



Development Contributions Policy 2024

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Adopted 16 July 2024 by Whangarei District Council, in force from 17 July 2024

This Development Contributions Policy replaces the previous 2021 Development Contributions Policy and comes into force on 17 July 2024.

How to read this Policy

This Development Contributions Policy document contains the following key elements:

- The ‘operational’ part of the Policy – the ‘what’, ‘when’ and ‘how much’ for assessing and calculating development contributions.
- Related information, relevant provisions of the LGA, or examples that assist the reader or user of the Policy to understand how it is applied and used on a day-to-day basis.
- Council’s chosen policy direction. These are the elements of the Policy that Council can determine, but which must be aligned with legislative requirements.
- The content that the Policy is required to include under the LGA that provides the detail considered by Council in developing the Policy.

For ease of reading and to avoid repetition, all references to:

- GFA means gross floor area
- LGA means the Local Government Act 2002
- RMA means the Resource Management Act 1991
- ‘s’ or ‘ss’ in this document mean the relevant section(s) of the LGA, unless otherwise stated (i.e., section 106 or s106; sections 199A-199P or ss199A-199P)
- ‘Section’ or ‘Part’ means a reference to another section or part in the Policy
- ‘the Policy’ mean this Development Contributions Policy, unless otherwise stated.
- ‘Council’ means the Whangarei District Council and includes staff acting in accordance with delegated authority.
- LTP means the 2024-2034 adopted Long Term Plan of the Whangarei District Council, unless otherwise specified.
- ‘a person’ means a person who either individually or on behalf of an organisation has applied to Council for a building consent or a resource consent or made a request for authorisation.
- For the purposes of this Policy, where the term ‘Project’ is used, this includes planned or completed programmes and projects of capital expenditure intended to deliver defined Levels of Service.

See Appendix 1 for meaning of words.

Part 1 – Introduction

1. About this Policy

1.1 The Whangārei District has experienced sustained growth since 2000. Council is required to plan for the future in a prudent and efficient manner. This Development Contributions Policy (the Policy) is a sustainable response to local governments overarching purpose of promoting the social, economic, environmental and cultural well-being of communities in the present and for the future.

1.2 Council’s decision to adopt a Development Contributions Policy to partly fund the cost of infrastructure required to meet additional demand created by growth is driven by its consideration that those who create the need for or are the primary beneficiaries of infrastructure should pay an appropriate portion of the cost and that ratepayers in general should not bear a disproportionate portion of the costs.

1.3 Development contributions are a fee we charge for new developments to contribute to the costs of building the infrastructure needed to support that development. This revenue is a critical funding source that will ensure Whangarei District Council can provide key infrastructure needed for the growing District.

1.4 Charging development contributions enables the Council to recover a fair, equitable, and proportionate share of the cost of the capital investment needed to service growth development from those who cause and/or benefit from that investment.

1.5 The LGA provides the statutory framework and requirements for a development contributions policy and Council has developed the Whangarei District Council Development Contributions Policy in accordance with these requirements.

1.6 This document is detailed in nature so that it meets all the legal requirements set out in the LGA. It provides clear, transparent information for developers and those building homes or commercial buildings to understand how the charges are calculated and what their development contribution payments are being used for.

2. Policy objectives

197AB

2.1 To state clearly what development contributions will be charged by Council and in what circumstances.

2.2 To ensure that developers contribute fairly to the funding of infrastructure and facilities to service growth over the long term.

2.3 To provide development contributions revenue as part of the overall funding mix for Infrastructure and facilities to support new development

2.4 To provide a thorough explanation of how development contribution charges are calculated and the underlying methodology.

2.5 To provide transparency about the approach used to ensure these charges recover only a fair and equitable portion of the capital expenditure required to service growth. This will enable the community to understand how and in what proportion growth is funded

2.6 To reflect the development contributions principles set out in s197AB and to meet all relevant additional statutory requirements.

3. Date of effect

198(2A)

3.1 This Policy applies to any consent application or request for authorisation for a service connection submitted, with all required information, on or after 17 July 2024. Applications or requests submitted (accompanied by all required information) before 17 July 2024, even if granted on or after that date, will be subject to the relevant previous Development Contributions Policy.

4. Policy review

82, 106,201A(5)

4.1 The Policy must be reviewed at least every three years. A review of the Policy must include consultation that gives effect to the requirements of s82. Usually, Council undertakes a review of the Policy in conjunction with the review of the LTP, however amendments to the Policy between LTP cycles can also occur if required. These must also be consulted on.

4.2 Despite Section 4.1 above, in accordance with s201A (5), Council may make changes to the Schedules of Assets in Part 12 without consultation, subject to those changes meeting the necessary legislative requirements.

5. Supporting documentation

106(3)

5.1 Council is required under s106(3) to make available for public inspection the full methodology that demonstrates how the calculations for development contributions charges are made.

5.2 The Cost Allocation Methodology summarised in Part 11 of the Policy is available for public inspection at all Council offices and can be accessed on our website www.wdc.govt.nz.

5.3 The full methodology as stipulated in s106(3) is however a software package. A viewing of this software package can be arranged on request.

6. Summary of changes from previous policy

- Any pro-rata rate applied for a dwelling less than 100m² will be no less than 40% of a full HUE for the relevant catchment.
- Libraries will be collected only the first year of Policy (2024-2025) as the project growth costs will have been recovered
- Capping of water and wastewater charges
- Provisions relating to the Te Ture Whenua Act have been incorporated into the Policy
- The inclusion of a new inner city residential Transport catchment
- The addition of a separate category which identifies the impact of retirement villages and care facilities

7. Financial Contributions

106(2)(f)

Whangārei District Plan contains provisions for the taking of financial contributions under the Resource Management Act. These may apply in the following circumstance:

- Legacy situations for applications lodged prior to 19 April 2005
- Where development contributions would normally be payable but the consent applicant e.g., the Crown has a statutory exemption from paying development contributions.
- Council reserves the right to continue to impose financial contributions under the RMA, as set out in the Whangārei District Plan as a condition of consent. This may be in addition to a development contribution required under this Policy, but where a financial contribution is imposed in relation to an activity on a development, a development contribution will not be required for that same activity.

Part 2 – Development contributions assessments

8. Activities for which development contributions are charged

199, 106(2)(d)

8.1 Council can require development contributions for the following:

- reserves
- network infrastructure
- community infrastructure

8.2 Within these Activities Council has, in accordance with s106(2)(d), identified the following sub-activities for which development contributions may be charged:

- reserves
 - Parks and reserves
- Network infrastructure
 - Transport and roading
 - Water
 - Wastewater
- Community infrastructure
 - Libraries including the land on which the library is situated

Related information

Any reference to Activity or Activities in this Policy means the three sub-activities as provided in Section 8.2, the use of the term activity or activities should be inferred from the context.

9. Test for development

197, 198, 199, 200

9.1 Under s198, Council may require a development contribution to be made when a:

- resource consent is granted under the RMA, for subdivision and land use consent applications
- building consent or certificate of acceptance is granted under the Building Act 2004

9.2 Council is prohibited from charging development contributions in the circumstances set out in s200. These being:

- where a resource consent condition is imposed for the same purpose;
- where the same reserve network infrastructure or community infrastructure has been or will be funded or provided by the developer or a third party
- where Council has already required a development contribution for the same purpose in respect of the same building work.

9.3 In accordance with s199, a development contribution may only be required if the effect of the development, either individually or cumulatively with other developments, is to increase demand for reserves, network infrastructure or community infrastructure, and as a consequence the Council will incur (or already has incurred) capital expenditure on reserves, network infrastructure or community infrastructure to meet that demand.

9.4 On receiving an application for a consent or authorisation, Council will:

- confirm whether the application relates to a ‘development’ as defined in s197
- determine whether alone or in combination with other developments the effect of the development under consideration is to require new or additional assets or assets of increased capacity and, as a consequence, Council will incur (or has already incurred) capital expenditure to provide appropriately for this
- ensure that this Policy provides for a development contribution being required in the circumstances
- check that Council is not prohibited by s200 from requiring a contribution in relation to the development.

9.5 If Council is satisfied that the application meets the requirements provided in Sections 9.1 to 9.4 above, it will assess the application in accordance with section 10 below.

10. Assessment

10.1 Council will assess the development contributions payable in relation to an application as follows:

- Identify the Catchments in which the proposed development is located.
- Calculate, by Activity for the relevant Catchments, how many Household Unit Equivalents (HUEs) are contained within the development(see Section 11).
- Identify what credits in HUEs (if any) are applicable, by Activity.
- Deduct any credit HUEs from the demand HUEs. This is to obtain the net increase in demand (additional HUEs) by Activity for the development.

- Determine the charge for each Activity by multiplying the additional HUEs for each Activity by the relevant amount in the applicable Catchment from the Development Contribution Charges Schedule (Section 13).
- Total the results for each Activity.
- Add GST.

10.2 Assessments will generally be made at the time of the earliest application for consent or authorisation for service connection relating to a development.

10.3 For clarity, should Council not require development contributions on the first consent or authorisation for a development, this does not prevent Council from assessing contributions on a subsequent consent or authorisation for the development. The Council may also require a development contribution to be made for the same purpose as it has earlier required a development contribution from the same development, to reflect an increase in the scale or intensity of the development since the original contribution was required.

10.4 An applicant may request a calculation of contributions when a Project Information Memorandum or Project Assessment under the Building Act 2004 or a Certificate of Compliance under the RMA is lodged. This affords the applicant an early indication of the likely development contribution liability. However, this amount is not binding, and a contribution will only be required at a time specified in Section 9.1 and invoiced in accordance with Part 3 of this Policy.

11. Determining Household Unit Equivalent (HUEs)

Schedule 13 cl. 2

11.1 A Household Unit Equivalent (HUE) is the unit of demand used to calculate development contribution charges. A HUE represents the demand an average dwelling generates for the Activities development contributions are collected for.

11.2 Using HUEs to assess development contributions provides an efficient method to meet the requirement to attribute units of demand to particular developments or types of development on a consistent and equitable basis.

11.3 HUEs are determined:

- as per the categories in this section
- depending on what type of consent application has led to an assessment in accordance with Section 9.

11.4 Charges based on the number of HUEs are calculated in accordance with the Development Contribution Charges Schedule in Section 13.

11.5 Depending on the specific land use activity or service connection, Tables 1-3 in Section 14 provide additional data to support HUE calculations, as they describe HUEs in appropriate unit demands for the specific activities.

11.6 In some cases, the circumstance of a development means an assessment in accordance with the typical development activities in Section 11.7 below is not appropriate, and in these cases a special assessment calculation will be made (Section 11.8).

11.7 This section identifies typical development activities and assessment considerations.

11.7.1 Residential subdivision

Council has determined that it is appropriate to assess in accordance with Section 10 and require development contributions at the time of subdivision. This is because Council has provided services to the lot and capacity has been allocated.

Each new residential lot created by subdivision attracts development contributions at the rate of one HUE per relevant Activity.

Where two or more vacant lots held in one certificate of title are divided into separate titles and no previous contributions had been paid on them, including financial contributions under the RMA, development contributions will apply.

The first single dwelling unit built on a vacant lot with a registered title in existence prior to 1 July 2005, will be assessed as having a credit of one HUE.

If an existing lot does not have connections to Council's water or wastewater services, then on application for a connection, development contributions will be assessed.

11.7.2 Second/subsequent dwellings & multi-unit developments

- Additional dwellings after the first dwelling on a lot will attract development contributions at the rate of one HUE per dwelling. Dwellings for the purposes of this section include but are not limited to integrated, attached, and detached units, sleep outs and minor dwellings as defined in the Whangārei District Plan.
- If an additional dwelling is less than 100 m² of gross floor area (GFA) and in, the Council's opinion, is likely to generate less demand than an average dwelling, Council may apply a pro-rata m² rate reduction in development contributions.
- Any pro-rata reduction applied as per Point 2 above will be to no less than 40% of a HUE. This is to reflect that smaller than average dwellings will still be occupied, and it is occupancy rather than floor space per se that generates demand.
- Where a pro-rata reduction has been applied in accordance with Point 2 above and a subsequent application is then made to expand that dwelling, the development contributions will be assessed accordingly.
- For multi-unit developments, Council may apply a pro-rata m² reduction in development contributions, where it can be demonstrated that one or more units will generate lower demand than an average dwelling.

11.7.3 Home - based commercial activities

- Home-based businesses, and residential dwellings converted to commercial use will be assessed for additional demand greater than the existing residential use. If development contributions are required, these will be charged in accordance with the charges for non-residential land use.

11.7.4 Non-residential subdivision

- Non-residential subdivision will attract development contributions for each new lot created at the rate of one non-residential HUE per new lot (See 14.2).

Any development contributions as per 1. above will be applied as a credit (Section 12) when assessing development contributions for a subsequent construction or Land Use Activity on the same lot.

11.7.5 Non-residential land use

- Non-residential land use will attract development contributions based on the demand a proposed development will place on Council’s network infrastructure.

Contributions for Community Infrastructure from non-residential development will not be required as Council considers that non-residential land use impacts are at such a low level that it is administratively inefficient to require contributions.

11.7.6 Rural subdivision and land use

- For clarity, residential subdivision in the rural area is covered by residential subdivision in Section 12.8.1 of this Policy and will be assessed in accordance with that section. Non-residential subdivision in the rural area is covered by section 11.7.4 above.
- Industrial or commercial developments in the rural area, including, but not limited to milking sheds, packing houses, and growing houses, etc. (i.e., any development that has a proposed activity that will impact on infrastructure and services), will be assessed for development contributions.

For clarity, non-residential sheds, and other farm buildings (including, but not limited to, hay sheds and minor storage sheds) will not attract development contributions if they are assessed to have no additional impact on infrastructure.

11.7.7 Commercial accommodation

- Commercial accommodation is assessed on the number of transitory accommodation rooms. A transitory accommodation room is for a maximum of 2.6 people. The calculation of HUE equivalents for commercial accommodation is based on each transitory accommodation room being the equivalent to 40% of an average dwelling Managers units will be assessed as a residential land use activity as they are considered a fulltime habitable dwelling unit.

Example of commercial accommodation assessment

The total development contributions arising from a commercial accommodation development with 20 rooms and 1 managers’ unit would be:

- Transport and Roding Activity = 9 HUEs (20 rooms x 40% of a HUE = 8 HUEs + 1 HUE (manager’s unit))
- Parks and Reserves = 1 HUE (manager’s unit)
- Libraries = 1 HUE (manager’s unit)

11.7.8 Papakāinga developments and development on Whenua Māori Land

S102(3A) requires this policy to support the Preamble to Te Ture Whenua Māori Act 1993. In order to give that support council has determined that Papakāinga developments and developments on Whenua Māori including Māori freehold land will not be subject to development contributions:

The reasons are:

Facilitating Tangata Whenua to live and thrive on their ancestral land promotes the aims of the Preamble and of councils Housing Strategy.

Dwellings in Papakāinga developments are recognised as generating, on average, a lower level of demand for community facilities than an average dwelling.

Development of Marae facilities including educational and training facilities provide community infrastructure and facilitate the overall wellbeing of the communities they serve.

11.7.9 Retirement Villages

Retirement villages including care facilities are a landuse category that has an impact as identified in the table below:

Activity	HUEs per Retirement Village (maximum 3br)	HUEs per Aged Care Bed
Transport	0.3	0.1
Libraries (2024 - 25 only)	0.3	0
Parks and Reserves	0.3	0
Water	0.44	0.4
Wastewater	0.44	0.4

11.8 Special assessment calculations

- In certain circumstances, Council may consider that a development will generate impact on infrastructure which materially differs from that used for typical assessments.
- Generally, a special assessment will be done when the demand for an Activity is expected to be either greater/lesser than double the identified average value for that type of activity, or where a land use is not adequately described within the Land Use Activity Tables (Section 14) of this Part of the Policy.
- It is solely a matter for Council, in its discretion, whether to carry out a special assessment.
- A special assessment uses a ‘first principles assessment’ approach. This means that the development will be assessed on its actual (proposed) demand, as opposed to the average demand identified in the Land Use Activity Tables in Section 14.
- A special assessment may require the applicant to provide detailed calculations of the development’s existing and proposed impact on infrastructure. These calculations will need to be provided by a suitably qualified person.
- The information supplied in point 3 above will be converted to HUEs to undertake an assessment in accordance with section 11.
- Council encourages developers to provide this information at the feasibility stage of their project prior to lodging an application. It may also be required as part of a further information request under s92 of the RMA or s33 or s48 of the Building Act 2004.
- Council may consider a development agreement an appropriate mechanism to document the outcome of a special assessment.

Examples of land use types that may require a special assessment

- sports or convention centres that may generate large volumes of traffic at specific peak times
- trucking and courier activities that may have a consistent above average road use,
- concrete plants that use significant amounts of water as part of their manufacturing process
- a quarry or quarry extension because it can generate significant vehicle movements but at the same time may not have a building associated with the activity.

12. Credits

12.1 What is a credit?

Credits may be recognised due to previously paid development contributions, financial contributions under the RMA, or historical impact. Credits are calculated in HUEs and describe the existing or historical (i.e., pre-development) level of impact associated with a site. This includes but is not limited to:

- existing residential dwelling units on site
- historical credits of one HUE per Activity on vacant land
- GFA of non-residential buildings on the site
- Previous lawfully established activity or consented buildings on a site

12.2 The number of credits (in HUEs) a site may have will be determined in the same manner as additional demand is determined under Section 12.

12.3 Credits are based on lawfully established activities.

12.4 Credits remain with the relevant site and may not be transferred to another site.

12.5 Credits are not transferable from one Activity to another (i.e., credits for Transport and Roding will only be applied to that activity, credits for reserves to reserves etc.).

12.6 For clarity, surplus development contribution credits are not redeemable by other means (either land or money).

12.7 Council established a base line demand on 1 July 2005 with its first Development Contributions Policy 2005 and all credits are benchmarked against the level of demand generated by lawfully established activity or lawfully consented buildings on the site as of 1 July 2005.

12.8 The following sections detail the specific approaches for credits for residential and non-residential developments.

12.8.1 Residential

- Any undeveloped existing lot with a registered title is deemed to have one HUE credit in respect of an Activity provided to the lot. This excludes small road severances or titles that are unable to be built on.

Cross leases that are converted into 'Fee Simple' titles will not attract development contributions if the conversion does not increase demand for Council infrastructure.

12.8.2 Non-residential

- Any undeveloped existing lot with a registered title is deemed to have one HUE credit in respect of an Activity provided to the lot. This excludes small road severances or titles that are unable to be built on.

Credits will not be given if the existing activity is non-residential and a contribution was not required at the time the activity commenced, because that activity did not require any form of consent but placed additional demand on Councils services.

For developments that extend buildings or demolish buildings that are re-built to the same or higher intensity, the assessment of credits will be based on the pre-existing development.

Sites that contained buildings that were demolished or destroyed prior to 1 July 2005 will be deemed to be vacant lots for the purpose of credits.

13. Development Contribution Charges Schedule 201(2), 202

13.1 This Schedule is provided in accordance with ss201(2) and 202. and details the charges per HUE by Activity and Catchment.

2024 Development Contribution Charges

	\$				
	Catchment	Community Wide	Total Charges- Uncapped	Capping Amount	Total Charges
Libraries					
Library - Whangarei City	238	101	339	-	339
Library - Rural	-	101	101	-	101
Parks & Reserves					
Coastal Villages	219	1,582	1,801	-	1,801
Growth Nodes	-	1,582	1,582	-	1,582
Countryside	-	1,582	1,582	-	1,582
Rural Villages	-	1,582	1,582	-	1,582
Satellite Town	-	1,582	1,582	-	1,582
Urban	171	1,582	1,753	-	1,753
City	230	1,582	1,812	-	1,812
Transport and Roothing					
North Coastal	1,520	4,890	6,410	-	6,410
North Rural	4,532	4,890	9,422	-	9,422
Ruakaka	594	4,890	5,484	-	5,484
South	4,407	4,890	9,297	-	9,297
Whangarei City	2,554	4,890	7,444	-	7,444
Inner City Residential	1,916	3,668	5,583	-	5,583

	\$				
	Catchment	Community Wide	Total Charges- Uncapped	Capping Amount	Total Charges
Wastewater					
Hikurangi	669	100	769	-	769
Waipu Cove - Langs Beach	1,280	100	1,380	-	1,380
Ngunguru	1,698	100	1,798	-	1,798
Wastewater - Oakura	6,973	100	7,073	-	7,073
Marsden Point - Ruakaka (capped)	75,518	100	75,618	50,618	25,000
Portland	91	100	191	-	191
Waipu	1,917	100	2,017	-	2,017
Tutukaka	-	100	100	-	100
Waiotira	2,579	100	2,679	-	2,679
Whangarei Heads (capped)	35,372	100	35,472	10,472	25,000
Whangarei	3,796	100	3,896	-	3,896
Water					
Bream Bay North	7,339	224	7,563	-	7,563
Bream Bay South	5,050	224	5,274	-	5,274
Mangapai (capped)	32,224	224	32,448	18,448	14,000
Maungakaramea (capped)	48,646	224	48,870	34,870	14,000
Whangarei (capped)	16,716	224	16,940	2,940	14,000
Whangarei Heads (capped)	23,265	224	23,489	9,489	14,000
Whangarei North (capped)	17,946	224	18,170	4,170	14,000

* All charges above are GST Exclusive

** Parks and reserves contributions have been calculated at a maximum of \$7,411 per new residential allotment within any catchment to remain within the 7.5% cap set in S203 of the LGA

However, if the market value of a lot created by a subdivision is likely to fall below \$100,000 a valuation supplied by a registered valuer may be provided and the proposed reserve contribution will be calculated at 7.5% of the market value of that lot, which is the maximum value allowed under s203(1). (also refers to 201(1)(d))

Council may require development contributions in accordance with this Schedule when granting:

- a building consent, including a certificate of acceptance
- a resource consent
- an authorisation for a service connection.

See section 15 for invoicing.

14. Land Use Activity Tables

14.1 Table 1 – base demand units for residential HUE

This table assumes an average household occupancy rate of 2.6 people per dwelling, Based on the Whangārei District population projections as at August 2023 (see significant assumptions for further explanation of the occupancy rate)

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Rooding	10 vehicle movements per day		Vehicle movements are 1 in 1 out
Water	m ³ per day	0.75 m ³ or 750 litres	Based on average flow (design average)
Wastewater	m ³ per day	0.8 m ³ or 800 litres	Based on peak flow and providing sufficient capacity to safely and effectively discharge wastewater.
Wastewater Marsden Point Ruakākā Catchment	m ³ per day	0.5m ³ (or 500 litres)	Based on peak flow and providing sufficient capacity to safely and effectively discharge wastewater
Parks and Reserves	per capita basis		Based on assumed average occupancy
Libraries	per capita basis		Based on assumed average occupancy

14.2 Table 2 - base demand units for commercial HUE

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Roading	10 vehicle movements per day	See Table 3 & 3 A Demand calculated per 100m ²	Based on average trip generation tables per land use type
Water	m ³ per day	0.75 m ³ or 750 litres	Based on average flow by landuse type see table 4
Wastewater	m ³ per day	See Table 4 Note that wastewater is based on peak flow of 0.8 m ³ or 800 litres Council must provide adequate capacity to safely and effectively discharge wastewater	See Table 4 Based on average usage by landuse type
Wastewater Marsden Point Ruakākā Catchment	m ³ per day	See Table 4 Note that wastewater is based on peak flow 0.5m ³ (or 500 litres) Council must provide adequate capacity to safely and effectively discharge wastewater	See Table 4 Based on average usage by landuse type

14.3 Table 3 – transport and roading

To establish transport and roading contributions, Council uses Table 3 below, which shows average Vehicle Movements per Day (VMPD) per 100m² of Gross Floor Area converted to HUEs.

However, some Land Use Activities do not rely on GFA, these are separately identified in Table 3A below.

If an activity is not covered by the categories within Tables 3 and 3A, or has identified demand significantly different from the tables, Council may request an assessment be provided by a qualified Traffic Engineer and reserves the right to have any such assessments peer reviewed at the applicant's expense.

Average Vehicle Per Day (VMPD)/100m ² GFA converted to HUEs						
Land Use Activity	VPD/100m ²	% of activity @50%	% of activity @20%	% of activity @3%	Reduced VPD/100m ²	HUEs Per 100m ²
Agriculture/ Aquaculture	8	70%	20%	10%	3.14	0.31
Cafes	47	50%	30%	20%	14.85	1.49
Churches	38	70%	20%	10%	14.93	1.49
Churches, Halls and gathering rooms	21	70%	20%	10%	8.25	0.83
Commercial	26	60%	30%	10%	9.44	0.94
Dental	21	70%	20%	10%	8.25	0.83
Equipment Rental	15	70%	20%	10%	5.90	0.59
Freight & Distribution Centres	192	30%	50%	20%	4.90	4.92
Hospital	18	70%	20%	10%	7.07	0.71
Industrial	19	50%	30%	20%	6.00	0.60
Mass Buildings	8	60%	30%	10%	2.90	0.29

Average Vehicle Per Day (VMPD)/100m ² GFA converted to HUEs						
Land Use Activity	VPD/100m ²	% of activity @50%	% of activity @20%	% of activity @3%	Reduced VPD/100m ²	HUEs Per 100m ²
Medical Centre	21	70%	20%	10%	8.25	0.83
Motels	13	50%	30%	20%	4.11	0.41
Public Storage	2	70%	20%	10%	0.79	0.08
Restaurant	64	60%	20%	20%	22.14	2.21
Restaurant - Fast Food	315	10%	20%	70%	34.97	3.50
Retail - Large (> 500m ²)	59	30%	50%	20%	15.10	1.51
Retail - Small (< 500m ²)	29	30%	50%	20%	7.42	0.74
Showrooms	17	60%	30%	10%	6.17	0.62
Veterinary	21	70%	20%	10%	8.25	0.83

14.4 Table 3A

The following ACTIVITIES use the indicated factors (instead of GFA) to convert to HUEs.

Activity	Factor	HUEs
Independent Dwelling Unit	per dwelling unit over 100m ²	1.00
Child Care Facilities	per child	1.2
Petrol Stations	per pump	7.9
Rest Homes	per bed	2.3

Transport and roading contributions are calculated on trips generated by a development activity. The unit of measure is based on the average annual daily trips for a weekday. The traffic activity used for this Policy is established from the New Zealand Trips and Parking Surveys database and locally established traffic activity by location and land use. The trips data has been adjusted to reflect that the trips observed at the gate are influenced by the start and end destinations.

For example, a car driven from home to a place of work has activity equally allocated to both the residential and the work elements of the trip. It is further recognised that some level of traffic activity has multiple causes, and this is reflected in these calculations.

Many trips include multiple stops for other activities. To average the level of activity, it has been assumed that traffic activities fall into the following categories:

- Primary usage: the portion of the trip that is solely to visit a single business. This assumes that 50% of the trips are directly attributable to that business land-use.
- Secondary usage: the portion of the trip is to visit several businesses. This assumes that 20% of the trips are attributable to that business land-use.
- Incidental usage: the portion of the trip that is incidental to the land-use. This assumes that the primary purpose of the trips is to visit somewhere else however, 3% of the trip is an incidental stop at the business land-use i.e., a service station stop for petrol or fast food drive through.

14.5 Table 4 – Water

Water use is based on the “average” usage per household in the district divided by the average occupancy per household. The design average for residential household water usage is 0.75m³ or 750 litres per day.

Average water usage by commercial land-use type	
Use	Ltr/1m ²
Medical	3.48
Dental	2.11
Veterinary	2.28
Office	1.30
Office service	0.65
Retail - small	0.45
Retail - large	0.86
Retail - supermarket	2.36
Retail Garden Centres	32.41
Retail Hardware & Timber	1.81
Petrol Stations (carwash)	30.83
Heavy plant	3.58
Industrial	0.74

Average water usage by commercial land-use type	
Use	Ltr/1m ²
Large mass buildings	0.22
Auto/boat sales	2.52
Equipment Rental	10.04
Restaurants- fast food	20.32
Restaurant	6.55
Pub /Bar	9.20
Cafes	4.35
Public Storage	0.22
Banks	0.83
Churches & Halls	0.40
Motels	6.83
Freight & distribution w/wash-down	24.10
Freight & distribution/light	1.83

Calculation of water use for a business land-use activity is based on the district-wide average water used by an industry type.

If the average water use for an activity in the district is identifiable then the following example will be followed:

Assuming the average water use for commercial office space in the City is 1.30 litres per m² of GFA. If the proposed building has a GFA of 400 m² the water use is calculated to be 1.3 litres x 400m² = 520 litres. This is then divided by the HUE base rate (750 litres) to identify the contributions. Therefore, $520 \div 750 = 0.693 \times \$14,000 = \$9,702$.

Part 3 – Invoices and payments

15. Invoices

15.1 The applicant may request an invoice be issued for development contributions payable, on any occasion that contributions are assessed. Except where the developer has requested and the Council has already issued an invoice, the Council will generate an invoice before the relevant ‘no later than’ date in Section 17.

15.2 Invoices must be paid in full within 30 days of issue, but in no case later than the relevant time specified in Section 17.1. Invoicing and payments are in accordance with the Council’s financial and debt recovery practices.

16. Goods and Services Tax (GST)

16.1 The total end-to-end process for calculation of development contributions is exclusive of GST. Once all the calculations are complete, GST is added to the final amount to be invoiced (See Section 10).

17. Timing of payments

S208

17.1 Development contributions must be paid no later than the following times:

- for contributions required when granting subdivision consent, prior to issue of a S224(c) certificate under the RMA
- for contributions required when granting building consent, when the first inspection of building work is requested or prior to the release of a Code Compliance Certificate under the Building Act 2004
- for land use consents without an associated building consent when Council’s monitoring staff are satisfied the consent has been given effect to.
- When an authorisation for a service connection is granted, prior to actual connection.

17.2 In addition to the powers provided in s208, Council may avail itself of any and all, other legal methods of collecting unpaid development contributions as it sees fit.

Related information

S208 provides Council with a range of powers, should payment not be received as outlined in this Policy.

Part 4 – Postponements, remissions, refunds

18. Remissions 201(1)(c)

18.1 This Policy does not provide for remissions on payment of development contributions.

18.2 In general, the policy does not provide for remissions or reductions to development contributions for the following reasons:

- The greater the number and range of remissions, the less transparent the administration of development contributions becomes.
- If the Council decides to advance particular strategic objectives, it is important that it does so transparently and effectively via a separate means, rather than through remitting or reducing development contributions.

19. Postponements S201(1)(c)

19.1 This Policy does not provide for postponements on payment of development contributions.

19.2 Council reserves sole discretion to enter into agreements to delay payments in extraordinary circumstances.

20. Refunds 201(1)(c), 209 & 210(1)(a)(b)

20.1 The Council will refund any development contributions that have been paid to the consent holder, when any of the circumstances set out in section 209(1) of the LGA apply. If a development contribution has been paid for a specified reserve purpose, Council will refund the money received for that purpose if the money is not applied to that purpose within 20 years of receiving the money.

20.2 If land was acquired in lieu of a cash development contribution for a specified reserve purpose and has not been used for that purpose, Council will return that land in accordance with section 210(1)(b).

20.3 Except in relation to development contributions or land taken for a specified reserve purpose as provided in this Policy, Council will not refund a contribution where a specific capital Project does not proceed, but will apply the contribution to assets or projects of the same general function and purpose.

20.4 The amount of any refund will be the contribution paid, less any costs incurred by Council in relation to the development and its discontinuation, but may include any interest earned, depending on the circumstances of the case.

Related information

S209 outlines the circumstances in which Council is required to refund money paid or return land, including who the refund must be paid to, or the land must be returned to.

S210 prescribes the circumstances for refunds of money or return of land where this was required for a specified reserve purpose.

- Both sections provide for the retention of money or land to cover costs incurred by Council.

Part 5 – Reconsiderations, objections

21. Reconsiderations 199A(2), 202A(2)

21.1 S199A allows a person who has been charged development contributions to request a reconsideration of the charges.

21.2 Council must, in this Policy state the process for requesting a reconsideration in accordance with s202A(2).

21.3 Council's process is as follows:

- A request for consideration must be made to the Council within 10 working days after the date on which a person has received notice from Council of the assessment of development contributions.

If requested, Council may provide the applicant an extension of time to supply relevant supporting information.

Council may require additional relevant information from the applicant.

The Council will, in accordance with s199B LGA, notify the person of the outcome of the reconsideration within 15 working days after the day it receives all required information in relation to the request.

Council will review the original assessment and prepare a report that will include, but is not limited to, consideration of the following matters:

- the grounds on which the request for reconsideration was made, including any new information provided
- the purpose and principles of development contributions under ss197AA and 197AB
- the provisions of the Policy
- any other relevant matters.

The reconsideration request and report will be provided as part of an agenda report for a public meeting of the Committee of Council with the relevant delegations and Terms of Reference to consider the request.

The Committee will consider the information provided and will make a decision.

Related information

Ss 199A and 199B outline the process and requirements for a reconsideration, including timeframes. A reconsideration request must:

- be in writing
- be lodged with Council within 10 working dates after the date on which a development contributions notice was received
- contain the grounds on which the person believes that:
 - the development contribution was incorrectly calculated or assessed under the Policy or a previous Policy; or
 - Council incorrectly applied the current or previous Policy; or
 - the information used to assess the person’s development, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

Council must notify in writing the outcome of a reconsideration request within 15 working days of receiving all required information relating to a request.

A request for a reconsideration cannot be made if an objection under section 199C has already been lodged.

22. Objections

199C-199K, Schedule 13A

22.1 Council will consider objections in accordance with the legislative requirements.

Related information

Objections made under s199c must be lodged within 15 working days, either:

- after the date on which a person has received notice from Council of the assessment of development contributions, or
- after the person has been advised of a decision on a reconsideration request.

A person may lodge an objection regardless of whether a reconsideration request under s199A has been lodged with Council.

Part 6 – other matters

23. Development agreements

207A-207F

23.1 Development agreements allows councils and developers to agree on an alternative way of providing or contributing to the cost of infrastructure outside of the Policy.

23.2 Council may, at its sole discretion, enter into a development agreement where Council considers that such an agreement will be in the best interests of all parties.

Related information

A Development Agreement is defined in the LGA. Ss 207A-207C provide the framework within which Council can consider a request to enter into a Development Agreement, or by which Council can request a developer to consider entering into a Development Agreement with Council. This also includes that Council must consider any request without unnecessary delay.

24. Acceptance of land or works in place of development contributions

24.1 Council requires development contributions to be paid in cash rather than land. In exceptional circumstances, and at the sole discretion of Council, an offer of land instead of cash may be considered, as part of a development agreement (Section 23).

24.2 Council will only accept land in lieu of a cash development contribution if the following criteria are met:

- Council considers a piece of land offered would adequately meet the purposes for which the contribution is sought or;
- the land in question will be vested as a recreational, scenic or historic reserve under the Reserves Act 1977
- all other matters relating to the acceptance of land in lieu of a cash are satisfactorily agreed in a Development Agreement

24.3 For clarity, Council will not accept land in lieu of a cash development contribution for esplanade reserves for the purpose set out in s229(a) of the RMA or for a local purpose reserve (drainage reserve) under the Reserves Act 1977.

24.4 For clarity, undertaking works in compliance with Council’s Engineering Standards and/or specific conditions of consent imposed under the RMA may not be offset against the requirement to pay development contributions.

25. Exemptions

25.1 Council is exempt from paying any development contributions on any development that is funded by Council if the project itself is a capital project for which development contributions are required.

25.2 The LGA does not bind the Crown (s8) and therefore the Crown is exempt from paying development contributions.

Part 7 – legislative framework and policy approaches

26. Legislative framework

101,102, 106, 197AA-211,
Schedules 13 and 13A

26.1 In developing and producing this Policy, the LGA requires Council to consider and apply a range of matters provided for in the Act. The LGA also stipulates some specific content requirements for the Policy to provide certainty and support understanding of the various approaches chosen and applied by Council. In many cases, the content in this Policy is informed by multiple sections and subsections of the Act. Parts 7 to 13 of this Policy focus on these legislative requirements.

26.2 Parts 7 -11 of this Policy describe and summarise the methodology, approaches used, including the legislative justifications and significant assumptions, including growth, that inform the Schedules of Assets in Part 12 and the Development Contributions Charges Schedule in Section 13.

26.3 In developing this Policy, Council has also given due consideration to s101. See Sections 29-34 Below..

26.4 The Schedules of Assets in Part 12 are separated into Catchments and the financial split between growth and other funding that are required to be included in this Policy in accordance with s201A(1).

26.5 In accordance with s204(1), Council will only use development contributions on the Activity for which they are collected (e.g., contributions collected for roading will only be spent on roading) and must not be spent on other types of infrastructure Projects. However, the Council may use contributions for reserves in the ways allowed under ss 205 and 206.

26.6 This Policy is informed by Council’s Long Term Plan, and this is noted where appropriate throughout the Policy.

27. Policy approaches and drivers

197AA, Schedule 13

27.1 Council has determined to use development contributions as a funding source for growth related capital expenditure on additional reserves, network infrastructure and community infrastructure, or to increase the capacity of existing reserves, network infrastructure and community infrastructure.

27.2 The purpose of the development contributions provisions in the LGA is to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

27.3 The options chosen and explained in this Policy will enable Council to fund its capital Projects in a fair, predictable, and reasonable manner as part of a consistent, integrated, and equitable approach to planning and providing for the District.

27.4 Growth within the District drives a significant portion of Councils capital works. Council considers it equitable that those undertaking a development should contribute to the costs that Council has or will incur to service such growth. Council does not consider it appropriate that ratepayers should fully fund Projects that are required because of growth. This would be a disproportionate burden relative to the benefits ratepayers receive. The District has experienced a long-term trend of growth. While the actual rate of growth has been variable over the short- term, the long-term trend remains positive. With the advantages of growth comes the difficulty of funding the essential infrastructure necessary to support it.

27.5 Non-growth related capital expenditure is funded by rates and other sources because these costs would have been incurred even if there had been no growth and/or there is a benefit to the wider community. Ratepayers may also contribute to the cost of growth to recognise that there may be benefits from growth that accrue to the existing community.

27.6 Capital Projects provided by Council may be required for multiple reasons. These include the requirement to meet the demands attributable to growth (the growth element), to renew existing network and community infrastructure (renewal), or to meet the Level of Service (Section 46.1) required for current demand (backlog). Development contributions fund only the growth element of infrastructure capital Projects.

Part 8 – Rationale for funding growth with development contributions

28. Introduction

106(2(c), 101(3)

28.1 In adopting this Policy, Council has determined that the growth community should bear a proportionate share of the cost of providing infrastructure that is required to meet that growth.

28.2 Development contributions promote sustainable development in that they require developers to consider the true cost of their developments, including the cost of Council provided infrastructure.

28.3 Council considers that for ratepayers to fully fund the cost of growth-related capital works would cause unsustainable rate increases and would be inequitable.

28.4 In determining the funding sources for the growth-related components of capital Projects, this section provides Council’s considerations for each of the matters required under s101(3) (a) and (b).

29. Community outcomes

101(3)(a)(i)

29.1 Council’s Community Outcomes are identified in the LTP. Council needs to consider the community outcomes to which the Activity primarily contributes in relation to its associated Activities, programmes and projects.

29.2 The table below shows the Activities for which development contributions may be required and an assessment of the level of contribution (high, medium, low) to each Community Outcome.

29.3 A more complete explanation of the community outcomes to which each of the Activities primarily contributes is included in the LTP.

29.4 Community Outcomes matrix

Community Outcome	Activity				
	Transport	Parks & Reserves	Library	Water	Wastewater
A thriving local identity	√√	√√√	√√	√	√
A sustainable and resilient future	√√√		√√	√√√	√√√
A diverse and inclusive culture	√√	√√	√√√	√√	√√
A great place to call home	√√	√√√	√√	√√√	√√√

30. Distribution of Benefits

30.1 Council recognises that there are benefits for the greater community that flow from the extra capacity in community facilities that is provided in response to growth. These benefits flow to the existing community and the new growth community.

30.2 For each Activity including Projects that require capital expenditure, Council assesses whether the assets being created or modified will benefit, the existing community, the growth community, or both.

30.3 The benefits are assumed to have a value proportionate to the capital expenditure and similar to the benefits which flow from the underlying service activity, this being, that which the consumers of the services receive as value from the availability of the capital assets.

30.4 In summary, the capital expenditure and benefit allocation is analysed as follows:

Capital Expenditure	Explanation
Renewal expenditure	Benefits the existing community only and replaces the existing asset base.
Backlog expenditure	New asset capacity is of benefit to the existing community only, to meet the short fall in the current Level of Service.
Increased Levels of Service	Capital expenditure that benefits all the community including the growth community.
New service expenditure	Capital expenditure to provide benefits to both the existing and the growth community on a pro-rata basis.
Growth expenditure	That which benefits and is needed by the projected growth in the community, estimated over the next 10 years. Asset capacity which provides benefits beyond that period will be allocated to future growth communities and may form part of future development contributions.

30.5 The Level of Service supplied for most Activities generates a benefit that is enjoyed by the whole community, both existing and growth. There is no mechanism to exclude one group from the higher service level at which the activity is provided. Similarly, both existing and growth communities share proportionately in the benefits of excess capacity up to the point that it is consumed by the expanding community.

30.6 The existing community and the expanding existing community will fund any excess until future demand beyond 10 years occurs and the development contributions include recovery of that excess.

30.7 There is recognition of transitional benefits to the existing community and the incoming growth community that may occur in some circumstances because of excess capacity provided in anticipation of growth. This is often perceived as an improvement in Level of Service, but if there has been no change in the planned Level of Service this is an ‘improvement’ that will be eroded over time as growth takes up that additional capacity.

Council's Cost Allocation Methodology (Section 37) takes account of this transitional benefit where appropriate and allocates it between the growth community and the existing community.

30.8 It is recognised that there are components built into the existing network with excess capacity which will benefit the growth community. Some of these components are included in the development contributions calculations as past Projects with residual capacity for anticipated growth, some are not. Therefore, the growth community benefits from some significant past capital expenditure without incurring any additional charges.

30.9 The process of cost and benefit allocation uses a modelling tool, which calculates and records:

- The decisions made about the drivers of a Project, i.e., the reasons Council has undertaken the Project and who will benefit from the Project
- the allocation of costs between the beneficiaries
- the share of infrastructure cost that can be attributed to the existing and growth communities, through rates and development contributions respectively.

31. Benefits period

101(3)(a)(iii)

31.1 Council determines:

- within individual Asset/Activity Management Plans, the length of time over which an asset created will provide a benefit to the community, and
- the capacity of that asset and the amount of capacity that will be utilised by the growth community.

31.2 There are benefits that accrue to both existing and incoming growth communities over the lifetime of the assets, and both communities share proportionately in the benefits of excess capacity up to the point that it is consumed by the expanding community.

32. Contributions to the need for the Activity

101(3)(a)(iv),
Schedule 13

32.1 The development community is causing the need for the Activity, to the extent that the Activity is servicing growth. Council has estimated the extent of growth within the District, both residential and non-residential and has translated that to the expected household equivalents which constitute that growth (HUEs) in accordance with Schedule 13.

32.2 For each Activity, this then creates a profile of the demand that can be expected for that Activity, and the assets necessary to accommodate that demand over time.

32.3 Council has identified the capital expenditure necessary to provide the capacity to meet the needs of the growth community. This is identified in the Schedules of Assets in Part 12

32.4 Where the existing capacity of community facilities is insufficient to provide the Level of Service (as set out in the LTP) to new residential and non-residential users, those new users/ the growth community, are therefore principally the ones who create the need for new or expanded community facilities.

32.5 However, Council also recognises that there may be capital expenditure necessary to increase the Level of Service for all, due to:

- community demand for increased Levels of Service
- obligations on Council to raise the Levels of Service to meet resource consent or statutory obligations and conditions
- visitors to the District creating additional demand on facilities.

Examples of projects funded, in part, by development contributions

Lower Hātea River Crossing, Port Road improvements including

Funding for the proposed Lower Hātea River Crossing is provided in part by development contributions to the extent that this project is driven by growth. However, Council does not consider that growth (new development) is the sole driver for the project, nor that the new development is the sole beneficiary of the project. New development contributes to the requirement of the project directly and has exacerbated the current traffic congestion issues in the Town Basin and town centre. The new bridge benefits new development but also the existing community and will improve traffic conditions for the community, as a whole. Council, through workshops and meetings, has formally considered the extent to which these groups (new developments, and existing households and businesses) contribute to and are benefited by the project. These considerations are used in Council's cost allocation methodology when defining an appropriate level of funding to be allocated to the growth community through development contributions.

33. Transparency of funding

101(3)(a)(v), 197AB, 101(3)

33.1 To support transparency and legislative requirements, this section explains how the Activities (as identified in Part 2, Section 8) are separated and the catchments are established.

33.2 Activities

33.2.1 Funding at an Activity level allows:

- a greater level of transparency and efficiency can be achieved and this assists in defining the appropriate share of actual costs to be paid by the growth community
- the decision making as to why a Project is being undertaken is more transparent and accountable
- consideration of whether ratepayers are being asked to contribute to infrastructure capacity that they do not require. This contributes substantially to intergenerational equity.

33.2.2 Council has however, for the reasons of administrative and economic efficiency, allocated some potential-growth related expenditure over all Activities to the existing community. This is because the cost of determining the proportionate growth component would be greater than the costs likely to be recovered through development contributions.

33.3 Catchments

33.3.1 In determining catchments, Council has endeavoured to balance service delivery considerations, growth patterns, administrative efficiency, benefits, costs and wider considerations of public good and fairness.

33.3.2 The use of catchments assists in transparency and efficiency by identifying the variations in the cost of providing infrastructure according to the characteristics of a particular locality and the nature of the works required.

33.3.3 Council has modelled several catchment scenarios for each Activity and determined to use those catchments detailed in Part 13 having regard to ss101(3) and 197AB, and taking into account a range of considerations, including:

- the predicted growth within the catchments
- the Projects planned within the catchments and who creates the need for, and will benefit from, those Projects
- the administrative efficiency of managing assets at a practical level
- geographical and technical aspects of Projects
- Levels of Service
- matters of consistency
- balancing of practical and administrative efficiencies with fairness and equity
- the avoidance of district-wide catchments where practical.

33.3.4 In seeking to apportion development contribution charges in a fair and equitable manner Council has identified some specific capital Projects as being unique to certain areas of the district, and the growth in these areas as the primary driver behind Projects. Council has separated out these areas and the associated Projects as individual catchments (see Part 13). Capital Projects within the catchments will attract defined, catchment related development contribution charges.

33.3.5 After considering the distribution of benefits and impact on and from the local and district-wide community on these Projects, Council has decided that the development growth within the catchments should contribute proportionately towards funding the Catchment Projects, and in some cases the district-wide Projects also.

33.3.6 However, the use of particularly small catchments, together with varying market conditions and the decisions of individual developers and purchasers has the potential to create anomalies within the development contributions, and the funding of infrastructure. Council balances administrative efficiency and transparency in determining Catchment size and locality.

33.3.7 Should a development straddle more than one Catchment, the HUEs will be allocated on a pro-rata basis.

33.4 Capping

33.4.1 Council has, after deliberations and having regard to considerations of fairness and equity, and the overall impact to the community, if it were to charge the full costs of growth to the growth community, decided to place a cap on development contribution charges for

wastewater and water. The funding shortfall arising from these caps will be funded from other sources, predominantly general rates. The reasons for the capping are shown below.

The decision to take this action was made by Council in order to:

- provide reasonable consistency to the growth community of the level of charges (both across the district and over time)
- recognise the benefits of sustainable District-wide growth and Council's role in the development cycle that has longer timeframes than other parties.
- ensure optimal environmental outcomes
- protect public health
- encourage the use of communal water and wastewater systems to promote sustainable development.

Council was also cognisant that where contributions have increased under this Policy, these reflect the capital works that have been undertaken or are scheduled to be undertaken and that the growth community should bear its share of the costs of these projects.

The uncapped and capped charges are shown in Table 1.

34. Impact on community well-being

S101(3)(b)

34.1 General

34.1.1 This Policy will enable Council to provide appropriate levels of community facilities that are necessary to service the growing community.

34.1.2 Ensuring an appropriate balance between the various sources of funding for the provision of community facilities is central to Council being able to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

34.1.3 Funding part of the cost of providing increased capacity in Council's community facilities through development contributions, rather than rates and/or serviced debt, promotes inter-generational equity between the existing and incoming communities within the District.

34.1.4 By funding growth infrastructure from the appropriate sources, funds that might otherwise have come from the existing community are available to that community.

Part 9 – Capital expenditure

35. Expenditure expected & expenditure incurred

199(2), 201A(1)

35.1 S199(2) allows for Council to require a development contribution from a development for capital expenditure:

- expected to be incurred as a result of growth; or
- already incurred in anticipation of growth.

35.2 The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand for community facilities, is summarised in the Schedules of Assets in Part 12.

35.3 The growth element of the Projects selected by Council will be funded or part-funded by development contributions. This amount is arrived at after funding from other sources has been deducted. Backlog and renewal portions of capital expenditure will be funded from sources other than development contributions (e.g. depreciation funding - rates, user charges, etc.).

35.4 Where Council anticipates funding from a third party for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the total estimated growth component to be funded by development contributions.

35.5 In the recent past Council has incurred significant expenditure in anticipation of growth. Council will recover the cost of the growth component of these Projects implemented to support the future community. Those 'Past Projects with Residual Capacity' are included in Schedule 1 and 2.

35.6 Included in Section 49 are those community infrastructure Projects that were within the definition prior to the commencement of s51 of the LGA 2002 Amendment Act 2014 and which are complete or have been substantially progressed. These library projects are within the revised LGA definition of community infrastructure in force since 2019.

Part 10 – Determination of development contribution charges

36. Calculation summary

202, 201(1)(a)

36.1 This section of the Policy sets out in summary form an explanation and justification of how the development contributions have been calculated for the Development Contributions Charges Schedule (Section 13).

36.2 From Council's capital expenditure Projects identified in the LTP, Council has:

- Determined the Activities for which development contributions will be required.

Determined the Levels of Service for each Activity.

Recorded the Catchment where the project provides capacity to meet demand (Part 13).

Summarised the capital Projects (with growth component identified) that are included in determining the development contributions charges. These include completed Projects that were constructed to provide capacity for future demand and that have a remaining surplus capacity (Part 12).

Deducted from the project costs all reasonably anticipated funding from third parties and allocated the costs between growth and non-growth.

Recorded the capacity and life of the Projects, the growth cost share that will be assigned to the demand reported in the Growth Model.

Allocated costs to each Household Unit Equivalent.

Assessed each Activity, (and Project where appropriate) that is to be funded wholly or in part by development contributions against the considerations in s101(3)(a).

36.3 To undertake a cost allocation analysis using the Cost Allocation Methodology (Section 37) to determine the share of cost to growth, Council has considered:

- the capacity and demand requirements of the current levels of service identified in the LTP, to determine the growth share of the Project cost as well as the renewal, backlog and unallocated portions.
- The outcomes of the Cost Allocation Methodology are summarised in this Policy stating the proportion of capital expenditure to be funded by development contributions and other sources of funding (Part 12).

36.4 The Growth Model (Section 41.1) shows the changes in household numbers and a similar level of growth is assumed for business floor areas. Based on this, Council has determined for each Activity and Activity Catchment:

- the changes in demand for service from the existing and growth communities over the capacity life of the Project
- the measures of household and business demand.

36.5 In undertaking a funding analysis of each Project to determine the total cost of growth for each unit of demand, Council has:

- Determined the project growth cost share funded by development contributions from each of the incoming growth demand units in the Catchments serviced by the Project over the capacity life of the Project.
- Aggregated the outcomes of the funding analysis for each project by Activity and Catchment to determine the development contributions charge for the Activity and Activity Catchment.

36.6 This process includes internal and external reviews of the Projects, cost allocation analysis and funding analysis to test and verify the assumptions and accuracy of the Project data.

37. Cost allocation methodology introduction 106(3), Schedule 13

37.1 The Cost Allocation Methodology (the CAM) used in this Policy is based on an ‘Outcomes/ Impacts Approach’. The CAM is applied to the programmes of capital expenditure delivering the levels of services defined in the LTP at an Activity level for:

- the 10 years of capital expenditure set out in the LTP
- expenditure on past projects with residual capacity for growth.

37.2 For the purpose of the above, ‘programmes’ are planned capital expenditure designed to deliver defined Levels of Service and ‘projects’ are planned or completed projects delivering the programme. These are described as Projects throughout this Policy. The analysis to determine the cost of growth has been undertaken at both programme and project level as appropriate for that Level of Service.

37.3 The CAM takes the planned costs of a proposed project and assigns them to the following categories:

- renewal
- backlog
- growth
- unallocated.

Only the growth component or part of the growth component of a Project is recovered through development contributions.

38. Summary of cost allocation methodology 197AB(g), 201(1)(a)

38.1 This section provides a summary of the CAM and a high-level description of the process used to determine the Development Contribution Charges Schedule (Section 13).

- The scope and gross cost of a qualifying Project is reviewed and any non-capital (operations and maintenance costs) are excluded.

Third party funding (e.g. Waka Kotahi) is identified and deducted.

Catchments are established after taking into account the principles in s197AB (Section 33.3).

A share for renewal is deducted taking into account the scope of assets being renewed and their remaining life at the time of renewal.

Capacity and demand information based on defined levels of service is used to allocate shares to ‘backlog’ and ‘growth’.

Any remaining share is defined as ‘unallocated’ and is not funded by development contributions

Capacity, useful life information and funding periods are used to determine the period over which contributions are identified to be collected.

The Funding Model (Section 39) is then used to identify the appropriate portion of the cost of growth (that which is allocated to the growth community) after considering all the factors outlined in Part 8.

39. The Funding Model Schedule 13

39.1 The purpose of the Funding Model is to ensure an equitable assessment of the funding requirements to support development contributions calculations and to provide a consistent and legislatively compliant methodology in accordance with Schedule 13. The Funding Model determines the development contribution charge necessary to fund the total cost of the capital expenditure supporting growth.

39.2 The Funding Model takes that portion of gross costs allocated to the growth community by Project and calculates costs in relationship to the Growth Model projections (Section 41.1) by Household Unit Equivalents.

39.3 The resulting development contribution charges are provided in the Development Contribution Charges Schedule in Section 13.

39.4 The Funding Model takes into account:

- The funding requirements to support the cost of growth infrastructure.
- Equitable application of those funding requirements to the incoming growth community.
- Recognition that the backlog components of the growth infrastructure are funded by the existing community. The rating charges applied to the existing community will also be applied to the incoming community as there is no differential rating process to exclude the incoming community from those rates charges. Therefore, the rating charge on the incoming community is to be offset against the development contribution charge.
- Interest on borrowing to implement growth infrastructure.
- Interest on contributions received in advance of provision of growth infrastructure.

Part 11 – Significant assumptions

40. Introduction

201(1)(b)

40.1 Section 201(1)(b) requires the Policy to state significant assumptions underlying the calculation of the schedule of development contributions. Throughout the process of determining the development contributions schedules of this Policy, Council has used the best available information at the time.

40.2 All relevant components of the assumptions provided in this section are reviewed and updated as part of each statutory review. Any significant change to these assumptions may trigger an out of cycle review.

41. Growth

41.1 Council adopted the Whangārei District Growth Strategy (Sustainable Futures 30|50) which sets out a vision for sustainable development within the District. This strategy informs Council's decision-making about how the District will develop.

41.2 The Growth Model for the Whangārei District has been developed using Statistics New Zealand growth projections, with adjustments made where necessary to reflect known areas of higher growth within the District and was last reviewed in August 2023.

The Growth Model assumes:

- Whangārei is growing and is expected to do so for the next 30 years. Our population is anticipated to reach 117,300 in 2034 and 143,100 by 2054. Whangārei's population is projected to grow 1.3% per year between 2024 and 2034 total dwellings will increase from 40,007 homes in 2024 to over 45,405 homes by 2034, and 54,000 by 2054.
- the total business floor area will increase at a similar rate to population growth

41.3 Growth projections are subject to uncertainties as to the quantum, timing and location of growth. Regular reviews will be undertaken as a key component of planning future network and community infrastructure requirements.

41.4 The Growth Model and Sustainable Futures 30|50 provide substantial long-term analysis of the anticipated growth, and guides Council's spatial planning activities.

41.5 Council's growth assumptions for the 10-year term of the LTP inform the Asset/Activity Management Plans and capital expenditure budgets in the LTP. These have been made based on the best information available.

41.6 Additionally, Council's Infrastructure Strategy informs Council decision making in the short and long term and includes scenarios for the Long Term Plan period 2024-2034 and for the Asset Management period 2024-2054 (30 years).

41.7 The LTP details capital Projects to be undertaken over a 10-year timeframe. Development contributions also include some past Projects that have residual (growth) capacity as well as capital Projects (with a growth element) included within the LTP. A long-term horizon has been used to develop the Growth Model, and various timeframes have been used for the development of Asset and Activity Management Plans in line with the expected

life of the asset. Therefore, any single Project has a number of different variables that must be taken into account when calculating a development contribution.

41.8 The predicted rates of growth have been used to calculate growth in terms of HUEs. Predicted HUEs are shown per Activity and per Activity Catchment within the Funding Model. A HUE is defined as being equivalent to the demand generated by an average dwelling. It is recognised that household units vary throughout the District and the demands they generate have a broad range. Given the size of the Catchments used in calculating development contributions an implied averaging is used, this approach is considered appropriate in terms of the principles of development contributions and in accordance with Schedule 13.

42. Risks and growth-related assumptions

42.1 There is a risk that the Growth Model assumptions will not eventuate, resulting in a change to the assumed rate of development. However, modelling suggests that any difference between the actual growth and the assumed growth would only have minor impacts on the total development contribution charge for each HUE. While these assumptions are reviewed every three years due to statutory review requirements, Council can also choose to undertake a review earlier if circumstances require.

42.2 That the lag between expenditure incurred by Council and contributions received is different from that assumed in the Funding Model and that the costs of capital Projects are greater than expected. This would result in an increased debt servicing cost. Conversely growth at a faster rate would reduce debt servicing and thus incurring lower charges in future policies.

43. Capital Projects - assumptions

43.1 To support anticipated growth, Council has assumed the budgeted capital Projects programme of the LTP will be necessary. If the anticipated growth does not occur, it is most likely that the capital Projects programme will be re-sequenced or subtly accelerated or slowed rather than substantially changed.

43.2 Capital Projects may be substituted within an Activity group or programme of projects that will not necessarily have an effect on the development contributions calculated for that Activity.

44. Estimated cost of capital expenditure

44.1 It is likely that actual expenditure will differ from estimated expenditure due to factors beyond Council's control, including, but not limited to:

- changes in the price of raw materials and labour
- the timing of capital Projects occurring.

44.2 Council makes every effort to incorporate these variables into cost calculations and updates all relevant information to inform future reviews.

45. Interest rates

45.1 The interest rates used within the Funding Model are set at 5.83% for interest paid, to account for the borrowing Council has undertaken to complete capital projects in anticipation of growth requirements.

45.2 The interest rate for interest earned on funds received in advance of carrying out growth-related capital expenditure is set at 2.45%.

45.3 Interest will not be included as capital expenditure once an asset is built.

46. Level of Service

46.1 A Level of Service is the standard of a service that Council provides for each Activity.

46.2 The Activity/Asset Management Plans and their defined 'Level of Service' statements form the basis of identifying capital Projects required to meet projected growth.

46.3 Any requirement to increase the Level of Service for existing users will be funded by rates and other funding mechanisms and will not be funded by way of development contributions.

47. Financial assumptions

106(2B)(2C), 197

47.1 The following financial assumptions have been applied

- all future Project costs are based on current known infrastructure prices at present value
- income generated from rates and user charges will be sufficient to meet the operating costs of growth-related capital expenditure into the future
- all Waka Kotahi subsidies will continue at present levels (The Financial Assistance Rate being approx. 53% overall) and that eligibility criteria will remain unchanged.
- the methods of service delivery will remain substantially unchanged.

47.2 All figures in the Development Contribution Charges Schedule (Section 13) are expressed in 2024 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction (PPI) on an annual basis

47.3 For clarity, and as stated in Section 4, Council may vary the Schedules of Assets from time to time in accordance with S201A(5).

Part 12 – Schedules of Assets

48. Introduction

106(2)(b), 201A

48.1 All projects included in the schedules of assets for both past and future capital expenditure have or are projects included in the relevant Long Term Plans

48.2 This part contains the three different Schedules of Assets for which development contributions will be used.

48.3 The calculations and documentation supporting the capital expenditure are available for examination at the offices of Whangarei District Council.

49. Schedule of Assets 1 – growth related expenditure for past Projects with residual capacity

201A(3), 106(2)(d)

49.1 Schedule of Assets 1 includes only Projects that have expenditure prior to the LTP period. All other Projects (current and future) in the LTP period appear in Schedule of Assets 3

\$				
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Parks and Reserves				
Coastal Villages	Provision of new playgrounds*	155,665	111,306	44,360
Urban Villages	Provision of new playgrounds*	229,401	164,029	65,371
Whangarei City	Provision of new playgrounds*	196,630	140,597	56,033
Community Wide	Provision of new playgrounds*	237,594	169,888	67,706
Community Wide	Parihaka Look out	444,627	113,313	331,314
Community Wide	Ruakaka Cemetery development*	46,572	15,381	31,191
Community Wide	District reserves	3,150,791	2,002,009	1,148,782
Community Wide	Neighbourhood and Public Gardens Land purchase*	42,693	30,159	12,534
Community Wide	New Skateparks*	601,003	80,671	520,332
Community Wide	New Public Toilets*	436,769	33,948	402,821
Community Wide	SOP - William Fraser Memorial Park on Pohe Island	10,869,660	1,795,772	9,073,888
Community Wide	SOP - William Fraser Memorial Park on Pohe Island - Park Development	1,457,657	241,777	1,215,880
Community Wide	1 Upgrade - Existing pre 2008	2,680,117	533,841	2,146,276
Community Wide	3 Cobham Oval	4,398,994	617,702	3,781,292
Community Wide	Carparks Various*	1,398,624	662,383	736,241
Community Wide	Mountain Bike Trails NEW	92,011	9,841	82,170
Community Wide	Otaika Sportspark Development 4x	2,497,935	1,486,271	1,011,664
Community Wide	Otangarei Sportspark New Toilets	138,159	2,807	135,352

\$				
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Community Wide	Ruakaka Sportspark 2x*	655,192	474,092	181,100
Community Wide	Sportsfields Land Purchases*	140,999	103,317	37,682
Community Wide	Sportspark and Surface improvement	2,273,700	552,829	1,720,871
Community Wide	Whangarei Heads Development new Sportsfields 2x	844,473	503,552	340,921
Community Wide	Whangarei Heads Field Renovations	87,651	26,680	60,971
Community Wide	William Fraser Memorial Park on Pohe Island - ongoing Development	586,582	64,804	521,778
Parks and Reserves	Sub-Total	33,663,499	9,936,968	23,726,531
Transport and Roothing				
North Coastal	Seal Extension Programme*	6,094,947	1,062,163	5,032,785
North Coastal	Sealed Road Pavement Rehabilitation Programme*	13,042,533	819,660	12,222,873
North Coastal	LED streetlight Upgrade*	57,517	2,703	54,814
North Coastal	Unsealed Road Metalling Programme*	3,714,092	234,955	3,479,136
North Rural	Seal Extension Programme*	8,002,881	1,519,584	6,483,298
North Rural	Sealed Road Pavement Rehabilitation Programme*	8,650,872	618,309	8,032,563
North Rural	Unsealed Road Metalling Programme*	5,199,728	328,938	4,870,790
Ruakaka	Footpaths Programme	619,376	148,247	471,129
Ruakaka	Seal Extension Programme*	317,989	76,238	241,751
Ruakaka	Sealed Road Pavement Rehabilitation Programme*	6,129,330	384,742	5,744,589
Ruakaka	Unsealed Road Metalling Programme*	742,817	46,991	695,826
South	Footpaths Programme	309,687	74,121	235,566
South	Seal Extension Programme*	8,871,735	1,715,795	7,155,940
South	Sealed Road Pavement Rehabilitation Programme*	8,008,655	584,796	7,423,859
South	Unsealed Road Metalling Programme*	5,199,728	328,938	4,870,790

		\$		
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Whangarei City	Bus Shelters*	698,499	20,955	677,544
Whangarei City	Cycleway - Raumanga to Onerahi 2012-15 (Unsub)	877,216	209,044	668,172
Whangarei City	Walking & Cycling Improvements 2012-2034 - Subsidised*	20,672,229	1,697,126	18,975,103
Whangarei City	Footpaths Programme	2,667,816	639,208	2,028,608
Whangarei City	SOP Lower James street	500,000	120,345	379,655
Whangarei City	Gillingham Road Bridge	4,588,000	2,451,266	2,136,734
Whangarei City	Amenity Lighting 2021-2034*	270,000	202,500	67,500
Whangarei City	CBD Refurbishment & Strategic Footpath Renewals	1,942,815	465,086	1,477,729
Whangarei City	Town Basin to CBD*	3,260,755	506,348	2,754,407
Whangarei City	Sealed Road Pavement Rehabilitation Programme*	10,445,076	934,453	9,510,623
Whangarei City	LED streetlight Upgrade	517,657	24,327	493,330
Community Wide	SOP Cycleways - Programmed Work 2012-2015- (Unsub)	63,070	14,596	48,474
Community Wide	Walking & Cycling Improvements 2006-2012	362,509	83,434	279,075
Community Wide	Minor Improvement Project Footpaths 2020-2034*	1,424,508	88,452	1,336,056
Community Wide	Minor Improvement Project Lighting 2020-2034	1,209,174	123,047	1,086,127
Community Wide	Minor Improvement Project Public Transport 2021-2030*	128,579	11,719	116,860
Community Wide	Minor Improvement Projects 2018-2021 programme	11,484,900	1,197,272	10,287,628
Community Wide	Minor Improvement Projects 2021-2034*	5,037,443	327,694	4,709,749
Community Wide	Minor Improvement Project Safety Improvements 2021-2034*	9,532,890	1,130,302	8,402,588
Community Wide	Minor Improvement Project Sub Seal Extensions 2021-2030	910,000	46,006	863,994
Community Wide	Minor Improvement Project Traffic Calming 2021-2034*	624,386	39,727	584,659
Community Wide	Minor Safety Projects Programme	11,798,014	1,101,572	10,696,442
Community Wide	Dent/ Quay St Realignment	9,049,901	2,069,779	6,980,122
Community Wide	Lower Harbour Crossing	33,089,803	11,161,951	21,927,852

		\$		
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Community Wide	Maunu Road	68,324	5,926	62,398
Community Wide	Mill / Nixon / Kamo Intersection Upgrade	10,741,606	2,707,246	8,034,360
Community Wide	Onerahi Bypass Design	824,707	71,980	752,727
Community Wide	Porowini Ave -Maunu Rd - Central Ave Upgrade	8,361,424	911,244	7,450,180
Community Wide	Port Kioreroa Intersection & Bridge 4-laning	3,765,409	1,314,094	2,451,315
Community Wide	Speddings Road Link	4,845,644	781,660	4,063,984
Community Wide	Springs Flat Roundabout*	212,403	80,718	131,685
Community Wide	Urban Intersections Upgrade*	7,656,585	2,388,348	5,268,237
Community Wide	South End Ave Intersection Upgrade	56,155	39,308	16,847
Community Wide	Replacement of Bridges and Other Structures*	6,975,647	1,451,135	5,524,512
Community Wide	Road Reconstruction Programme	1,619,703	172,358	1,447,345
Community Wide	Sealed Road Widening Programme	1,210,500	132,018	1,078,482
Community Wide	Minor Road Seal Extension Programme	303,827	75,252	228,575
Community Wide	Sealed Road Pavement Rehabilitation Programme	23,481,012	3,020,753	20,460,259
Community Wide	Structures Component Renewals 2006-12	1,498,742	157,570	1,341,172
Community Wide	Subdivision Contributions*	1,044,686	447,473	597,213
Community Wide	Traffic Signals Upgrades	1,091,463	167,057	924,406
Community Wide	Transport Planning Studies and Strategies Programme*	507,281	98,742	408,539
Transport and Roading	Sub-Total	280,382,246	46,635,272	233,746,974
Water Services				
Bream Bay North	Water Meters	77,016	77,016	-
Bream Bay North	Takahiwai Rd	562,387	379,611	182,776
Bream Bay North	Wilson's Dam	6,850,330	2,915,628	3,934,702
Bream Bay North	Emergency Generators	48,549	13,871	34,678

		\$		
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Bream Bay North	Ruakaka Treatment Plant Hydraulic Upgrade	4,487,416	1,938,591	2,548,825
Bream Bay North	Ruakaka Treatment Plant Quality Upgrade	3,917,353	2,807,436	1,109,917
Bream Bay South	Wilson's Dam	2,283,443	971,876	1,311,567
Bream Bay South	Ruakaka Treatment Plant Hydraulic Upgrade	1,495,806	646,197	849,609
Bream Bay South	Ruakaka Treatment Plant Quality Upgrade	1,305,784	935,812	369,972
Mangapai	Mangapai Plant Upgrade	191,110	48,727	142,383
Mangapai	Mangapai UV	142,856	73,015	69,841
Maungakaramea	Maungakaramea Reservoir - extra capacity*	185,000	115,767	69,233
Maungakaramea	Maungakaramea UV	55,830	12,884	42,946
Whangarei City	Water Meters	279,730	279,730	-
Whangarei City	Kamo Reservoir (Dip Rd) additional capacity and pipe work*	1,272,045	547,544	724,501
Whangarei City	Three Mile Bush Reservoir and pipework*	2,073,041	546,659	1,526,382
Whangarei City	Cemetery Rd Firemain	188,122	89,358	98,764
Whangarei City	Fairway Dr pump station upgrade*	187,807	48,180	139,627
Whangarei City	Kamo Rising Main	1,230,021	726,260	503,761
Whangarei City	Mains Extension General*	82,813	82,813	-
Whangarei City	Onerahi Trunk Main - Replacement and upgrade*	127,246	52,260	74,986
Whangarei City	Station Road trunk main - Extra capacity*	246,198	95,351	150,848
Whangarei City	Hatea River Main Upgrade	1,205,958	361,787	844,171
Whangarei City	Poroti WTP Upgrade*	802,128	504,774	297,354
Whangarei City	Emergency Generators	194,196	55,485	138,711
Whangarei City	Whau Valley Land Purchase	647,054	323,527	323,527
Whangarei City	Whau Valley New Water Treatment Plant	18,113,303	6,832,201	11,281,102
Whangarei City	Whau Valley UV	493,045	225,979	267,066

		\$		
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Whangarei Heads	McLeods Bay Reservoir	262,766	255,409	7,357
Whangarei Heads	Parua Bay Reservoir	362,368	336,327	26,041
Whangarei Heads	Fairway Dr pump station upgrade*	19,428	4,984	14,444
Whangarei Heads	Onerahi Trunk Main - Replacement and upgrade*	62,674	25,740	36,933
Whangarei Heads	Parua Bay Rising Main	455,191	231,542	223,649
Whangarei Heads	Hatea River Main Upgrade	110,893	33,268	77,625
Whangarei Heads	Poroti WTP Upgrade*	57,663	38,110	19,553
Whangarei Heads	Whau Valley Land Purchase	67,715	33,857	33,858
Whangarei Heads	Whau Valley New Water Treatment Plant	1,440,831	543,471	897,360
Whangarei Heads	Whau Valley UV	58,005	26,586	31,419
Whangarei North	Kamo Reservoir (Dip Rd) additional capacity and pipe work*	358,782	154,435	204,347
Whangarei North	Fairway Dr pump station upgrade*	8,635	2,215	6,420
Whangarei North	Hikurangi Supply Link	2,007,396	75,086	1,932,310
Whangarei North	Station Road trunk main - Extra capacity*	21,409	8,291	13,117
Whangarei North	Hatea River Main Upgrade	69,308	20,792	48,516
Whangarei North	Poroti WTP Upgrade*	45,252	28,573	16,679
Whangarei North	Whau Valley Land Purchase	37,619	18,810	18,809
Whangarei North	Whau Valley New Water Treatment Plant	1,029,165	388,193	640,972
Whangarei North	Whau Valley UV	29,003	13,293	15,710
Water Services	Sub-Total	55,249,690	23,947,321	31,302,369
W&D Wastewater				
WW Hikurangi	Wastewater Pump Stations Upgrades	121,264	57,082	64,182
WW Hikurangi	WWTP PS Remote Monitoring	20,946	4,967	15,979
WW Marsden Point-Ruakaka	One Tree Point-Ruakaka Wastewater Network-Upgrades	2,879,506	1,852,662	1,026,844

		\$		
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
WW Marsden Point-Ruakaka	Ruakaka South reticulation extension	350,000	350,000	-
WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Ruakaka Bridge PS & Main	54,971	54,971	-
WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Sime Rd P/S & Main	257,667	257,667	-
WW Marsden Point-Ruakaka	Ruakaka WWTP - Ocean outfall Preliminary consenting	1,940,779	1,940,779	-
WW Marsden Point-Ruakaka	Pump Station and Rising Main for Rama Rd	1,022,466	1,022,466	-
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Consents	359,880	359,880	-
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Land Purchase	7,742,222	7,742,222	-
WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 2	560,313	560,313	-
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stage 3	99,030	60,236	38,794
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Consents	610,420	610,420	-
WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Works	1,954,573	1,949,023	5,550
WW Ngunguru	Ngunguru Wastewater Treatment Plant - UV	445,441	58,192	387,249
WW Ngunguru	Ngunguru Wastewater Treatment Plant - Upgrades	1,470,315	57,290	1,413,025
WW Oakura	Oakura WW - Extend Reticulation	3,007,876	113,403	2,894,473
WW Oakura	Oakura- Disposal Area increase*	33,839	10,152	23,687
WW Oakura	Oakura Wastewater Treatment Plant-Upgrades	126,120	11,546	114,574
WW Oakura	Oakura WWTP	3,155,739	113,471	3,042,268
WW Portland	Wastewater Pump Stations Upgrades	3,384	2,648	736
WW Waiotira	Wastewater Pump Stations Upgrades	26,932	11,623	15,309
WW Waiotira	WWTP PS Remote Monitoring	10,473	2,484	7,989
WW Waiotira	Waiotira WWTP Upgrade	77,352	73,922	3,430
WW Waipu	Waipu Trunk Main Network Upgrade	257,019	116,567	140,452
WW Waipu	Waipu WWTP Upgrade	93,303	22,628	70,675
WW Waipu	Waipu WWTP Upgrade historic	819,636	809,742	9,894

\$				
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
WW Waipu Cove_Langs Beach	Waipu Cove/Langs Beach Network Improvement*	803,700	363,524	440,176
WW Waipu Cove_Langs Beach	Waipu Cove-Langs Beach WW Network Improvements 2006-2008	41,839	22,090	19,749
WW Waipu Cove_Langs Beach	Waipu Trunk Main Network Upgrade	1,699,041	770,228	928,813
WW Waipu Cove_Langs Beach	Waipu Trunk Main Network Upgrade 2007	21,006	9,869	11,137
WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade	21,886	5,308	16,578
WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade historic	167,877	165,851	2,026
WW Whangarei	Wastewater Pump Stations Upgrades	2,880,005	1,355,683	1,524,322
WW Whangarei	Okara Pump Stn Upgrade	1,416,440	287,072	1,129,368
WW Whangarei	Okara Rising main duplication	2,863,763	690,063	2,173,700
WW Whangarei	Otaika Rising main	150,321	125,140	25,181
WW Whangarei	Sewer capacity increase - Growth areas*	275,246	89,485	185,761
WW Whangarei	Sewer capacity increase Kamo	850,000	440,096	409,904
WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades)	7,438,343	1,778,805	5,659,538
WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades) 2006-2009	113,119	30,358	82,761
WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades) 2012-2014	4,458,039	1,101,641	3,356,398
WW Whangarei	WWTP PS Remote Monitoring	1,015,894	240,892	775,002
WW Whangarei	Historic Whangarei WWTP - Upgrades	1,669,582	443,988	1,225,594
WW Whangarei	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)	5,195,274	1,862,081	3,333,193

		\$		
Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
WW Whangarei	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)	4,374,179	1,996,706	2,377,473
WW Whangarei	Whangarei WWTP - Filtration System	1,500,621	345,908	1,154,713
WW Whangarei	Whangarei WWTP - Primary Screening & Degritting	2,743,377	502,567	2,240,810
WW Whangarei	Whangarei WWTP - Upgrades	1,057,543	310,360	747,183
WW Whangarei	Whangarei WWTP Upgrade- UV & AS plant	3,693,014	431,779	3,261,235
WW Whangarei Heads	Okara Pump Stn Upgrade	28,907	5,859	23,048
WW Whangarei Heads	Okara Rising main duplication	58,444	14,083	44,361
WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades)	151,803	36,302	115,501
WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades) 2006-2009	2,309	620	1,689
WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades) 2012-2014	90,980	22,482	68,498
WW Whangarei Heads	Whangarei Heads SS Stages I & II	5,736,867	1,945,922	3,790,945
WW Whangarei Heads	Whangarei Heads Wastewater Network - Upgrades*	571,873	34,069	537,804
WW Whangarei Heads	Whg Hds WW Scheme Stage III	18,922,994	4,179,869	14,743,125
WW Whangarei Heads	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)	708,447	253,920	454,527
WW Whangarei Heads	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)	833,177	380,325	452,852
WW Whangarei Heads	Whangarei WWTP - Filtration System	204,630	47,169	157,461
WW Whangarei Heads	Whangarei WWTP - Primary Screening & Degritting	409,930	75,096	334,834
WW Whangarei Heads	Whangarei WWTP Upgrade- UV & AS plant	601,188	70,290	530,898
Community Wide	WW General - Odour Control programme*	20,000	2,008	17,992
W&D Wastewater	Sub-Total	100,293,124	38,663,864	61,629,260
GRAND TOTAL		469,588,559	119,183,425	350,405,134

50. Schedule of Assets 2 – growth related expenditure for past community infrastructure Projects with residual capacity

201A(3), 106(2)(d)

50.1 Schedule of Assets 2 includes only Projects that have expenditure prior to the LTP period. All other Projects (current and future) in the LTP period appear Schedule of Assets 3.

								\$
Catchment		Project Name	Historic Capital Expenditure	Expenditure from Development Contributions	Expenditure from Other Sources	Expenditure still to be Recovered from Development Contributions	Recovery Expected to be Completed by End of Financial Year	
Libraries	Citywide	New Central Library Building	2,089,716	550,854	1,538,862	37,377	2024/25	
Libraries	Community Wide	New Central Library Building	6,269,150	1,652,563	4,616,587	126,516	2024/25	
Grand total			8,358,866	2,203,417	6,155,449	163,893		

51. Schedule of Assets 3 – growth related expenditure for current and future Projects included in the LTP 201A(3),

106(2)(d)

51.1 Planned expenditure covers current and future expenditure on Projects in the LTP (including those costs beyond the LTP period). Charges are only calculated on those costs within the LTP period.

\$				
Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Parks and Reserves				
Coastal Villages	Provision of new playgrounds*	143,712	102,758	40,953
Urban Villages	Provision of new playgrounds*	211,785	151,434	60,352
Whangarei City	Provision of new playgrounds*	181,530	129,800	51,730
Community Wide	Provision of new playgrounds*	219,349	156,842	62,507
Community Wide	Kioreroa Cemetery Accessway	200,000	14,612	185,388
Community Wide	Maunu Cemetery Development For Burials	363,000	363,000	-
Community Wide	Maunu roading network	1,150,000	240,996	909,004
Community Wide	Ruakaka Cemetery development*	900,000	297,245	602,755
Community Wide	Neighbourhood and Public Gardens Land purchase*	1,534,920	1,084,274	450,646
Community Wide	Park amenity	312,500	68,640	243,860
Community Wide	New Skateparks*	786,000	105,502	680,498
Community Wide	Playground Amenity	695,800	148,828	546,972
Community Wide	New Public Toilets*	3,540,000	275,143	3,264,857
Community Wide	Other SOP Park upgrades redevt	400,000	78,943	321,057
Community Wide	Active Recreation marine access points	20,000	3,666	16,334
Community Wide	Carparks Various*	900,000	426,237	473,763
Community Wide	Cobham Oval broadcasting towers	1,000,000	213,894	786,106

\$				
Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Community Wide	Community Sportsfields Lighting	762,000	545,118	216,882
Community Wide	Drainage	1,817,700	387,668	1,430,032
Community Wide	Hikurangi Sports Hub	105,000	63,494	41,506
Community Wide	Mangakahia drainage upgrade	189,900	149,250	40,650
Community Wide	Maungakaremea Sportspark development	400,000	31,291	368,709
Community Wide	New indoor court facility	150,000	42,874	107,126
Community Wide	Ngunguru upgrades	602,000	458,341	143,659
Community Wide	Oakura Sportspark car park development	80,000	11,371	68,629
Community Wide	Onerahi Field Drainage upgrade	189,900	50,041	139,859
Community Wide	Otaika Sportspark 3 and Building upgrade	1,680,000	736,040	943,960
Community Wide	Portland Field upgrade 1x	501,900	73,279	428,621
Community Wide	Ruakaka Sportspark 2x*	865,000	625,908	239,092
Community Wide	Sportsfields Land Purchases*	5,550,000	4,066,750	1,483,250
Community Wide	Takahiwai purchase Field expansions	530,000	160,625	369,375
Community Wide	Tikipunga Sportspark field upgrades	654,000	126,810	527,190
Parks and Reserves	Sub-Total	26,635,996	11,390,675	15,245,321
Transport and Rooding				
North Coastal	Sealed Road Pavement Rehabilitation Programme*	7,440,134	875,210	6,564,924
North Coastal	Seal Extension Programme*	1,320,000	100,397	1,219,602
North Coastal	Unsealed Road Metalling Programme*	8,167,663	513,856	7,653,807
North Rural	Sealed Road Pavement Rehabilitation Programme*	8,928,161	1,050,253	7,877,908
North Rural	Seal Extension Programme*	1,320,000	100,397	1,219,602
North Rural	Unsealed Road Metalling Programme*	11,434,728	719,397	10,715,331

\$				
Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Ruakaka	Sealed Road Pavement Rehabilitation Programme*	3,472,063	408,431	3,063,631
Ruakaka	Unsealed Road Metalling Programme*	1,633,533	102,771	1,530,762
Ruakaka	Marsden Point Road	5,913,600	396,848	5,516,752
Ruakaka	McEwan Road	1,064,000	74,737	989,263
Ruakaka	One Tree Point Road Upgrades	840,000	63,617	
Ruakaka	Ruakaka Beach Road Upgrades	1,960,000	324,033	1,635,967
South	Sealed Road Pavement Rehabilitation Programme*	8,928,161	1,050,253	7,877,908
South	Seal Extension Programme*	1,360,000	103,440	1,256,560
South	Unsealed Road Metalling Programme*	11,434,728	719,397	10,715,331
Whangarei City	Sealed Road Pavement Rehabilitation Programme*	20,832,375	2,450,589	18,381,786
Whangarei City	New Bus shelters and renewals 2020-2034*	2,000,000	60,000	1,940,000
Whangarei City	Walking & Cycling Improvements 2012-2034 - Subsidised*	16,875,000	1,385,385	15,489,615
Whangarei City	Amenity Lighting 2021-2034*	765,000	573,750	191,250
Whangarei City	Town Basin to CBD*	12,502,915	1,941,522	10,561,393
Community Wide	Minor Improvement Project Footpaths 2020-2034*	10,000,000	620,934	9,379,066
Community Wide	Minor Improvement Project Public Transport 2021-2030*	30,000	2,734	
Community Wide	Minor Improvement Projects 2021-2034*	26,190,000	1,703,703	24,486,297
Community Wide	Minor Improvement Project Safety Improvements 2021-2034*	33,497,641	3,971,772	29,525,869
Community Wide	Minor Improvement Project Traffic Calming 2021-2034*	3,441,000	218,939	3,222,061
Community Wide	Park N Ride Facilities	4,050,000	915,938	3,134,062
Community Wide	Port Road Corridor Improvements	6,000,000	1,575,908	4,424,092
Community Wide	Riverside Drive/Onerahi Road	18,950,000	5,717,438	13,232,562
Community Wide	Springs Flat Roundabout*	20,183,393	7,670,169	12,513,224

\$				
Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Community Wide	Urban Intersections Upgrade 2020-2034*	14,331,800	5,109,276	9,222,524
Community Wide	CBD Car Park Building	10,100,000	5,500,000	4,600,000
Community Wide	Replacement of Bridges and Other Structures 2021-34*	35,245,000	5,168,327	30,076,673
Community Wide	Subdivision Contributions 2020-2034*	500,000	117,500	382,500
Transport and Roading	Sub-Total	310,710,893	51,306,920	258,600,324
Water Services				
Bream Bay North	Bulk Meters and Pressure Management - 30 yrs	12,000	12,000	-
Bream Bay North	Pyle Rd East Fire Main and Capacity Upgrade	1,400,000	365,070	1,034,930
Bream Bay North	Ruakaka & Sergeants Pipe Upgrade - 30 yrs	500,000	375,000	125,000
Bream Bay North	Ruakaka Treatment Plant Algal Upgrade	1,125,000	806,250	318,750
Bream Bay South	Waipu Reservoir - additional capacity	1,300,000	625,040	674,960
Bream Bay South	Waipu water supply system - Extra capacity	1,507,690	1,042,219	465,471
Bream Bay South	Ruakaka Treatment Plant Algal Upgrade	375,000	268,750	106,250
Maungakaramea	Maungakaramea Reservoir - extra capacity*	800,000	500,613	299,387
Whangarei City	Kamo Reservoir (Dip Rd) additional capacity and pipe work*	3,057,600	1,316,124	1,741,476
Whangarei City	Reservoir Land Purchase SH14	600,000	600,000	-
Whangarei City	Three Mile Bush Reservoir and pipework*	2,847,988	751,011	2,096,977
Whangarei City	Bulk Meters and Pressure Management - 30 yrs	28,000	28,000	-
Whangarei City	Duplicate across Manganese Point	750,000	241,571	508,429
Whangarei City	Fairway Dr pump station upgrade*	2,610,000	669,570	1,940,430
Whangarei City	Mains Extension General*	250,000	250,000	-
Whangarei City	Mains Extension Glenberview Sands/Clapham - 30 yrs	1,900,000	1,900,000	-
Whangarei City	Onerahi Trunk Main - Replacement and upgrade*	3,685,000	1,513,435	2,171,565

\$				
Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Whangarei City	Station Road trunk main - Extra capacity*	1,416,800	548,715	868,084
Whangarei City	Vinegar Hill trunk main	2,000,000	1,128,696	871,304
Whangarei City	Poroti WTP Upgrade*	46,125,000	15,343,402	30,781,598
Whangarei Heads	Fairway Dr pump station upgrade*	270,000	69,266	200,734
Whangarei Heads	Onerahi Trunk Main - Replacement and upgrade*	1,815,000	745,423	1,069,578
Whangarei Heads	Poroti WTP Upgrade*	2,562,500	852,411	1,710,089
Whangarei North	Kamo Reservoir (Dip Rd) additional capacity and pipe work	862,400	371,215	491,185
Whangarei North	Fairway Dr pump station upgrade	120,000	30,785	89,215
Whangarei North	Hikurangi Booster Pump Station	300,000	150,000	150,000
Whangarei North	Station Road trunk main - Extra capacity	123,200	47,715	75,486
Whangarei North	Poroti WTP Upgrade	2,562,500	852,411	1,710,089
Community Wide	Renewals of Assets Triggered by Growth/Development	2,000,000	1,000,000	1,000,000
Water Services	Sub-Total	82,905,678	32,404,692	50,500,986
W&D Wastewater				
WW Marsden Point-Ruakaka	Ruakaka WWTP - Upgrade PhaseII funding	24,800,000	20,416,721	4,383,279
WW Marsden Point-Ruakaka	Ruakaka WWTP-Disposal	60,000,000	59,996,221	3,779
WW Oakura	Oakura- Disposal Area increase*	260,000	78,000	182,000
WW Waipu Cove_Langs Beach	Waipu Cove/Langs Beach Network Improvement*	2,905,000	1,313,968	1,591,032
WW Whangarei	Sewer capacity increase - Growth areas*	13,700,001	4,453,990	9,246,011
WW Whangarei	Te Hape sewer extension	2,500,000	805,085	1,694,915
WW Whangarei Heads	Whangarei Heads Wastewater Network - Upgrades*	597,785	35,613	562,172
WW Whangarei Heads	Pressure WW system connections - Onerahi area	2,000,000	217,857	1,782,143

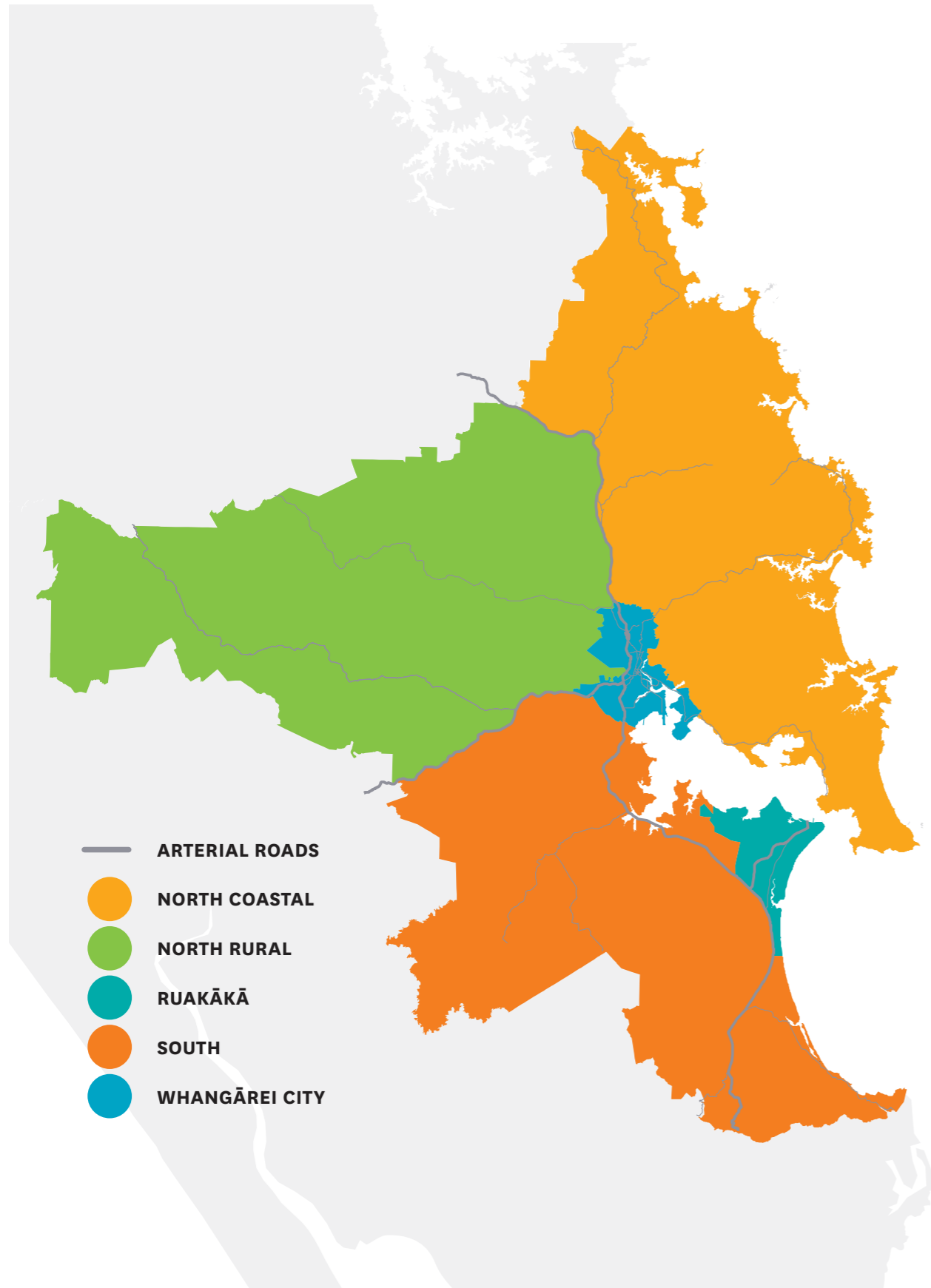
		\$		
Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Community Wide	Laboratory Facilities Upgrade	365,000	104,016	260,984
Community Wide	Laboratory Software upgrade	200,000	56,995	143,005
Community Wide	SCADA upgrade - replacement	1,350,000	836,943	513,057
Community Wide	WW General - Odour Control programme*	200,000	20,085	179,915
W&D Wastewater	Sub-Total	108,877,786	88,335,494	20,542,292
GRAND TOTAL		529,130,353	183,437,781	344,888,923

* also past project

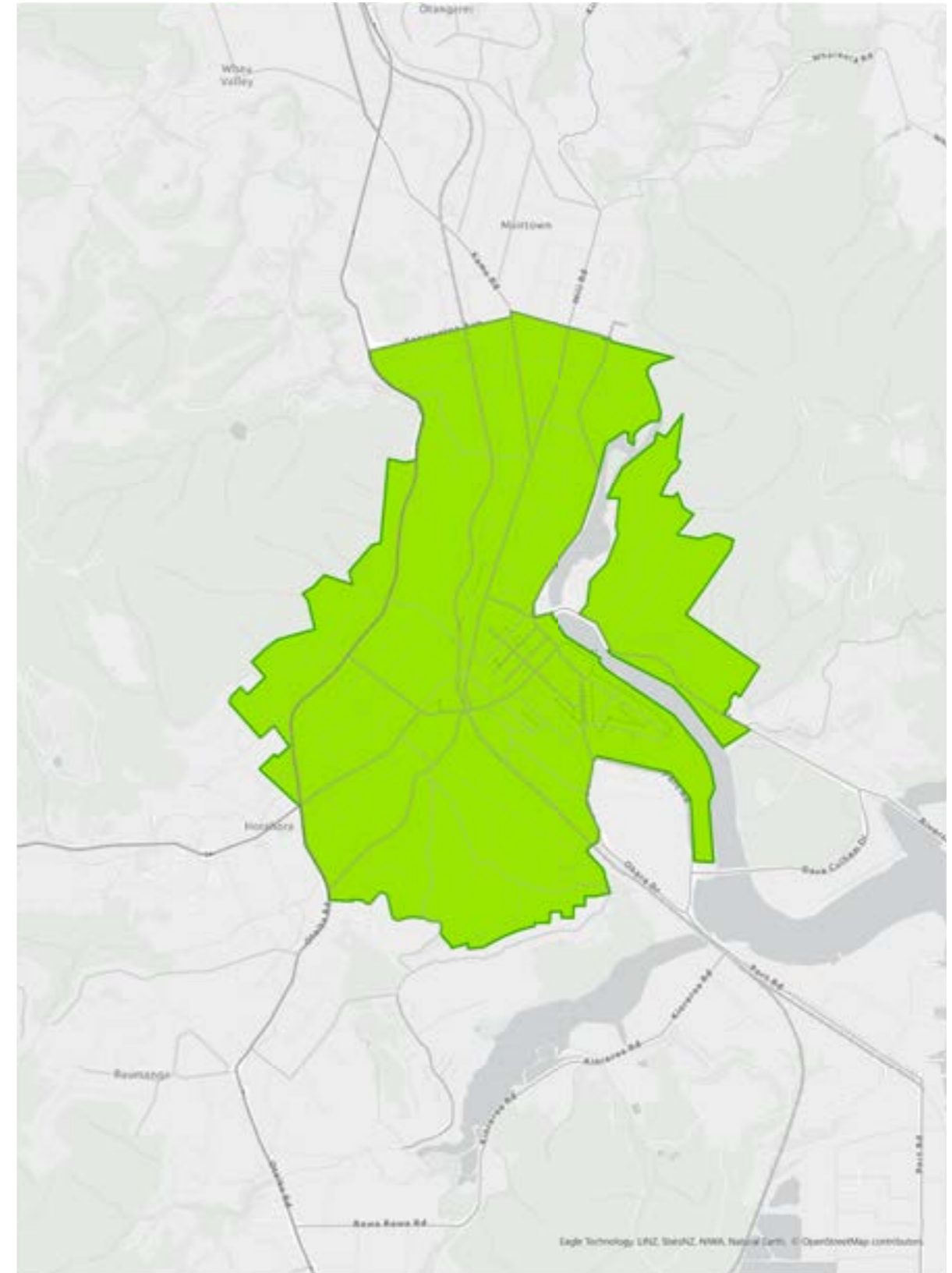
51.2 Financial contributions as a funding source are expected to be so minimal as not to be material to Council's funding of infrastructure.

Part 13 – Catchments

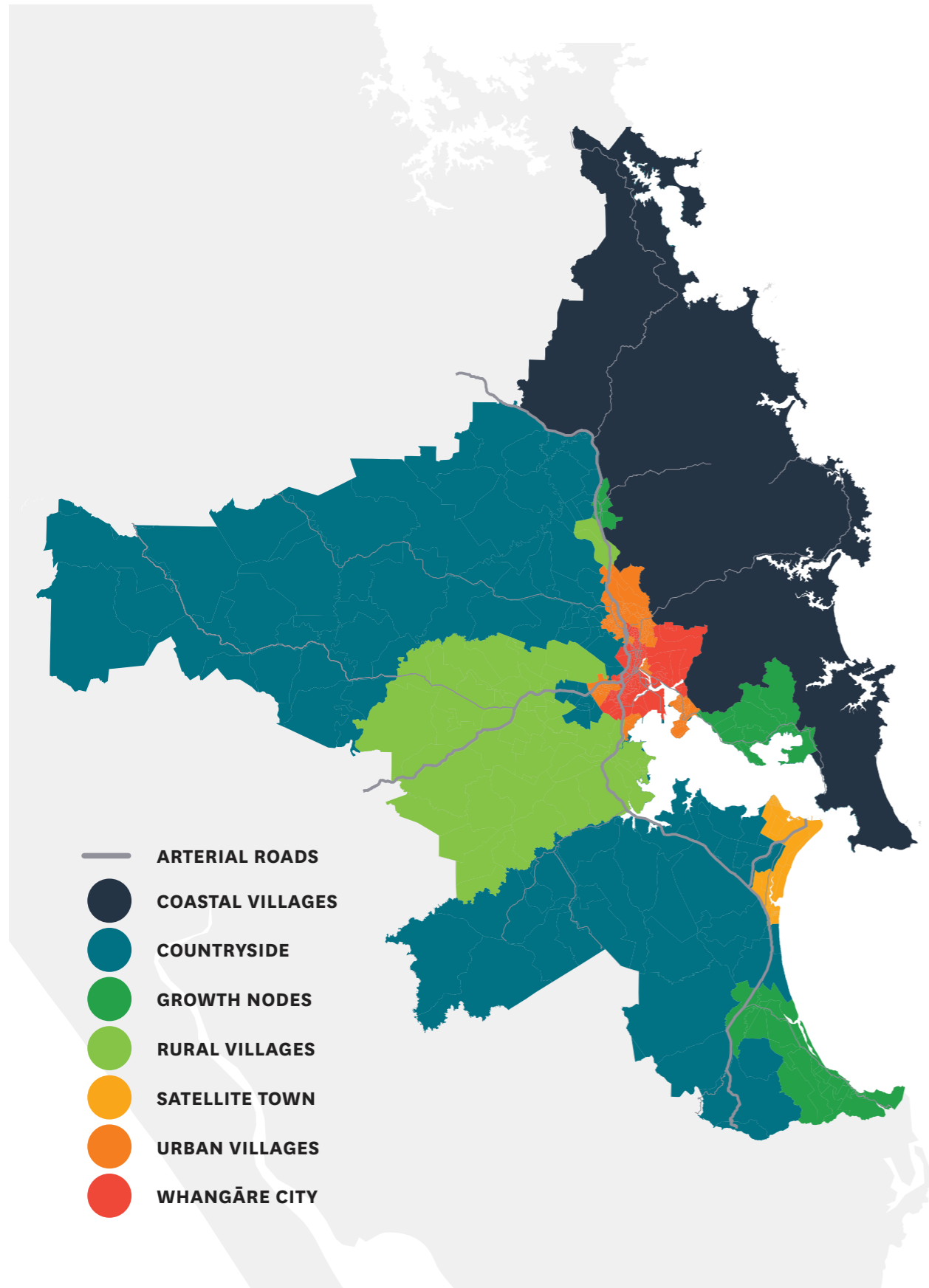
52. Transport and Roding Catchments



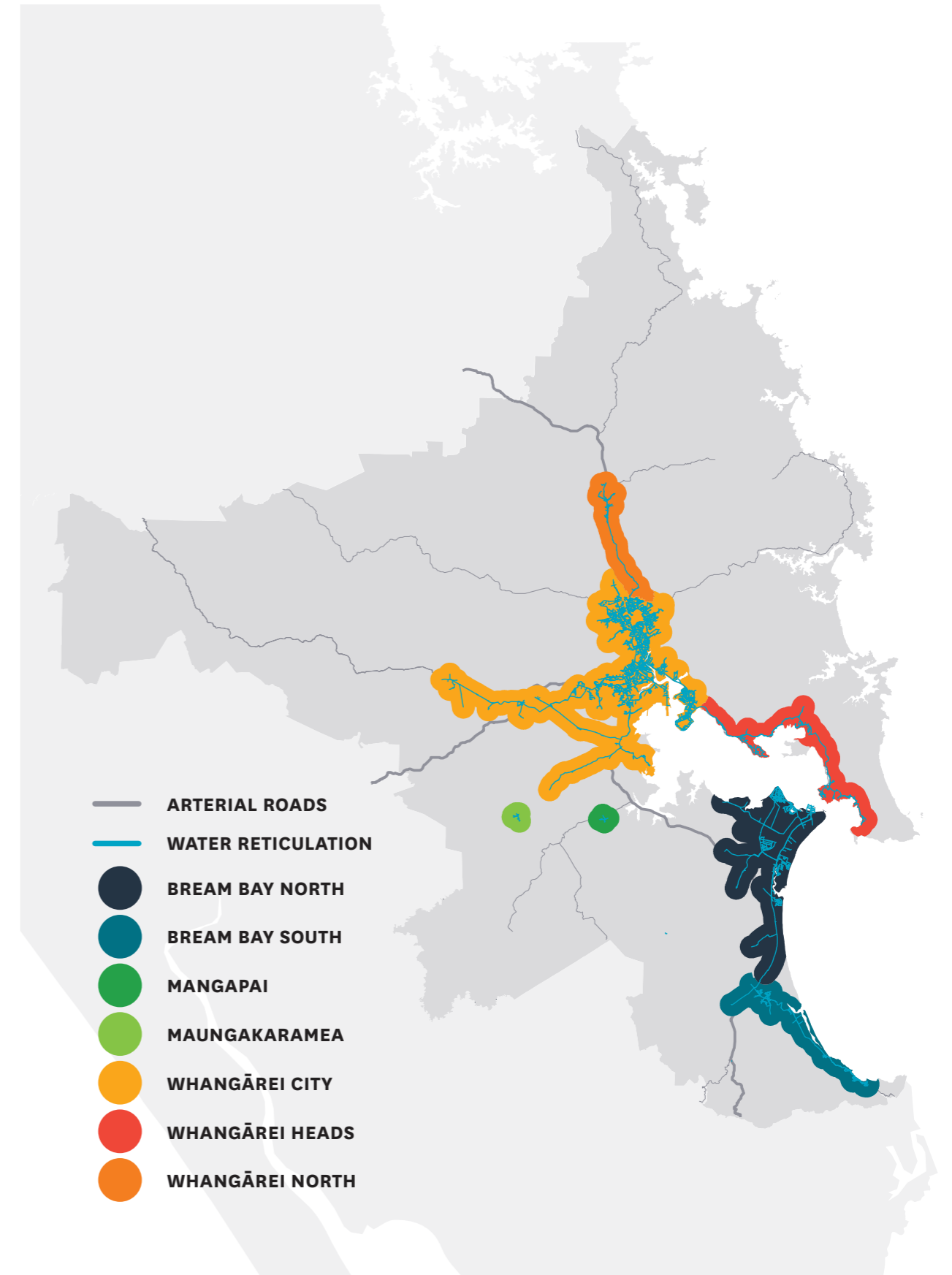
53. Inner City Residential Transport Catchment



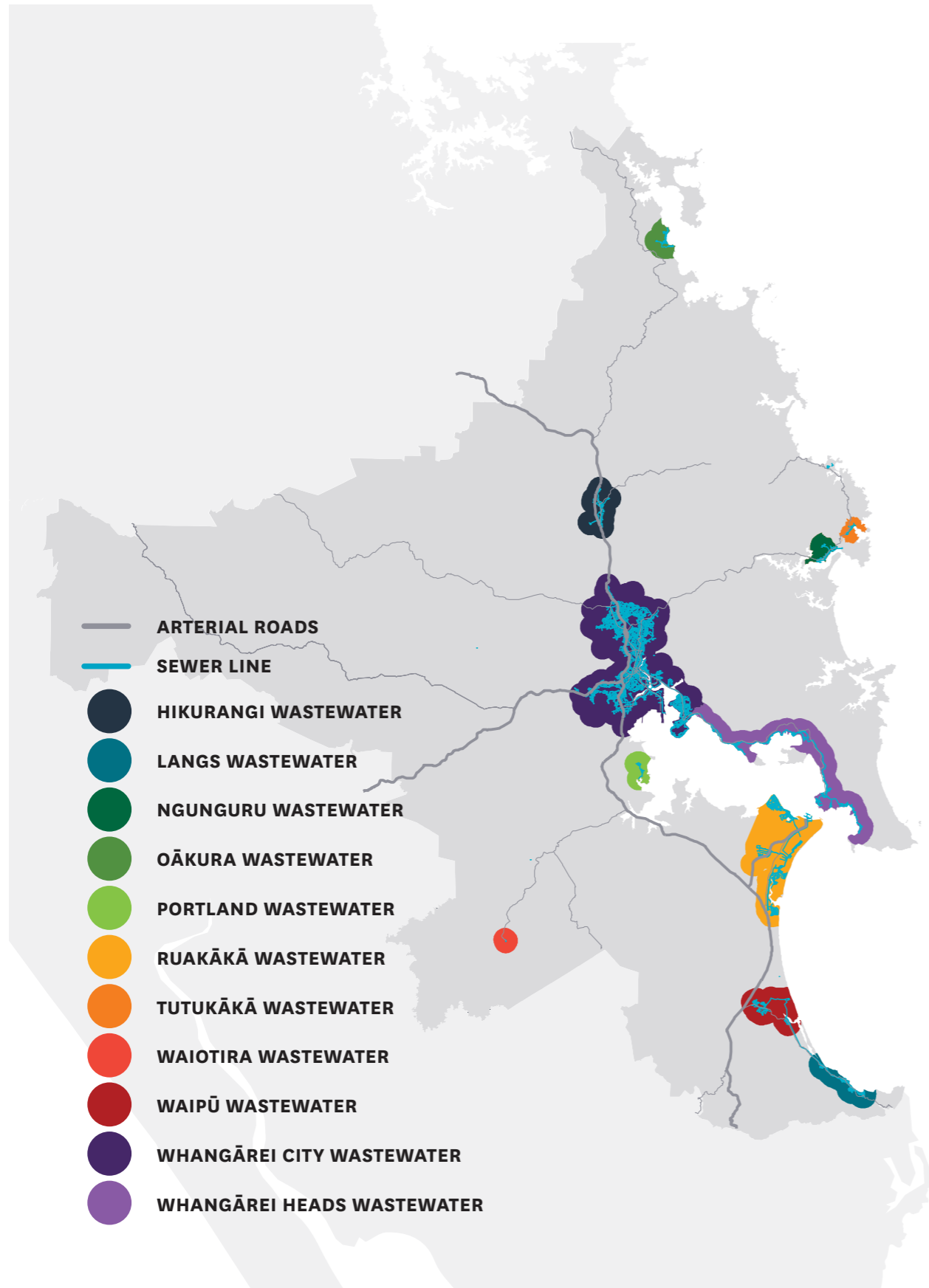
54. Parks and Reserves Catchments



55. Water

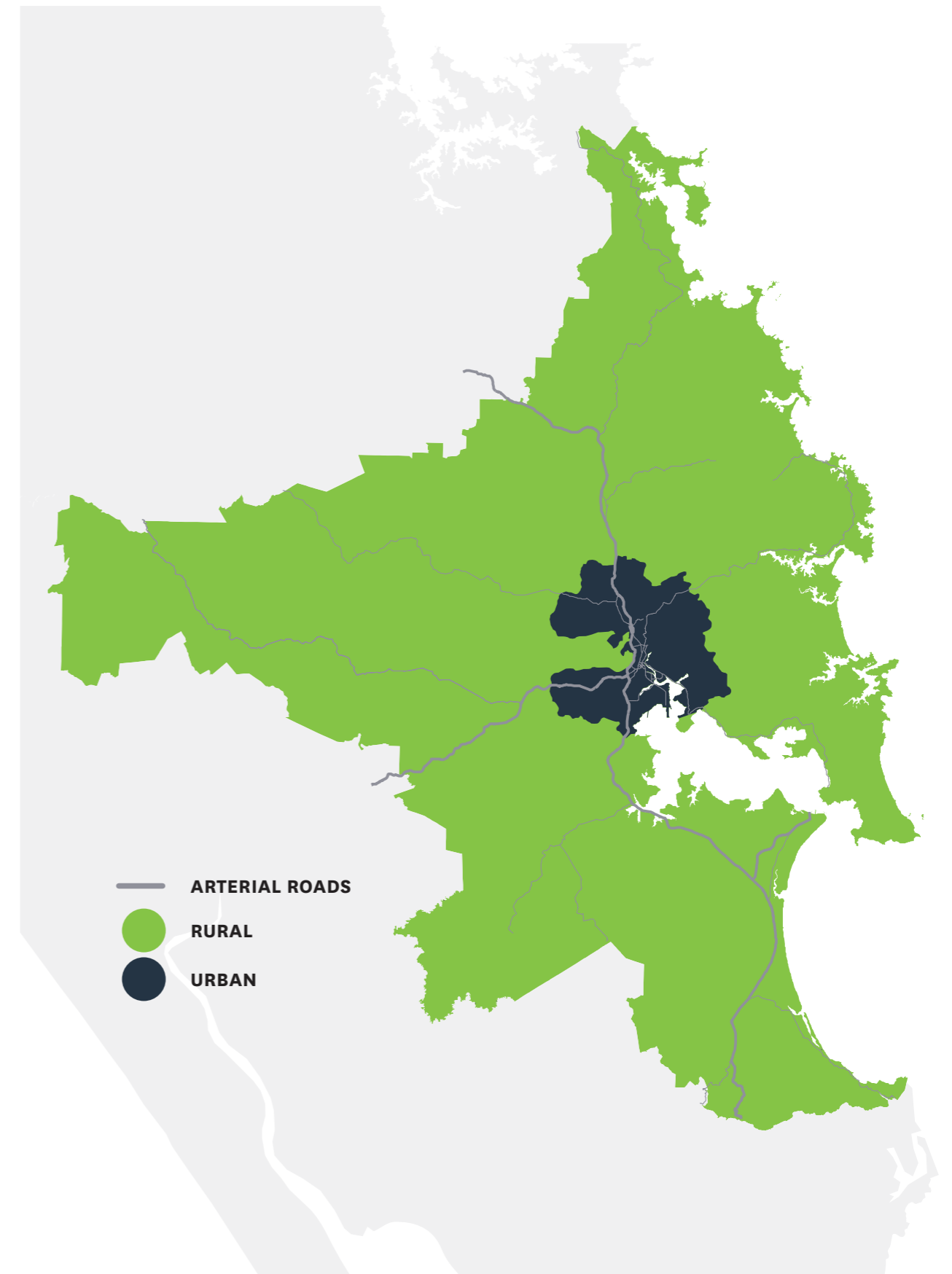


56. Wastewater



57. Library Catchments

57.1 These Catchments only apply to past Projects in accordance with section 50.1 of this Policy.



Appendix 1

Meaning of words

Activity

Means services provided by, or on behalf of, a local authority or Council controlled organisation; and includes the provision of facilities and amenities group within the following capital programmes:

- reserves
- network infrastructure
- community infrastructure

Allotment

As defined in the Whangārei District Plan and the S218 (2) of the RMA.

Backlog (Cost allocated to)

The portion of a planned or completed capital project that is required to rectify a shortfall in service capacity to meet existing community demand at the current agreed levels of service. Cost allocated to Backlog may include a share of transitional excess capacity where that has been identified for consideration (as defined in the Methodology for determining development contributions)

Average dwelling means a dwelling with an occupancy rate of 2.5 people.

Base Units

The demand of an average dwelling for each activity

Catchment

A separately defined area of the district, defined by activity and location for funding purposes

Commercial

Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).

Commercial Accommodation

Units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation

Community Facilities

Means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with S199 of the LGA

Community Infrastructure

Means land, or development assets on land, owned or controlled by the Council for the purpose of providing public amenities, and includes land that the Council will acquire for that purpose.

Cost Allocation

The allocation of the capital costs of a project to the various drivers for the project, such as renewal, catch-up (backlog), and additional capacity to meet growth.

Council

'Council' means the Whangarei District Council and includes staff acting in accordance with delegated authority.

Credits

Where development contributions or financial contributions for a particular property have previously been paid, or where properties have pre-existing status, credit to that amount will be given for the particular activity.

Developer

An individual, firm or company who is an applicant for a consent where a development contribution may be assessed under this policy.

Development Agreement

Means a voluntary contractual agreement made under Ss 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district

Development Contribution

Means a contribution-

- a) provided for in a development contribution policy of a territorial authority; and
- b) calculated in accordance with the methodology; 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

- a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work 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 Contributions Objection

An objection lodged under clause 1 of Schedule 13A of the LGA against a requirement to make a development contribution

Development Contributions Commissioner

Means a person appointed in accordance section 199F of the LGA

Depreciation

The wearing out, – consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence through technological and market changes. It is accounted for by the allocation of the cost (or re-valued amount) of the asset less its residual value over its useful life.

Dwelling Unit

See residential unit

Financial Contributions

Financial contributions are provided for by the Resource Management Act 1991 (RMA). A financial contribution is a contribution from developers of cash, land, works, services or a combination of these. Financial contributions are used to offset or mitigate the adverse impacts on the natural and physical environment including utility services, of a new development.

First Principle Basis

The basis on which non-residential development contribution assessments can be made when the average usage tables within the Policy are not sufficiently accurate. Where possible the actual (potential) demand a commercial development will place on infrastructure will be established using reports from suitably qualified persons.

Funding Model

The funding model ensures an equitable assessment of the funding requirements to support the development contributions regime. The primary output of the funding model is a set of development contribution charges.

GFA

Gross Floor Area being the sum total area of all floors of a building. GFA is measured from the exterior of walls and the centre line of a wall adjoining two or more buildings.

Growth (cost allocated to)

The portion of a planned (or completed) capital project providing capacity in excess of existing community demand at the current agreed levels of service. Cost allocated to growth may include a share of transitional excess capacity where that has been identified for consideration (as defined in the Methodology for determining Development Contributions)

Growth Model

Council has estimated population and business growth within the district over time. This growth is transformed into ‘Household Unit Equivalents’ (HUEs) to allow development contribution calculations to be made.

GST

Goods and Services Tax, as per the Goods and Services Act 1985

HUE

Household Unit Equivalent (HUE) Is a measured ‘unit of demand’ relating to a development and means the demand for Council services, equivalent to that produced by an average dwelling.

Industrial

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

Infrastructure

See Community infrastructure and network infrastructure.

Level of Service (LOS)

Describes in measurable terms the standard of services that Council will provide for each activity undertaken.

LGA

Local Government Act 2002

LGCI

Local Government Cost Index

Lot (or allotment)

Is deemed to have the same meaning as ‘Allotment’ under both the Local Government Act 2002, and the Resource Management Act 1991.

LTP

Long Term Plan

Methodology

The methodology for calculating development contributions set out in Schedule 13 of the LGA

Network Infrastructure

Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management as defined by the LGA.

New Growth/New Expenditure

Relates to the growth demand and planned costs for the period covered ten years defined in the main LTP document.

Non-residential

Any development or part of a development including land and/or buildings that do not fall under the definition of residential.

Papakāinga Developments

As defined in the District Plan

Parks/Reserves

See Reserves

Past Growth/Past Expenditure

Relates to growth capacity and cost that has been provided by past expenditure. In terms of cost it relates to actual costs incurred in past years - including the current year.

In terms of demand this relates to the provided capacity for the period between implementation and the current year.

RMA

Resource Management Act 1991

Remissions

A remission is an adjustment to the scheduled charged for a particular activity and catchment as a percentage or in dollar terms. Remissions will only be invoked as a resolution of Council.

Renewal (cost allocated to)

The cost of replacing an existing asset with a modern equivalent asset to the same nature, function and capacity at the end of its life.

Note: renewal is about the “money put aside” in anticipation of the cost for replacing the asset at some future time. This should not be confused with the asset replacement activity. The asset replacement activity (or rehabilitation work) draws on the knowledge that an asset is reaching the end of its life and is the work planned to ensure that the integrity of the service is maintained. The rehabilitation work may also include elements of backlog and growth to ensure the integrity of the service for some time into the future (as defined in the Methodology for determining Development Contributions)

Reserves

Land acquired or purchased for a reserve or park, including the cost of providing improvement necessary to enable that land to function for its intended purpose including its purpose under the Reserves Act 1977

Residential

Means the use of land and building(s) for people’s living accommodation, including residential units, serviced apartments and unit/strata title developments.

Residential Unit

For the purposes of development contributions and this policy means any building, part of a building, room or group of rooms, designed, used, or capable of being used or, rented, leased, let or, hired to be occupied, or which is occupied, as a residence for One household (including one person, or two or more people as an individual group) with or without a common right to the use of entrances, passages, stairways, or open spaces; and where necessary, includes a combination of parts of a building or two or more buildings or parts thereof. This includes batches or other similar private holiday accommodation but excludes temporary activities.

Retail

This means activities selling, exposing, displaying or offering: of goods, merchandise or equipment for sale or direct hire to the public. It includes any ancillary activity to the commercial activity (for example administrative or head offices)

Rural

Means the area of the District comprising the Rural Zones in the Whangārei District Plan.

Site

Has the same meaning as in the District Plan being:

- a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or
- b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or
- c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or
- d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Title Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.

Subdivision

Has the same meaning as contained in the Whangārei District Plan

- a) the division of an allotment:
 - i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or
 - ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
 - iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or
 - iv) by the grant of a company lease or cross lease in respect to any part of the allotment; or
 - v) by (the deposit of a unit plan or) an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or
- b) an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.

Unallocated (Cost allocated to)

In any analysis process, there is the need to recognise that some cost share outcomes may not readily be allocated to a funding source.

VMPD

Vehicles Movements Per Day

WDC

Whangarei District Council





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Ruakākā Service Centre Takutai Place, Ruakākā

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