

**DEVELOPMENT
AND FINANCIAL
CONTRIBUTIONS POLICY
2024 – 2034**



DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

INTRODUCTION

PURPOSE OF THE POLICY

1. 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.
2. The purpose of the Development and Financial Contributions Policy (Policy) is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. The Council intends to achieve this by using:
 - Financial Contributions under the Tasman Resource Management Plan (TRMP), to help fund growth related reserves and community services assets; and
 - Development Contributions (DCs) under the Local Government Act 2002 (LGA) to help fund growth related water, wastewater, stormwater, and transportation infrastructure.

NAVIGATING THE POLICY

3. The Policy outlines the Council's approach to funding development infrastructure via development contributions under the LGA and financial contributions under the TRMP.
4. 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

5. 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.
6. 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

7. Section 2 provides the information needed to meet the accountability and transparency requirements of the LGA for the Policy, including explaining the 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.

8. 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

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

SECTION 1: POLICY OPERATION

THE CHARGES

10. 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

11. 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.
12. 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 HUDs generated by the development, by the charge for each infrastructure service. See *the Determining your infrastructure impact* section below for an explanation of a HUD.
13. For example, a residential development creating three new lots in Māpua will pay three times each infrastructure services charges for the Waimea catchment, totalling \$162,437 all up.
14. 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 the Council's website www.tasman.govt.nz for the latest charges.

Table 2: Development contribution charge per HUD 1 July 2024 (GST inclusive)¹

Service	Catchments			
	Waimea	Motueka	Golden Bay	Rest of District
Stormwater	\$22,846	\$3,129	N/A	N/A
Water	\$13,839	\$5,631	N/A	N/A
Wastewater	\$16,163	\$28,173	\$40,000	N/A
Transportation	\$1,298	\$1,298	\$1,298	\$1,298
Total	\$54,146	\$38,231	\$41,298	\$1,298

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

16. For example, if you are creating a new residential 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
Waimea Catchment				
Wakefield	✓	✓	✓	✓
Brightwater	✓	✓	✓	✓
Richmond	✓	✓	✓	✓
Māpua / Ruby Bay	✓	✓	✓	✓
Motueka Catchment				
Motueka	✓	✓	✓	✓
Riwaka	✓	✓	✓	✗
Kaiteriteri	✓	✓	✓	✗
Golden Bay Catchment				
Pōhara / Ligar Bay / Tata Beach	✓	✓	✗	✗
Tākaka	✓	✓	✗	✗
Collingwood	✓	✓	✗	✗
Rest of District				
Rest of District (Land outside of listed settlements)	✓	✗	✗	✗

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

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

18. Development contributions will be assessed for all developments:

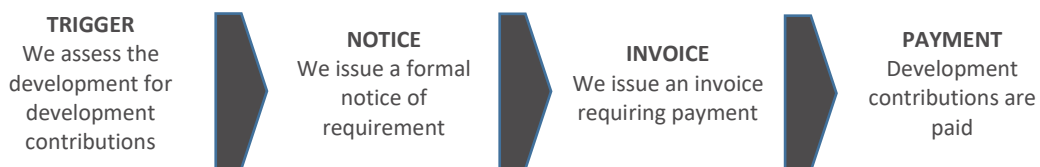
- within the areas shown in the Development Contribution Area Maps in Section 3; or

¹ GST has been applied at the rate of GST as at 1 July 2024 (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.

- that connect to the Council’s water, wastewater or stormwater services in the settlements outlined in Table 2, or rural extensions from these settlements; or
 - throughout the District for transportation development contributions charges.
19. 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.
20. 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.
21. Financial contributions may also be required in some cases. This is discussed later in the *Financial Contributions* part of Section 1 of this Policy.
22. 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.
23. The Council officers will be available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

24. 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

25. Subject to the three-step initial assessment outlined below, the Council can require a development contribution for a development upon the granting of:
- a resource consent;
 - a building consent or certificate of acceptance; or

- an authorisation for a service connection for water, wastewater or stormwater services.
26. The 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, obtaining 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.
27. If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time.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.
28. This means the 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.
29. 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; and
 - the nature of use has changed, for example from a low demand intensity commercial use to a high demand intensity commercial use.
30. 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

31. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, the 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

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

- c) The Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by the Council in anticipation of development.
32. The Council has identified the assets and areas that are likely to meet the requirements of (b) and (c), and these are outlined in Schedules 1 and 2 (Future and past 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

33. 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

34. 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 RMA. 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

35. Despite the provisions set out above, if a development contribution required by the Council is not invoiced at the specified time as a result of an error or omission on the part of the 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 the Council issuing an invoice to the applicant or payment of the development contribution in accordance with this Policy.

PAYMENT

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

Table 5: Payment Due Date

	Payment due date
Building consent	20 th 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 RMA (the 224(c) certificate)
Resource consent (other)	20 th of the month following the issue of the invoice
Service connection	Prior to issuing the connection approval

37. It is important you pay on time. Until you have paid the development contributions in full, the 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; and
- withhold a certificate of acceptance under section 99 of the Building Act 2004.

38. Where invoices remain unpaid beyond the payment terms set out in this Policy, the Council will start debt collection proceedings, which may involve the use of a Credit Recovery agent. The 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. Costs associated with debt collection may be charged at the Council's discretion.

DETERMINING YOUR INFRASTRUCTURE IMPACT

39. 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

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

41. When calculating the number of HUDs for residential subdivision, the 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 the 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 the Council or the Crown for a public purpose; and
 - any allotment required as a condition of consent to be amalgamated with another allotment.
42. Accommodation units will be assessed as generating 0.5 HUDs per unit for each activity.
43. Retirement village units will be assessed as generating 0.3 HUDs per unit for transport and will be assessed on the basis of bedrooms using the small homes assessment rates in Table 6 for water, wastewater, and stormwater.
44. Workers' 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.

Small homes

45. The Council may exercise its discretion to assess the charge for small homes, where it is provided information by the applicant that demonstrates that a small home (or homes) will be provided with certainty. The small homes assessments are guided by the number of bedrooms that a dwelling has, outlined in Table 6. A standard dwelling is a dwelling that has three or more bedrooms.
46. A top up charge may be payable, based on Table 7, for any development contributions levied at the subdivision or land use consent stage for a small home, but the home built is larger or is subsequently extended.

Table 6: Small homes assessment guidance

	Minor	Small	Standard
Number of Bedrooms	1	2	≥3
HUD Discount (all services)	50%	25%	Nil
Proportion of HUD Payable for all charges	0.5	0.75	1

Table 7: 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

NON-RESIDENTIAL

47. 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, the 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 8. They may also be used to help guide special assessments in some cases. The equivalent assessment rates for Industrial, Commercial and Retail developments will apply unless the applicant applies for a special assessment.
48. If a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development, the Council may require the developer to provide such information. The Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.
49. 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 the 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 8: Household Unit of Demand Equivalentents

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 1.0m ³ /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	See non-residential assessment rates below. These convert GFA to HUDS using a base unit of Trips per day, where 8 trips per day = 1 HUD		
Industrial	4 HUDs per 100m ² GFA** except for warehousing, which is assessed at 0.3 HUDs per 100m ² GFA		
Commercial	3 HUDs per 100m ² GFA		
Retail	6 HUDs per 100m ² GFA		
Other non-residential	Special assessment		

* For industrial/wet industries using more than 5.0m³ water per day, individual assessments will be undertaken on the proposed water use averaged over the year.

** Gross Floor Area (GFA).

SPECIAL ASSESSMENTS

50. 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. In these cases, the Council may, at its discretion, decide to make a special assessment of the HUDs applicable to the development.
51. If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.
52. The 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.
53. Should development be proposed or occur later that is inconsistent with a special assessment or non-residential assessment, the Council may require a top up of development contributions.

Non-residential developments

54. For Industrial, Commercial and Retail developments, the equivalent assessment rates in Table 8 will apply unless an application in writing is made for a special assessment. Other non-residential developments qualify for a special assessment automatically without needing to apply in writing.
55. A special assessment for Industrial, Commercial and Retail developments can be considered when:
 - a) the development is considered to be relatively large scale or high use in comparison to other similar developments; or
 - b) the development is likely to have less than half or more than twice the demand for an activity listed in Table 8 for that development type.
56. Where a special assessment is requested by the developer, the onus is on the applicant to prove (on the balance of probabilities) that the actual increased demand created by the development meets the criteria above.
57. Any application for a special assessment must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application. The fee will be assessed at the time of application. The Council may levy additional fees to meet the Council's actual costs, should the actual costs be materially higher than the initial assessment.
58. If a special assessment is undertaken, the Council may require the developer to provide information on the demand for network infrastructure generated by the development. The Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

Stormwater

59. The Council recognises that some developments control the additional stormwater they produce, and consequently, have a reduced impact on the Council's network.
60. Where this impact is permanent and will not become redundant as a result of the Council works in the future, the 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.
61. 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).
62. 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.

CREDITS

63. Credits are a way of acknowledging that the lot, house or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.
64. Council gives a credit for the number of HUDs paid previously or assessed for the existing or most recent prior use of the site. This is to recognise situations where the incremental demand increase on infrastructure is not as high as the assessed number of units of demand implies.
65. Council will calculate the number of HUD credits available by applying the criteria in the above paragraph except where what is being considered is residential allotments existing as at 1 July 1996 and meets the requirements of section 41 of this Policy – these are deemed to have a credit of one HUD.

Table 9: Credit examples

Re-development of six residential allotments into a commercial office block.	6 HUDs credits, i.e. one for each of the existing residential allotments.
Infill residential subdivision of existing allotment into two allotments.	1 HUD credit, i.e. one for the original allotment. Development contributions payable on 1 HUD.
Residential development of existing town centre site with 400 m ² GFA commercial building (50mm water lateral pipe, 8 pans/urinals, 900m ² impervious surface area, served) into eight unit title apartments	Transport: 12 HUD credits (400 m ² GFA at 3 HUDs per 100 m ²)
	Water: 5 HUD credits
	Wastewater: 4 HUD credits (8 divided by 2)
	Stormwater: 3 HUD credits (900 m ² impervious surface area at 1 HUD per 300m ²)

RECONSIDERATION AND OBJECTIONS

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

RECONSIDERATION

67. Reconsideration requests are a process that formally requires the 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.

68. 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; and
- pay the reconsideration fee at the time of application, as set out in the Council's Schedule of Fees and Charges.

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

70. Once you have provided the 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 the Council's decision within 15 working days from the date on which the Council receives all required relevant information relating to the request.

OBJECTIONS

71. Objections are a more formal process that allow you to seek a review of the Council's decisions. A panel of up to three independent commissioners will assess the objection. The decisions of the commissioners are binding on the Council.
72. You may make an objection only on the grounds that the 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 LGA; or
 - incorrectly applied this Policy to your development.
73. Schedule 13A of the LGA 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; and
 - pay a deposit.
74. You are liable for all costs incurred in the objection process including the Council officers' and the commissioners' time, and other costs incurred by the Council associated with any hearings.

OTHER ADMINISTRATION MATTERS

REFUNDS

75. Section 209 of the LGA state the circumstances where development contributions will be refunded, or land returned.

POSTPONEMENT

76. Postponement of development contribution payments will only be permitted at the 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.
77. The request for postponement must be made at least one month before payment is due. Bonds or guarantees:

- will only be accepted from a registered trading bank;
- shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed by the Council;
- 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 the 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 the Council's decision and the guaranteed sum will be amended accordingly;
- shall be based on the GST inclusive amount of the contribution.

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

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

REMISSIONS

The 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;
- Mohua Affordable Housing Trust;
- Te Āwhina Marae;
- any community housing provider registered with the Community Housing Regulatory Authority; and
- The Council's housing for older people.

MĀORI LAND

The Council may provide a remission to developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land, as defined in Te Ture Whenua Māori Act 1993, for:

- Not-for-profit social, cultural, ora, or educational centre developments.
- Papakāinga.

For the avoidance of doubt, this remission does not apply to such land used for commercial, industrial, or retail developments or to residential developments which are not papakāinga.

80. Before granting the remission, the Council may require the party applying for the remission to agree to certain terms that protect the Council from abuse of these provisions.
81. The Council has discretion to decide whether an application meets the criteria or not.
82. If granted, the remission will be for 100% of all development contributions.
83. For the avoidance of doubt, remissions do not apply to Kāinga Ora.

REDUCED NEED FOR COUNCIL WORKS FUNDED BY DEVELOPMENT CONTRIBUTIONS

84. 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 the Council.

DEVELOPMENT AGREEMENTS

85. The 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 LGA. 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

86. The Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA, if, and to the extent that:
 - it has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose;
 - 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.

87. In addition, the 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; and
 - 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 the Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply.
88. 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

89. The Council requires development contributions under this Policy for capital expenditure on network infrastructure (comprising water, wastewater, transportation, and stormwater services). The Council has not, since 1 July 2004, required financial contributions for subdivision and land development under the Council's TRMP to recover programmed capital expenditure on these activities. However, the 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.

90. The Council does use financial contributions for reserve and community services assets.

RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS

91. 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).

92. 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).

93. The 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.

94. 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

95. Financial contributions are provided specifically for the purpose of managing 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.

96. The Council uses RFCs to develop new parks and community facilities that are wholly or partially the result of increased demand from an increasing population, and to help fund major renewals of reserves and community service assets. Often existing community and parks facilities need earlier renewal and/or upgrading as a result of additional use brought about by an increasing population. For more information on the funding of the Council activities, please refer to the Revenue and Funding Policy and Financial Impact Statements in the Tasman 10 Year Plan 2024-2034.

ALLOCATION OF RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION FUNDS

97. 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 Tasman 10 Year Plan review or Annual Plan process, a revised list of works in each RFC account is produced by the 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 Tasman 10 Year Plan or Annual Plan.

98. RFCs can be used to contribute to new or upgraded 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

99. 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) 5.62% 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 the 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; and

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

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

Accommodation unit has the meaning given in section 197 of the LGA: units, apartments, rooms in one 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 the 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 RMA.

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 6m².

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.

The 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.

LGA means the Local Government Act 2002.

Māori customary land means land which has that status under Te Ture Whenua Māori Land Act 1993. This is land that is held by Māori in accordance with tikanga Māori.

Māori freehold land means land which has that status under Te Ture Whenua Māori Land Act 1993. This is land whose beneficial ownership has been determined by the Māori Land Court or its predecessors by a freehold order.

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

Papakāinga development means the use and occupancy of multiple-owned allotments by the Māori landowners and involving the development of the land for residential units and other buildings and uses necessary to enable the owners to live on their land.

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 cycleways, 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.

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

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

RMA means the Resource Management Act 1991.

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

Wāhi tapu means a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense.

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

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

REQUIREMENT TO HAVE A POLICY

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

103. Section 102(3a) of the LGA states that the Council must support the principles in the preamble to Te Ture Whenua Māori Act 1993. This Policy supports the principles by providing for remissions of development contributions for Community housing at Te Āwhina Marae and for specific developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land.

104. This Policy will be adopted in conjunction with the Tasman 10 Year Plan 2024–2034.

105. This Policy will be reviewed on a three yearly basis, but may be updated at shorter intervals if the 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 Tasman 10 Year Plan; and
- any other matters the Council considers relevant.

FUNDING SUMMARY

106. The Council plans to spend \$799 million (before interest costs) on network infrastructure capital projects over the next ten years. Of this cost, approximately 30% will be funded from development contributions. Including interest costs, the total amount to be funded is \$253 million. Table 10 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 10: Total cost of capital expenditure (capex) for growth and funding sources
(Years 1-10,000s, GST exclusive)

	Development Contributions (DC)				Financial Contributions (FC)	Total
	Water	Waste-water	Storm-water	Transport	Community Development	
Total Capex	146,573	358,562	90,837	202,751	83,933	882,656
DC / FC funded capex	43,649	109,198	72,651	12,517	52,783	290,798
Capex proportion funded by development or financial contributions	30%	30%	80%	6%	63%	33%
Capex proportion funded from other sources	70%	70%	20%	94%	37%	67%
Total amount to be funded by development or financial contributions (inc interest)	53,476	108,460	80,277	10,349	55,239	307,800

The growth portion of Water, Wastewater, Stormwater, and Transport is funded from Development Contributions. The growth portion of Community Development is funded from Financial Contributions.

FUNDING POLICY SUMMARY

107. The Council is required to have a Revenue and Financing Policy that outlines how all activities will be funded, and the rationale for the Council's preferred funding approach after taking into account the matters specified in section 101 (3) of the LGA. The Revenue and Financing Policy is the Council's primary and over-arching statement on its approach to funding its activities.
108. In addition, the Council is required under section 106(2)(c) of the LGA 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 LGA, this assessment is provided in the Revenue and Financing Policy and is replicated here.
109. 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 the Council. Significant investment in new or upgraded assets and services is accordingly

required to meet the demands of growth. The Council intends to fund the portion of capital expenditure that is attributable to growth by largely recovering these costs from development and growth. The 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.

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

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

111. The 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 the Council can deliver on aspects of the outcomes for new communities.

Table 11: 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) LGA)

112. The 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 12: Other Funding Decision Factors

Who benefits / whose act creates the need	Period of benefit	Funding sources and rationale including rationale for separate funding
<p>A significant portion of the 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.</p> <p>The 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.</p>	<p>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.</p> <p>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.</p> <p>Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.</p>	<p>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.</p>

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

113. The 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, the 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.

114. Overall, the 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

115. When setting development contributions, the Council must consider how it sets its catchments for grouping charges by geographic areas. The LGA gives the 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.

116. In considering this, the 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; and
- 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.

117. 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.

118. 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;
- the 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; and
- 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

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

PLANNING HORIZONS

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

PROJECTING GROWTH

121. To estimate the number of residential, rural/residential, and business developments that the Council expects over a 30-year period, this Policy has used, and has maintained consistency with, the Council's urban growth planning and activity management planning data, based on the Council's Growth Model.
122. 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 five ward remainder areas.
123. 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.
124. The overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, to reach 67,900. This is based on the medium scenario of updated population projections which the Council commissioned in 2023 from DOT Consulting Ltd. Across the 30 years from 2024 to 2054, Tasman's population is projected to increase by 18,300, to reach 78,800.

125. Residential growth is measured in the number of new dwellings. The Council has estimated 4,200 new dwellings over the next 10 years, and a further 7,000 dwellings between 2034 and 2054. 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.

126. Business growth is measured in hectares (retail, commercial or industrial). The Council has estimated demand for 13 hectares of business land over the next 10 years, and a further 19 hectares between 2034 and 2054. This is based on a business land forecasting model from consultants, Sense Partners, using medium population projections, national and regional economic trends, employment projections and employment to land ratios.

BEST AVAILABLE KNOWLEDGE

127. Development contributions are based on capital expenditure budgets from the 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

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

129. If the time lag between expenditure incurred by the 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, the Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

FINANCIAL/ADMINISTRATIVE ASSUMPTIONS

130. All figures in this Policy include an allowance for inflation.

SERVICE ASSUMPTIONS

131. That methods of service delivery will remain substantially unchanged.

CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

132. 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 13.

Table 13: Summary of development contribution charge calculation methodology

Step	Description / comment
1. Estimate growth at development area (sub-settlement) level	The 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 one HUD each.
2. Identify projects required to facilitate growth	The 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	<p>In most cases, the Council has assumed that projects provide wider benefits to the existing community – even where they are principally driven by growth.</p> <p>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:</p> <p>A is the current “HUD” population</p> <p>B is the estimated future “HUD” population.</p> <p>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.</p> <p>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.</p> <p>Sometimes, growth infrastructure is provided by upgrading existing infrastructure. In this case, if the infrastructure is near the end of its useful life, the Council will deduct the cost for a ‘like for like’ replacement before undertaking the beneficiary split above.</p> <p>Schedules 1 and 2 of this Policy outline the amount required to fund growth from development contributions for each project.</p>

Step	Description / comment
4. Divide growth costs by estimated growth	<p>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.</p> <p>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.</p>

** 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.

133. 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.
134. Once completed, the Council also considers the overall fairness and reasonableness of the impact of the allocation of 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

135. 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.
154. 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

136. 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 LGA), 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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year 10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
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	328,946	49%	51%	161,183	0	161,183	86,788	74,395	0	0	0	0	0	0	161,183	0	0	0	0	6,663	11
46093	Richmond	McShane/Lower Queen Intersection Upgrade	Upgrade the intersection at McShane Road and Lower Queen Street to cater for residential and commercial growth in Richmond West	3,362,174	43%	57%	1,433,295	0	1,433,295	0	1,433,295	0	0	0	0	70,143	1,363,152	0	0	0	0	0	4,717	304
46096	General District	Bus stop infrastructure improvements		1,218,423	10%	90%	116,163	3,242	119,405	0	119,405	3,028	3,095	3,169	3,242	3,313	3,383	3,454	3,523	3,593	3,662	85,943	9,582	12
46022	General District	New Footpaths and Shared Paths Years 1 to 10	Construction of new footpaths	4,007,837	16%	84%	621,481	108,771	730,251	319,123	411,128	41,638	42,554	65,363	66,866	68,337	69,772	71,237	72,662	74,115	75,523	0	10,910	38
46053	General District	Kerb and Channel – Years 1 to 10	Construction of new kerb and channel in conjunction with non-subsidised works e.g. footpaths	382,314	16%	84%	69,009	38,335	107,345	152,705	-45,360	8,253	8,434	8,637	8,835	9,030	9,219	9,413	0	0	0	0	1,804	-25
46041	Richmond	Richmond Cycle Lanes	Creation of cycle lanes on key routes throughout Richmond	1,037,438	17%	83%	455,050	0	455,050	0	455,050	85,799	0	7,183	0	0	0	0	79,855	0	0	0	12,903	35
46103	Mapua/Ruby Bay	Seaton Valley Road Improvements (Stage 1)	Stage 1 of road improvements in Seaton Valley to cater for new residential zone	3,193,122	35%	65%	1,126,534	0	1,126,534	0	1,126,534	0	0	0	0	0	0	111,907	1,014,626	0	0	0	12,903	87
46115	General District	New Residential Greenways	Create new slow speed residential areas in townships	19,348,994	16%	84%	3,145,936	145,564	3,291,500	425,074	2,866,427	45,848	46,856	47,981	49,084	91,116	93,029	94,983	96,883	98,820	100,698	2,363,434	11,907	241

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
46044	General District	District Land Purchase-Land under Roads	District wide land purchase to cover Notice of Requirements	16,245,644	16%	84%	2,600,109	379,961	2,980,070	424,481	2,555,588	66,620	68,086	69,720	71,324	72,893	74,424	75,986	77,506	79,056	80,558	1,890,747	10,910	234
46046	Richmond	McShane Road Upgrade	Road improvement to align with adjacent residential development	3,297,545	39%	61%	1,292,638	282,482	1,575,120	2,112,411	-537,291	0	0	0	0	132,532	1,160,105	0	0	0	0	0	10,910	-49
46124	General District	Rural Development Road Improvements	Improvements to rural roads to cater for rural residential growth	4,061,411	27%	73%	1,094,507	108,150	1,202,657	138,206	1,064,451	27,759	28,369	29,050	29,718	30,372	31,010	31,661	32,294	32,940	33,566	787,811	3,260	326
46084	Richmond	Lower Queen Street Widening Stage 1	Improvements to Lower Queen Street to cater for traffic associated with commercial and residential developments.	9,229,551	29%	71%	2,668,263	0	2,668,263	1,138,843	1,529,420	0	0	0	0	162,904	1,995,904	509,455	0	0	0	0	6,663	230
46024	Wakefield	Bird Lane Improvements	Improvements to Bird Lane including left turning lane onto SH6 to enable projected residential growth	3,703,260	84%	16%	3,110,739	0	3,110,739	698,466	2,412,272	0	0	0	0	0	0	0	152,637	2,958,102	0	0	10,910	221
46019	General District	New Car Parking	Development of new car parking facilities. Extent to be determined by separate studies.	0	23%	77%	0	8,140	8,140	127,509	-119,368	0	0	0	0	0	0	0	0	0	0	0	1,804	-66
46031	Brightwater	Brightwater Town Centre Upgrade		0	17%	83%	0	256,733	256,733	154,405	102,328	0	0	0	0	0	0	0	0	0	0	0	6,663	15
46045	Richmond	Champion / Salisbury Road Route Improvements	Joint project with NZTA and NCC to improve travel time between Salisbury Road and Stoke/Whakatu Drive	0	12%	88%	0	273,328	273,328	108,857	164,472	0	0	0	0	0	0	0	0	0	0	0	1,804	91
46051	Richmond	Borck Creek Shared Pathway Crossing	Create shared pathway across Borck Creek to provide linkages between proposed developments	0	100%	0%	0	1,078,007	1,078,007	727,038	350,968	0	0	0	0	0	0	0	0	0	0	0	1,804	195
46088	Brightwater	Lord Rutherford Ellis Intersection Upgrade	Modify Lord Rutherford / Ellis intersection to allow heavy vehicles to travel through the	0	15%	85%	0	161,027	161,027	22,642	138,384	0	0	0	0	0	0	0	0	0	0	0	10,910	13

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
			intersection without crossing the centreline																					
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	0	48%	52%	0	504,132	504,132	883,778	-379,646	0	0	0	0	0	0	0	0	0	0	0	1,804	-210
46121	Richmond	Richmond West Active Transport Connections	Complete active transport connections at Richmond West development area	0	49%	51%	0	437,977	437,977	67,373	370,604	0	0	0	0	0	0	0	0	0	0	0	3,260	114
		Total Growth Expenditure		69,416,658			17,894,906	3,785,849	21,680,755	7,587,701	14,093,055	278,944	197,394	231,103	229,069	640,640	4,799,998	1,069,280	1,529,986	3,246,627	294,008	5,127,935		1,816
		DC Loan to Recover					-1,989,226																11,907	-167
		Loan Interest					-2,203,346																4,231	-521
		Total Development Contribution Expenditure					13,702,335																	1,128

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
86064	Motueka	Motueka WTP (Parker Street)	New water treatment plant at Parker Street to meet DWSNZ	103,000	30%	70%	170,810	1,092,011	1,262,821	96,871	1,165,949	30,900	0	0	0	0	0	0	0	0	0	0	0	1,420	821
86136	Motueka	Motueka Reticulation - Motueka West Water Main Stage 2	New water reticulation from Grey Street to King Edward Street.	1,876,065	90%	10%	1,688,458	0	1,688,458	160,191	1,528,267	0	0	0	0	0	155,337	1,533,122	0	0	0	0	0	791	1,932
86085	Motueka	New Motueka WTP (Parker St)	New Water Treatment Plant to meet drinking water standards	0	30%	70%	0	12,048	12,048	3,804	8,243	0	0	0	0	0	0	0	0	0	0	0	0	1,511	5
86135	Motueka	Motueka Reticulation - Motueka West Water Main Stage 1	Installation of 250mm pipe along Grey St to service Motueka West	0	90%	10%	0	853,231	853,231	139,370	713,862	0	0	0	0	0	0	0	0	0	0	0	0	791	902
			Total Growth Expenditure	1,979,065			1,859,268	1,957,290	3,816,558	400,236	3,416,322	30,900	0	0	0	0	155,337	1,533,122	0	0	0	0		3,660	
			DC Loan to Recover				-148,316																	1,511	-98
			Loan Interest				549,078																	411	1,335
			Total Development Contribution Expenditure				2,260,030																		4,897

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year 10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
96020	Motueka	New Motueka WWTP - Construction	Construct new inland WWTP	173,143,348	20%	80%	34,408,126	220,543	34,628,670	0	34,628,670	0	0	215,585	220,543	450,790	460,257	469,922	4,793,208	12,222,680	12,454,911	3,340,774	1,677	20,647
96019	Motueka	New Motueka WWTP - Designations and Land Acquisition	Secure designations and land to develop a new inland Wastewater Treatment Plant site.	2,250,536	20%	80%	450,107	0	450,107	0	450,107	41,200	42,106	21,558	0	112,698	115,064	117,481	0	0	0	0	1,677	268
96064	Motueka	New Rising Main Motueka - Stage 1 Grey St to Pah St	New 150mm rising main from Motueka West to WWTP to accommodate growth	0	96%	4%	4,175,394	936,958	5,112,352	764,117	4,348,235	0	0	0	0	0	0	0	0	0	0	0	1,491	2,916
96124		New Rising Main Motueka - Stage 3	Stage 3	1,839,636	38%	62%	301,962	0	301,962	0	301,962	699,062	0	0	0	0	0	0	0	0	0	0	1,677	180
96029	Motueka	Motueka Bridge to Motueka WWTP Rising Main Upgrade	Replace 1200m of existing 200mm PVC with 280 OD PE rising main to provide capacity from Motueka West development	0	54%	46%	0	853	853	62,889	-62,036	0	0	0	0	0	0	0	0	0	0	0	841	-74
			Total Growth Expenditure	177,233,520			39,335,589	1,158,355	40,493,943	827,006	39,666,938	740,262	42,106	237,143	220,543	563,488	575,321	587,403	4,793,208	12,222,680	12,454,911	3,340,774		23,937
			DC Loan to Recover				-291,337																1,584	-184
			Loan Interest				331,829																445	745
			Total Development Contribution Expenditure				39,376,081																	24,499

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	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.	2,196,990	89%	11%	2,885,371	273,749	3,159,120	842,047	2,317,072	1,955,321	0	0	0	0	0	0	0	0	0	0	0	771	3,004
66098	Motueka	Capacity Upgrade for Intensification - 8 Hickmott Place		315,798	55%	45%	173,689	0	173,689	0	173,689	0	173,689	0	0	0	0	0	0	0	0	0	0	1,280	136
			Total Growth Expenditure	2,512,788			3,059,060	273,749	3,332,809	842,047	2,490,761	1,955,321	173,689	0	0	0	0	0	0	0	0	0	0		3,140
			DC Loan to Recover				-1,477,240																	1,487	-993
			Loan Interest				225,682																	393	574
			Total Development Contribution Expenditure				1,807,502																		2,720

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
96094	Takaka	New - Relocate Takaka WWTP	Replacement plant and location for the WWTP	88,799,310	20%	80%	17,759,862	0	17,759,862	0	17,759,862	0	0	0	0	45,079	46,026	117,481	1,150,370	1,173,377	2,490,982	12,736,547	476	37,314	
96107	Takaka	New - Takaka WWTP - new disposal system & treatment upgrade	Replacement of existing basins	2,575,000	24%	76%	618,000	0	618,000	0	618,000	618,000	0	0	0	0	0	0	0	0	0	0	0	476	1,298
96105		New - Takaka - Increase capacity of pressure main	Connect properties to Peninsular Road or pump direct to the Tata beach Pumping station	2,281,702	24%	76%	329,271	218,338	547,608	0	547,608	0	0	45,273	218,338	283,998	0	0	0	0	0	0	0	476	1,151
96006	Pohara/Ligar/Tata	Pohara Camp Pump Station	Upgrade capacity of pump station, install emergency storage, connect to new trunk main. Raise valve chamber lids	817,917	26%	74%	212,658	0	212,658	86,196	126,463	0	37,496	175,163	0	0	0	0	0	0	0	0	0	378	334
96021	Pohara/Ligar/Tata	Tarakohe Pump Station Upgrade	New pump station with emergency storage and 250mm rising main	0	15%	85%	286,626	281,853	568,480	585,825	-17,345	0	0	0	0	0	0	0	0	0	0	0	0	330	-53
96022	Pohara/Ligar/Tata	Four Winds Pump Station and Rising Main Upgrade	New pump station with emergency storage and 250mm rising main	0	17%	83%	0	332,091	332,091	216,018	116,073	0	0	0	0	0	0	0	0	0	0	0	0	330	352
			Total Growth Expenditure	94,473,929			19,206,417	832,282	20,038,699	888,039	19,150,661	618,000	37,496	220,435	218,338	329,077	46,026	117,481	1,150,370	1,173,377	2,490,982	12,736,547		40,396	
			DC Loan to Recover				-82,676																461	-179	
			Loan Interest				-1,304,777																240	-5,435	
			Total Development Contribution Expenditure				17,818,964																	34,782	

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth HUDs)	Development contribution charge	
86072	Richmond	Richmond South Reticulation - Low Level Water Main	New 350mm trunk main from Richmond WTP to Low Level Reservoir	1,575,591	88%	12%	1,386,520	218,563	1,605,083	846,623	758,460	135,960	1,250,560	0	0	0	0	0	0	0	0	0	0	5,952	127
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	6,358,798	88%	12%	5,595,742	669,503	6,265,245	2,743,530	3,521,716	181,280	2,568,743	2,845,719	0	0	0	0	0	0	0	0	0	3,512	1,003
86118	Richmond	Richmond South Reticulation - Bateup Rd/White Rd Connection	Install new pipe between Bateup Road and White Road.	835,955	96%	4%	802,516	0	802,516	129,758	672,759	0	0	0	0	130,910	671,607	0	0	0	0	0	0	6,647	101
86047	Richmond	Richmond WTP - Capacity Upgrade	Increase capacity of current WTP including new plant pipe work, pressure cylinder & controls.	813,283	100%	0%	154,908	694,711	849,620	51,206	798,413	0	0	118,572	694,711	0	0	0	0	0	0	0	0	3,512	227
86032	Richmond	Richmond Reticulation - Waimea WTP Upgrade	Replace tank, strengthen existing building and upgrade to DWSNZ for Mapua	15,450	28%	72%	4,326	728,031	732,357	251,838	480,519	4,326	0	0	0	0	0	0	0	0	0	0	0	5,952	81
86148	General District	Growth Allowance	Growth Allowance	0	100%	0%	27,527	0	27,527	112,794	-85,267	0	0	0	0	0	0	0	0	0	0	0	1,702	-50	
86112	Richmond	Richmond Reticulation - Gladstone Rd Upgrade	New water main from Queen Street to Three Brothers Corner Roundabout.	3,889,575	34%	66%	703,210	619,246	1,322,456	426,787	895,669	28,921	68,966	605,323	619,246	0	0	0	0	0	0	0	0	5,952	150
86051	Richmond	Richmond Reticulation - Lower Queen Street Trunkmain Upgrade	Trunk water main replacement to provide increased capacity.	4,903,512	28%	72%	826,477	547,794	1,374,271	199,838	1,174,433	189,767	193,942	442,768	546,506	0	0	0	0	0	0	0	0	5,952	197
86008	Brightwater	Brightwater Reticulation - SH6 Main Renewal	Replacement of AC main from Ranzau Road to 3 Brothers Corner	3,943,492	24%	76%	978,150	0	978,150	82,444	895,706	251,682	694,756	0	0	0	0	0	0	0	0	0	0	6,647	135
86027	Mapua/Ruby Bay	Mapua Reticulation - Channel Crossing	Install additional water main capacity under Mapua estuary to Rabbit Island	1,505,715	20%	80%	301,143	0	301,143	214,805	86,338	0	0	0	0	0	0	0	0	0	0	0	301,143	5,952	15
89001	General District	WWL Share purchase (Annual)	Council's Share of Waimea Dam Capital Costs	0	3%	97%	367,324	9,896,536	10,263,860	1,816,934	8,446,925	0	0	0	0	0	0	0	0	0	0	0	0	5,952	1,419

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth HUDs)	Development contribution charge	
86028	Richmond	Richmond Source - Waimea Bore Pump Upgrade	Upgrade of Waimea Bores (5-9) and the associated pipework to Waimea WTP	85,380	16%	84%	47,937	611,298	659,235	168,100	491,134	13,661	0	0	0	0	0	0	0	0	0	0	5,952	83	
86123	Richmond	Waimea Water Strategy - Brightwater & Wakefield Water Retic,	New and upgraded infrastructure including source, treatment and reticulation to improve level of service and growth capacity to Wakefield and Brightwater	44,020,292	40%	60%	14,003,503	4,450,095	18,453,598	2,969,876	15,483,722	824,000	1,115,820	1,595,327	4,102,104	3,561,244	92,051	657,891	718,981	0	249,098	4,691,600	6,647	2,329	
86172	Mapua/Ruby Bay	Mapua Reticulation	Upgrades to service Growth	5,750,122	63%	37%	3,622,577	0	3,622,577	0	3,622,577	0	0	0	0	106,499	1,739,771	1,776,306	0	0	0	0	5,026	721	
86178	Richmond	Richmond Reticulation	Upgrades to service growth	23,490,814	50%	50%	11,469,728	275,679	11,745,407	0	11,745,407	103,000	105,266	0	275,679	845,232	2,588,945	2,937,015	2,995,755	1,894,515	0	0	7,342	1,600	
86184	Brightwater	Brightwater Reticulation	Upgrades to service growth	2,558,607	45%	55%	617,934	533,439	1,151,373	0	1,151,373	0	0	72,760	533,439	545,175	0	0	0	0	0	0	0	5,026	229
86026	Mapua/Ruby Bay	Mapua Retic - Aranui Rd & Stafford Dr Main Replacement	Replace 970m of 150mm pipe and 2530m of 200mm pipe	0	28%	72%	0	689,008	689,008	231,642	457,366	0	0	0	0	0	0	0	0	0	0	0	5,952	77	
86110	Richmond	Richmond West Trunk Watermain - Section B1	Component of Richmond South Low Level Trunk Main	0	30%	70%	0	59,591	59,591	0	59,591	0	0	0	0	0	0	0	0	0	0	0	20,547	3	
86117	Richmond	Richmond West Trunk Watermain - Section B2, C, D1, D2, D3	Component of Richmond South Low Level Trunk Main	0	30%	70%	0	1,224,535	1,224,535	286,121	938,414	0	0	0	0	0	0	0	0	0	0	0	20,084	47	
86131	Wakefield	Wakefield Reticulation - Upsize of Bird Lane water pipe	Upsize the existing 40/50mm line to a 150mm pipe to service residential growth	0	67%	33%	0	173,896	173,896	52,454	121,442	0	0	0	0	0	0	0	0	0	0	0	5,952	20	
86137	Mapua/Ruby Bay	Mapua Reticulation - Pomona Road Reservoir Upgrade	Increase storage capacity: replace existing wooden reservoir with concrete and upsize to 1500m ³	0	47%	53%	0	1,834,174	1,834,174	475,785	1,358,389	0	0	0	0	0	0	0	0	0	0	0	5,952	228	
86140	Mapua/Ruby Bay	Mapua Reticulation - Trunk Main Renewal	Replace 850m of 200mm PVC, re-line 875m between Rabbit & Best Island and replace section between Rabbit Island & Mapua Wharf	0	24%	76%	0	384,389	384,389	240,209	144,180	0	0	0	0	0	0	0	0	0	0	0	5,952	24	

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth HUDs)	Development contribution charge
			Total Growth Expenditure	99,746,586			40,909,523	23,610,488	64,520,012	11,300,743	53,219,268	1,732,597	5,998,052	5,680,469	6,771,685	5,189,059	5,092,375	5,371,212	3,714,736	1,894,515	249,098	4,992,743		8,766
			DC Loan to Recover				-680,125																6,647	-102
			Loan Interest				7,533,661																2,236	3,370
			Total Development Contribution Expenditure				47,763,059																	12,034

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
96016		NRSBU Capital Growth		0	100%	0%	23,019,171	1,642,806	24,661,977	1,270,291	23,391,686	257,000	786,420	1,607,442	1,642,806	0	0	0	0	0	0	373,404	19,994,905	5,848	4,000
96065	General District	Growth Allowance	Allowance for the addition of smart technology to low pressure pump systems	246,903	100%	0%	244,650	35,287	279,937	228,635	51,302	32,960	33,685	34,494	35,287	36,063	36,821	37,594	0	0	0	0	0	1,671	31
96011	Mapua/Ruby Bay	Ruby Bay Pump Station Storage Upgrade	Install 68m³ of emergency storage capacity	805,536	37%	63%	30,741	445,306	476,047	229,129	246,918	0	0	30,741	267,308	0	0	0	0	0	0	0	0	3,449	72
96013	Mapua/Ruby Bay	New Rising Main Across Mapua Channel	Directional drill a new 315 ID HDPE pipe from Mapua wharf area to Rabbit island	2,680,466	39%	61%	1,045,382	0	1,045,382	514,072	531,310	0	0	0	0	0	0	0	0	0	0	0	1,045,382	3,449	154
96007	Mapua/Ruby Bay	New Stafford Drive Pump Station	New pump station at 69 Stafford Drive with storage and odour control	4,646,370	60%	40%	2,490,089	1,348,582	3,838,671	785,146	3,053,525	0	0	0	297,733	574,758	0	0	0	0	0	0	1,915,331	5,848	522
96063	Mapua/Ruby Bay	New Seaton Valley Road Pump Station & Rising Main	New pump station and rising main to accommodate future growth along Seaton Valley Road	5,605,515	66%	34%	3,710,911	0	3,710,911	617,504	3,093,407	0	0	0	0	0	0	232,612	2,135,374	0	0	0	1,331,654	4,190	738
96058	Richmond	Headingly Lane Pump Station & Rising Main Upgrade	Upgrade of pump and rising main to accommodate growth in Richmond West area	0	90%	10%	37,383	1,953,460	1,990,843	1,116,908	873,935	0	0	0	0	0	0	0	0	0	0	0	0	3,449	253
96015	Brightwater	New Brightwater North Pump Station & Rising Main	New pump station and rising main connecting to existing pump	2,330,748	77%	23%	1,794,676	0	1,794,676	632,083	1,162,593	0	0	0	0	0	88,599	1,706,077	0	0	0	0	0	3,449	337

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
			station to accommodate growth																						
96047	Richmond	Richmond South - new pump stations and rising main	Staging of new pump station and rising main to accommodate growth in Richmond South	18,820,985	95%	5%	16,974,953	1,754,277	18,729,230	3,248,318	15,480,912	293,550	0	0	1,676,128	1,713,003	114,777	2,689,718	2,386,059	0	0	9,006,701	6,536	2,369	
96080		Part B - New pump station at Wakefield and increase capacity	Pump station at Wakefield and rising main connecting gravity reticulation at Burkes Bank	24,290,429	62%	38%	12,325,330	2,734,736	15,060,066	0	15,060,066	63,860	65,265	200,494	2,734,736	6,288,525	5,707,186	0	0	0	0	0	0	7,223	2,085
96053	Brightwater	Part A - Brightwater - Lord Rutherford Pump Station	New pump station with emergency storage capacity and new rising main (to Brightwater bridge)	9,745,002	62%	38%	5,694,228	569,829	6,264,057	5,202,750	1,061,307	63,860	65,265	0	341,842	2,717,342	2,853,593	0	0	0	0	0	0	6,536	162
96073	Mapua/Ruby Bay	Mapua Central - new gravity reticulation	New 200m gravity pipe connecting into Aranui Road trunk main	590,332	90%	10%	531,299	0	531,299	148,569	382,729	0	94,739	436,559	0	0	0	0	0	0	0	0	0	4,190	91
96081		Part C - New pressure main from Burkes Banks to Beach Road	Includes pipework from Burkes Bank to Richmond south and to Beach Road	36,860,642	62%	38%	22,853,598	0	22,853,598	0	22,853,598	63,860	65,265	0	0	0	214,019	3,641,898	7,429,472	7,578,061	3,861,022	0	7,223	3,164	
96099		New - Richmond Intensification - new duplicate pipe	To increase capacity of pipe network	1,696,814	50%	50%	269,481	578,926	848,407	0	848,407	0	0	269,481	578,926	0	0	0	0	0	0	0	0	7,223	117
96097		New - Richmond Intensification	Increase capacity of reticulation	1,296,320	50%	50%	372,481	275,679	648,160	0	648,160	103,000	0	269,481	275,679	0	0	0	0	0	0	0	0	7,223	90
96098		New - Richmond Intensification - Oxford Street wastewater main	To increase the capacity of wastewater reticulation within the Oxford /Queen Street catchment.	1,252,690	50%	50%	626,345	0	626,345	0	626,345	0	0	0	0	309,918	316,427	0	0	0	0	0	0	7,223	87
96117		Richmond South - reticulation in Bateup and Whites Road Area	Reticulation for areas identified for growth	2,185,736	94%	6%	1,536,316	518,277	2,054,592	0	2,054,592	0	0	506,624	518,277	476,711	486,722	66,259	0	0	0	0	0	7,223	284
96118		Richmond West - reticulation to service commercial/ industrial	Upsize the pressure pipe reticulation	3,101,692	83%	17%	1,201,523	1,372,882	2,574,404	0	2,574,404	0	262,112	939,411	1,372,882	0	0	0	0	0	0	0	0	7,223	356

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
96010	Mapua/Ruby Bay	Aranui-Higgs Rd Pump Station Upgrade and Storage	Additional storage capacity, new odour control and pumps in line with growth	0	49%	51%	0	82,596	82,596	54,512	28,085	0	0	0	0	0	0	0	0	0	0	0	0	5,848	5
96012	Mapua/Ruby Bay	Mapua Stafford Drive Pump Station		0	49%	51%	0	106,213	106,213	50,558	55,655	0	0	0	0	0	0	0	0	0	0	0	0	5,848	10
			Total Growth Expenditure	116,156,182			94,758,556	13,418,856	108,177,411	14,098,473	94,078,938	878,090	1,372,752	4,294,726	9,741,603	12,116,320	9,818,143	8,374,157	11,950,905	7,578,061	4,234,426	33,293,973		14,928	
			DC Loan to Recover				-1,254,630																	6,536	-192
			Loan Interest				-1,495,678																	2,197	-681
			Total Development Contribution Expenditure				92,008,247																		14,055

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
66069	General District	Growth Allowance for Stormwater Infrastructure	Allowance to increase pipelines reactively due to growth	15,861	100%	0%	48,894	333,753	382,647	818,373	-435,726	15,861	0	0	0	0	0	0	0	0	0	0	0	796	-547
66001	Richmond	Borck Creek Widening - Reed Andrews to SH6	Final section of Borck Creek to be upgraded	12,165,206	94%	6%	11,435,293	0	11,435,293	316,245	11,119,049	0	0	0	0	0	0	0	0	0	878,071	10,557,222	5,652	1,967	
66016	Richmond	Reed / Andrews Drain Upgrade	Increase capacity of Reed/Andrews drain to cater for increased flows in Bateup Drain.	4,950,373	94%	6%	4,653,351	0	4,653,351	191,956	4,461,395	0	0	0	0	0	0	441,727	4,211,624	0	0	0	0	5,085	877
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	4,019,876	87%	13%	3,815,494	0	3,815,494	91,501	3,723,994	716,880	1,373,721	1,406,691	0	0	0	0	0	0	0	0	0	5,652	659
66108		Mapua Seaton Valley Stormwater Land Purchase	Land purchase to enable construction of new stormwater assets	4,300,363	60%	40%	2,580,218	0	2,580,218	0	2,580,218	0	0	0	0	0	0	0	1,846,857	733,361	0	0	0	6,219	415

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
66059		Richmond Stormwater Land Purchase	Land purchase to enable construction of new stormwater assets	9,116,189	60%	40%	4,805,183	5,313,890	10,119,073	2,268,776	7,850,297	1,452,300	947,394	0	0	0	0	0	0	1,150,433	1,919,586	0	5,085	1,544	
66073	Richmond	Bateup Drain Upgrade Stage 2	Increase capacity of Bateup Drain to provide for increased flows between the Paton Rise Development and Paton Road	1,404,535	91%	9%	1,278,127	0	1,278,127	87,062	1,191,065	0	0	1,278,127	0	0	0	0	0	0	0	0	0	3,086	386
66037	Mapua/Ruby Bay	Seaton Valley Stormwater Detention Dam Construction	Stormwater detention dam to serve growth in north-western Mapua.	0	59%	41%	12,331	250,174	262,505	161,802	100,704	0	0	0	0	0	0	0	0	0	0	0	3,086	33	
66048	Richmond	Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upgrade	Upgrade the Reed/Andrews drain and replace the existing culvert under SH6 with a bridge to match the increased flow capacity of the drain.	19,474,927	94%	6%	20,762,182	100,398	20,862,580	959,915	19,902,665	538,319	0	0	0	0	7,048,812	6,736,337	3,982,964	0	0	0	5,085	3,914	
66047	Richmond	Borck Creek SH6 Bridge Capacity upgrade	The existing culvert needs to be replaced with a bridge spanning the increased width of Borck Creek.	7,743,408	94%	6%	8,248,631	4,058,520	12,307,151	1,527,978	10,779,173	0	0	253,312	3,474,526	3,550,966	0	0	0	0	0	0	0	5,085	2,120
66049	Richmond	Bateup Drain Paton Road Culvert Upgrade	Replacement of the existing culvert to provide increased capacity associated with adjacent developments.	2,456,613	93%	7%	2,284,650	0	2,284,650	69,549	2,215,101	0	0	0	0	0	0	218,514	2,066,136	0	0	0	5,085	436	
66051	Richmond	Borck Creek Widening - Headingly Lane to Estuary	Upgrade the capacity of Borck Creek between Lower Queen Street and the estuary	5,585,891	64%	36%	4,630,203	1,395	4,631,597	429,197	4,202,401	58,917	2,136,310	1,379,743	0	0	0	0	0	0	0	0	0	5,085	826
66044	Richmond	SH6 Richmond Deviation Stormwater Improvements	Improve conveyance of stormwater under the deviation towards coast to prevent flooding. Upgrade the existing and	2,919,840	19%	81%	554,770	0	554,770	156,481	398,289	0	0	0	0	0	0	0	0	12,785	13,028	528,956	3,086	129	

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year 10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
			construct a new culvert under SH 6 Richmond Deviation.																						
66046	Richmond	Lower Queen Street Bridge Capacity Upgrade	Increasing the span of the existing bridge over Borck Creek to match the new width of the creek bed.	7,920,647	60%	40%	6,060,635	43,186	6,103,821	971,701	5,132,120	3,236,558	1,515,830	0	0	0	0	0	0	0	0	0	5,085	1,009	
66057	Richmond	Borck Creek Widening - SH60 to Reed/Andrews	Upgrade the capacity of Borck Creek between SH60 and Reed/Andrews for future flows.	6,028,951	94%	6%	6,092,113	54,494	6,146,607	1,505,827	4,640,780	242,050	0	0	0	0	0	276,079	2,549,052	2,600,033	0	0	5,085	913	
66058	Richmond	Whites Drain Upgrade	Widen the existing drain and construct an environmental strip from the connection with Reed/Andrews Drain and Paton Rd.	1,949,003	92%	8%	1,793,083	0	1,793,083	131,127	1,661,956	0	0	0	0	0	0	1,793,083	0	0	0	0	3,708	448	
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	490,823	33%	67%	198,391	845,466	1,043,858	194,389	849,468	50,985	0	0	0	110,987	0	0	0	0	0	0	0	5,085	167
66099	Brightwater	Brightwater Capacity Upgrade for Intensification T-002, T-103	Brightwater Capacity Upgrade for Intensification T-002, T-103	651,900	58%	42%	218,208	159,894	378,102	0	378,102	0	155,688	62,520	159,894	0	0	0	0	0	0	0	0	6,219	61
66090	Richmond	Richmond South Stormwater Channel Programme		4,061,411	54%	46%	2,133,615	59,547	2,193,162	0	2,193,162	55,620	56,844	58,208	59,547	60,857	62,135	63,440	64,708	66,002	67,257	1,578,546	6,219	353	
66095	Mapua/Ruby Bay	Seaton Valley Integrated Stormwater Solution		4,734,134	87%	13%	4,118,696	0	4,118,696	0	4,118,696	0	0	0	0	0	500,529	1,533,122	2,085,045	0	0	0	6,219	662	

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 \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
66097	Richmond	Richmond Intensification Stormwater Capacity Upgrades (FDS T-22, T-23, T-112)		18,689,973	50%	50%	9,234,715	110,272	9,344,986	0	9,344,986	103,000	105,266	107,792	110,272	112,698	287,661	293,701	299,575	305,567	311,373	7,308,081	6,219	1,503	
66101	Wakefield	Wakefield Church Land Capacity Upgrade for Development (FDS T-30)		126,319	64%	36%	80,844	0	80,844	0	80,844	0	80,844	0	0	0	0	0	0	0	0	0	0	4,330	19
66102	Wakefield	Wakefield Capacity Upgrades for Intensification (FDS T-029)		947,619	64%	36%	306,537	299,939	606,476	0	606,476	0	0	0	299,939	306,537	0	0	0	0	0	0	0	6,219	98
66100	Brightwater	Brightwater Business Area Capacity Upgrades (FDS T-105 and T-171)		352,442	51%	49%	179,745	0	179,745	0	179,745	0	0	0	0	0	0	179,745	0	0	0	0	0	4,330	42
66103	Wakefield	Edward Street Development Area Stormwater Upgrade (FDS T-107 and T-30)		288,884	100%	0%	288,884	0	288,884	0	288,884	0	0	288,884	0	0	0	0	0	0	0	0	0	6,219	46
66062	Richmond	Poutama Drain Widening Stage 2	Required more capacity for Washbourn Stormwater Diversion discharge	0	35%	65%	0	689,485	689,485	247,298	442,188	0	0	0	0	0	0	0	0	0	0	0	0	5,085	87
66081	Richmond	Richmond West & McShane Pipe upgrades	Increased pipe sizes to allow for flow from upstream catchments	0	100%	0%	0	171,006	171,006	94,493	76,512	0	0	0	0	0	0	0	0	0	0	0	0	1,526	50
			Total Growth Expenditure	120,395,188			95,814,794	12,491,418	108,306,212	10,223,670	98,082,542	6,470,491	6,371,898	4,835,275	4,104,177	4,142,044	7,899,137	11,535,747	17,105,962	4,868,182	3,189,315	19,972,805	129,635	18,215	
			DC Loan to Recover				-5,829,590																5,652	-1,031	
			Loan Interest				5,400,692																2,013	2,683	
			Total Development Contribution Expenditure				95,385,895																	19,866	

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

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

Description	Catchment	2020/2021			2021/2022			2022/2023		
		Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %
Transportation										
Borck Creek Shared Pathway Crossing	Rest of District	1,008,607	837,144	83%	238,274	238,274	100%			
Champion / Salisbury Road Route Improvements		1,249,043	212,337	17%	136,113	23,139	17%			
Lord Rutherford Ellis Intersection Upgrade		493,720	153,053	31%						
Berryfield/Lower Queen Intersection Upgrade		603,190	500,647	83%	2,602	2,550	98%			
New Car Parking		474	109	23%						
New Footpaths - 1 to 10 yr.		85,594	11,983	14%	81,780	13,903	17%	51,875	8,819	17%
Kerb and Channel - 1 to 10 yr.		104,558	14,638	14%	54,382	9,245	17%	33,040	5,617	17%
New Residential Greenways					1,882	772	41%	233,435	95,708	41%
Richmond West Active Transport Connections					432,132	432,132	100%	5,845	5,845	100%
Best Island		10,470	1,256	12%						
District Land Purchase-Land under Roads		71,813	10,054	14%	493,687	83,927	17%	846,330	143,876	17%
Rural Development Road Improvements					47,979	26,388	55%	94,625	52,044	55%
McShane Road Upgrade					353,103	282,482	80%			
Brightwater Town Centre Upgrade		659,223	112,068	17%	26,529	4,510	17%			
Richmond Queen Street Upgrade		1,502	210	14%						
Total Transportation		4,288,194	1,853,501		1,868,462	1,117,321		1,265,151	311,909	
Stormwater										
Richmond South Stormwater Land Purchase	Waimea	10,573	9,516	90%	1,685	1,516	90%			
Growth Allowance for Stormwater Infrastructure	Waimea	1,046	1,046	100%	29,412	29,412	100%	3,975	3,975	100%
Richmond West & McShane Pipe upgrades	Waimea				40,920	40,920	100%	130,086	130,086	100%
Lower Queen St Stormwater	Waimea	1,317	830	63%						
Eastern Hills Drain Upgrade	Waimea	4,300	1,247	29%	121,867	41,435	34%	298,631	101,534	34%
Seaton Valley Stormwater Detention Dam Construction	Waimea	131,476	47,331	36%	322,653	190,365	59%	21,149	12,478	59%
Lower Queen Street Bridge Capacity Upgrade	Waimea							81,483	43,186	53%
Borck Creek SH60 Bridge Capacity upgrade	Waimea				221,577	203,851	92%	413,199	380,143	92%
Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upgrade	Waimea							109,129	100,398	92%
Borck Creek Widening - Poutama to SH 60	Waimea	690,074	503,754	73%	343,830	113,464	33%	64,390	21,249	33%
Borck Creek Widening - SH60 to Reed/Andrews	Waimea				53,725	49,427	92%	5,508	5,067	92%
Poutama Drain Widening Stage 2	Waimea	513,033	179,562	35%	99,347	34,771	35.00%	18,497	6,474	35%
Motueka West Discharge System	Motueka				37,542	33,412	89%	270,041	240,336	89%
Pohara Main Settlement flood works	Golden Bay	66,563	6,656	10%	406,135	40,614	10%	573,145	57,315	10%
Total Stormwater		1,418,382	749,941		7,248,779	3,619,931		4,379,794	2,321,428	
Wastewater										
Motueka Bridge to Motueka WWTP Rising Main Upgrade	Motueka	173	78	45%						
New Rising Main Motueka West to WWTP	Motueka	37,971	35,313	93%	224,428	215,451	96%	713,643	685,098	96%
Aranui Road Pump Station Upgrade	Waimea	569	171	30%				3,825	1,148	30%

Description	Catchment	2020/2021			2021/2022			2022/2023		
		Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %
Ruby Bay Pump Station Storage Upgrade	Waimea	389,782	116,935	30%	33,299	16,317	49%	10,663	5,225	49%
New Stafford Drive Pump Station	Waimea	939,912	281,974	30%	26,816	13,140	49%	2,590	1,269	49%
Aranui-Higgs Rd Pump Station Upgrade and Storage	Waimea	271,189	81,357	30%	2,261	1,108	49%			
Richmond South - new pump stations and rising main	Waimea				79,463	76,285	96%	1,941	1,864	96%
Part A Brightwater - Lord Rutherford Pump Station	Waimea				16,762	6,705	40%	36	14	40%
Tarakohe Pump Station Upgrade	Golden Bay	82,914	14,095	17%	349,273	52,391	15%	171,281	25,692	30%
Four Winds Pump Station and Rising Main Upgrade	Golden Bay	3,752	638	17%						
Total Wastewater		2,799,523	1,356,971		1,644,718	1,202,569		1,079,472	878,252	
Water										
Richmond South Reticulation - Low Level Reservoir Stage 1	Waimea	120,682	86,891	72%	133,857	117,794	88%	42,998	37,838	88%
Richmond South Reticulation - Low Level Water Main	Waimea				140,104	123,291	88%	50,426	44,375	88%
Richmond Water Treatment Plant	Waimea				2,480	4	0%			
Richmond Reticulation - Waimea WTP Upgrade	Waimea	1,054,076	305,682	29%	1,045,633	292,777	28%	280,292	78,482	28%
Waimea Water Treatment Plant Upgrade	Waimea	1,125	180	16%	2,420	387	16%			
Richmond Reticulation - Lower Queen Street Trunk main Upgrade	Waimea				3,269	915	28%	1,330	372	28%
Richmond Rezoning McGlashen Avenue	Waimea	1,038	145	14%	29,840	4,178	14%			
Brightwater WTP Upgrade	Waimea	311,044	93,313	30%						
Wakefield WTP - New plant at Spring Grove	Waimea	215,145	66,695	31%						
Waimea Community Dam – Council Share	Waimea			0%	3,427,742	682,045	20%	12,234,034	6,814,490	56%
Richmond Source - Waimea Bore Pump Upgrade	Waimea	1,509,245	437,681	29%	226,439	36,230	16%	62,844	10,055	16%
Wakefield Reticulation - Upsize of Bird Lane water pipe	Waimea	877	587	67%			0%			
2017 Richmond Water Treatment Plant Capacity Increase	Waimea						0%	609	475	78%
Richmond West Trunk Watermain - Section B1	Waimea				60,217	52,991	88%	7,500	6,600	88%
Richmond West Trunk Watermain - Section B2, C, D1, D2, D3	Waimea				1,352,837	1,190,496	88%	38,681	34,039	88%
Waimea Water Strategy - Brightwater & Wakefield Water Retic,	Waimea				35,743	14,297	40%	111,336	44,534	40%
Mapua Reticulation - Pomona Road Reservoir Upgrade	Waimea	2,264,019	656,566	29%	2,353,138	1,105,975	47%	15,142	7,117	47%
Mapua Reticulation - Trunk Main Renewal	Waimea	2,197,752	329,663	15%	68,674	16,482	24%	863	207	24%
Motueka Reticulation - Motueka West Water Main Stage 1	Motueka	6,443	5,541	86%	53,894	48,504	90%	852,286	767,057	90%
New Motueka WTP (Parker St)	Motueka	381,944	118,403	31%	2,618,873	785,662	30%			
New Motueka WTP (Parker St)	Motueka				40,159	12,048	30%			
Kaiteriteri Treatment Upgrade	Motueka	5,772	462	8%						
Total Water		9,593,355	2,350,532		11,963,123	4,590,815		13,974,579	7,928,488	

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

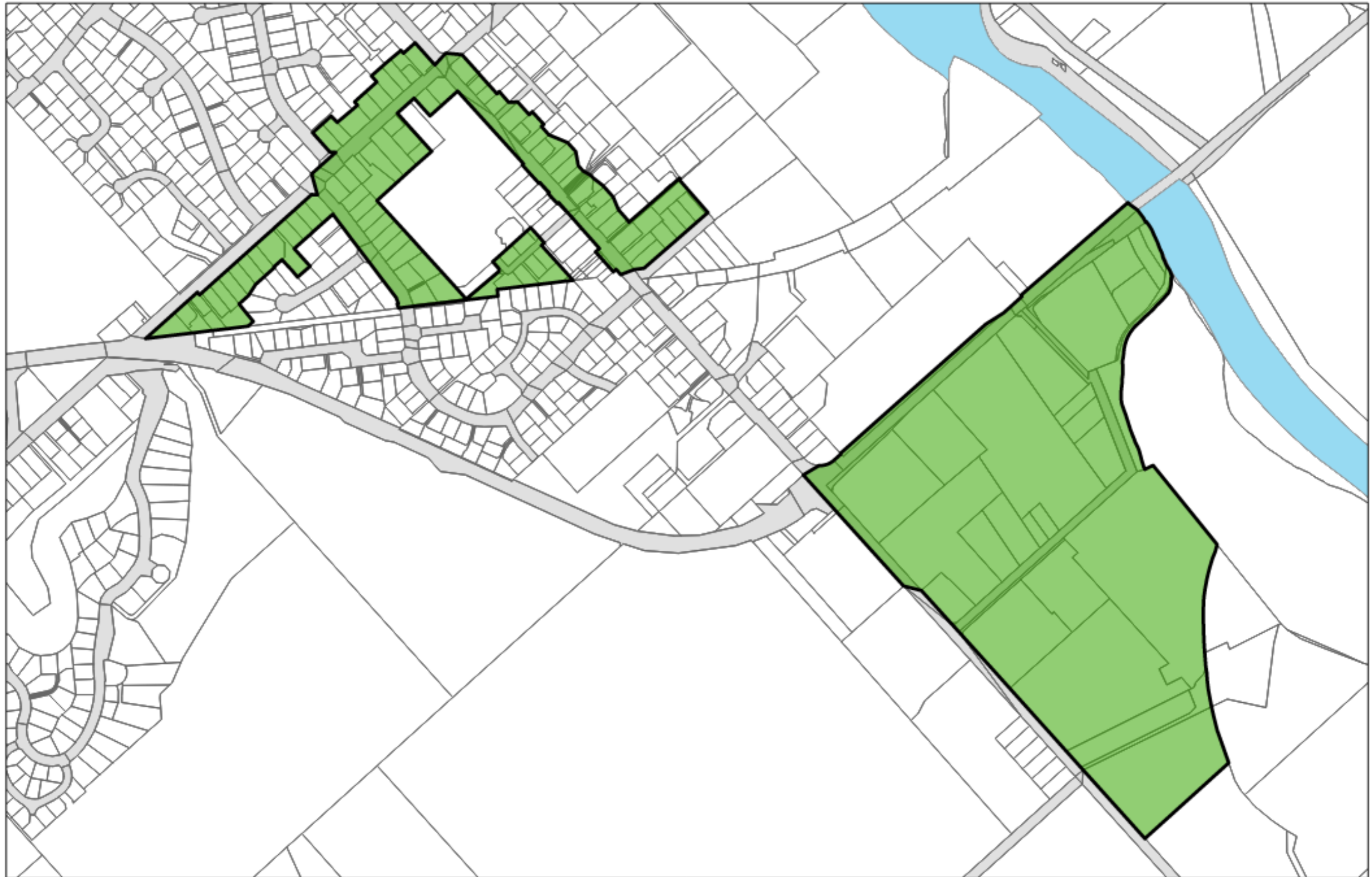
All expenditure in this schedule is 100% funded from reserve and community service financial contributions. Figures are inflation adjusted and exclude GST. Excludes interest on the accounts.

	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
District Wide Reserve										
Miscellaneous										
Consultant Fees	25,134	25,687	26,278	26,883	27,474	28,051	-	-	-	-
Library Books	12,637	12,915	13,212	13,516	13,813	14,104	14,386	14,673	14,952	15,236
TOTAL EXPENDITURE	37,772	38,602	39,490	40,399	41,287	42,154	14,386	14,673	14,952	15,236
Richmond Ward Reserve										
PROJECTS										
Walkways/Cycleways	1,290,681	608,484	498,048	533,812	369,698	50,679	103,486	52,778	53,834	109,713
Sportsfields	28,354	-	-	30,356	99,931	102,030	104,172	106,256	108,381	110,440
Playgrounds	175,757	81,136	178,036	84,994	86,864	88,688	90,551	197,919	94,209	95,999
Miscellaneous										
Waimea Plains Community Centre	-	301,540	1,029,000	1,053,000	-	-	-	-	-	-
Motueka Community Pool	-	-	320,613	710,001	725,694	-	-	-	-	-
Cemeteries	105,323	56,254	195,212	101,450	126,221	133,882	22,502	22,952	65,779	18,464
Valuation expenses/Future planning	26,034	26,606	27,218	34,118	34,868	35,600	36,312	37,039	37,742	38,460
Toilets /General	204,145	-	-	36,426	186,138	25,339	116,423	-	-	-
Gardens/Picnic Areas	165,262	94,864	69,638	123,659	126,379	167,042	202,889	107,989	110,148	112,241
New Reserve Land	490,410	-	970,131	1,306,167	428,251	1,093,110	-	1,366,064	-	-
Richmond Athletic Association FC	435,000	-	-	-	-	-	-	-	-	-
Joint Cemetry	686,032	-	-	-	-	-	-	-	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	3,618,329	1,180,465	3,299,745	4,026,101	2,196,431	1,709,017	680,652	1,895,398	474,579	489,888
Waimea/Moutere and Lakes Ward Reserve										
PROJECTS										
Walkways/Cycleways	58,672	23,182	23,738	24,284	24,818	25,339	25,872	26,389	26,917	27,428
Sportsfields	354,098	-	-	-	62,046	253,396	-	-	-	-
Gardens/Picnic Areas	64,036	46,363	23,738	48,568	24,818	76,018	25,872	26,389	26,917	27,428
Playgrounds	79,389	81,136	178,036	84,994	86,864	88,688	90,551	197,919	94,209	95,999
Cemeteries	692,999	14,064	48,803	25,362	31,555	33,470	5,625	5,737	16,444	4,616
Toilets /General	170,120	-	23,738	109,279	-	-	25,872	118,752	-	-
Coastcare	63,875	11,591	11,869	12,142	12,409	12,670	12,936	13,195	13,458	13,714
Miscellaneous										
Valuation expenses/Future planning	12,965	13,251	13,555	10,676	10,910	11,140	11,362	11,590	11,810	12,034
Mapua Boat Ramp	391,000	-	-	-	-	-	-	-	-	-
Tapawera Community Centre	-	264,000	1,083,000	-	-	-	-	-	-	-
Waimea Plains Community Centre	-	704,073	2,402,000	2,457,000	-	-	-	-	-	-
Motueka Community Pool	-	-	854,197	1,893,361	1,935,185	-	-	-	-	-
Murch Sports Centre	-	-	-	-	110,359	1,352,120	1,380,515	-	-	-
Joint Cemtery	233,000	-	-	-	-	-	-	-	-	-
New Reserve Land	1,302,782	736,862	-	-	1,545,760	287,661	-	-	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	3,434,269	1,906,102	4,674,522	4,677,786	3,857,111	2,153,147	1,582,919	404,372	194,240	185,790

	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Motueka Ward Reserve										
PROJECTS										
Walkways/Cycleways	17,013	17,387	17,804	18,214	18,614	19,005	19,404	19,792	20,188	20,572
Toilets /General	22,683	104,319	-	-	24,818	114,029	-	-	26,917	123,428
Sportsfields	226,828	86,932	178,036	-	-	-	64,679	197,919	-	-
Gardens/Picnic Areas	-	40,568	12,744	-	37,227	-	52,866	-	-	41,142
Playgrounds	279,389	81,136	83,083	182,131	86,864	88,688	90,551	92,362	94,209	95,999
Cemeteries	18,266	-	14,243	19,427	24,818	-	20,697	-	-	-
Coastcare	17,013	17,387	17,804	18,214	18,614	19,005	19,404	19,792	20,188	20,572
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Valuation expenses/Future planning	30,561	31,234	31,952	39,180	40,042	40,883	41,701	42,535	43,343	44,166
Keep Motueka Beautiful	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543
Motueka Community Pool	-	-	854,287	1,893,528	1,935,185	-	-	-	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	624,627	392,086	1,223,344	2,184,357	2,200,113	295,799	315,161	378,345	210,874	351,993
Golden Bay Ward Reserve										
PROJECTS										
Walkways/Cycleways	18,266	18,668	19,116	19,556	13,324	13,604	13,890	14,168	14,451	14,725
Sportsfields	-	-	-	-	-	-	-	-	40,375	-
Playgrounds	63,539	-	-	97,136	-	101,358	-	-	-	-
Gardens/Picnic Areas	-	17,387	-	18,214	-	19,005	-	19,792	-	20,572
Cemeteries	7,215	-	-	-	6,205	-	-	-	-	6,858
Coastcare	22,683	23,182	23,738	24,284	24,818	25,340	25,872	26,389	26,917	27,428
Miscellaneous										
New Reserve Land	-	-	155,221	-	-	-	-	-	-	-
Valuation expenses/Future planning	6,071	6,205	6,347	6,603	6,749	6,890	7,028	7,169	7,305	7,444
Motueka Community Pool	-	-	106,786	236,691	241,898	-	-	-	-	-
Transfer to District Wide Contributions	3,777	3,860	3,949	4,040	4,129	4,215	1,439	1,467	1,495	1,524
TOTAL EXPENDITURE	121,551	69,301	315,158	406,524	297,123	170,412	48,228	68,985	90,543	78,551

SECTION 3 – DEVELOPMENT CONTRIBUTION AREA MAPS

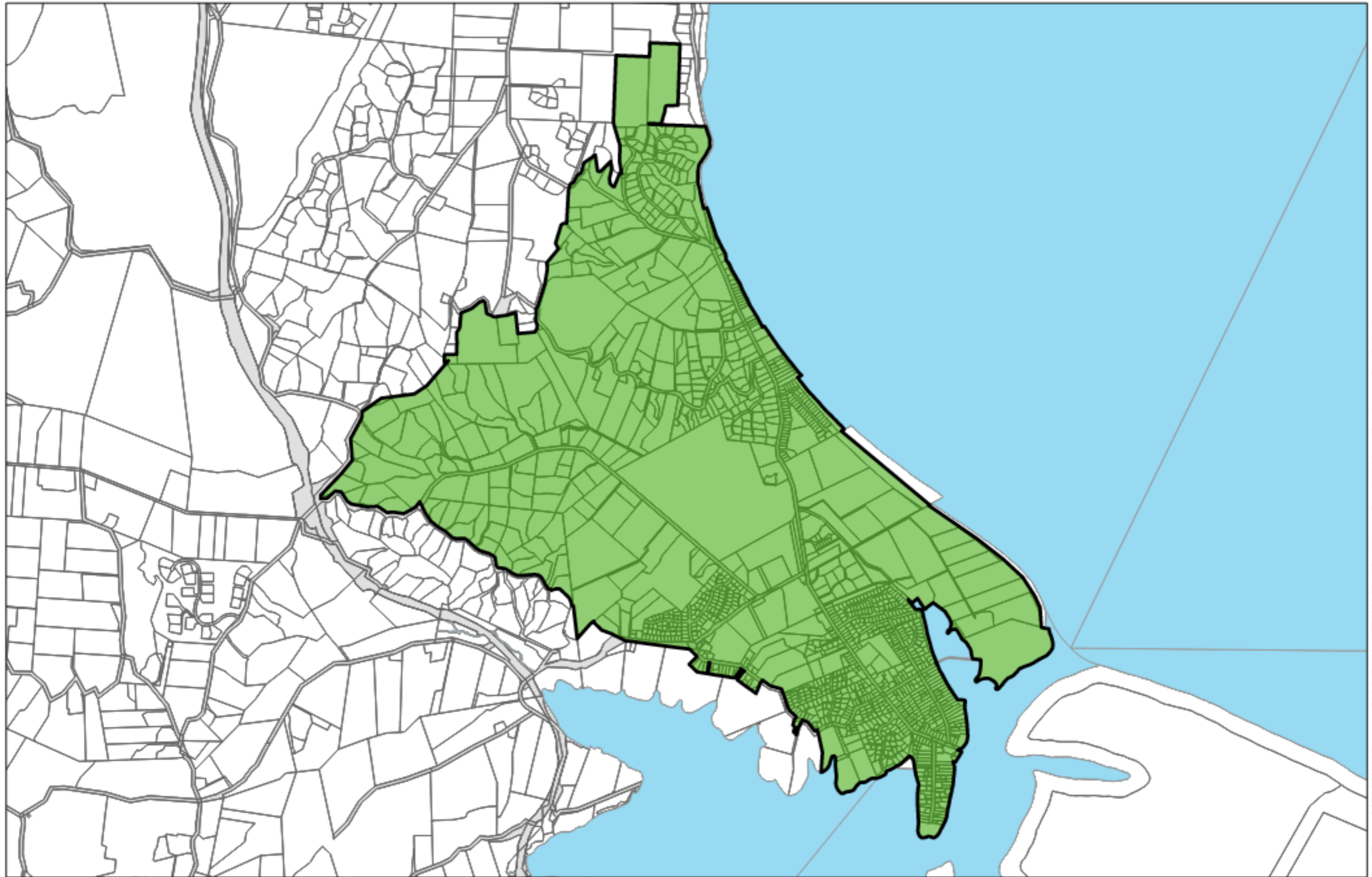
The maps in this section outline the boundaries for the settlements in the Waimea, Motueka and Golden Bay catchments within which development contributions will apply for water, wastewater and stormwater. Development contributions for transportation apply to all developments in the District, so no map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



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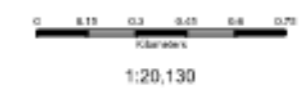
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Brightwater

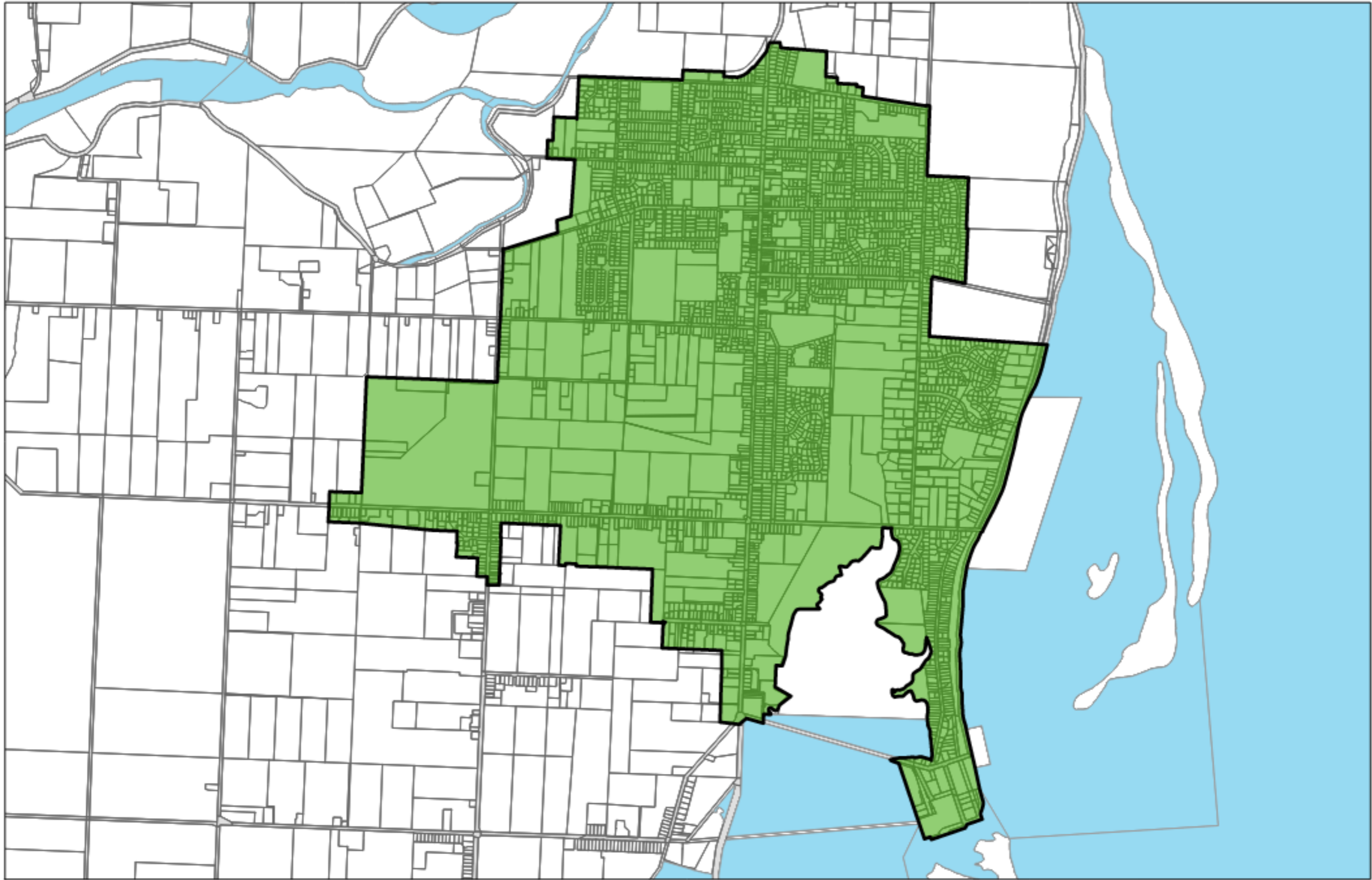




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Mapua-Ruby Bay



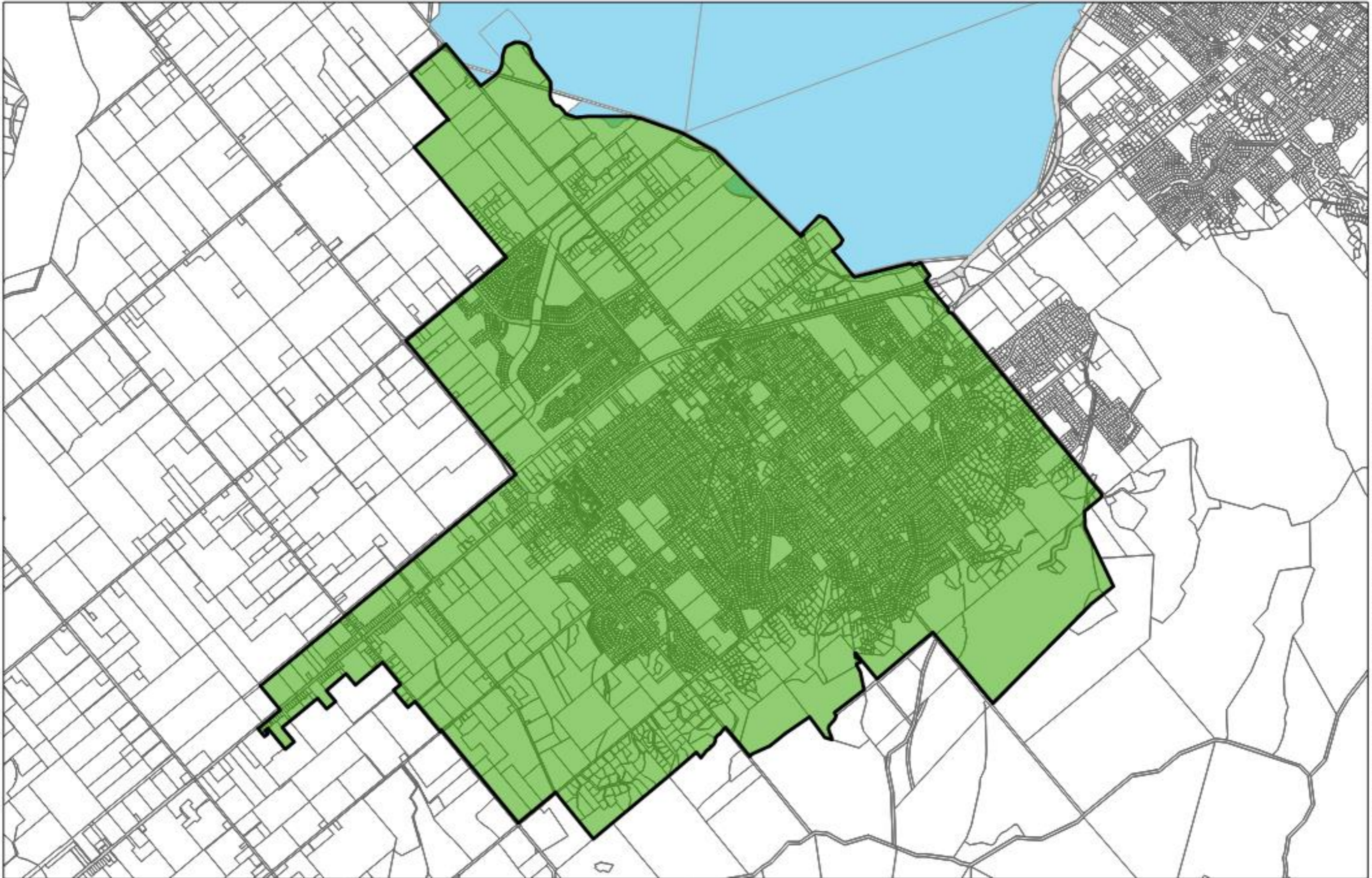


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N 2024 - 2034 Stormwater Development Contribution Area
Motueka

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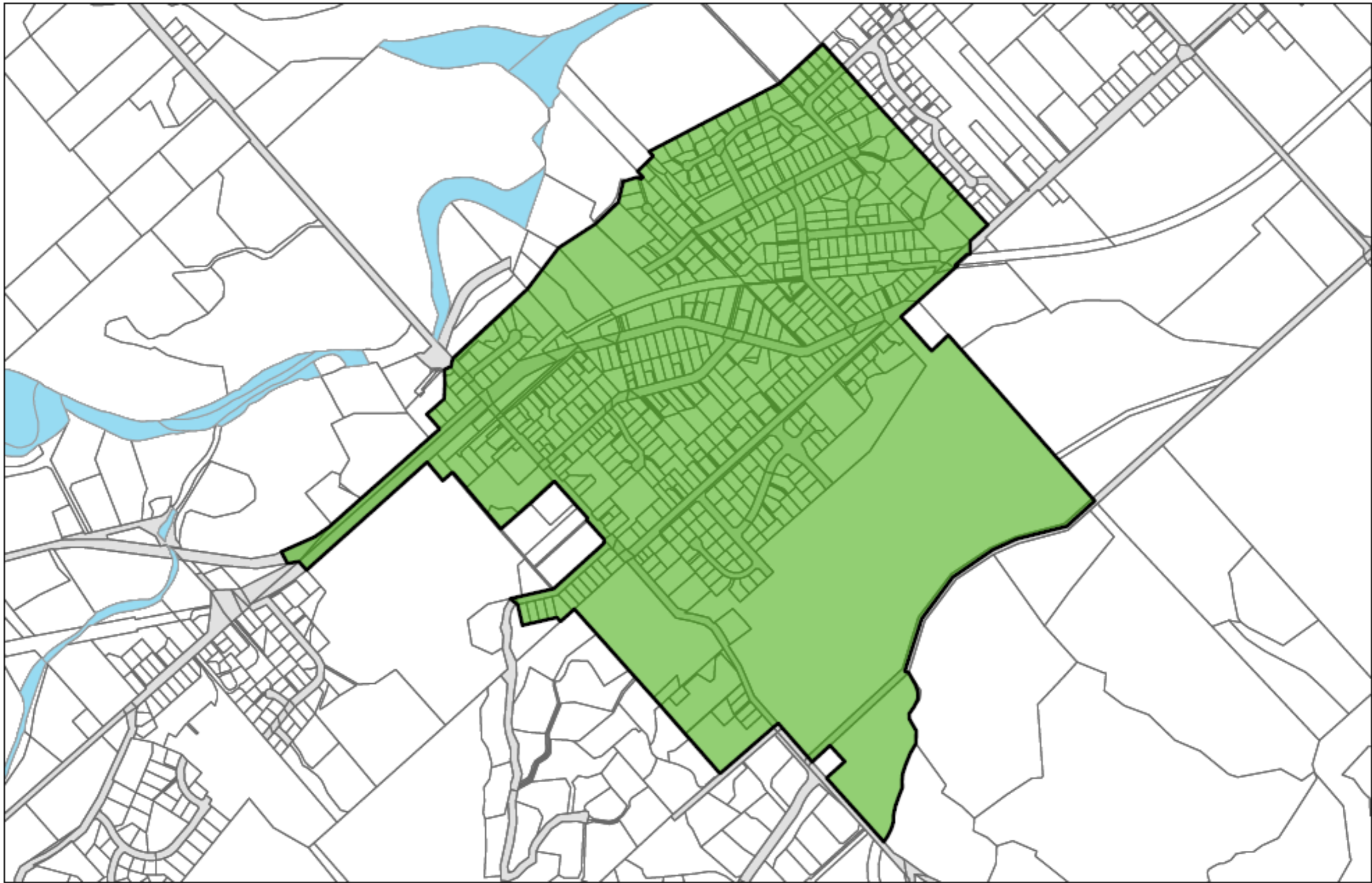
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Richmond

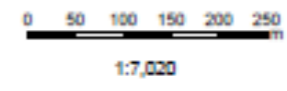
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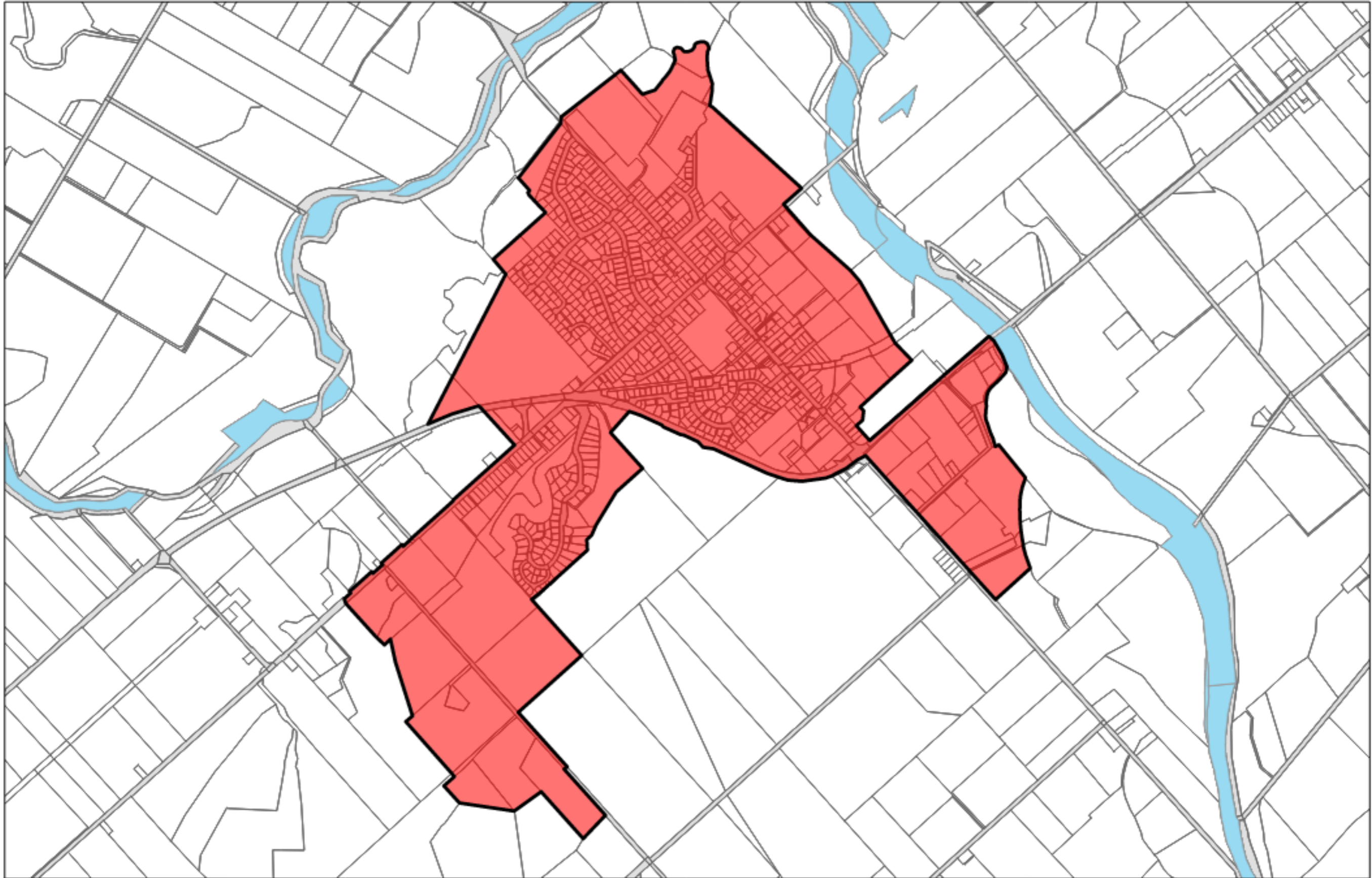


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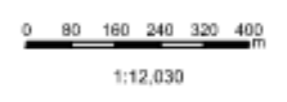
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Wakefield

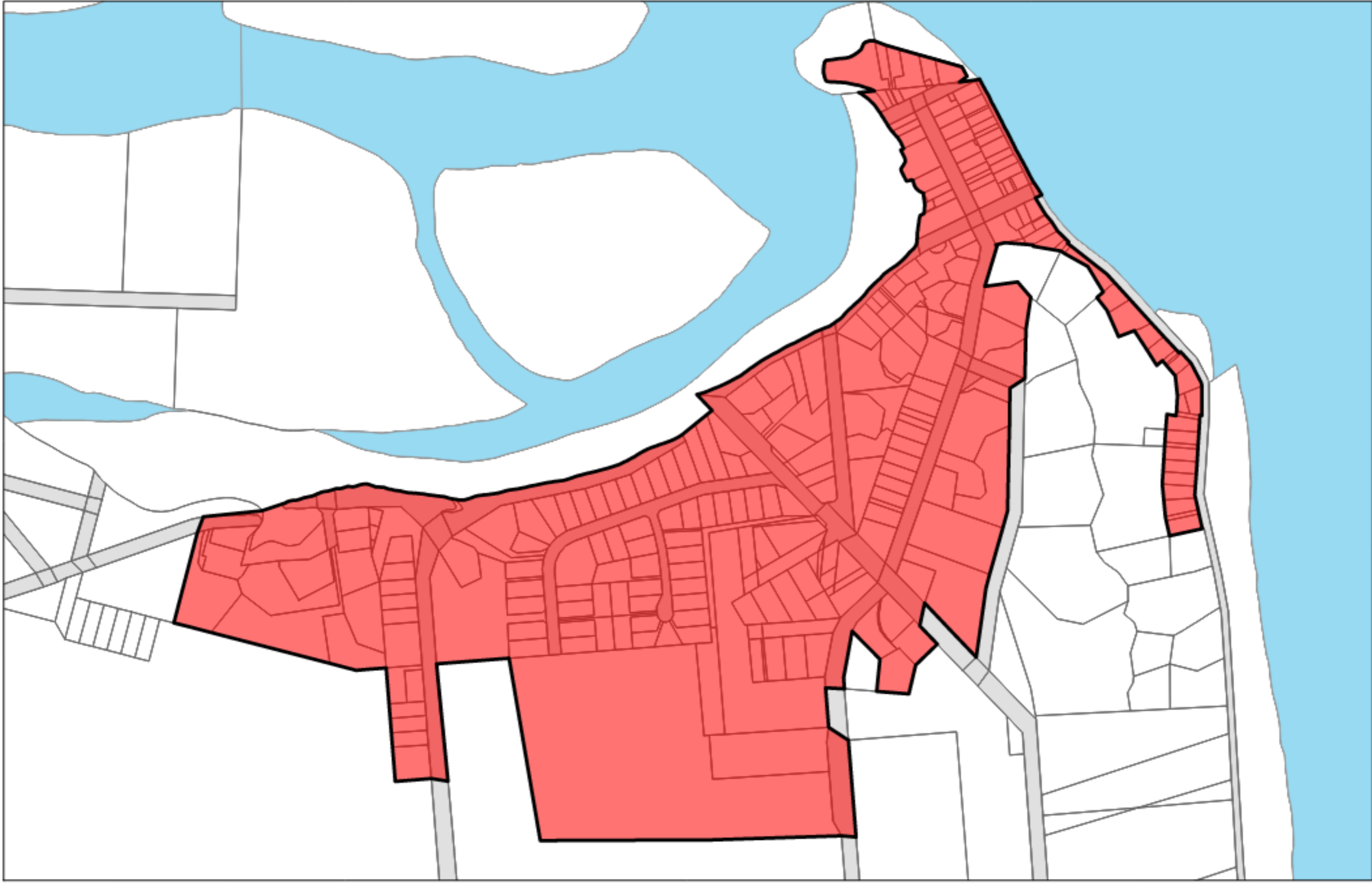




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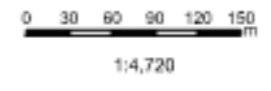
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Brightwater

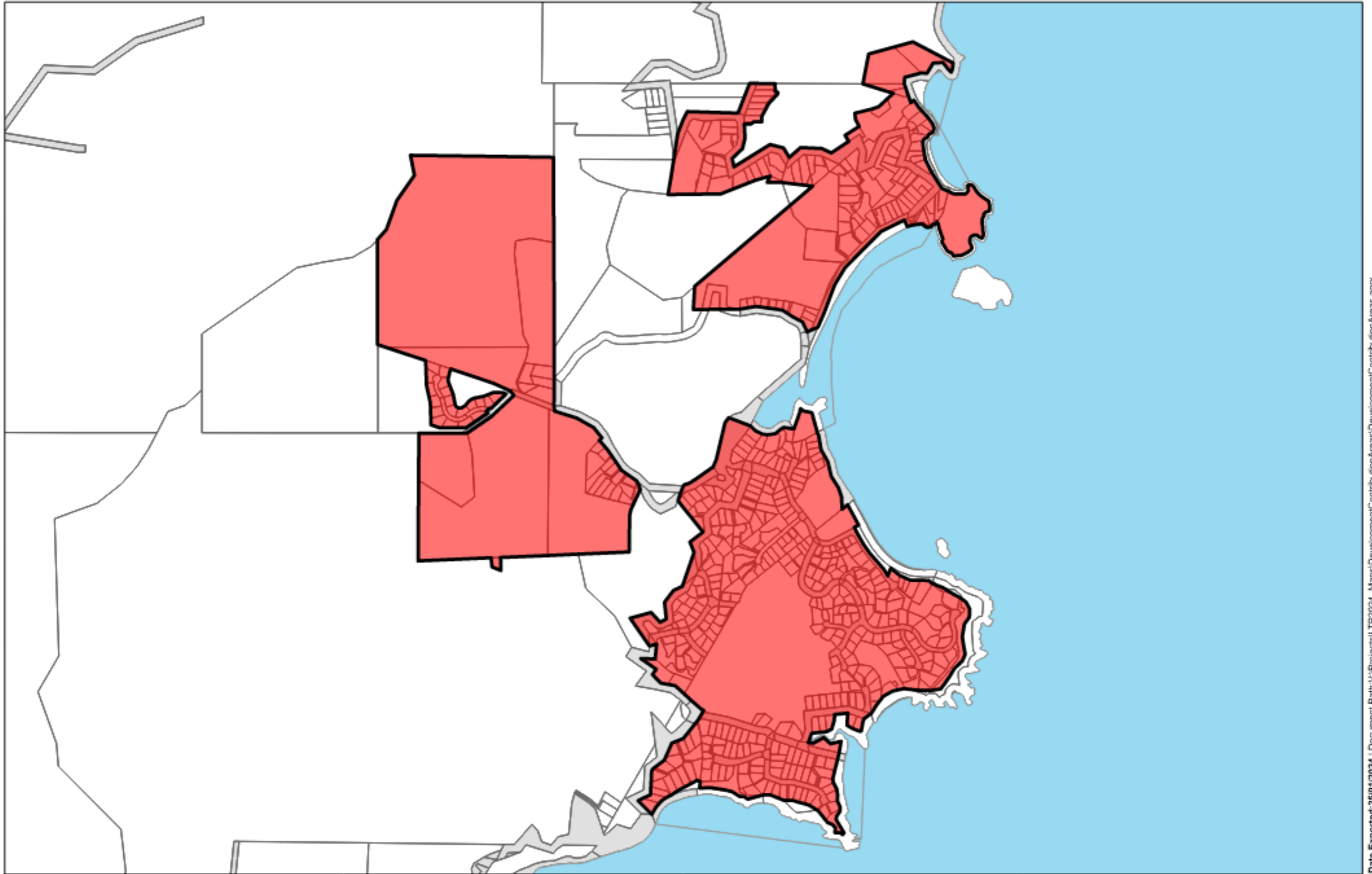




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Collingwood





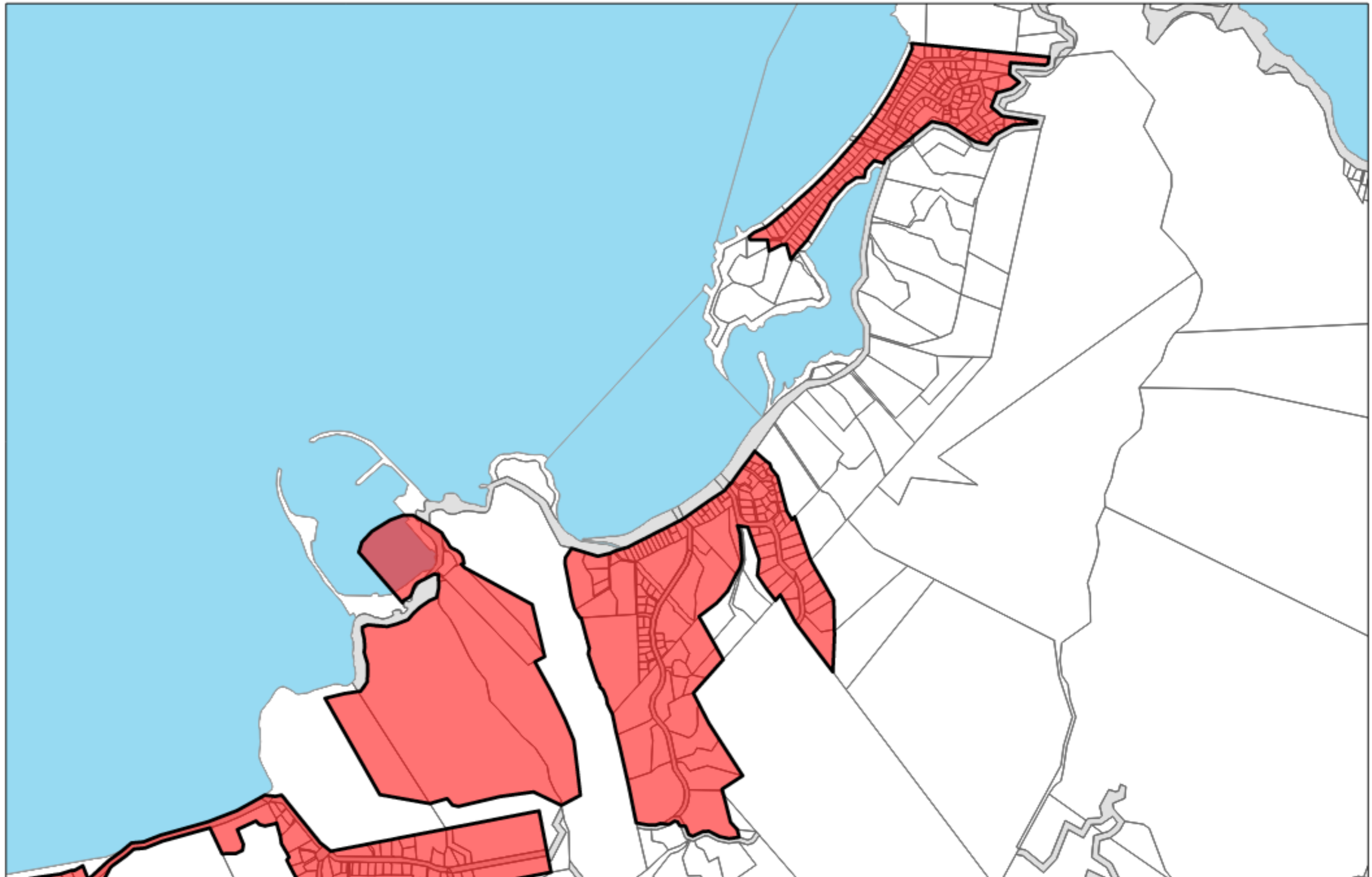
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2024 - 2034 Wastewater Development Contribution Area
Kaiteriteri

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te tai o Aorere



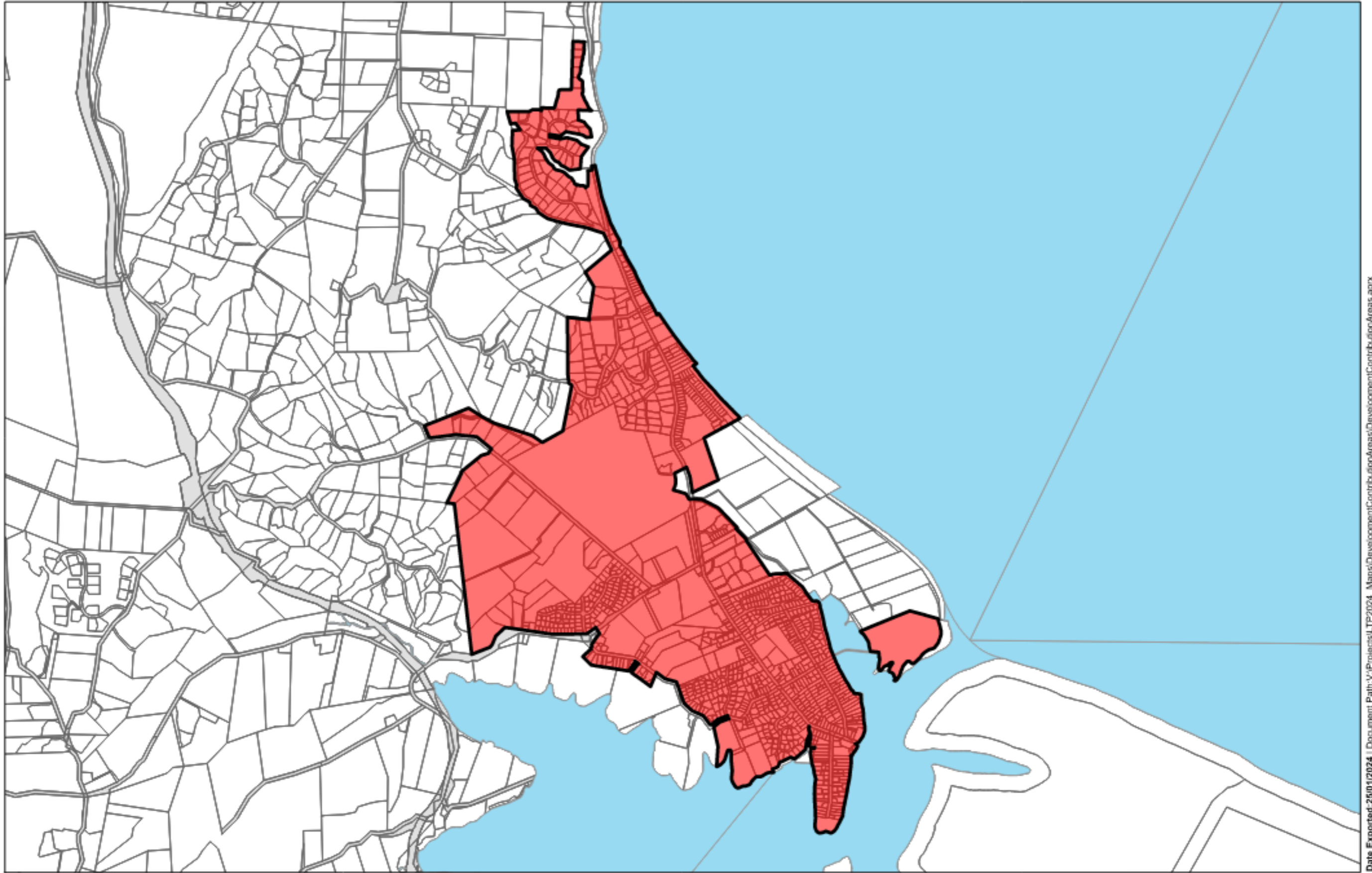
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Ligar-Tata Beach

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Te Kaitiaki
te tai o Aorere



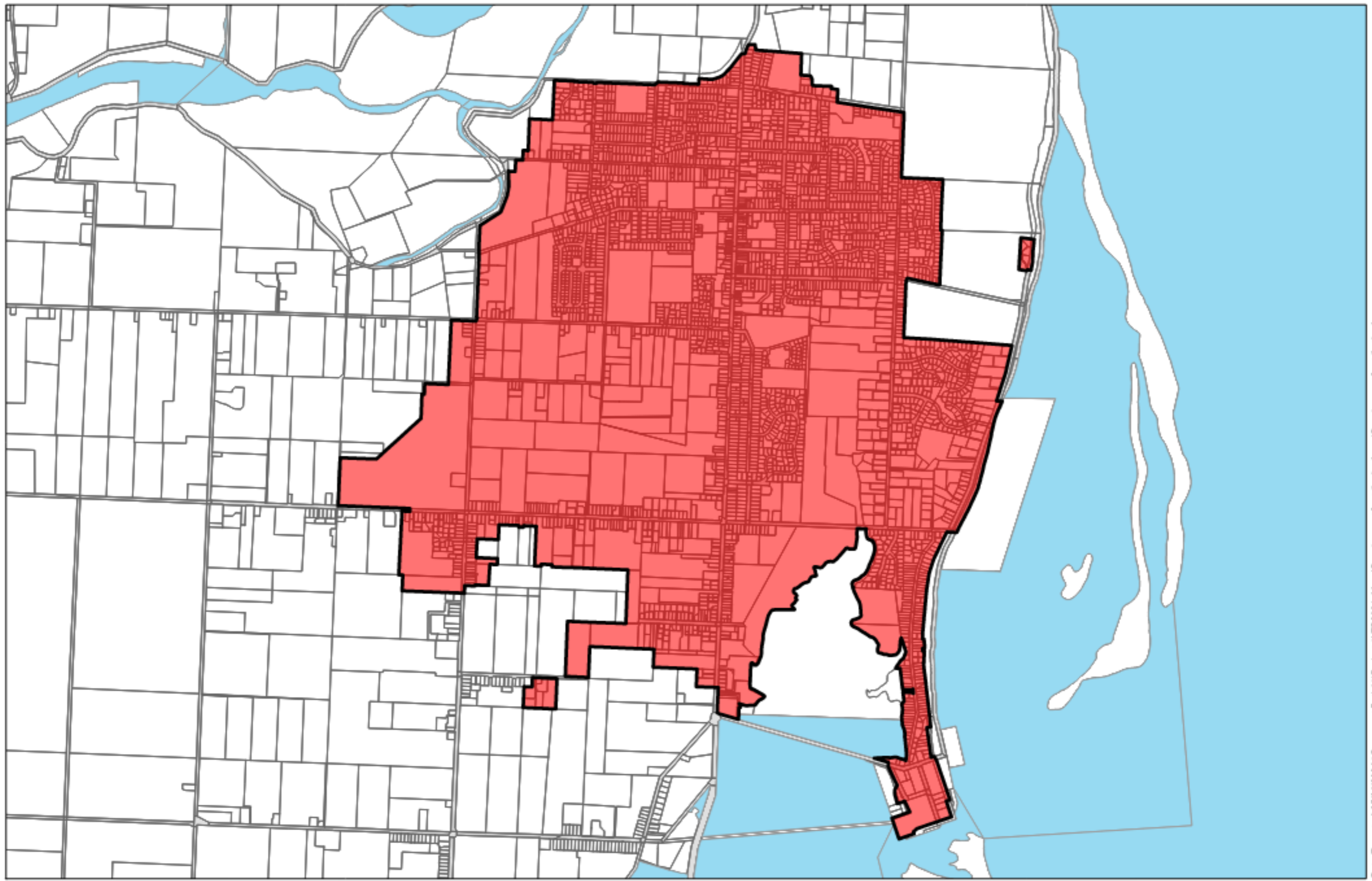
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Mapua-Ruby Bay

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te tai o Aorere



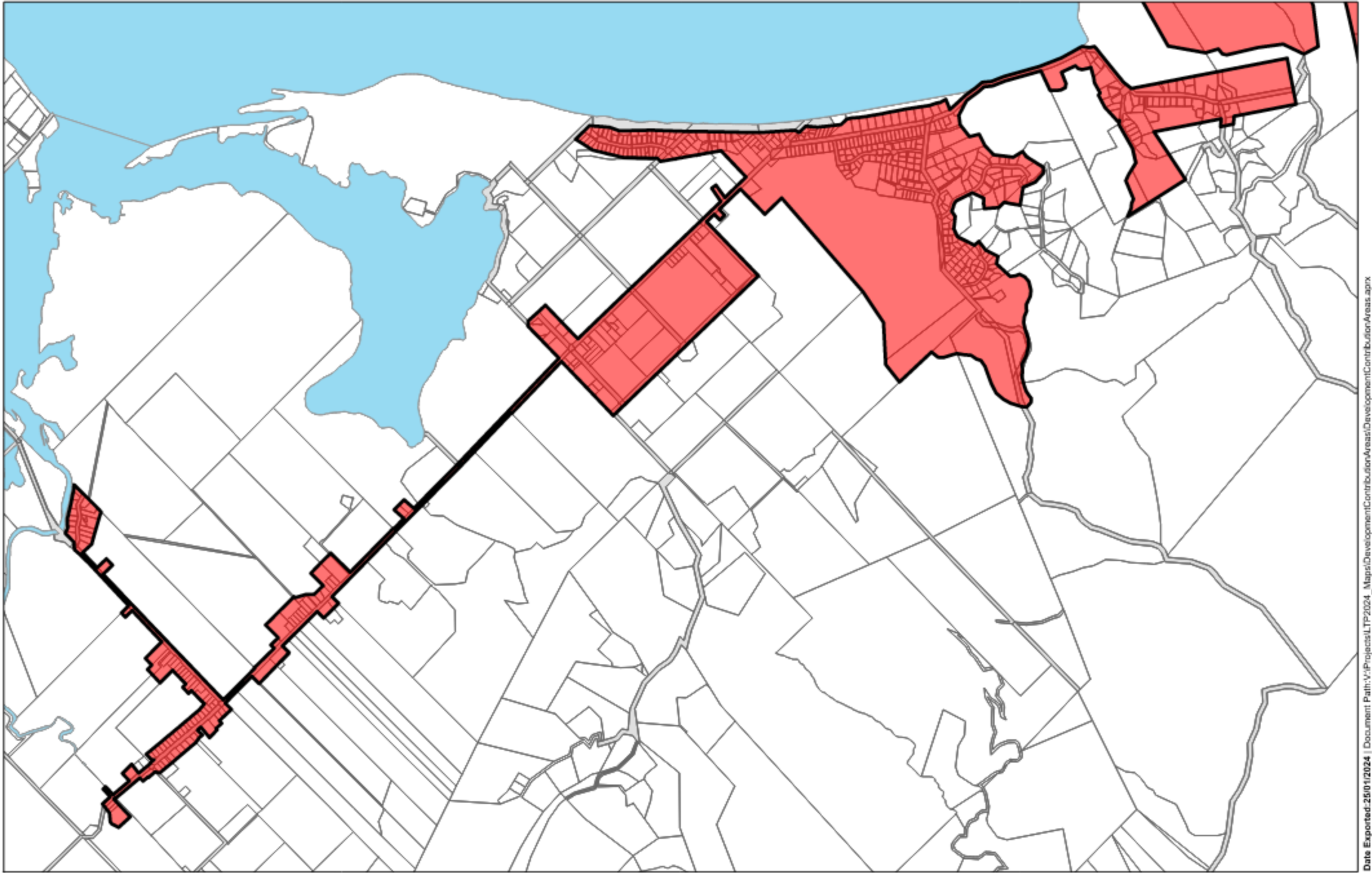
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N 2024 - 2034 Wastewater Development Contribution Area
Motueka

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Te Kaitiaki o Aorere



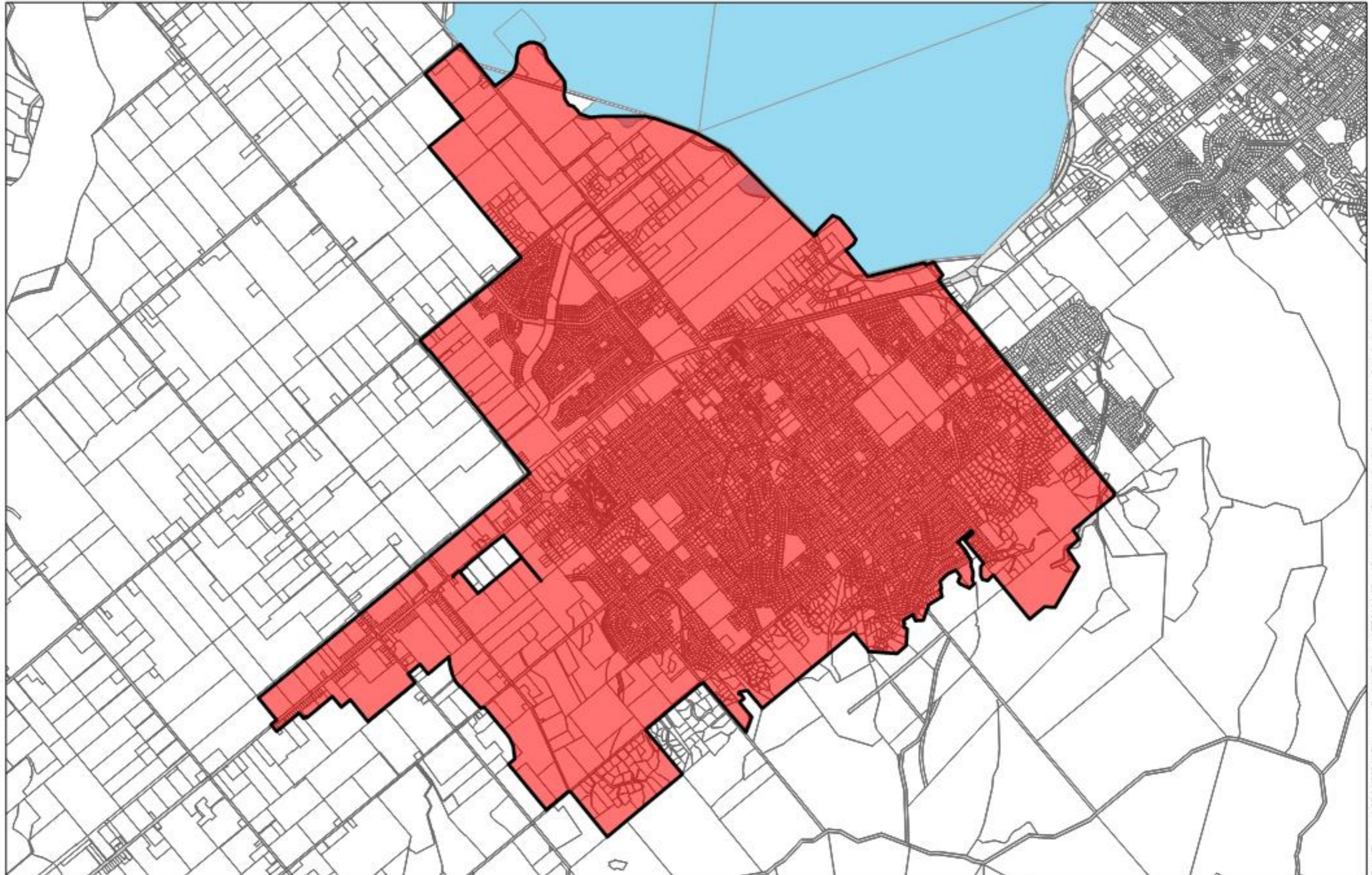
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N 2024 - 2034 Wastewater Development Contribution Area
Pohara

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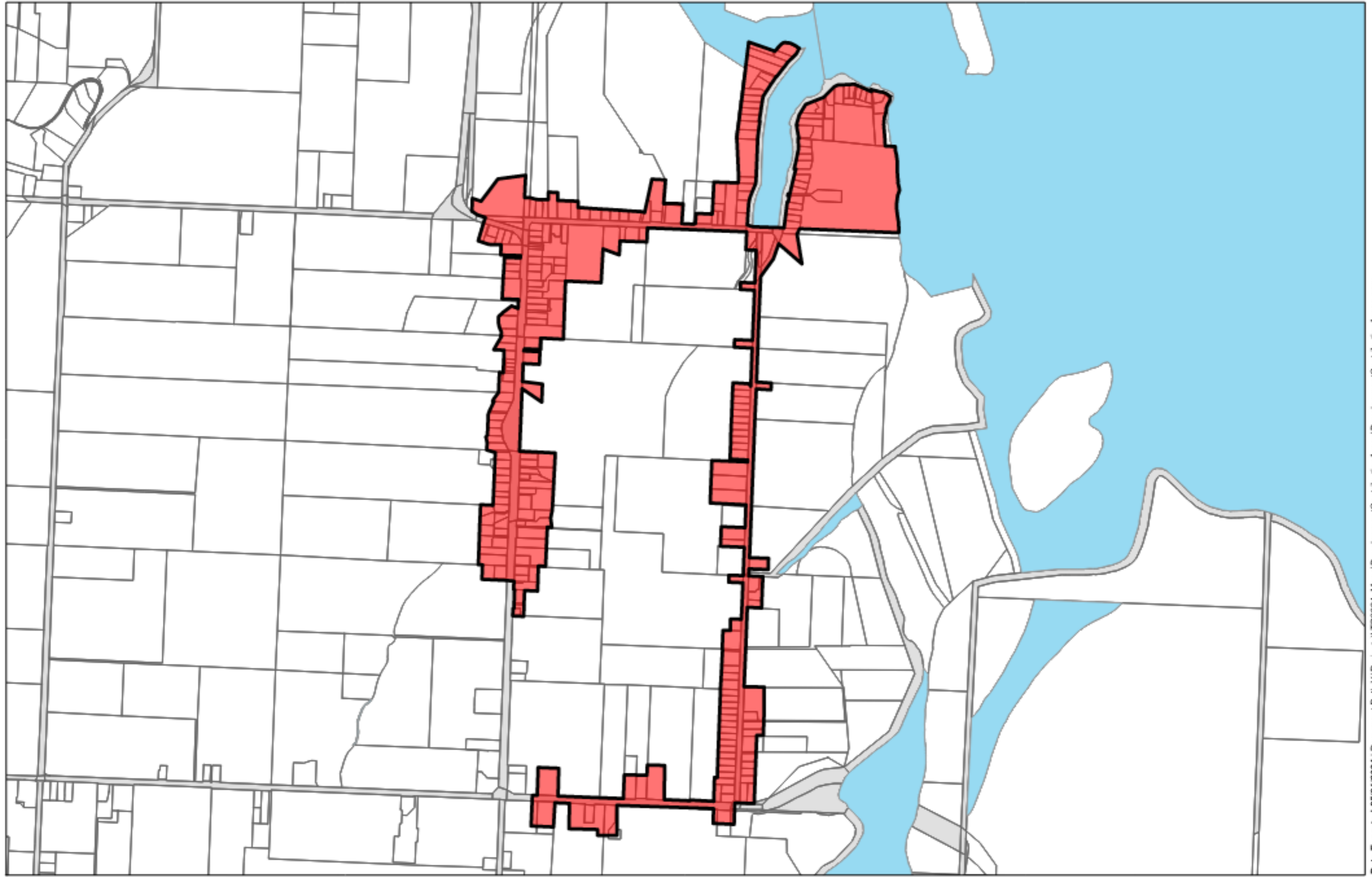
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N 2024 - 2034 Wastewater Development Contribution Area
Richmond

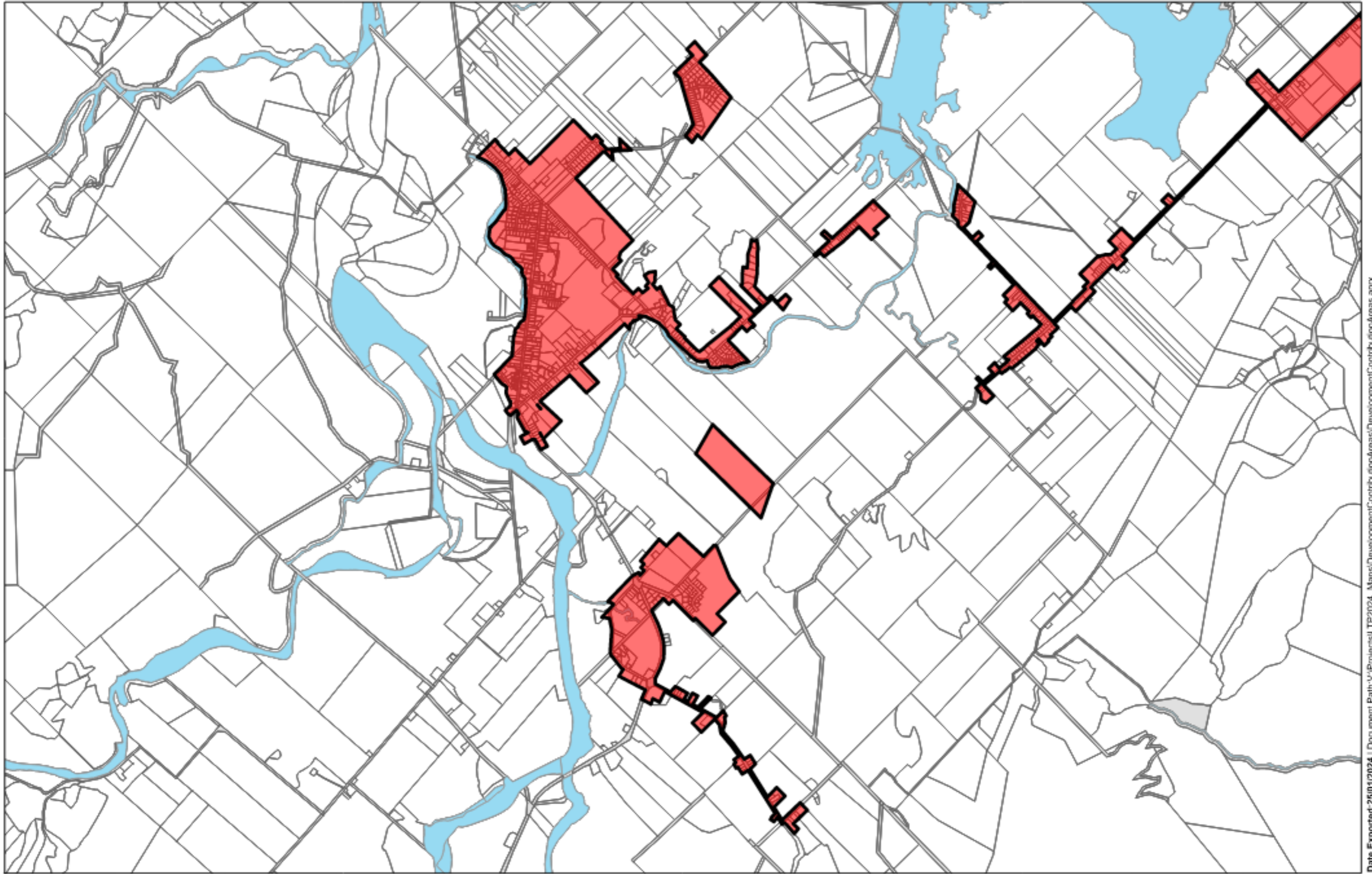




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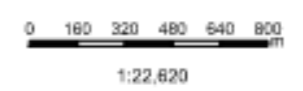
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Riwaka

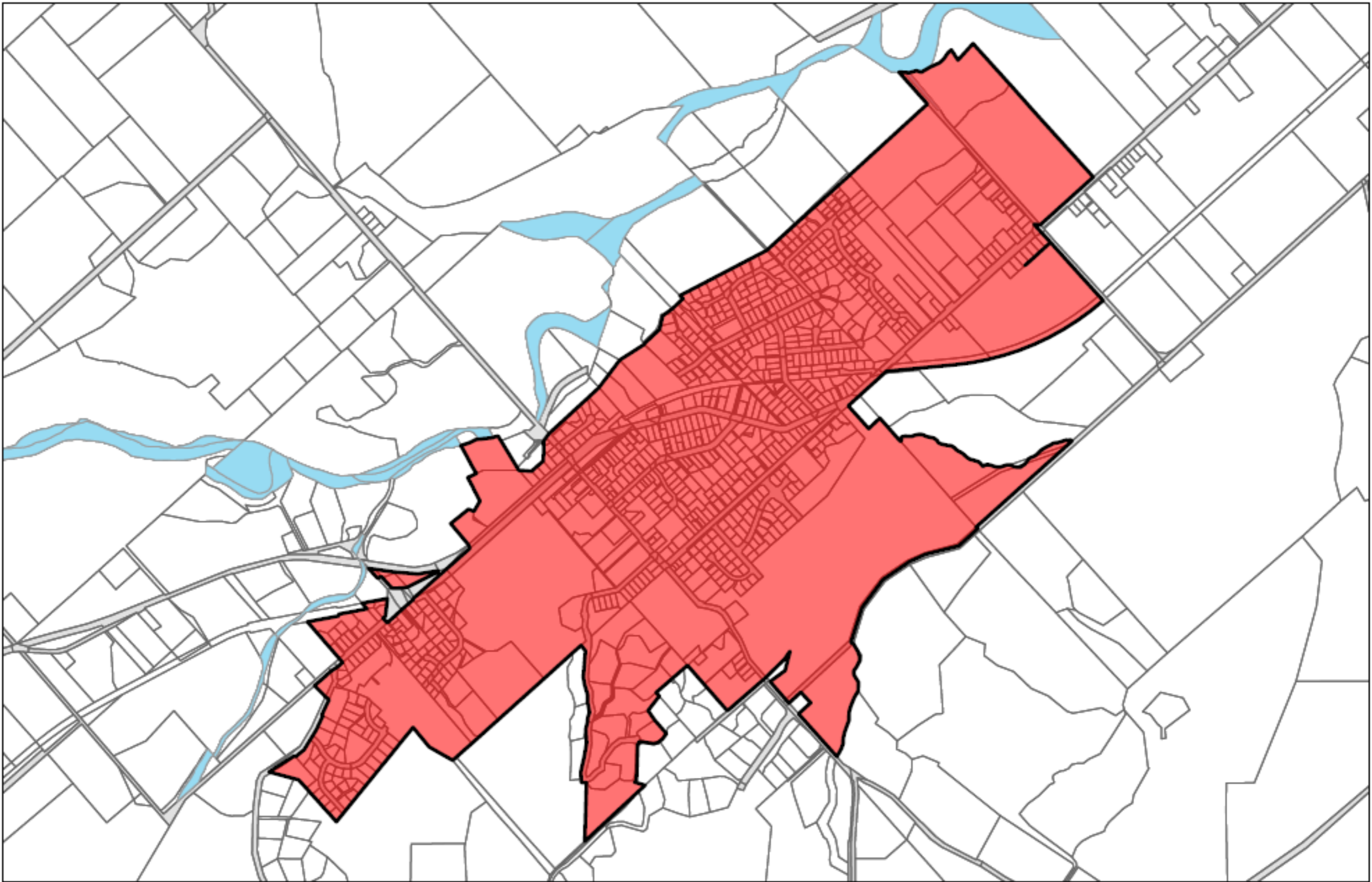




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Takaka



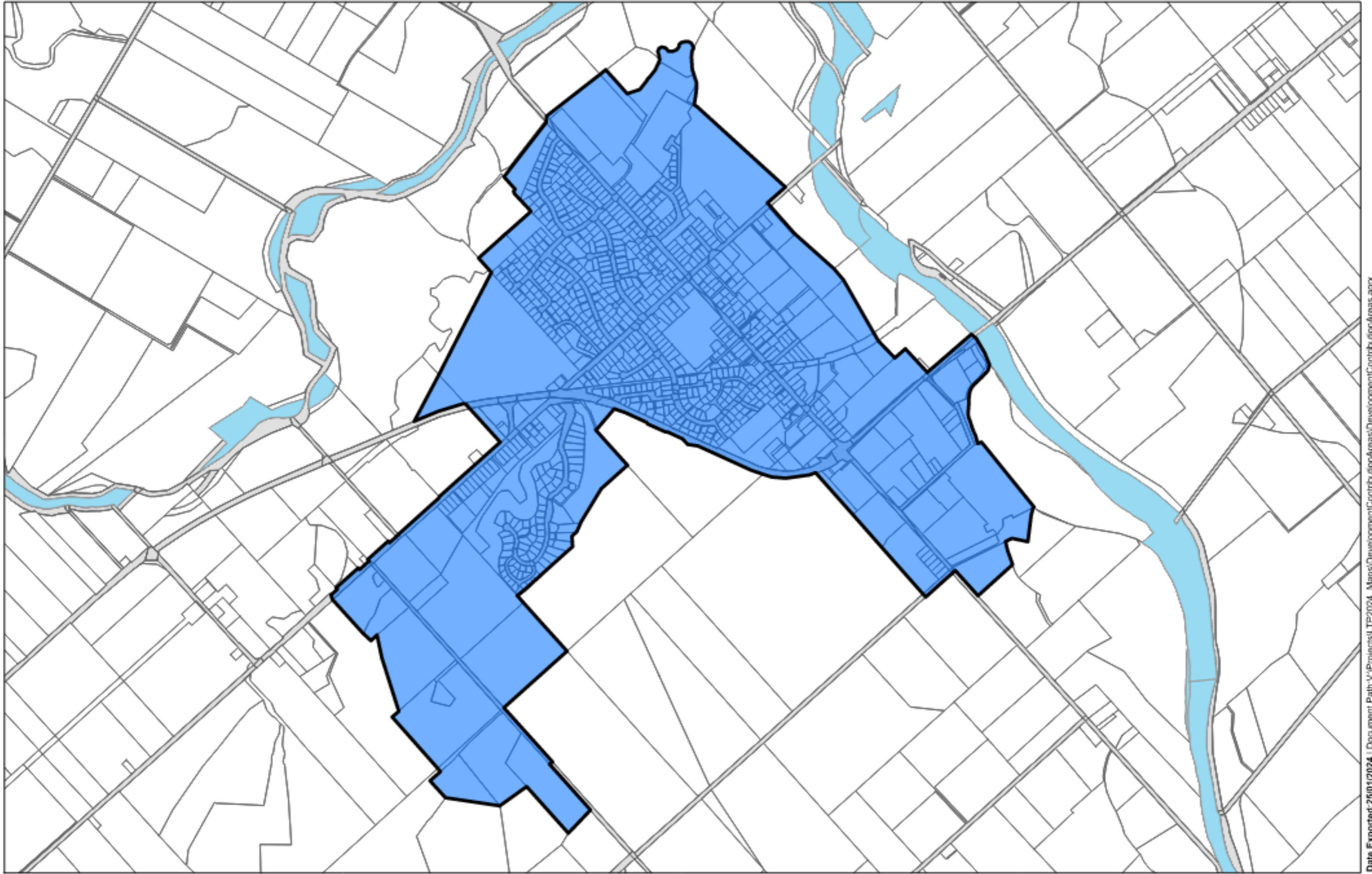


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Wakefield

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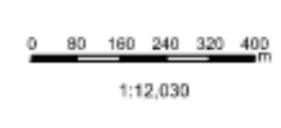


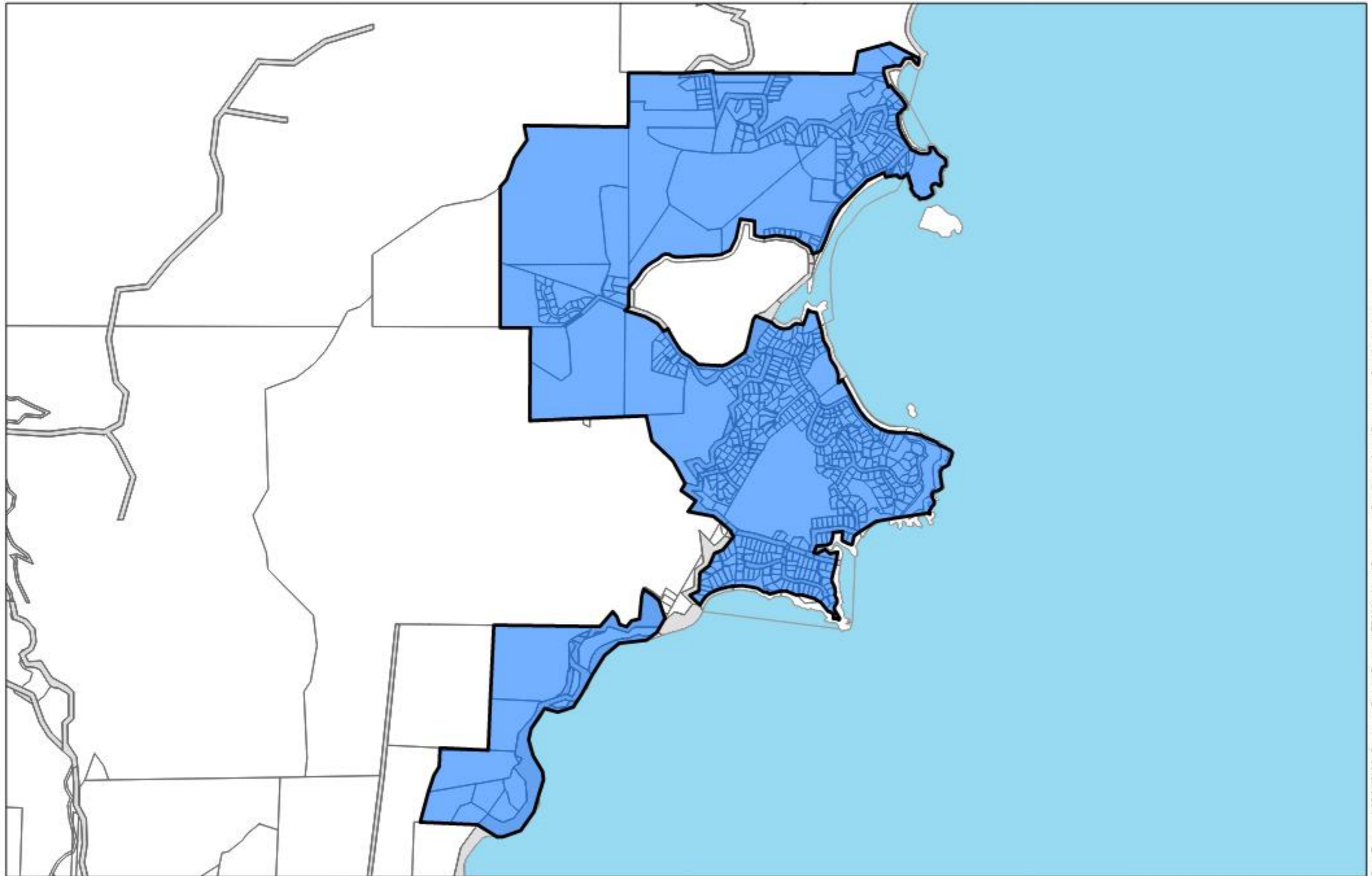
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Water Council
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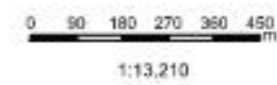
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Brightwater

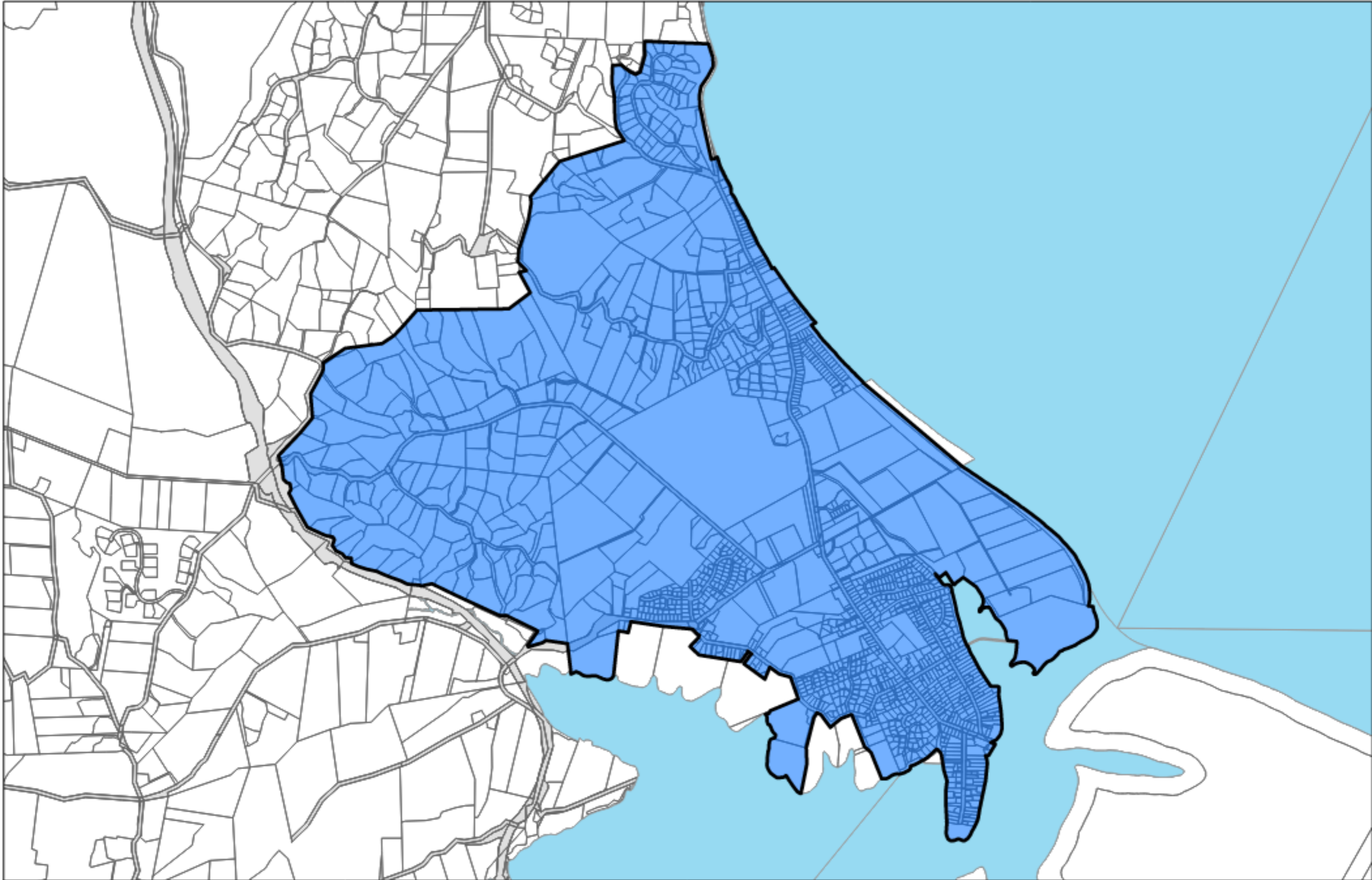




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N 2024 - 2034 Water Supply Development Contribution Area
Kaiteriteri






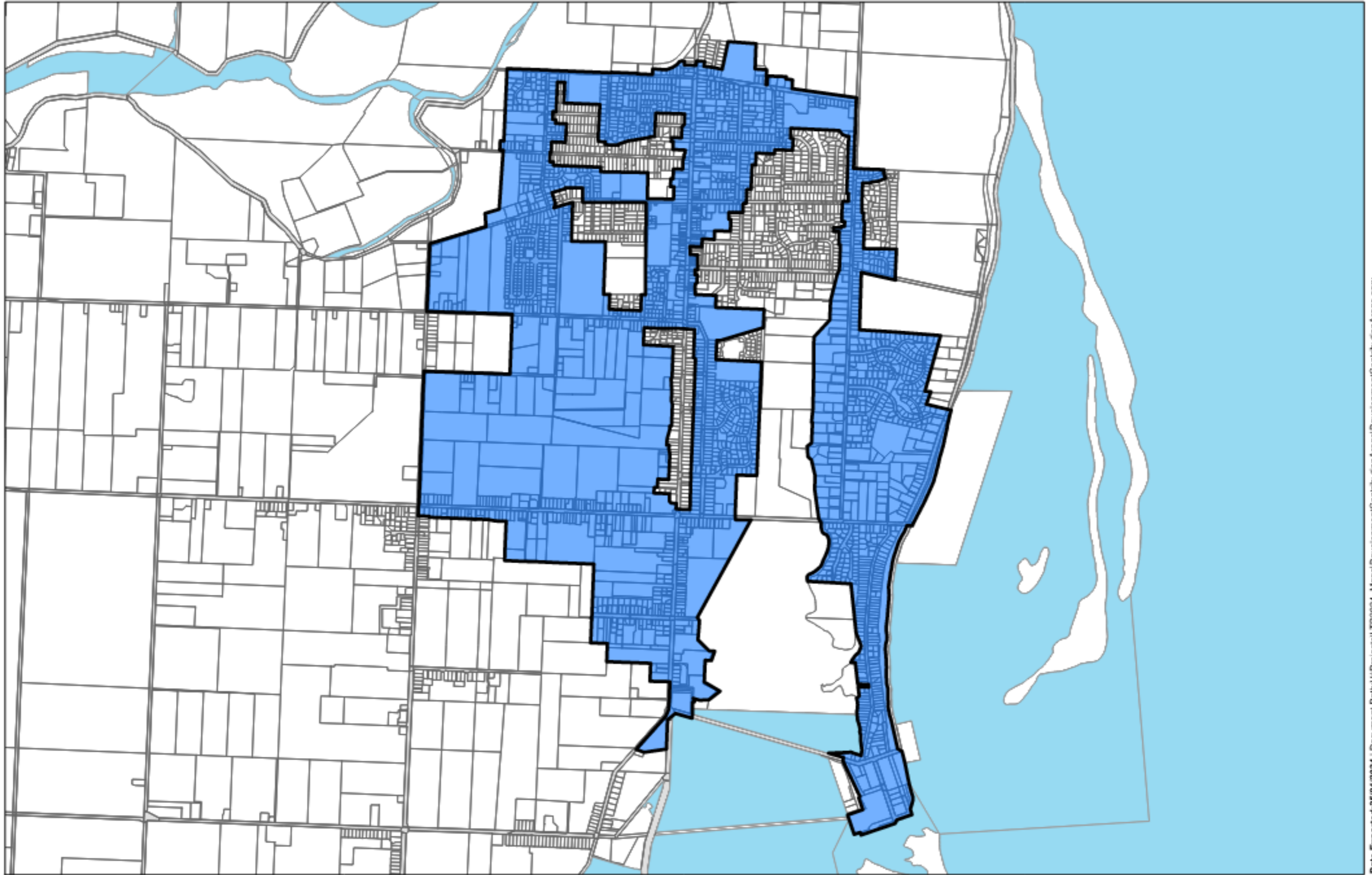
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Mapua-Ruby Bay

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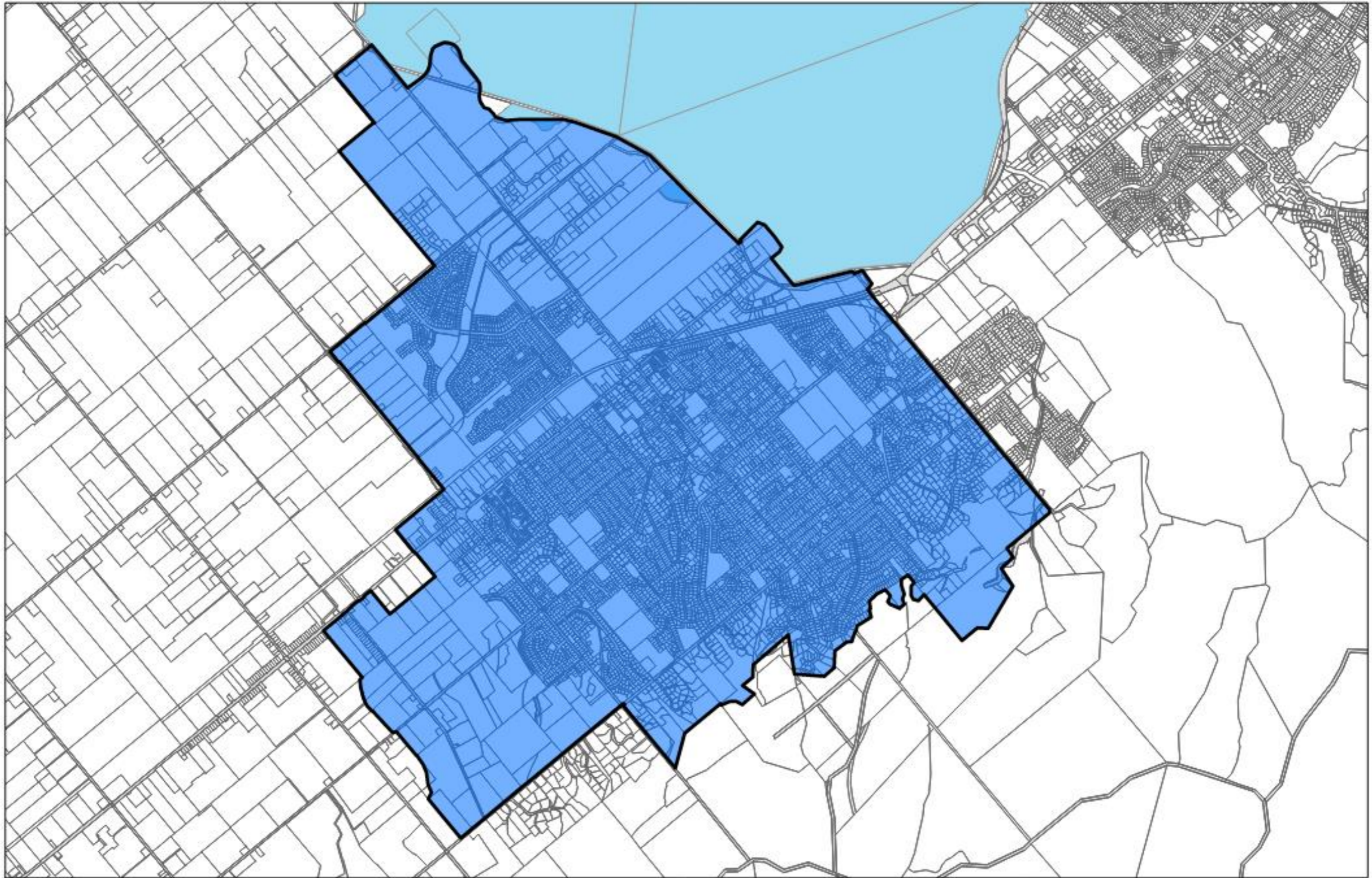


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N 2024 - 2034 Water Supply Development Contribution Area
Motueka

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2024 - 2034 Water Supply Development Contribution Area
Richmond

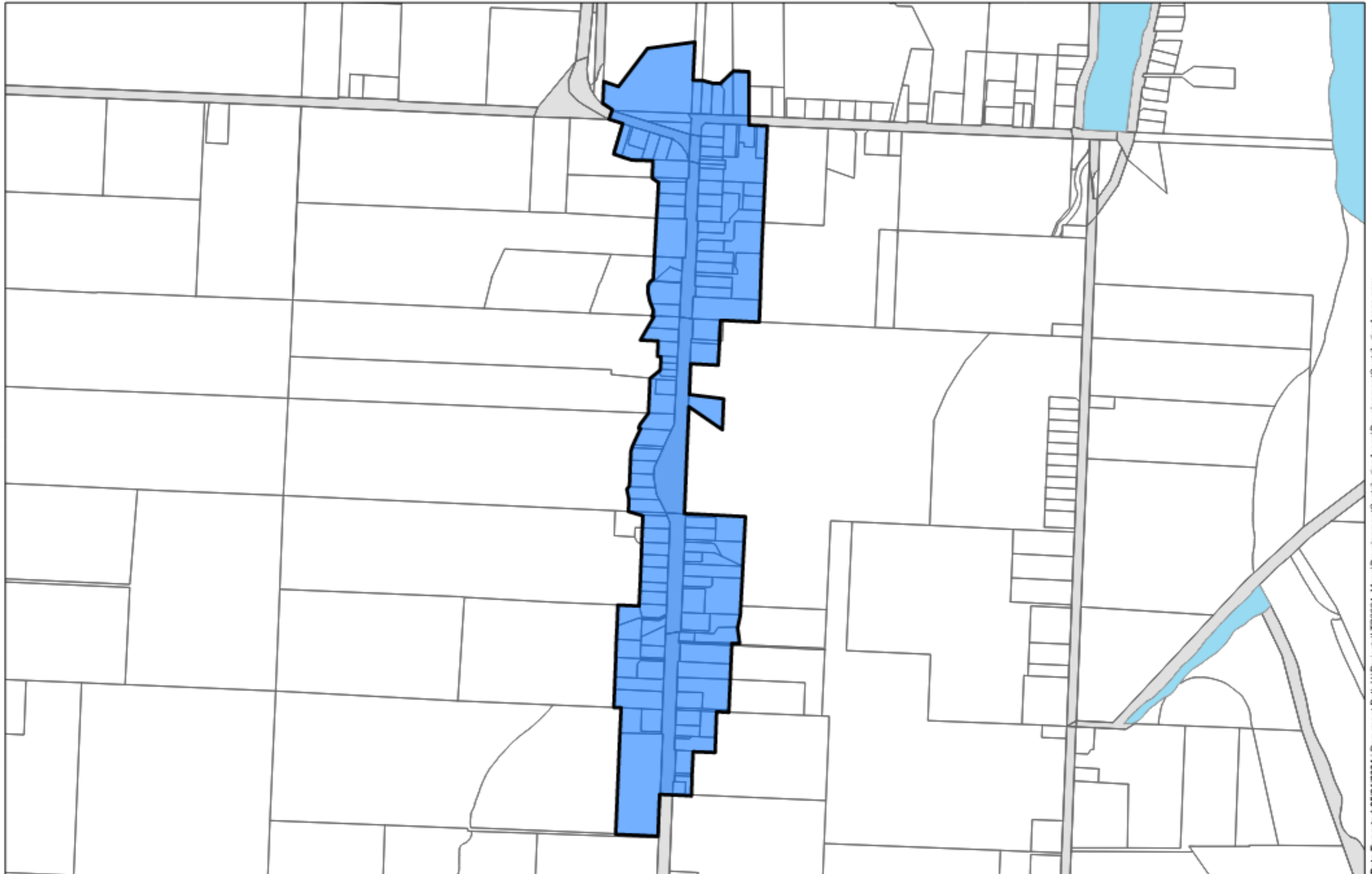
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District Council




te tai o Aorere



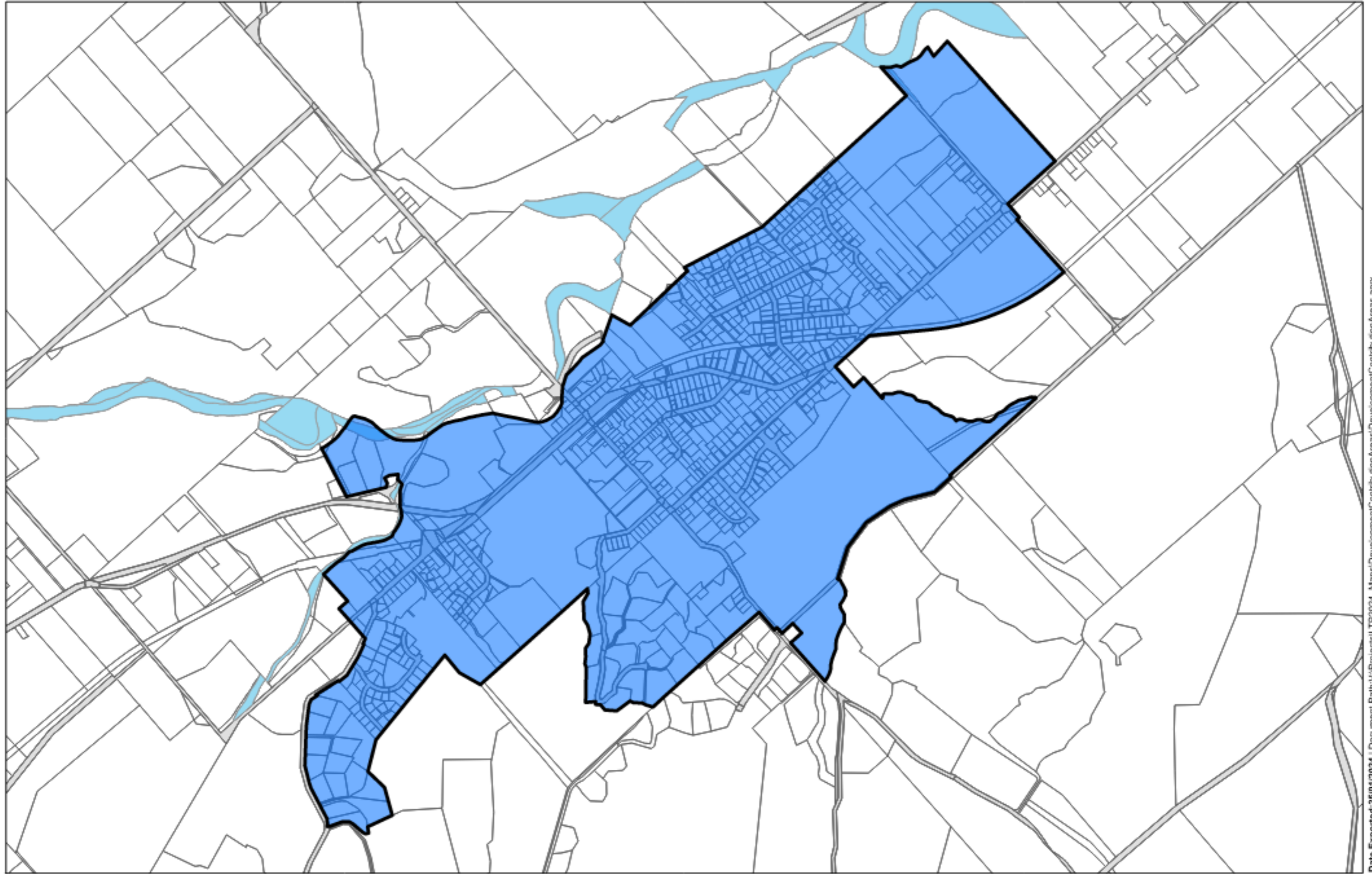
Date Exported: 25/01/2024 | Document Path: V:\Projects\LP2024_Maps\DevelopmentContributionAreas\DevelopmentContributionAreas.aprx

2024 - 2034 Water Supply Development Contribution Area
Riwaka

0 30 60 90 120 150
1:5,560



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Date Exported: 25/01/2024 | Document Path: V:\Projects\LP\2024_Maps\DevelopmentContributionAreas\DevelopmentContributionAreas.aprx

N 2024 - 2034 Water Supply Development Contribution Area
Wakefield

0 80 160 240 320 400
m
1:11,630



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