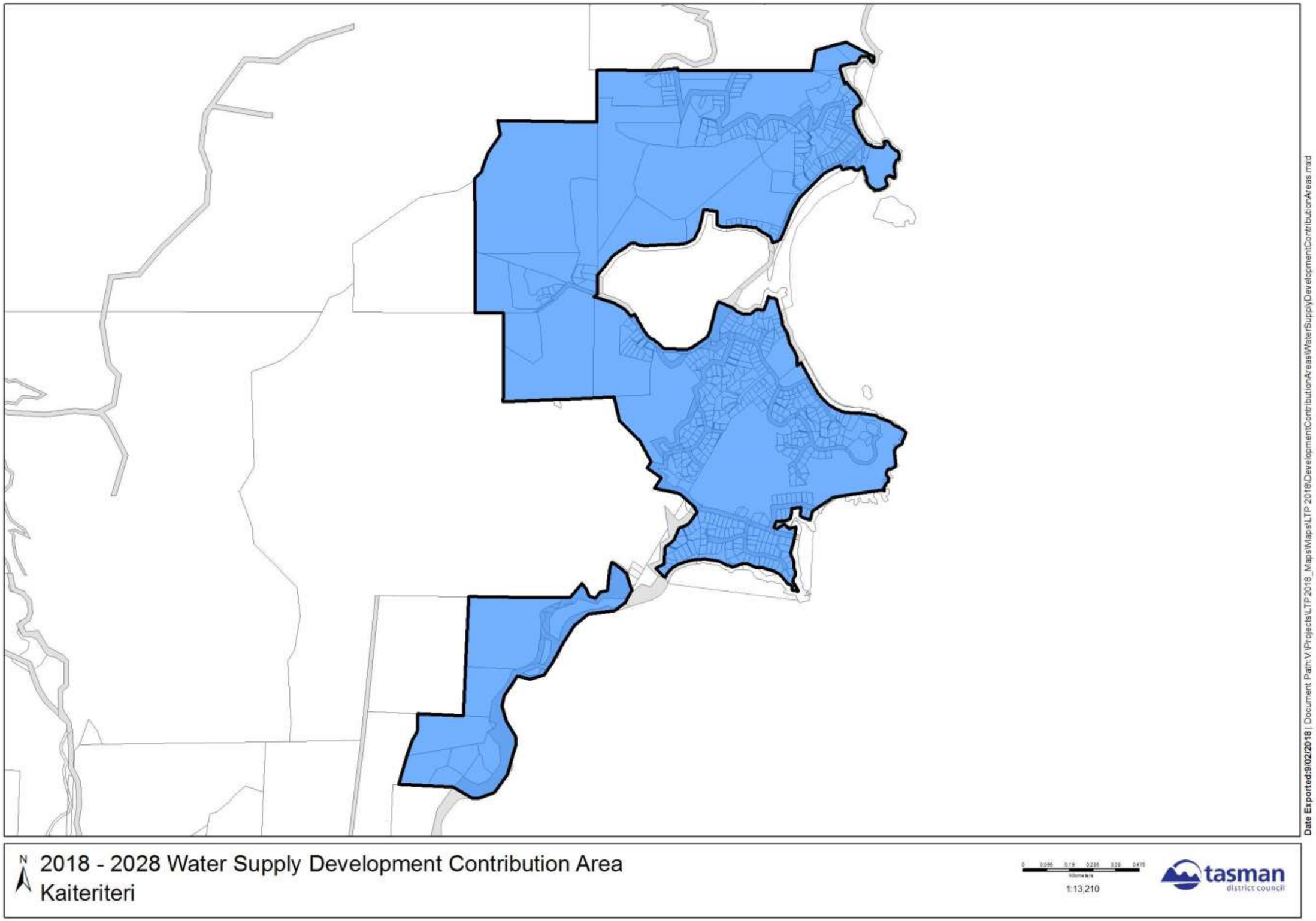

2018 - 2028 Wastewater Development Contribution Area
Pohara
N
1:14,390
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd

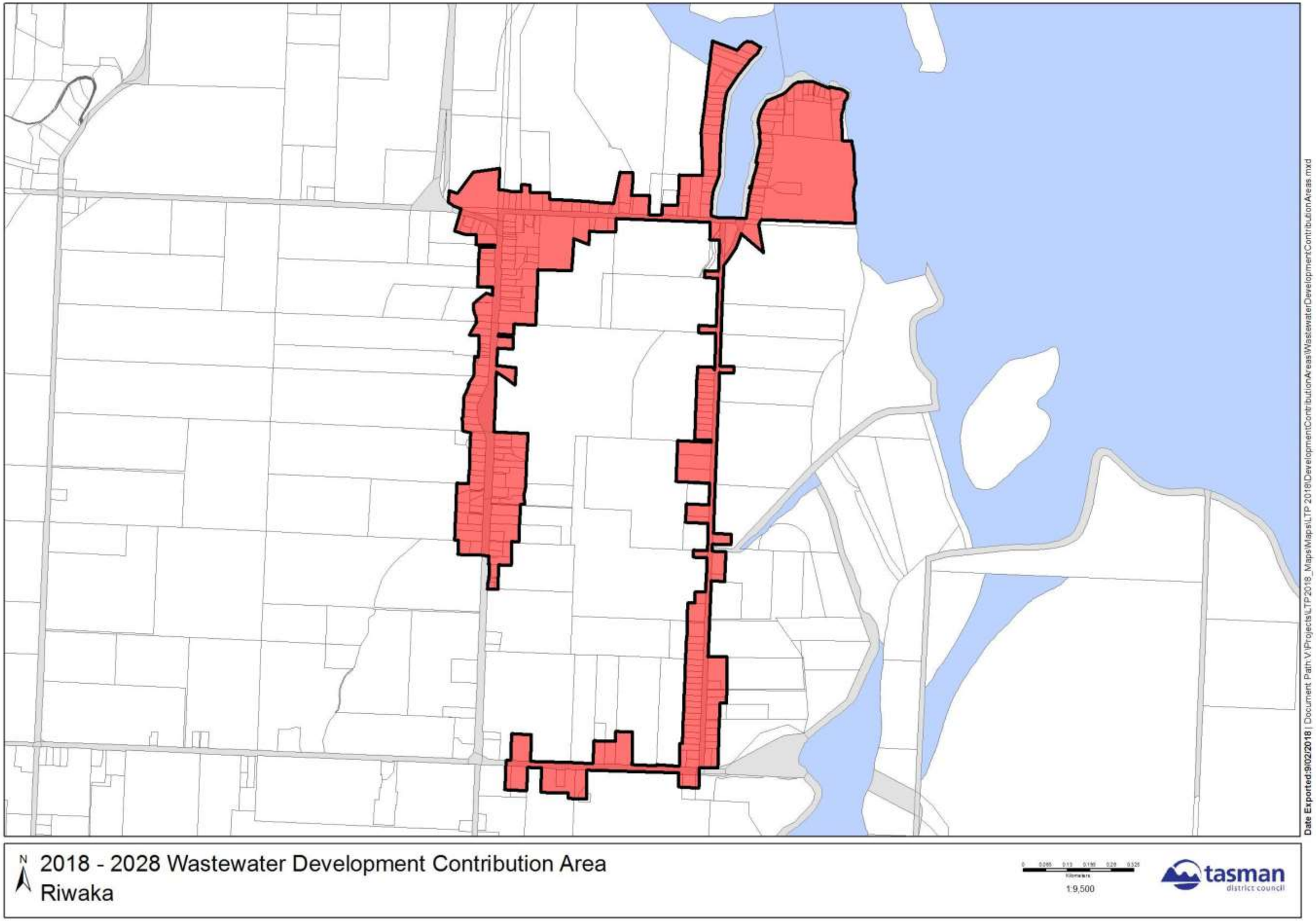

2018 - 2028 Wastewater Development Contribution Area
Ligar-Tata Beach
N
1:10,830
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas.mxd

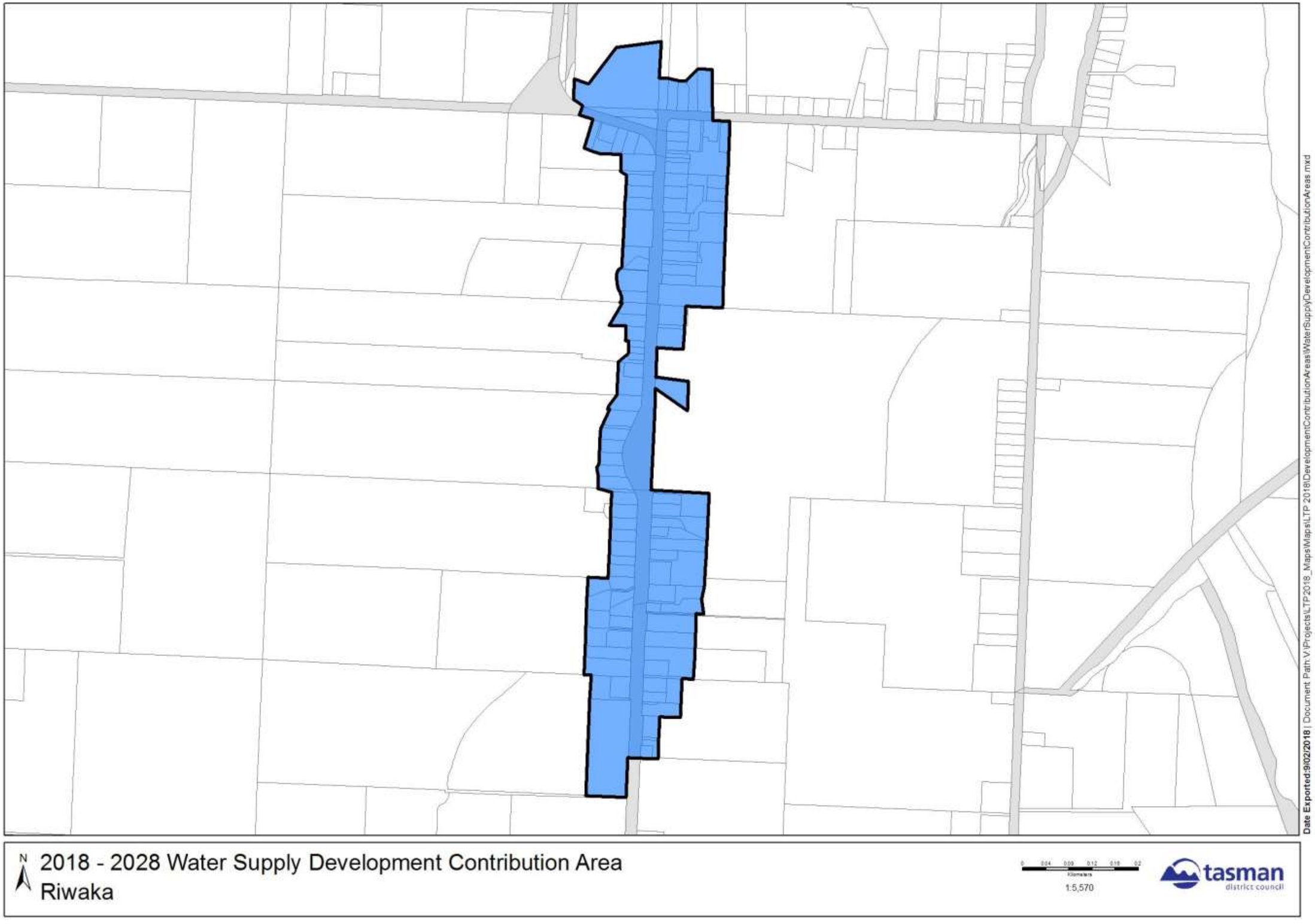

Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd
N
2018 - 2028 Wastewater Development Contribution Area
Takaka
1:22,630
tasman
district council


Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd
N
2018 - 2028 Wastewater Development Contribution Area
Collingwood
1:4,380
tasman
district council


2018 - 2028 Wastewater Development Contribution Area
Kaiteriteri
N
1:9,600
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd


2018 - 2028 Water Supply Development Contribution Area
Kaiteriteri
N
1:13,210
tasman district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WaterSupplyDevelopmentContributionAreas.mxd


2018 - 2028 Wastewater Development Contribution Area
Riwaka
N
1:9,500
tasman
district council
Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WastewaterDevelopmentContributionAreas.mxd


Date Exported:9/02/2018 | Document Path:V:\Projects\LTP2018_Maps\Maps\LTP 2018\DevelopmentContributionAreas\WaterSupplyDevelopmentContributionAreas.mxd
N
2018 - 2028 Water Supply Development Contribution Area
Riwaka
0 0.04 0.09 0.12 0.19 0.2
Kilometers
1:5,570
tasman
district council