

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY 2021–2031



Ka tupu te purapura ka ora to Aorere

Planting the seeds for Tasman's future



tasman
district council

Te Kaunihera o
te tai o Aorere

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

INTRODUCTION

PURPOSE OF THE POLICY

1. Population growth and development such as subdivision and new buildings place strain on our infrastructure. As a result, new or upgraded infrastructure is needed to cope with these demands.
2. The purpose of the Policy is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. Council intends to achieve this by using:
 - Financial Contributions under the Resource Management Act 1991 (RMA) to help fund growth related reserves and community services assets; and
 - Development Contributions (DCs) under the Local Government Act 2002 (LGA) to help fund growth related for water, wastewater, stormwater, and transportation infrastructure.

NAVIGATING THE POLICY

3. The Policy outlines Council's approach to funding development infrastructure via development contributions under the LGA and financial contributions under the RMA.
4. The Policy has three main sections:
 - Section 1: Policy operation;
 - Section 2: Policy background and supporting information;
 - Section 3: Catchment maps for the development contributions.

SECTION 1: POLICY OPERATION

5. Section 1 provides information needed to understand if, when, and how development and financial contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.
6. The key parts of section 1 are:
 - The charges;
 - Liability for development contributions;
 - When development contributions are levied;
 - Determining infrastructure impact;
 - Reconsiderations and objections;
 - Other operational matters;
 - Financial contributions; and
 - Definitions.

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

7. Section 2 provides the information needed to meet the accountability and transparency requirements of the LGA for the Policy, including explaining Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards. It also provides a summary of the financial contribution provisions.
8. The key parts of section 2 are:
 - Requirement to have the Policy;
 - Funding summary;
 - Funding policy summary;
 - Catchment determination;
 - Significant assumptions of the Policy;
 - Calculating the development contributions;
 - Schedule 1, Development contribution calculations and schedule of future projects funded by development contributions;
 - Schedule 2, Past assets and programmes funded by development contributions; and
 - Schedule 3, Assets and programmes funded by financial contributions.

SECTION 3: CATCHMENT MAPS

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

SECTION 1: POLICY OPERATION

THE CHARGES

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

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

| CATCHMENT | SETTLEMENT AREA |
|------------|---------------------------------|
| Waimea | Wakefield |
| | Brightwater |
| | Richmond |
| | Māpua / Ruby Bay |
| Motueka | Motueka |
| | Riwaka |
| | Kaiteriteri |
| Golden Bay | Pōhara / Ligar Bay / Tata Beach |
| | 11. Tākaka |
| | 12. Collingwood |

11. The development contribution charges per Household Unit of Demand (HUD) for the different catchments are in Table 2. Other than for transportation, the development contributions charges for each catchment varies, depending on the associated infrastructure costs for each catchment.
12. For each infrastructure service (water, wastewater, stormwater and transportation) for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUDs generated by your development by the charge for each infrastructure service. See *the Determining your infrastructure impact* section below for an explanation of a HUD.
13. For example, a residential development creating three new lots in Māpua will pay three times each infrastructure services charges for the Waimea catchment, totaling \$94,668 all up.
14. These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for Construction on 1 July each year, so please check Council's website www.tasman.govt.nz for the latest charges.

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

| Service | Catchments | | | |
|----------------|------------|----------|------------|------------------|
| | Waimea | Motueka | Golden Bay | Rest of District |
| Stormwater | \$9,251 | \$4,177 | \$302 | N/A |
| Water | \$9,730 | \$3,532 | \$N/A | N/A |
| Wastewater | \$9,918 | \$6,000 | \$7,403 | N/A |
| Transportation | \$2,657 | \$2,657 | \$2,657 | \$2,657 |
| Total | \$31,556 | \$16,367 | \$10,362 | \$2,657 |

15. Not all development contributions are payable in every settlement in the District. Table 3 outlines which charges apply to each settlement within a catchment.
16. For example, if you are creating a new housing lot in Tākaka you will need to pay the transportation development contribution and the wastewater development contribution, but you won't pay a water or a stormwater development contribution.

Table 3: Development contributions charges that apply in each area

| Settlement area | Transportation | Wastewater | Water | Stormwater |
|---|----------------|------------|-------|------------|
| Wakefield | ✓ | ✓ | ✓ | ✗ |
| Brightwater | ✓ | ✓ | ✓ | ✗ |
| Richmond | ✓ | ✓ | ✓ | ✓ |
| Māpua / Ruby Bay | ✓ | ✓ | ✓ | ✓ |
| Motueka | ✓ | ✓ | ✓ | ✓ |
| Riwaka | ✓ | ✓ | ✓ | ✗ |
| Kaiteriteri | ✓ | ✓ | ✓ | ✗ |
| Pōhara / Ligar Bay / Tata Beach | ✓ | ✓ | ✗ | ✓ |
| Tākaka | ✓ | ✓ | ✗ | ✗ |
| Collingwood | ✓ | ✓ | ✗ | ✗ |
| Rest of District (Land outside of listed settlements) | ✓ | ✗ | ✗ | ✗ |

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

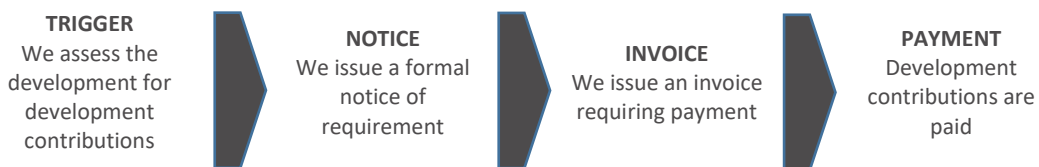
17. If you are subdividing, building, connecting to Council's services, or otherwise undertaking some kind of development in Tasman, you may need to pay development contributions.
18. Development contributions will be assessed for all developments:
- within the areas shown in the Development Contribution Area Maps in Section 3;
 - that connect to Council's water, wastewater or stormwater services in the settlements outlined in Table 2, or rural extensions from these settlements; or
 - throughout the District in regards to transportation development contributions charges.

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

19. In some cases, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections:
- when development contributions are levied;
 - determining your infrastructure impact; and
 - limitations on imposing development contributions.
20. Development contributions for your property may have already been paid, at least in part. For example, most new subdivision lots already have development contributions levied and paid for one house. In these cases, you may get a credit for development contributions that are already paid. Credits cannot be refunded and can only be used for development on the same site and for the same service in respect of which they were created.
21. Financial contributions may also be required in some cases. This is discussed later in the *Financial Contributions* part of section 1 of this Policy.
22. Times also change. Development of new infrastructure sometimes means that areas not previously liable for a development contribution become so. For example, a bare section in a subdivision may be liable for development contributions, whereas previously constructed houses on the same subdivision were not.
23. Council officers will be available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

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



TRIGGER FOR TAKING A DEVELOPMENT CONTRIBUTION

25. Subject to the three-step initial assessment outlined below, Council can require a development contribution for a development upon the granting of:
- a resource consent;
 - a building consent or certificate of acceptance; or
 - an authorisation for a service connection for water, wastewater or stormwater services.

26. Council will generally require development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above is granted first). For new developments, the resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. For some types of Land Use Consents, development contributions may instead be required at the Building Consent stage as it is not always clear what will be built at land use consent stage.
27. If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time.² Any increase or decrease in the number of HUDs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.
28. This means Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.
29. Examples of where additional development contributions may apply after a subsequent trigger event include:
 - minimal development contributions have been levied on a commercial development at the subdivision or land use consent stage, and the type of development that will happen will only be known at building consent stage;
 - development contributions levied at the subdivision or land use consent stage were for a small home, but the home built is larger or is subsequently extended; and
 - the nature of use has changed, for example from a low demand intensity commercial use to a high demand intensity commercial use.
30. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent or service connection was submitted, accompanied by all required information.

INITIAL ASSESSMENT

31. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:
 - a) the development (subdivision, building, land use, or work) generates a demand for reserves, community infrastructure or network infrastructure;
 - b) the effect of that development (together with other developments) is to require new or additional assets, or assets of increased capacity, in terms of reserves, community infrastructure or network infrastructure; and

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

- c) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.
32. Council has identified the assets and areas that are likely to meet the requirements of (b) and (c), and these are outlined in Schedules 2 and 3 (Past and future assets funded by development contributions) and Section 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

NOTICE

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

INVOICE

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

Table 4: Invoice Timing

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

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

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

PAYMENT

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

Table 5: Payment Due Date

| | Payment due date |
|----------------------------------|--|
| Building consent | 20 th of the month following the issue of the invoice |
| Certificate of acceptance | Prior to issuing the certificate of acceptance |
| Resource consent for subdivision | Prior to release of the certificate under section 224(c) of the RMA (the 224(c) certificate) |
| Resource consent (other) | 20 th of the month following the issue of the invoice |
| Service connection | Prior to issuing the connection approval |

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

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

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

DETERMINING YOUR INFRASTRUCTURE IMPACT

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

RESIDENTIAL

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

41. When calculating the number of HUDs for residential subdivision, Council will use the number of new allotments created by subdivision, less:
 - the number of separate certificates of title pertaining to the land being subdivided, which have resulted from a previous subdivision consent or equivalent approval where development contributions for each infrastructure service has been paid;
 - any sections that existed on 1 July 1996 that were, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply;
 - any allotment which, by agreement, is to be vested in Council or the Crown for a public purpose; and
 - any allotment required as a condition of consent to be amalgamated with another allotment.
42. Accommodation units will be assessed as generating 0.5 HUDs per unit for each activity.
43. Retirement village units will be assessed as generating 0.3 HUDs per unit for transport.
44. Workers' accommodation (as defined in the Tasman Resource Management Plan (TRMP)) will be assessed for transportation contributions on the basis of one HUD per 10 beds.

NON-RESIDENTIAL

45. Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform to typical household demand for each service. In these cases, Council makes a HUD "equivalent" assessment based on the characteristics of the development and demand loadings likely to be placed on different infrastructure services. The factors used to help make this assessment are listed in Table 6. They may also be used to help guide special assessments in some cases.
46. If a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development, Council may require the developer to provide such information. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.
47. If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, a development contribution based on one HUD will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This later assessment will credit any development contributions paid at the subdivision consent stage.

Table 6: Household Unit of Demand Equivalents

| Infrastructure service | Base unit | Demand per household unit | Comments |
|--|---|--|--|
| Water | Internal pipe size into development | Minimum house size 20 mm + 1 HUD | Internal pipe size into development dictates HUD amount (See below) |
| Water lateral pipe size into development * | | Equivalent HUD amount payable** | |
| 20 mm dia | | 1 HUD | |
| 21 – 30 mm dia | | 2 HUD | |
| 31 – 40 mm dia | | 3 HUD | |
| 41 – 50 mm dia | | 5 HUD | |
| 51 – 100 mm dia | | 10 HUD | |
| 101 – 150 mm dia | | 15 HUD | |
| Greater than 150 mm dia | | Separate assessment | |
| Wastewater (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0m ³ /day) | Number of pans / urinals | 2 pans / urinals | Urinal = pan. Number of pans / urinals / 2 = HUD amount, i.e. 10 pans + 2 urinals = 12 pans divided by 2 = 6 HUDS |
| Stormwater | 300m ² of hardened (impervious) surface area | 300m ² and multiples thereof for roof and paved areas. | Typical residential dwelling covers approx. 300m ² site. Multiples of 300m ² , i.e. roof and paved areas equate to HUD / 300m ² |
| Transportation, Roads and Footpaths | Trips per day | 8 trips per day = 1 HUD | See non-residential assessment rates below. |
| Industrial | | 4 HUDs per 100m ² GFA** except for warehousing, which is assessed at 0.3 HUDs per 100m ² GFA | |
| Commercial | | 3 HUDs per 100m ² GFA | |
| Retail | | 6 HUDs per 100m ² GFA | |
| Other non-residential | | Special assessment | |

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

** Gross Floor Area (GFA).

SPECIAL ASSESSMENTS

48. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of an equivalent HUD, such as retirement villages. In these cases, Council may, at its discretion, decide to make a special assessment of the HUDs applicable to the development.
49. Council may exercise its discretion to make a special assessment for small homes where it is provided information by the applicant that demonstrates that a small home (or homes) will be provided with certainty. Special assessments are guided by the parameters outlined in Table 7. A home must meet both criteria A and B to qualify for the relevant discount. A standard dwelling is a dwelling that does not meet one or both of the criteria for a discount (i.e. a dwelling that has a floor area that is 110m² or larger, or has four or more bedrooms).

Table 7: Small homes special assessment guidance

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

50. Council may enter into agreements with developers or landowners to give effect to a special assessment and bind the applicant to any conditions that accompany the special assessment.
51. Should development be proposed or occur later that is inconsistent with a special assessment or non-residential assessment, Council may require a top up of development contributions. When making an assessment of the required top ups for small homes that have benefited from a special assessment and have been subsequently extended, Council will be guided by the parameters in Table 8.

Table 8: Small homes top up charges

| Type of extension | Top up proportion payable | Total proportion paid |
|--|---------------------------|-----------------------|
| Extend Minor Dwelling to a Small Dwelling | 0.25 | 0.75 |
| Extend Minor Dwelling to a Standard Dwelling | 0.5 | 1 |

| Type of extension | Top up proportion payable | Total proportion paid |
|--|---------------------------|-----------------------|
| Extend Small Dwelling to a Standard Dwelling | 0.25 | 1 |

52. Council recognises that some developments control the additional stormwater they produce, and consequently, have a reduced impact on Council's network.
53. Where this impact is permanent and will not become redundant as a result of Council works in the future, Council may reduce development contributions for stormwater. This is dependent on the below.
- where stormwater does not discharge into a Council managed system, stormwater development contributions may be reduced by up to 50%;
 - where the stormwater discharges into a Council managed system, stormwater development contributions may be reduced by up to:
 - 25% where primary stormwater flows are managed to pre-development levels.
 - 50% where both primary and secondary stormwater flows are managed to at least pre-development levels.
54. Primary flows relates to storm events with an annual exceedance probability of 10% (Q10). Secondary flows relates to storm events with an annual exceedance probability of 1% (Q100).
55. The maximum 50% discount reflects the fact that the developed property will receive benefit from associated stormwater mitigation work in its catchment area. It will either be directly protected by stormwater works, or will improve the ability to move around the area unencumbered during storm events.

RECONSIDERATION AND OBJECTIONS

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

RECONSIDERATION

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

- the development contribution levied was incorrectly calculated or assessed under this Policy;
- we have incorrectly applied this Policy; or

the information we used to assess your development against this Policy, or the way that we have recorded or used that information when requiring a development contribution, was incomplete or contained errors.

58. To seek a reconsideration, you must:
- lodge your reconsideration request within 10 working days of receiving your development contribution notice;
 - use the reconsideration form (found on tasman.govt.nz) and supply any supporting information with your form; and
 - pay the reconsideration fee at the time of application, as set out in Council's Schedule of Fees and Charges.
59. Applications with insufficient information or without payment of fee will be returned to the applicant, with a request for additional information or payment.
60. Once you have provided Council with all required information and paid the reconsideration fee, your request will be considered by a panel of a minimum of two, and a maximum of three, Council officers. You will be notified of Council's decision within 15 working days from the date on which Council receives all required relevant information relating to the request.

OBJECTIONS

61. Objections are a more formal process that allow you to seek a review of Council's decisions. A panel of up to three independent commissioners will assess the objection. The decisions of the commissioners are binding on Council.
62. You may make an objection only on the grounds that Council has:
- failed to properly take into account features of your development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District;
 - required a development contribution for community facilities not required by, or related to, your development, whether on its own or cumulatively with other developments;
 - required a development contribution in breach of section 200 of the LGA; or
 - incorrectly applied this Policy to your development.
63. Schedule 13A of the LGA sets out the objection process. If you wish to pursue an objection, you must:
- lodge your request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for reconsideration;
 - use the objection form (found on tasman.govt.nz) and supply any supporting information with your form; and
 - pay a deposit.
64. You are liable for all costs incurred in the objection process including Council officers' and the commissioners' time, and other costs incurred by Council associated with any hearings.

OTHER ADMINISTRATION MATTERS

REFUNDS

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

POSTPONEMENT

66. Postponement of development contribution payments will only be permitted at Council's discretion and only:
- for development contributions over \$50,000; and
 - where a bond or guarantee equal in value to the payment owed is provided.
67. The request for postponement must be made at the time a resource consent, building consent or service connection is granted. Bonds or guarantees:
- will only be accepted from a registered trading bank;
 - shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed by Council;
 - will have an interest component added, at an interest rate of 2% per annum above the Reserve Bank 90-day bank bill rate on the day the bond document is prepared. The bonded sum will include interest, calculated using the maximum term set out in the bond document. If Council agrees to an extension of the term of the guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of Council's decision and the guaranteed sum will be amended accordingly; and
 - shall be based on the GST inclusive amount of the contribution.
68. At the end of the term of the guarantee, the development contribution (together with interest) is payable immediately to Council.
69. If the discretion to allow a bond is exercised, all costs for preparation of the bond documents will be met by the applicant.

REMISSIONS

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

COMMUNITY HOUSING PROVIDERS

The following community housing providers may be granted a remission:

- Nelson Tasman Housing Trust;
- Habitat for Humanity;
- Abbeyfield New Zealand;
- Golden Bay Housing Trust;
- Mohua Affordable Housing Trust;
- Te Āwhina Marae;

- any community housing provider registered with the Community Housing Regulatory Authority; and
 - Council's housing for older people.
71. Before granting the remission, Council may require the party applying for the remission to agree to certain terms that protect Council from abuse of these provisions.
72. If granted, the remission will be for 100% of all development contributions.
73. For the avoidance of doubt, remissions do not apply to Kāinga Ora.

REDUCED NEED FOR COUNCIL WORKS FUNDED BY DEVELOPMENT CONTRIBUTIONS

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

DEVELOPMENT AGREEMENTS

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

LIMITATIONS TO THE IMPOSITION OF DEVELOPMENT CONTRIBUTIONS

76. Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA, if, and to the extent that:
- it has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose;
 - the developer will fund, or otherwise provide for, the same network infrastructure;
 - the territorial authority has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance; or
 - a third party has funded or provided, or undertaken to fund or provide, the same network infrastructure.
77. In addition, Council will not require a development contribution in any of the following cases:
- a) where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure;
 - b) where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$20,000 exclusive of GST, unless the building consent is for a change of use;

- c) where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility;
 - d) where, in the case of a residential development, a development contribution (or equivalent payment predating 1 July 2004) has already been paid for each applicable type of development contribution; and
 - e) where a residential section existed on 1 July 1996 that was, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply.
78. For both (d) and (e), the limitation on levying development contributions is for one household unit of demand only for each applicable type of development contribution. Any development that creates demand beyond one household unit of demand will be levied development contributions for the balance.

FINANCIAL CONTRIBUTIONS

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

RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS

81. The TRMP requires that all new subdivisions, from one new lot, up to hundreds of new lots, are required to pay Reserve and Community Services Financial Contributions (RFCs).
82. RFCs are based on 5.62% of the value of all new allotments, less the value of any land taken for reserves or walkways. Credits are also given in some cases for work that is carried out on these areas of land, over and above levelling and grassing. Examples of such credits would be children's play equipment and formation of paths. RFCs are also payable as a percentage of the cost of some large construction projects (e.g. new factories and commercial premises).
83. Council holds all RFCs received in four separate accounts as follows:
- Golden Bay Ward;
 - Motueka Ward;
 - Moutere/Waimea and Lakes/Murchison Wards; and
 - Richmond Ward.

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

WHAT RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS CAN BE USED FOR

85. Financial contributions are provided specifically for the purpose of mitigating adverse effects. RFCs provide a significant source of funding for the acquisition of land, capital improvement on reserves and other capital works for recreation activities. This includes funding for reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleway, cemeteries, library assets, and toilets.
86. Council also anticipates using RFCs to help fund major renewals of reserve and community service assets. To date, we have largely used RFCs to develop new parks and community facilities that are wholly or partially the result of increased demand from an increasing population. Now, RFCs can be used on major renewals of reserves and community facilities. Often existing parks or facilities reach the end of their lives more quickly with additional use brought about by increasing population than they would otherwise. This is not outlined further in this document, as it is outlined in detail in Council's Revenue and Financing Policy. For more on this change, please refer to the Revenue and Financing Policy.

ALLOCATION OF RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION FUNDS

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

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

89. Section 16.5.2.4 of the TRMP currently reads as follows:
"The financial contribution for reserves and community services under Figure 16.5A and Figure 16.5B is assessed as follows:
- a) 5.62% of the total market value (at the time subdivision consent is granted) of all new allotments created by the subdivision, other than allotments exempted by Rule 16.5.2.1 from this calculation;

- b) in assessing the value of any allotment, the valuation shall be based on the area of the allotment or a notional building site on each allotment of 2,500 square meters, whichever is the lesser;
- c) if payment is not made within two years of granting of the resource consent, and unless the resource consent specifies otherwise, a revised valuation must be made and the contribution recalculated. The cost of any valuation shall be paid by the subdivider unless the resource consent specifies otherwise;
- d) the financial contribution shall be adjusted to take account of any land set aside and vested for reserve purposes at the request of Council. The market value (at the time subdivision consent is granted) of any such land shall be deducted from the Reserves and Community Services component calculated from conditions (a) and (c) for the remaining allotments; and
- e) where the value of the land being set aside exceeds the amount calculated under conditions (a) and (c) for the remaining allotments, the difference shall be credited or paid to the subdivider. Except that the foregoing provisions of this rule shall not apply in cases where any legislation enables land to be set aside compulsorily and without compensation.”

DEFINITIONS

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

91. **Accommodation unit** has the meaning given in section 197 of the LGA: 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.

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

93. **Allotment** (or lot) has the meaning given to allotment in Section 218(2) of the RMA.

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

- any kitchen or pantry
- bathroom or toilet
- laundry or clothes-drying room
- walk-in wardrobe
- corridor, hallway, or lobby
- garage; and
- any other room smaller than 6m².

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

96. A *habitable space* may or may not have ablution facilities attached, and is built to a habitable standard.
97. **Benefit area** the area which benefits from the installation of the infrastructure.
98. **Capacity life** means the number of years that the infrastructure will provide capacity for, and associated HUDs.
99. **Catchment** means the areas within which development contributions charges are determined and charged.
100. **Commercial activity** means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services,
101. **Commercial activity** means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.
102. **Community facilities** means reserves, network infrastructure, or community infrastructure for which development contributions may be required. In this Policy, development contributions are only required for network infrastructure.
103. **Council** means Tasman District Council.
104. **Development** means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure.
105. **District** means the Tasman District.
106. **Dwelling or residential unit** means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
107. **Floor area (FA)** means the total area of the ground floor of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:
- where there are exterior walls, from the exterior faces of those exterior walls, or
 - where there are walls separating two buildings, from the centre lines of the walls separating the two buildings.
108. **Gross floor area (GFA)** means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:
- where there are exterior walls, from the exterior faces of those exterior walls
 - where there are walls separating two buildings, from the centre lines of the walls separating the two buildings, or

- where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible from the edge of the floor.
109. **Household unit of demand (HUD)** means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.
 110. **Industrial activity** means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
 111. **LGA** means the Local Government Act 2002.
 112. **Network infrastructure** means the provision of transportation, water, wastewater and stormwater infrastructure.
 113. **Policy** means this Development and Financial Contributions Policy.
 114. **Reserves and community services** means reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleway, cemeteries, library assets, and toilets.
 115. **Retail activity** means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.
 116. **Retirement unit** means any dwelling unit in a retirement village, but does not include aged care rooms in a hospital or similar facility.
 117. **Retirement village** has the meaning given in section 6 of the Retirement Villages Act 2003.
 118. **RMA** means the Resource Management Act 1991.
 119. **Service connection** means a physical connection to an activity provided by, or on behalf of, Council (such as water, wastewater or stormwater services).

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

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

REQUIREMENT TO HAVE A POLICY

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

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

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

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

FUNDING SUMMARY

124. Council plans to incur \$378 million (before interest costs) on infrastructure partially or wholly needed to meet the increased demand for community facilities resulting from growth. This includes works undertaken in anticipation of growth, and future planned works out to 2051 (although most of it is within the next 10 years). Of this cost, approximately 44% will be funded from development contributions. Including interest costs, the total amount to be funded is \$162 million. Table 9 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for each activity. A breakdown by activities and catchment is available in Schedule 1.

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

| | Water | Wastewater | Stormwater | Transport | Total |
|---|-------------|------------|------------|------------|-------------|
| Total capex | 133,066,763 | 99,105,454 | 60,412,496 | 85,156,874 | 377,741,587 |
| Growth/DC funded capex | 45,142,660 | 56,447,723 | 42,929,887 | 23,306,927 | 167,827,197 |
| Total capex proportion funded by development contributions | 34% | 57% | 71% | 27% | 44% |

| | Water | Wastewater | Stormwater | Transport | Total |
|---|------------|------------|------------|------------|-------------|
| Capex proportion funded from other sources | 66% | 43% | 29% | 73% | 56% |
| Total amount to be funded by development contributions (inc interest) | 47,148,916 | 56,605,459 | 38,972,258 | 19,559,367 | 162,286,000 |

FUNDING POLICY SUMMARY

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

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

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

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

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

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

129. Council has considered whether development contributions or financial contributions are an appropriate source of funding in relation to the activity, the outcomes sought, and their links to growth infrastructure. A summary of this

assessment is below. Overall, Development Contributions, and reserve and community services financial contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth, or through which Council can deliver on aspects of the outcomes for new communities.

Table 10: Community outcomes to which the activity primarily contributes

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

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

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

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

A summary of this assessment is below.

Table 11: Other funding decision factors

| Who benefits / whose act creates the need | Period of benefit | Funding sources and rationale including rationale for separate funding |
|---|--|---|
| <p>A significant portion of Council’s work programme is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth benefits from a project, as well as how much it benefits existing ratepayers, is determined for each project.</p> <p>Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional network capacity. Where, and to the extent, that works benefit existing residents, those costs are recovered through rates.</p> | <p>The assets constructed for development provide benefits and capacity for developments now and in the future. In many cases, the “capacity life” of such assets spans many years, if not decades.</p> <p>Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future.</p> <p>Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.</p> | <p>The cost of supporting development in Tasman is significant. Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth.</p> <p>The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting, and distribution of funding for development and financial contributions for reserves and community services.</p> |

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

131. Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. At the effective date of this Policy, Council does not perceive any undue or unreasonable impact on the social, economic and cultural wellbeing of this particular section of the community. Development in Tasman is thriving and demand is high, as is demand for the infrastructure these funding sources help secure. Conversely, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit from the growth infrastructure, needed to service new developments.
132. Overall, Council considers it fair and reasonable, and that the social, economic and cultural interests of Tasman's communities are best advanced through using development contributions and reserve and community services financial contributions to fund the costs of growth-related capital expenditure for services and activities covered by this Policy.

CATCHMENT DETERMINATION

133. When setting development contributions, Council must consider how it sets its catchments for grouping charges by geographic areas. The LGA gives Council wide scope to determine these catchments, provided that:
- the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
 - grouping by geographic area avoids grouping across an entire district wherever practical.
134. In considering this, Council has determined that there will be three catchments for water, wastewater and stormwater – Waimea, Motueka, and Golden Bay. The reasons for these groupings are that:
- these communities share much of their infrastructure, such as wastewater reticulation and treatment;
 - these communities identify as individual communities, and are centred around a main settlement; and
 - it provides a reasonable number of catchments to ensure fairness and equity, without making the development contributions system administratively too complex. Tasman is a small-mid size council with a modest rating base and needs to tailor its policies and systems to suit.
135. Within these catchments, not all development contributions are payable in every settlement. Development in an individual settlement will only pay a development contribution if there has been, or will have, growth infrastructure provided.

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

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

SIGNIFICANT ASSUMPTIONS OF THE DEVELOPMENT CONTRIBUTIONS POLICY

METHODOLOGY

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

PLANNING HORIZONS

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

PROJECTING GROWTH

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

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

141. The key demographic assumptions affecting future demand are:

- ongoing population growth over the next 30 years with the rate of growth slowing over time;
- an ageing population, with population increases in residents aged 65 years and over; and
- a decline in average household size, mainly due to the ageing population with an increasing number of people at older ages who are more likely to live in one or two person households.

142. The overall population of Tasman is expected to increase by 7,700 residents between 2021 and 2031, to reach 64,300. This is based on the medium scenario of updated population projections which Council commissioned in 2019 from Natalie Jackson Demographics Ltd. Across the 30 years from 2021 to 2051, Tasman's population is projected to increase by 19,500, to reach 76,100.
143. Residential growth is measured in the number of new dwellings. Council has estimated 4,300 new dwellings over the next 10 years, and a further 7,500 dwellings between 2031 and 2051. This is based on population and household size projections. It also allows for demand for dwellings for non-residents, such as holiday houses or temporary worker accommodation.
144. Business growth is measured in the number of new commercial properties (retail, commercial or industrial). Council has estimated demand for 160 new business properties over the next 10 years, and a further 335 new properties between 2031 and 2051. This is based on a business land forecasting model from consultants, Property Economics, using medium population projections, national and regional economic trends, employment projections and employment to land ratios.

BEST AVAILABLE KNOWLEDGE

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

KEY RISKS/EFFECTS

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

FINANCIAL/ADMINISTRATIVE ASSUMPTIONS

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

SERVICE ASSUMPTIONS

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

CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

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

Table 11: Summary of development contribution charge calculation methodology

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

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

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

151. Interest costs are also calculated on expected account balances for each catchment for each service. The next 10 years of those costs are shared equally among all HUDs expected in that catchment for that service over the next 10 years.
152. Once completed, Council also considers the overall fairness and reasonableness of the impact of the allocation of liability on the community. In the majority of cases, no change is required to the cost allocation determined through the above process. In a small number of instances, changes have been made to address unique circumstances.

SUMMARY OF CALCULATIONS

153. Schedule 1 summarises the calculation of the development contribution charge for each service for each catchment. This includes the relevant forecast capital expenditure on network infrastructure attributable to new growth, outstanding debt on previous growth projects, interest costs, and the capacity life of the projects in HUDs. For each activity and catchment, development contributions fund the programme as a whole on an aggregated basis.
154. Development contribution charges are based on the long term average cost of growth within each catchment for each activity. These costs include loans carried forward related to infrastructure that has been built in recent years and has capacity to cater for growth into the future. Consequently, some of the costs associated with these works will be recovered through current charges. These costs have been shared within the different catchments on a nine-year growth "pro-rata" basis i.e. each catchment will pick up a share of these costs based on its proportion of nine-year forecast growth. If the existing development contribution account is in surplus, the surplus will be distributed on the same basis.

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

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

ALL OF DISTRICT

TRANSPORTATION

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|-------|------------------|---|---|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|-----|
| 46019 | General District | New Car Parking | Development of new car parking facilities. Extent to be determined by separate studies. | 271,501 | 23% | 77% | 62,445 | 26,427 | 88,872 | -95,286 | -6,414 | 0 | 0 | 34,811 | 0 | 0 | 0 | 27,634 | 0 | 0 | 0 | 0 | 3,174 | -2 | |
| 46022 | General District | New Footpaths - 1 to 10 yr | Construction of new footpaths | 3,320,102 | 8% | 92% | 276,565 | 38,281 | 314,845 | -189,159 | 125,687 | 17,043 | 17,554 | 18,011 | 18,479 | 18,978 | 19,472 | 40,033 | 41,154 | 42,348 | 43,491 | 0 | 3,174 | 40 | |
| 46024 | Wakefield | Bird Lane Improvements | Improvements to Bird Lane including left turning lane onto SH6 to enable projected residential growth | 4,414,279 | 84% | 16% | 3,707,994 | 0 | 3,707,994 | -163,404 | 3,544,590 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,707,994 | 11,304 | 314 |
| 46031 | Brightwater | Brightwater Town Centre Upgrade | Upgrade of Ellis Street to better provide for a shared environment | 0 | 17% | 83% | 0 | 359,965 | 359,965 | -70,151 | 289,814 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,526 | 39 |
| 46040 | Richmond | Lower Oxford Street Hierarchy Improvements | Reconstruction of Oxford Street between Wensley Road and Gladstone Road to improve flows on the Richmond Ring Route | 1,628,813 | 41% | 59% | 667,813 | 0 | 667,813 | -67,785 | 600,029 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 667,813 | 11,304 | 53 |
| 46043 | Richmond | Queen Street and Salisbury Road Intersection Improvements | Intersection upgrade to improve efficiency | 1,333,916 | 20% | 80% | 267,984 | 0 | 267,984 | -89,744 | 178,240 | 0 | 0 | 0 | 20,055 | 0 | 0 | 0 | 0 | 0 | 247,928 | 0 | 0 | 11,304 | 16 |
| 46044 | General District | District Land Purchase | District wide land purchase to cover Notice of Requirements | 2,896,923 | 17% | 83% | 492,477 | 127,417 | 619,894 | -144,293 | 475,601 | 43,478 | 44,782 | 45,946 | 47,141 | 48,414 | 49,672 | 51,063 | 52,493 | 54,015 | 55,474 | 0 | 3,174 | 150 | |
| 46045 | Richmond | Champion / Salisbury Road Route Improvements | Joint project with NZTA and NCC to improve travel time between Salisbury Road and Stoke/Whakatū Drive | 0 | 12% | 88% | 0 | 92,471 | 92,471 | -72,489 | 19,982 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,174 | 6 |
| 46046 | Richmond | McShane Road Upgrade | Road improvement to align with adjacent residential development | 3,632,606 | 80% | 20% | 2,906,085 | 0 | 2,906,085 | -813,476 | 2,092,609 | 238,154 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 155,564 | 2,512,367 | 0 | 3,174 | 659 |
| 46051 | Richmond | Borck Creek Shared Pathway Crossing | Create shared pathway across Borck Creek to provide linkages between proposed developments | 0 | 100% | 0% | 0 | 1,252,589 | 1,252,589 | -145,294 | 1,107,295 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,174 | 349 |
| 46053 | General District | Kerb and Channel - 1 to 10 yr | Construction of new kerb and channel in conjunction with non-subsidised works e.g. footpaths | 1,042,892 | 17% | 83% | 177,292 | 32,265 | 209,557 | -59,084 | 150,473 | 15,652 | 16,121 | 16,541 | 16,971 | 17,429 | 17,882 | 18,383 | 18,897 | 19,445 | 19,970 | 0 | 3,174 | 47 | |
| 46065 | Richmond | Upper Oxford Street Cyclepath | Upgrade road to meet arterial road to include a bi-directional cycleway | 548,365 | 20% | 80% | 110,166 | 0 | 110,166 | -128,894 | -18,727 | 0 | 0 | 0 | 6,685 | 0 | 0 | 0 | 103,481 | 0 | 0 | 0 | 0 | 11,304 | -2 |

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|-------|------------------|--|---|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|-----|
| 46067 | Richmond | Salisbury Road Active Transport Improvements | Changes to road carriageway to provide balanced access for vehicles, cyclists and pedestrians | 2,779,905 | 20% | 80% | 558,483 | 0 | 558,483 | -48,295 | 510,188 | 0 | 0 | 0 | 22,284 | 0 | 0 | 0 | 0 | 536,199 | 0 | 0 | 11,304 | 45 | |
| 46068 | Richmond | Wensley Road Hierarchy Improvements | Changes to Wensley Road to improve the road to primary walking route and primary cycling route | 8,015,705 | 20% | 80% | 1,610,355 | 0 | 1,610,355 | -355,567 | 1,254,788 | 0 | 0 | 0 | 33,426 | 119,004 | 0 | 1,457,926 | 0 | 0 | 0 | 0 | 11,304 | 111 | |
| 46084 | Richmond | Lower Queen Street Widening Stage 1 | Reconstruction of Lower Queen Street to provide for future growth in Richmond West (Stage 1) | 5,847,552 | 29% | 71% | 1,690,527 | 0 | 1,690,527 | -738,050 | 952,477 | 0 | 0 | 0 | 0 | 0 | 218,614 | 0 | 177,823 | 1,294,090 | 0 | 0 | 11,304 | 84 | |
| 46085 | Richmond | Lower Queen Street Widening Stage 2 | Reconstruction of Lower Queen Street to provide for future growth in Richmond West (Stage 2) | 4,992,286 | 29% | 71% | 1,443,270 | 0 | 1,443,270 | -629,656 | 813,614 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34,150 | 1,409,120 | 11,304 | 72 |
| 46088 | Brightwater | Lord Rutherford Ellis Intersection Upgrade | Modify Lord Rutherford / Ellis intersection to allow heavy vehicles to travel through the intersection without crossing the centreline | 0 | 15% | 85% | 0 | 35,952 | 35,952 | -14,420 | 21,532 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,304 | 2 |
| 46092 | Richmond | Berryfield/Lower Queen Intersection Upgrade | Upgrade the intersection at Berryfield Drive and Lower Queen Street to cater for residential and commercial growth in Richmond West | 2,939,795 | 48% | 52% | 1,411,690 | 50,059 | 1,461,748 | -209,107 | 1,252,642 | 0 | 1,411,690 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,174 | 395 |
| 46094 | Richmond | Berryfield/Appleby Hwy Intersection Upgrade | Upgrade the intersection at Berryfield Drive and Appleby Highway (SH60) to cater for residential and commercial growth in Richmond West | 280,301 | 49% | 51% | 137,347 | 0 | 137,347 | -50,608 | 86,740 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 137,347 | 0 | 7,526 | 12 |
| 46115 | General District | New Residential Greenways | Create new slow speed residential areas in townships | 17,291,395 | 20% | 80% | 3,473,841 | 0 | 3,473,841 | 0 | 3,473,841 | 20,552 | 52,922 | 54,298 | 55,709 | 57,213 | 58,701 | 60,345 | 99,255 | 102,133 | 104,891 | 2,807,823 | 12,368 | 281 | |
| 46117 | General District | New Shared Paths | Construction of new shared paths district wide | 12,336,640 | 8% | 92% | 967,193 | 0 | 967,193 | 0 | 967,193 | 0 | 0 | 0 | 0 | 0 | 27,489 | 28,259 | 29,050 | 29,893 | 30,700 | 821,802 | 12,368 | 78 | |
| 46121 | Richmond | Richmond West Active Transport Connections | Complete active transport connections at Richmond West development area | 409,200 | 49% | 51% | 200,508 | 0 | 200,508 | 0 | 200,508 | 200,508 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,504 | 45 |
| 46124 | General District | Rural Development Road Improvements | Improvements to rural roads to cater for rural residential growth | 4,190,966 | 27% | 73% | 1,129,465 | 0 | 1,129,465 | 0 | 1,129,465 | 27,570 | 28,397 | 29,135 | 0 | 0 | 0 | 0 | 33,287 | 34,252 | 35,177 | 941,648 | 12,368 | 91 | |
| | | | Total Growth Expenditure | 78,173,141 | | | 21,291,500 | 2,015,427 | 23,306,927 | -4,084,761 | 19,222,166 | 562,957 | 1,571,466 | 198,741 | 220,750 | 261,038 | 391,830 | 1,683,643 | 555,441 | 2,515,868 | 2,973,567 | 9,688,386 | | 2,884 | |
| | | | DC Loan to Recover | | | | | | -2,114,782 | | | | | | | | | | | | | | 12,368 | -171 | |
| | | | Loan Interest | | | | | | -1,632,778 | | | | | | | | | | | | | | 4,061 | -402 | |
| | | | Total Development Contribution Expenditure | | | | | | 19,559,367 | | | | | | | | | | | | | | | 2,311 | |

MOTUEKA CATCHMENT

WATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|---|----------|--|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|--------|
| 86064 | Motueka | Motueka Water Treatment Plant (WTP) (Parker Street) | New water treatment plant at Parker Street to meet DWSNZ | 1,856,978 | 30% | 70% | 557,093 | 583,990 | 1,141,084 | -43,781 | 1,097,303 | 557,093 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,117 | \$ 518 | |
| 86132 | Motueka | Motueka Retic - Decommission Fearons Bush Pump Station | Decommission pump station following a suitable operational period at Parker St WTP | 107,404 | 30% | 70% | 32,221 | 0 | 32,221 | -2,466 | 29,755 | 0 | 0 | 0 | 32,221 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,117 | \$ 14 | |
| 86046 | Motueka | Motueka Reticulation - Pipe Link from WTP to network | Motueka Reticulation - Pipe Link from WTP to network | 0 | 30% | 70% | 0 | 75,000 | 75,000 | -5,869 | 69,131 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,117 | \$ 33 | |
| 86003 | Motueka | New Motueka WTP (Parker St) | New Water Treatment Plant to meet drinking water standards | 0 | 30% | 70% | 0 | 187,392 | 187,392 | 0 | 187,392 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,409 | \$ 78 | |
| 86085 | Motueka | New Motueka WTP (Parker St) | New Water Treatment Plant to meet drinking water standards | 0 | 30% | 70% | 0 | 101,400 | 101,400 | 0 | 101,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,409 | \$ 42 | |
| 86135 | Motueka | Motueka Reticulation - Motueka West Water Main Stage 1 | Installation of 250mm pipe along Grey St to service Motueka West | 951,390 | 90% | 10% | 856,251 | 59,129 | 915,380 | -63,706 | 851,674 | 856,251 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,156 | \$ 736 | |
| 86136 | Motueka | Motueka Reticulation - Motueka West Water Main Stage 2 | Reticulation from Grey Street to King Edward Street | 1,205,651 | 90% | 10% | 1,085,086 | 0 | 1,085,086 | -70,804 | 1,014,281 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57,193 | 1,027,893 | 0 | 1,156 | \$ 877 |
| Total Growth Expenditure | | | | 4,121,423 | | | 2,530,651 | 1,006,911 | 3,537,562 | -186,627 | 3,350,936 | 1,413,344 | 0 | 0 | 32,221 | 0 | 0 | 0 | 0 | 57,193 | 1,027,893 | 0 | | \$ 2,298 | |
| DC Loan to Recover | | | | | | | | | -108,457 | | | | | | | | | | | | | | 2,409 | -\$ 45 | |
| Loan Interest | | | | | | | | | 365,424 | | | | | | | | | | | | | | 447 | \$ 818 | |
| Total Development Contribution Expenditure | | | | | | | | | 3,794,530 | | | | | | | | | | | | | | | \$ 3,072 | |

WASTEWATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|---|----------|--|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|-----------------|
| 96029 | Motueka | Motueka Bridge to Motueka WWTP Rising Main Upgrade | Replace 1200m of existing 200mm PVC with 280 OD PE rising main to provide capacity from Motueka West development | 282,774 | 54% | 46% | 152,698 | 100,675 | 253,373 | -38,577 | 214,797 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152,698 | 1,210 | \$ 177 | |
| 96064 | Motueka | New Rising Main Motueka West to WWTP | New 150mm rising main from Motueka West to WWTP to accommodate growth | 5,255,234 | 96% | 4% | 5,045,025 | 97,097 | 5,142,121 | -331,207 | 4,810,914 | 682,546 | 263,001 | 4,099,478 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,210 | \$ 3,975 |
| Total Growth Expenditure | | | | 5,538,007 | | | 5,197,722 | 197,772 | 5,395,494 | -369,783 | 5,025,711 | 682,546 | 263,001 | 4,099,478 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152,698 | | \$ 4,152 |
| DC Loan to Recover | | | | | | | | | -11,333 | | | | | | | | | | | | | | 2,467 | -\$ 5 | |
| Loan Interest | | | | | | | | | 521,519 | | | | | | | | | | | | | | 488 | \$ 1,070 | |
| Total Development Contribution Expenditure | | | | | | | | | 5,905,681 | | | | | | | | | | | | | | | \$ 5,217 | |

STORMWATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|---|----------|-------------------------------|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|-----------------|
| 66007 | Motueka | Motueka West Discharge System | Growth areas north of King Edward Street and to the east of SH60 require a stormwater system in place to convey stormwater from the development area across High Street, into the existing drain and beyond. | 5,874,414 | 89% | 11% | 5,228,228 | 0 | 5,228,228 | -469,044 | 4,759,185 | 91,047 | 2,250,682 | 2,886,499 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,127 | 4,225 |
| Total Growth Expenditure | | | | 5,874,414 | | | 5,228,228 | 0 | 5,228,228 | -469,044 | 4,759,185 | 91,047 | 2,250,682 | 2,886,499 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 4,225 |
| DC Loan to Recover | | | | | | | | | -1,892,336 | | | | | | | | | | | | | | | 2,340 | -\$ 809 |
| Loan Interest | | | | | | | | | 94,123 | | | | | | | | | | | | | | | 43 | \$ 216 |
| Total Development Contribution Expenditure | | | | | | | | | 3,430,016 | | | | | | | | | | | | | | | | \$ 3,633 |

GOLDEN BAY CATCHMENT

WASTEWATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|---|-------------------|---|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|-----------------|
| 96006 | Pōhara/Ligar/Tata | Pōhara Pump Station Upgrade | Upgrade capacity of pump station, install emergency storage, connect to new trunk main. Raise valve chamber lids | 1,165,798 | 19% | 81% | 221,502 | 0 | 221,502 | 0 | 221,502 | 0 | 0 | 0 | 0 | 21,644 | 199,858 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | \$ 1,055 |
| 96021 | Pōhara/Ligar/Tata | Tarakohe Pump Station Upgrade | New pump station with emergency storage and 250mm rising main | 3,968,860 | 15% | 85% | 595,329 | 217,322 | 812,651 | -185,983 | 626,668 | 16,880 | 18,966 | 142,703 | 416,780 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 189 | \$ 3,321 |
| 96022 | Pōhara/Ligar/Tata | Four Winds Pump Station and Rising Main Upgrade | New pump station with emergency storage and 250mm rising main | 0 | 17% | 83% | 0 | 332,391 | 332,391 | -57,307 | 275,083 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 189 | \$ 1,458 |
| Total Growth Expenditure | | | | 5,134,658 | | | 816,831 | 549,712 | 1,366,543 | -243,290 | 1,123,253 | 16,880 | 18,966 | 142,703 | 416,780 | 21,644 | 199,858 | 0 | 0 | 0 | 0 | 0 | 0 | | \$ 5,834 |
| DC Loan to Recover | | | | | | | | | -992 | | | | | | | | | | | | | | | 216 | -\$ 5 |
| Loan Interest | | | | | | | | | 76,356 | | | | | | | | | | | | | | | 126 | \$ 608 |
| Total Development Contribution Expenditure | | | | | | | | | 1,441,907 | | | | | | | | | | | | | | | | \$ 6,437 |

STORMWATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|---|-------------------|------------------------------------|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|----------------|
| 66086 | Pōhara/Ligar/Tata | Pōhara Main Settlement flood works | Improvements to the Pōhara Stormwater network to increase capacity | 0 | 10% | 90% | 0 | 93,500 | 93,500 | 0 | 93,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 85 | 1,100.00 |
| Total Growth Expenditure | | | | 0 | | | 0 | 93,500 | 93,500 | 0 | 93,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 1,100 |
| DC Loan to Recover | | | | | | | | | -68,739 | | | | | | | | | | | | | | | 85 | -\$ 809 |
| Loan Interest | | | | | | | | | -1,338 | | | | | | | | | | | | | | | 47 | -\$ 28 |
| Total Development Contribution Expenditure | | | | | | | | | 23,424 | | | | | | | | | | | | | | | | \$ 263 |

WAIMEA CATCHMENT
WATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth HUDs) | Development contribution charge | |
|-------|------------------|--|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|---------------------------------|---------------------------------|----------|
| 86008 | Brightwater | Brightwater Reticulation - SH6 Main Renewal | Replacement of AC main from Ranzau Road to 3 Brothers Corner | 2,234,424 | 24% | 76% | 536,262 | 0 | 536,262 | 0 | 536,262 | 0 | 12,644 | 31,135 | 492,482 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,308 | \$ 85 |
| 86026 | Māpua/Ruby Bay | Māpua Retic - Aranui Rd and Stafford Dr Main Replacement | Replace 970m of 150mm pipe and 2530m of 200mm pipe | 0 | 28% | 72% | 0 | 779,250 | 779,250 | -63,539 | 715,712 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 124 |
| 86027 | Māpua/Ruby Bay | Māpua Reticulation - Channel Crossing | Construct additional water pipeline across the Māpua estuary | 1,658,144 | 20% | 80% | 331,629 | 0 | 331,629 | -27,883 | 303,746 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 331,629 | 1,774 | \$ 171 |
| 86028 | Richmond | Richmond Source - Waimea Bore Pump Upgrade | Upgrade of Waimea Bores (5-9) and the associated pipework to Waimea WTP | 0 | 16% | 84% | 0 | 382,040 | 382,040 | -65,637 | 316,403 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 55 |
| 86032 | Richmond | Richmond Reticulation - Waimea WTP Upgrade | Replace tank, strengthen existing building and upgrade to DWSNZ for Māpua | 562,650 | 28% | 72% | 157,542 | 532,667 | 690,209 | -85,788 | 604,420 | 157,542 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 105 |
| 86047 | Richmond | Richmond WTP - Capacity Upgrade | Increase capacity of current WTP including new plant pipe work, pressure cylinder and controls. | 56,750 | 100% | 0% | 56,750 | 0 | 56,750 | -24,696 | 32,053 | 0 | 21,074 | 35,676 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,887 | \$ 8 |
| 86051 | Richmond | Richmond Reticulation - Lower Queen Street Trunkmain Upgrade | Upgrade trunk main capacity from AC 350mm to 400mm PVC or PE. | 2,905,535 | 28% | 72% | 813,550 | 0 | 813,550 | -39,775 | 773,775 | 143,220 | 0 | 0 | 46,586 | 47,844 | 458,154 | 117,746 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 134 |
| 86072 | Richmond | Richmond South Reticulation - Low Level Water Main | New 350mm trunk main from Richmond WTP to Low Level Reservoir | 1,841,400 | 88% | 12% | 1,620,432 | 1,106,897 | 2,727,329 | -245,077 | 2,482,252 | 1,620,432 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 431 |
| 86096 | Wakefield | Wakefield Reticulation - Upsize of Bird Lane water pipe | Increase capacity of pipe | 0 | 67% | 33% | 0 | 3,350 | 3,350 | 0 | 3,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,308 | \$ 1 |
| 86112 | Richmond | Richmond Reticulation - Gladstone Rd Upgrade | New 250mm main from Queen St to Three Brothers Roundabout | 3,837,908 | 34% | 66% | 1,304,889 | 0 | 1,304,889 | -130,993 | 1,173,896 | 0 | 0 | 0 | 28,284 | 67,779 | 596,068 | 612,758 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 204 |
| 86118 | Richmond | Richmond South Reticulation - Bateup Rd/White Rd Connection | 250mm pipe between connect Bateup Road and White Road | 879,188 | 96% | 4% | 844,021 | 0 | 844,021 | 0 | 844,021 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 136,358 | 707,663 | 0 | 0 | 6,308 | \$ 134 | |
| 86121 | Richmond | Richmond South Reticulation - Low Level Reservoir Stage 1 | Development of two concrete tanks to provide storage for Richmond West development and low-level areas of Richmond South | 7,123,478 | 88% | 12% | 6,268,660 | 819,500 | 7,088,160 | -650,075 | 6,438,085 | 0 | 0 | 0 | 0 | 0 | 0 | 422,923 | 2,825,971 | 13,019,767 | 0 | 0 | 3,887 | \$ 1,656 | |
| 86123 | Richmond | Waimea Water Strategy - Brightwater and Wakefield Water Retic, | New reticulation, pumping and treatment infrastructure to improve level of service and growth capacity to Wakefield and Brightwater. | 34,372,035 | 40% | 60% | 13,748,814 | 122,969 | 13,871,783 | -401,509 | 13,470,274 | 0 | 0 | 283,245 | 871,827 | 2,152,979 | 2,992,026 | 2,427,001 | 123,513 | 2,287,702 | 2,610,522 | 0 | 0 | 5,761 | \$ 2,338 |
| 86131 | Wakefield | Wakefield Reticulation - Upsize of Bird Lane water pipe | Upsize existing water pipe to service new residential development | 0 | 67% | 33% | 0 | 173,309 | 173,309 | -14,723 | 158,586 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 28 |
| 86137 | Māpua/Ruby Bay | Māpua Reticulation - Pomona Road Reservoir Upgrade | Increase storage capacity: replace existing wooden reservoir with concrete and upsize to 1500m³ | 2,071,035 | 47% | 53% | 973,386 | 790,642 | 1,764,028 | -113,105 | 1,650,923 | 973,386 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 287 |
| 86140 | Māpua/Ruby Bay | Māpua Reticulation - Trunk Main Renewal | Replace 850m of 200mm PVC, re-line 875m between Rabbit and Best Island and replace section between Rabbit Island and Māpua Wharf | 0 | 24% | 76% | 0 | 704,854 | 704,854 | -76,875 | 627,979 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | \$ 109 |
| 86141 | Richmond | Richmond Reticulation - Richmond West Loop Main | New 200mm loop main to service Richmond West North of Borck Creek | 1,575,591 | 84% | 16% | 1,323,497 | 0 | 1,323,497 | 0 | 1,323,497 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 117,435 | 1,206,061 | 0 | 0 | 4,486 | \$ 295 |
| 86148 | General District | Growth Allowance | Growth Allowance | 289,692 | 100% | 0% | 289,692 | 0 | 289,692 | 0 | 289,692 | 25,575 | 26,342 | 27,027 | 27,730 | 28,479 | 29,219 | 30,037 | 30,878 | 31,774 | 32,632 | 0 | 0 | 2,491 | \$ 116 |

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth HUDs) | Development contribution charge |
|-------|------------------|----------------------------------|---|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|---------------------------------|---------------------------------|
| 89001 | General District | Waimea Dam Share Purchase Annual | Council's share of Waimea Dam Capital Costs | 27,744,258 | 20% | 80% | 5,520,497 | 2,400,000 | 7,920,497 | -305,896 | 7,614,601 | 5,346,919 | 173,578 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,761 | 1,322 |
| | | | Total Growth Expenditure | 87,152,087 | | | 33,789,620 | 7,815,477 | 41,605,097 | -2,245,571 | 39,359,526 | 8,267,074 | 233,639 | 377,083 | 1,466,909 | 2,297,081 | 4,075,467 | 3,610,464 | 3,116,719 | 6,164,341 | 3,849,215 | 331,629 | | \$ 7,603 |
| | | | DC Loan to Recover | | | | | | -284,002 | | | | | | | | | | | | | | 6,308 | -\$ 45 |
| | | | Loan Interest | | | | | | 2,033,290 | | | | | | | | | | | | | | | \$ 903 |
| | | | Total Development Contribution Expenditure | | | | | | 43,354,386 | | | | | | | | | | | | | | | \$ 8,461 |

WASTEWATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth HUDs) | Development contribution charge |
|-------|----------------|---|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|---------------------------------|---------------------------------|
| 96007 | Māpua/Ruby Bay | New Stafford Drive Pump Station | New PS at 69 Stafford Drive with storage, odour mitigation. | 3,610,452 | 49% | 51% | 1,769,121 | 1,213,286 | 2,982,407 | -133,280 | 2,849,127 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,769,121 | 5,595 | 509 |
| 96010 | Māpua/Ruby Bay | Aranui-Higgs Rd Pump Station Upgrade and Storage | Upgrade of pumps in line with population growth, new storage chamber and odour control. | 281,325 | 49% | 51% | 137,849 | 29,042 | 166,891 | -14,161 | 152,730 | 137,849 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,595 | 27 |
| 96011 | Māpua/Ruby Bay | Ruby Bay Pump Station Storage Upgrade | Install 68m ³ of emergency storage capacity | 796,697 | 49% | 51% | 390,382 | 258,497 | 648,879 | -29,158 | 619,720 | 0 | 0 | 0 | 0 | 0 | 40,088 | 350,293 | 0 | 0 | 0 | 0 | 3,765 | 165 |
| 96012 | Māpua/Ruby Bay | Māpua Stafford Drive Pump Station | | 30,690 | 49% | 51% | 15,038 | 104,895 | 119,933 | -17,392 | 102,541 | 15,038 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,595 | 18 |
| 96013 | Māpua/Ruby Bay | New Rising Main Across Māpua Channel | Directional drill a new 315 ID HDPE pipe from Māpua wharf area to Rabbit Island | 2,949,312 | 39% | 61% | 1,150,232 | 0 | 1,150,232 | -124,392 | 1,025,840 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,150,232 | 3,765 | 272 |
| 96015 | Brightwater | New Brightwater North Pump Station and Rising Main | New pump station and rising main connecting to existing pump station to accommodate growth | 1,016,457 | 89% | 11% | 904,646 | 0 | 904,646 | -251,296 | 653,350 | 0 | 0 | 0 | 0 | 0 | 0 | 80,199 | 824,447 | 0 | 0 | 0 | 3,765 | 174 |
| 96016 | | Nelson Regional Sewerage Business Unit (NRSBU) Capital Growth | | 2,080,671 | 100% | 0% | 2,080,671 | 950,000 | 3,030,671 | -434,852 | 2,595,819 | 723,056 | 494,497 | 441,624 | 421,494 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,595 | 464 |
| 96047 | Richmond | Richmond South - new pump stations and rising main | Staging of new pump station and rising main to accommodate growth in Richmond South | 19,235,120 | 96% | 4% | 18,465,715 | 0 | 18,465,715 | 0 | 18,465,715 | 112,939 | 521,956 | 778,382 | 1,384,274 | 0 | 0 | 0 | 0 | 122,011 | 2,882,017 | 12,664,136 | 6,131 | 3,012 |
| 96053 | Brightwater | Brightwater - Lord Rutherford Pump Station | New pump station with emergency storage and rising main to bridge | 40,330,367 | 40% | 60% | 16,132,147 | 221,267 | 16,353,414 | -1,299,659 | 15,053,755 | 40,920 | 337,181 | 1,729,738 | 1,972,147 | 0 | 561,005 | 576,713 | 543,456 | 1,881,000 | 2,140,628 | 6,349,360 | 5,595 | 2,690 |
| 96058 | Richmond | Headingley Lane Pump Station and Rising Main Upgrade | Upgrade of pump and rising main to accommodate growth in Richmond West area | 613,800 | 90% | 10% | 552,420 | 1,936,337 | 2,488,757 | -272,254 | 2,216,504 | 552,420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,765 | 589 |
| 96061 | Māpua/Ruby Bay | Upgrade of Māpua Rise Pump Station and Rising Main | Upgrade in line with development, including increase pumping capacity, additional storage and upgrade of odour control | 30,690 | 100% | 0% | 30,690 | 0 | 30,690 | -50,185 | -19,495 | 30,690 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,719 | 11 |

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge |
|-------|------------------|---|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|
| 96063 | Māpua/Ruby Bay | New Seaton Valley Road Pump Station and Rising Main | New pump station and rising main to accommodate future growth along Seaton Valley Road | 4,290,191 | 58% | 42% | 2,488,311 | 0 | 2,488,311 | 0 | 2,488,311 | 0 | 9,534 | 0 | 0 | 0 | 0 | 0 | 0 | 213,773 | 847,898 | 1,417,106 | 4,346 | 573 |
| 96065 | General District | Growth Allowance | Allowance for the addition of smart technology to low pressure pump systems | 347,631 | 100% | 0% | 347,631 | 0 | 347,631 | -9,217 | 338,414 | 30,690 | 31,611 | 32,433 | 33,276 | 34,174 | 35,063 | 36,045 | 37,054 | 38,128 | 39,158 | 0 | 1,719 | 197 |
| 96073 | Māpua/Ruby Bay | Māpua Central - new gravity reticulation | New 200m gravity pipe connecting into Aranui Road trunk main | 528,654 | 96% | 4% | 507,507 | 0 | 507,507 | -2,162 | 505,345 | 0 | 0 | 0 | 0 | 0 | 0 | 507,507 | 0 | 0 | 0 | 0 | 3,765 | 134 |
| | | | Total Growth Expenditure | 76,142,056 | | | 44,972,361 | 4,713,325 | 49,685,685 | -2,638,009 | 47,047,677 | 1,643,603 | 1,394,778 | 2,982,176 | 3,811,191 | 34,174 | 636,156 | 1,550,757 | 1,404,957 | 2,254,912 | 5,909,701 | 15,725,056 | | \$ 8,812 |
| | | | DC Loan to Recover | | | | | | | | | | | | | | | | | | | | 6,131 | -\$ 5 |
| | | | Loan Interest | | | | | | | | | | | | | | | | | | | | 2,180 | -\$ 183 |
| | | | Total Development Contribution Expenditure | | | | | | 49,257,871 | | | | | | | | | | | | | | | \$ 8,625 |

STORMWATER

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge |
|-------|----------------|---|---|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|
| 66001 | Richmond | Borck Creek Widening - Reed Andrews to SH6 | Final section of Borck Creek to be upgraded | 1,928,384 | 94% | 6% | 1,812,681 | 0 | 1,812,681 | 0 | 1,812,681 | 0 | 0 | 0 | 0 | 0 | 0 | 71,152 | 1,741,529 | 0 | 0 | 0 | 5,334 | \$340 |
| 66006 | Māpua/Ruby Bay | Māpua Drive Detention Wetland | Detention wetland to reduce peak flows to pre-development levels for catchment within DA 9R, 8R and 31B | 554,597 | 90% | 10% | 499,137 | 0 | 499,137 | 0 | 499,137 | 0 | 0 | 0 | 499,137 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,334 | \$94 |
| 66009 | Richmond | Eastern Hills Drain Upgrade | Eastern Hills Drain needs to be realigned through Mytton property following it's disconnecting from Bateup Drain. Approx 60 m will need to be financed by Council while the next section up to the connection with Borck's Creek will be done by the developer. | 1,687,950 | 34% | 66% | 573,903 | 0 | 573,903 | -5,753 | 568,150 | 573,903 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,338 | \$170 |
| 66013 | Richmond | Bateup Drain Upgrade Stage 1 | Widening of the existing drain and construction of environmental strip along Bateup Drain from Cardiff to Paton Rise development. | 227,080 | 89% | 11% | 202,101 | 0 | 202,101 | -17,372 | 184,729 | 0 | 0 | 0 | 24,680 | 177,421 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$38 |
| 66016 | Richmond | Reed / Andrews Drain Upgrade | Increase capacity of Reed/Andrews drain to cater for increased flows in Bateup Drain. | 623,922 | 94% | 6% | 586,486 | 0 | 586,486 | -48,976 | 537,510 | 0 | 0 | 0 | 586,486 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$110 |
| 66018 | Richmond | Bateup Drain Upgrade Stage 3 | Widening of the existing drain and construction of environmental strip along Bateup Drain from Arizona Development to Hill Street | 602,842 | 87% | 13% | 524,472 | 0 | 524,472 | 0 | 524,472 | 0 | 0 | 0 | 0 | 0 | 46,774 | 477,699 | 0 | 0 | 0 | 0 | 5,334 | \$98 |
| 66032 | Māpua/Ruby Bay | Seaton Valley Stream Upgrade - Stage 2 | Continuation of the upstream section of the stream widening to achieve additional capacity required to serve the new developments. | 509,619 | 74% | 26% | 377,118 | 0 | 377,118 | -24,356 | 352,763 | 0 | 0 | 0 | 82,080 | 295,038 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$72 |
| 66037 | Māpua/Ruby Bay | Seaton Valley Stormwater Detention Dam Construction | Stormwater detention dam to serve growth in north-western Māpua. | 679,320 | 59% | 41% | 400,799 | 0 | 400,799 | -32,298 | 368,501 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400,799 | 0 | 0 | 3,338 | \$110 |
| 66038 | Māpua/Ruby Bay | Aranui Detention Wetland | Detention wetland within Aranui Park providing ecological, amenity | 569,571 | 94% | 6% | 535,397 | 0 | 535,397 | 0 | 535,397 | 0 | 0 | 0 | 0 | 535,397 | 0 | 0 | 0 | 0 | 0 | 0 | 5,334 | \$100 |

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|-------|------------------|--|--|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|---------|
| | | | and stormwater functions for part of DA 8R | | | | | | | | | | | | | | | | | | | | | | |
| 66044 | Richmond | SH6 Richmond Deviation Stormwater Improvements | Properties along State Highway 6 including the school experience occasional flooding. Stormwater needs to be efficiently conveyed under the state highway to the opposite side to prevent flooding. Upgrade the existing and construct a new culvert under SH 6 Richmond Deviation. | 2,809,817 | 19% | 81% | 533,865 | 0 | 533,865 | -4,937 | 528,928 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,074 | 12,400 | 509,391 | 3,338 | \$158 | |
| 66046 | Richmond | Lower Queen Street Bridge Capacity Upgrade | The span of the existing bridge over Borck Creek at Lower Queen Street needs to be lengthen to match the new width of the creek bed. | 8,054,180 | 53% | 47% | 4,268,716 | 0 | 4,268,716 | -96,825 | 4,171,890 | 0 | 0 | 91,676 | 94,060 | 1,992,360 | 2,090,620 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$854 |
| 66047 | Richmond | Borck Creek SH60 Bridge Capacity upgrade | The existing culvert needs to be replaced with a bridge spanning 55m width of Borck Creek. | 7,348,921 | 92% | 8% | 6,761,007 | 0 | 6,761,007 | -146,612 | 6,614,395 | 282,348 | 3,295,942 | 3,182,717 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$1,354 |
| 66048 | Richmond | Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upg | Replace the existing culvert under SH6 with new box culvert to match the increased flow capacity of Reed/Andrews drain and upgrade drain through Network Tasman site. | 4,155,114 | 92% | 8% | 3,822,705 | 0 | 3,822,705 | -141,477 | 3,681,228 | 0 | 0 | 99,460 | 1,836,826 | 1,886,420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$753 |
| 66049 | Richmond | Bateup Drain Paton Road Culvert Upgrade | The capacity of the existing concrete culvert where Paton Rd crosses over Bateup Drain needs to be increased to match the increased design flow along the drain driven by growth. | 160,050 | 87% | 13% | 139,243 | 0 | 139,243 | -26,260 | 112,983 | 0 | 0 | 0 | 0 | 139,243 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$23 |
| 66051 | Richmond | Borck Creek Widening - Headingly Lane to Estuary | Channel widening within designation to 65m to enable growth (sections A and B1) | 2,730,823 | 51% | 49% | 1,392,720 | 0 | 1,392,720 | -100,046 | 1,292,674 | 0 | 0 | 827,031 | 565,689 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$265 |
| 66052 | Richmond | Borck Creek Widening - Poutama to SH 60 | Insufficient channel capacity to allow expected growth. 10m widening, interim widening to allow short-term growth. Will be widened to 70m eventually. This option allows for developers to excavate fill and Council to construct a 10m wide environmental channel. | 0 | 33% | 67% | 0 | 419,237 | 419,237 | -69,902 | 349,335 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$71 |
| 66057 | Richmond | Borck Creek Widening - SH60 to Reed/Andrews | Capacity of Borck Creek between SH60 and Reed/Andrews needs to be upgraded for the future growth. | 4,692,450 | 92% | 8% | 4,317,054 | 0 | 4,317,054 | -417,179 | 3,899,874 | 376,464 | 1,454,092 | 2,486,498 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$798 |
| 66058 | Richmond | Whites Drain Upgrade | Widening of the existing drain and construction of environmental strip from the connection with Reed/Andrews Drain and Paton Rd. | 569,571 | 95% | 5% | 541,093 | 0 | 541,093 | 0 | 541,093 | 0 | 0 | 0 | 0 | 541,093 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,840 | \$141 |
| 66059 | Richmond | Richmond Stormwater Land Purchase | Land purchase to enable construction of new stormwater assets | 10,183,973 | 51% | 49% | 5,193,826 | 2,592,252 | 7,786,078 | -479,562 | 7,306,516 | 1,460,844 | 1,612,146 | 385,948 | 311,129 | 429,912 | 286,112 | 707,735 | 0 | 0 | 0 | 0 | 4,886 | \$1,495 | |
| 66062 | Richmond | Poutama Drain Widening Stage 2 | Poutama Drain is designated as a stormwater reserve and Greenway. Some widening took place in 2015-16 but the change to having the Washbourn Stormwater Diversion discharge into Poutama Drain means more capacity is required in the drain. Widening is also required to provide capacity for the Middlebank Drive catchment and Gladstone Road diversions. | 0 | 35% | 65% | 0 | 512,137 | 512,137 | -91,393 | 420,744 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,886 | \$86 | |
| 66068 | Richmond | Lower Queen Street Coastal Discharge | Construct catchment solution to discharge stormwater to the coast | 694,045 | 48% | 52% | 333,142 | 0 | 333,142 | -100,899 | 232,243 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 333,142 | 4,886 | \$48 | |
| 66069 | General District | Growth Allowance for Stormwater Infrastructure | Allowance to increase pipelines reactively due to growth | 347,631 | 100% | 0% | 347,631 | 478,345 | 825,976 | -258,366 | 567,610 | 30,690 | 31,611 | 32,433 | 33,276 | 34,174 | 35,063 | 36,045 | 37,054 | 38,128 | 39,158 | 0 | 1,527 | \$372 | |

| ID | Township | Project name | Project description | Total future cost \$ | % for growth | % funded from other sources | Future growth cost \$ | Historical growth cost \$ | Total growth cost \$ | Income collected \$ | Future recoverable growth \$ | Year1 2021/2022 \$ | Year2 2022/2023 \$ | Year3 2023/2024 \$ | Year4 2024/2025 \$ | Year5 2025/2026 \$ | Year6 2026/2027 \$ | Year7 2027/2028 \$ | Year8 2028/2029 \$ | Year9 2029/2030 \$ | Year10 2030/2031 \$ | Years 11-30 2031-2051 \$ | Future recoverable growth (HUDs) | Development contribution charge | |
|-------|----------|---|---|----------------------|--------------|-----------------------------|-----------------------|---------------------------|----------------------|---------------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------------|----------------------------------|---------------------------------|----------------|
| 66073 | Richmond | Bateup Drain Upgrade Stage 2 | Increase capacity of Bateup Drain to suit growth from Paton Rise Development to Paton Rd | 250,611 | 89% | 11% | 223,044 | 0 | 223,044 | -16,051 | 206,993 | 0 | 0 | 0 | 0 | 223,044 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,338 | \$62 |
| 66081 | Richmond | Richmond West and McShane Pipe upgrades | Pay Richmond West Development Company for increased pipe sizes to allow for flow from upstream catchments | 220,047 | 100% | 0% | 220,047 | 0 | 220,047 | 0 | 220,047 | 40,920 | 179,127 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,167 | \$102 |
| | | | Total Growth Expenditure | 49,600,519 | | | 33,606,188 | 4,001,971 | 37,608,159 | -2,078,263 | 35,529,895 | 2,765,169 | 6,572,918 | 7,105,762 | 4,033,363 | 6,254,103 | 2,458,569 | 1,292,630 | 2,179,382 | 50,202 | 51,558 | 842,533 | | \$7,715 | |
| | | | DC Loan to Recover | | | | | | -4,313,636 | | | | | | | | | | | | | | | 5,334 | -\$809 |
| | | | Loan Interest | | | | | | 2,224,295 | | | | | | | | | | | | | | | 1,954 | \$1,138 |
| | | | Total Development Contribution Expenditure | | | | | | 35,518,818 | | | | | | | | | | | | | | | | \$8,044 |

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

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

| Description | 2018/2019 | | | 2019/2020 | | | 2020/2021 | | |
|---|----------------------|-----------------------------|------|----------------------|-----------------------------|------|----------------------|-----------------------------|------|
| | Total Expenditure \$ | Development Contribution \$ | DC % | Total Expenditure \$ | Development Contribution \$ | DC % | Total Expenditure \$ | Development Contribution \$ | DC % |
| Roading | | | | | | | | | |
| Bateup Road Widening | 2,786,686 | 1,003,207 | 36% | 0 | 0 | 0% | 0 | 0 | 0% |
| Richmond Central Improvements | 75,942 | 10,632 | 14% | -24,858 | -3,480 | 14% | 0 | 0 | 0% |
| New Car Parking | 0 | 0 | 0% | 34,920 | 8,032 | 23% | 79,981 | 18,396 | 23% |
| New Footpaths - 1 to 10 yr | 2,776 | 389 | 14% | 48,653 | 6,811 | 14% | 213,283 | 29,860 | 14% |
| Brightwater Town Centre Upgrade | 0 | 0 | 0% | 824,442 | 140,155 | 17% | 975,233 | 165,790 | 17% |
| District Land Purchase | 287,833 | 40,297 | 14% | 217,740 | 30,484 | 14% | 213,283 | 29,860 | 14% |
| Champion / Salisbury Road Route Improvements | 19,319 | 3,284 | 17% | 203,338 | 34,568 | 17% | 702,801 | 119,476 | 17% |
| Borck Creek Shared Pathway Crossing | 0 | 0 | 0% | 3,119 | 2,589 | 83% | 30,690 | 25,473 | 83% |
| Kerb and Channel - 1 to 10 yr | 0 | 0 | 0% | 0 | 0 | 0% | 95,977 | 13,437 | 14% |
| Lord Rutherford Ellis Intersection Upgrade | 0 | 0 | 0% | 25,721 | 7,973 | 31% | 63,426 | 19,662 | 31% |
| Berryfield/Lower Queen Intersection Upgrade | 0 | 0 | 0% | 1,126 | 934 | 83% | 102,300 | 84,909 | 83% |
| Total Roading | 3,172,557 | 1,057,809 | | 1,334,201 | 228,066 | | 2,476,975 | 506,861 | |
| Stormwater | | | | | | | | | |
| Poutama Drain Upgrade | 325,718 | 205,202 | 63% | 4,832 | 3,044 | 63% | 0 | 0 | 0% |
| Richmond central improvements | 114,779 | 16,069 | 14% | 20,095 | 2,813 | 14% | 0 | 0 | 0% |
| Pōhara Main Settlement flood works | 106,402 | 10,640 | 10% | 58,579 | 5,858 | 10% | 460,350 | 46,035 | 10% |
| Borck Creek Widening - Poutama to SH 60 | 0 | 0 | 0% | 283,561 | 207,000 | 73% | 0 | 0 | 0% |
| Richmond West Stormwater Land Purchase | 1,415,937 | 424,781 | 30% | 21,409 | 6,423 | 30% | 0 | 0 | 0% |
| Richmond South Stormwater Land Purchase | 188,702 | 169,832 | 90% | 714,762 | 643,286 | 90% | 0 | 0 | 0% |
| Poutama Drain Widening Stage 2 | 0 | 0 | 0% | 744,091 | 260,432 | 35% | 0 | 0 | 0% |
| Growth Allowance for Stormwater Infrastructure | 72,863 | 72,863 | 100% | 226,457 | 226,457 | 100% | 179,025 | 179,025 | 100% |
| Total Stormwater | 2,224,402 | 899,388 | | 2,073,786 | 1,355,312 | | 639,375 | 225,060 | |
| Wastewater | | | | | | | | | |
| Tapu Bay Rising Main Replacement | 800,502 | 64,040 | 8% | 13,138 | 1,051 | 8% | 0 | 0 | 0% |
| Motueka WWTP Upgrade | 66,370 | 6,637 | 10% | 0 | 0 | 0% | 0 | 0 | 0% |
| 45 Trewavas St PS New Storage | 419 | 42 | 10% | 0 | 0 | 0% | 21,370 | 2,137 | 10% |
| Tarakohe Pump Station Upgrade | 0 | 0 | 0% | 1,028,223 | 174,798 | 17% | 0 | 0 | 0% |
| Pōhara/Tarakohe Pump Station and Rising Main Upgrades | 163,077 | 27,723 | 17% | 0 | 0 | 0% | 0 | 0 | 0% |
| Four Winds Pump Station and Rising Main Upgrade | 1,885,240 | 320,491 | 17% | 64,483 | 10,962 | 17% | 0 | 0 | 0% |
| New Stafford Dr Pump Station and Rising Main | 663,945 | 199,184 | 30% | 1,850,941 | 555,282 | 30% | 204,600 | 61,380 | 30% |
| Aranui-Higgs Rd Pump Station Upgrade and Storage | 0 | 0 | 0% | 440 | 132 | 30% | 59,613 | 17,884 | 30% |
| Ruby Bay Pump Station Upgrade and Storage | 118,329 | 35,499 | 30% | 13,413 | 4,024 | 30% | 153,450 | 46,035 | 30% |
| Aranui Road Pump Station Upgrade | 54,292 | 16,288 | 30% | 295,358 | 88,607 | 30% | 0 | 0 | 0% |
| NRSBU Capital Growth | 0 | 0 | 0% | 0 | 0 | 0% | 1,179,546 | 1,179,546 | 100% |
| Trunk Main Wakefield to Richmond - Easement | 36,795 | 11,406 | 31% | 40,101 | 12,431 | 31% | 142,580 | 44,200 | 31% |
| Wakefield to 3 Brothers Corner Pipeline Upgrade | 142,898 | 121,463 | 85% | 89,372 | 75,967 | 85% | 1,023,000 | 869,550 | 85% |

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

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

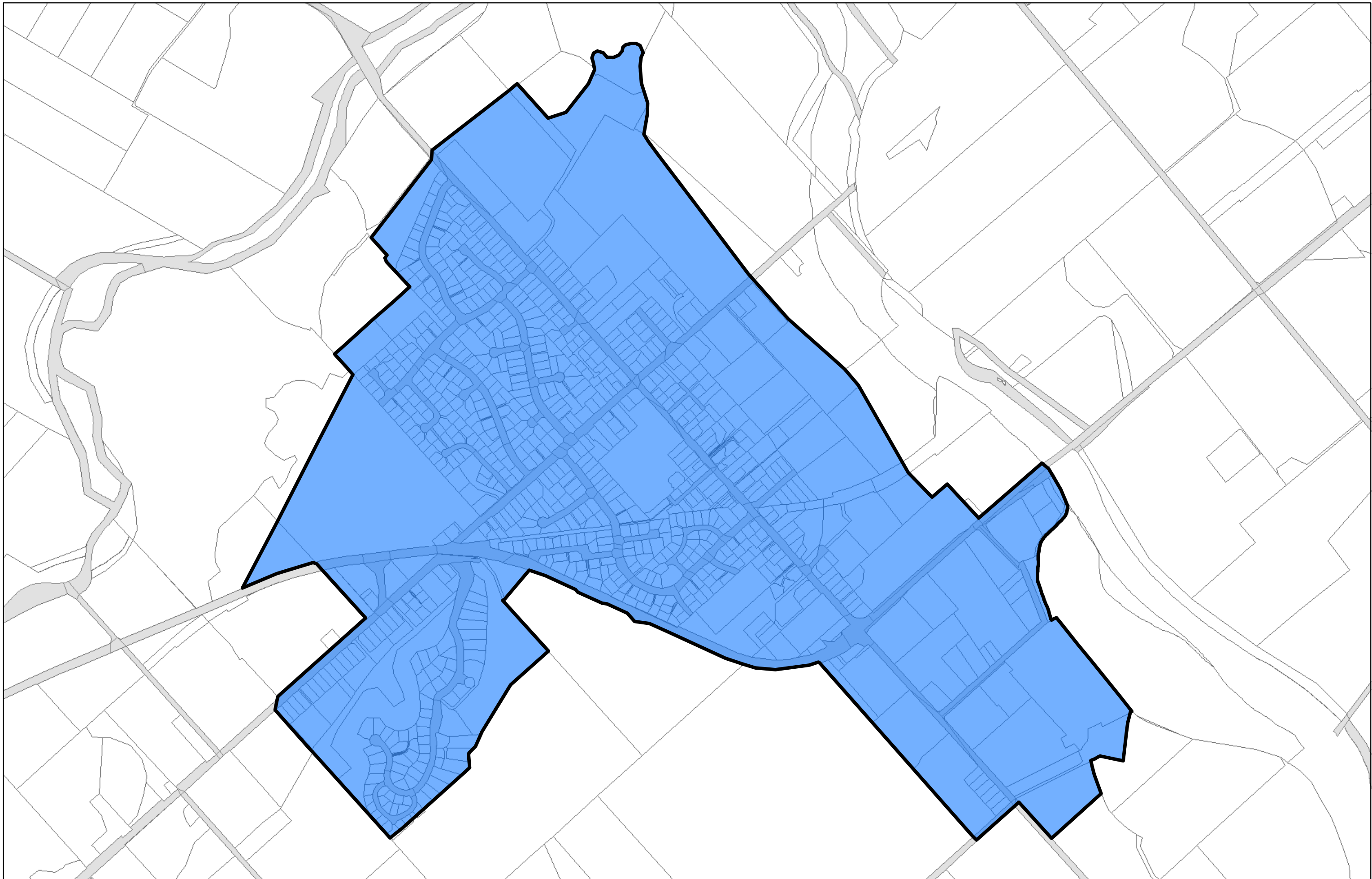
All expenditure in this schedule is 100% funded from Reserve and Community Service Financial Contributions. Figures are inflation adjusted and exclude GST. Excludes interest on the accounts.

| | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2029/2030 | 2030/2031 |
|--|------------------|------------------|------------------|------------------|----------------|------------------|----------------|------------------|------------------|------------------|
| District Wide Reserve | | | | | | | | | | |
| Miscellaneous | | | | | | | | | | |
| Consultant Fees | 24,988 | 25,712 | 26,355 | 27,014 | 27,689 | 28,382 | 29,120 | 29,906 | 30,713 | 31,512 |
| Library Books | 11,621 | 11,958 | 12,257 | 12,564 | 12,878 | 13,200 | 13,543 | 13,909 | 14,284 | 14,655 |
| TOTAL EXPENDITURE | 36,609 | 37,671 | 38,613 | 39,578 | 40,567 | 41,581 | 42,663 | 43,814 | 44,997 | 46,167 |
| Richmond Ward Reserve | | | | | | | | | | |
| PROJECTS | | | | | | | | | | |
| Walkways/Cycleways | 295,647 | 358,254 | 368,050 | 194,927 | 171,832 | 93,702 | 128,369 | 82,560 | 84,954 | 139,457 |
| Sportsfields | 52,121 | 26,342 | - | 27,730 | - | - | 30,037 | 99,465 | 102,349 | 105,113 |
| Playgrounds | 153,450 | 73,758 | 216,217 | 77,644 | 79,740 | 175,314 | 84,104 | 86,459 | 88,966 | 91,368 |
| Miscellaneous | | | | | | | | | | |
| Picnic/Gardens General | 107,415 | 110,637 | 113,514 | 61,006 | 62,653 | 64,282 | 90,111 | 92,634 | 133,450 | 169,684 |
| Cemeteries | 15,345 | 15,805 | 86,487 | 887,355 | 61,157 | 140,251 | 70,954 | 555,807 | 864,243 | 1,174,735 |
| Valuation expenses/Future planning | 1,739 | 1,790 | 1,834 | 15,926 | 16,324 | 16,732 | 17,167 | 17,631 | 18,107 | 18,577 |
| Toilets /General | 204,600 | - | 21,622 | 199,655 | - | - | 36,045 | 185,269 | 25,419 | 117,474 |
| Community Projects | 25,575 | - | - | - | - | - | - | - | - | - |
| New Reserves | 337,590 | 3,161,070 | 21,622 | 1,171,309 | - | 462,829 | - | - | - | 1,722,945 |
| Transfer to District Wide Contributions | 10,983 | 11,301 | 11,584 | 11,873 | 12,170 | 12,474 | 12,799 | 13,144 | 13,499 | 13,850 |
| Scope Adjustment | (116,617) | (374,587) | (82,751) | (261,962) | (37,538) | (93,638) | (43,962) | (110,219) | (129,938) | (352,078) |
| TOTAL EXPENDITURE | 1,087,848 | 3,384,370 | 758,179 | 2,385,463 | 366,338 | 871,946 | 425,624 | 1,022,750 | 1,201,049 | 3,201,125 |
| Waimea/Moutere and Lakes Ward Reserve | | | | | | | | | | |
| PROJECTS | | | | | | | | | | |
| Walkways/Cycleways | 40,920 | 21,074 | 43,244 | 22,184 | 45,566 | 23,375 | 48,060 | 24,703 | 76,257 | 26,105 |
| Sportsfields/Tennis Courts | 306,900 | 221,275 | 54,054 | 155,287 | - | - | - | 61,756 | 254,189 | - |
| Gardens/Picnic Areas | - | 21,074 | - | 22,184 | - | 23,375 | - | 24,703 | - | 26,105 |
| Playgrounds | 153,450 | 73,758 | 75,676 | 77,644 | 79,740 | 175,314 | 84,104 | 86,459 | 88,966 | 91,368 |
| Cemeteries | - | 632,214 | - | - | 61,157 | - | - | - | - | - |
| Toilets | - | 31,611 | 162,163 | - | - | 23,375 | 108,134 | - | - | 26,105 |
| Coastcare | 10,230 | 10,537 | 10,811 | 11,092 | 11,391 | 11,688 | 12,015 | 12,351 | 12,709 | 13,053 |
| Miscellaneous | | | | | | | | | | |
| Valuation expenses/Future planning | 2,762 | 2,842 | 2,913 | 3,871 | 3,968 | 4,067 | 4,173 | 4,285 | 4,401 | 4,515 |
| Community Facilities | 51,150 | 52,685 | 648,652 | - | - | 58,438 | 300,371 | 3,952,406 | - | - |
| New Reserve Land | 1,329,900 | - | 1,868,117 | 61,006 | - | 1,795,216 | - | 4,426,695 | 317,736 | - |
| Transfer to District Wide Contributions | 10,983 | 11,301 | 11,584 | 11,873 | 12,170 | 12,474 | 12,799 | 13,144 | 13,499 | 13,850 |
| Scope Adjustment | (184,140) | (101,154) | (221,406) | (39,940) | (19,785) | (205,234) | (25,231) | (463,667) | (74,986) | (18,274) |
| Loan Interest | 2,393 | 51 | - | - | - | - | - | - | - | - |
| Loan Principal | 134,392 | 3,188 | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURE | 1,858,940 | 980,456 | 2,655,808 | 330,201 | 194,207 | 1,922,088 | 544,425 | 8,142,835 | 692,771 | 182,827 |
| Motueka Ward Reserve | | | | | | | | | | |
| PROJECTS | | | | | | | | | | |
| General - Walkways/Cycleways | 25,575 | 10,537 | 16,216 | 16,638 | 17,087 | 17,531 | 18,022 | 18,527 | 19,064 | 19,579 |

| | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2029/2030 | 2030/2031 |
|---|----------------|----------------|------------------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|
| Sportsfields | 153,450 | 84,295 | 32,433 | 221,839 | 85,436 | 175,314 | - | - | - | 65,263 |
| Gardens/Picnic Areas | 11,178 | - | 32,433 | - | 39,870 | 12,549 | - | 37,054 | - | 58,737 |
| Playgrounds | 71,610 | 73,758 | 75,676 | 77,644 | 79,740 | 81,813 | 180,223 | 86,459 | 88,966 | 91,368 |
| Cemeteries | 10,984 | 10,537 | - | 17,865 | - | 14,025 | 19,224 | 24,703 | - | 20,884 |
| Toilets | 20,460 | 94,832 | - | 22,184 | 102,523 | - | - | 24,703 | 114,385 | - |
| Coastcare | 15,345 | 15,805 | 16,216 | 16,638 | 17,087 | 17,531 | 18,022 | 18,527 | 19,064 | 19,579 |
| Miscellaneous | | | | | | | | | | |
| New Reserve Land | - | - | - | - | 1,708,714 | - | - | - | - | - |
| Motueka Pool | 51,150 | 105,267 | 1,621,629 | - | - | - | - | - | - | - |
| Valuation expenses/Future planning | 5,320 | 5,474 | 5,611 | 8,737 | 8,956 | 9,179 | 9,418 | 9,672 | 9,933 | 10,192 |
| Motueka Quay Carpark/Landscaping | | | | | | | | | | |
| Keep Motueka Beautiful | 10,000 | 10,000 | 10,000 | - | - | - | - | - | - | - |
| Motueka Clock Tower Trust | 7,161 | 7,369 | 7,553 | - | - | - | - | - | - | - |
| Community Contribution | 81,840 | - | - | - | - | - | - | - | - | - |
| Community Projects | 25,575 | - | - | - | - | - | - | - | - | - |
| Transfer to District Wide Contributions | 10,983 | 11,301 | 11,584 | 11,873 | 12,170 | 12,474 | 12,799 | 13,144 | 13,499 | 13,850 |
| Scope Adjustment | (30,860) | (28,976) | (17,297) | (37,281) | (205,046) | (31,876) | (23,549) | (20,997) | (24,148) | (27,541) |
| TOTAL EXPENDITURE | 469,771 | 400,199 | 1,812,054 | 356,137 | 1,866,537 | 308,540 | 234,159 | 211,792 | 240,763 | 271,911 |
| Golden Bay Ward Reserve | | | | | | | | | | |
| PROJECTS | | | | | | | | | | |
| Walkways/Cycleways | 16,476 | 16,971 | 17,412 | 17,865 | 18,347 | 18,824 | 19,351 | 13,262 | 13,646 | 14,015 |
| Sportsfields | - | - | - | - | - | - | - | - | - | - |
| Gardens/Picnic Areas | 15,345 | - | 16,216 | - | 17,087 | - | 18,022 | - | 19,064 | - |
| Playgrounds | 153,450 | 63,221 | - | 88,736 | - | - | 96,119 | - | 101,676 | - |
| Cemeteries | - | - | 5,405 | - | - | - | - | 6,176 | - | - |
| Coastcare | 20,460 | 21,074 | 21,622 | 22,184 | 22,783 | 23,375 | 24,030 | 24,703 | 25,419 | 26,105 |
| Miscellaneous | | | | | | | | | | |
| New Reserve Land | - | - | - | - | 164,037 | - | 273,338 | - | - | - |
| Valuation expenses/Future planning | 205 | 211 | 216 | 774 | 794 | 813 | 835 | 857 | 880 | 903 |
| Community Projects | - | - | - | - | - | - | - | - | - | - |
| Transfer to District Wide Contributions | 3,661 | 3,767 | 3,861 | 3,958 | 4,057 | 4,158 | 4,266 | 4,381 | 4,500 | 4,617 |
| Scope Adjustment | (20,573) | (10,127) | (6,066) | (12,878) | (22,225) | (4,220) | (43,086) | (4,414) | (15,980) | (4,012) |
| TOTAL EXPENDITURE | 189,024 | 95,117 | 58,667 | 120,638 | 204,878 | 42,951 | 392,875 | 44,964 | 149,204 | 41,628 |

SECTION 3 – DEVELOPMENT CONTRIBUTION AREA MAPS

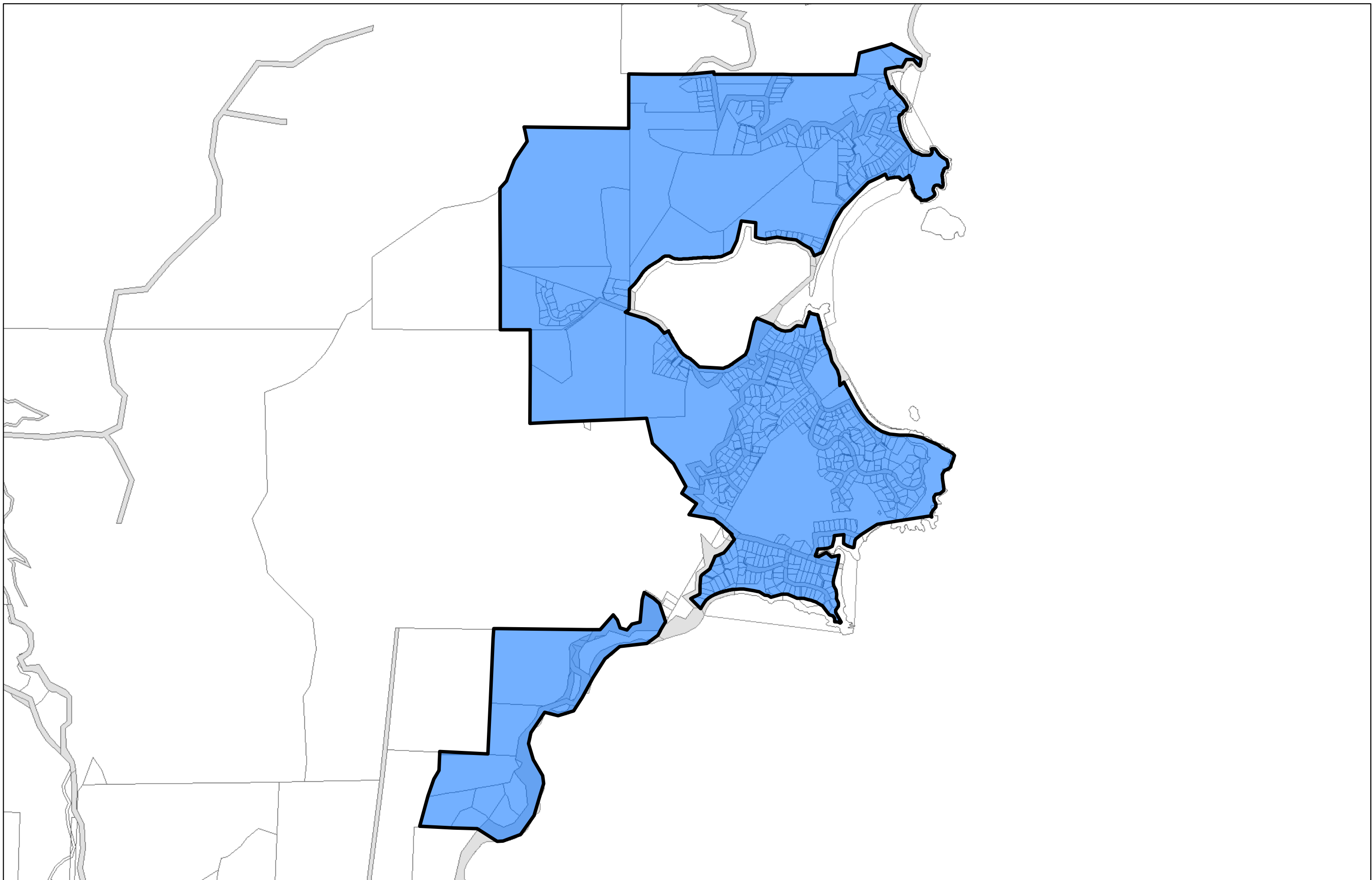
The maps in this section outline the boundaries for the settlements in the Waimea, Motueka and Golden Bay catchments within which development contributions will apply for water, wastewater and stormwater. Development contributions for transportation apply to all developments in the District, so no map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



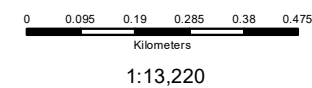
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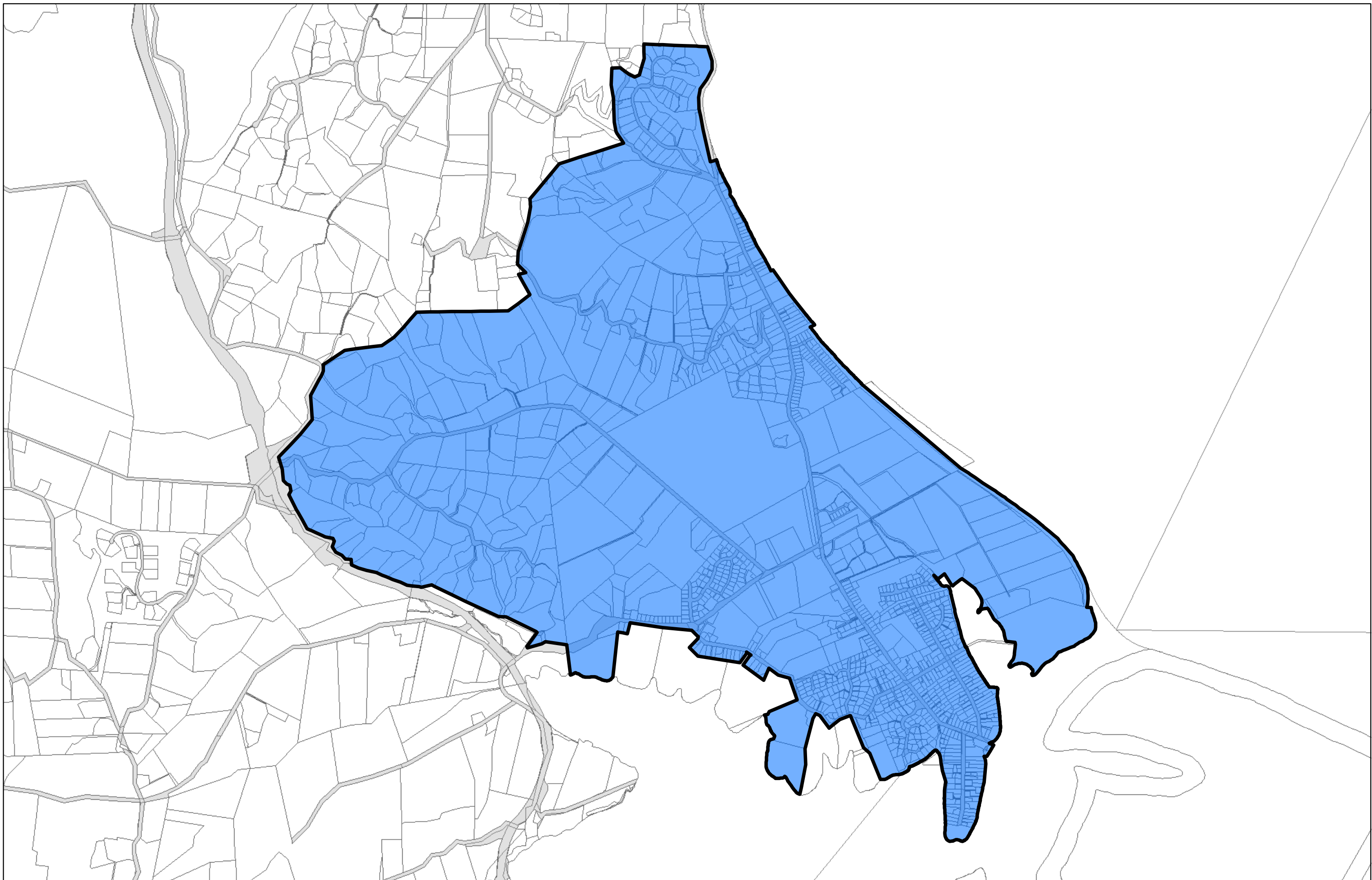
 2021 - 2031 Water Supply Development Contribution Area
Brightwater





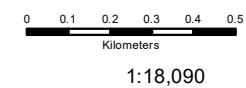
 2021 - 2031 Water Supply Development Contribution Area
Kaiteriteri

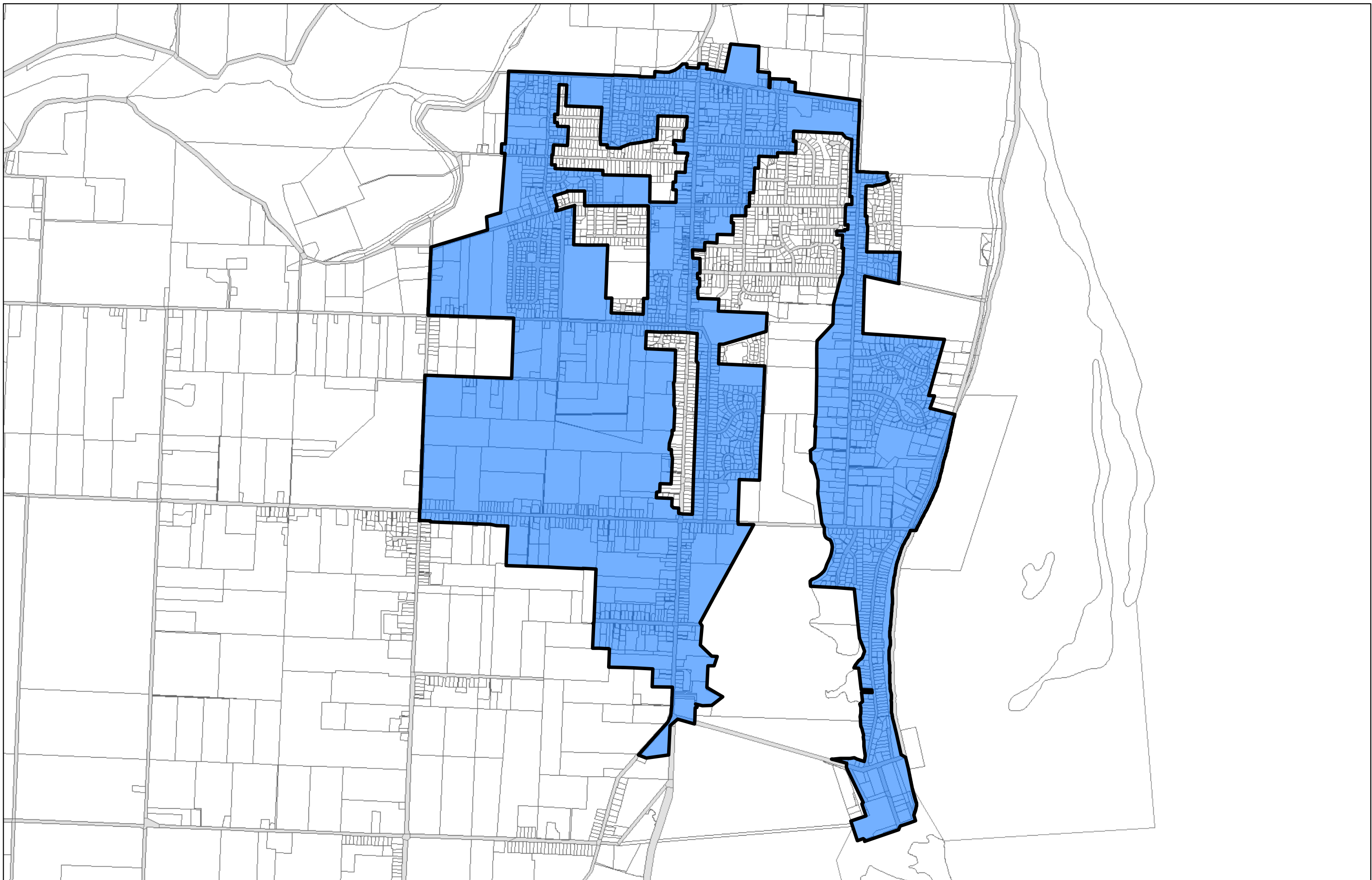




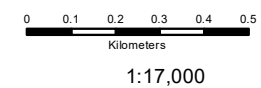
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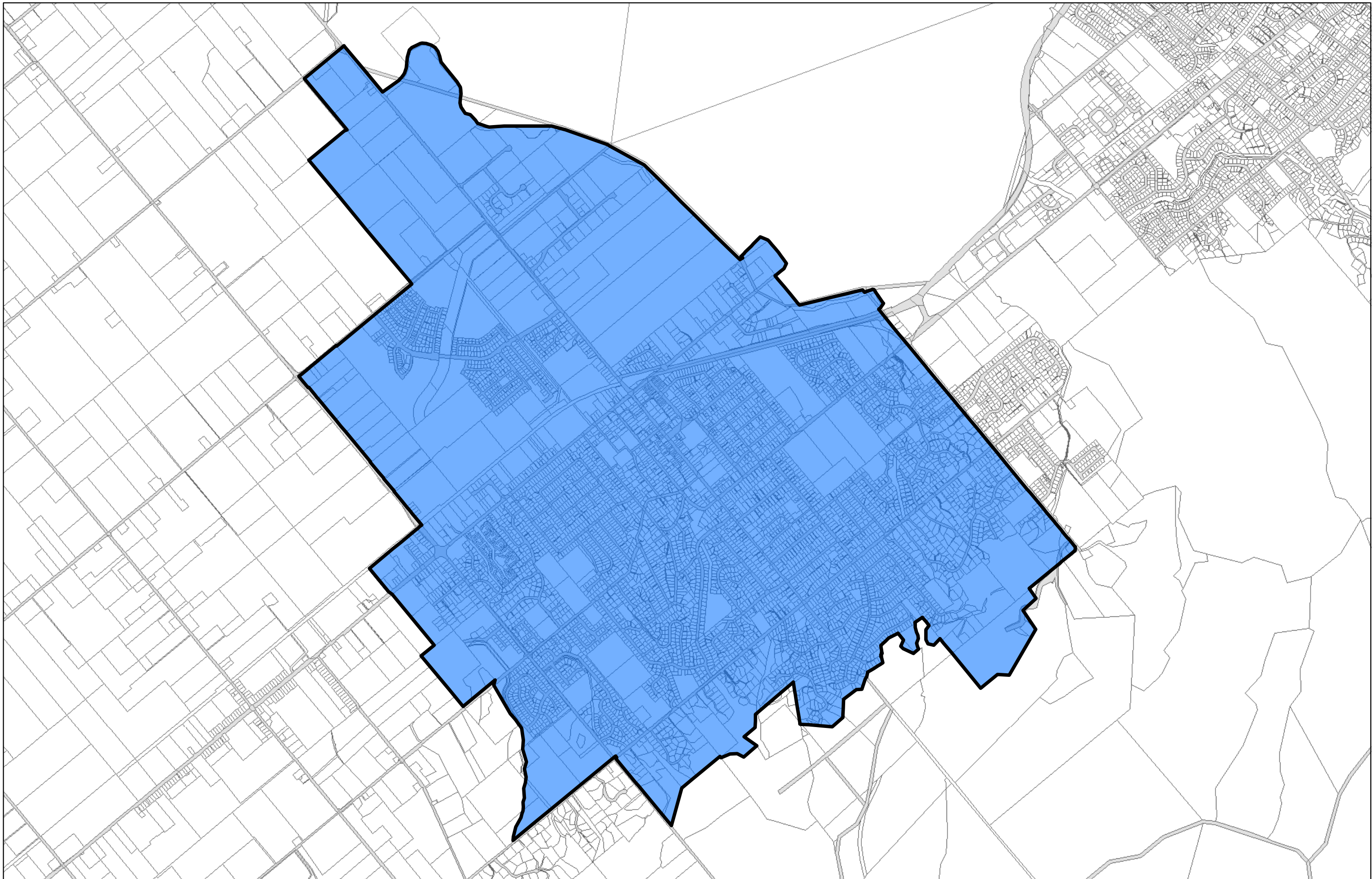
 2021 - 2031 Water Supply Development Contribution Area
Mapua-Ruby Bay





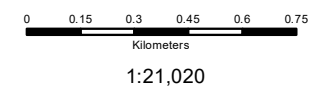
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Motueka





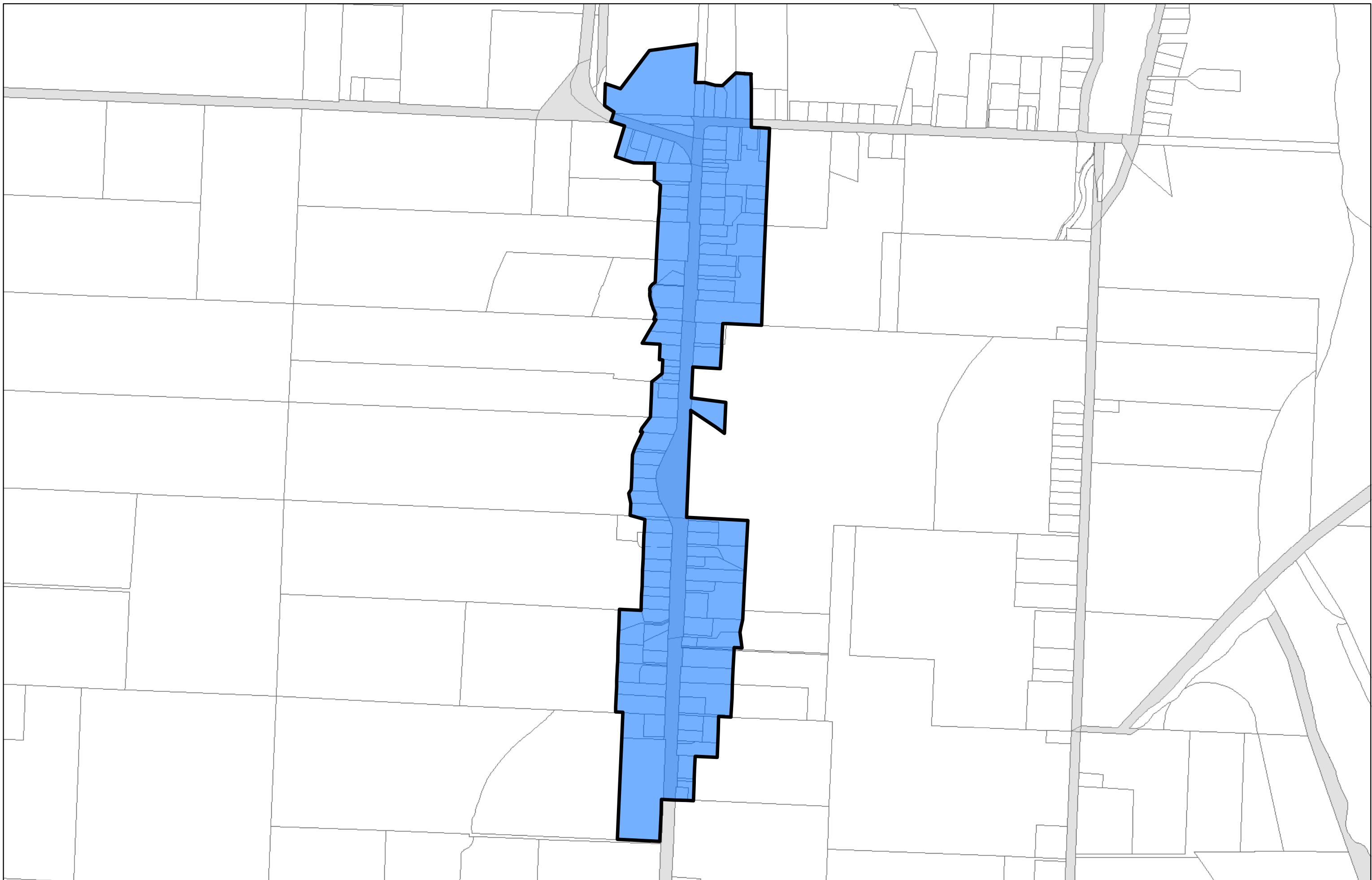
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 2021 - 2031 Water Supply Development Contribution Area
Richmond



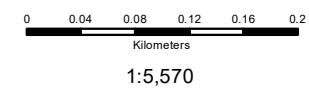
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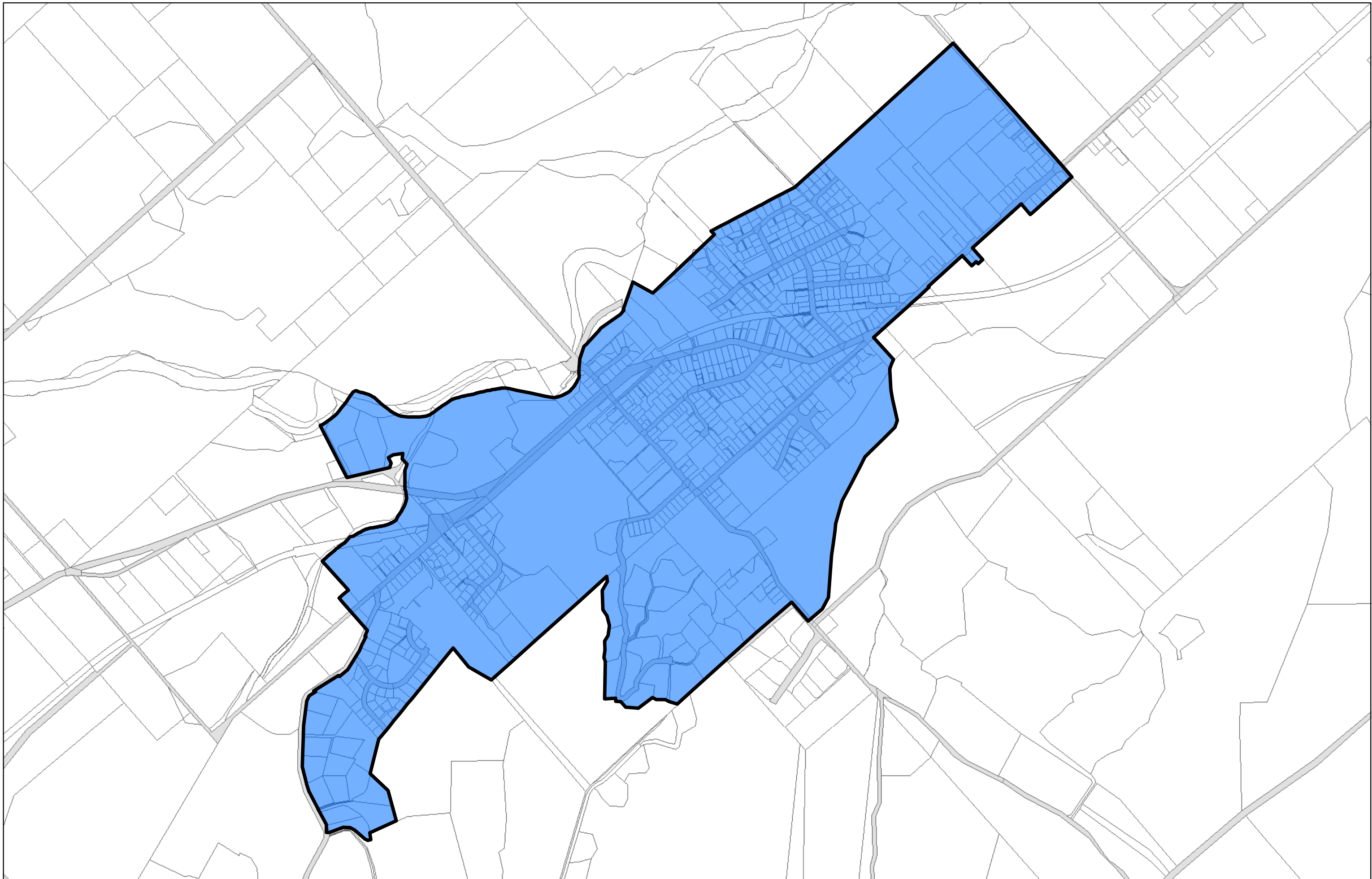




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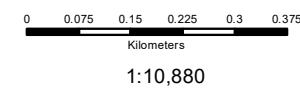
 2021 - 2031 Water Supply Development Contribution Area
Riwaka





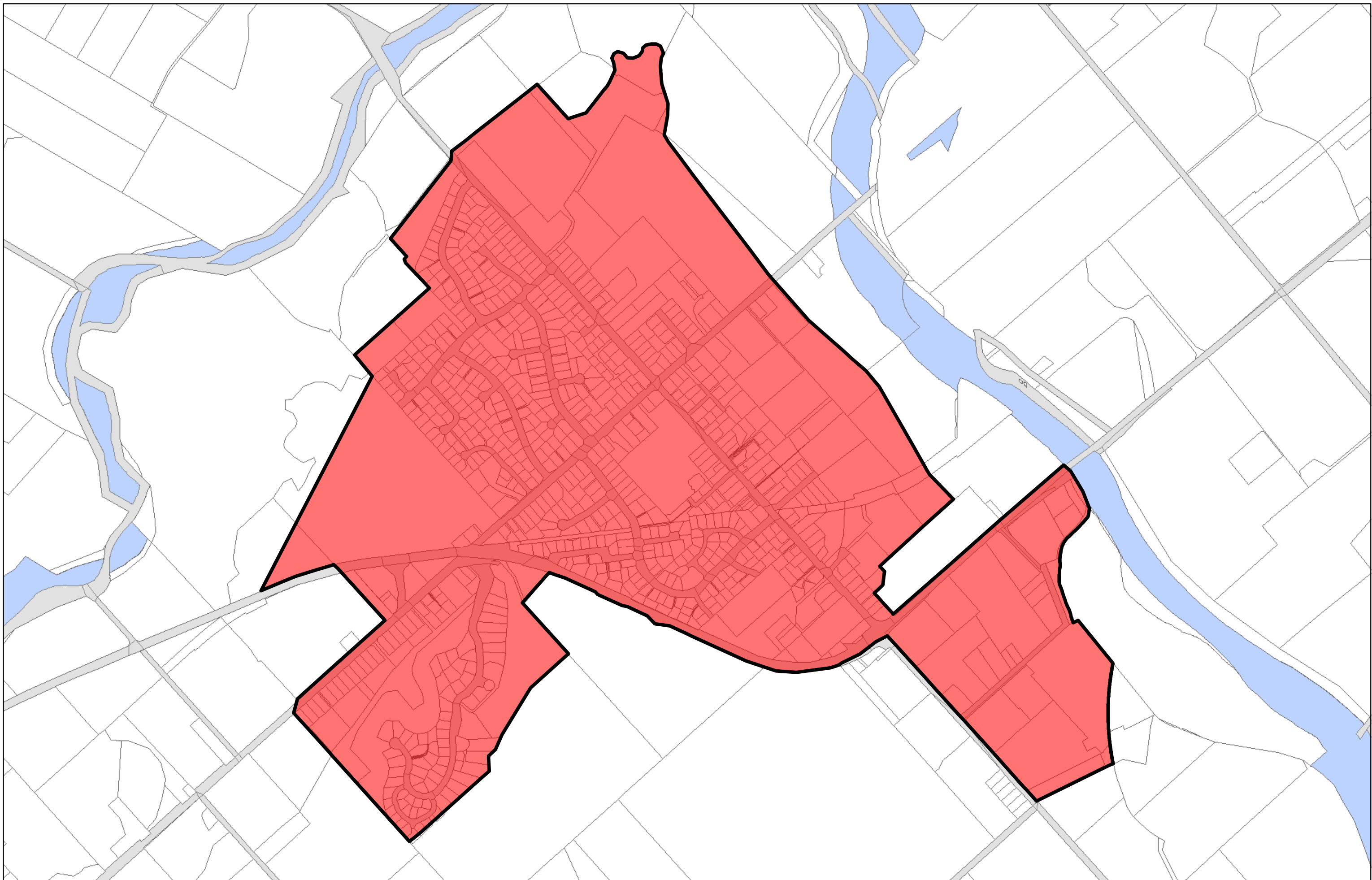
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 2021 - 2031 Water Supply Development Contribution Area
Wakefield



1:10,880

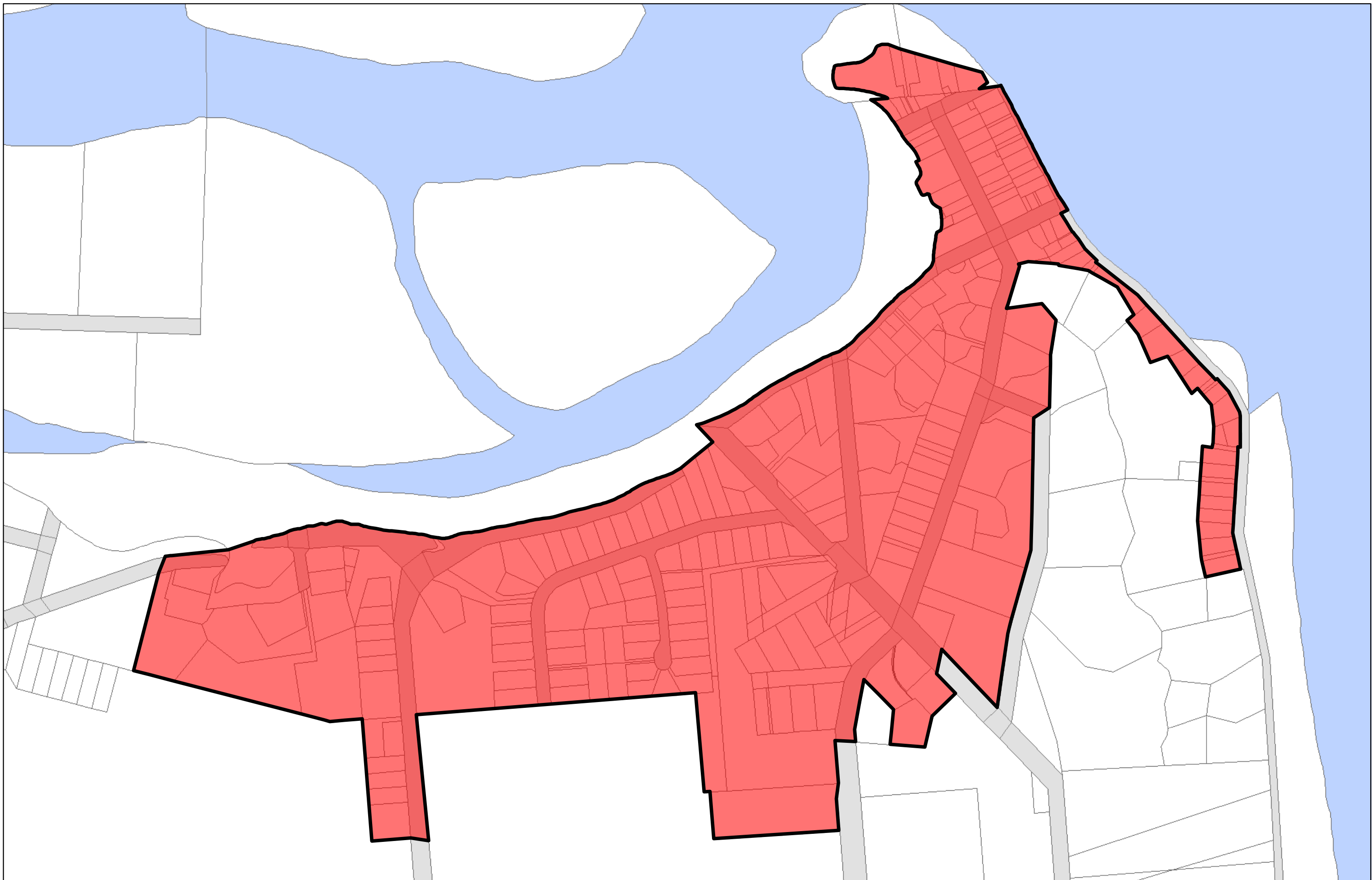




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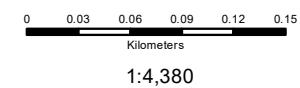
 2021 - 2031 Wastewater Development Contribution Area
Brightwater

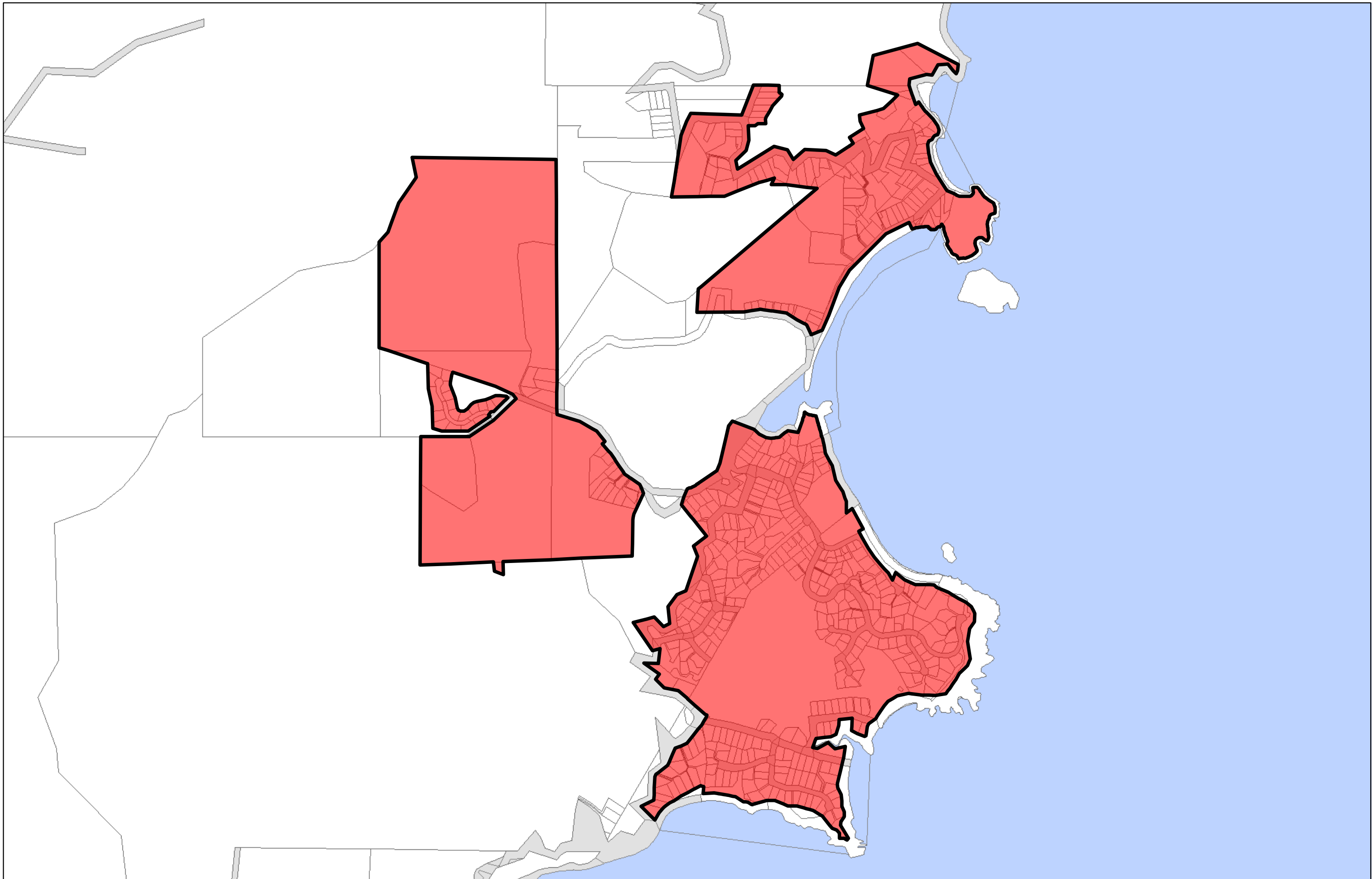




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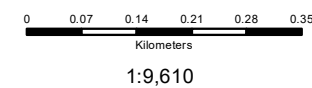
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Collingwood

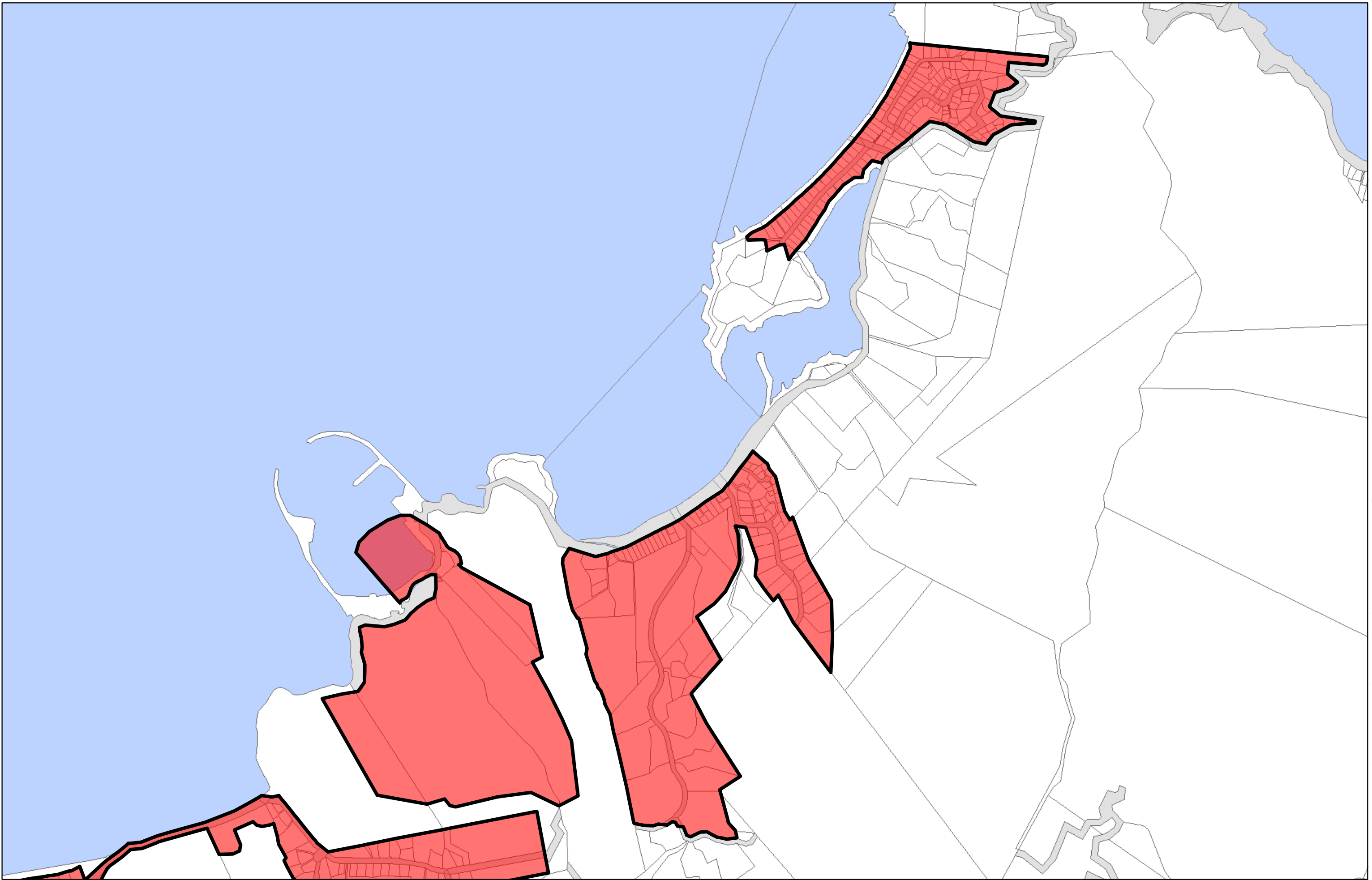




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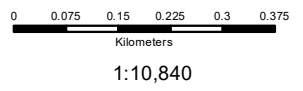
 2021 - 2031 Wastewater Development Contribution Area
Kaiteriteri

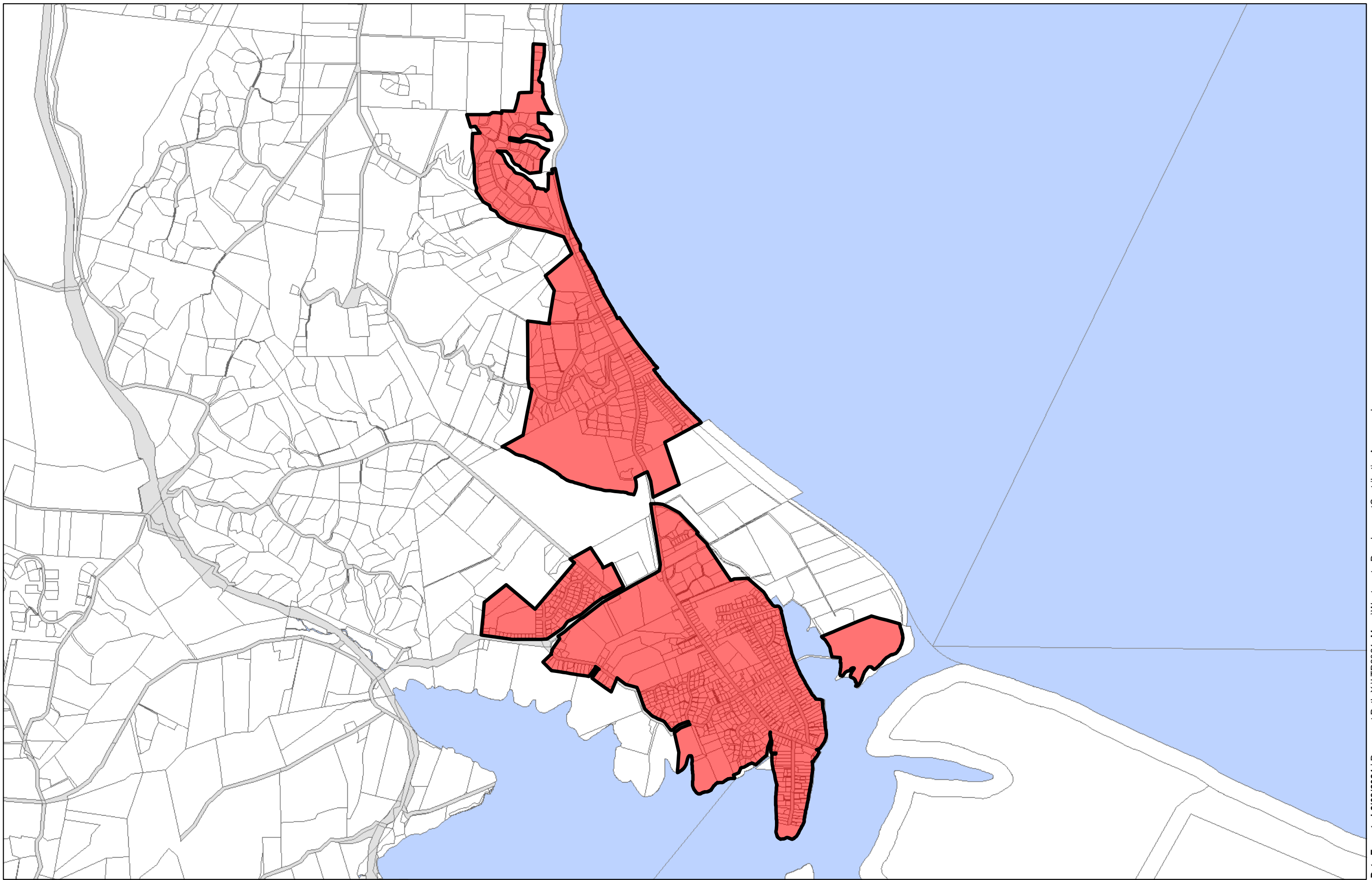




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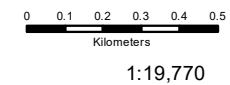
 2021 - 2031 Wastewater Development Contribution Area
Ligar-Tata Beach

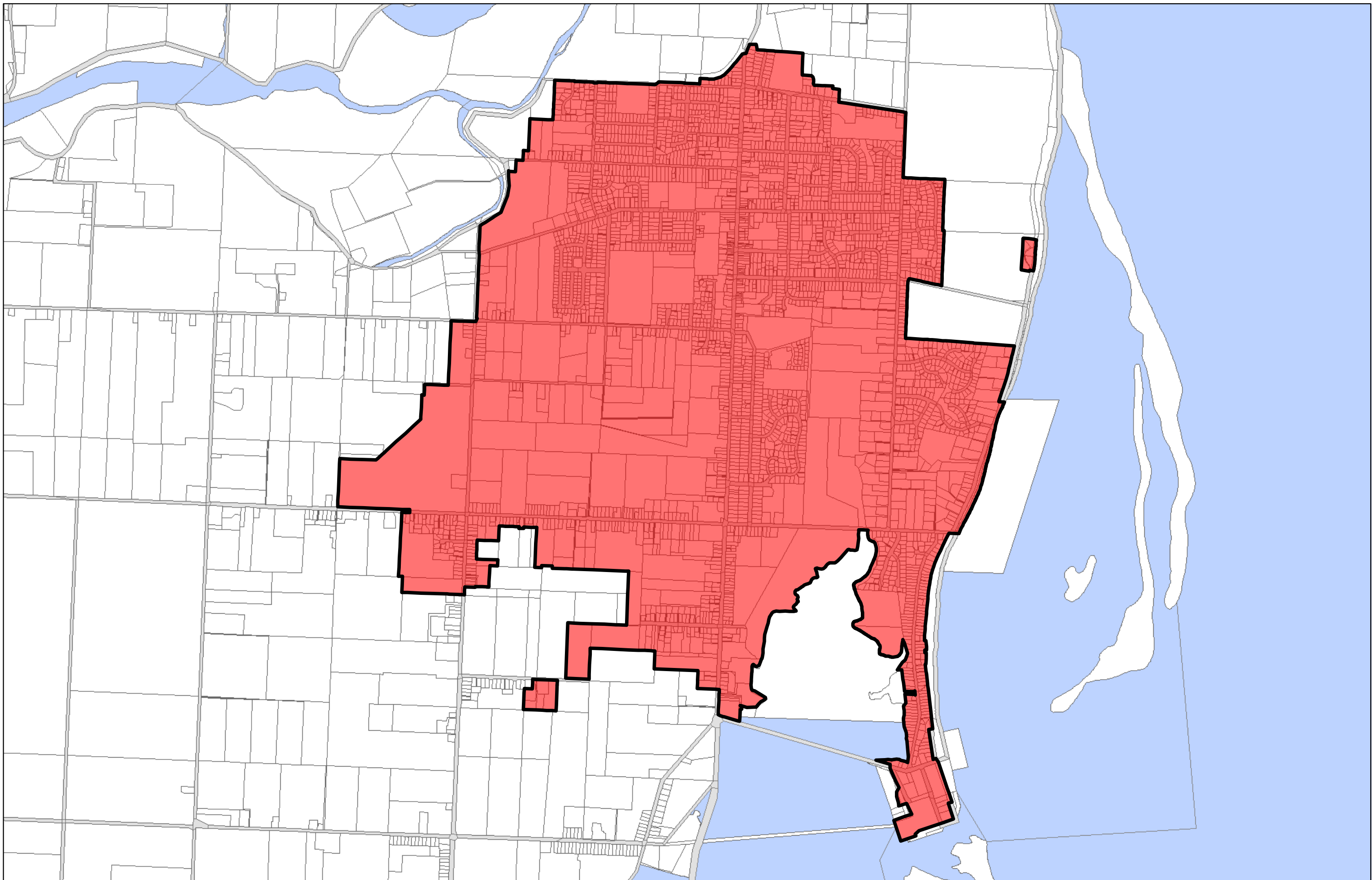




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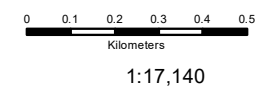
 2021 - 2031 Wastewater Development Contribution Area
Mapua-Ruby Bay

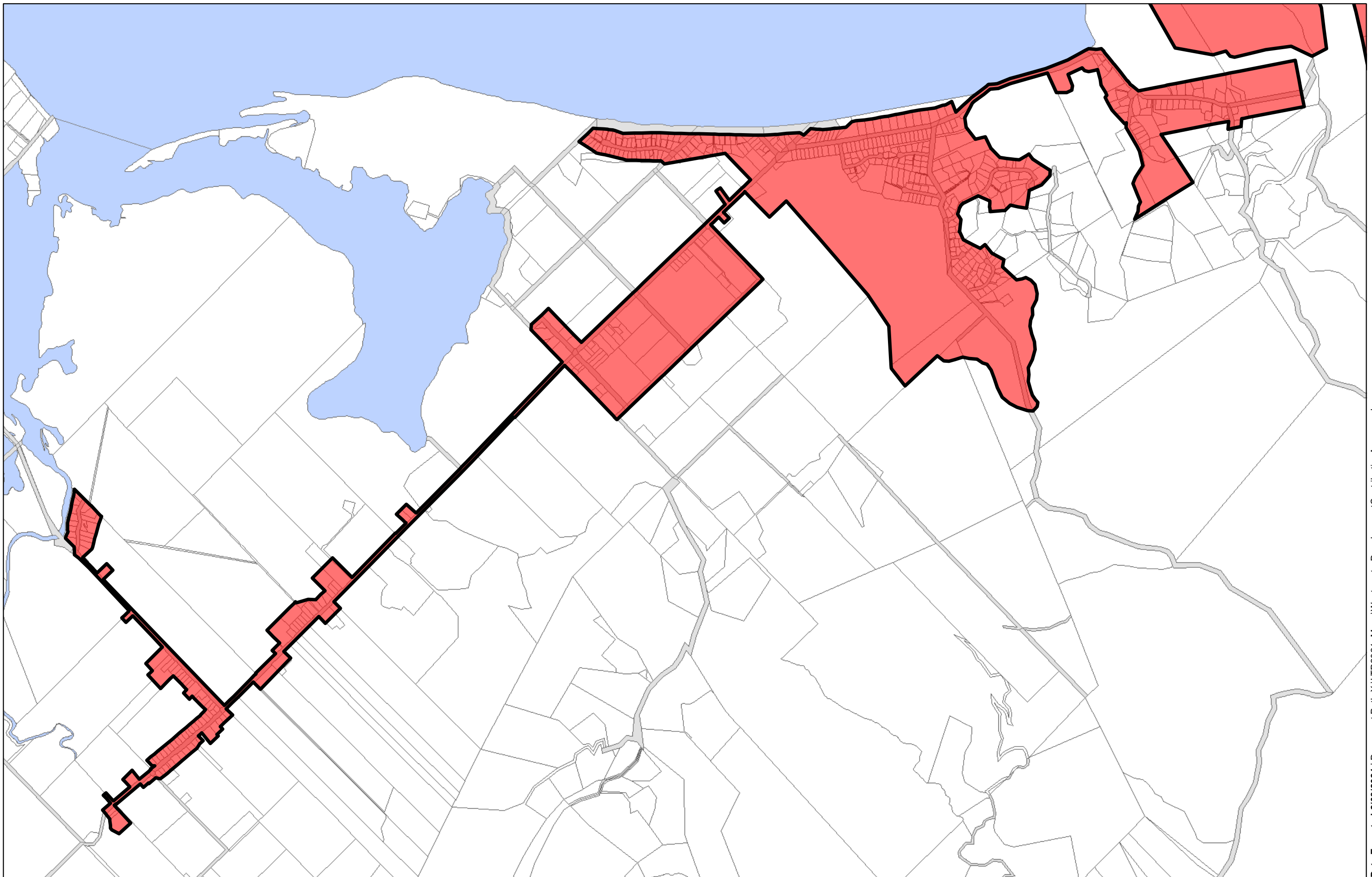




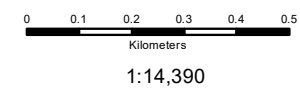
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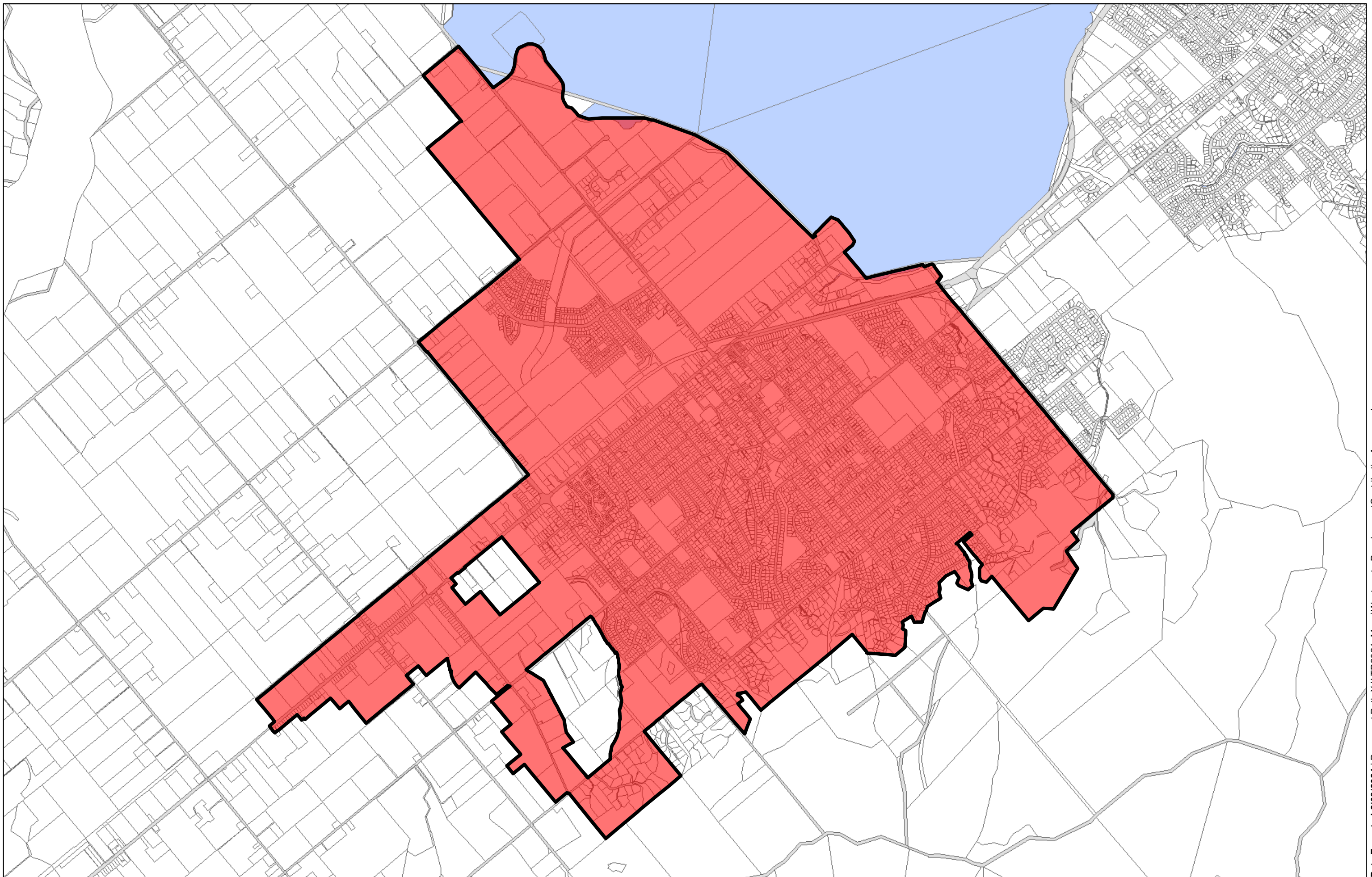
 2021 - 2031 Wastewater Development Contribution Area
Motueka





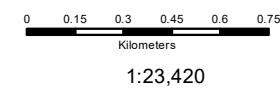
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Pohara

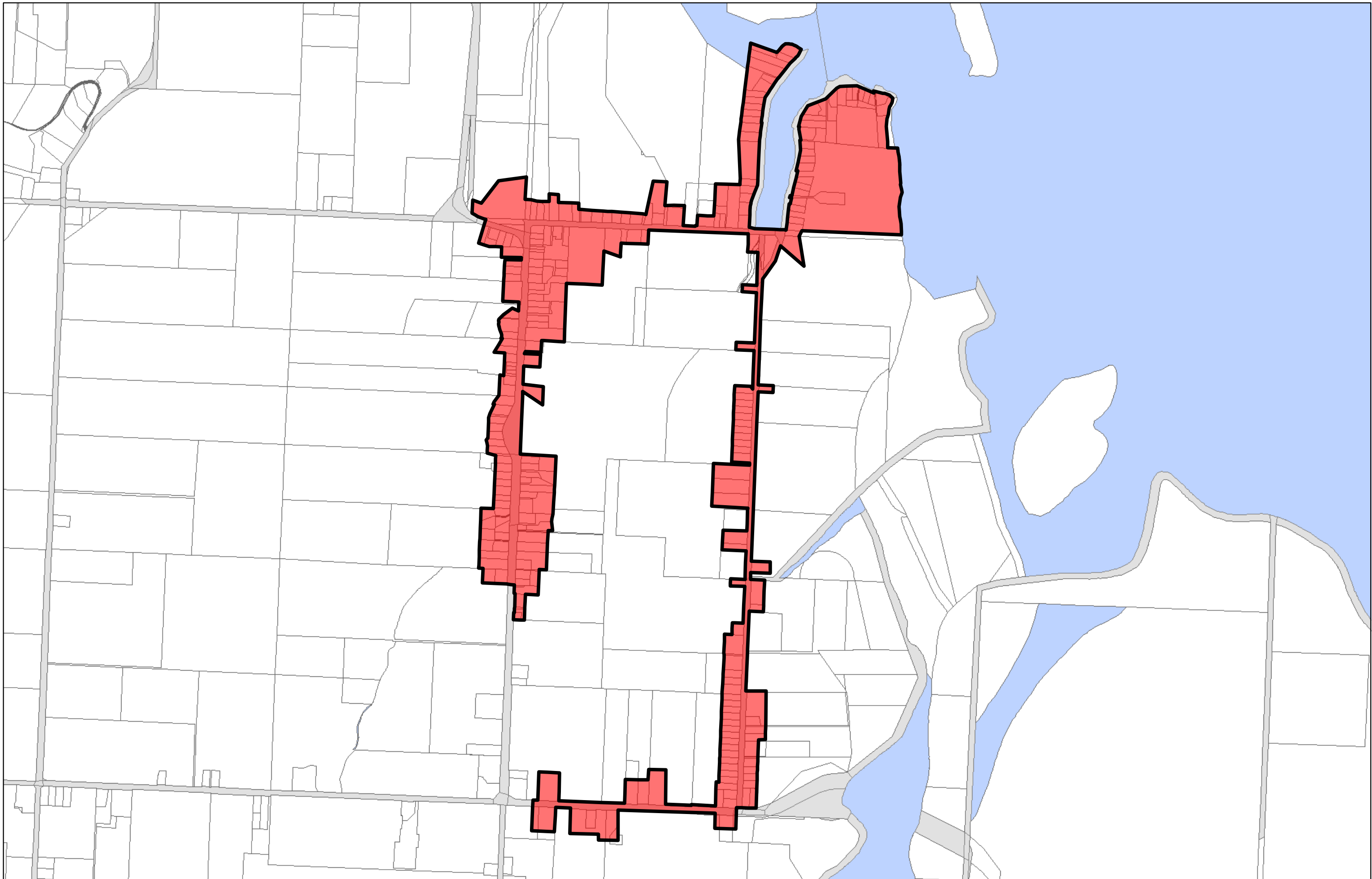




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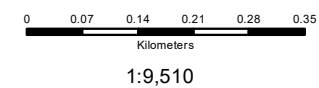
 2021 - 2031 Wastewater Development Contribution Area
Richmond

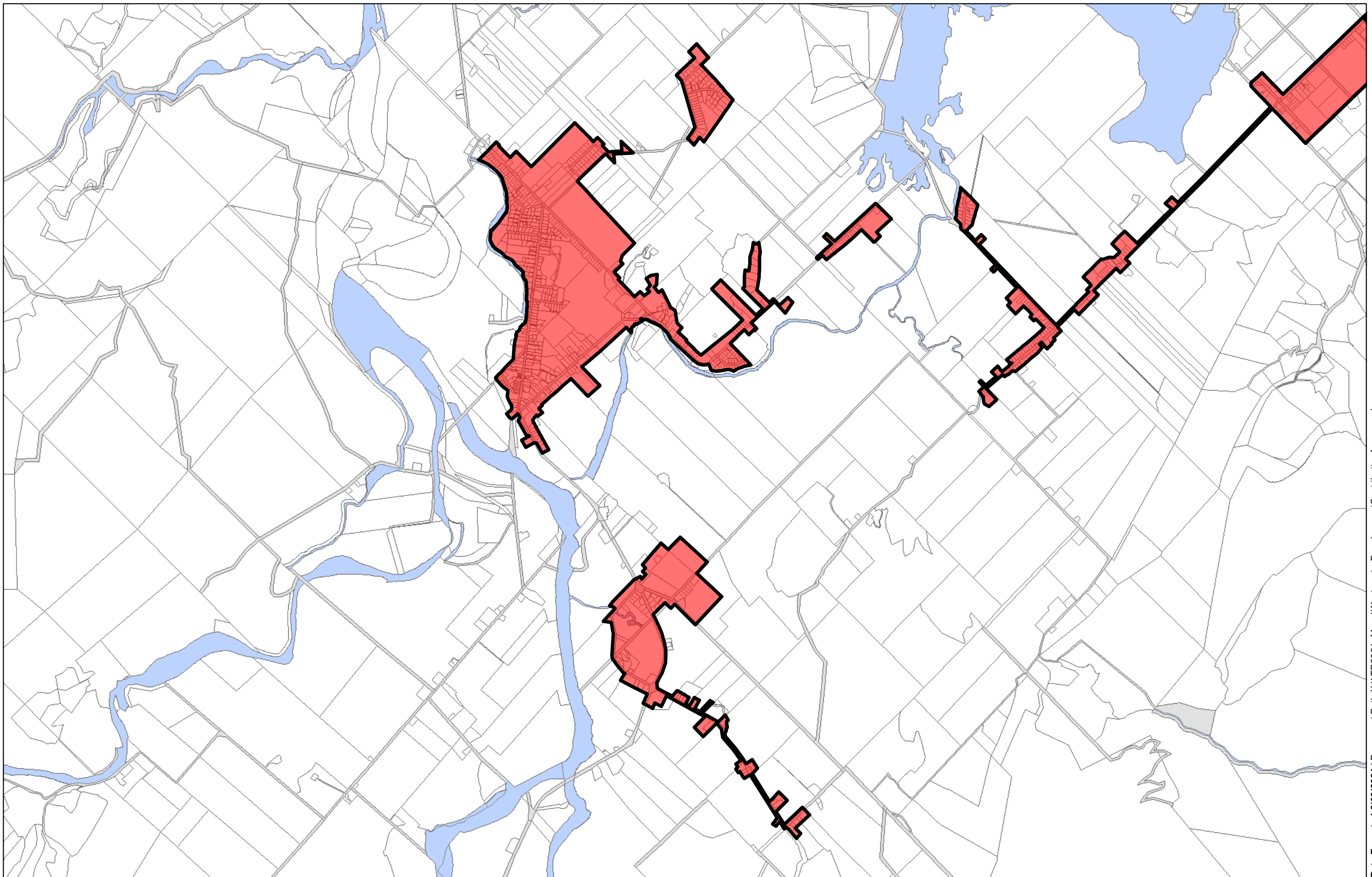




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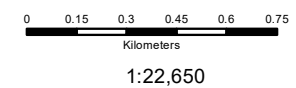
 2021 - 2031 Wastewater Development Contribution Area
Riwaka

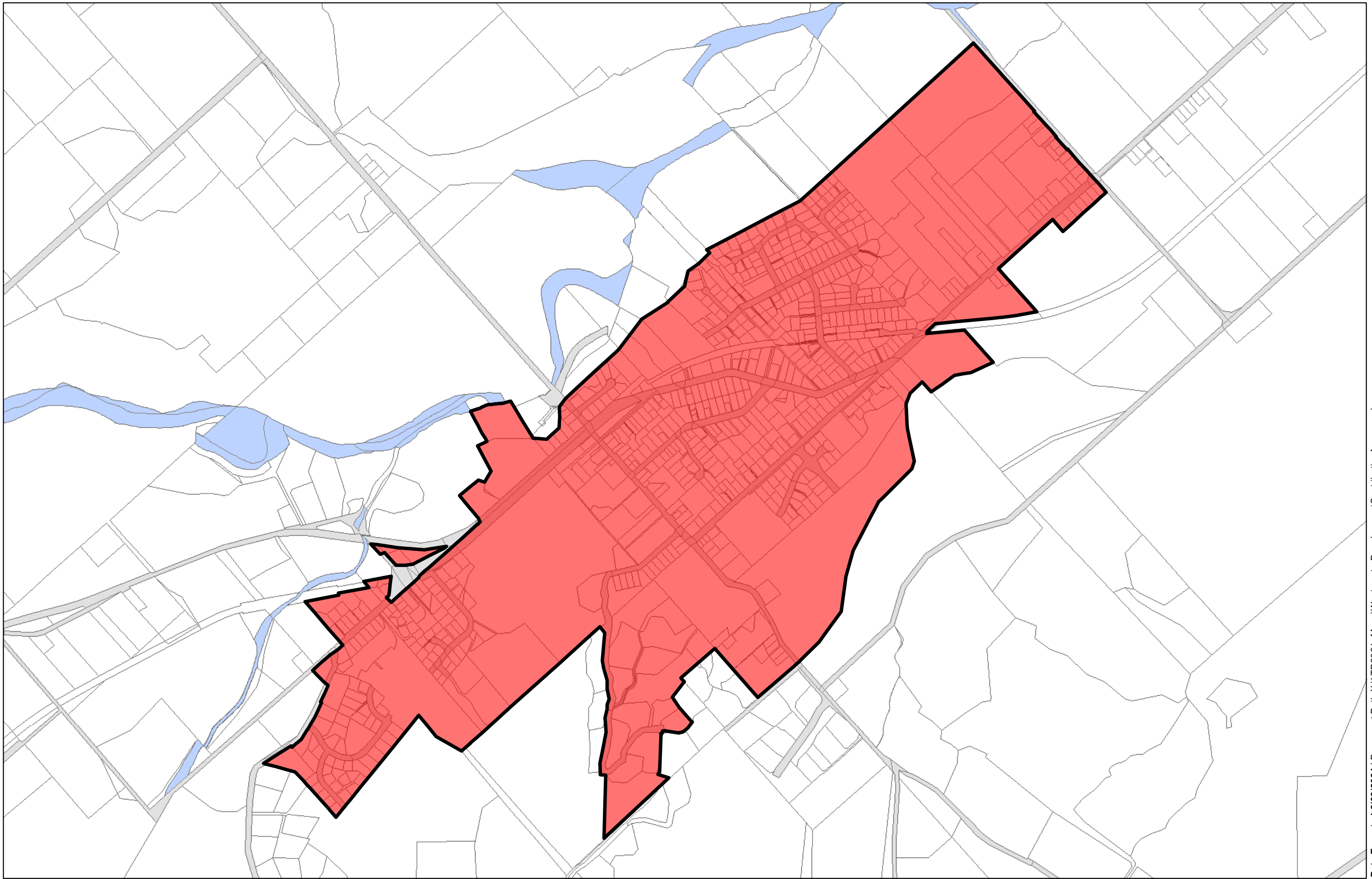




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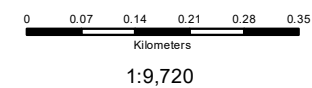
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Takaka

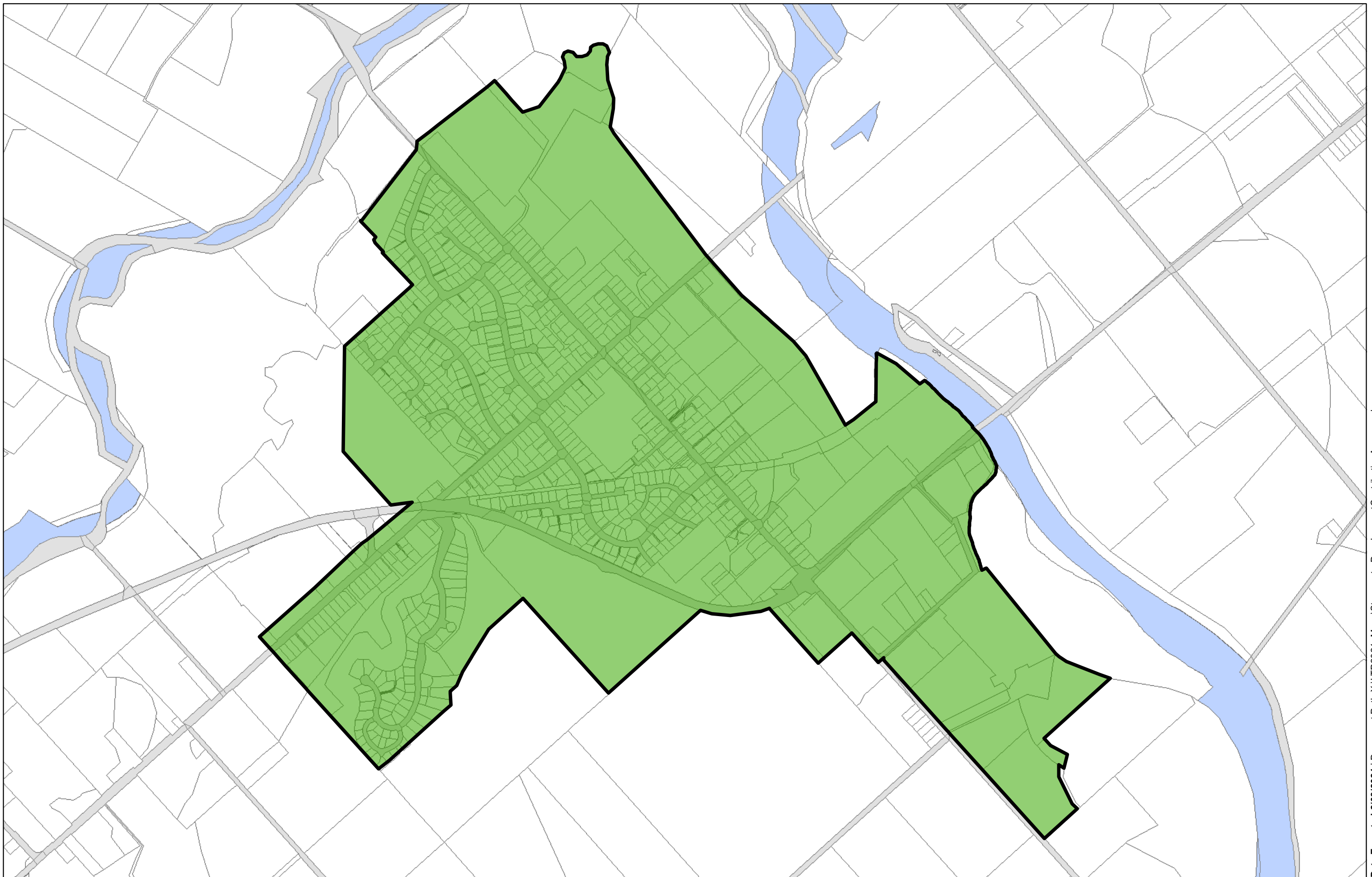




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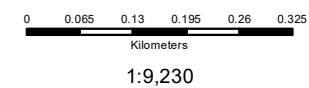
 2021 - 2031 Wastewater Development Contribution Area
Wakefield

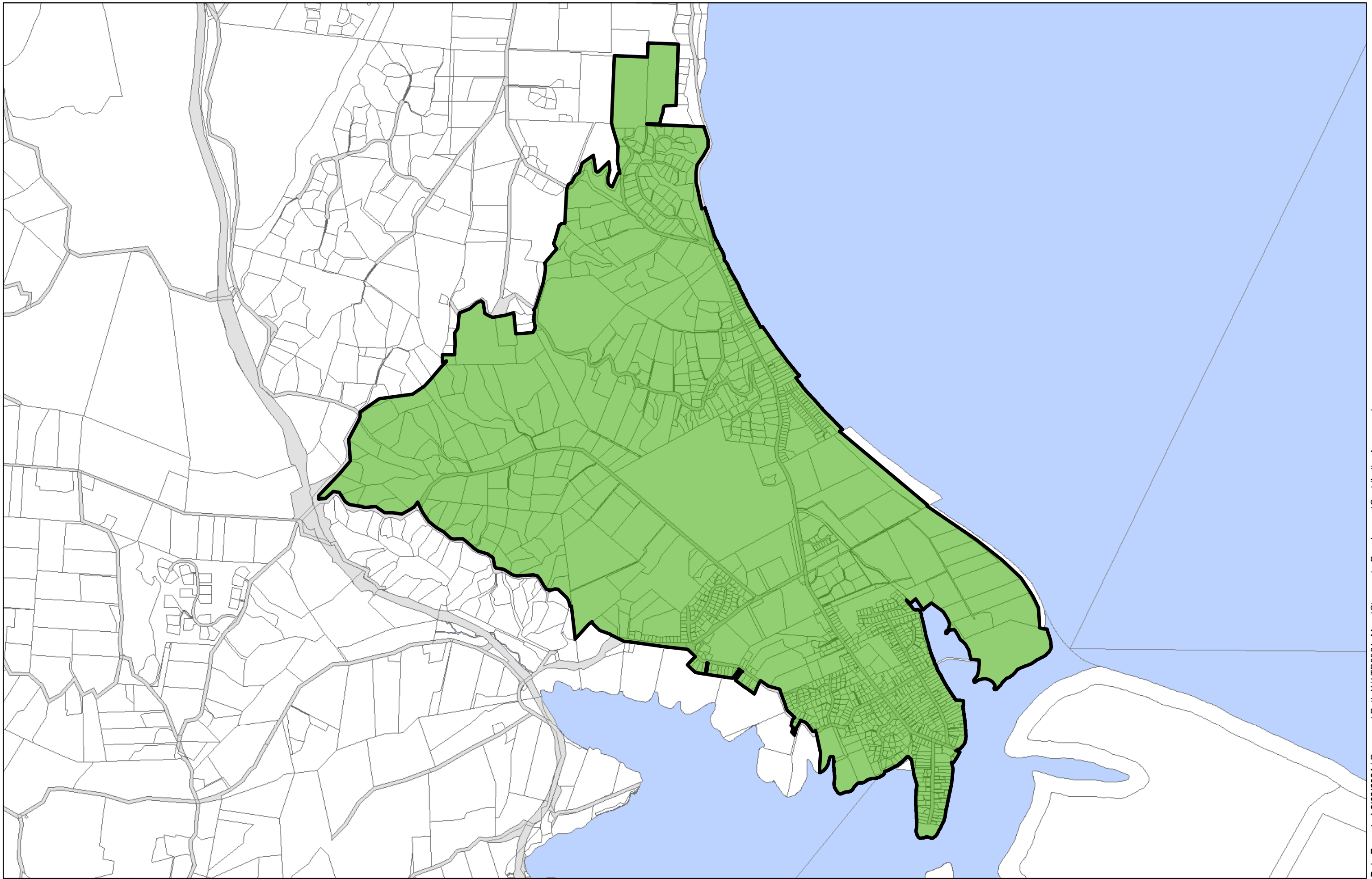




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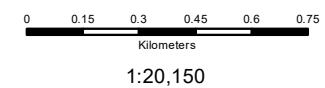
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Brightwater

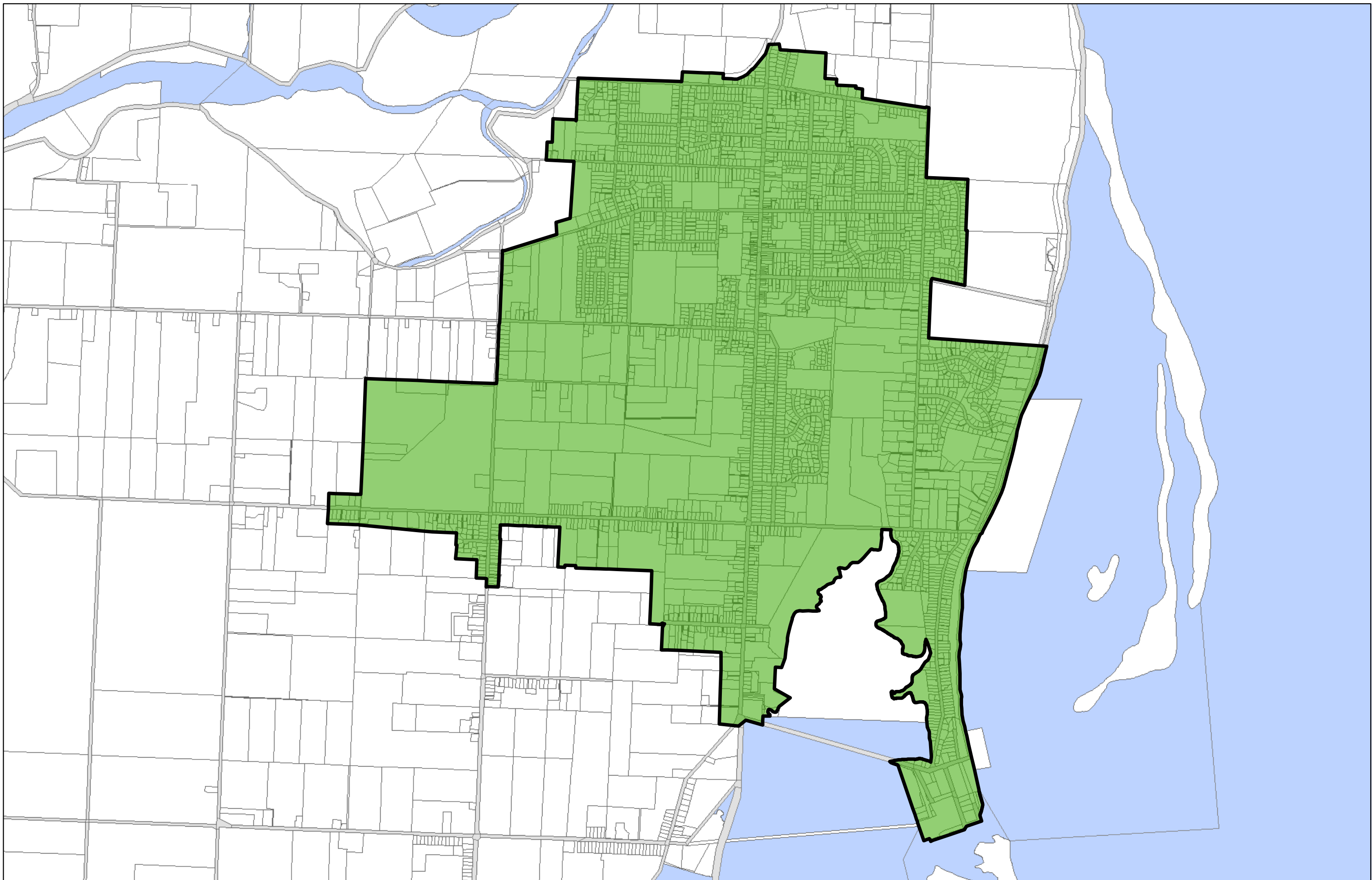




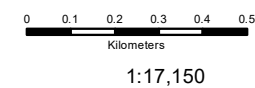
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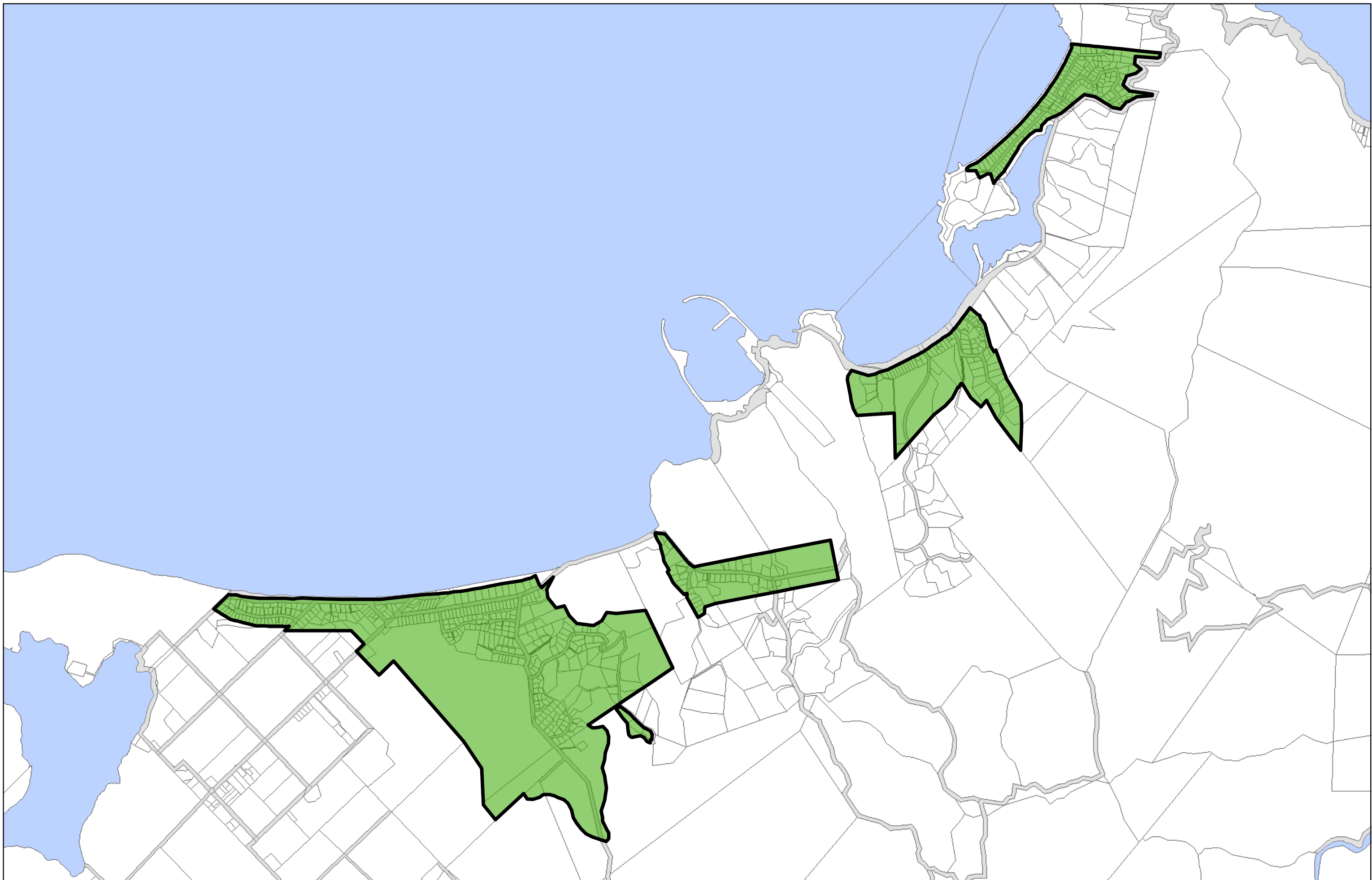
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Mapua-Ruby Bay





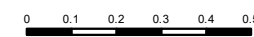
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Motueka



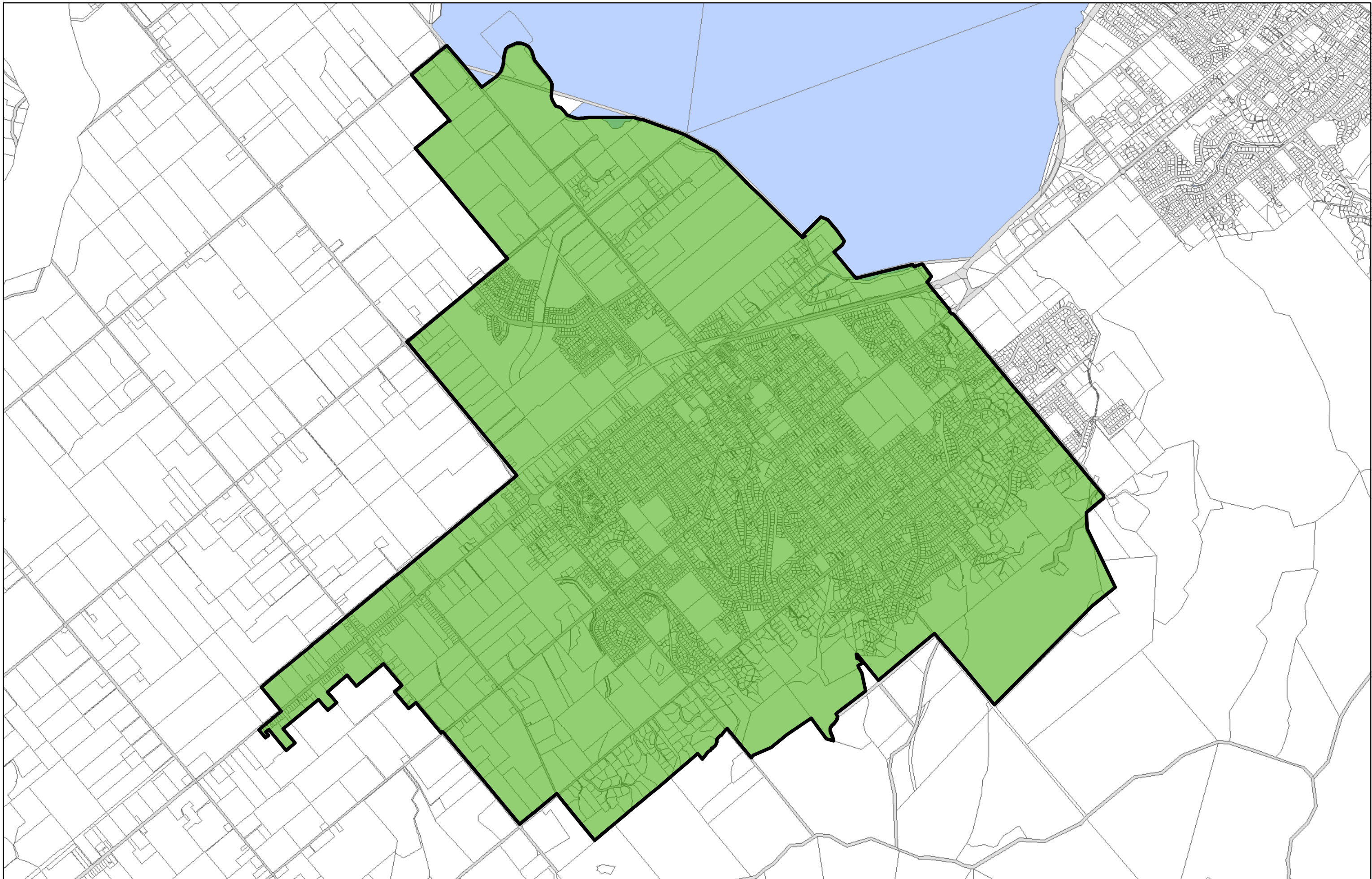


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 2021 - 2031 Stormwater Development Contribution Area
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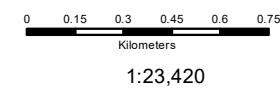

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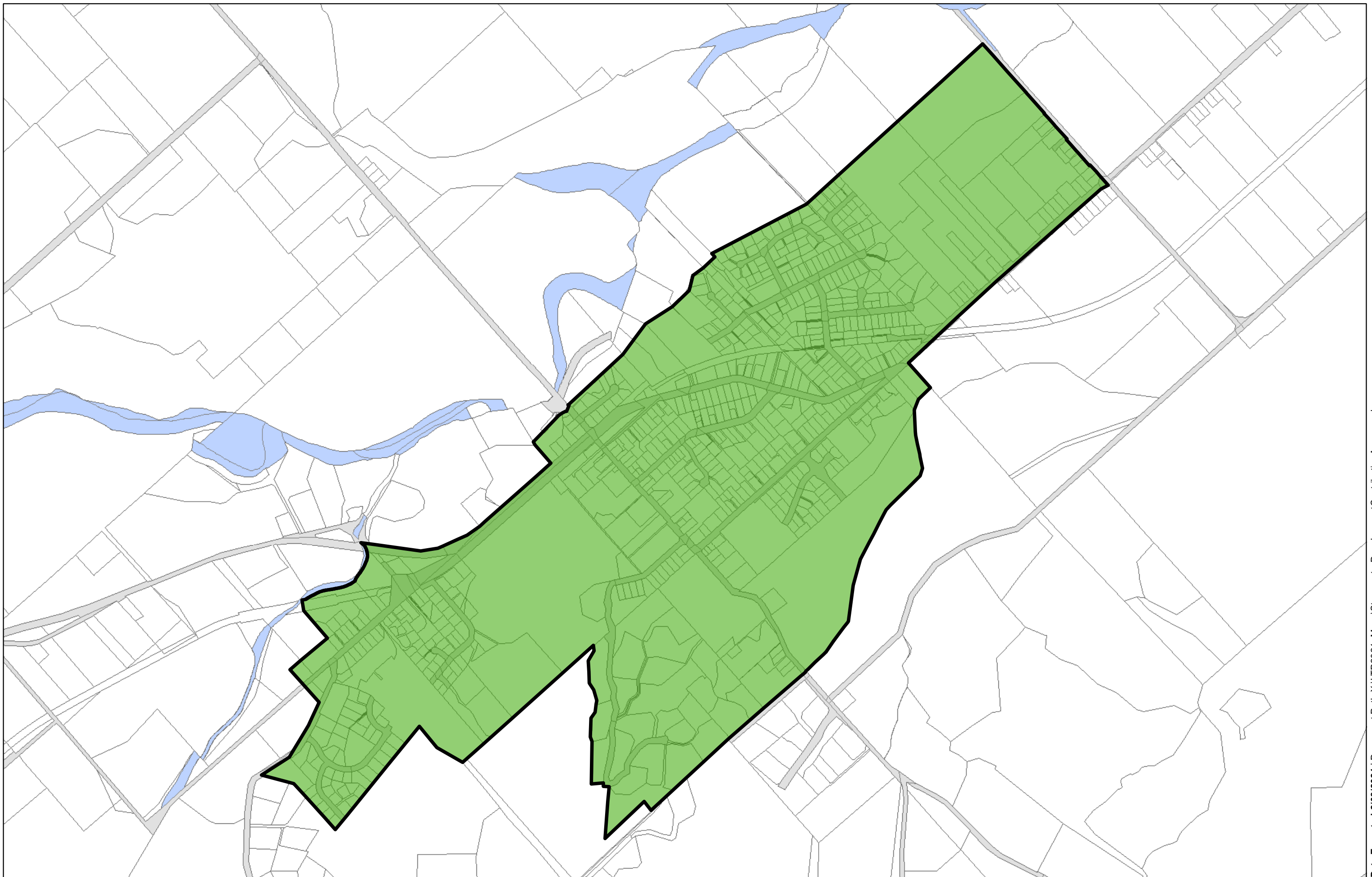

tasman
district council
Te Kaunihera o
te tai o Aorere



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 2021 - 2031 Stormwater Development Contribution Area
Richmond





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 2021 - 2031 Stormwater Development Contribution Area
Wakefield

