

# Development Contributions Policy

## 1 Introduction

It is Tasman District Council's intention that the costs of capital expenditure necessary to service growth are recovered from developments. Population growth in the District will place a strain on network and community infrastructure. That infrastructure will need to expand and be further developed in order to cope with the demands of population growth.

Through this policy Tasman District Council is seeking to set development contributions in a transparent and consistent manner and at a level that requires a fair share of the capital expenditure for infrastructure to be met by those who are creating the new demand for infrastructure in the District.

This policy sets out the development contributions payable, how and when they are to be calculated and paid, and a summary of the methodology and rationale used in calculating the level of contributions. It also includes a summary of the significant assumptions that the policy is based on. The policy also includes, for information purposes only, a summary of the provisions in the Tasman Resource Management Plan that relate to financial contributions.

### 1.1 Legislative Requirements and Powers

Council is required to have a policy on development contributions or financial contributions as a component of its Funding and Financial Policies in its Long Term Plan under Section 102(2)(d) of the Local Government Act 2002 (the Act). This Policy satisfies that requirement.

Section 198 of the Act gives territorial authorities the power to require a development contribution when granting a resource consent for a development, a building consent or an authorisation for a service connection. It should be noted that Development Contributions can be charged at any of these points provided they have caused a requirement for growth funding. Development contributions provide Council with a method to obtain contributions to fund infrastructure required due to growth.

### 1.2 Purpose of Policy

The key purpose of the Development Contributions Policy is to ensure that growth, and the cost of infrastructure to meet that growth, is funded by those who cause the need for and benefit from the new or additional infrastructure, or infrastructure of increased capacity. Development contributions are not a tool to fund the cost of maintaining infrastructure or improving levels of service for existing users. This cost will be met from other funding sources.

### 1.3 Adoption of Policy

This Policy will be adopted in conjunction with the Long Term Plan 2015–2025.

### 1.4 When a Development Contribution is Required

A development contribution can be required in relation to a development when:

- The effect of that development is to require new or additional assets or assets of increased capacity in terms of network infrastructure, reserves and community infrastructure; and
- The Council incurs, or is likely to incur, capital expenditure to provide appropriately for those assets, i.e. network infrastructure, reserves and community infrastructure.

The effect of a development in terms of impact on assets includes the cumulative effect that a development may have in combination with another development.

Where a development will benefit from existing or future Council water, wastewater or stormwater services within the 10 year period of the Long Term Plan, a development contribution for that particular infrastructure item will be required. This applies to all developments within the areas denoted in the Development Contribution Area Maps (see Schedule IV), and to any other developments that connect to the Council's water, wastewater or stormwater services. The road network is of benefit to the

whole District and development contributions for roading will be payable on development throughout the District. Connection fees will continue to apply in addition to the requirements to pay development contributions.

### 1.5 Limitations to the Imposition of Development Contributions

Council may not require a development contribution for network infrastructure, reserves or community infrastructure in any of the following cases:

- (a) Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent requiring that a financial contribution be made in relation to the same development for the same purpose.
- (b) Where subject to Council's agreement, the developer will fund or otherwise provide for the same network infrastructure, reserve or community infrastructure.
- (c) Where in relation to water, wastewater or stormwater services, it is not intended that the development will benefit from a new or expanded Council system, or that Council will manage any adverse effect on a stormwater system from development, over the life of the Long Term Plan (refer to the Development Contribution Area Maps – Schedule IV).
- (d) Where Council has received or will receive funding from a third party for these works.
- (e) Where existing use rights under Section 10 of the Resource Management Act apply to any building re-development.
- (f) Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure.
- (g) 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.
- (h) Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.
- (i) 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.

Council will require a reduced development contribution in respect of commercial building development where a previous development contribution has been paid when the title on which the development is located was created at time of subdivision.

### 1.6 Recovery of Financial Contributions

Financial contributions for reserves and community infrastructure will continue to be recovered under the financial contributions provisions of the Tasman Resource Management Plan independent of whether any development contribution is payable. Council intends only to require development contributions under this Development Contributions Policy for capital expenditure on network infrastructure comprising water, wastewater, roading and stormwater assets and has not, since 1 July 2004, required financial contributions for subdivision and land development under the Council's Tasman Resource Management Plan for capital expenditure on these assets. However, Council has and may still require works or services on new developments to avoid, remedy or mitigate the environmental effects of proposed developments through resource consent conditions, or in accordance with any relevant provision in the Tasman Resource Management Plan.

Section 16.5 of the Tasman Resource Management Plan, which contains the Council's planning provisions for recovering financial contributions, should also be consulted.

## 2 Council's Objective for the Collection of Development Contributions

Council's objective is to develop new or additional infrastructure, or infrastructure of increased capacity to meet the demands of new growth within Tasman District. A development contribution is the Council's preferred method for ensuring that this outcome is achieved for network infrastructure comprising water, wastewater, roading and stormwater assets. Capital expenditure on reserves and community infrastructure will continue to be recovered as financial contributions under relevant planning instruments under the RMA. In addition, a requirement to provide works or services may continue to be imposed as a condition on any resource consent for new development.

## 3 Trigger for Taking a Development Contribution

Under Section 198 of the Act, Council can require a development contribution upon the granting of:

- (a) A resource consent for a subdivision or building development;
- (b) A building consent;

- (c) An authorisation for a service connection.

Council will generally require development contributions on the grant of a resource consent for subdivision or building consent for new development. Council considers that these triggers are generally the most appropriate stage to require a development contribution for the following reasons:

- (a) Practicality of implementation;
- (b) Economies of scale in implementation costs;
- (c) Fairness;
- (d) Best available knowledge for projections and allocating budgets.

Council will require development contributions at resource consent stage or at the service connection stage where additional units of demand are created and development contributions for those additional units of demand may not otherwise be covered.

The requirement to pay a development contribution will be in addition to a requirement to pay service connection fees on connection to any Council provided network infrastructure.

## 4 Activities Requiring a Development Contribution to Meet the Costs of Growth

Council will require a development contribution for capital expenditure to meet the increased demand for the following network infrastructure resulting from growth:

- (a) Water supply;
- (b) Wastewater reticulation;
- (c) Transportation;
- (d) Stormwater collection and management.

### 4.1 Capital Expenditure as a Result of Growth in the District

The Council has estimated the total capital expenditure which it expects to incur as a result of growth to meet increased demand for network infrastructure over the next 10 years. This arises out of the preparation of activity management plans (which are available for public inspection) identifying the new or additional or expanded network infrastructure that will be developed over the next 10 years, the anticipated growth in the District and the proportion of capital expenditure on that network infrastructure which is attributable to new growth.

The Council has brought all this together in a 'Growth Model' which has been used to predict growth throughout the District for 'Household Units of Demand' (HUD) for both residential and business units. It is only the proportion of capital expenditure on network infrastructure that is attributable to new growth that will be recovered through development contributions under this Policy. This information is summarised in Schedule II of this Policy.

The relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 1 below. 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 are being recovered through current charges.

TABLE 1	
Activity	Growth component to be funded by Development Contributions \$ (GST inc)
Water	\$7,624,061
Wastewater	\$17,062,205
Road	\$2,025,024
Stormwater	\$15,766,878
<b>Total</b>	<b>\$42,478,168</b>

## 5 Units of Demand

### 5.1 Residential

The household unit of demand is based upon the development of new residential activities over the life of the Long Term Plan and beyond through the subdivision and associated development of new and existing lots. Each additional residential activity is assumed to generate a demand for network infrastructure which is equivalent to a single household unit of demand.

Development contributions calculated are based on the number of new lots expected in the next 10 years that development contributions can be recovered from, divided into the expenditure for 10 years that relates to growth. If for any reason the new growth works are undertaken but the new lots are less than calculated a corresponding loan will be drawn down for the shortfall with the debt servicing costs of that loan passed onto developers at the next review of the Long Term Plan.

### 5.2 Non-Residential

Where there is a subdivision for a non-residential land use or non-residential building development, an assessment will be carried out to determine an appropriate unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the non-residential development and the assumptions made in calculating the household unit of demand or such other criteria as may be relevant (refer to Section 12, definition of HUD). When there is a non-residential development and there is no automatic requirement for a roading contribution using the HUD methodology (3 car parks), a development contribution equivalent to 1 HUD will be charged unless it can be shown by the developer that no roading growth requirement will be created.

Where a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development, Council may require the developer to provide such information. In any case the Council may carry out its own assessment for any development and may require development contributions based upon the Council's estimates. If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, a development contribution based on a residential unit of demand will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This assessment will take into account the development contributions paid at the subdivision consent stage.

### 5.3 Development Agreements

The Local Government Act 2002 as amended in 2014 now provides in sections 207A to 207F for the Council and a developer to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development. This may occur where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of an equivalent household unit of demand. The result of any Development Agreement overrides any obligation to pay development contributions in accordance with this Policy.

### 5.4 Reconsideration and Objections

The Local Government Act 2002 as amended in 2014 also provides that anyone who is required to pay a development contribution may request a reconsideration. Within 10 working days of receiving notice to pay an applicant may, in writing, request a reconsideration stating the grounds of any objection and the relief sought. As provided for in section 199A(1) those grounds are that –

- a) the development contribution was incorrectly calculated or assessed under the territorial authority's development contributions policy; or
- b) the territorial authority incorrectly applied its development contributions policy; or
- c) the information used to assess the person's development against the development contributions policy, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

Section 202A of the Local Government Act requires Council to set out the process for reconsiderations, including how the request can be lodged and the steps in the process that Council will apply when reconsidering the requirement to make a development contribution.

Requests for Council can be lodged with Council in writing using the prescribed form and payment of a fee, as set out in the Schedule of Fees and Charges. S.199A requires requests for reconsideration to be made to Council within 10 working days after the date on which the person lodging the request receives the development contribution notice. Applications with insufficient information or without payment of fee will be returned to the applicant, with a request for additional information or payment.

Applications for reconsideration will be considered by a panel of up to three staff, including at least one person with delegated authority to decide. A decision in writing shall be given to the person who made the reconsideration request within 15 working days after the date on which Council receives all required relevant information relating to a request.



Schedule 13A of the Local Government Act 2002 also sets out an objection process if, in the alternative, a person seeks to amend the decision to request payment of a development contribution. Any objection must be lodged with the Council within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for a reconsideration under paragraph 5.4.1 above. Objectors must pay a deposit and are liable for all costs incurred in the objection process including staff and commissioner time, and other costs incurred by Council associated with any hearings.

## **6 Refunds**

Sections 209 and 210 of the Local Government Act 2002 state the circumstances where development contributions will be refunded, or land returned. Council also reserves the right to refund monies in other circumstances it considers appropriate.

## **7 Payment of Development Contributions**

A Development contributions notice of payment shall be made on the granting of a resource consent or building consent or authorisation of a service connection.

As per section 198 (2A) of the Local Government Act, a development contribution must be consistent with the content of the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.

The due date for payment shall be as follows:

- For a resource consent (for subdivisions): prior to release of the certificate under section 224(c) of the Resource Management Act 1991 (the 224(c) certificate).
- For a resource consent (other): on uplifting the Certificate of Code Compliance for a building consent, or where no building consent is required or it has already been issued, on issue of the resource consent.
- For a building consent: on issue of the Code Compliance Certificate.
- For an authorisation for a service connection: on uplift of the authorisation.

Where necessary, these different requirements will apply even when two types of consent are processed simultaneously, or as a single application. Bonding may be available for development contributions as set out in section 8. No other provision for postponement of payment is available.

30 days after payment is due Council will be able to charge interest at 2 percent per annum above the Reserve Bank 90 day bank bill rate on all debts owing.

In addition to its powers generally to require payment of development contributions, Council will exercise the powers conferred by Section 208 of the Act (at its discretion) if development contributions are not paid, or not paid in full. This section enables Council to:

- Prevent the commencement of a resource consent.
- Withhold a certificate under Section 224 of the RMA.
- Withhold a code compliance certificate under Section 94(4) of the Building Act 2004.
- Withhold a service connection to the development.
- Withhold a certificate of acceptance under section 99 of the Building Act 2004
- Register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

## **8 Bonding for development contributions**

Bonding may be available for development contributions over \$50,000, at the discretion of Council. Bonds:

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

- Shall be based on the GST inclusive amount of the contribution.

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

## 9 Implementation and Review

It is anticipated that this Policy will be updated on a three yearly basis, in whole or in part, or at shorter intervals if Council deems it necessary. Any review of the Policy will take account of:

- Any changes to significant assumptions underlying the Development Contributions 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 Long Term Plan;
- Any other matters Council considers relevant.

## 10 Significant Assumptions of the Development Contributions Policy

### 10.1 Methodology

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

### 10.2 Planning Horizons

A 30 year timeframe has been used as a basis for forecasting growth, but only 10 years of growth has been used when calculating the proportion of the cost of capital works that is attributed to growth. This is set out in Council's asset management plans.

### 10.3 Projecting Growth

To estimate the number of residential and rural/residential developments Council expects over a 10 and 30 year period, this Policy has used, and has maintained consistency with, Council's urban growth planning and asset management planning data. This in turn has been based on the medium growth scenario from Statistics New Zealand (2006 base projections). Statistical analysis of building consents was also used to estimate business growth requirements.

### 10.4 Best Available Knowledge

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

### 10.5 Key Risks/Effects

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

### 10.6 Financial/Administrative Assumptions

- All figures in the Development Contributions Policy include an allowance for inflation.
- That methods of service delivery will remain substantially unchanged.

## 11 Meaning of Terms

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

**Act** means the Local Government Act 2002.

**Activity** means a good or service provided by, or on behalf of, a local authority or a Council-controlled organisation; and includes:

- (a) the provision of facilities and amenities; and
- (b) the making of grants; and
- (c) the performance of regulatory and other governmental functions.

**Allotment** has the meaning given to it in Section 218(2) of the Resource Management Act 1991.

**Activity Management Plan** means the current Council document that outlines how the Council will manage and provide infrastructure assets and services.

**Catchment** means the area served by a particular infrastructure.

**Capital Expenditure** means the cost Council expects to incur to provide infrastructure assets for the running of network infrastructure.

**Community Outcomes** means the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental and cultural well-being of its district or region, in the present and for the future.

**Development** means:

- (a) any subdivision or other land development that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.

Development Contribution means a contribution:

- (a) provided for in a development contribution policy included in the Long Term Plan of the Council; and
- (b) calculated in accordance with the methodology set out in Schedule 13 to the Act; and
- (c) comprising:
  - (i) money; or
  - (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or
  - (iii) both.

**Development Contributions Policy** means the policy on development contributions included in the Long Term Plan of the Council under Section 102(2)(d) of the Act.

**District** means the Tasman District.

**Dwelling** means a building or part of a building for a single, self-contained, house-keeping unit, whether of one or more persons (where 'self-contained house-keeping unit' means a single integrated set of sleeping, ablution and cooking facilities).

Note: Workers Accommodation as defined in the Tasman Resource Management Plan will be assessed for roading contributions on the basis of one HUD per 10 beds.

HUD means Household Unit of Demand and a single HUD is calculated in accordance with the table below as follows:

TABLE 2

Activity	Base Unit	Demand per Household Unit	Comments
<b>Water</b>	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	
<b>Wastewater (commercial only) (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0 m<sup>3</sup>/day)</b>	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
<b>Stormwater</b>	300 m <sup>2</sup> of non pervious surface	300 m <sup>2</sup> and multiples thereof for roof and paved areas.  Credits may be given for stormwater mitigation, i.e. grass swales /rain gardens to a maximum of 50%	Typical residential dwelling covers approx 300 m <sup>2</sup> site. Multiples of 300 m <sup>2</sup> , i.e. roof and paved areas equate to HUD / 300 m <sup>2</sup>
<b>Transportation, Roads and Footpaths</b>	Three carpark spaces	Three carpark spaces per household unit = 1 HUD	Figure 16.2C of the TRMP sets out carpark spaces for different uses. The total carparks required per development / 3 = required HUD

\* For industrial/wet industries using more than 5.0m<sup>3</sup> water per day, individual assessments will be undertaken on the proposed water use averaged over the year.

• When a change in use occurs and no resource consent is required but an increased use in Council's infrastructure i.e. S198 and S199 Local Government Act 2002 (LGA 2002), Council may require that a Development Contribution be made and enforced through a statutory land charge pursuant S208(d) of LGA 2002.

**Network Infrastructure** means the provision of roads and other transport, water, wastewater and stormwater collection and management.

**Policy** means this Development Contributions Policy.

**Service Connection** means a physical connection to a service provided by Council.

**Urban Drainage Area** means an area defined under the Local Government Act 1974 as adopted by Council.

**Water Supply Area** means a water supply rating area as adopted by Council.

## 12 Calculating the cost of projects to fund Growth

Schedule II of this policy outlines the amount required to fund growth for engineering activities. The schedule also contains information on the proportion of the costs for all projects included in this policy that are to be recovered from development contributions charges.

The proportion of an individual project's cost that is attributed to growth is determined by the proportion of current and future beneficiaries of that project. This also requires an assessment of the appropriate catchment to use in determining current and future beneficiaries.

In most cases, the Council has assumed that projects provide wider benefits to the existing community – even where they are principally driven by growth. This provides a conservative estimate of growth costs. However, it ensures compliance with section 197AB (c) of the Local Government Act 2002 which requires that cost allocations to be determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets.

An example of how the allocation process works is illustrated below.

TABLE 3	Current population	Future population	Proportion attributed to growth
Formula	A	B	$(B-A)/B$
Example project	100	115	$15/115 = 13\%$

## 13 Calculating the development contribution charges

The Development Contributions charges are calculated by taking growth costs (including loan and interest costs) and dividing these costs by the recoverable growth. The calculations are summarised below.

TABLE 4	Growth costs to be recovered (GST inc)	Recoverable growth	Development contribution charges (GST inc)
Water	\$7,624,061	1,514	\$5,039
Wastewater	\$17,062,205	1,699	\$10,041
Road	\$2,025,024	2,412	\$840
Stormwater	\$15,766,878	1,702	\$9,264
<b>Total</b>	<b>\$42,481,945</b>		<b>\$25,184</b>

# Schedule I – Summary of Development Contributions

## 1 Residential Development

### 1.1 Development Contributions Required on Subdivision

For each infrastructure asset (water, wastewater, stormwater and roading) where development contributions are required, the development contribution payable by the developer will be calculated by multiplying the number of household units of demand (HUD) generated by the development by the figure for the relevant activity in Table 5. For the purpose of this Policy, a single household unit of demand is equivalent to each allotment created by subdivision.

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

- (a) the number of separate certificates of title pertaining to the land being subdivided which have resulted from a previous subdivision consent or equivalent approval;
- (b) any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose;
- (c) any allotment required as a condition of consent to be amalgamated with another allotment.

TABLE 5	
Activity	Development Contribution per HUD \$ (incl. GST)*
Water	\$7,624,061
Wastewater	\$17,062,205
Road	\$2,025,024
Stormwater	\$15,766,878
<b>Total</b>	<b>\$42,478,168</b>

\* The value of the Development Contribution shall be adjusted on 1 July each calendar year using the annual change in the Construction Cost Index.

### 1.2 Development Contributions Required on Building Development

For building development in the District, development contributions are required as follows:

For each building the development contribution for the building is calculated using the development contribution set out in Table 5.

## 2 Non-residential Development

2.1 Where there is a subdivision for a non-residential land use, or non-residential building development, an assessment will be carried out to determine a non-residential unit of demand in accordance with Table 2. The development contribution required for a non-residential development will be required on the grant of a resource consent, or on the grant of a building consent, or on the grant of any authorisation for a service connection, whichever is applicable and is first in time.

2.2 If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, the Council will require a development contribution based on a residential unit of demand for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This assessment will take into account the development contributions paid at the subdivision consent stage.

2.3 In calculating the equivalent HUD, the Council allows for fractions of HUDs e.g. 7 Car parks = 2.33 HUD X \$840 = \$1,957

2.4 When there is a non-residential development and there is no automatic requirement for a roading contribution using the HUD methodology (3 car parks), a development contribution equivalent to 1 HUD will be charged unless it can be shown by the developer that no roading growth requirement will be created.



## Schedule II – Schedule of Assets for which Development Contributions will be used

In accordance with section 201A of the Local Government Act, this Schedule summarises those assets for which development contributions will be used.

The tables below outline future projects for which Development Contributions will be used to recover growth costs (inflation adjusted, excluding GST).

### Roading - Future Costs

Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	% funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Takaka	Renewal of Commercial Street to better provide for a shared environment	503,435	3%	97%	15,103	0	0	0	1,460	13,643	0	0	0	0	0
Takaka	Motupipi carparking extension. Removal of building foundations, and surface and drainage improvements. Excludes the existing car park area.	153,486	3%	97%	4,605	0	0	0	0	4,605	0	0	0	0	0
Murchison	Renewal of Fairfax Street and Waller Street to provide for a shared environment	382,199	5%	95%	19,110	0	0	0	0	0	0	0	1,684	17,426	0
Collingwood	Renewal of Tasman Street to better provide for a shared environment	357,600	9%	91%	32,184	0	0	0	0	0	2,846	29,338	0	0	0
Motueka	Renewal of High Street to better provide for a shared environment	924,853	10%	90%	92,485	0	9,027	83,459	0	0	0	0	0	0	0
Motueka	Investigate and design to provide for LOS	56,847	10%	90%	5,685	0	0	0	0	5,685	0	0	0	0	0
Motueka	Signalisation of the intersection to improve efficiency	606,826	10%	90%	60,683	0	0	5,384	55,298	0	0	0	0	0	0
All of district	Construction of new footpaths	1,863,579	12%	88%	223,630	19,642	20,152	20,676	21,234	21,829	22,484	23,181	23,946	24,784	25,701
All of district	Construction of new kerb and channel in conjunction with non-subsidised works e.g. footpaths	1,048,263	12%	88%	125,792	11,048	11,336	11,630	11,944	12,279	12,647	13,039	13,470	13,941	14,457
All of district	District wide land purchase to	2,329,474	12%	88%	279,537	24,552	25,190	25,845	26,543	27,286	28,105	28,976	29,932	30,980	32,126

Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	% funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
	cover Notice of Requirements														
Mapua / Ruby Bay	On street carparking improvements to Tahurangi Street and Aranui Road	571,227	13%	87%	74,260	23,938	0	0	50,321	0	0	0	0	0	0
Richmond	Upgrade of the Richmond Town Centre (Queen Street) to provide improved traffic calming and shared spaces	4,943,244	14%	86%	692,054	14,322	334,517	343,215	0	0	0	0	0	0	0
Brightwater	Renewal of Ellis Street to better provide for a shared environment	1,504,843	14%	86%	210,678	0	0	24,876	185,802	0	0	0	0	0	0
Richmond	Reconstruction of Oxford Street between Wensley Road and Gladstone Road to provide for Richmond Ring Route	1,055,794	14%	86%	147,811	0	0	0	0	66,644	3,381	77,787	0	0	0
Richmond	Intersection improvements to improve efficiency	662,222	14%	86%	92,711	0	0	0	0	0	8,197	84,514	0	0	0
Richmond	Intersection improvements to improve efficiency	1,181,687	14%	86%	165,436	0	0	0	9,290	156,146	0	0	0	0	0
Other	Investigate and design to provide for growth	52,480	15%	85%	7,872	0	7,872	0	0	0	0	0	0	0	0
Mapua / Ruby Bay	Renewal of Aranui Road to better provide for a shared environment	1,039,154	16%	84%	166,265	0	0	0	0	16,372	149,893	0	0	0	0
Wakefield	Renewal of Edward Street between SH60 and Arrow Street to provide for a shared environment	683,958	17%	83%	116,273	0	0	0	0	0	0	10,262	106,011	0	0
Richmond	Reconstruction of Lower Queen Street to provide for future growth in Richmond West	959,087	20%	80%	191,817	0	10,496	0	0	0	0	0	62,658	64,852	53,812
Kaiteriteri	Construction of a new road from Cederman Drive to Martin Farm Road and upgrade of Martin Farm Road from the new road to the Kaiteriteri Inlet Bridge	208,821	26%	74%	54,293	0	0	0	0	0	0	0	0	0	54,293
Richmond	Reconstruction of Bateup	3,005,768	36%	64%	1,082,077	18,414	94,464	969,199	0	0	0	0	0	0	0

Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	% funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
	Road to provide for growth														
Richmond	Investigate the need for improvements to Wensley Road to cater for existing and future growth	112,246	42%	58%	47,144	0	0	0	0	0	0	0	47,144	0	0
	<b>TOTAL ROADING GROWTH EXPENDITURE</b>	<b>24,207,095</b>			<b>3,907,503</b>	<b>111,916</b>	<b>513,054</b>	<b>1,484,285</b>	<b>361,893</b>	<b>257,844</b>	<b>290,816</b>	<b>192,692</b>	<b>362,631</b>	<b>151,983</b>	<b>180,389</b>
	<b>DC LOAN TO RECOVER</b>				<b>-1,801,220</b>										
	<b>LOAN INTEREST</b>				<b>-345,393</b>										
	<b>TOTAL ROADING DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>				<b>1,760,890</b>										

\* The percent for growth has been rounded to the nearest whole number.

## Stormwater - Future Costs

Township	Project Description	Total Cost Years 1-10 \$	% For Growth *	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Murchison	Improve existing stream behind the rec centre out past Fairfax Street to edge of development to Q50 capacity	259,882	3%	97%	7,796	0	0	0	498	6,395	0	0	0	0	904
Kaiteriteri	Reduce potential for sand blockage	51,150	8%	92%	4,092	4,092	0	0	0	0	0	0	0	0	0
Golden Bay other	Upgrade culverts Boyle Street, Ellis Creek Abel Tasman Dr and upsize channels to mitigate flood impact and repair flood damage 2011-2014	920,700	10%	90%	92,070	92,070	0	0	0	0	0	0	0	0	0
Motueka	Poole, Jocelyn, Wilki, Fry pipe extension to drain low points	497,072	10%	90%	49,707	0	0	4,846	42,303	2,558	0	0	0	0	0

Township	Project Description	Total Cost Years 1-10 \$	% For Growth *	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Richmond	Partial Upgrade Option Linked to TPT #110093 and WW #140034 and WS#150126	3,435,893	11%	89%	377,948	0	0	0	0	0	0	0	377,948	0	0
All of district	OHS Capital Initiatives	154,632	12%	88%	18,556	1,841	1,889	1,938	1,991	2,046	2,108	2,173	2,245	2,324	0
Brightwater	Improve Railway Diversion drain plus new Mt Heslington stream diversion. Rintoul Place, Block off 1 No. 375 dia. culvert and ditch along SH to drain towards the stock yard. Link to Rivers Project 40 Brightwater Flood Protection Works and Brightwater repair160138 work	2,614,574	14%	86%	366,040	0	0	0	0	53,375	274,879	37,787	0	0	0
Richmond	New stormwater system from Kingsley Place to Hill Street and along to Angelis Avenue.	1,624,158	14%	86%	227,382	0	0	0	0	0	22,121	205,261	0	0	0
Richmond	Installation of stormwater pipe from Gladstone Road to Olympus Drive to Middlebank Drive. Links to WS #150158	4,458,730	14%	86%	624,222	0	0	180,917	294,186	149,119	0	0	0	0	0
Richmond	Increase capacity through Ridings Grove. Duplicate line in walkway reserve and upgrade Hill Street crossing to Q50. Do in two parts: Hill St culverts, then Riding Grove pipe.	1,111,619	14%	86%	155,627	15,207	140,420	0	0	0	0	0	0	0	0
Richmond	New box culvert to divert stormwater from Waverly/Gladstone to Poutama.	2,098,423	14%	86%	293,779	0	0	15,076	278,703	0	0	0	0	0	0
Richmond	Intercept flows upstream jct Salisbury Rd and provide additional hydraulic capacity, by replacing existing 900 dia. pipe with twin 1050 dia. pipe (over 520m) and single 900 dia. pipe over 360m. Link to TP{T #110077	2,321,058	14%	86%	324,948	14,322	310,626	0	0	0	0	0	0	0	0

Township	Project Description	Total Cost Years 1-10 \$	% For Growth *	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Richmond	Pipe 150m of open drain with 475mm plastic ribbed land drainage culvert and manage flows at bottom	129,032	14%	86%	18,064	0	0	0	0	0	0	18,064	0	0	0
Richmond	Link to Transport 160T	453,430	14%	86%	63,480	0	63,480	0	0	0	0	0	0	0	0
Richmond	Extend to William St. Link to ROAD ID ??	768,622	14%	86%	107,607	0	0	0	0	0	21,001	86,606	0	0	0
Richmond	Quality improvements as identified in the CMP	252,500	14%	86%	35,350	0	7,347	7,538	7,742	3,979	0	4,226	0	4,518	0
Richmond	Rip rap enhancement 35m just above Sailbury Rd & other minor repairs	76,725	14%	86%	10,742	10,742	0	0	0	0	0	0	0	0	0
Richmond	Bridge replacement and safety barriers	798,239	14%	86%	111,753	0	0	0	0	100,277	11,476	0	0	0	0
All of district	District Wide	2,017,220	14%	86%	282,411	7,161	14,694	22,615	30,967	31,834	32,789	33,806	34,921	36,143	37,481
Richmond	Bird St and Arbor-Lea	969,199	14%	86%	135,688	0	0	135,688	0	0	0	0	0	0	0
Richmond	box culvert under road to address lack of SFP	760,959	14%	86%	106,534	0	106,534	0	0	0	0	0	0	0	0
Richmond	change outlet structure	102,300	14%	86%	14,322	14,322	0	0	0	0	0	0	0	0	0
Brightwater	improve drainage capacity across Lord Rutherford and alongside Robertson	51,150	14%	86%	7,161	7,161	0	0	0	0	0	0	0	0	0
Tapawera	50m of 750 id culvert to replace 550 id culvert from Totara Street + new headwall	342,300	15%	85%	51,345	0	0	0	0	0	0	0	0	0	51,345
Mapua / Ruby Bay	Upgrade culvert capacity crossing Aranui Rd at top end of School Rd drain	121,451	16%	84%	19,432	0	0	0	0	19,432	0	0	0	0	0
Mapua / Ruby Bay	Project Scope, based on solutions proposed in Mapua Stormwater Investigations, Higgs Road report, but including pipework upgrades in James Cross Place, Langford Drive and Coutts Place	377,250	16%	84%	60,360	0	0	0	0	60,360	0	0	0	0	0

Township	Project Description	Total Cost Years 1-10 \$	% For Growth *	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Mapua / Ruby Bay	Connect to stormwater system at Brabant Drive /Pinehill Rd with 1050 pipe inc. culvert under Pinehill Road and pipe to connect to culvert further downstream. New 600 dia. pipe on Brabant Drive.	497,140	16%	84%	79,542	0	0	0	0	0	0	0	7,711	71,831	0
Mapua / Ruby Bay	Drainage improvements from Crusader Dr to Stafford Dr (SP2)	261,665	16%	84%	41,866	0	0	0	0	4,077	37,790	0	0	0	0
Mapua / Ruby Bay	road drainage at 70 stafford	190,031	16%	84%	30,405	0	0	0	0	2,961	27,444	0	0	0	0
Mapua / Ruby Bay	Stream widening at Clinton-Baker.	439,644	16%	84%	70,343	0	0	0	3,341	6,869	60,134	0	0	0	0
Mapua / Ruby Bay	Stream widening at Senior and Evans	8,282	16%	84%	1,325	1,325	0	0	0	0	0	0	0	0	0
Wakefield	Increasing size of existing channel, new direct connection to Wai-iti. capacity through 7 No. culvert crossings, Construction of 160m of channel, Construction of new box culvert to cross under SH 6	234,208	17%	83%	39,815	0	0	0	0	0	39,815	0	0	0	0
Wakefield	install soakage capacity in berms to reduce ponding, overflow to existing system	25,575	17%	83%	4,348	4,348	0	0	0	0	0	0	0	0	0
Wakefield	building up 30m of embankment to stop town flooding - from flood modelling study	32,307	17%	83%	5,492	0	0	5,492	0	0	0	0	0	0	0
Richmond	Borcks Creek Widening (LINK to Richmond WTP: design Y1, construct Y2)	9,282,766	63%	37%	5,848,142	644,490	661,247	678,439	0	716,266	0	1,521,249	0	1,626,451	0
Richmond	Upgrade to White Rd and Ranzau Rd at Paton Rd intersection.	860,792	63%	37%	542,299	542,299	0	0	0	0	0	0	0	0	0



Township	Project Description	Total Cost Years 1-10 \$	% For Growth *	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Motueka	Network upgrade to accommodate new development and upgrade existing system from the area north of King Edward Street and connecting to the Woodland Drain	3,704,139	79%	21%	2,926,270	0	0	0	0	0	0	0	0	0	2,926,270
Richmond	Contribution to cost to cater for future subdivision	97,185	95%	5%	92,326	92,326	0	0	0	0	0	0	0	0	0
All of district	Reactive optimisation allowance to increase pipelines due to growth.	502,552	100%	0%	502,552	0	89,216	0	94,007	0	99,538	0	106,011	0	113,781
	<b>TOTAL STORMWATER GROWTH EXPENDITURE</b>	<b>42,904,555</b>			<b>13,751,145</b>	<b>1,451,706</b>	<b>1,395,454</b>	<b>1,052,550</b>	<b>753,737</b>	<b>1,159,548</b>	<b>629,096</b>	<b>1,909,172</b>	<b>528,836</b>	<b>1,741,267</b>	<b>3,129,780</b>
	<b>DC LOAN TO RECOVER</b>				<b>331,024</b>										
	<b>LOAN INTEREST</b>				<b>-371,840</b>										
	<b>TOTAL STORMWATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>				<b>13,710,329</b>										

## Water - Future Costs

Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Richmond	Replace 100 main with 150mm	891,046	2%	98%	17,821	1,739	15,166	915	0	0	0	0	0	0	0
Richmond	Replacing all existing 300mm and 100mm in Queen St due to lowering the road by 300mm. New 100mm rider main included.	1,975,820	2%	98%	41,942	0	2,204	39,288	0	0	0	0	0	0	0
Richmond	Upgrading Edward St, Roeske St and Wilkes St includes new rider mains	1,269,533	4%	97%	44,434	0	0	0	4,238	8,714	29,169	2,313	0	0	0
Brightwater	Supplementary Bore	283,351	4%	96%	12,297	0	0	0	0	0	0	0	1,192	11,105	0

Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Motueka	Relocate Fearons Bush WTP to Parkers Street WTP upgrade mains in Jocelyn , Wilkie and Parker	688,790	6%	94%	41,327	1,535	39,973	0	0	0	0	0	0	0	0
Kaiteriteri	Upgrade treatment to meet DWSNZ.	895,314	8%	92%	71,625	8,403	63,222	0	0	0	0	0	0	0	0
Richmond	New Control Panels and telemetry and renewals of existing sites	1,420,307	8%	92%	113,341	8,572	8,795	6,445	6,619	6,805	7,009	7,226	19,905	20,602	21,364
Collingwood	Upgrade treatment to meet DWSNZ.	581,358	9%	91%	52,322	7,679	44,644	0	0	0	0	0	0	0	0
Other	All except Richmond as per report - maybe delete in favour of 150317	582,861	9%	91%	52,458	0	0	0	9,954	10,232	10,539	21,732	0	0	0
All of district	OHS Capital Initiatives	200,000	9%	91%	18,000	0	3,600	0	3,600	0	3,600	0	3,600	0	3,600
Motueka	Extending main to create a loop	65,820	10%	90%	6,582	6,582	0	0	0	0	0	0	0	0	0
Golden Bay other	Upgrade treatment to meet DWSNZ. Storage needed later	387,658	10%	90%	38,766	15,345	0	0	0	0	23,421	0	0	0	0
Tapawera	Improve lime dosing- needs bigger tank. New stirrer and pipework, possibly better programming of lime dosing.	28,423	12%	88%	3,411	0	0	0	0	3,411	0	0	0	0	0
Brightwater	2390m of 63mm pipeline along Waimea West Road to Teapot Valley	207,811	14%	86%	29,093	0	0	0	29,093	0	0	0	0	0	0
Brightwater	Upgrade treatment to meet DWSNZ.	793,794	14%	86%	111,131	0	0	0	16,258	89,135	5,738	0	0	0	0
Richmond	Upsize mains to 150mm between Queen St and Oxford St. Work to tie in with Queen Street Watermain	319,556	14%	86%	44,738	44,738	0	0	0	0	0	0	0	0	0
Richmond	Upgrade pipe to 200mm from Reservoir	171,932	14%	86%	24,070	24,070	0	0	0	0	0	0	0	0	0
Richmond	New Wellfield and new main to Richmond WTP.	2,603,946	14%	86%	364,552	0	0	0	0	0	0	0	0	78,746	285,807

Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Richmond	Wensley Road - Gladstone Road, replace 100mm with 150mm. Link with WW#140034 and SW#160033	392,544	14%	86%	54,956	0	0	0	0	0	0	0	54,956	0	0
Richmond	Link Line on Patons Road to 63mm OD PE.	94,679	14%	86%	13,255	13,255	0	0	0	0	0	0	0	0	0
Richmond	Wensley Road - Gladstone Road, replace 100mm with 150mm	291,083	14%	86%	40,752	0	0	5,967	32,684	2,100	0	0	0	0	0
Richmond	New 150mm main down McGlashen Ave	387,835	14%	86%	54,297	5,299	46,209	2,789	0	0	0	0	0	0	0
Mapua / Ruby Bay	Upgrade to treatment to DWSNZ for Mapua supply	239,699	16%	84%	38,352	0	0	3,739	32,639	1,974	0	0	0	0	0
Wakefield	New treatment plant in Spring Grove. Piped to Wakefield	4,302,450	17%	83%	731,416	0	71,373	622,441	37,603	0	0	0	0	0	0
Wakefield	Rezoning, new reservoirs and mains for 88 Valley and Wakefield.	3,275,573	25%	75%	818,893	0	0	0	0	0	0	119,273	657,113	42,507	0
Mapua / Ruby Bay	Works to facilitate growth in Mapua including replacing main across Best and Rabbit Island (with 250mm) and upgraded pumps at Waimea bores and storage in year 4 - based on cancellation of CTP Linked to WW #42 works	331,789	90%	10%	298,610	0	0	0	298,610	0	0	0	0	0	0
Richmond	Works to facilitate early start in Richmond south pending full construction of new principal main from WTP and new reservoirs	261,735	95%	5%	248,648	24,296	224,352	0	0	0	0	0	0	0	0
All of district	Reactive optimisation allowance to increase pipelines due to growth.	344,100	100%	0%	344,100	61,380	0	64,613	0	68,216	0	72,440	0	77,450	0
	<b>TOTAL WATER GROWTH EXPENDITURE</b>	<b>23,288,444</b>			<b>3,730,682</b>	<b>222,892</b>	<b>519,358</b>	<b>744,209</b>	<b>477,304</b>	<b>186,512</b>	<b>79,476</b>	<b>222,985</b>	<b>736,767</b>	<b>230,410</b>	<b>310,771</b>
	<b>DC LOAN TO RECOVER</b>				<b>2,117,294</b>										
	<b>LOAN INTEREST</b>				<b>781,642</b>										

Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
	<b>TOTAL WATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>				<b>6,629,618</b>										

## Wastewater - Future Costs

Township	Project Description	Total Cost Years 1-10 \$	% For Growth *	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Motueka	Identify and purchase land, specialist studies, consents and construction of new WWTP, decommissioning of existing WWTP	129,083	5%	95%	6,454	0	0	0	0	0	0	0	0	6,454	0
Takaka	Generator	68,216	6%	94%	4,093	0	0	0	0	4,093	0	0	0	0	0
St Arnaud	Install new flowmeter on RM at WWTP	15,345	7%	93%	1,074	1,074	0	0	0	0	0	0	0	0	0
Golden Bay other	New storage and RM, refurbish PS	1,435,584	7%	93%	101,714	0	0	19,913	81,802	0	0	0	0	0	0
Kaiteriteri	New storage	83,500	8%	92%	6,680	0	0	0	6,680	0	0	0	0	0	0
Kaiteriteri	Replace RM through Girvins	237,721	8%	92%	19,018	0	0	0	0	0	19,018	0	0	0	0
Kaiteriteri	Replace estuary RM with land based RM	3,983,569	8%	92%	318,686	61,792	126,798	130,095	0	0	0	0	0	0	0
Other	Upgrade of RM	493,105	8%	92%	39,448	0	0	0	39,448	0	0	0	0	0	0
Motueka	Upgrade WWTP	2,762,100	10%	90%	276,210	276,210	0	0	0	0	0	0	0	0	0
Motueka	New storage	75,191	10%	90%	7,519	7,519	0	0	0	0	0	0	0	0	0
Pohara	Pohara Camp, Pohara Valley, Tarakohe PSs and RM upgrades	4,371,678	10.00%	90%	437,168	0	0	0	0	0	0	0	5,881	115,659	315,627
All of district	Implement safety improvements, fall protection, bollards, other modifications at pump stations	269,619	12%	88%	32,354	6,138	6,298	6,461	6,636	6,822	0	0	0	0	0
All of district	Installing telemetry existing sites	654,790	12%	88%	78,575	27,621	28,339	22,615	0	0	0	0	0	0	0

Township	Project Description	Total Cost Years 1-10 \$	% For Growth *	% Funded from other sources*	Growth Cost Years 1-10\$	Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
Richmond	Pipeline upgrade between WWSF1709 and WWSF1708	437,657	14%	86%	61,272	12,005	49,267	0	0	0	0	0	0	0	0
Richmond	Pipeline upgrade	957,417	14%	86%	134,038	0	0	0	0	0	0	26,118	107,920	0	0
Richmond	202 Queen Street to Sundial Sq pipeline upgrade	223,029	14%	86%	31,224	0	31,224	0	0	0	0	0	0	0	0
Mapua / Ruby Bay	New PS and 33m <sup>3</sup> storage and RM upgrade	3,571,281	16%	84%	571,405	0	0	51,815	54,893	464,697	0	0	0	0	0
Mapua / Ruby Bay	Upgrade PS and new 14m <sup>2</sup> storage	484,449	16%	84%	77,512	0	0	0	0	7,547	69,964	0	0	0	0
Mapua / Ruby Bay	New pumps, storage and odour control	214,020	16%	84%	34,243	0	0	0	0	0	3,331	30,912	0	0	0
Mapua / Ruby Bay	New pumps, storage and odour control	107,288	16%	84%	17,166	0	0	0	0	0	0	1,667	15,499	0	0
Mapua / Ruby Bay	PS upgrade and 16m <sup>3</sup> storage	229,255	16%	84%	36,681	0	0	0	0	0	0	7,147	29,533	0	0
Motueka	Growth allowance for pipeline upgrades	213,554	100%	0%	213,554	0	62,976	0	0	0	70,262	0	0	0	80,316
Richmond	Growth allowance for pipeline upgrades	232,407	100%	0%	232,407	0	0	107,689	0	0	0	0	124,718	0	0
Richmond	Replace trunk main	2,939,560	100%	0%	2,939,560	0	0	0	0	0	0	0	563,502	1,166,449	1,209,608
	<b>TOTAL WASTEWATER GROWTH EXPENDITURE</b>	<b>24,189,416</b>			<b>5,678,055</b>	<b>392,359</b>	<b>304,902</b>	<b>338,588</b>	<b>189,459</b>	<b>483,159</b>	<b>162,576</b>	<b>65,844</b>	<b>847,054</b>	<b>1,288,563</b>	<b>1,605,551</b>
	<b>DC LOAN TO RECOVER</b>				<b>7,347,552</b>										
	<b>LOAN INTEREST</b>				<b>1,811,093</b>										
	<b>TOTAL WASTEWATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>				<b>14,836,700</b>										

## Schedule III – Schedule of Past Assets for which Development Contributions Fund

In accordance with section 201A of the Local Government Act, this Schedule summarises past assets for which development contributions have been, or are to be, used to fund.

The table below outlines past projects for which Development Contribution have or will help fund growth costs (inflation adjusted, excluding GST). The projects for the 2014/2015 year will be updated at the end of the 2014/2015 financial year.

Description	2010/11			2011/12			2012/13			2013/14			2014/15		
	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %
<b>Roading</b>															
Advanced I & D Fees	0	0	0	749	150	20%	0	0	0	0	0	0	0	0	0
GB Cycle - Pohara Seawall	7,194	1,439	20%	0	0	0	0	0	0	0	0	0	0	0	0
Brightwater Pedestrian Underpass	53,333	53,333	100%	0	0	0	0	0	0	0	0	0	0	0	0
Collingwood Streetscape	0	0	0	7,004	1,121	16%	15,109	2,417	16%	0	0	0	0	0	0
District Kerb and Channel	0	0	0	8,200	1,804	22%	69,981	15,396	22%	55,756	7,806	14%	0	0	0
District Pram Crossings - Growth	0	0	0	13,313	7,189	54%	0	0	0	0	0	0	0	0	0
Lwr Queen St -Bldgs Purchase	262,395	60,351	23%	248,416	57,136	23%	0	0	0	0	0	0	0	0	0
Motueka – Saltwater Baths Carpark	5,537	1,183	21%	0	0	0	0	0	0	0	0	0	0	0	0
Old Coach Road	120,320	81,818	68%	0	0	0	0	0	0	0	0	0	0	0	0
Pram Crossing Construction	0	0	0	0	0	0	4,786	2,584	54%	0	0	0	0	0	0
Richmond Streetscape	0	0	0	0	0	0	13,177	2,240	17%	1,637	278	17%	563,936	94,850	17%
Riwaka Kaiteriteri Upgrade	0	0	0	81,766	8,177	10%	1,820	182	10%	0	0	0	0	0	0
RR construct - Paton Road Stage 1	0	0	0	18,813	13,169	70%	2,481	1,736	70%	0	0	0	0	0	0
Seal Extension: Wakefield – Eighty Eight Valley Rd	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Street Furniture - Bus Shelter	0	0	0	22,571	11,286	50%	0	0	0	0	0	0	0	0	0
Stringer Rd	1,323,600	992,700	75%	327,708	245,781	75%	0	0	0	0	0	0	0	0	0
Takaka – Fire Station carpark	4,032	403	10%	0	0	0	0	0	0	0	0	0	0	0	0
Tasman Great Taste Trail Construction	0	0	0	0	0	0	6,216	870	14%	0	0	0	0	0	0
Tasman Taste Trail Coastal Route	0	0	0	0	0	0	286,071	39,389	14%	839,009	41,816	5%	0	0	0
Tasman View Road (Old Coach Road)	0	0	0	49,331	33,545	68%	50,351	34,239	68%	0	0	0	0	0	0
Wakefield – Eighty Eight Valley Road	14,607	2,921	20%	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Roading</b>	<b>1,791,018</b>	<b>1,194,148</b>		<b>777,871</b>	<b>379,358</b>		<b>449,992</b>	<b>99,053</b>		<b>896,402</b>	<b>49,900</b>		<b>563,936</b>	<b>94,850</b>	
<b>Stormwater</b>															
Bill Wilkes Reserve	0	0	0	26,571	3,268	12%	0	0	0	0	0	0	0	0	0
Bird/Elizabeth St Reticulation Upgrade	8,145	2,036	25%	0	0	0	0	0	0	0	0	0	0	0	0
Borcks Creek P/S Headingly Lane	0	0	0	3,373	1,653	49%	16,711	12,108	72%	651	404	62%	952,346	590,593	62%



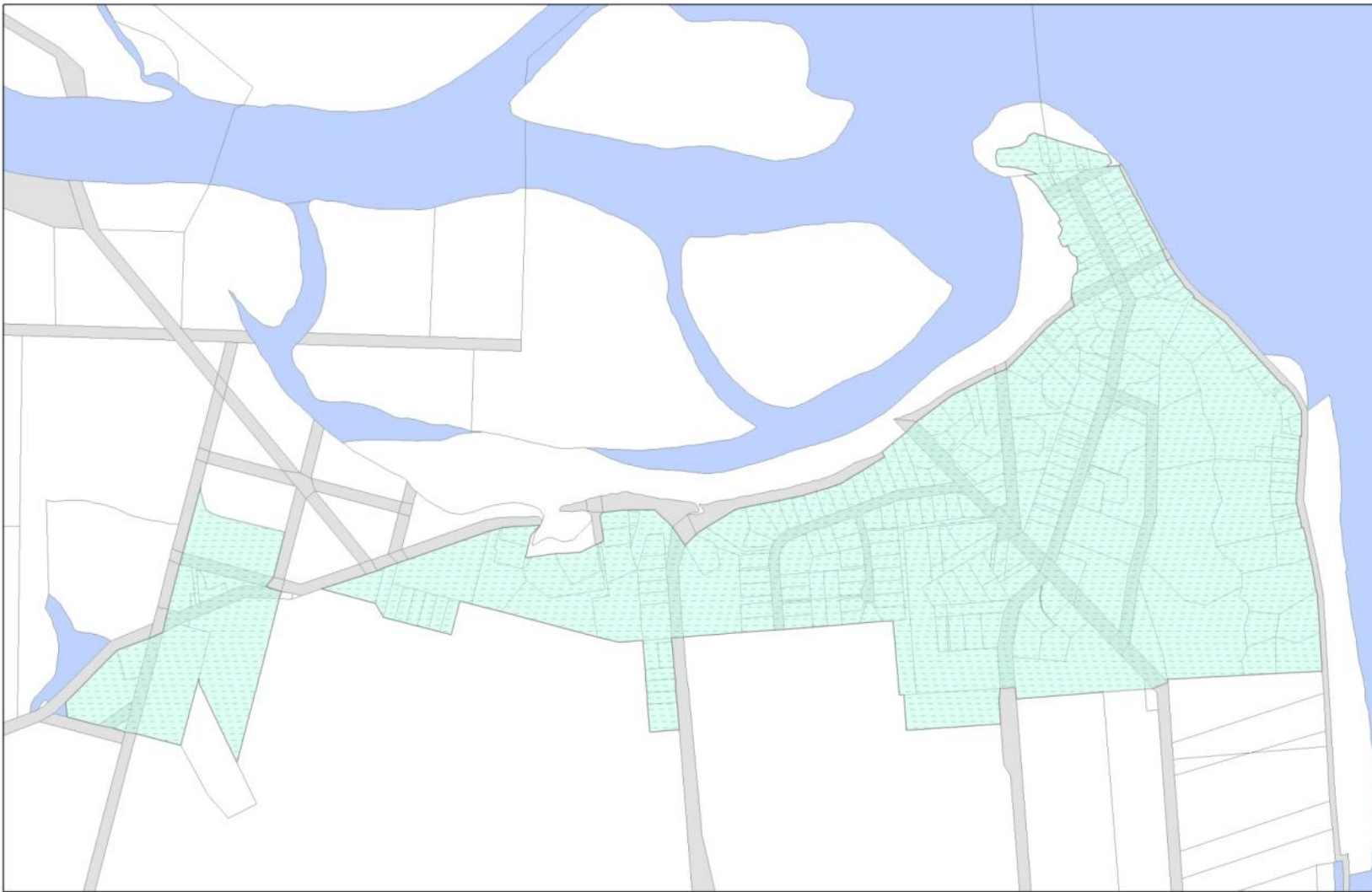
Description	2010/11			2011/12			2012/13			2013/14			2014/15		
	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %
<b>Stormwater</b>															
Borcks C - Queen Street to SH6	0	0	0	0	0	0	0	0	0	0	0	0	284,000	176,638	62%
Richmond West Land Purchase										1,483,205	919,991	62%			
Brightwater School/Saleyards	15,867	3,967	25%	0	0	0	0	0	0	0	0	0	0	0	0
Causeway and Stream Improvements	38,638	15,455	40%	0	0	0	0	0	0	0	0	0	0	0	0
Jeffries Creek	12,379	2,154	17%	5,027	875	17%	0	0	0	0	0	0	0	0	0
Kaiteriteri Capital	3,913	1,448	37%	0	0	0	0	0	0	0	0	0	0	0	0
Lammas Drain	11,485	2,297	20%	0	0	0	0	0	0	0	0	0	0	0	0
Little Kaiteriteri Rowling Road	21,147	190	1%	64,499	580	1%	0	0	0	0	0	0	0	0	0
Patons Rock	29,429	2,943	10%	146,060	14,606	10%	0	0	0	0	0	0	0	0	0
Pohara Main Settlement	0	0	0	0	0	0	81,274	6,583	8%	0	0	0	0	0	0
Pool St High St	548,885	62,024	11%	273,702	30,655	11%	0	0	0	0	0	0	0	0	0
Poutama Drain	0	0	0	0	0	0	70,494	6,344	9%	75,625	6,806	9%	1,750,000	150,000	9%
Queen Street	0	0	0	0	0	0	18,388	1,655	9%	1,419	128	9%	331,159	39,077	12%
Ranzau Rd/Paton Rd/White Rd	0	0	0	0	0	0	5,387	3,340	62%	2,271	1,408	62%	202,963	125,836	62%
Reservoir Creek	69,560	8,556	12%	10,098	1,242	12%	5,026	17,127	341%	1,101	154	14%	0	0	0
Reservoir Creek Dam	0	0	0	0	0	0	98,663	61,171	62%	549,165	65,900	12%	0	0	0
Reticulation Improvements	26,225	2,937	11%	96,428	10,800	11%	0	0	0	0	0	0	0	0	0
RR West Purchases	100,865	66,067	66%	36,616	23,983	65%	13,109	8,586	65%	0	0	0	0	0	0
Ruby Bay	0	0	0	554,140	198,015	36%	25,948	8,286	32%	0	0	0	0	0	0
Ruby Bay Improvements	186,279	74,512	40%	0	0	0	0	0	0	0	0	0	0	0	0
Collingwood - Upper Gibbs Rd	0	0	0	59,649	14,912	25%	229,836	57,459	25%	0	0	0	0	0	0
Little Kaiteriteri Rowling Rd	0	0	0	0	0	0	3,776	34	1%	0	0	0	0	0	0
Mapua/Ruby Bay - Causeway	0	0	0	1,164	466	40%	0	0	0	0	0	0	0	0	0
Motueka - Lammas Drain	0	0	0	81,487	16,297	20%	0	0	0	0	0	0	0	0	0
Patons Rock	0	0	0	0	0	0	12,825	1,274	10%	0	0	0	0	0	0
Seaton Valley Drain	274,585	21,692	8%	91,336	3,410	4%	6,124	484	8%	0	0	0	0	0	0
Motueka Thorp St Culvert	0	0	0	7,148	1,430	20%	0	0	0	0	0	0	0	0	0
Motueka Thorp St /Whakarewa St	0	0	0	0	0	0	5,166	1,033	20%	0	0	0	0	0	0
Motueka Whakarewa St Culvert	0	0	0	11,880	2,376	20%	0	0	0	0	0	0	0	0	0
Tasman	13,934	293	2%	0	0	0	0	0	0	0	0	0	0	0	0
Tasman	0	0	0	35,733	750	2%	0	0	0	0	0	0	0	0	0
Tasman - Baldwin Road	0	0	0	0	0	0	542,125	86,740	16%	21,834	1,965	9%	0	0	0
Upper Gibbs Road	29,897	7,474	25%	0	0	0	0	0	0	0	0	0	0	0	0
Wensley/Hart Rd Detention Pond	0	0	0	0	0	0	0	0	0	0	0	0	240,000	240,000	100%

Description	2010/11			2011/12			2012/13			2013/14			2014/15		
	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %
<b>Stormwater</b>															
Queen Str / Salisbury Rd Intersection	0	0	0	0	0	0	0	0	0	0	0	0	35,763	4,428	12%
<b>Total Roading</b>	<b>1,391,233</b>	<b>274,045</b>		<b>1,507,157</b>	<b>325,318</b>		<b>1,134,852</b>	<b>272,224</b>		<b>2,135,271</b>	<b>996,756</b>		<b>3,797,355</b>	<b>1,322,145</b>	
<b>Wastewater</b>															
Headingly Land VPCL	0	0	0	1,000	1,000	100%	0	0	0	0	0	0	0	0	0
Headingly Lane PS	1,556,445	1,556,445	100%	38,135	38,135	100%	30,017	30,017	100%	0	0	0	0	0	0
Headingly Lane Pumping Station	59,619	59,619	100%	0	0	0	0	0	0	0	0	0	0	0	0
Hight St Gravity Main	20,039	2,204	11%	156,145	17,176	11%	0	0	0	0	0	0	0	0	0
Hotham St PS Upgrade	95,573	1,943	2%	250,001	5,000	2%	7,284	146	2%	0	0	0	0	0	0
Mapua Wharf PS Upgrade & General	236,432	172,595	73%	1,808,687	1,320,341	73%	643,132	469,487	73%	0	0	0	0	0	0
Martin Farm Road PS Upgrade- Increased level of service	0	0	0	0	0	0	15,636	1,407	9%	0	0	0	0	0	0
Motueka WWTP Upgrade	335,641	33,553	10%	474,565	42,711	9%	0	0	0	369,496	55,424	15%	5,484,451	822,668	15%
Motueka WWTP Land Negotiation	17,160	1,544	9%	0	0	0	0	0	0	0	0	0	0	0	0
Motueka WWTP Upgrade- Growth	0	0	0	0	0	0	661,306	99,196	15%	0	0	0	0	0	0
Pohara Delaney's Pumping Station	30,180	11,622	39%	0	0	0	0	0	0	0	0	0	0	0	0
Pohara Gravity Main Upgrade	72,229	72,229	100%	247,197	247,197	100%	2,126	2,126	100%	0	0	0	0	0	0
Pohara/Tata Beach	0	0	0	5,809	465	8%	72,769	5,821	8%	0	0	0	715,120	21,454	3%
Pohara/Tata Beach PS	0	0	0	0	0	0	0	0	0	131,005	10,480	8%	0	0	0
Pohara/Tata Beach Upgrade	0	0	0	0	0	0	0	0	0	500,044	15,001	3%	0	0	0
Pohara/Tata Beach: Pohara/Tata Beach Upgrade- Renewals	0	0	0	0	0	0	3,524	106	3%	0	0	0	0	0	0
Rising main Renewal Across SH Bridge	0	0	0	113,213	2,264	2%	0	0	0	0	0	0	0	0	0
Takaka WWTP Upgrade	130,460	6,523	5%	0	0	0	0	0	0	591,273	53,215	9%	3,158,887	288,602	9%
Takaka WWTP Upgrade- Increased level of service	0	0	0	0	0	0	11,148	1,003	9%	0	0	0	0	0	0
Takaka WWTP Upgrades	425,890	357,194	84%	0	0	0	0	0	0	0	0	0	0	0	0
Upgrade Trunk Main to Bell Island	543,600	543,600	100%	0	0	0	0	0	0	0	0	0	0	0	0
Upgrade Trunk to Bell Island	0	0	0	10,097	10,097	100%	2,211	2,211	100%	0	0	0	0	0	0
Motueka WWTP Upgrade	0	0	0	4,100	410	10%	0	0	0	0	0	0	0	0	0
Takaka WWTP Upgrade	0	0	0	417,099	348,217	83%	453,068	379,988	84%	0	0	0	0	0	0
William Street Pipeline Upgrade	897	197	22%	0	0	0	0	0	0	0	0	0	0	0	0
Queen St Pipeline Upgrade	0	0	0	0	0	0	0	0	0	0	0	0	14,318	4,295	30%
<b>Wastewater</b>															

Description	2010/11			2011/12			2012/13			2013/14			2014/15		
	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %
Collingwood WWTP	0	0	0	0	0	0	0	0	0	0	0	0	44,721	8,497	19%
<b>Total Wastewater</b>	<b>3,524,165</b>	<b>2,819,268</b>		<b>3,526,048</b>	<b>2,033,013</b>		<b>1,902,221</b>	<b>991,508</b>		<b>1,591,818</b>	<b>134,120</b>		<b>9,417,497</b>	<b>1,145,516</b>	
<b>Water</b>															
CF - Mapua Augmentation	24,131	10,617	44%	0	0	0	0	0	0	0	0	0	0	0	0
CF - Richmond/Waimea New Reservoirs/Land Purchase	64,172	64,172	100%	0	0	0	0	0	0	0	0	0	0	0	0
CF - Wakefield New Reservoir	60,984	16,917	28%	0	0	0	0	0	0	0	0	0	0	0	0
Churchill Ave new main	63,196	13,903	22%	6,056	1,332	22%	52	11	21%	0	0	0	0	0	0
Coastal PL Main Pump Station	0	0	0	1,130	497	44%	0	0	0	0	0	0	0	0	0
CTA/Coastal Pipeline	687,945	151,348	22%	0	0	0	0	0	0	0	0	0	0	0	0
CTA/Coastal Pipeline - component	0	0	0	137,326	30,212	22%	0	0	0	0	0	0	0	0	0
CTA/Coastal pipeline	0	0	0	0	0	0	0	0	0	824	181	22%	0	0	0
Fire Fighting Capacity Improvements CBD	0	0	0	14,991	750	5%	0	0	0	0	0	0	0	0	0
Hill St Low Level Main Extension	140,105	30,823	22%	4,374	962	22%	52	11	21%	0	0	0	0	0	0
Kaiteriteri/Riwaka Treatment Upgrade	0	0	0	0	0	0	0	0	0	2,762	110	4%	0	0	0
Mapua Pipeline Advance Design	0	0	0	120	53	44%	0	0	0	0	0	0	0	0	0
Mapua/Motueka Water take consent	0	0	0	113,321	49,861	44%	8,793	3,869	44%	4,173	1,836	44%	0	0	0
New Groundwater Source	60,295	13,265	22%	0	0	0	45,423	8,176	18%	0	0	0	10,578	1,940	18%
New groundwater Source - Richmond	0	0	0	170,614	37,535	22%	0	0	0	0	0	0	0	0	0
New Source Construction (Wakefield)	0	0	0	0	0	0	0	0	0	11,772	1,884	16%	0	0	0
Oxford Street main renewal	146,720	32,278	22%	4,374	962	22%	52	11	21%	0	0	0	0	0	0
R3 CTA/Coastal Pipeline - Component	0	0	0	0	0	0	28,137	6,190	22%	0	0	0	0	0	0
Rezoning Hi level Vahalla	0	0	0	0	0	0	0	0	0	23,388	4,210	18%	133,660	24,059	18%
Rezoning Talbot Street	0	0	0	0	0	0	0	0	0	17,371	3,127	18%	225,908	40,663	18%
Rich East - Reservoir & Pipeline	0	0	0	0	0	0	107,376	54,762	51%	0	0	0	0	0	0
Rich East-High Level Rising Main	24,572	18,429	75%	813	609	75%	0	0	0	0	0	0	0	0	0
Rich/Waimea Low Rezone2 CBD *	0	0	0	0	0	0	0	0	0	10,729	2,360	22%	0	0	0
Rich/Waimea Low Rezone2-CBD Rezone	0	0	0	0	0	0	440,493	96,908	22%	0	0	0	0	0	0
Rich/Waimea Low Rexone2-CBD Rezone	122,618	26,976	22%	38,712	8,517	22%	0	0	0	0	0	0	0	0	0
Richmond East-High Level Rezone4	0	0	0	0	0	0	1,293	284	22%	0	0	0	0	0	0

Description	2010/11			2011/12			2012/13			2013/14			2014/15		
	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %	Total \$	DC \$	DC %
<b>Water</b>															
Richmond East High Level Reservoir	586,019	439,514	75%	249,589	172,471	69%	1,160,515	870,386	75%	522,086	193,172	37%	0	0	0
Richmond Waimea Rezone 1	80,117	17,626	22%	41,083	9,038	22%	1,751	385	22%	0	0	0	0	0	0
Richmond Water Treatment Plant	285,941	70,417	25%	692,701	152,394	22%	851,111	153,200	18%	1,828,020	402,164	22%	7,726,750	1,540,625	20%
RR West	0	0	0	0	0	0	12,268	12,268	100%	0	0	0	0	0	0
RR West High Level Reservoir	0	0	0	66,619	66,619	100%	0	0	0	0	0	0	0	0	0
Takaka Fire Reticulation	1,151,743	57,587	5%	0	0	0	0	0	0	0	0	0	0	0	0
Treatment Upgrade Kaiteriteri/Riwaka	0	0	0	0	0	0	9,711	388	4%	0	0	0	0	0	0
Water - Wakefield - New Source	0	0	0	33,420	20,052	60%	24,797	14,878	60%	0	0	0	0	0	0
Water - Wakefield, new source construction	0	0	0	0	0	0	0	0	0	1,936	1,162	60%	172,964	27,674	16%
Growth Allowance for pipelines	0	0	0	0	0	0	0	0	0	0	0	0	107,641	107,641	100%
<b>Total Water</b>	<b>3,498,558</b>	<b>963,872</b>		<b>1,575,243</b>	<b>551,864</b>		<b>2,691,824</b>	<b>1,221,727</b>		<b>2,423,061</b>	<b>610,206</b>		<b>8,377,501</b>	<b>1,742,603</b>	

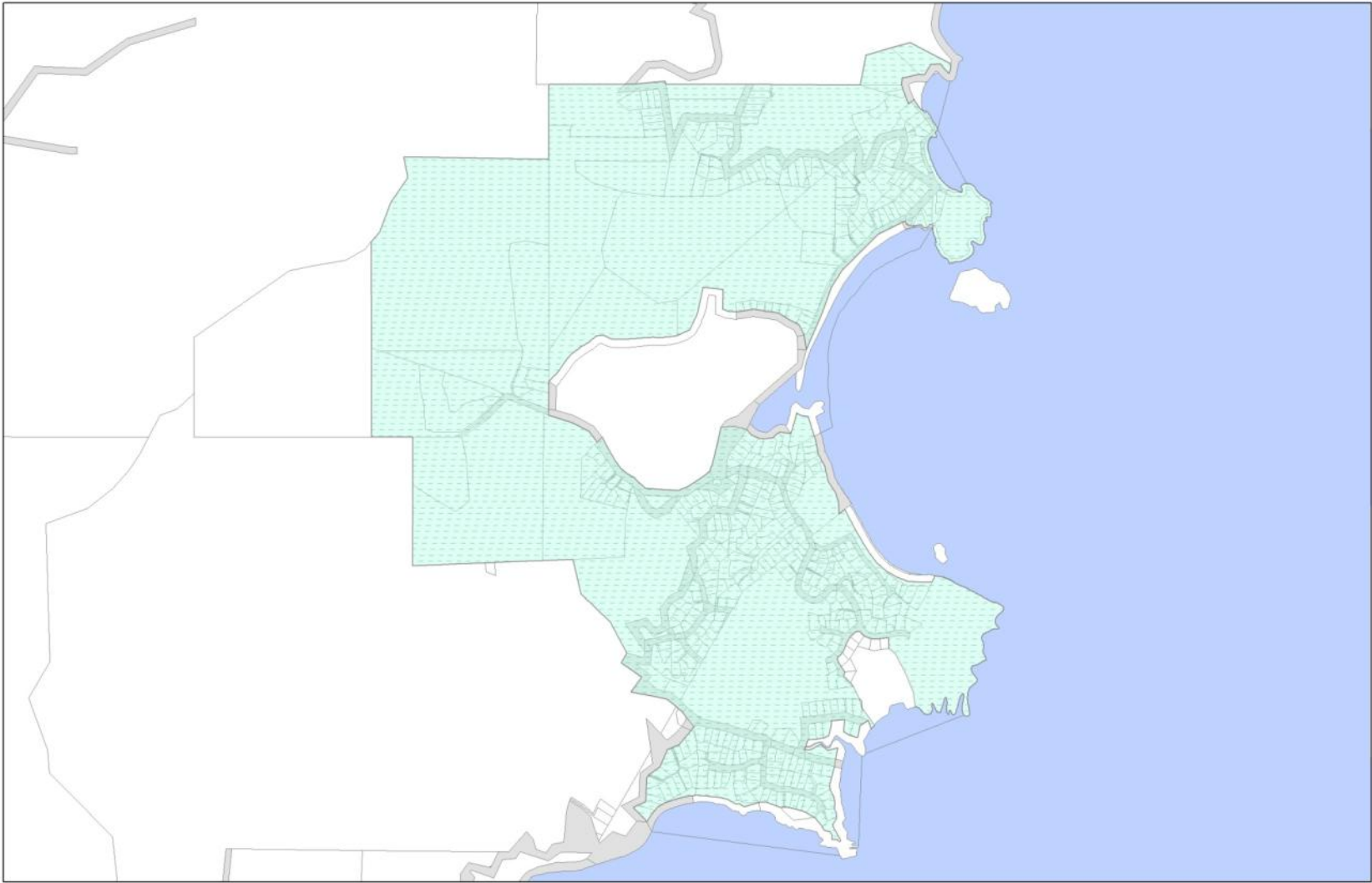




 Stormwater Development Contribution Area | Collingwood

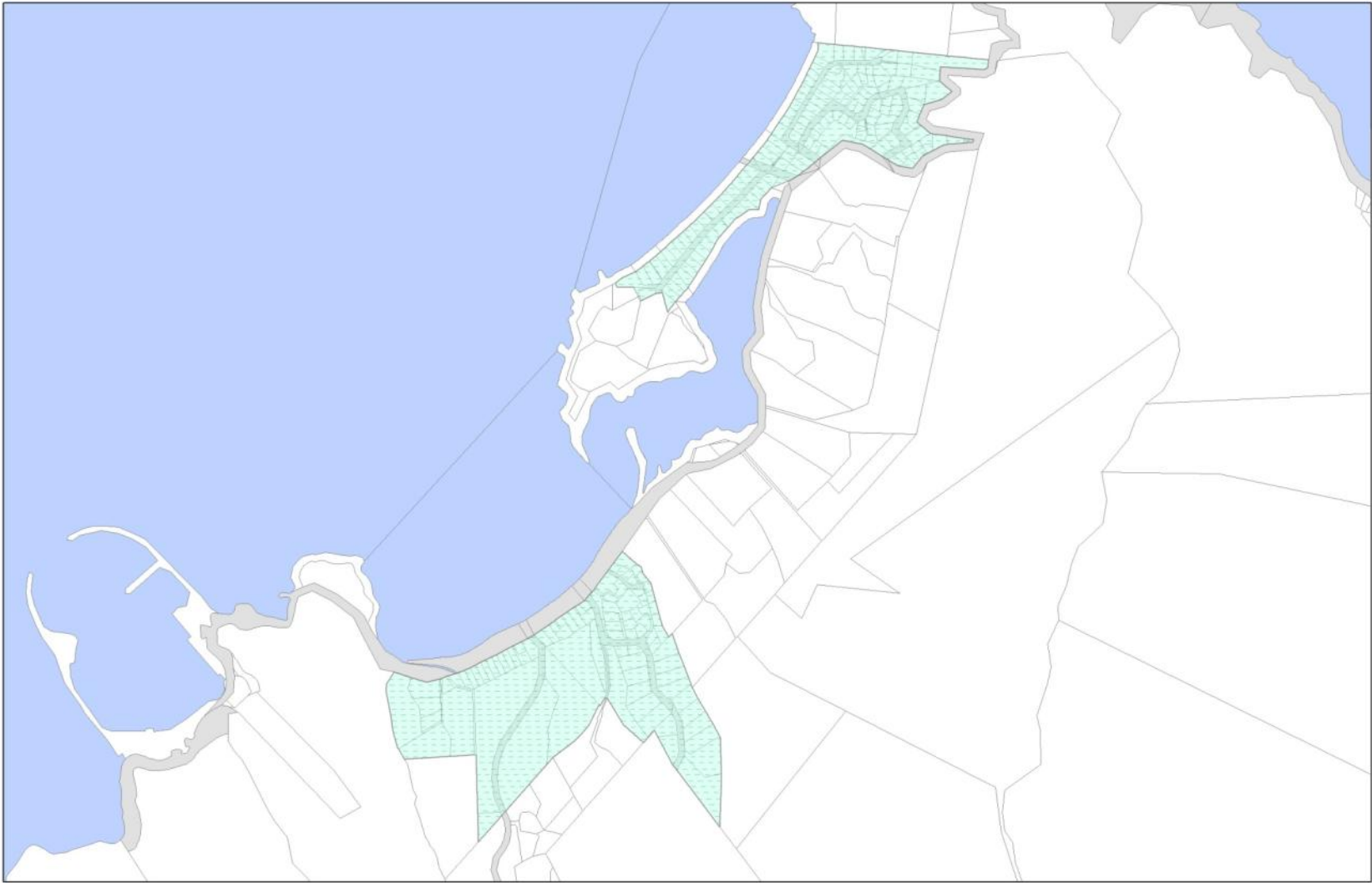




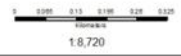


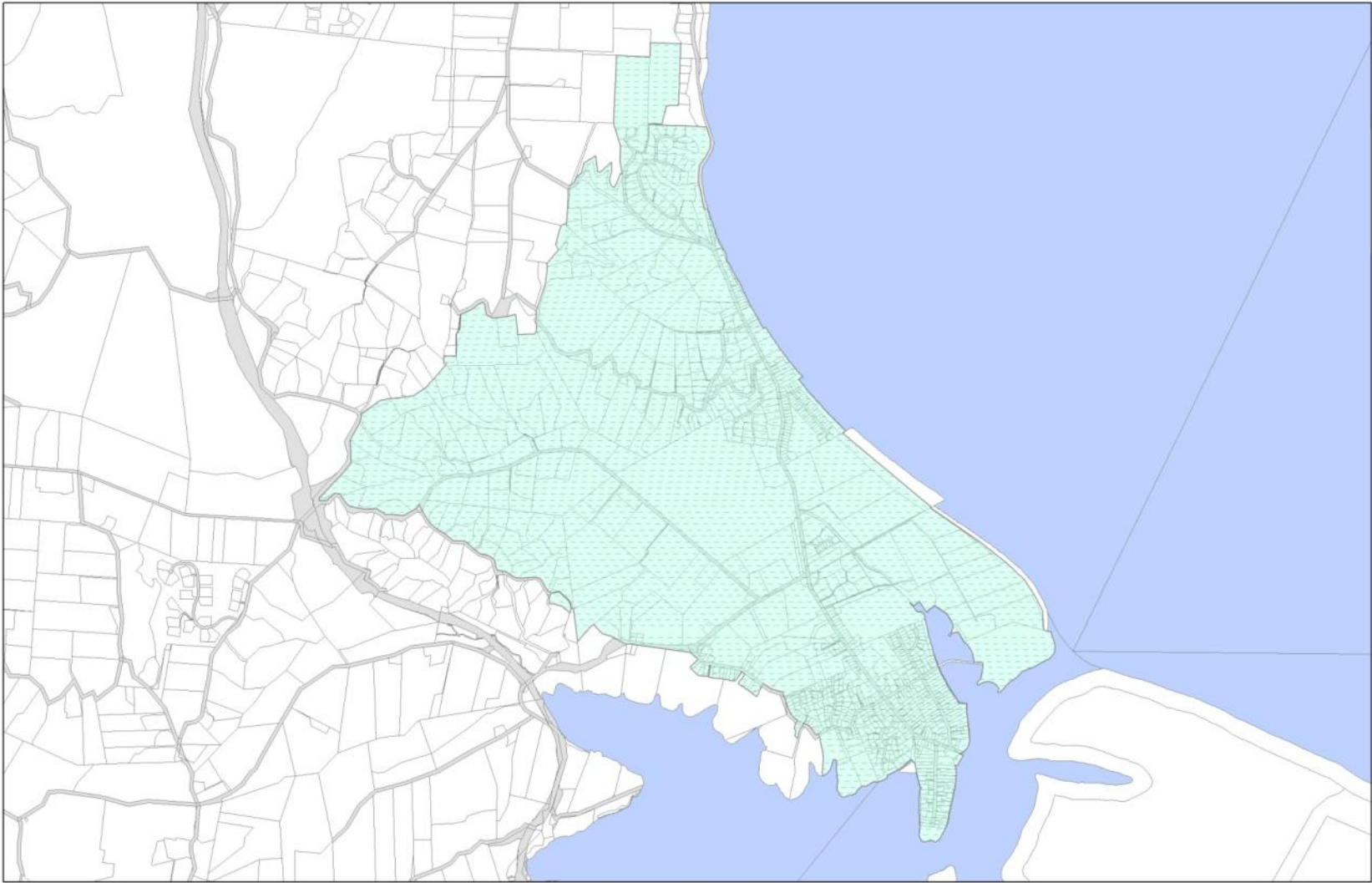
 Stormwater Development Contribution Area | Kaiteriteri





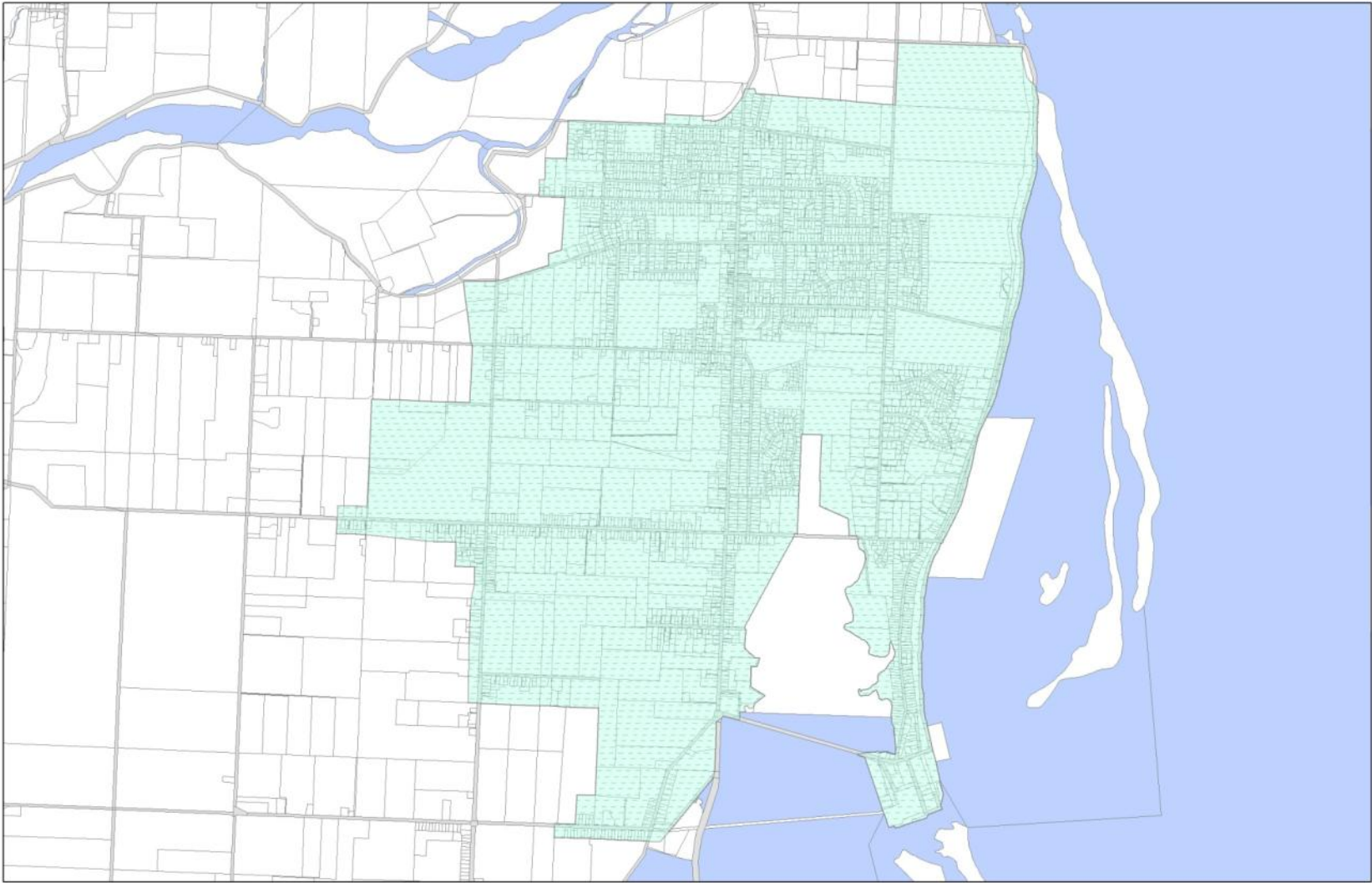
 Stormwater Development Contribution Area | Ligar Bay-Tata Beach






Stormwater Development Contribution Area | Mapua

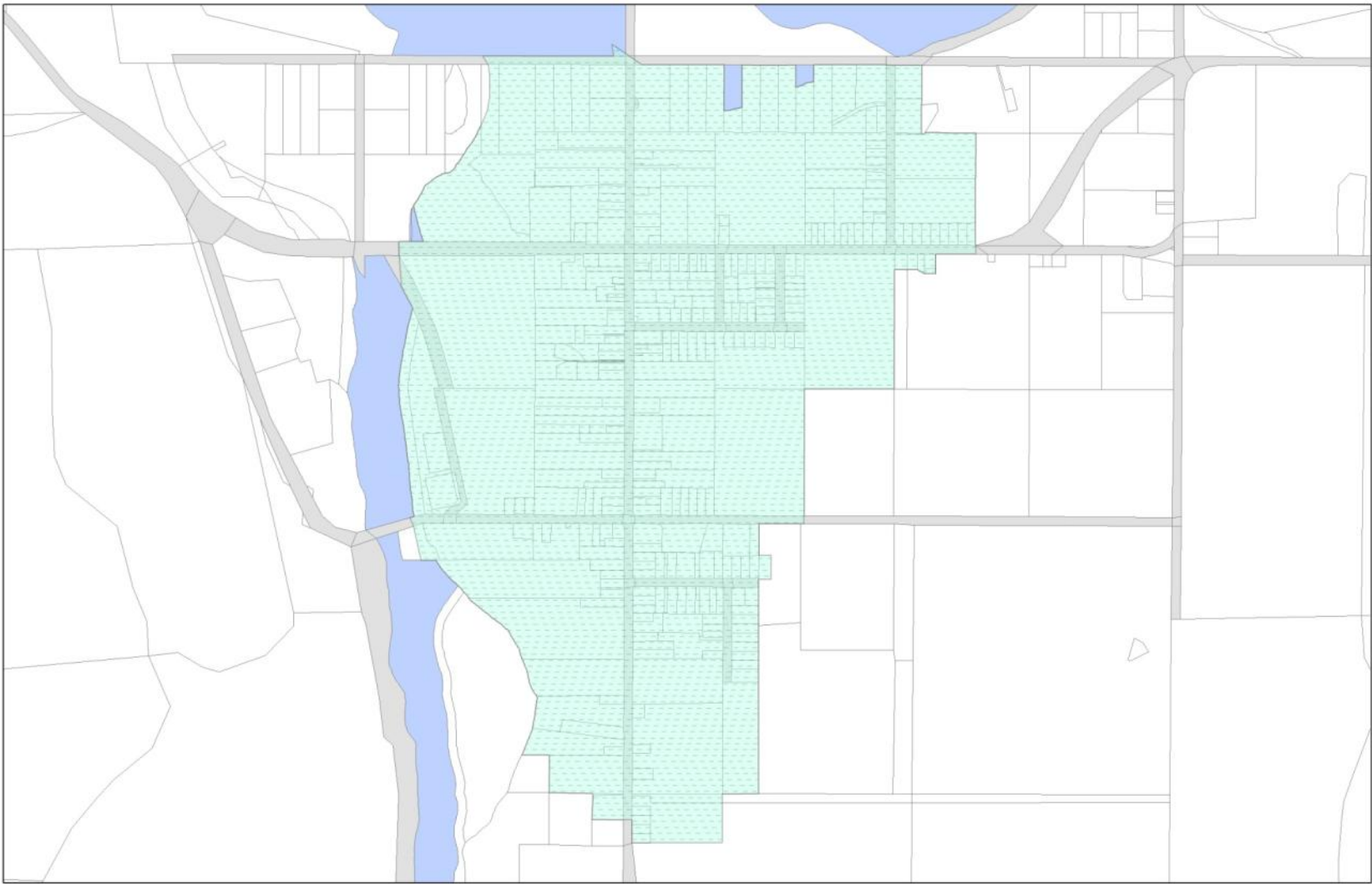




 Stormwater Development Contribution Area | Motueka

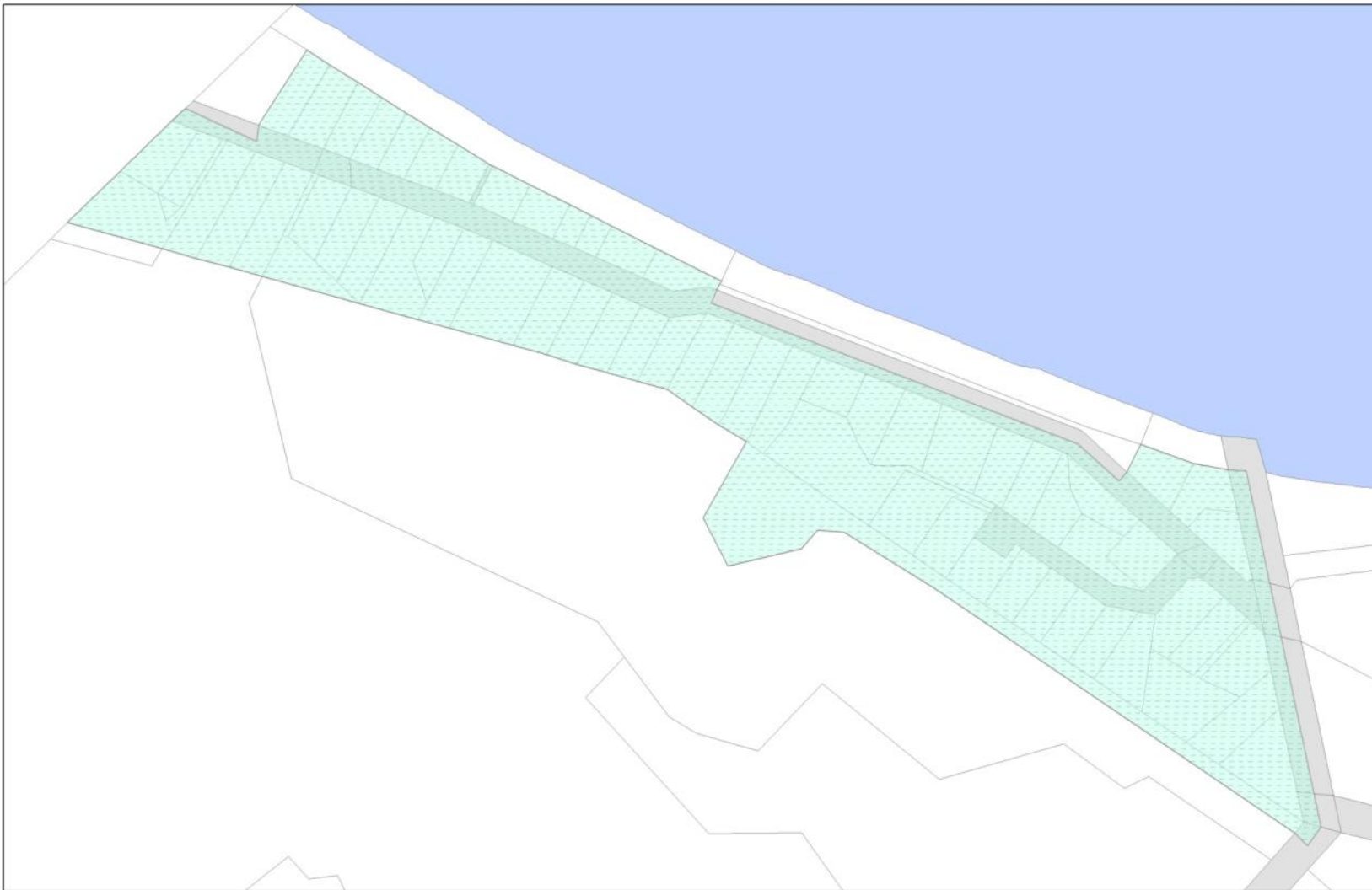






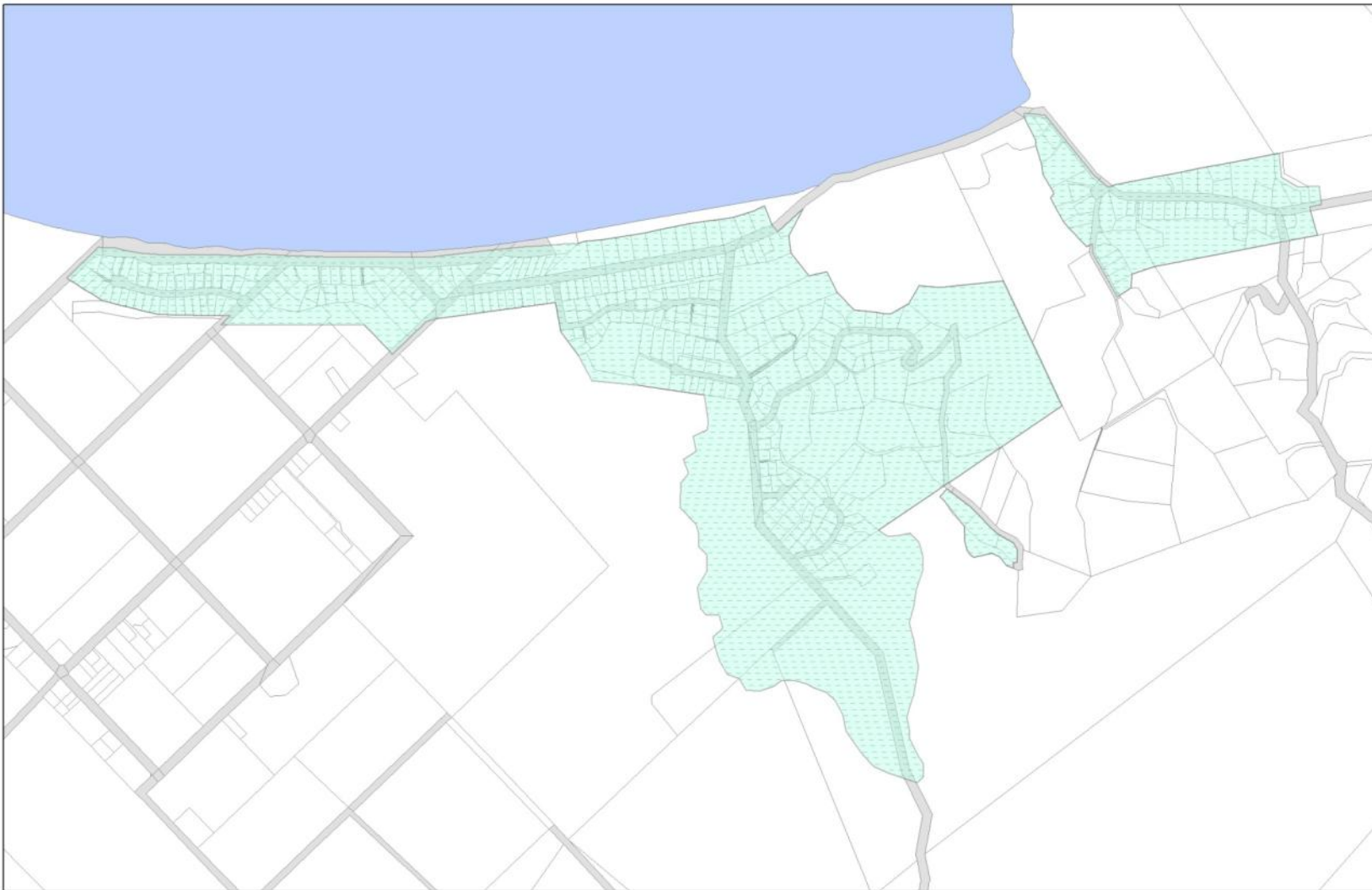
Stormwater Development Contribution Area | Murchison





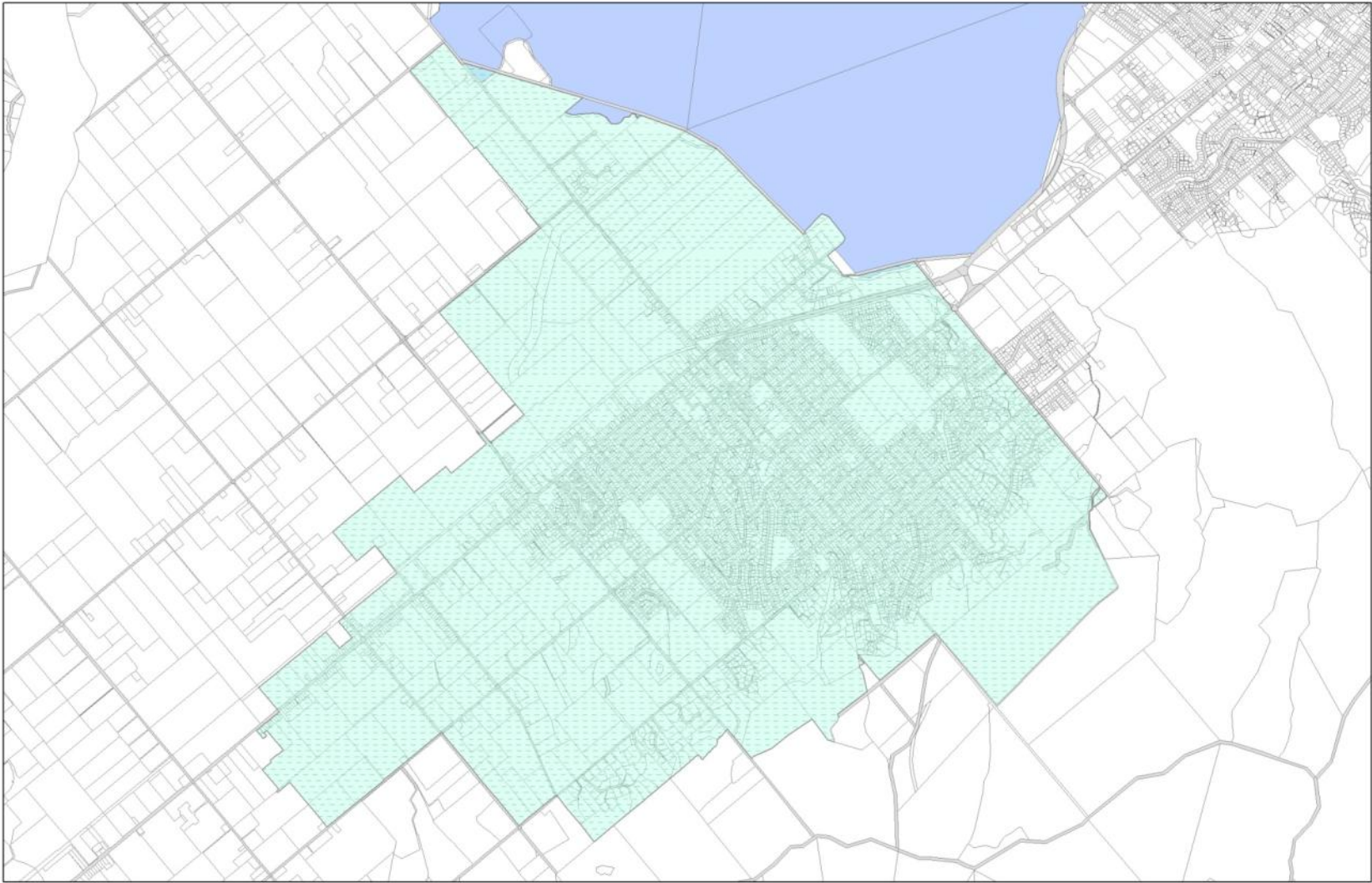
 Stormwater Development Contribution Area | Patons Rock





 Stormwater Development Contribution Area | Pohara

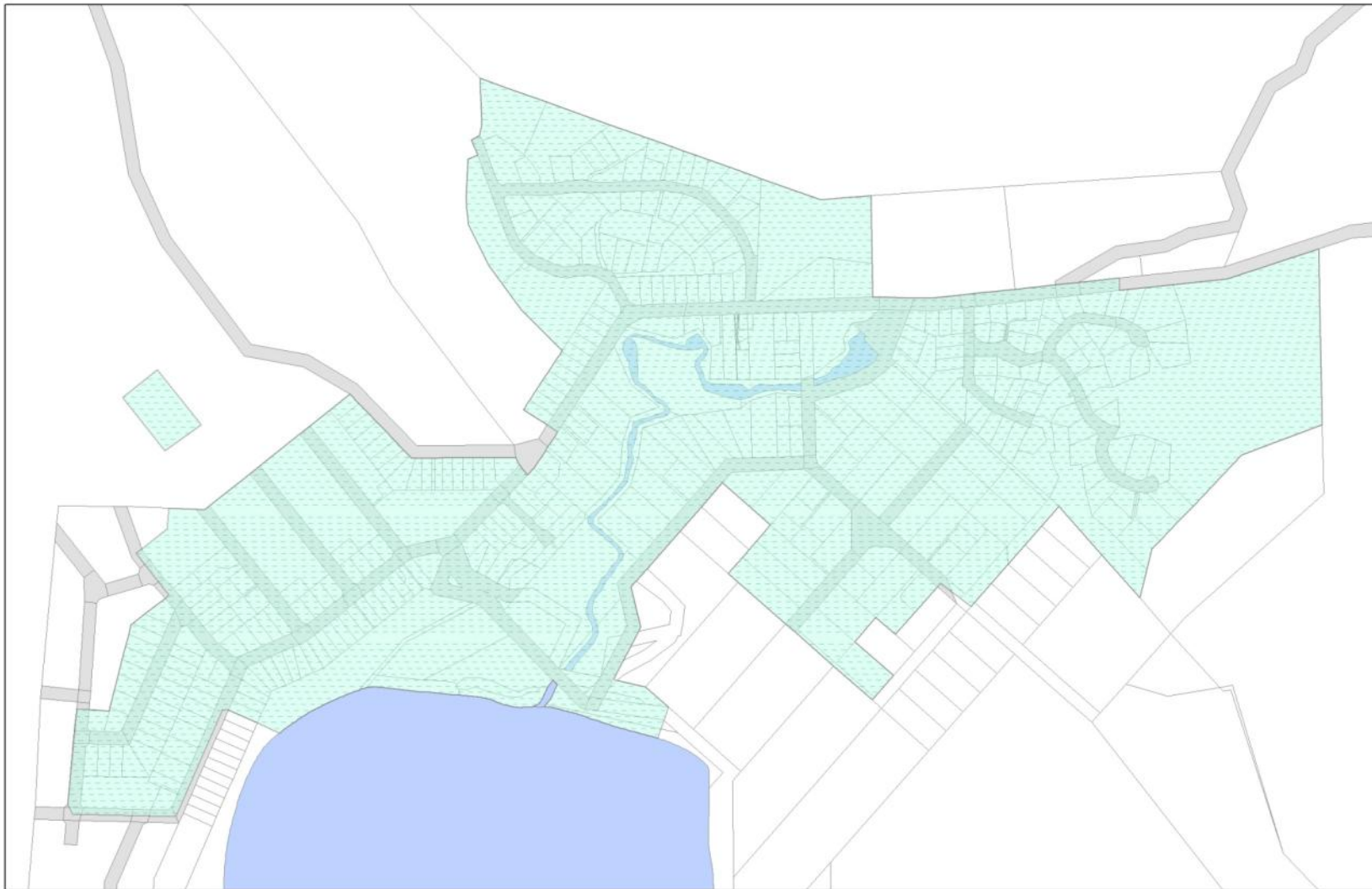




 Stormwater Development Contribution Area | Richmond

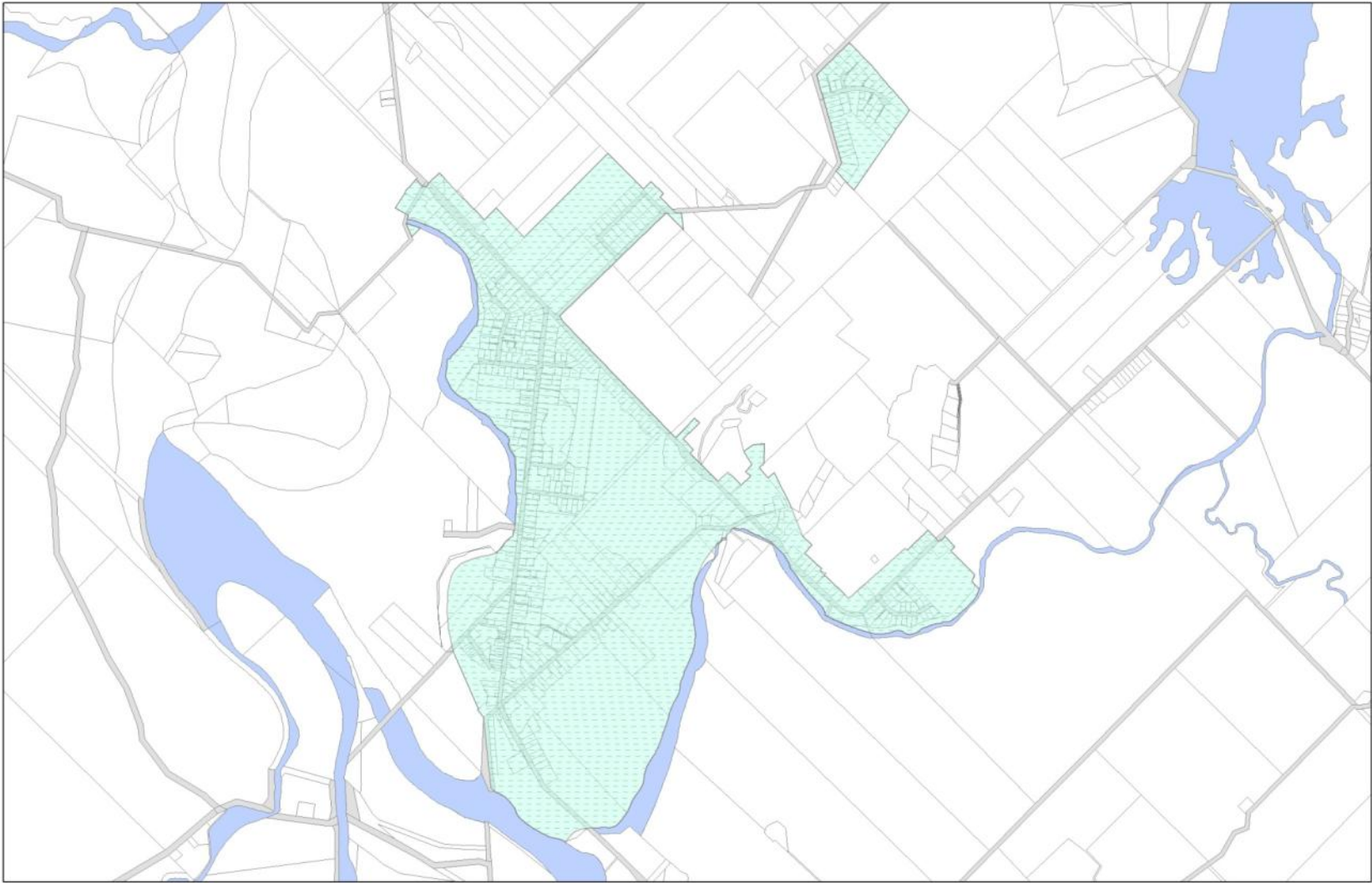






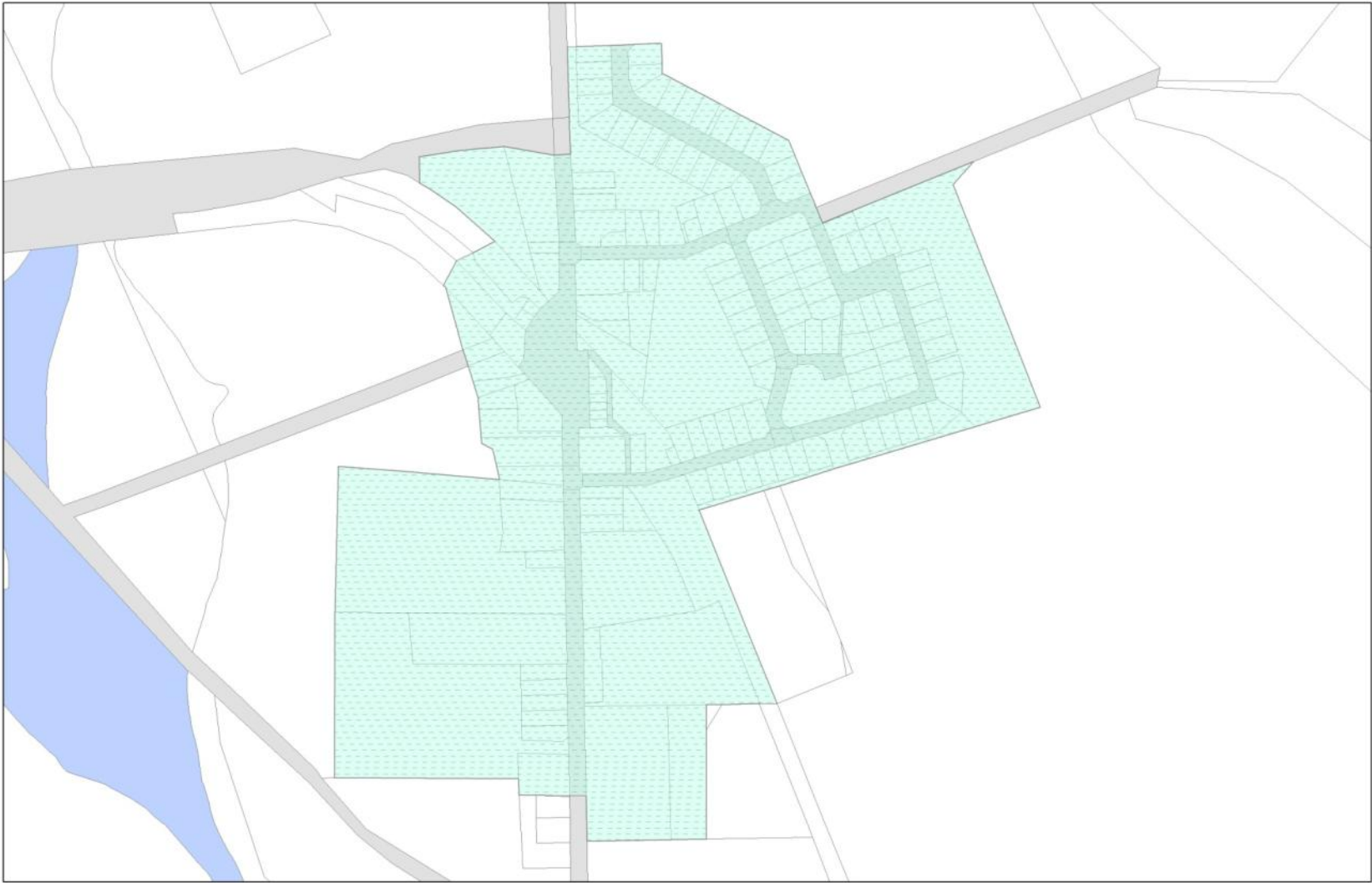
 Stormwater Development Contribution Area | St Arnaud





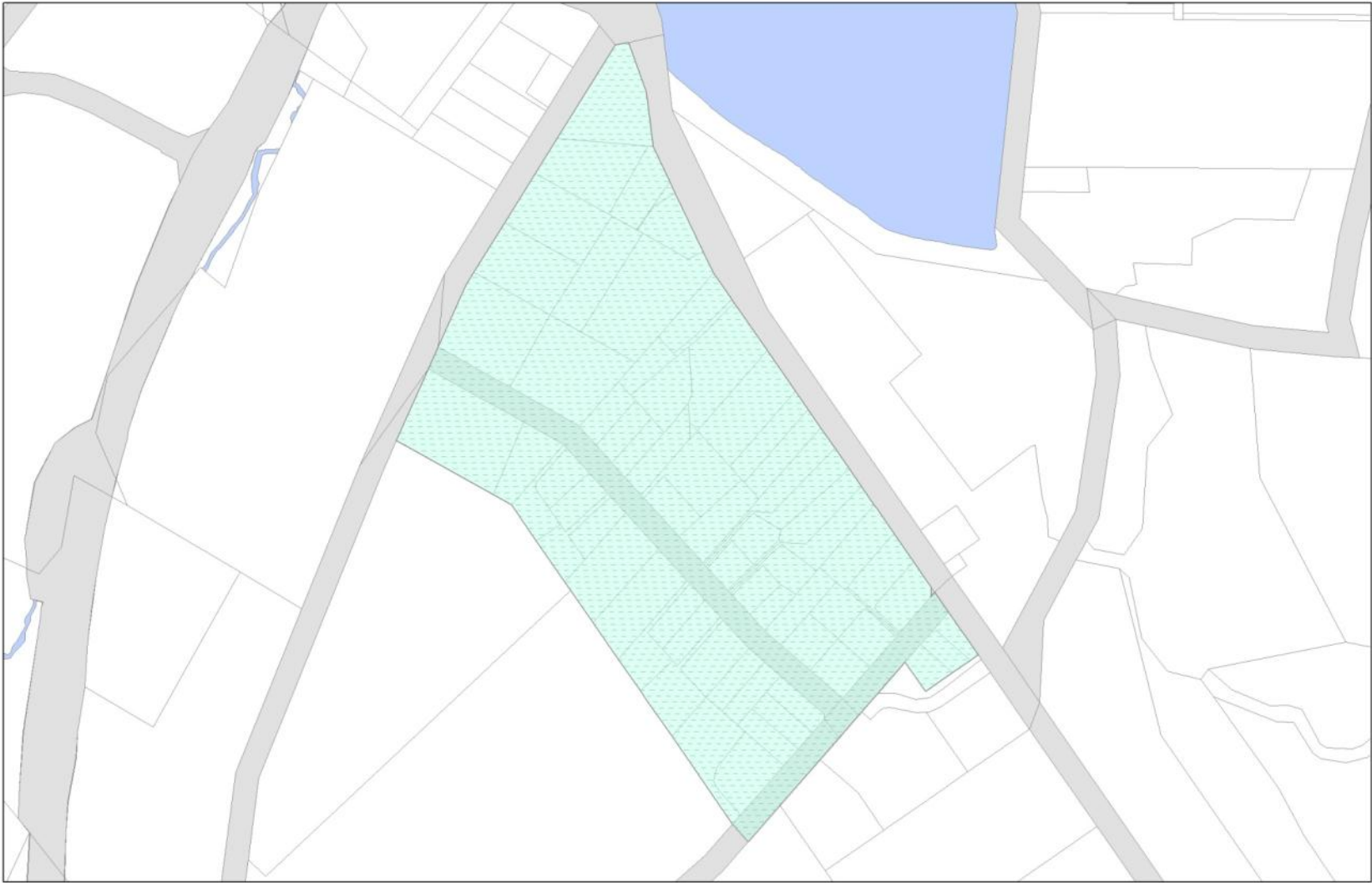
 Stormwater Development Contribution Area | Takaka






 Stormwater Development Contribution Area | Tapawera

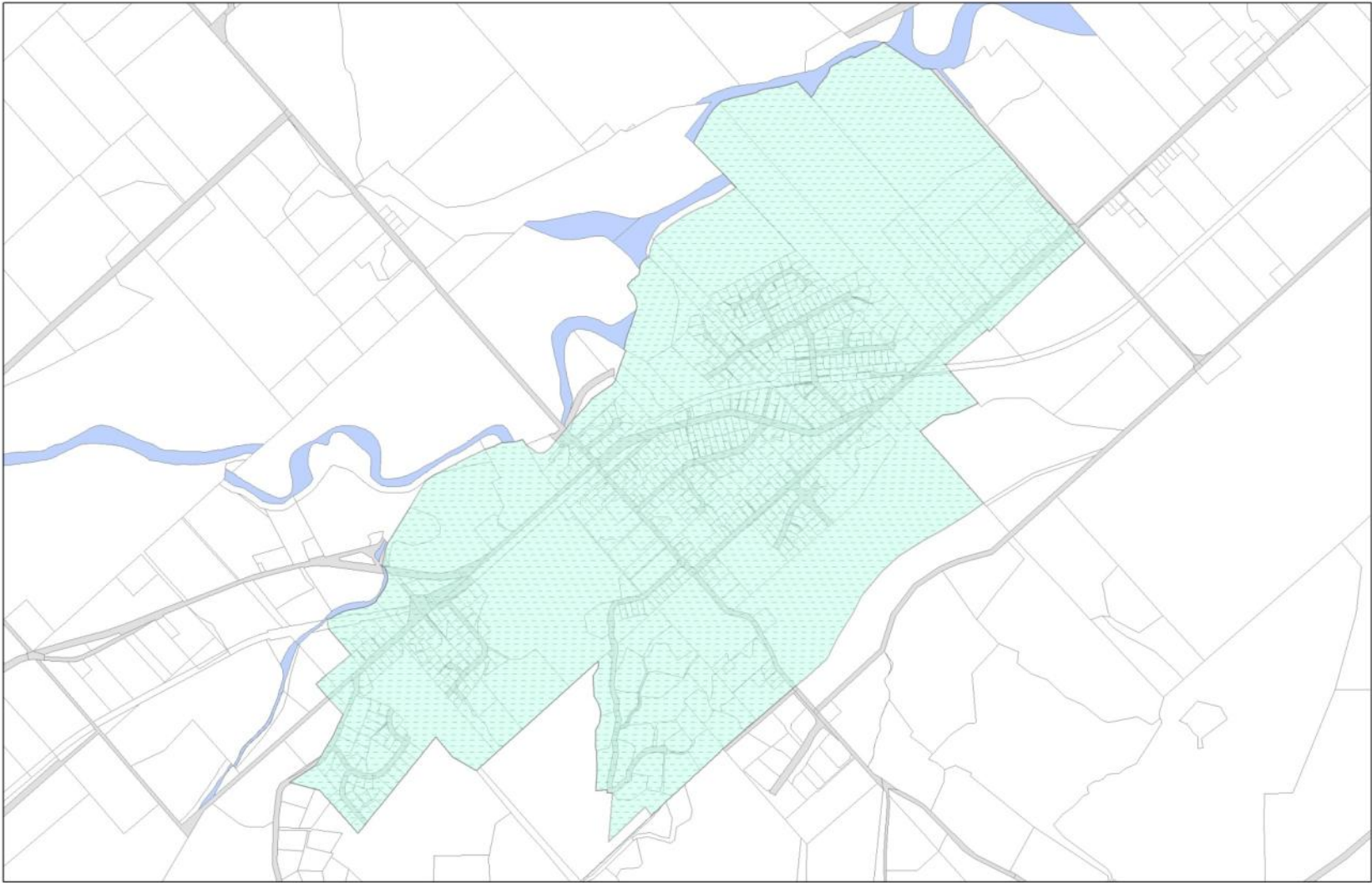




 Stormwater Development Contribution Area | Tasman

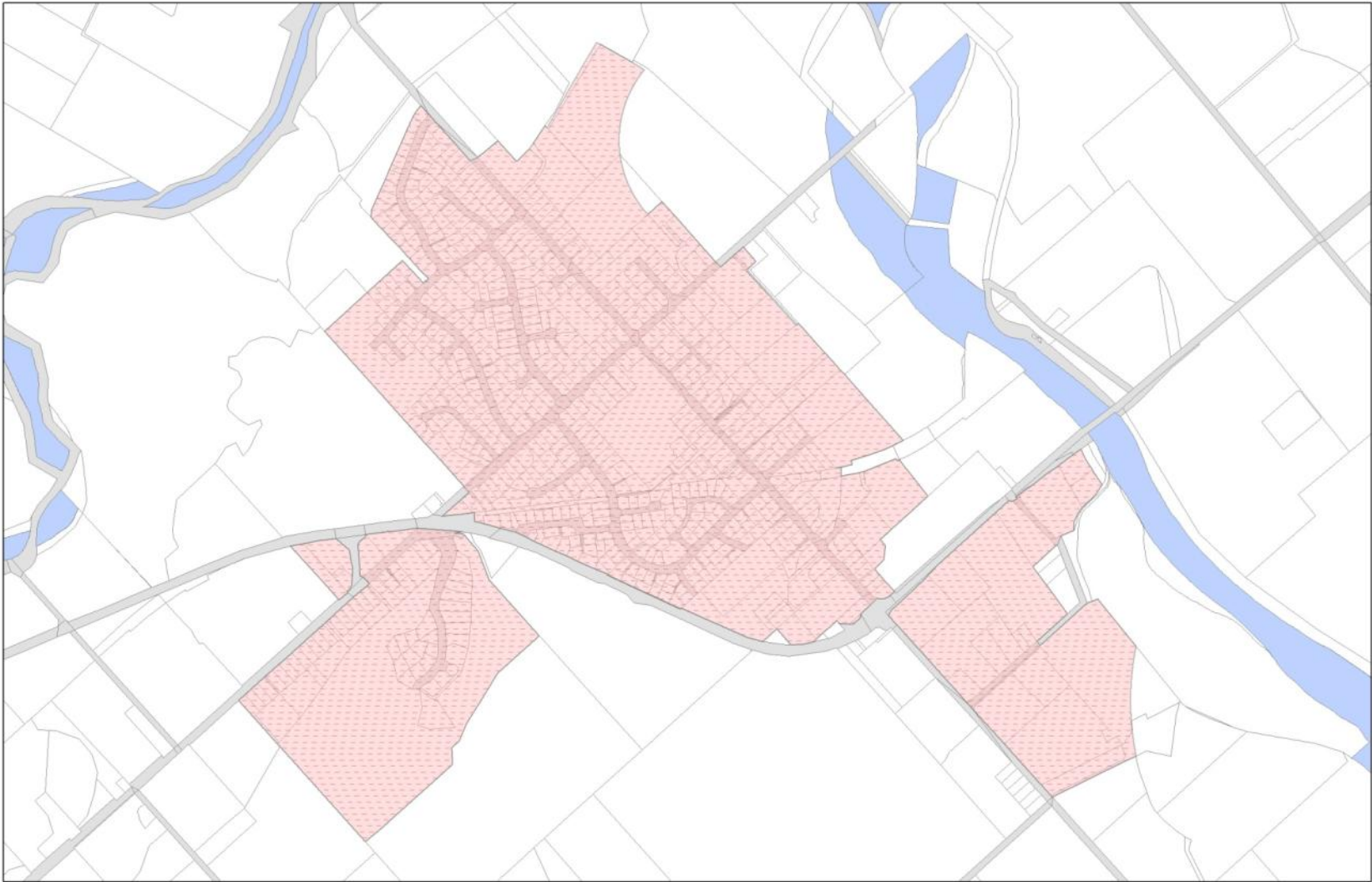






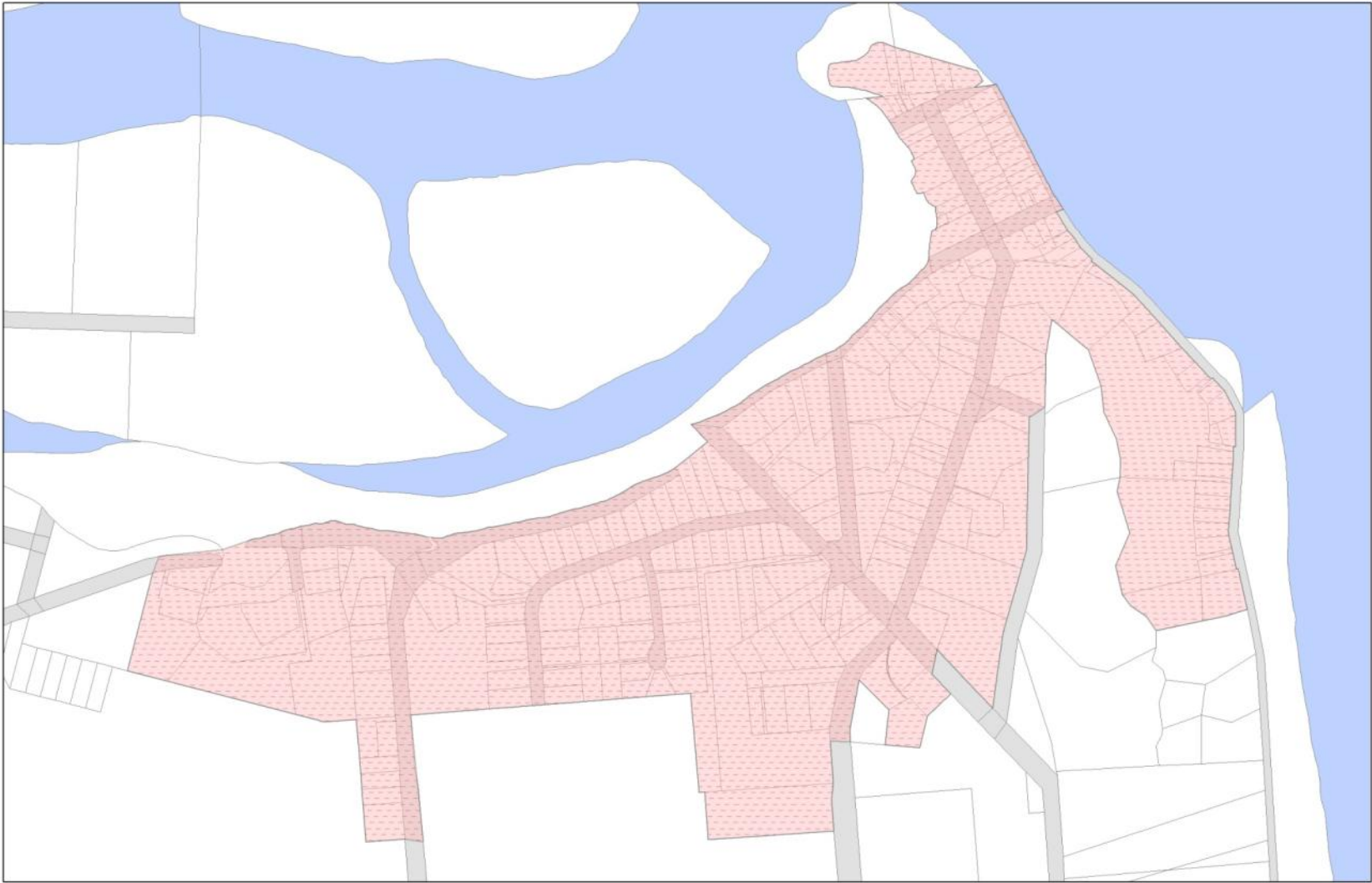
 Stormwater Development Contribution Area | Wakefield



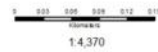


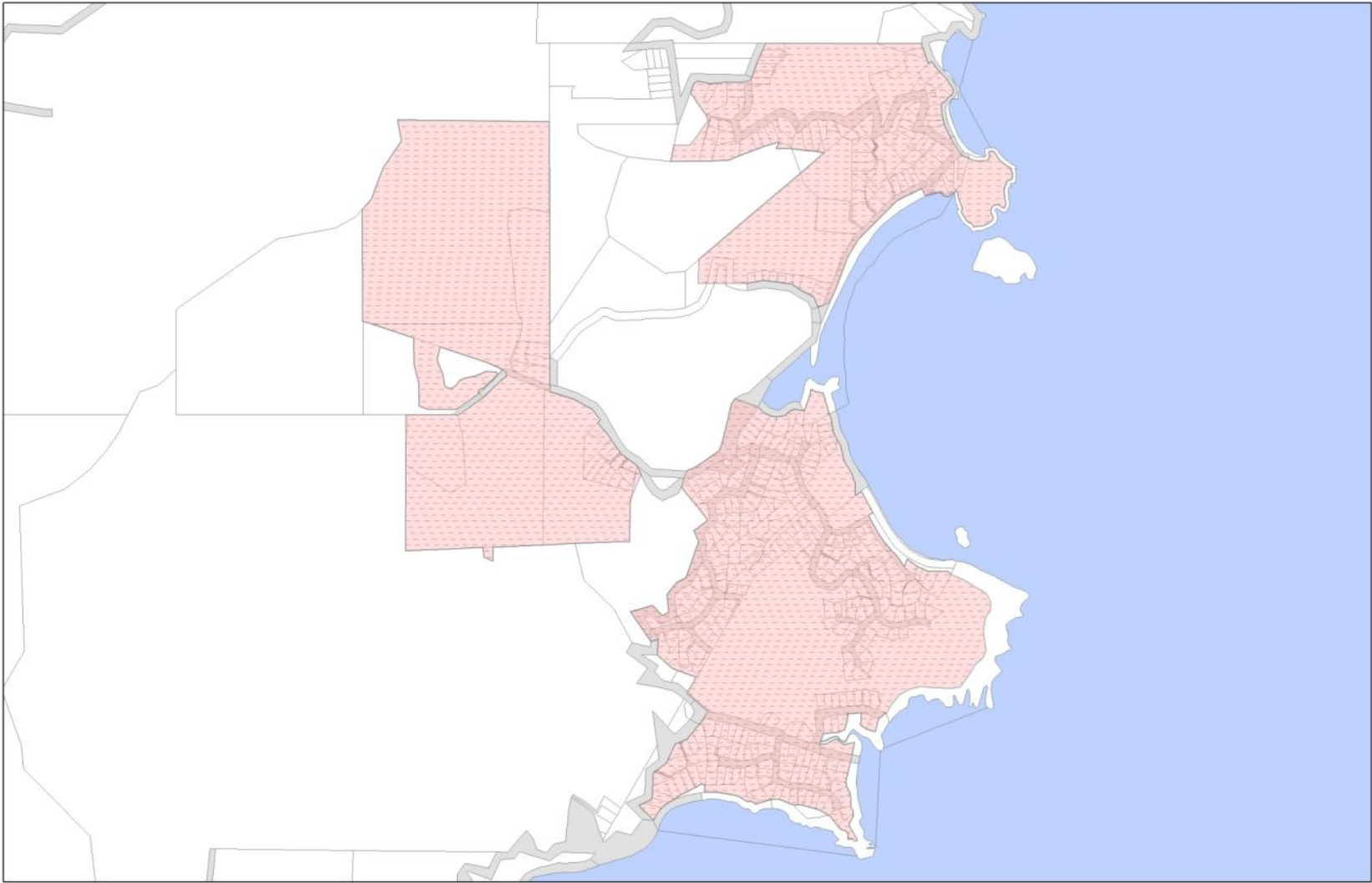
 Wastewater Development Contribution Area | Brightwater





 Wastewater Development Contribution Area | Collingwood

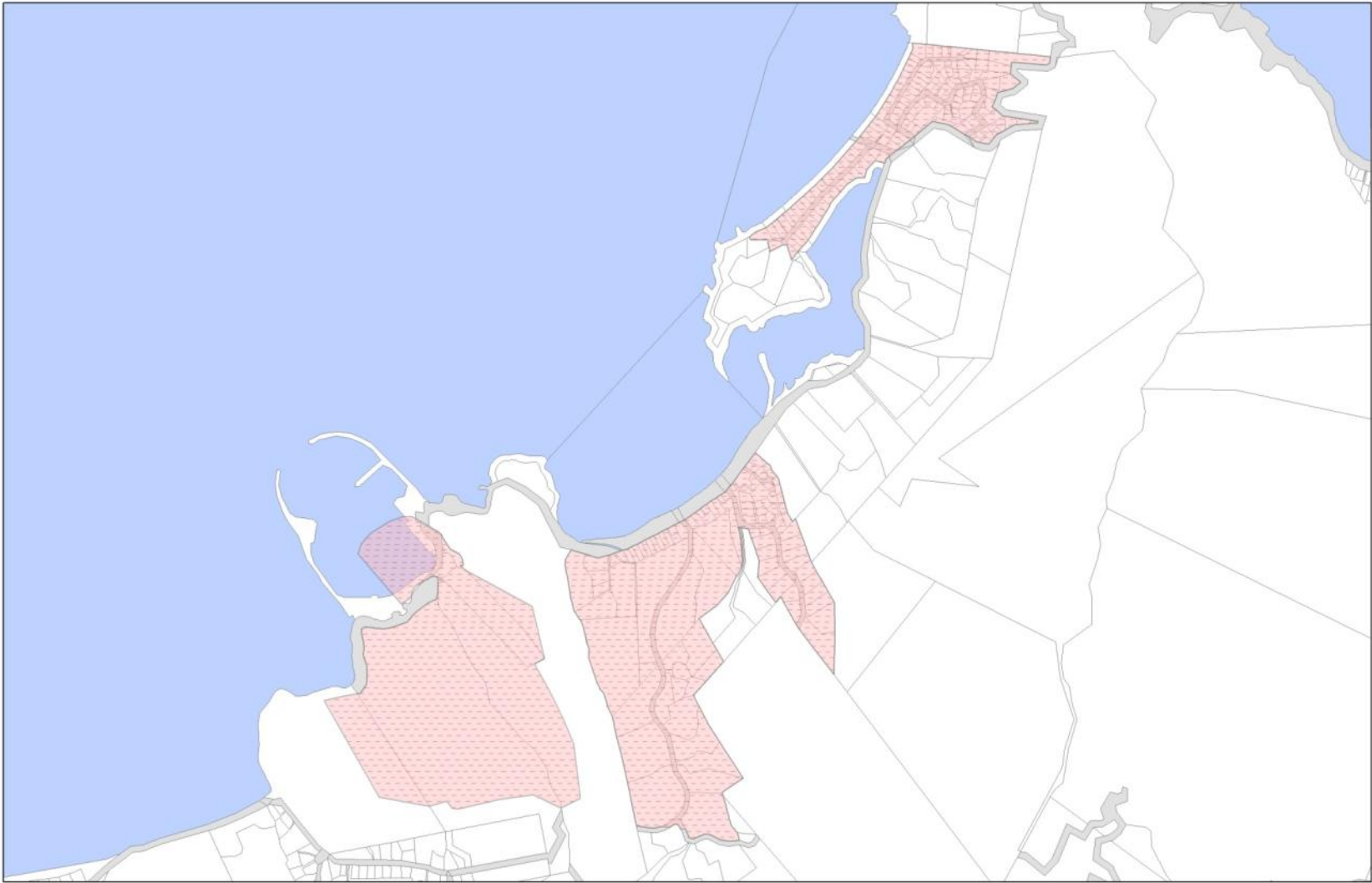




 Wastewater Development Contribution Area | Kaiteriteri



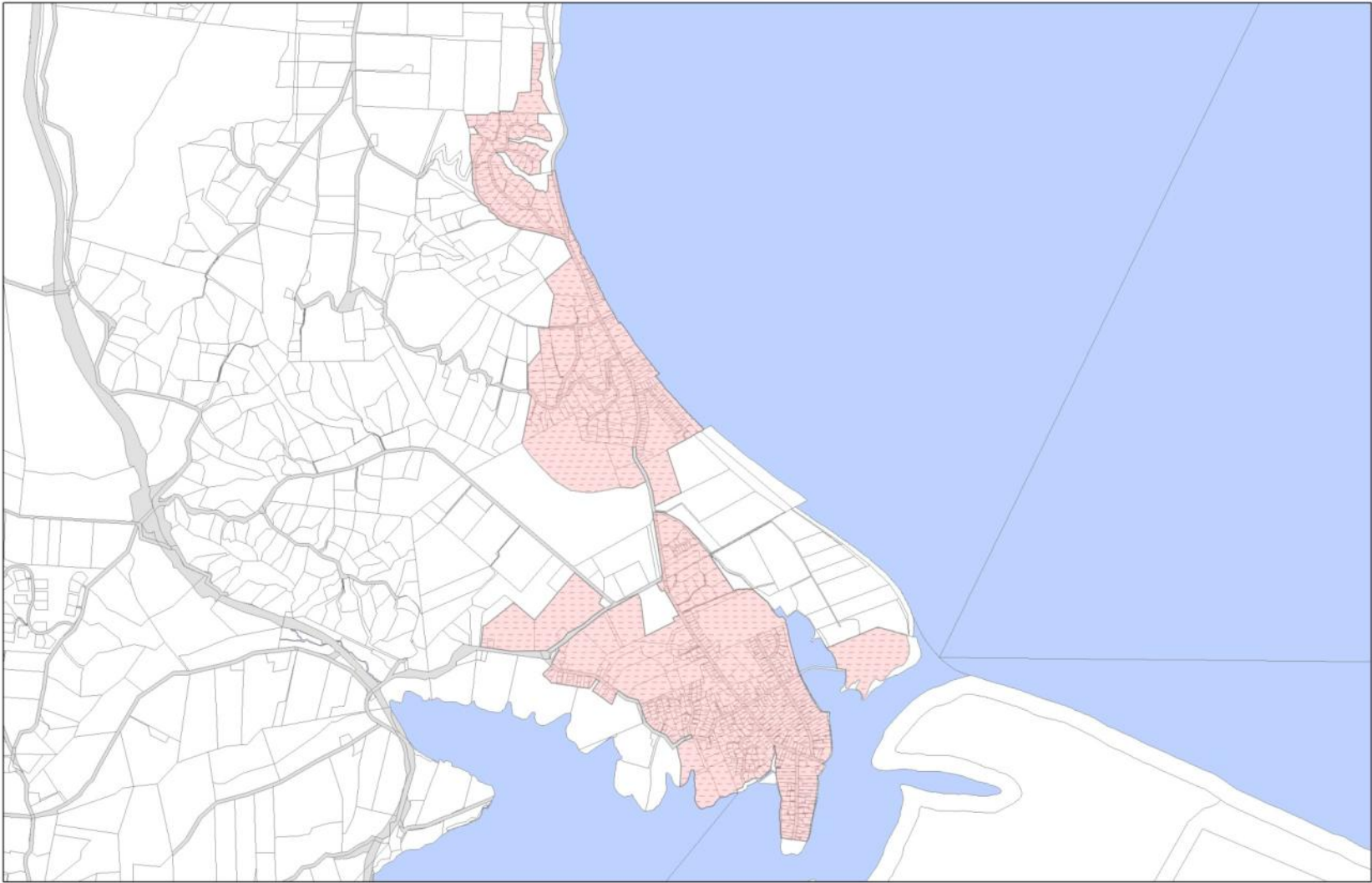





 Wastewater Development Contribution Area | Ligar Bay - Tata Beach

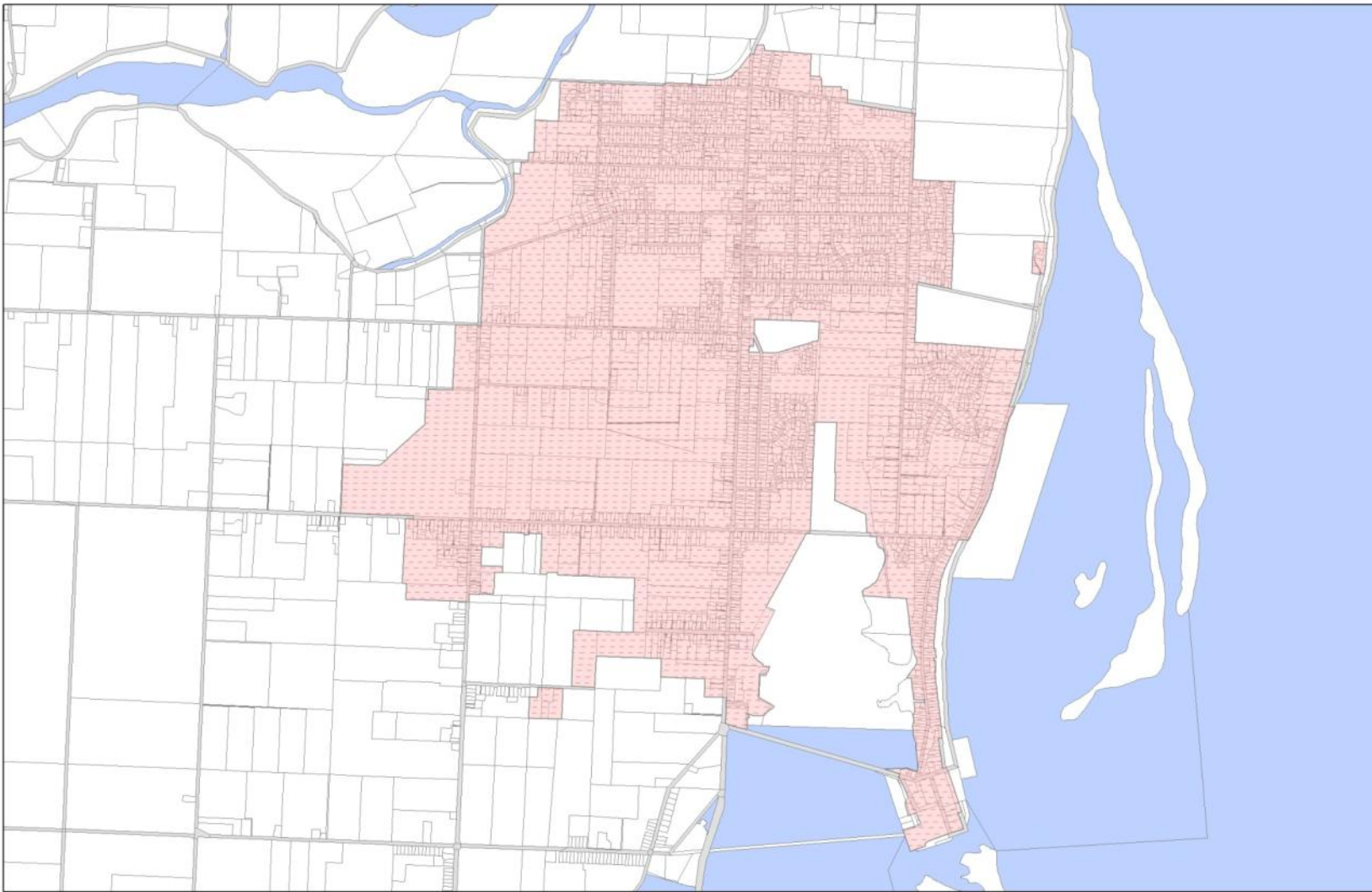
 1:10,830




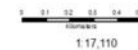


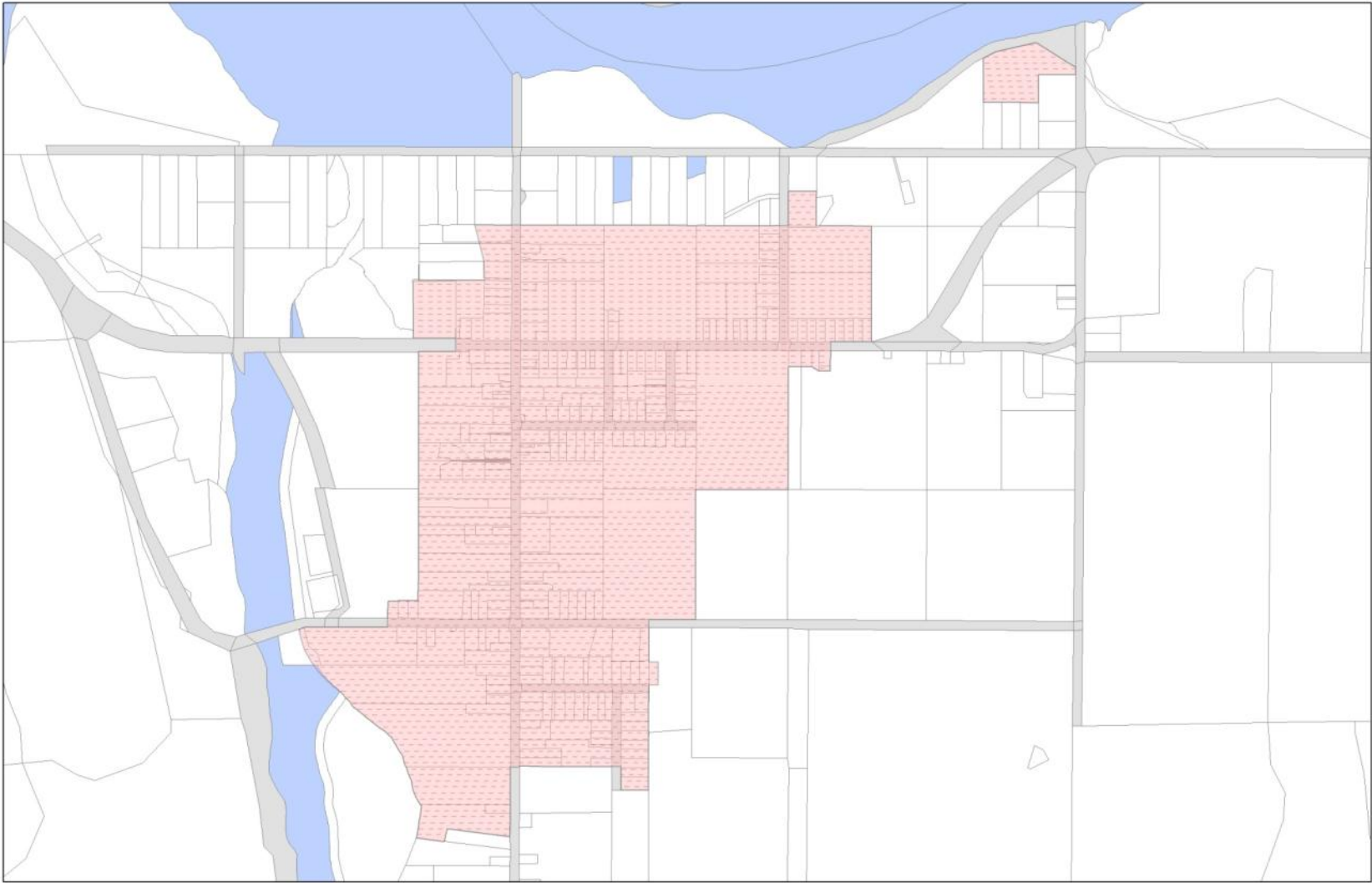
 Wastewater Development Contribution Area | Mapua





 Wastewater Development Contribution Area | Motueka

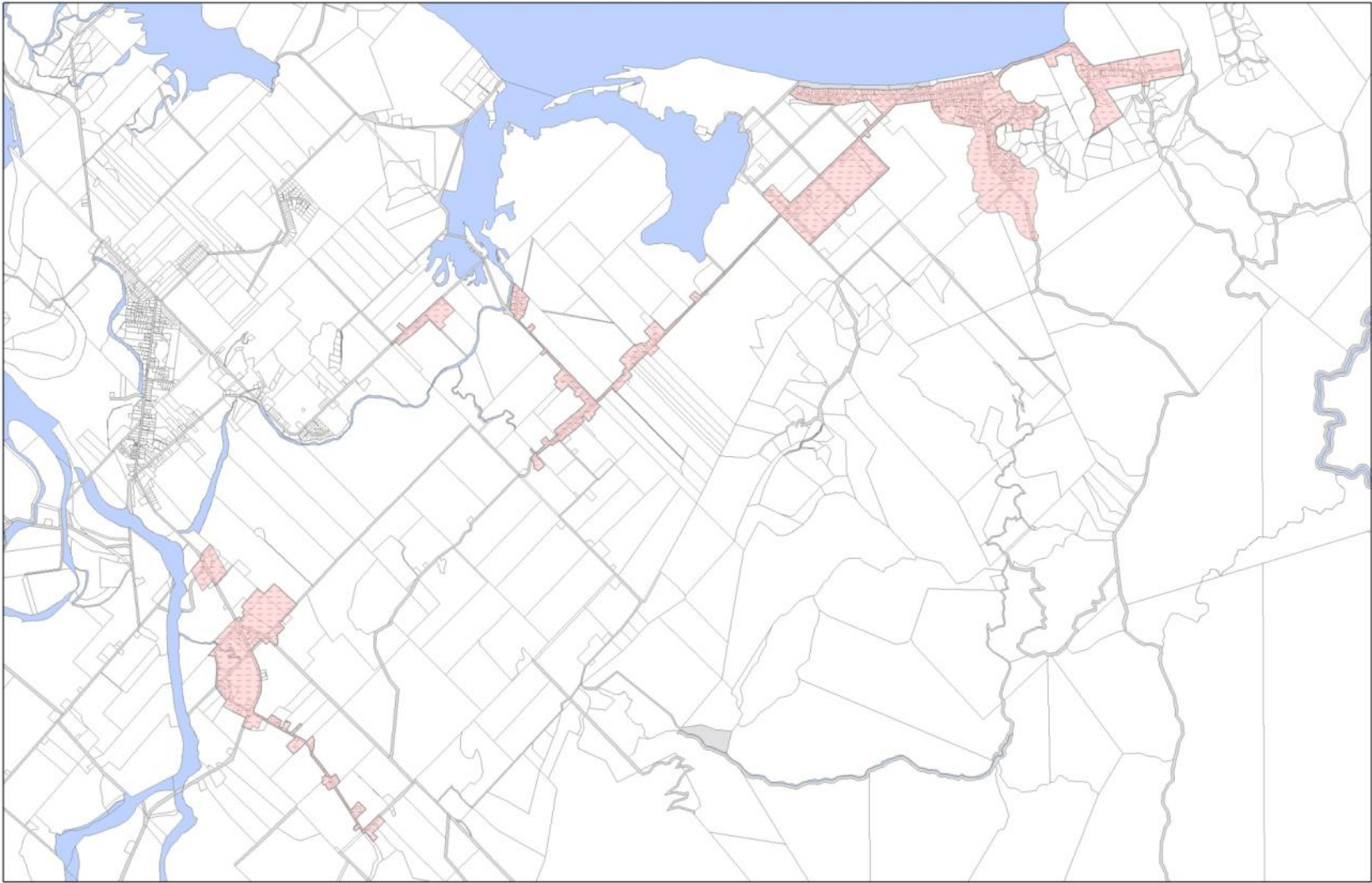




Wastewater Development Contribution Area | Murchison

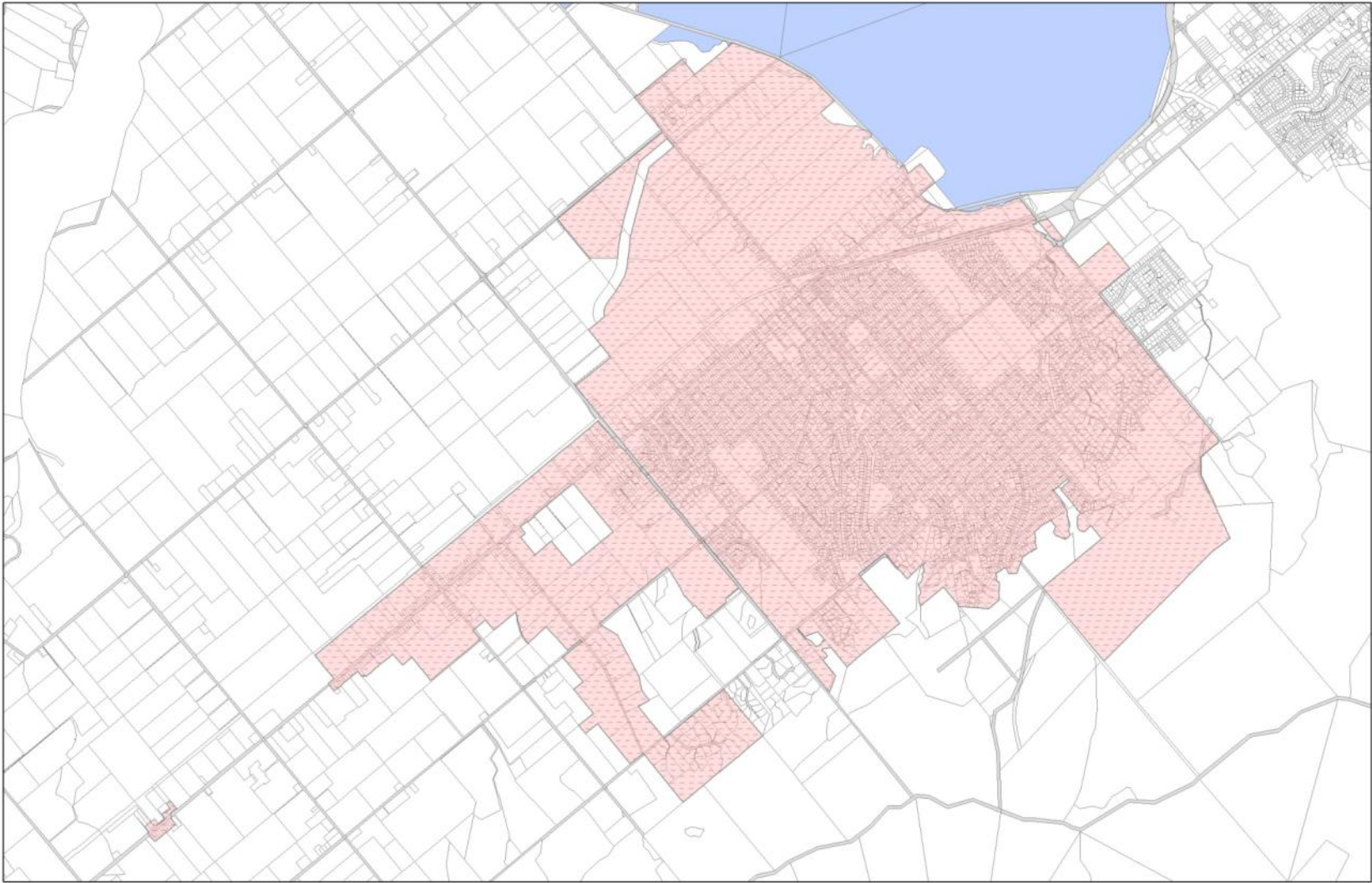







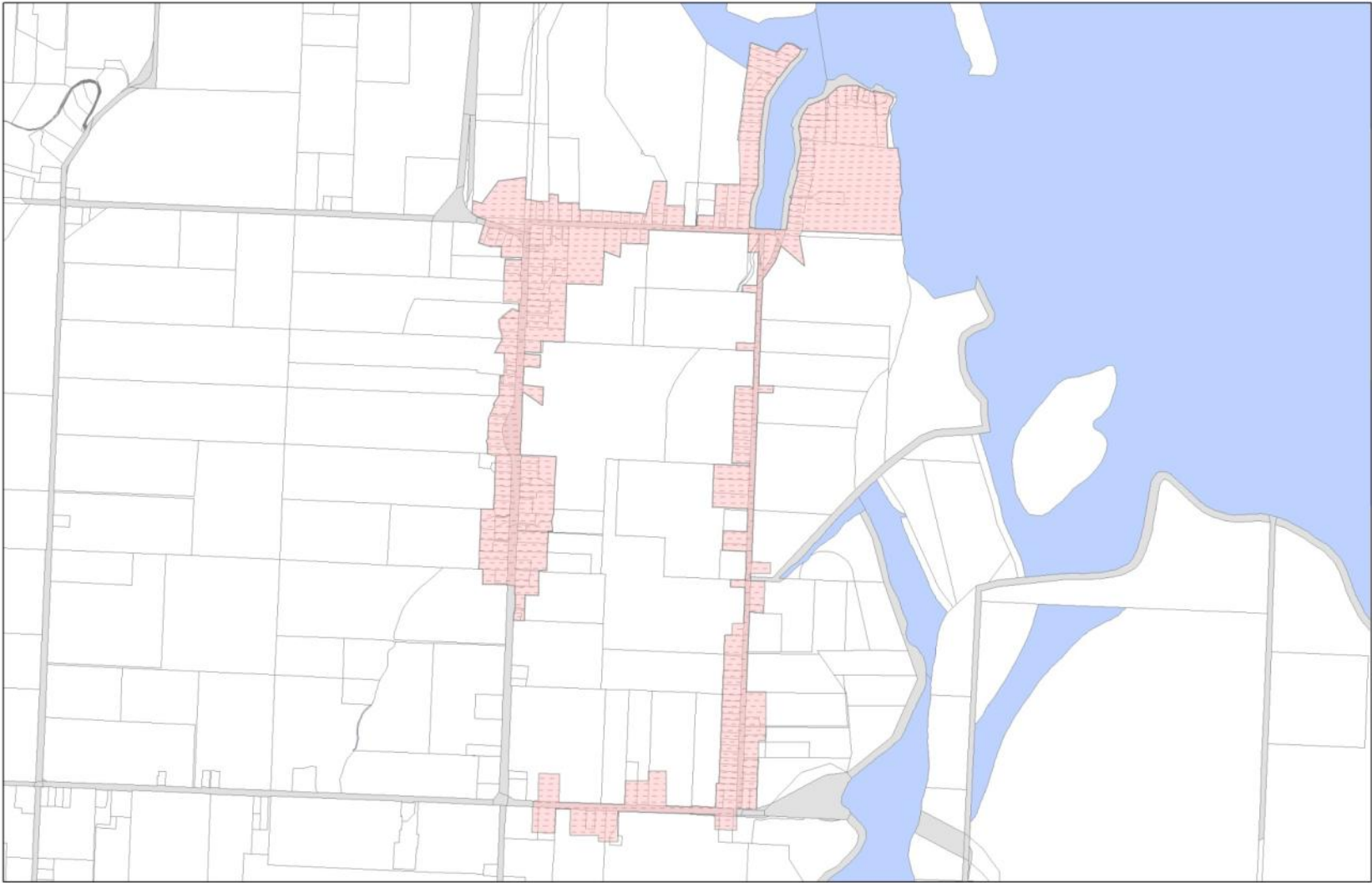
Wastewater Development Contribution Area | Pohara





 Wastewater Development Contribution Area | Richmond

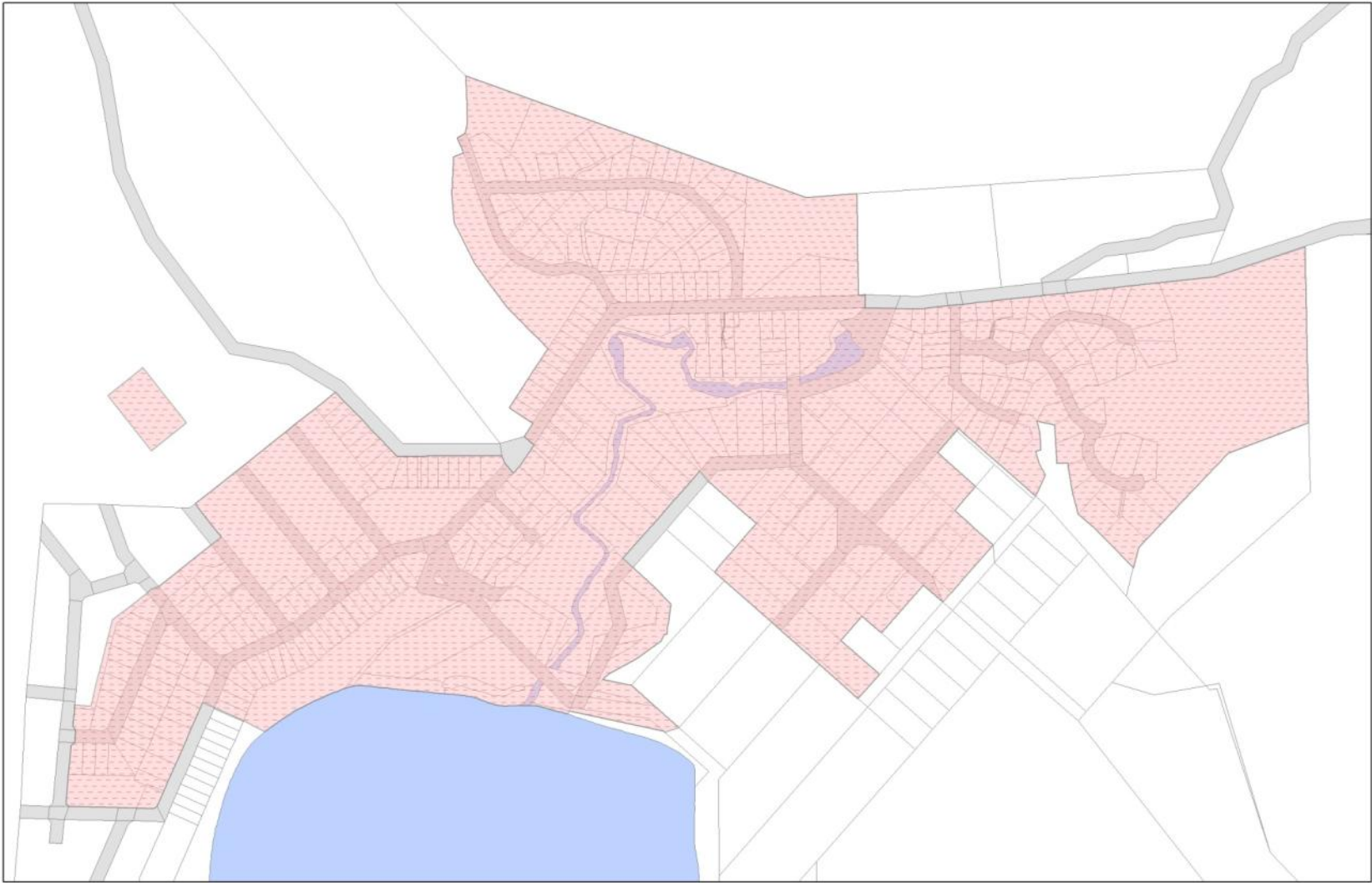




Wastewater Development Contribution Area | Riwaka



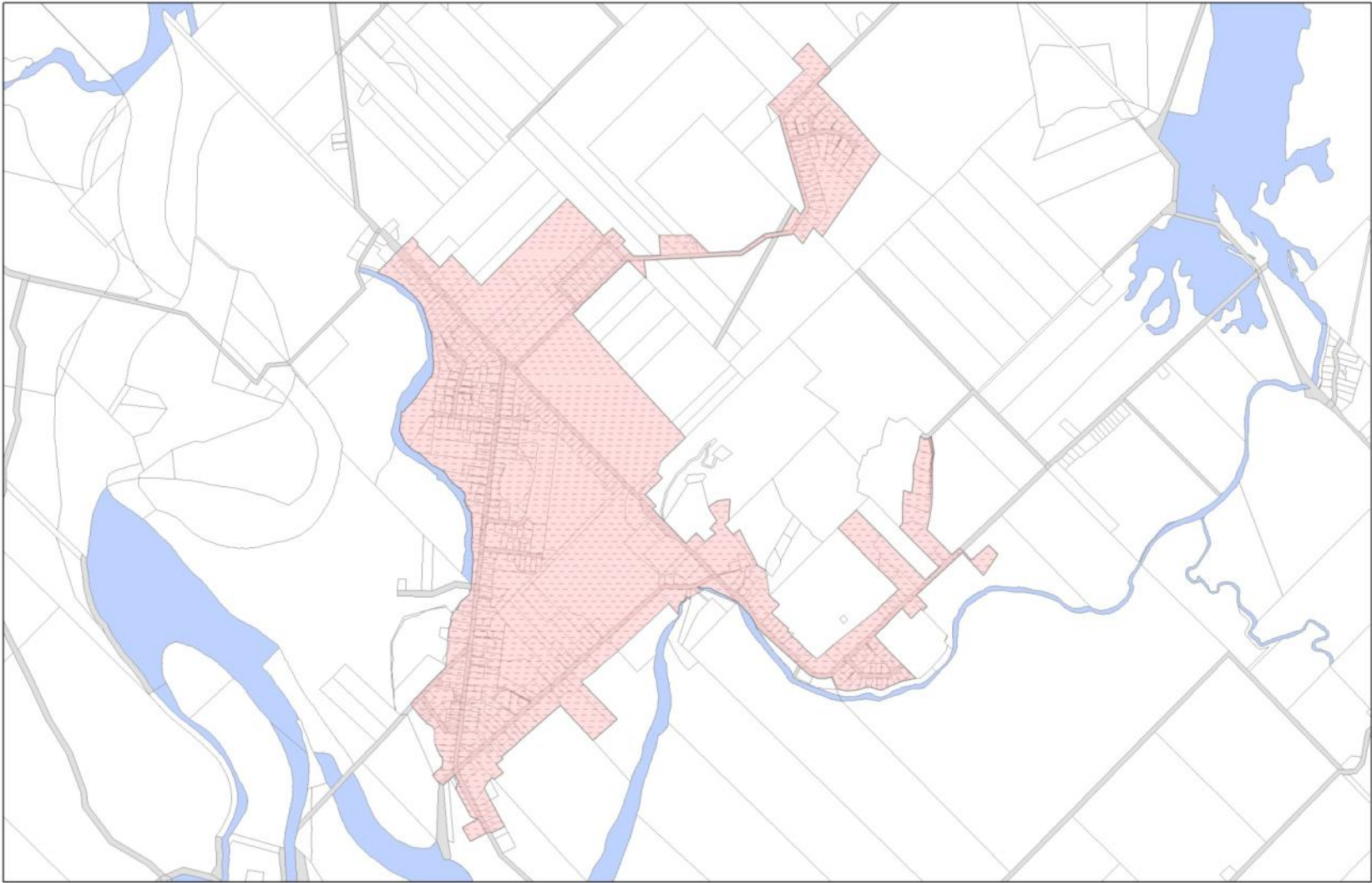




 Wastewater Development Contribution Area | St Arnaud

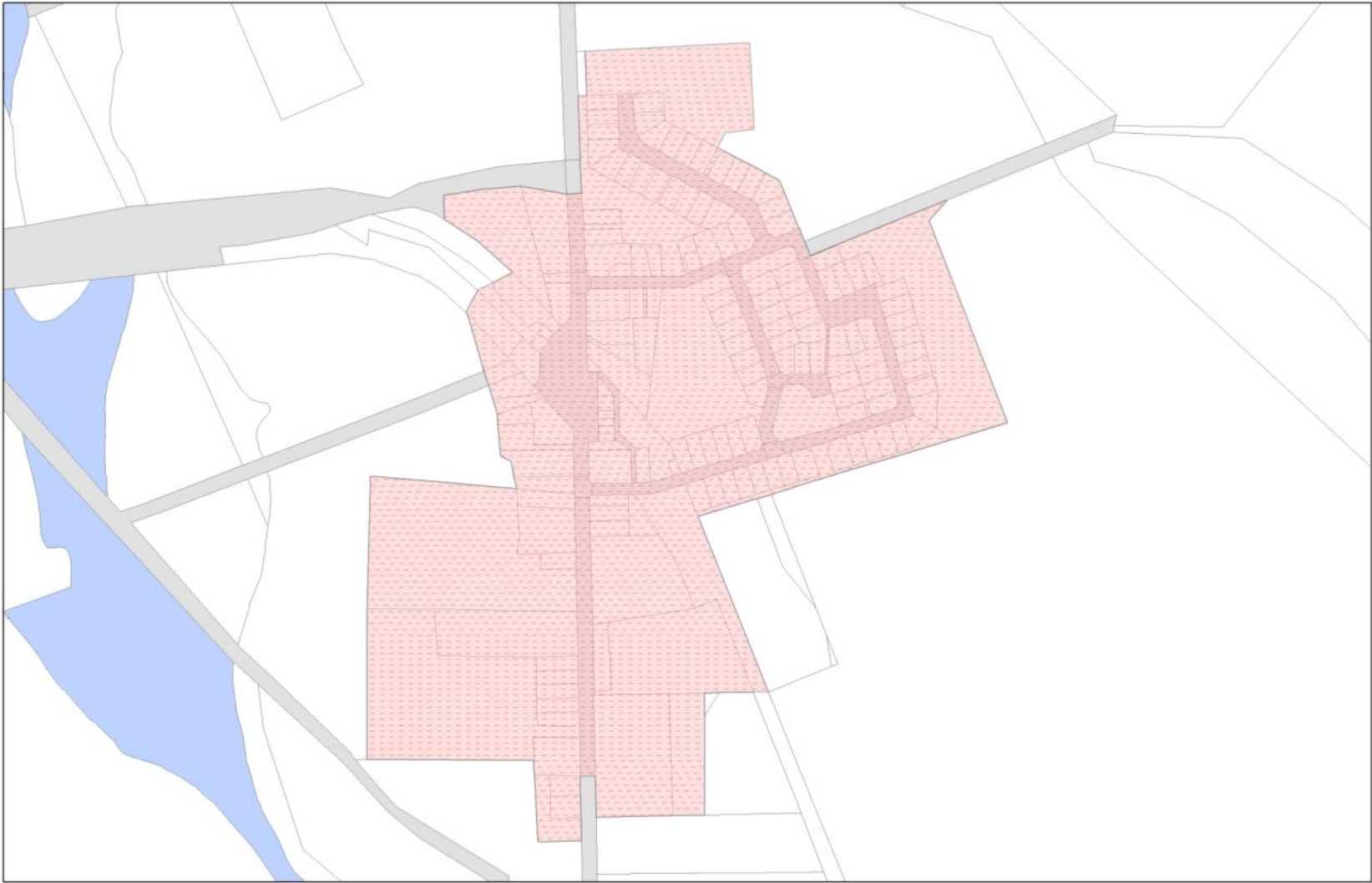




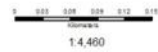


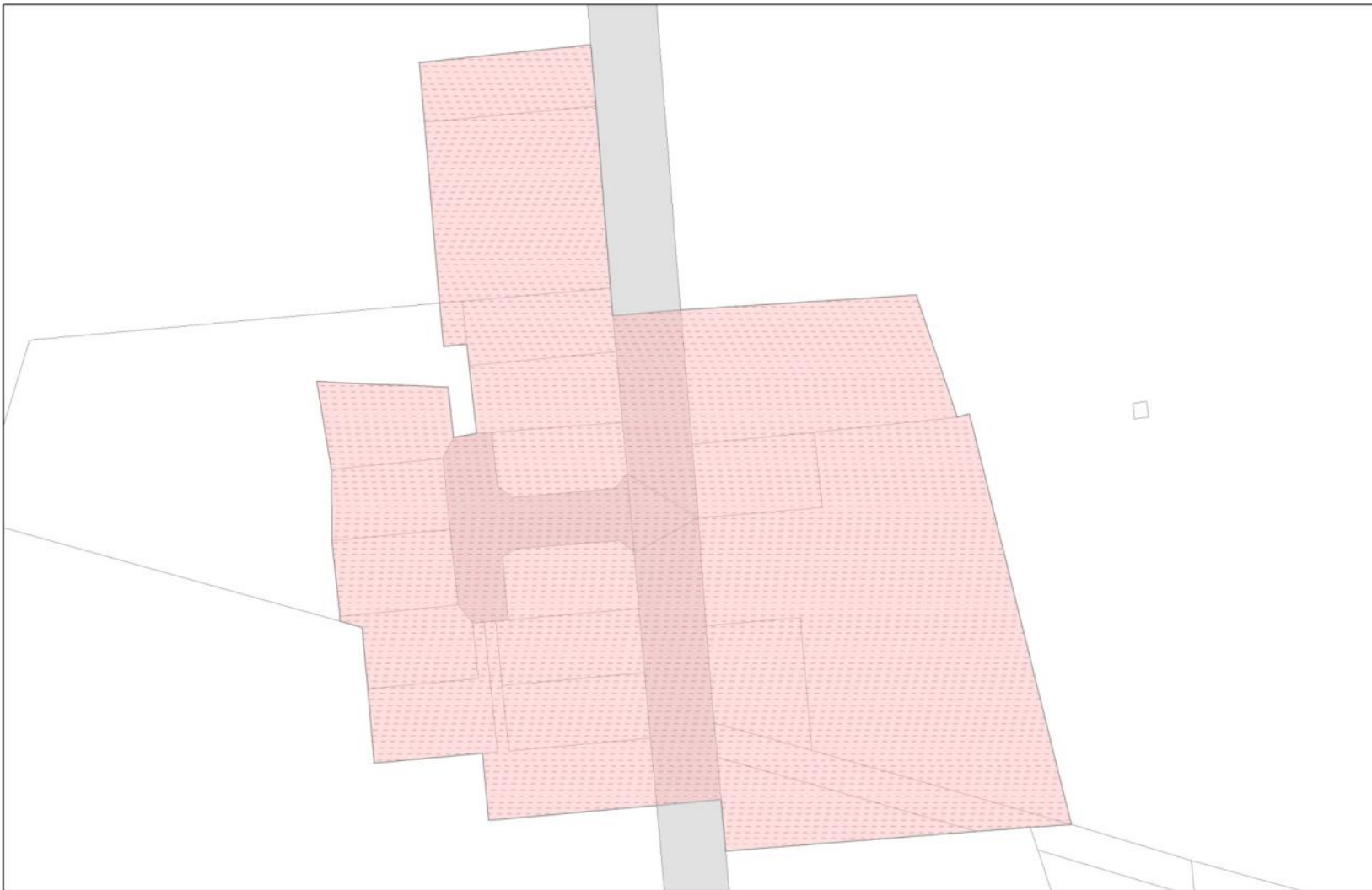
Wastewater Development Contribution Area | Takaka





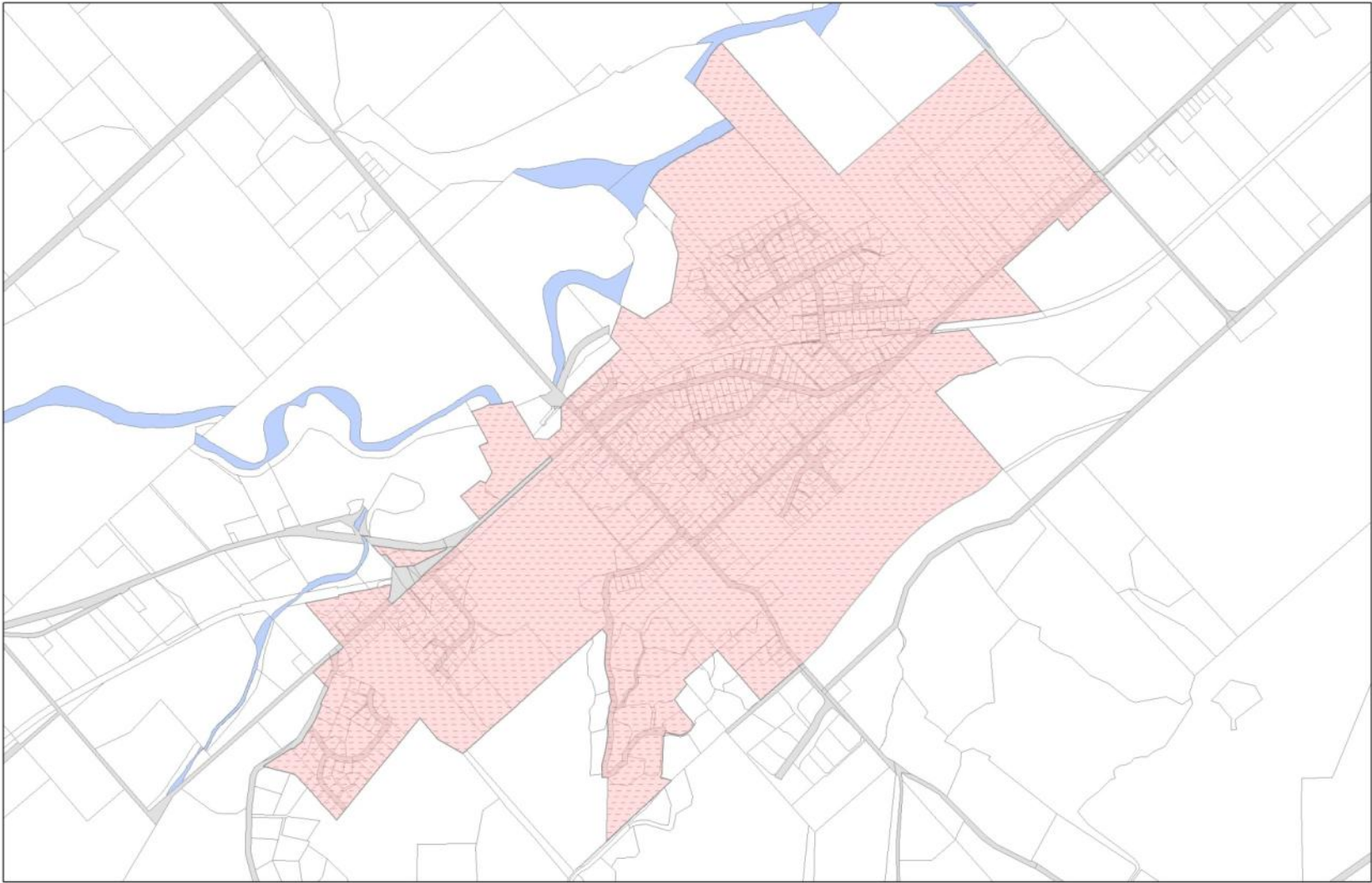
 Wastewater Development Contribution Area | Tapawera





 Wastewater Development Contribution Area | Upper Takaka

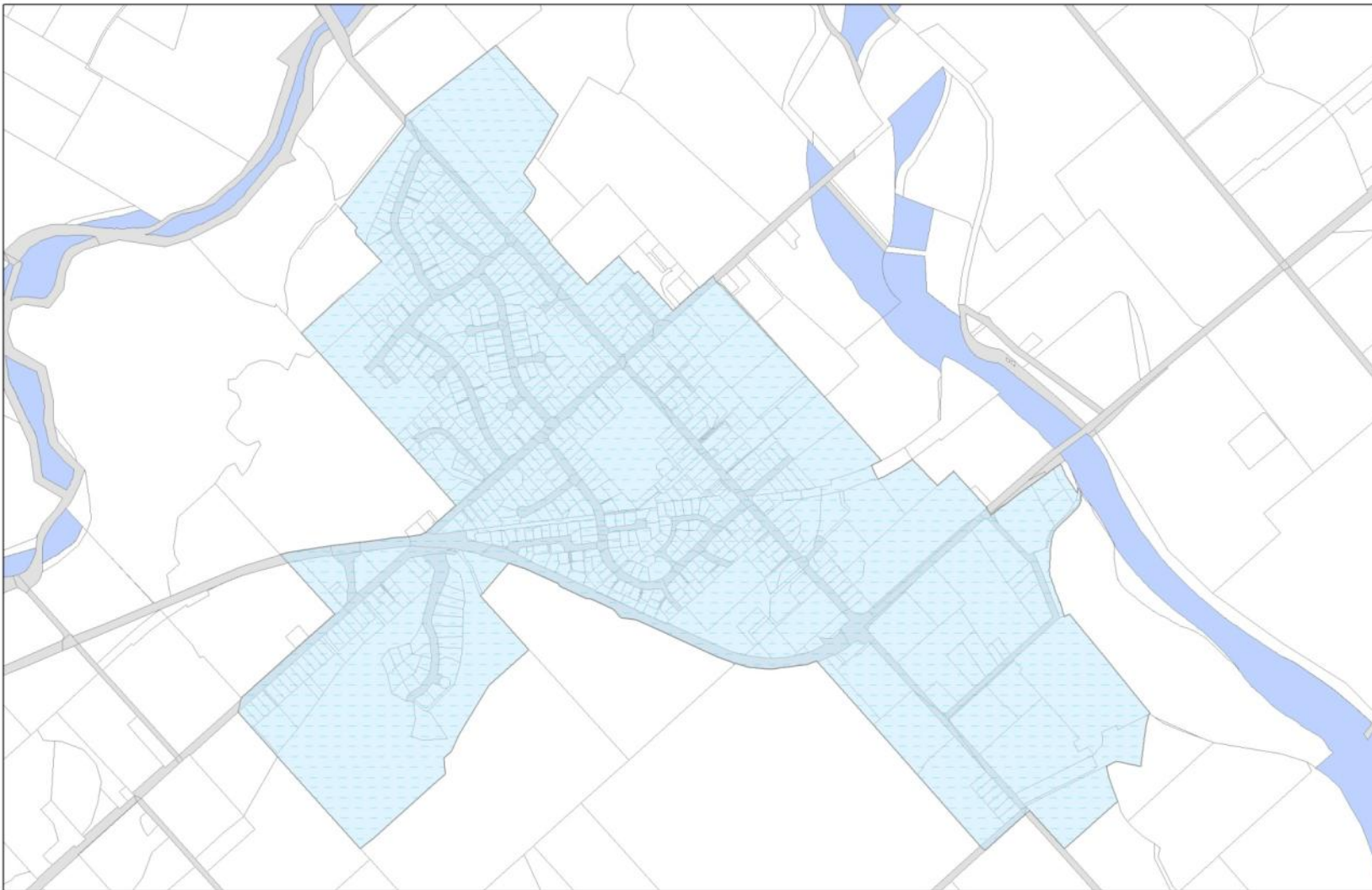




 Wastewater Development Contribution Area | Wakefield







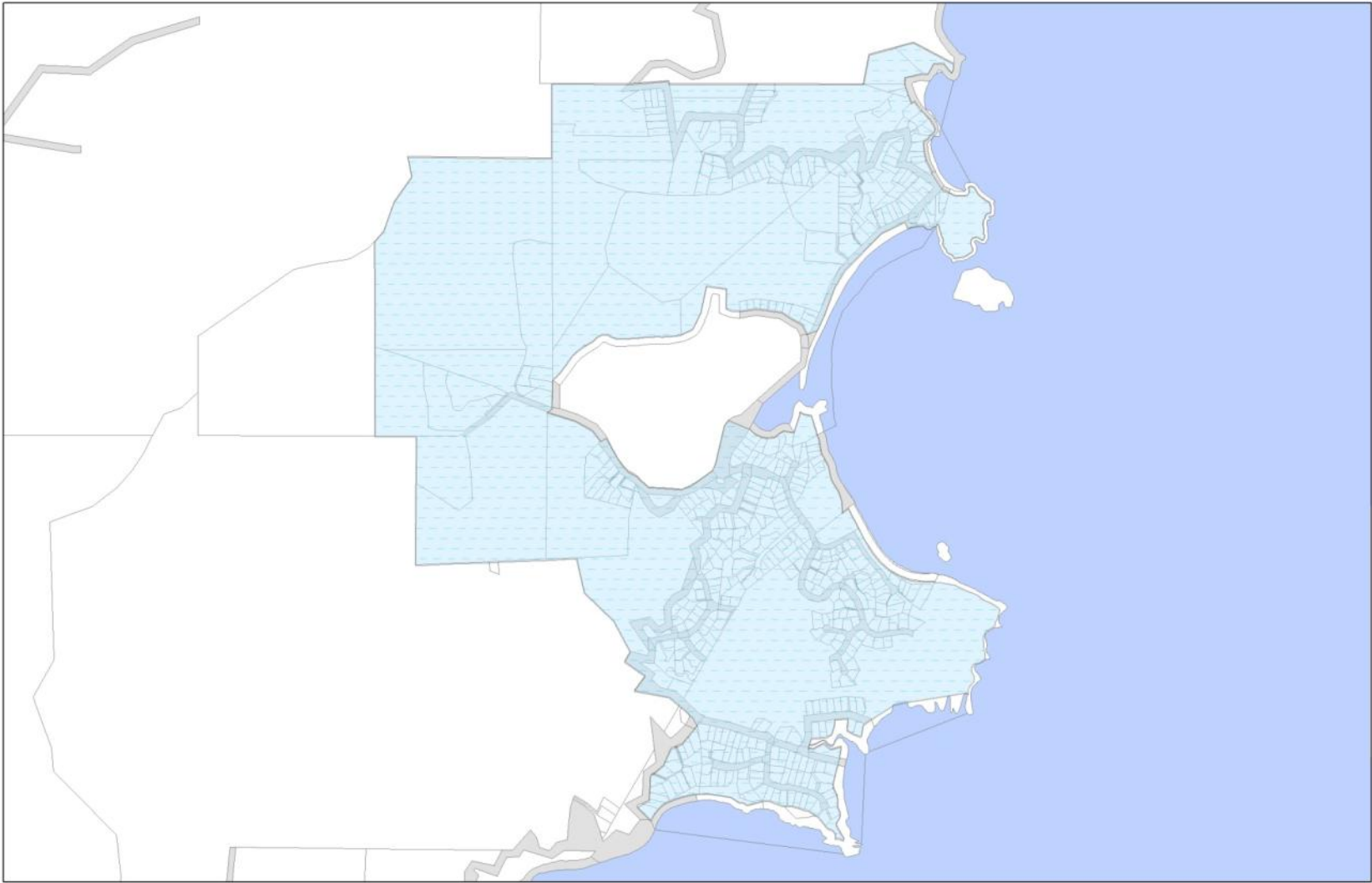
 Water Development Contribution Area | Brightwater





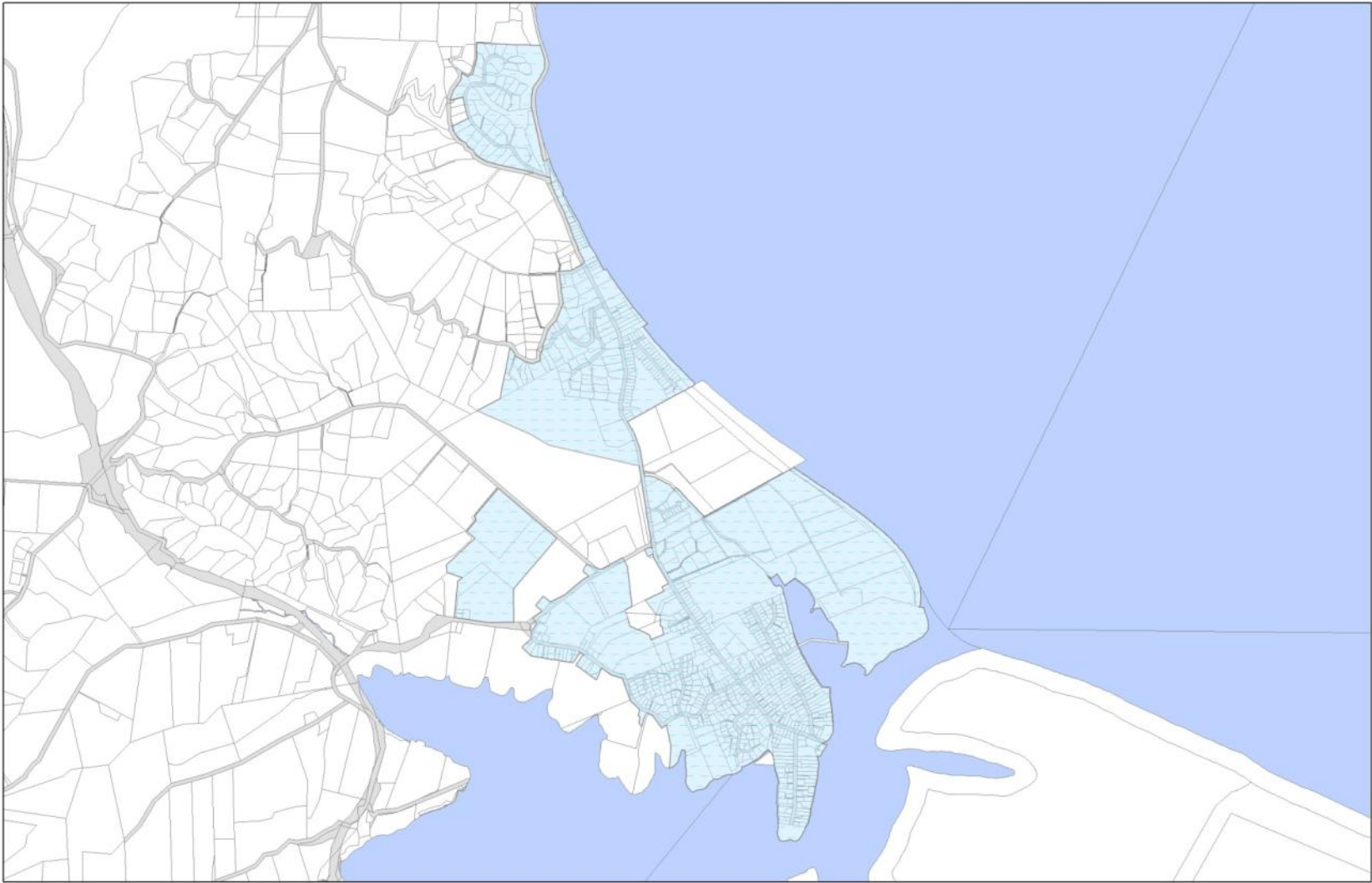
 Water Development Contribution Area | Collingwood





 Water Development Contribution Area | Kaiteriteri

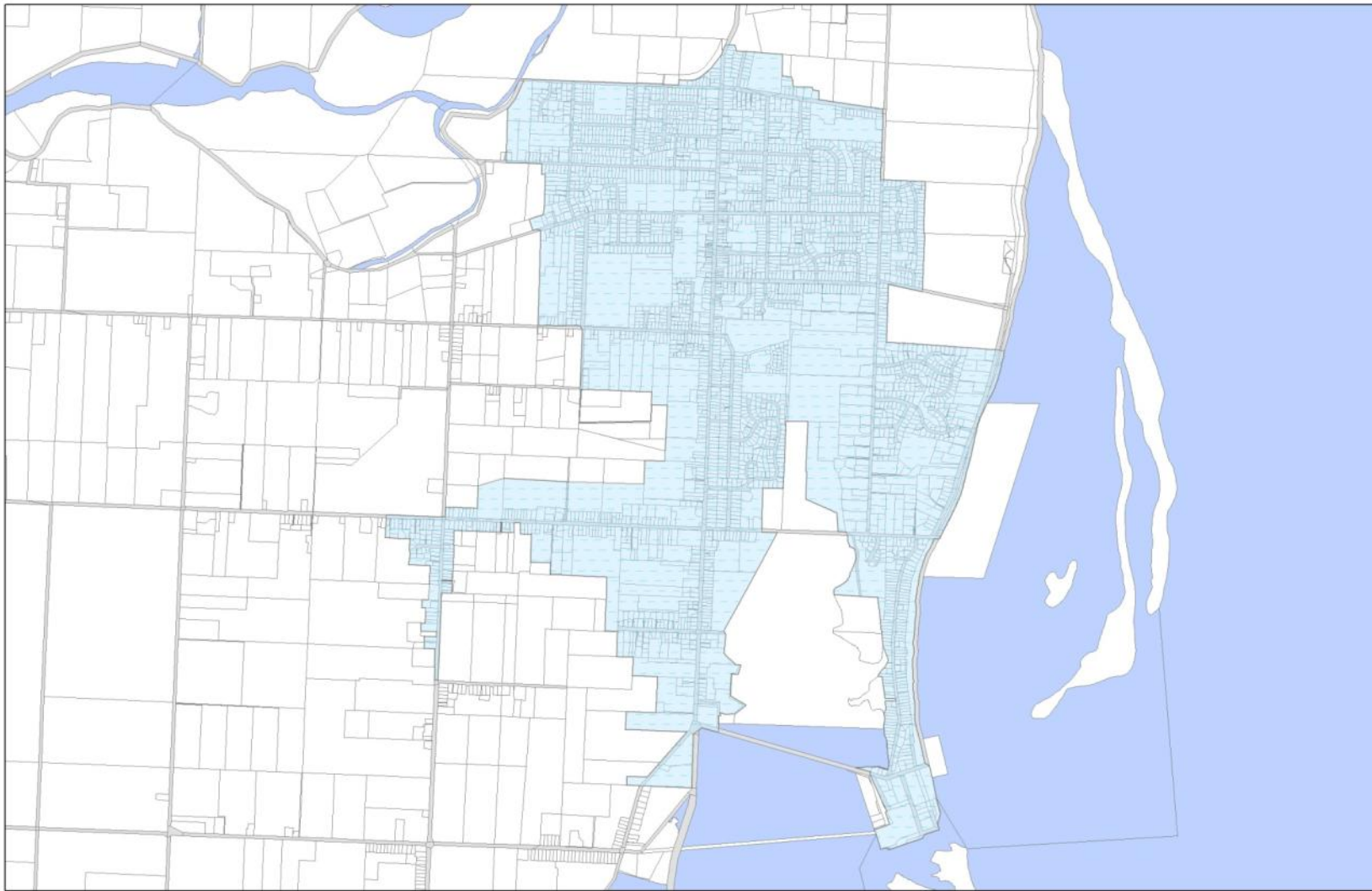




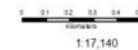
 Water Development Contribution Area | Mapua

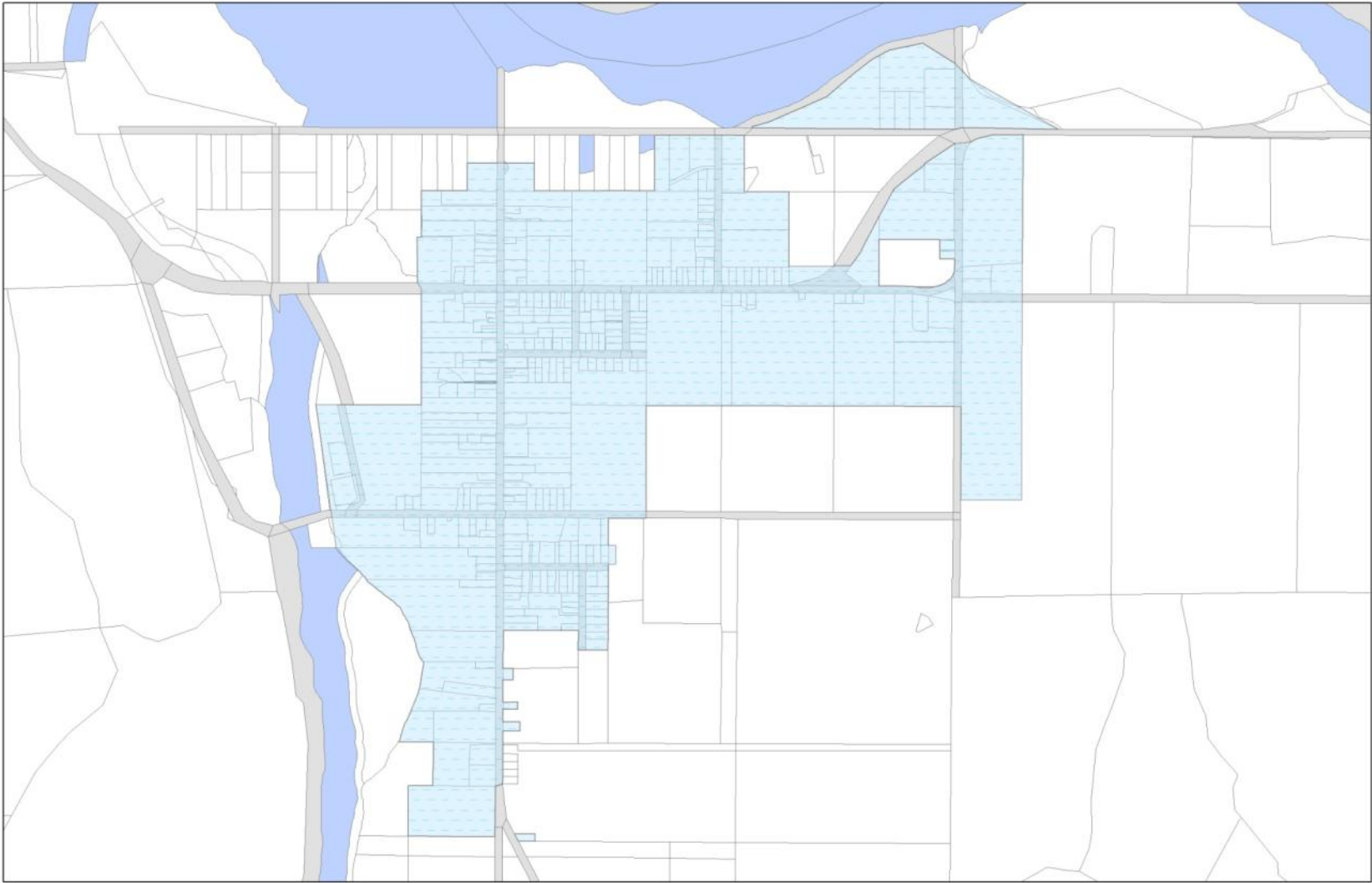






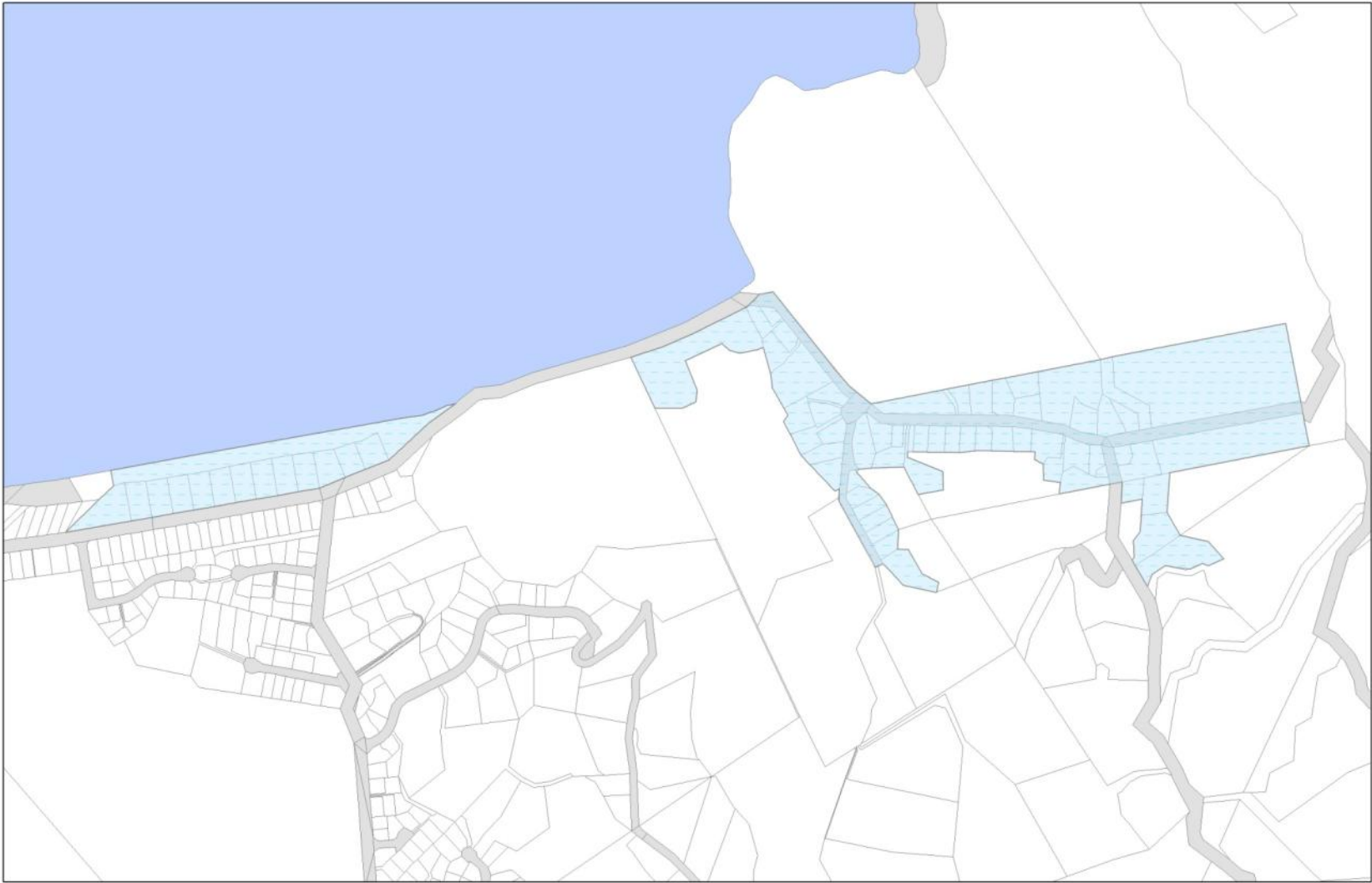
 Water Development Contribution Area | Motueka





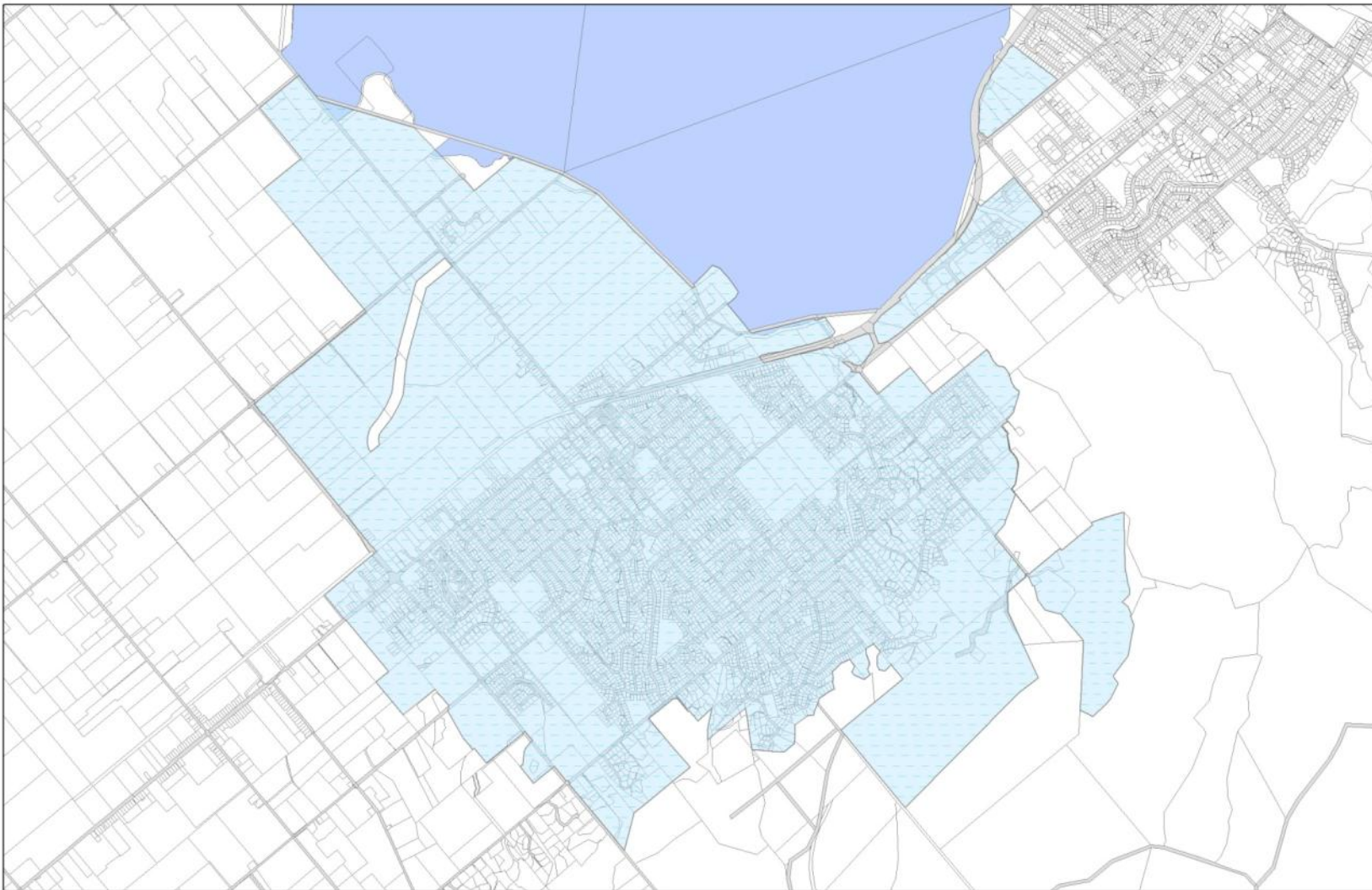
 Water Development Contribution Area | Murchison





 Water Development Contribution Area | Pohara

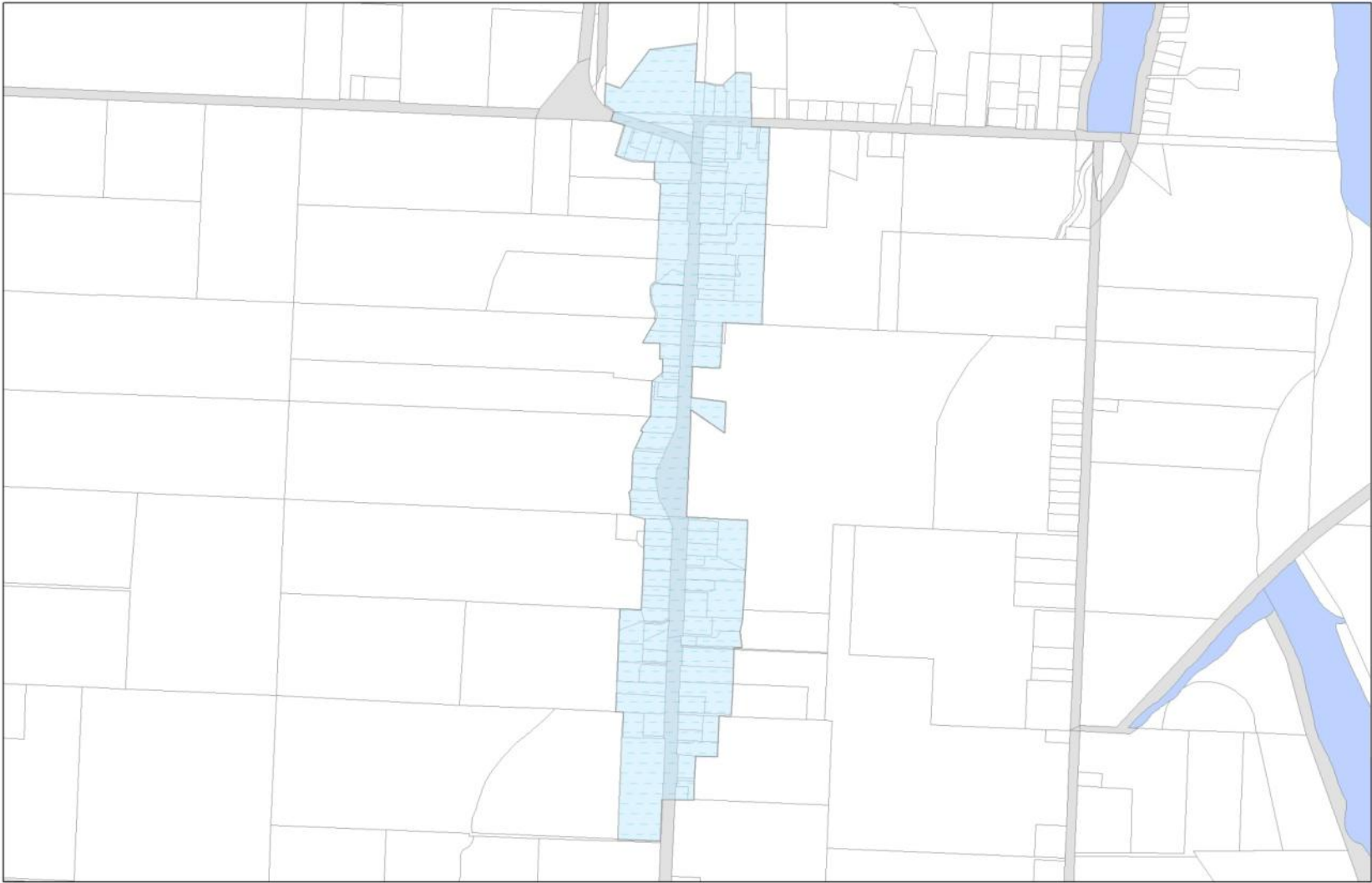




 Water Development Contribution Area | Richmond

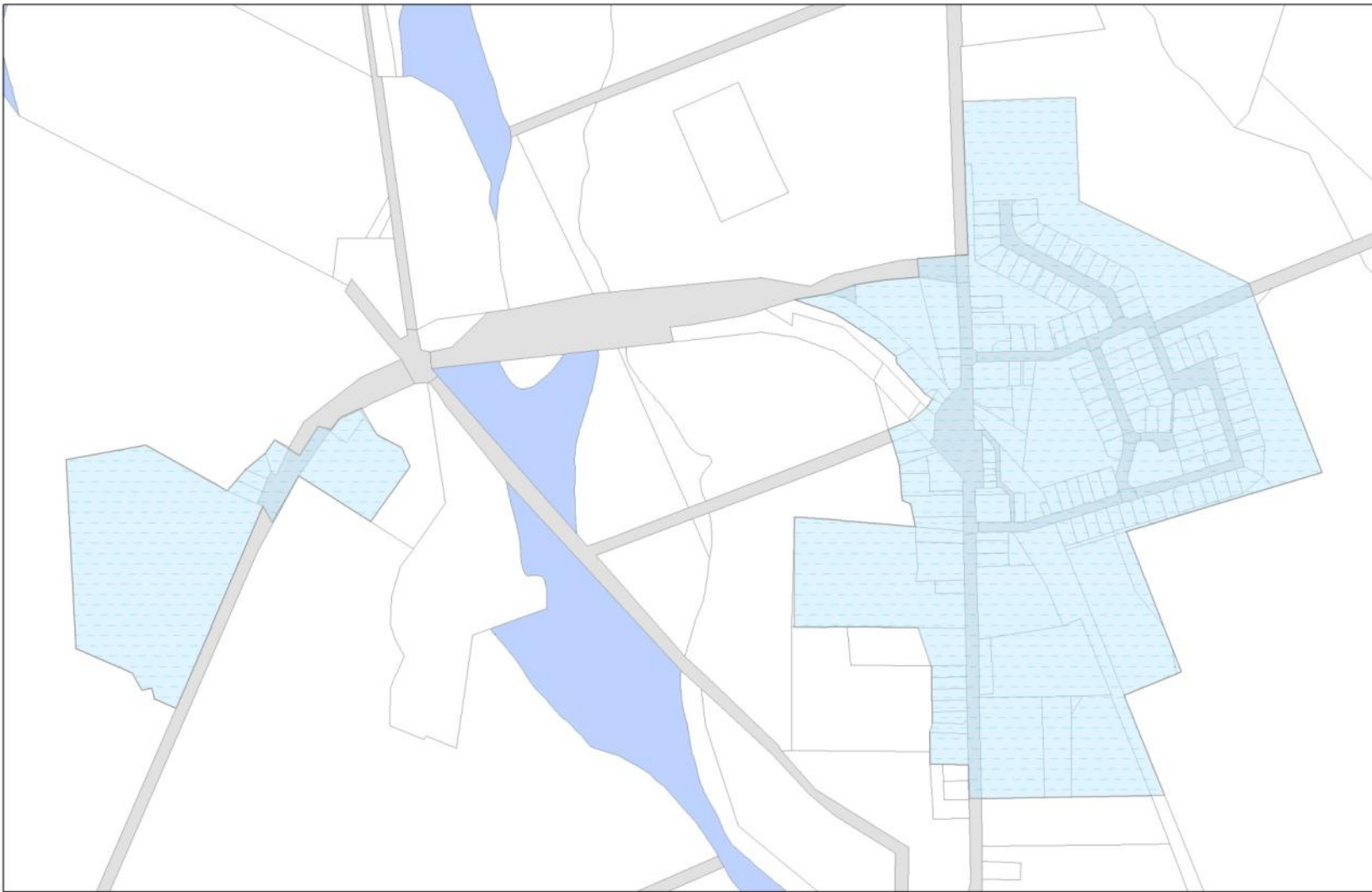







 Water Development Contribution Area | Riwaka

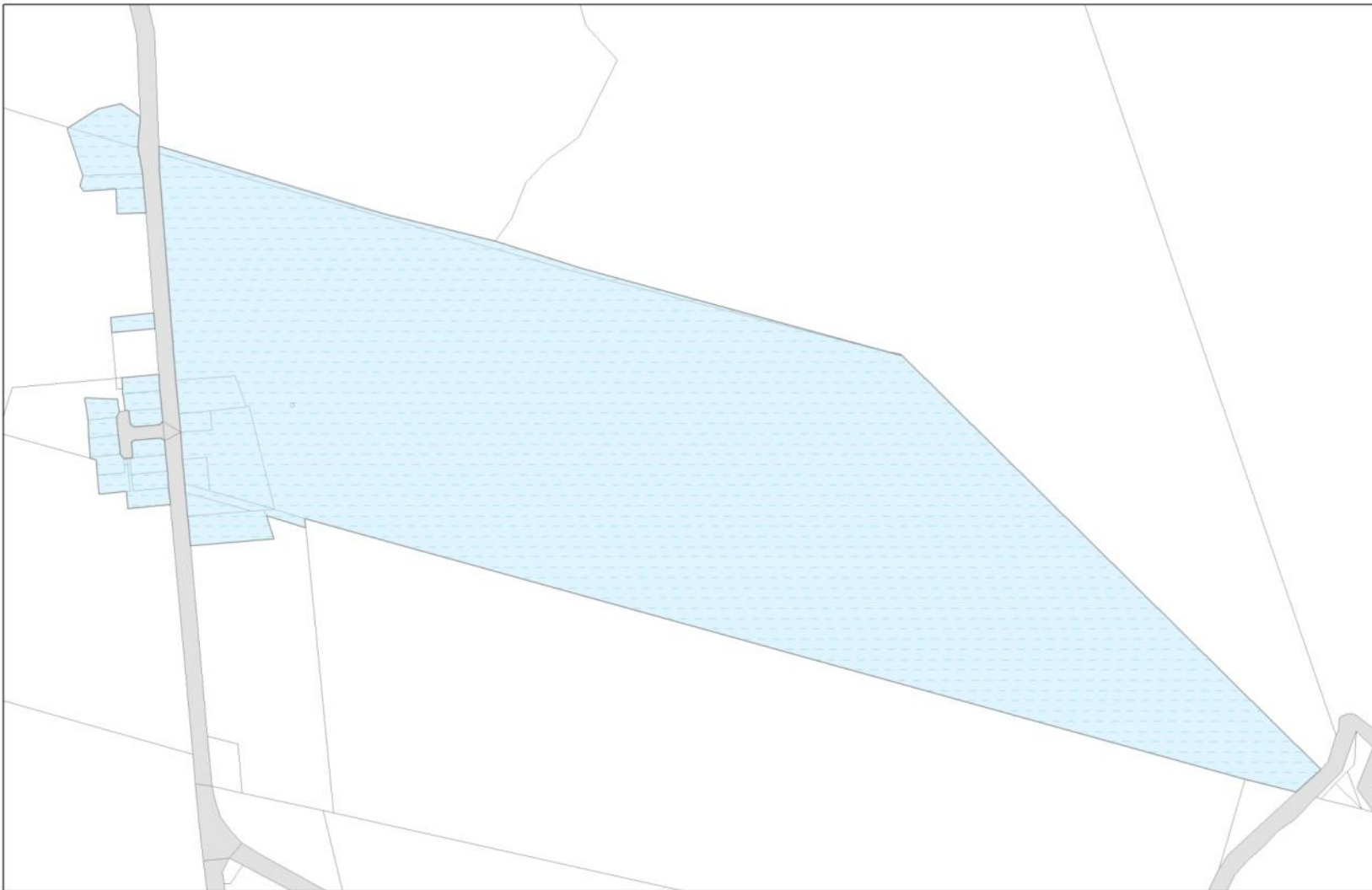





 Water Development Contribution Area | Tapawera

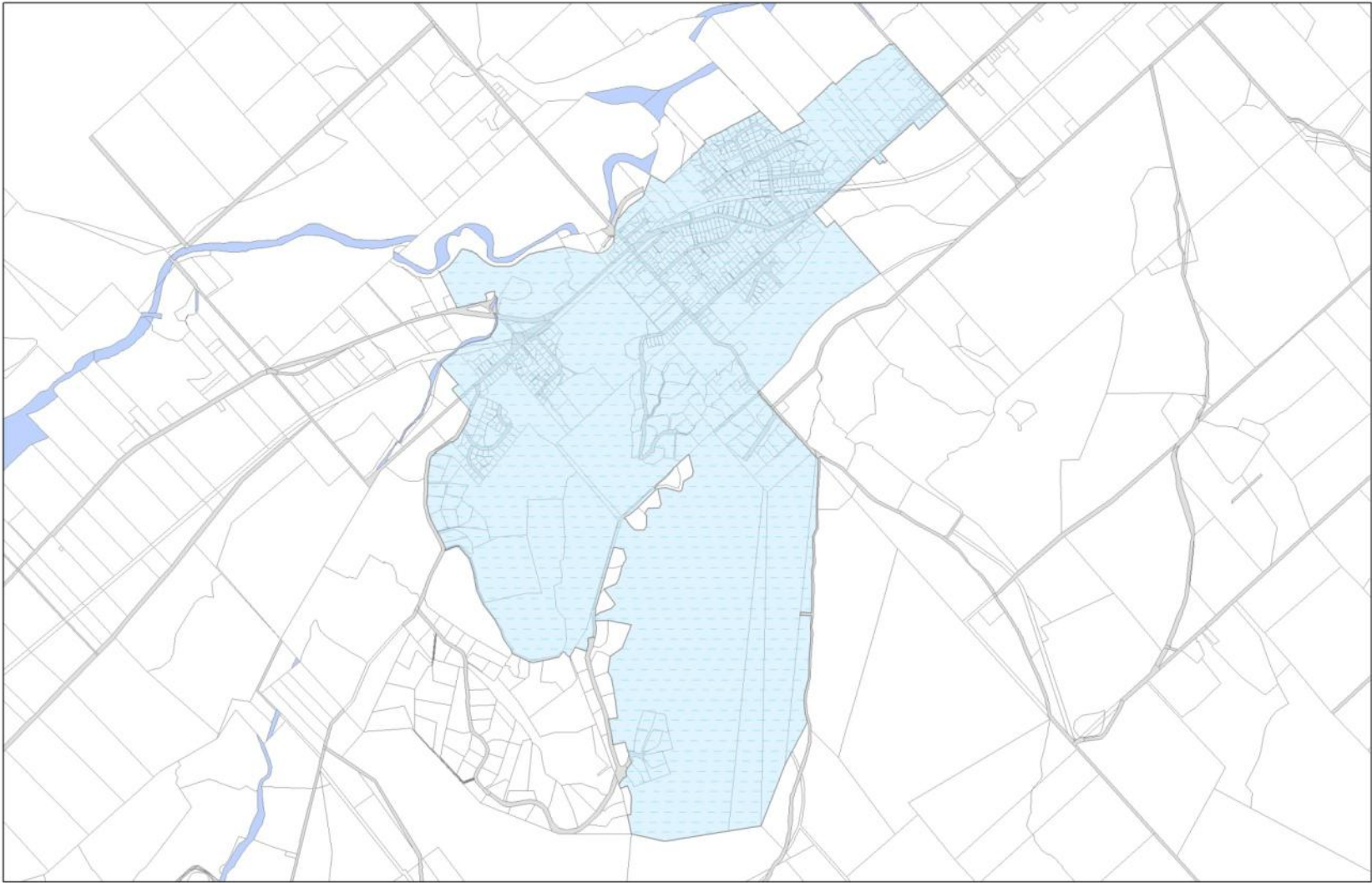






 Water Development Contribution Area | Upper Takaka





 Water Development Contribution Area | Wakefield

