

Part 5 – Development Contributions Policy

1 Introduction

It is Tasman District Council's intention that developers should bear the cost of the increased demand that development places on the District's infrastructure. Population growth in the District will place a strain on network and community infrastructure. That infrastructure will need to expand and be further developed in order to cope with the demands of population growth.

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

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

1.1 Legislative Requirements and Powers

Council is required to have a policy on development contributions or financial contributions as a component of its Funding and Financial Policies in its Long-Term Council Community Plan (LTCCP) under Section 102(4)(d) of the Local Government Act 2002 (the Act). This Policy satisfies that requirement.

Section 198 of the Act gives territorial authorities the power to require a development contribution when granting a resource consent for a development, a building consent or an authorisation for a service connection. Development contributions provide Council with a method to obtain contributions to fund infrastructure required due to growth.

1.2 Purpose of Policy

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

1.3 Adoption of Policy

This Policy is adopted in conjunction with the 2009–2019 Long-Term Council Community Plan and will come into force on 1 July 2009.

Tasman District Council is seeking to set development contributions in a transparent and consistent manner...

1.4 When a Development Contribution is Required

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

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

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

Where a development will benefit from existing or future Council water, wastewater or stormwater services within the 10 year period of the plan, a development contribution for that particular infrastructure item will be required. The road network is of benefit to the whole District and development contributions for roading will be payable on development throughout the District.

Connection fees will continue to apply in addition to the requirements to pay development contributions except where a development contribution for water supply in the Coastal Tasman Area was paid prior to 1 July 2009, in which case the development contribution included a component for a connection fee.

1.5 Limitations to the Imposition of Development Contributions

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

- (a) Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent requiring that a financial contribution be made in relation to the same development for the same purpose.
- (b) Where subject to Council's agreement, the developer will fund or otherwise provide for the same network infrastructure, reserve or community infrastructure.
- (c) Where in relation to water, wastewater or stormwater services, it is not intended that the development will benefit from a new or expanded Council system or that Council will manage any adverse effect on a stormwater system from development, over the life of the LTCCP (refer to the Services Contribution Area Maps – Schedule III).
- (d) Where Council has received or will receive funding from a third party for these works.
- (e) Where existing use rights under Section 10 of the Resource Management Act apply to any building development.



Development Contributions Policy (cont.)

- (f) Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure.
- (g) Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$50,000 exclusive of GST, unless the building consent is for a change of use.
- (h) Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.

Council will require a reduced development contribution in respect of building development where a previous contribution was paid at the time of subdivision which resulted in the creation of the title being built upon. Likewise any payment in respect of a building development will be recognised at the time of signing off a section 224 certificate in respect of subdivision provided that payment was made in the preceding three years.

1.6 Recovery of Financial Contributions

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

effects of proposed developments through resource consent conditions, or in accordance with any relevant provision in the Tasman Resource Management Plan.

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

2 Council's Objective for the Collection Of Development Contributions

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

3 Trigger for Taking a Development Contribution

Under Section 202 of the Act, Council can require a development contribution upon the granting of:

- (a) A resource consent for a subdivision or building development;
- (b) A building consent;
- (c) An authorisation for a service connection.

Council will generally require development contributions on the grant of a resource consent for subdivision or building consent for new

development. Council considers that these triggers are generally the most appropriate stage to require a development contribution for the following reasons:

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

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

The requirement to pay a development contribution will be in addition to a requirement to pay service connection fees on connection to any Council provided network infrastructure except where a development contribution for water supply has been required in the Coastal Tasman Area prior to 1 July 2009.

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

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

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

4.1 Capital Expenditure as a Result of Growth in District

The Council has estimated the total capital expenditure which it expects to incur as a result of growth to meet increased demand for network infrastructure over the next 10 years. This arises out of

the preparation of asset management plans (which are available for public inspection) identifying the new or additional or expanded network infrastructure that will be developed over the next 10 years, the anticipated growth in the District and the proportion of capital expenditure on that network infrastructure which is attributable to new growth.

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

The relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 1 overleaf:

Development Contributions Policy (cont.)

Table 1	
Activity	Growth component to be funded by Development Contributions \$ (GST excl)
Road network	XXXX
Wastewater reticulation	XXXX
Water supply	XXXX
Stormwater	XXXX
Total	XXXX

5 Units of Demand

5.1 Residential

5.1.1

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

Development contributions calculated are based on the number of new lots expected in the next 20 years divided into the expenditure for 10 years that relates to growth. If for any reason the new growth works are undertaken but the new lots are less than calculated a corresponding loan will be drawn down for the shortfall with the debt servicing costs of that loan passed onto developers at the next review of the LTCCP.

5.2 Non-Residential

5.2.1

Where there is a subdivision for a non-residential land use or non-residential building development, an assessment will be carried out to determine an appropriate unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the non-residential

development and the assumptions made in calculating the household unit of demand or such other criteria as may be relevant (refer to Section 12, definition of HUD).

5.2.2

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

5.3 Special Assessments

5.3.1

In addition, Council reserves the right, at its sole discretion, to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development. This may occur where a development requires a special level of service or is of a type or

scale which is not readily assessed in terms of an equivalent household unit of demand. In any such case the Council may, at its sole discretion, require a special assessment to determine the capital expenditure on network infrastructure that can be attributed to the development in question.

6 Refunds

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

7 Payment of Development Contributions

Development contributions shall be payable on the granting of a resource consent or building consent or authorisation of a service connection. The due date for payment shall be as follows:

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

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

In addition to its powers generally to require payment of development contributions, Council will exercise the powers conferred by Section 208 of the Act (at its

discretion) if development contributions are not paid, or not paid in full. This section enables Council to:

- Prevent the commencement of a resource consent.
- Withhold a certificate under Section 224I of the RMA.
- Withhold a code compliance certificate under Section 43 of the Building Act 1991.
- Withhold a service connection to the development.
- Register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

The Council can recover any development contribution to be paid at the rate applicable at the time when payment is made.

Applicants for a building consent that attracts payment of a development contribution shall be entitled to a 5 percent discount if payment is made at the time of uplifting the building consent.

8 Bonding for development contributions

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

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

Development Contributions Policy (cont.)

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

9 Implementation and Review

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

- any changes to significant assumptions underlying the Development Contributions Policy;
- any changes in the capital development works programme for growth;
- any changes in the pattern and distribution of development in the District;
- any changes that reflect new or significant modelling of the networks;
- the result of reviews of the Funding and Financial Policies, and the LTCCP;
- any other matters Council considers relevant.

10 Significant Assumptions of the Development Contributions Policy

10.1 Methodology

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

10.2 Planning Horizons

A 20 year timeframe has been used as a basis for forecasting growth and applying a development contribution to all capital expenditure for network infrastructure. This is set out in Council's asset management plans. Benefits will be distributed over that timeframe with averaging to avoid the effects of lumpy infrastructure works within any given year on development contributions.

10.3 Projecting Growth

To estimate the number of residential and rural-residential developments Council expects over a 20 year period, this Policy has used, and has maintained consistency with, Council's urban growth planning and asset management planning data. This in turn has been based on the medium growth scenario from Statistics New Zealand (2006 base projections).

10.4 Best Available Knowledge

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

10.5 Key Risks/Effects

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

10.6 Financial/Administrative Assumptions

- All figures in the Development Contributions Policy are in today's dollars and there has been no allowance for inflation.
- That methods of service delivery will remain substantially unchanged.

11 Review of Decisions

A Council subcommittee comprising any two of the Mayor (or a Mayoral nominee), the Chair of the Environment and Planning or Engineering Services Committees may review assessments of non-residential developments made by staff under delegated authority. Any request for a review shall be lodged no later than 15 working days after receipt of the invoice detailing the Development Contribution payable and accompanied by any lodgement fee. A meeting to consider the request shall be convened within 20 working days of lodging the review request.

12 Meaning of Terms

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

Act means the Local Government Act 2002.

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

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

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

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

Catchment means the area served by a particular infrastructure.

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

Community Outcomes, in relation to a district or region:

- (a) means the outcomes for that district or region that are identified as priorities for the time being through a process under Section 91 of the Act; and
- (b) includes any additional outcomes subsequently identified through community consultation by the local authority as important to the current or future social, economic, environmental, or cultural well-being of the community.

Development means

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

Development Contribution means a contribution:

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

Development Contributions Policy means the policy on development contributions included in the Long-Term Council Community Plan of the Council under Section 102(4)(d) of the Act.

District means the Tasman District.

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

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

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

Table 3			
Activity	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	
21 – 100 mm dia		10 HUD	
101 – 150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
Wastewater (commercial only) (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0 m 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	300 m ² of non pervious surface	300 m ² and multiples thereof for roof and paved areas. Credits given for stormwater mitigation, i.e. grass swales / rain gardens	Typical residential dwelling covers approx 300 m ² site. Multiples of 300 m ² , i.e. roof and paved areas equate to HUD / 300 m ²
Roading	Three carpark spaces	Three carpark spaces per household unit = 1 HUD	Figure 16.2D of the TRMP sets out carpark spaces for different uses. The total carparks required per development / 3 = required HUD

- * For industrial/wet industries using more than 5.0m³ water per day, individual assessments will be undertaken on the proposed water use averaged over the year.
- When a change in use occurs and no resource consent required but an increased use in Council's infrastructure ie S198 and S199 Local Government Act 2002 (LGA 2002), Council may require that a Development Contribution be made and enforced through a statutory land charge pursuant S208(d) of LGA 2002.

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

Policy means this Development Contributions Policy.

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

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

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

Schedule I – Summary of Development Contributions

1 Residential Development

1.1 Development Contributions Required on Subdivision

For each infrastructure asset (water, wastewater, stormwater and roading) where development contributions are required, the development contribution payable by the developer will be calculated by multiplying the number of household units of demand (HUD) generated by the development by the figure for the relevant activity in Table 4. For the purpose of this Policy, a single household unit of demand is equivalent to each allotment created by subdivision. In calculating the number of HUDs, Council will use the number of new allotments created by subdivision, less:

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

Activity	Development Contribution per HUD \$ (incl. GST)
Water	XXXX
Wastewater	XXXX
Roading	XXXX
Stormwater	XXXX
Total	XXXX

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

1.2 Development Contributions Required on Building Development

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

- (a) For each building that is the first dwelling on site, the development contribution for the building is calculated as follows:
- (i) 100% of the road network contribution set out in Table 4, less any road network contribution paid to the Council at the time of subdivision and
 - (ii) 33% of the wastewater reticulation contribution set out in Table 4, less any wastewater reticulation contribution paid to the Council at the time of subdivision and
 - (iii) 33% of the water supply contribution set out in Table 4, less any water supply contribution paid to the Council at the time of subdivision and
 - (iv) 33% of the stormwater contribution set out in Table 4, less any stormwater contribution paid to the Council at the time of subdivision.

(b) Where the building is a second or subsequent dwelling on a single certificate of title, the development contribution is set out in Table 4.

2 Non-residential Development

- 2.1 Where there is a subdivision for a non-residential land use, or non-residential building development, an assessment will be carried out to determine a non-residential unit of demand in accordance with Table 3. The development contribution required for a non-residential development will be required on the grant of a resource consent, or on the grant of a building consent, or on the grant of any authorisation for a service connection, whichever is applicable and is first in time.

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

- 2.3 In calculating the equivalent HUD, the Council does not allow for fractions of HUDs. Standard rounding formulae will apply i.e. ≥ 0.5 is rounded up to the next whole number, < 0.5 is rounded down to the next whole number.

Schedule II – Summary of Activity Management Plans

Summary of the Development Contributions

WATER				
Township Location	Project Description	Total Cost	% For Growth	Growth Cost
Brightwater	Teapot Valley extension	194,057	30%	58,217
Brightwater	Treatment Upgrade	440,029	17%	74,805
Collingwood	Treatment Upgrade	661,400	1%	6,614
Kaiteriteri/Riwaka	Treatment Upgrade	916,500	1%	5,499
Mapua	CTA/Coastal Pipeline - Component for CTA DC	4,181,244	100%	4,181,244
Motueka	Motueka New Town Supply - Component for General District DC	2,894,689	100%	2,894,689
Murchison	Treatment Upgrade	546,450	2%	10,929
Richmond/Waimea	Churchill Ave new main	85,159	22%	18,735
Richmond/Waimea	Hill St Low Level Main Extension	137,723	22%	30,299
Richmond/Waimea	Oxford St Main Renewal	145,045	22%	31,910
Richmond/Waimea	Richmond East-High Level Reservoir	1,889,253	75%	1,416,940
Richmond/Waimea	Richmond East-Heights Reservoir	370,194	82%	303,559
Richmond/Waimea	Richmond East-High Level Rezone 4	237,155	22%	52,174
Richmond/Waimea	Richmond East-Heights Rising Main and PS	775,901	82%	636,239
Richmond/Waimea	Richmond/Waimea Low Rezone 3-William St Rezone	851,455	22%	187,320
Richmond/Waimea	Richmond/Waimea Low Rezone 2-CBD Rezone	558,218	22%	122,808
Richmond/Waimea	Richmond East-Hill St North HL	187,381	100%	187,381
Richmond/Waimea	Richmond/Waimea Rezone 1	235,150	22%	51,733
Richmond/Waimea	Richmond East-High Level Rising Main	678,196	75%	508,647
Richmond/Waimea	Richmond East-Park Drive & Selbourne Ave	380,605	75%	285,454
Richmond/Waimea	Richmond East - Champion Rd	458,527	75%	343,895
Richmond/Waimea	Richmond Water Treatment Plant	6,486,150	22%	1,426,953
Richmond/Waimea	New Groundwater Source	1,354,573	22%	298,006
Takaka	Construct New Water Supply Schemes	122,920	5%	6,146
Takaka	Firefighting Capacity improvements – CBD	1,099,500	5%	54,975
Wakefield	New Source Construction	3,855,947	15%	578,392
				13,773,563

2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
-	-	-	-	-	-	-	-	-	58,217
-	-	-	-	-	-	7,302	67,503	-	-
-	-	-	-	-	-	645	5,969	-	-
-	-	-	1,074	4,425	-	-	-	-	-
-	36,328	138,589	197,304	258,955	292,571	781,581	-	232,516	2,243,400
-	171,080	415,826	825,296	1,065,986	416,501	-	-	-	-
-	-	1,066	9,863	-	-	-	-	-	-
1,821	16,914	-	-	-	-	-	-	-	-
2,945	27,354	-	-	-	-	-	-	-	-
3,101	28,809	-	-	-	-	-	-	-	-
276,314	1,140,626	-	-	-	-	-	-	-	-
-	-	-	-	-	59,381	244,178	-	-	-
-	-	10,205	41,969	-	-	-	-	-	-
-	-	-	-	-	124,459	511,780	-	-	-
-	-	-	36,575	150,745	-	-	-	-	-
-	23,986	98,822	-	-	-	-	-	-	-
-	36,598	150,783	-	-	-	-	-	-	-
9,968	20,574	21,191	-	-	-	-	-	-	-
99,190	409,457	-	-	-	-	-	-	-	-
-	-	-	55,735	229,719	-	-	-	-	-
-	-	-	-	67,141	276,754	-	-	-	-
46,656	61,906	779,329	539,062	-	-	-	-	-	-
28,673	88,772	-	-	-	-	-	58,568	60,196	61,797
-	-	-	-	-	-	-	-	-	6,146
54,975	-	-	-	-	-	-	-	-	-
-	-	-	-	54,458	56,119	230,758	237,057	-	-
523,643	2,062,404	1,615,811	1,706,878	1,831,429	1,225,785	1,776,244	369,097	292,712	2,369,560

Schedule II – Summary of Activity Management Plans (cont.)

Summary of the Development Contributions

WASTEWATER				
Township Location	Project Description	Total Cost	% For Growth	Growth Cost
Brightwater	Brightwater - Burkes Bank	2,773,044	59%	1,636,096
Collingwood	Beach Road PS Upgrade	14,400	1%	144
Collingwood	Motels PS Upgrade	174,200	1%	1,742
Mapua / Ruby Bay	Aranui-Higgs Rd PS Upgrade & Storage	126,025	80%	100,820
Mapua / Ruby Bay	Higgs Rd PS 1 Upgrade & Storage	186,648	54%	100,790
Mapua / Ruby Bay	Mapua Wharf PS Upgrade & Generator	1,672,910	73%	1,221,224
Mapua / Ruby Bay	Ruby Bay PS Upgrade & Storage	193,439	54%	104,457
Mapua / Ruby Bay	Stafford Drive PS & RM Upgrade	2,824,211	92%	2,598,274
Mapua / Ruby Bay	Toru St PS Upgrade & Storage	189,989	54%	102,594
Mapua / Ruby Bay	Upgrade Trunk Main to Bell Island	2,121,791	100%	2,121,791
Motueka	High St Gravity Main	468,400	11%	51,524
Motueka	Motueka WWTP Land Negotiation	532,567	9%	47,931
Motueka	Motueka WWTP Upgrade	6,815,111	9%	613,360
Motueka	Oaks Village PS (Naumai Street) Upgrade	778,027	11%	85,583
Murchison	Hotham St PS Upgrade	211,550	2%	4,231
Murchison	Murchison WWTP Disposal Upgrade	25,550	2%	511
Murchison	Rising main Renewal across SH Bridge	282,400	2%	5,648
Pohara	Pohara Gravity Main Upgrade	266,625	100%	266,625
Pohara	Pohara Valley Reticulation Upgrade	175,424	100%	175,424
Pohara	Pohara/Tata Beach Upgrade	4,864,338	8%	389,147
Pohara	PS Upgrade Land Acquisition	154,813	8%	12,385
Richmond	Churchill Ave Pipeline Upgrade	408,855	22%	89,948
Richmond	Queen St Pipeline Upgrade	144,573	22%	31,806
Richmond	Wensley Rd Pipeline Upgrade	418,518	22%	92,074
Richmond	William St Pipeline Upgrade	164,523	22%	36,195
Richmond	Headingly Lane PS	722,470	100%	722,470
Takaka	Takaka WWTP Upgrade	3,310,220	5%	165,511
				10,778,305

2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
-	-	-	-	-	-	-	316,713	651,033	668,350
-	-	-	-	-	-	-	-	-	144
-	-	-	-	-	-	-	-	170	1,572
-	-	-	-	-	-	-	9,836	90,984	-
-	-	-	-	-	9,831	90,959	-	-	-
118,704	1,102,520	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	20,437	84,020	-
-	-	-	246,867	254,372	2,097,035	-	-	-	-
-	-	-	-	-	-	10,013	92,581	-	-
2,121,791	-	-	-	-	-	-	-	-	-
-	5,017	46,507	-	-	-	-	-	-	-
-	47,931	-	-	-	-	-	-	-	-
-	-	59,275	365,685	188,400	-	-	-	-	-
-	-	-	-	-	8,348	77,235	-	-	-
411	3,820	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	511
5,648	-	-	-	-	-	-	-	-	-
25,916	240,709	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	17,114	158,310	-
-	-	-	75,289	193,943	119,915	-	-	-	-
12,385	-	-	-	-	-	-	-	-	-
-	-	-	8,756	81,192	-	-	-	-	-
-	-	-	-	-	-	3,104	28,702	-	-
-	-	-	-	17,976	74,098	-	-	-	-
-	3,525	32,670	-	-	-	-	-	-	-
722,470	-	-	-	-	-	-	-	-	-
5,741	159,770	-	-	-	-	-	-	-	-
3,013,066	1,563,292	138,452	696,597	735,883	2,309,227	181,311	485,383	984,517	670,577

Schedule II – Summary of Activity Management Plans (cont.)

Summary of the Development Contributions

STORMWATER				
Township Location	Project Description	Total Cost	% For Growth	Growth Cost
Brightwater	Jeffries Creek	234,701	17%	40,838
Brightwater	Mt Heslington Drain Diversion	1,689,443	17%	293,963
Collingwood	Elizabeth St	272,000	1%	2,448
Kaiteriteri/Riwaka	Little Kaiteriteri Rowling Rd	289,111	1%	2,602
Kaiteriteri/Riwaka	Martin Farm Rd/Motorcamp	40,778	1%	367
Mapua	School Rd Drain	122,696	8%	9,693
Mapua	Ruby Bay	413,785	8%	32,689
Mapua	Seaton Valley Drain	729,949	8%	57,666
Motueka	Tidal Gates	135,446	11%	15,170
Motueka	Reticulation Improvements	194,607	11%	21,796
Motueka	New Development Areas	1,414,222	100%	1,414,222
Motueka	Parker St	73,777	11%	8,263
Motueka	Poole St/High St	1,110,500	11%	124,376
Motueka	Wharf Rd gates	231,991	11%	25,983
Motueka	Old Wharf Road	218,911	11%	24,518
Murchison	UDA Investigation	64,905	2%	1,363
Patons Rock	Patons Rock	541,730	10%	54,173
Pohara	Pohara Main Settlement	476,926	8%	38,631
Pohara	Pohara Valley	301,852	8%	24,450
Richmond	Bill Wilkes Reserve	102,024	12%	12,549
Richmond	Borck Creek - Queen St to SH60	3,834,298	35%	1,349,673
Richmond	Hill St	1,630,992	12%	200,612
Richmond	Lodestone Park	179,146	12%	22,035
Richmond	Middlebank Drive	3,877,683	12%	476,955
Richmond	Poutama Drain	1,963,789	12%	241,546
Richmond	Queen St	3,634,350	12%	447,025
Richmond	Reservoir Creek	910,854	12%	112,035
Richmond	Richmond South - Hart Drain Dam	225,256	100%	225,256
Richmond	Richmond Land Purchase	3,028,253	35%	1,065,945
St. Arnaud	General issues	13,633	3%	409
Takaka	Waitapu Rd	190,600	5%	8,577
Takaka	Meihana St Upgrade	80,800	5%	3,636
Takaka	Commercial St Upgrade	278,533	5%	12,534
Tasman	Tasman	277,429	2%	5,826
Wakefield	Eden Stream	52,597	15%	7,837
Wakefield	Whitby Rd to Arrow St	736,658	15%	109,762
				6,495,423

2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
40,838	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	28,692	265,271	-	-
-	-	-	-	-	-	239	2,209	-	-
-	127	2,475	-	-	-	-	-	-	-
-	-	-	367	-	-	-	-	-	-
-	-	-	-	-	-	-	9,693	-	-
16,087	16,602	-	-	-	-	-	-	-	-
28,379	29,287	-	-	-	-	-	-	-	-
-	-	-	-	-	-	15,170	-	-	-
-	10,737	11,059	-	-	-	-	-	-	-
-	-	-	-	-	-	-	136,155	559,758	718,309
-	-	-	-	-	8,263	-	-	-	-
5,955	61,454	56,967	-	-	-	-	-	-	-
-	-	-	-	-	-	-	25,983	-	-
24,518	-	-	-	-	-	-	-	-	-
-	-	-	-	-	1,363	-	-	-	-
-	2,634	51,539	-	-	-	-	-	-	-
18,726	-	19,905	-	-	-	-	-	-	-
-	-	-	-	24,450	-	-	-	-	-
-	-	12,549	-	-	-	-	-	-	-
-	-	-	-	-	425,717	-	449,584	-	474,372
-	-	-	-	-	-	-	-	19,592	181,020
-	-	-	-	-	-	-	-	22,035	-
-	-	-	-	22,824	188,163	265,968	-	-	-
-	-	23,557	217,989	-	-	-	-	-	-
-	-	-	20,597	84,892	-	179,862	161,674	-	-
21,847	90,188	-	-	-	-	-	-	-	-
-	-	-	-	225,256	-	-	-	-	-
-	-	-	-	562,558	-	-	-	503,387	-
409	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	8,577	-
-	-	-	-	-	-	-	-	-	3,636
-	-	-	609	11,925	-	-	-	-	-
-	568	5,258	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	7,837
-	-	-	-	-	-	-	5,347	104,415	-
156,759	211,597	183,309	239,562	931,905	623,506	489,931	1,055,916	1,217,764	1,385,174

Schedule II – Summary of Activity Management Plans (cont.)

Summary of the Development Contributions

ROADING				
Township Location	Project Description	Total Cost	% For Growth	Growth Cost
Brightwater	Brightwater Cycle Facility - Charlotte Ln To Underpass	152,933	48%	73,408
Brightwater	Brightwater Construction - River Tce Rd 1	574,210	10%	57,421
Brightwater	Brightwater Construction - River Tce Rd 2	143,920	10%	14,392
Brightwater	Brightwater Construction - Lord Rutherford Rd Sth	253,449	75%	190,087
Brightwater	Brightwater Streetscape - Ellis Street	1,066,820	20%	213,364
Collingwood	Collingwood Streetscape	203,275	20%	40,655
District	Road Studies	138,950	20%	27,790
District	Advanced I&D Fees	1,772,000	20%	354,400
District	District New & Reconstructed Pram Crossings	98,736	25%	24,684
District	Marahau Pedestrian Facility - Bridge	115,579	48%	55,478
District	Public Transport Infrastructure	430,105	20%	86,021
District	New Footpaths - District Wide	861,908	25%	215,477
District	District Kerb & Channel	236,268	50%	118,134
District	Kerb And Channel - District Wide	861,908	25%	215,477
District	Awa Awa Rd	249,407	75%	187,055
District	Foley Rd	299,447	75%	224,585
District	Marriages Rd	321,397	75%	241,048
District	Stringer Rd	1,819,976	75%	1,364,982
District	Old Coach Road Construction	4,303,323	65%	2,797,160
District	Old Coach Road	332,797	75%	249,598
Golden Bay	Golden Bay Cycle Facility - Pohara Seawall	352,979	48%	169,430
Golden Bay	Abel Tasman Drive	934,205	20%	186,841
Mapua	Mapua Cycle Facilities - The Coastal Highway	25,381	48%	12,183
Mapua	Mapua Cycle Facilities - The Seaton Valley Road Link	186,123	48%	89,339
Mapua	Mapua Cycle Facilities - Rural 3 Harley Road	96,544	48%	46,341
Mapua	Mapua Cycle Facilities - Rural 3 Gardner Valley/seaton Valley	106,513	48%	51,126
Mapua	Mapua Water Front Carpark	92,889	80%	74,311
Mapua	Mapua - Aranui Road Fcc Site Kerb and Channel	23,842	50%	11,921
Mapua	Mapua Streetscape - Aranui Rd	635,621	80%	508,497
Motueka	Motueka - Cycle Facilities Wharf Rd Cycle and Light	864,621	48%	415,018
Motueka	Motueka Cycle Facility - Goodman Park Cycle Path	166,948	48%	80,135
Motueka	Motueka Cycle Facility - Rugby Park Cycle Path	95,310	48%	45,749

2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
-	-	73,408	-	-	-	-	-	-	-
-	-	-	-	-	57,421	-	-	-	-
-	-	-	-	-	-	-	-	-	14,392
-	-	-	18,503	171,584	-	-	-	-	-
-	-	-	-	-	10,252	94,848	108,264	-	-
-	-	3,965	36,690	-	-	-	-	-	-
6,069	-	-	6,633	-	-	7,240	-	-	7,848
30,963	31,954	32,912	33,841	34,869	35,933	36,939	37,947	39,002	40,040
-	7,909	8,146	8,629	-	-	-	-	-	-
2,477	-	-	-	53,001	-	-	-	-	-
-	-	11,059	18,003	11,716	12,073	12,412	12,750	-	8,008
-	-	-	28,201	29,058	29,944	30,783	31,623	32,502	33,366
10,321	10,651	10,971	11,280	11,623	11,978	12,313	12,649	13,001	13,347
-	-	-	28,201	29,058	29,944	30,783	31,623	32,502	33,366
-	-	-	-	-	-	-	-	-	187,055
-	-	-	-	-	66,080	158,505	-	-	-
-	-	-	-	-	-	-	-	-	241,048
671,742	693,240	-	-	-	-	-	-	-	-
-	-	-	-	-	1,379,269	1,417,891	-	-	-
-	-	-	-	-	-	-	-	24,376	225,222
169,430	-	-	-	-	-	-	-	-	-
-	14,912	15,359	15,792	16,272	23,955	49,252	25,298	26,001	-
-	-	-	12,183	-	-	-	-	-	-
-	-	-	89,339	-	-	-	-	-	-
-	-	46,341	-	-	-	-	-	-	-
-	51,126	-	-	-	-	-	-	-	-
74,311	-	-	-	-	-	-	-	-	-
11,921	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	90,485	418,012
-	-	-	-	-	-	-	-	81,274	333,744
-	-	-	80,135	-	-	-	-	-	-
-	-	-	-	45,749	-	-	-	-	-

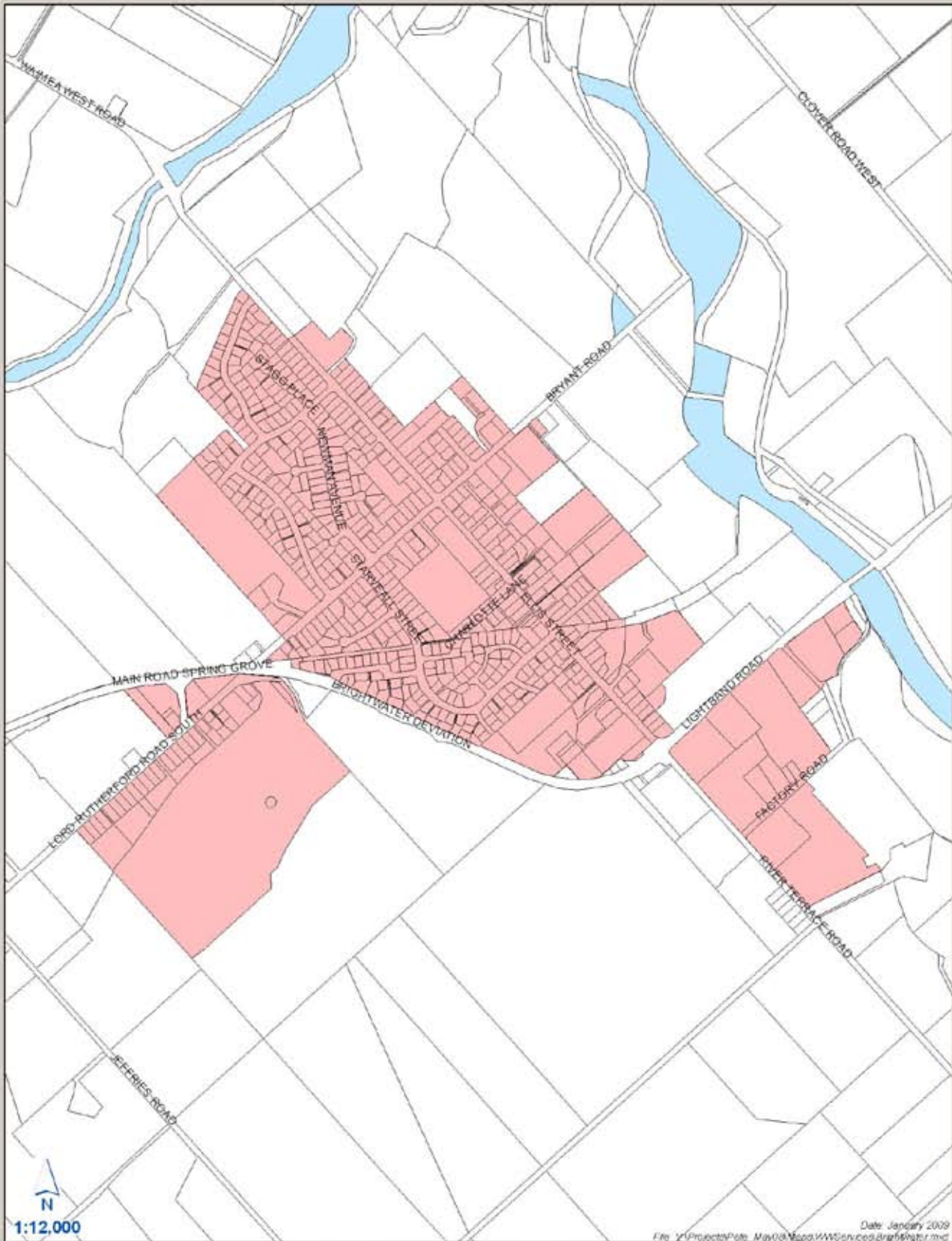
Schedule II – Summary of Activity Management Plans (cont.)

ROADING (cont.)				
Township Location	Project Description	Total Cost	% For Growth	Growth Cost
Motueka	Riwaka Kaiteriteri Rd Upgrade Stage 3			
Motueka	Riwaka Kaiteriteri Rd Upgrade Stage 2			
Motueka	Motueka Streetscape			
Murchison	Murchison Construction - Hampden St			
Richmond	Richmond Construction - Champion-Salisbury Roundabout			
Richmond	Richmond Construction - Oxford St Widening			
Richmond	Richmond Construction - Queen-Salisbury Traffic Signals			
Richmond	Richmond - Kawatiri Cycle Facility - Stage 3			
Richmond	Richmond - Kawatiri Cycle Facility - Stage 1			
Richmond	Richmond - Kawatiri Cycle Facility - Stage 4			
Richmond	Richmond Cycle Facility - ASB Pool To Bird St Cycleway			
Richmond	Richmond Cycle Facility - Champion Rd Crossing			
Richmond	Richmond Cycle Facility - Champion Rd, Salisbury Rd to Garrin College			
Richmond	Richmond Cycle Facility - Reservoir Creek - Hill St to Waimea College			
Richmond	Richmond Cycle Facility - Reservoir Creek - Waimea College Link To Salisbury Rd Via School Field			
Richmond	Richmond Cycle Facility - Reservoir Creek - Eel Creek Section			
Richmond	Richmond Cycle Facility - Bill Wilkes Reserve			
Richmond	Richmond - Kawatiri Cycle Facility - Stage 2			
Richmond	Richmond Carparks Land Purchase			
Richmond	Richmond Development - Carparks			
Richmond	Hope Construction- Aniseed Valley			
Richmond	Lower Queen Street Land Purchase			
Richmond	Richmond Construction - Bateup Rd			
Richmond	Richmond Construction - Paton Road Stage 1			
Richmond	Richmond Construction - Upper Champion Rd			
Richmond	Richmond Construction - Upper Champion Rd			
Richmond	Richmond Construction - Paton Road Stage 2			
Richmond	Richmond Town Centre Development - Gateways			
Richmond	Richmond Town Centre Development - Queen St			
Takaka	Takaka - Cycle Facilities - SH60 Shared Path Bridges Hollow			

Schedule II – Summary of Activity Management Plans (cont.)

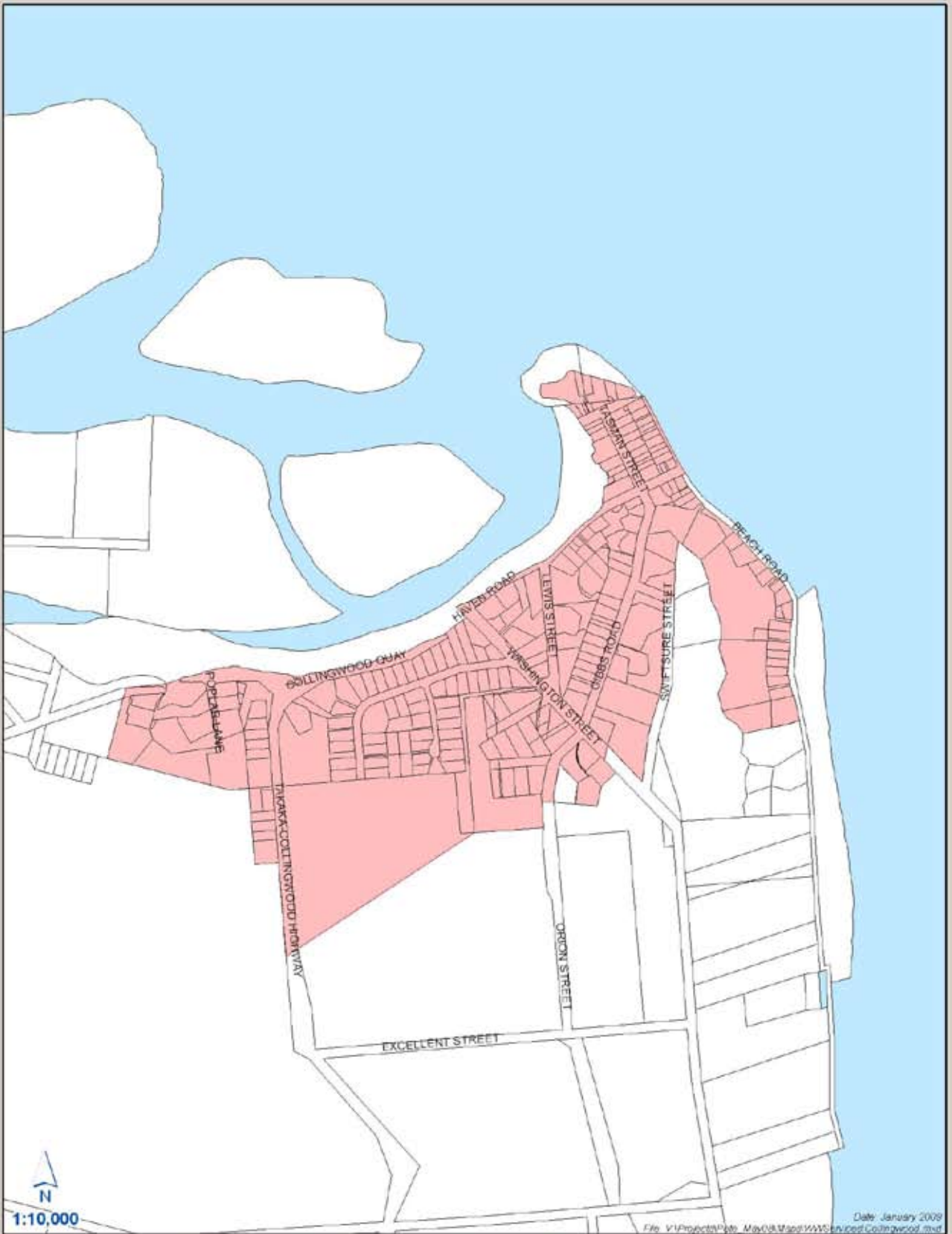
ROADING (cont.)				
Township Location	Project Description	Total Cost	% For Growth	Growth Cost
Takaka	Takaka - Cycle Facilities - SH60 Shared Path Cntr Takaka	302,335	20%	60,467
Takaka	Takaka - Cycle Facilities - Shared Path SH60 - Glenview	417,110	20%	83,422
Takaka	Takaka - Fire Station Carpark	207,450	10%	20,745
Takaka	Takaka - Motupipi Carpark	362,850	10%	36,285
Takaka	Takaka - Buxton Lane	63,780	10%	6,378
Takaka	Abel Tasman Drive - Ligar Bay To Peterson Rd	166,630	20%	33,326
Takaka	Pohara Construction - Abel Tasman Drive	2,215,815	20%	443,163
Takaka	Takaka Construction - Meihana St	896,885	20%	179,377
Wakefield	Wakefield Cycle Facilities - Upgrade Railway Path	81,363	48%	39,054
Wakefield	Wakefield Construction - Eighty-Eight Valley Rd to Totara View	998,477	30%	299,543
Wakefield	Wakefield Construction - Pitfure Rd	64,610	50%	32,305
Wakefield	Wakefield - Eighty-Eight Valley Rd	595,715	20%	119,143
				20,318,055

2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
-	-	-	-	-	-	-	-	29,837	30,630
-	-	-	-	-	-	-	-	20,448	62,974
20,745	-	-	-	-	-	-	-	-	-
-	-	-	-	-	3,539	32,746	-	-	-
-	-	-	-	-	-	6,378	-	-	-
-	-	-	-	-	-	-	-	-	33,326
-	-	-	-	-	-	-	43,235	399,928	-
-	-	-	-	-	179,377	-	-	-	-
-	-	-	-	39,054	-	-	-	-	-
-	-	-	-	-	-	-	29,223	270,320	-
-	-	-	-	-	-	-	-	-	32,305
-	-	119,143	-	-	-	-	-	-	-
1,004,147	1,016,425	876,902	755,680	2,003,849	2,586,887	3,791,194	3,437,242	2,591,650	2,254,079

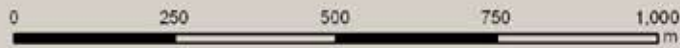


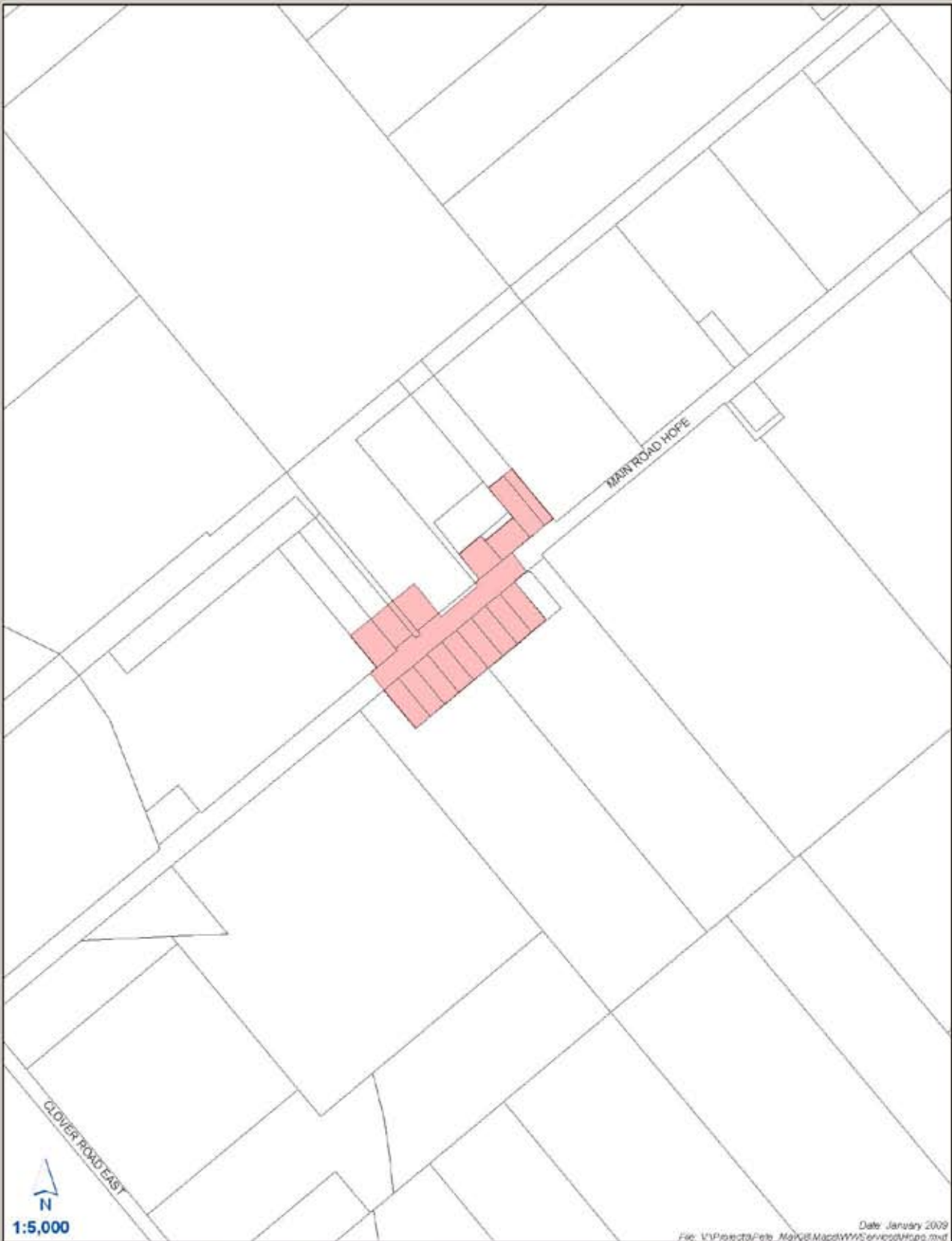
Brightwater Wastewater Services Activity Contribution Map



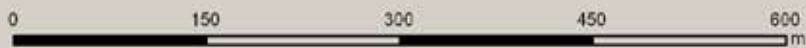


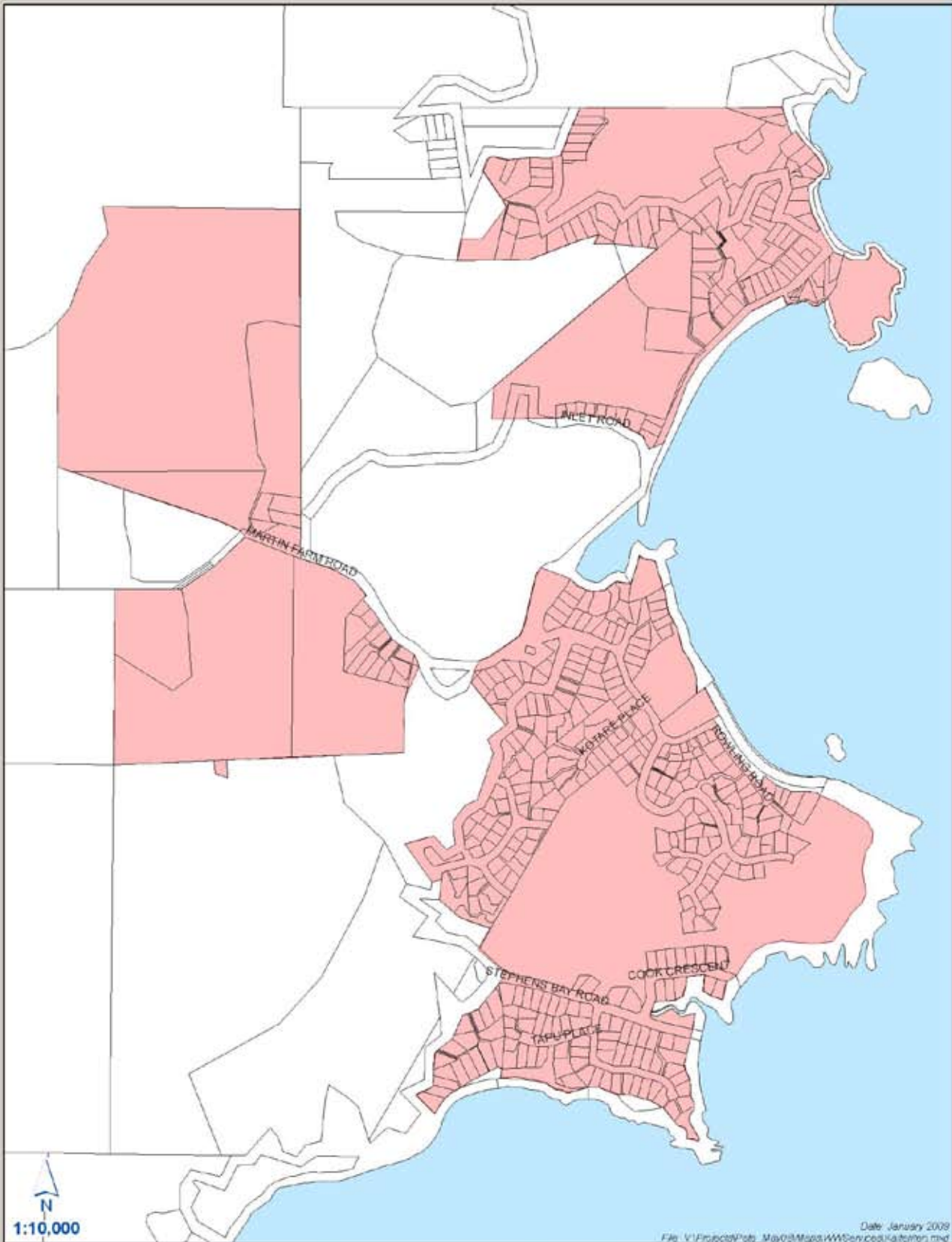
Collingwood Wastewater Services Activity Contribution Map





Hope Wastewater Services Activity Contribution Map





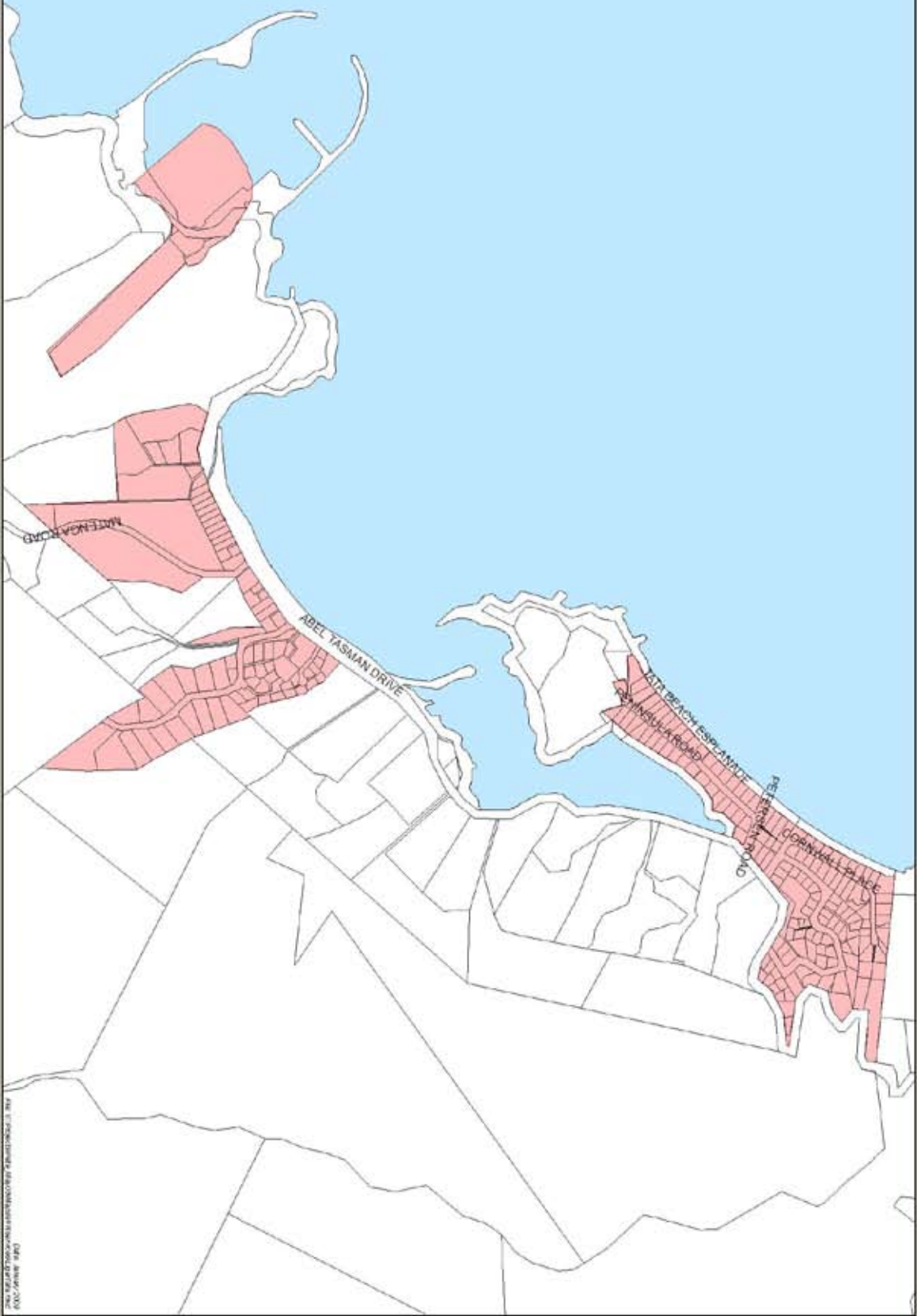
Kaiteriteri Wastewater Services Activity Contribution Map



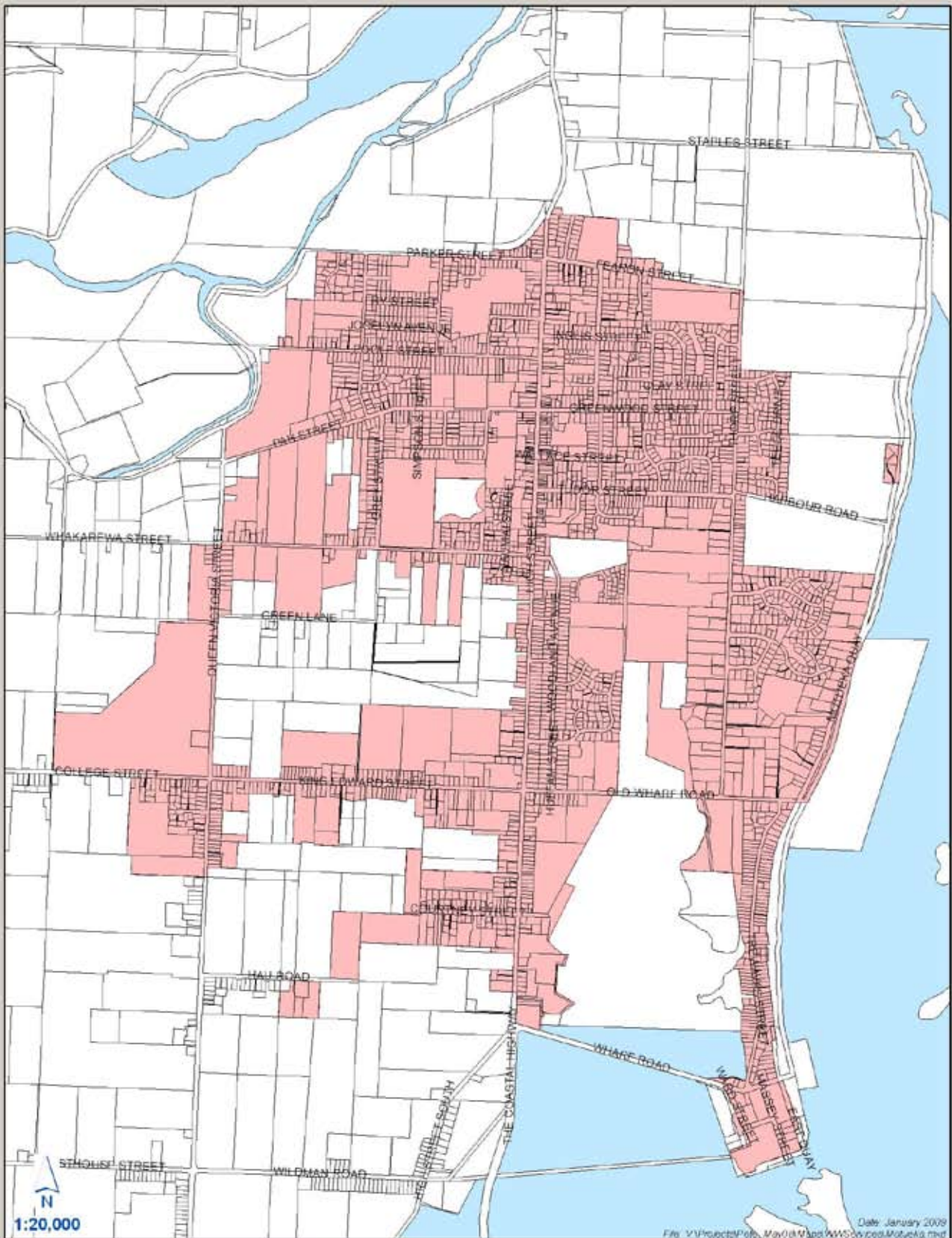


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Ligar Bay/Tata Beach Wastewater Services Activity Contribution Map

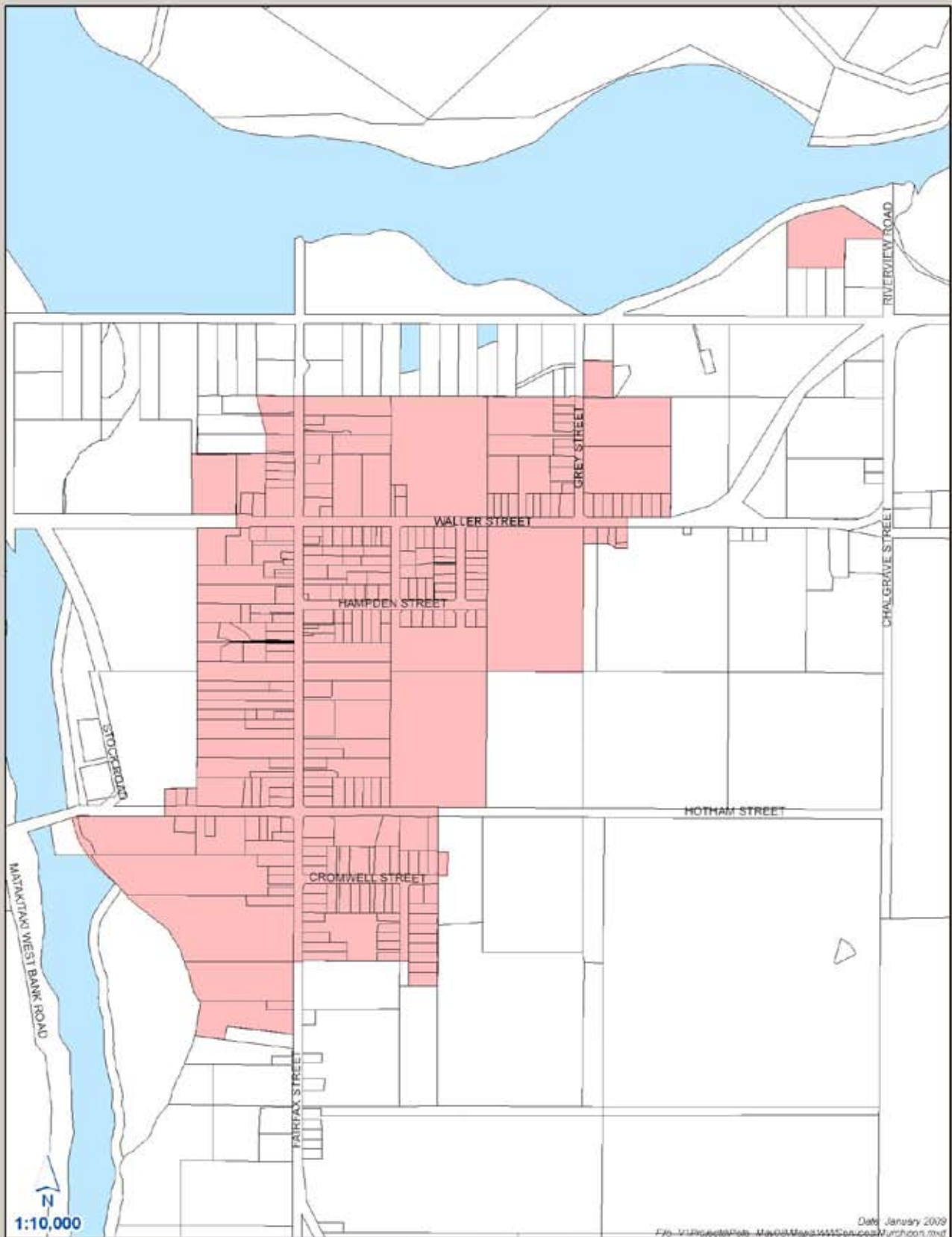


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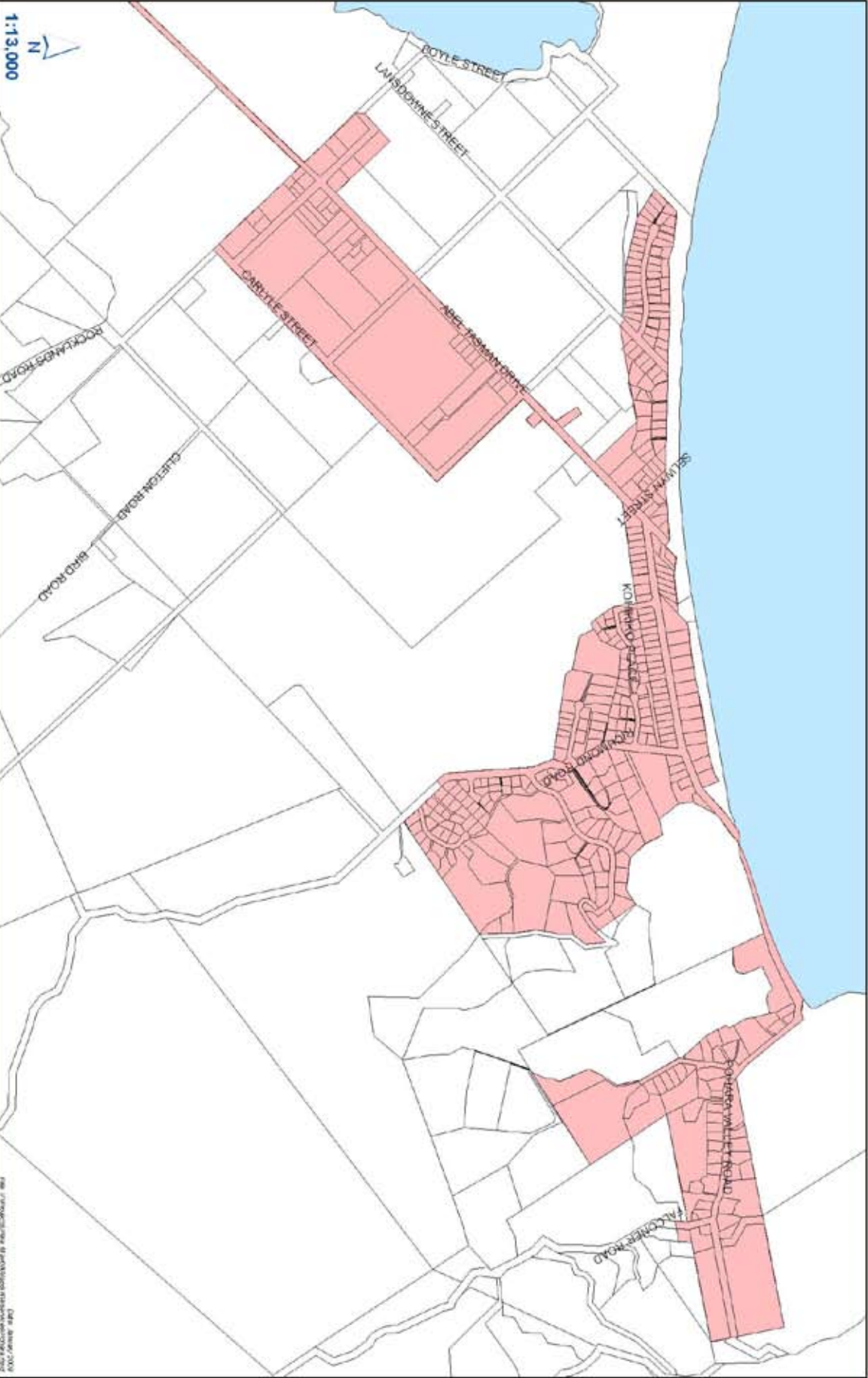
Motueka Wastewater Services Activity Contribution Map





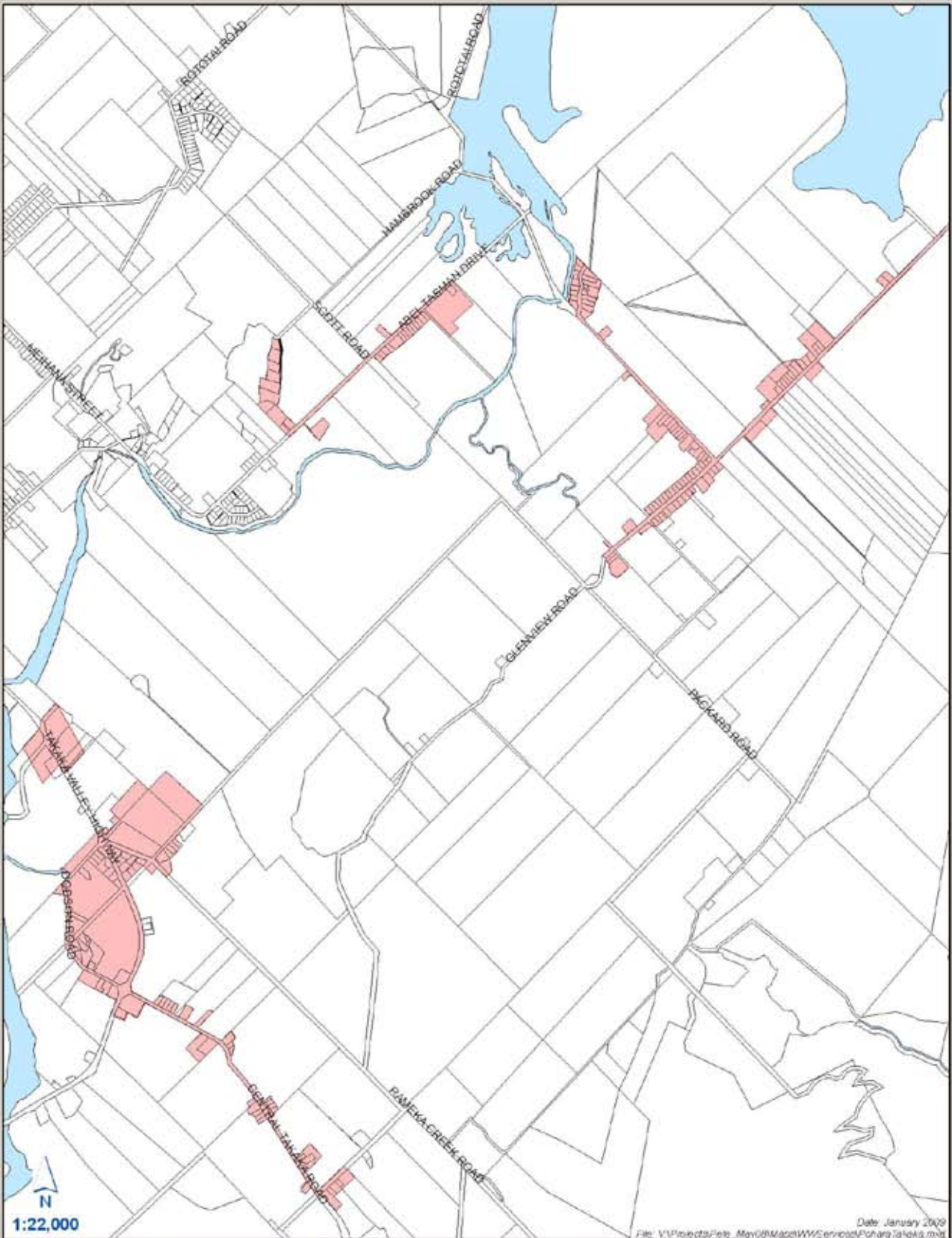
Murchison Wastewater Services Activity Contribution Map





Pohara Wastewater Services Activity Contribution Map



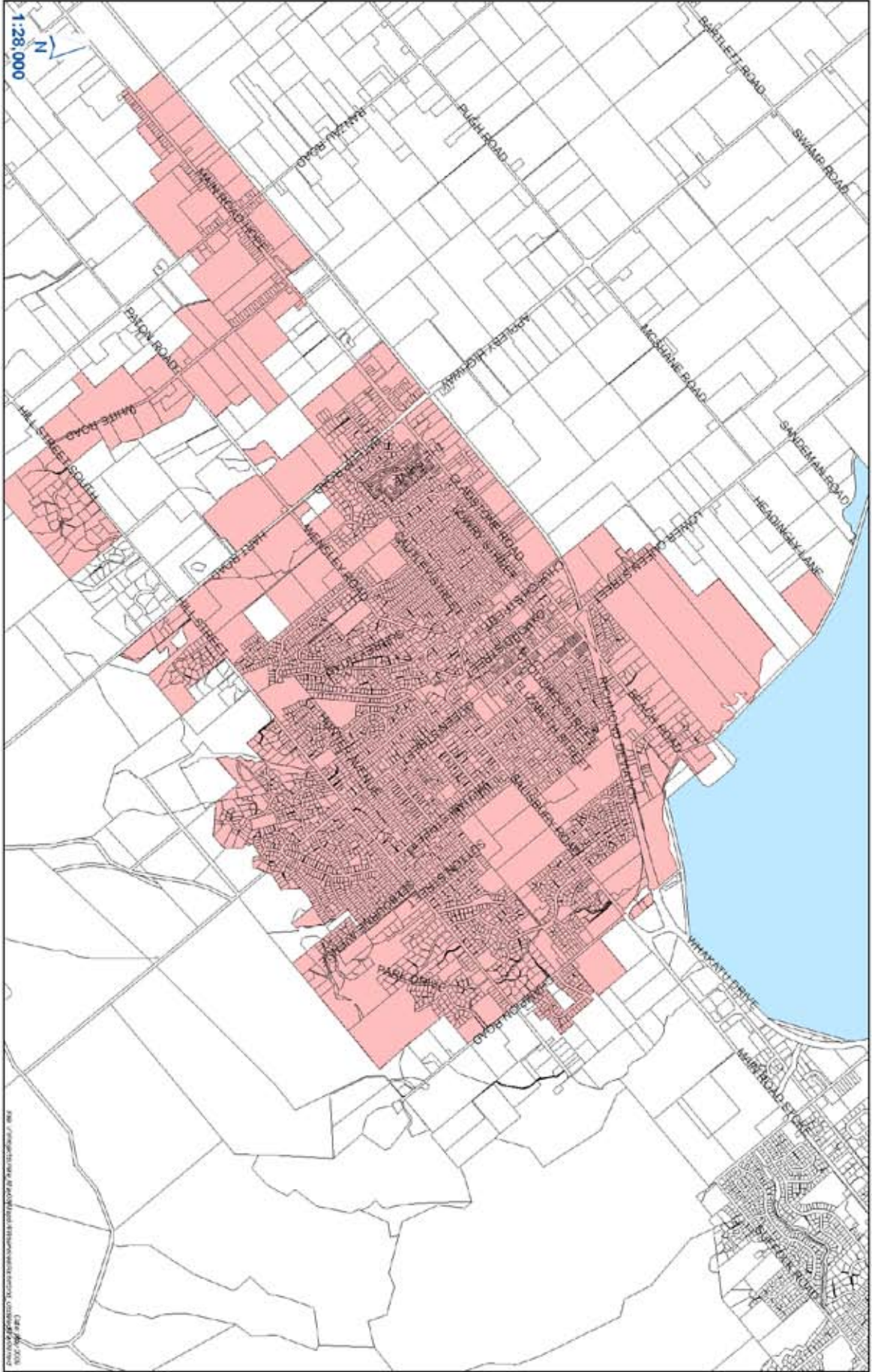


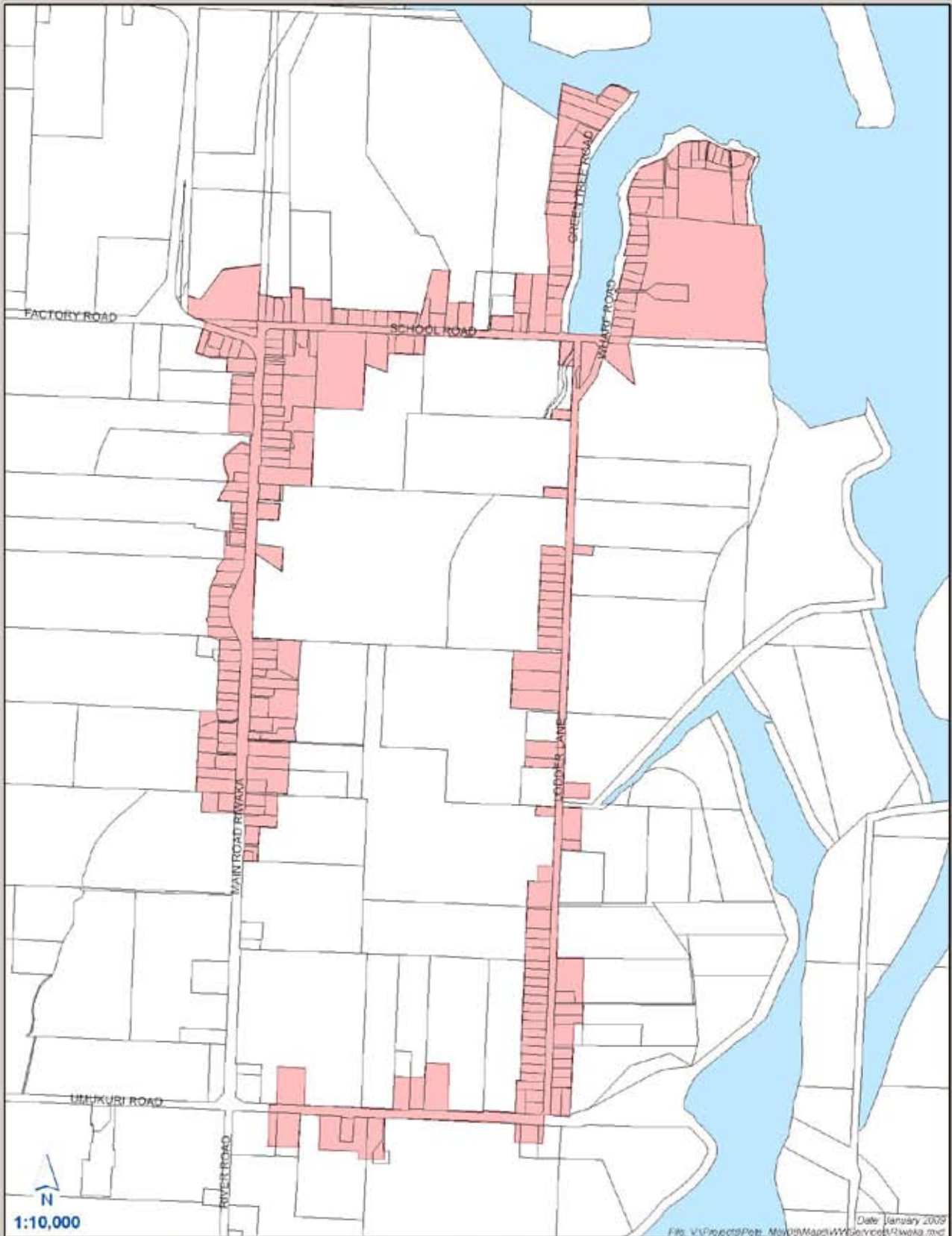
Pohara - Takaka Wastewater Services Activity Contribution Map





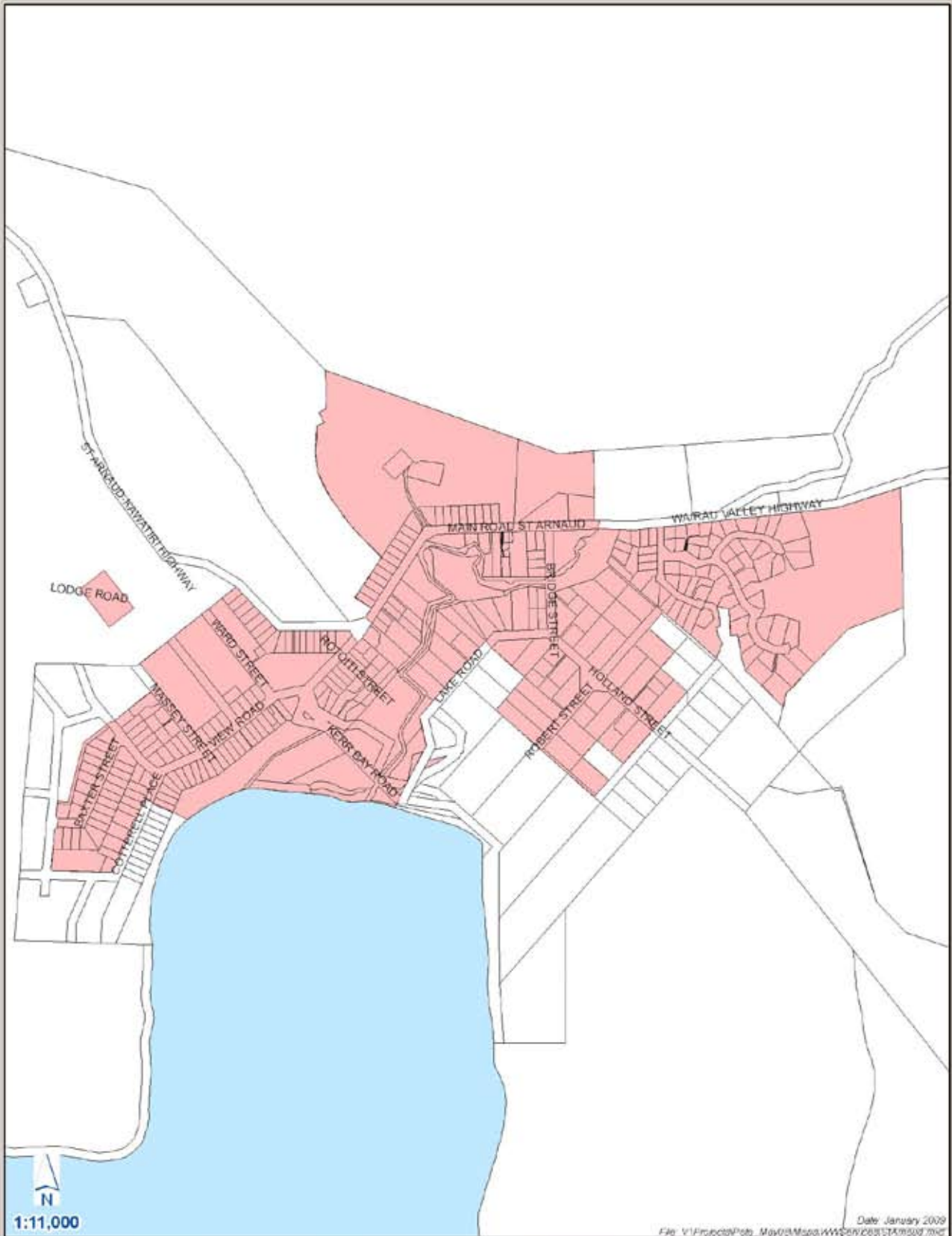
Richmond Wastewater Services Activity Contribution Map



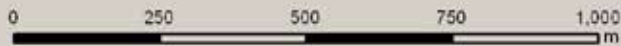


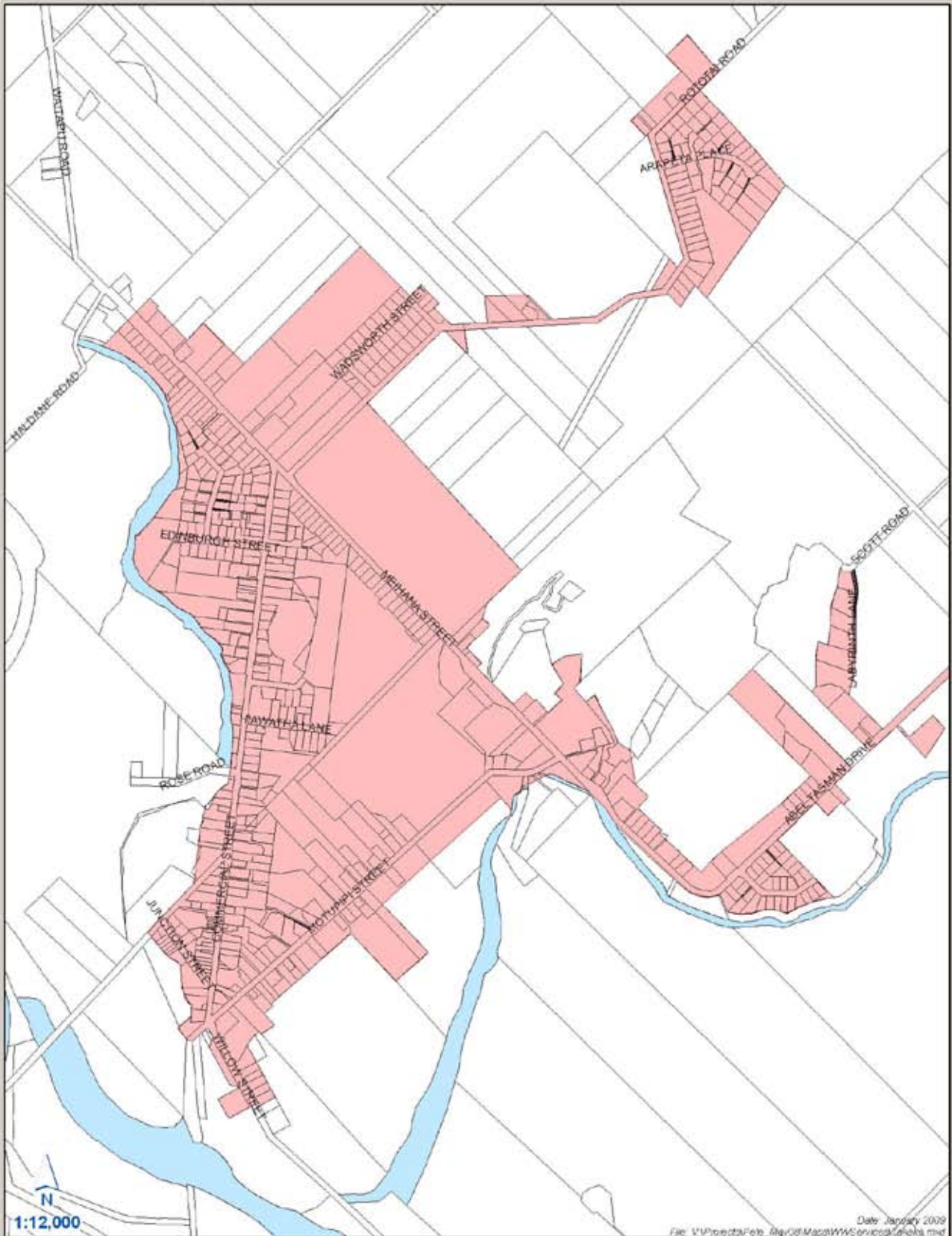
Riwaka Wastewater Services Activity Contribution Map



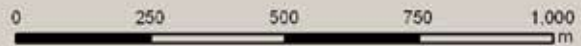


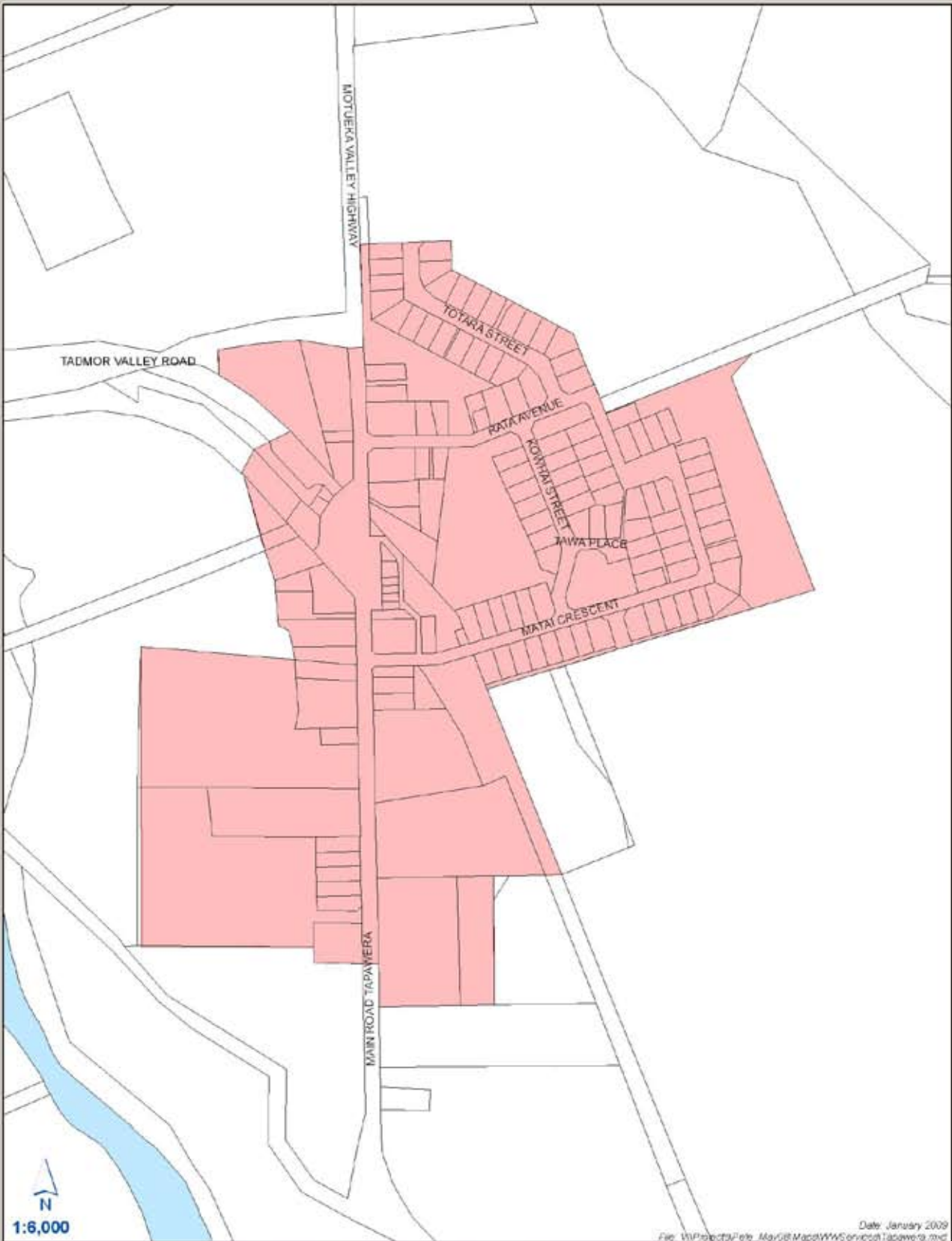
St Arnaud Wastewater Services Activity Contribution Map



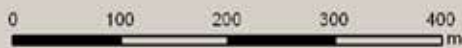


Takaka Wastewater Services Activity Contribution Map





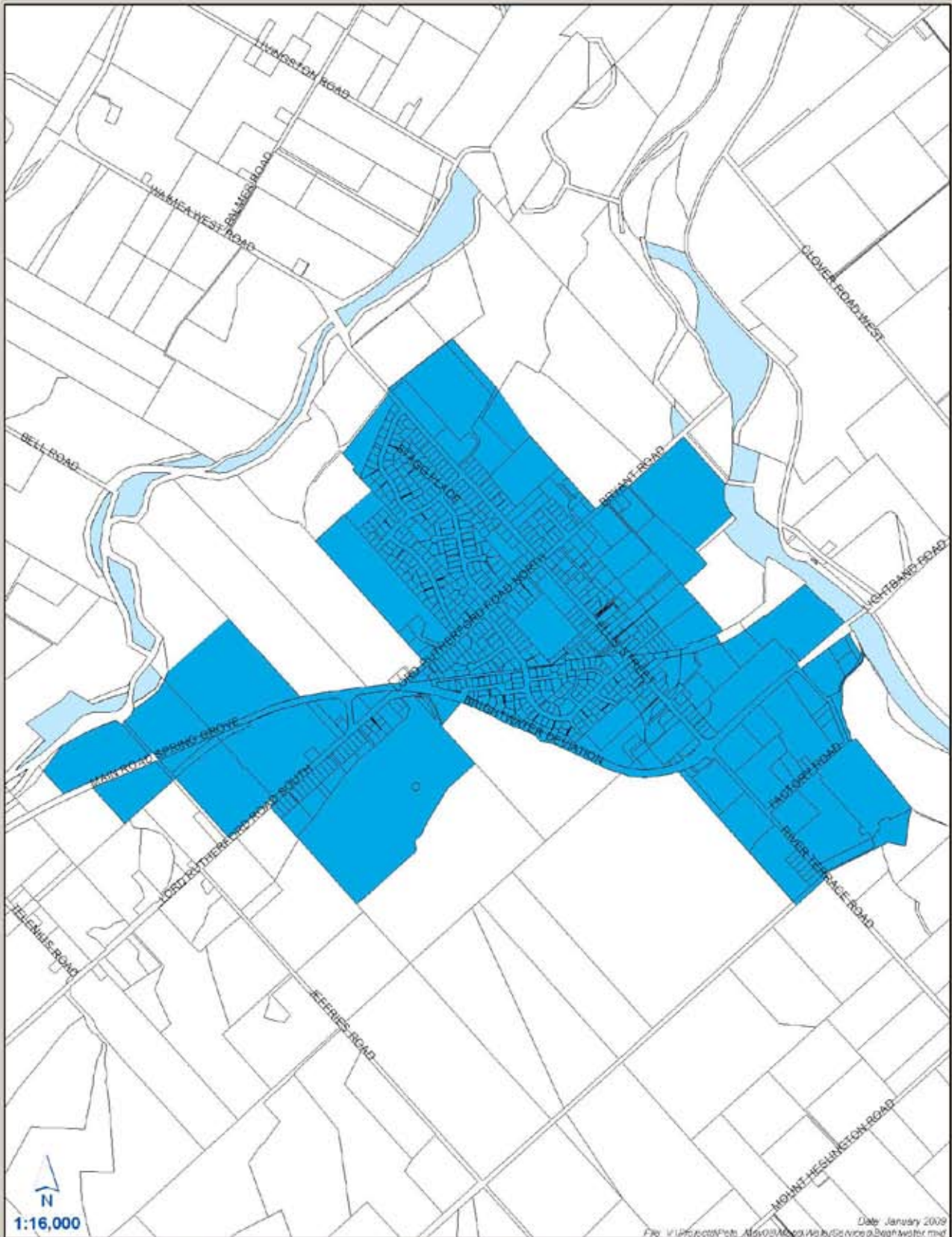
Tapawera Wastewater Services Activity Contribution Map





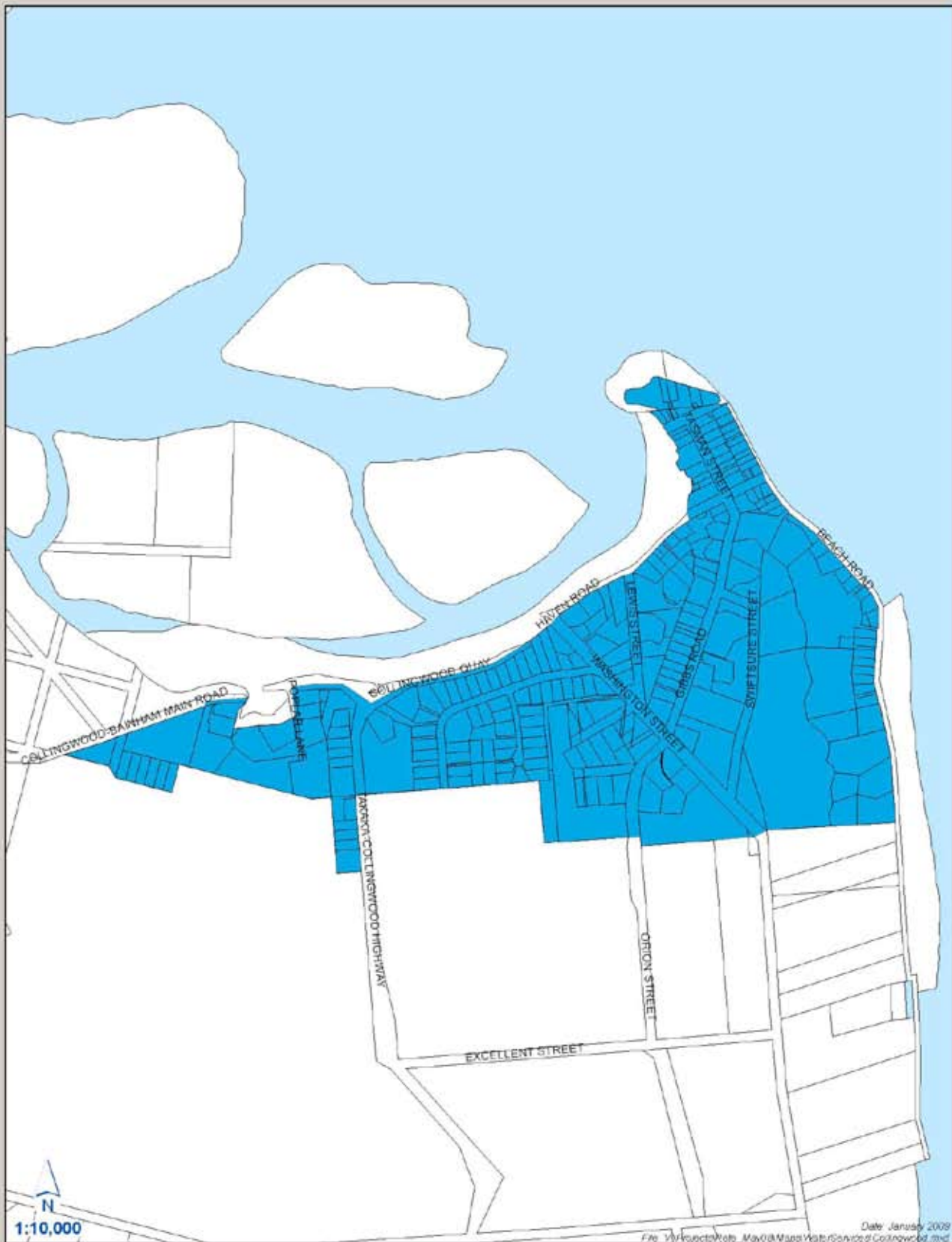
Upper Takaka Wastewater Services Activity Contribution Map



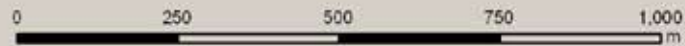


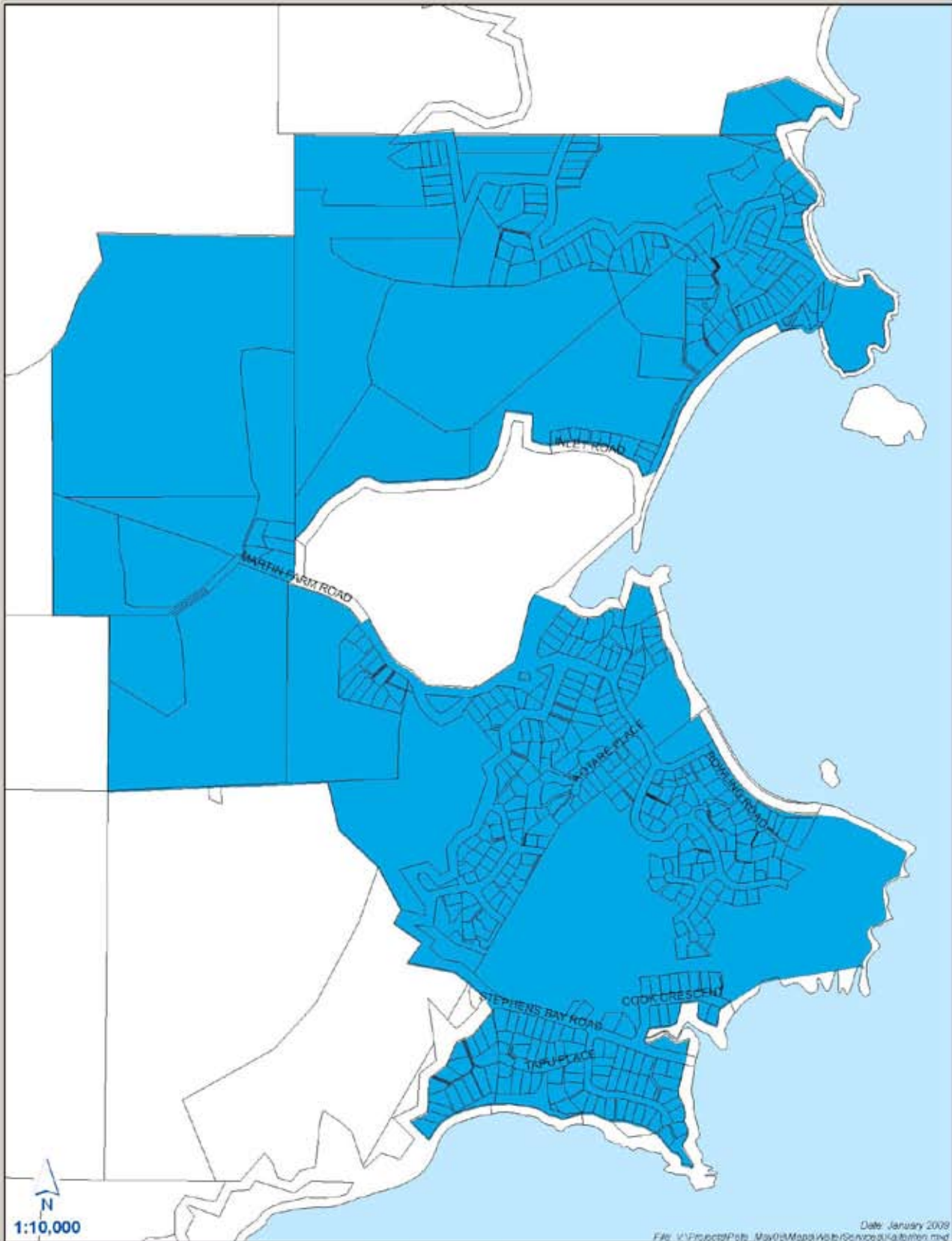
Brightwater Water Services Activity Contribution Map





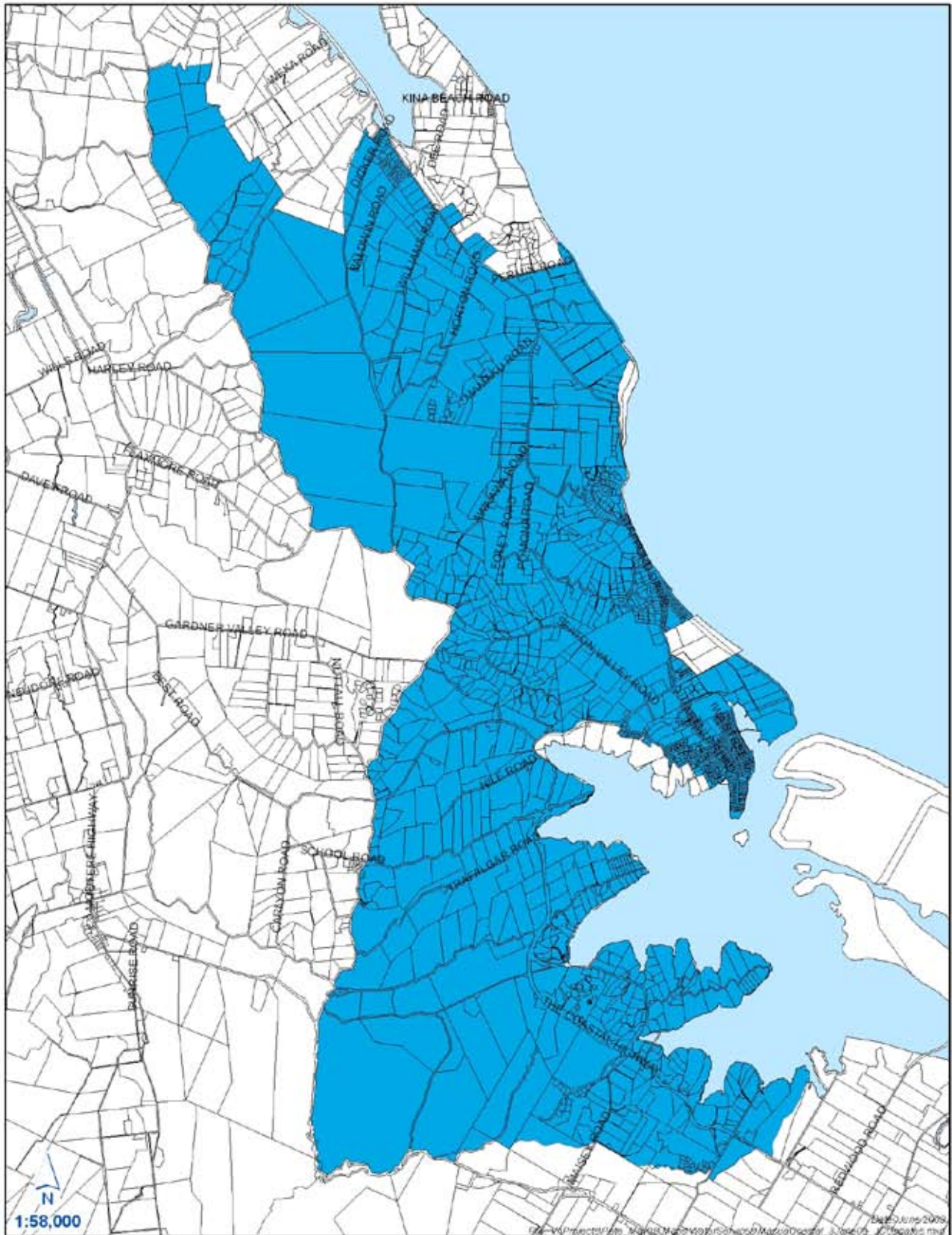
Collingwood Water Services Activity Contribution Map





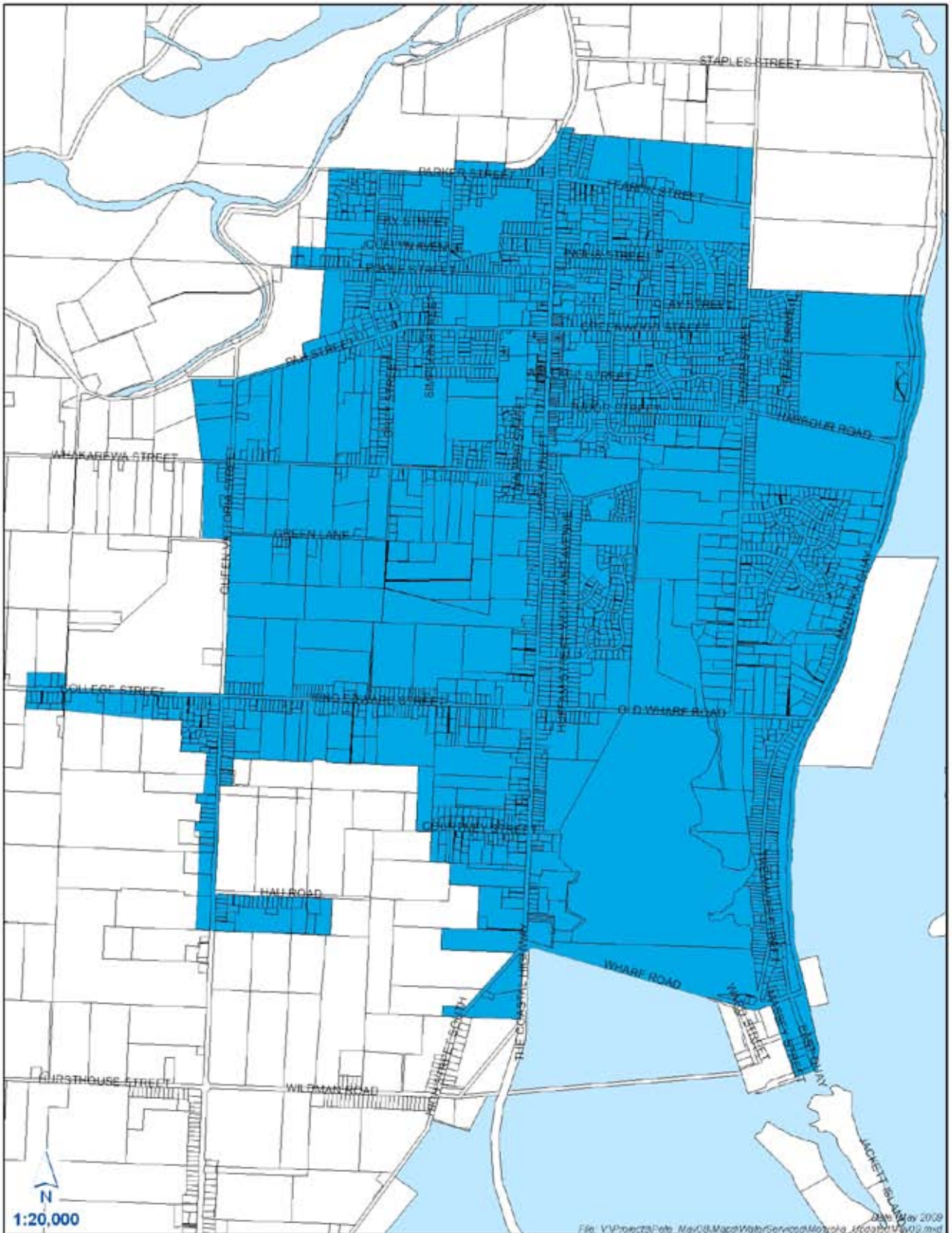
Kaiteriteri Water Services Activity Contribution Map





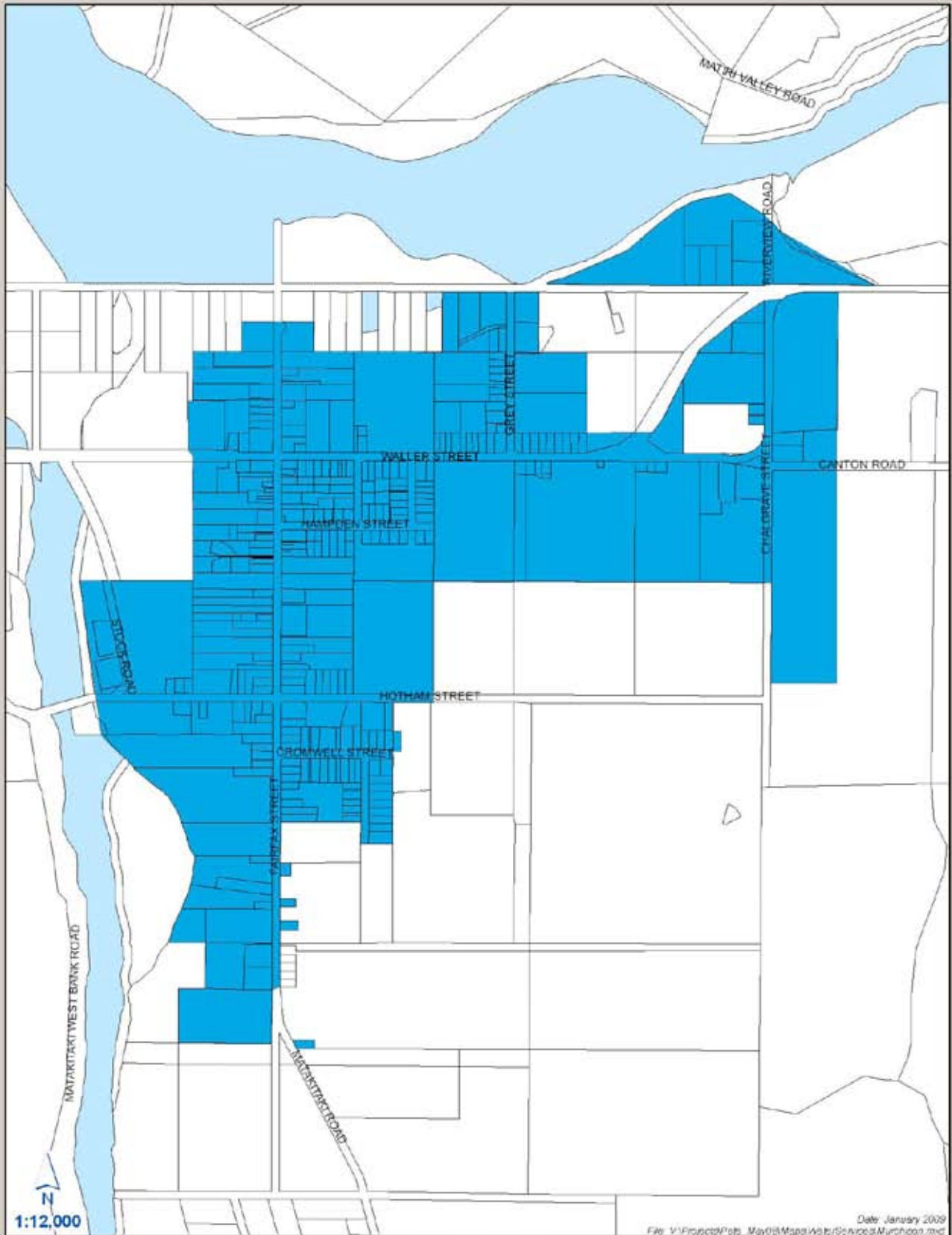
Mapua Coastal Tasman Water Services Activity Contribution Map



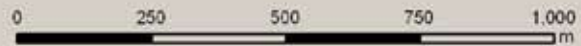


Motueka Water Services Contribution Map



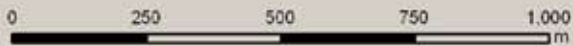


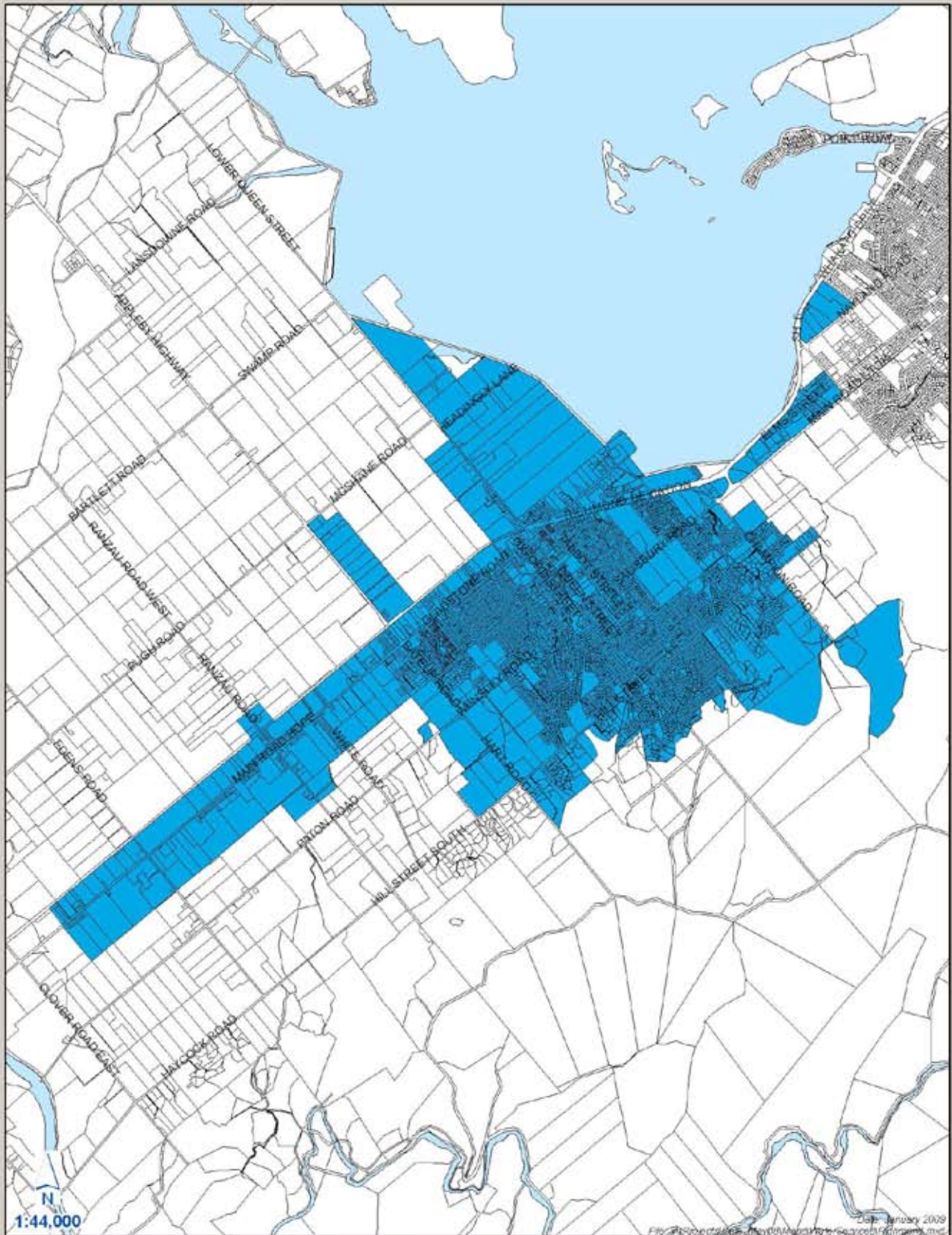
Murchison Water Services Activity Contribution Map





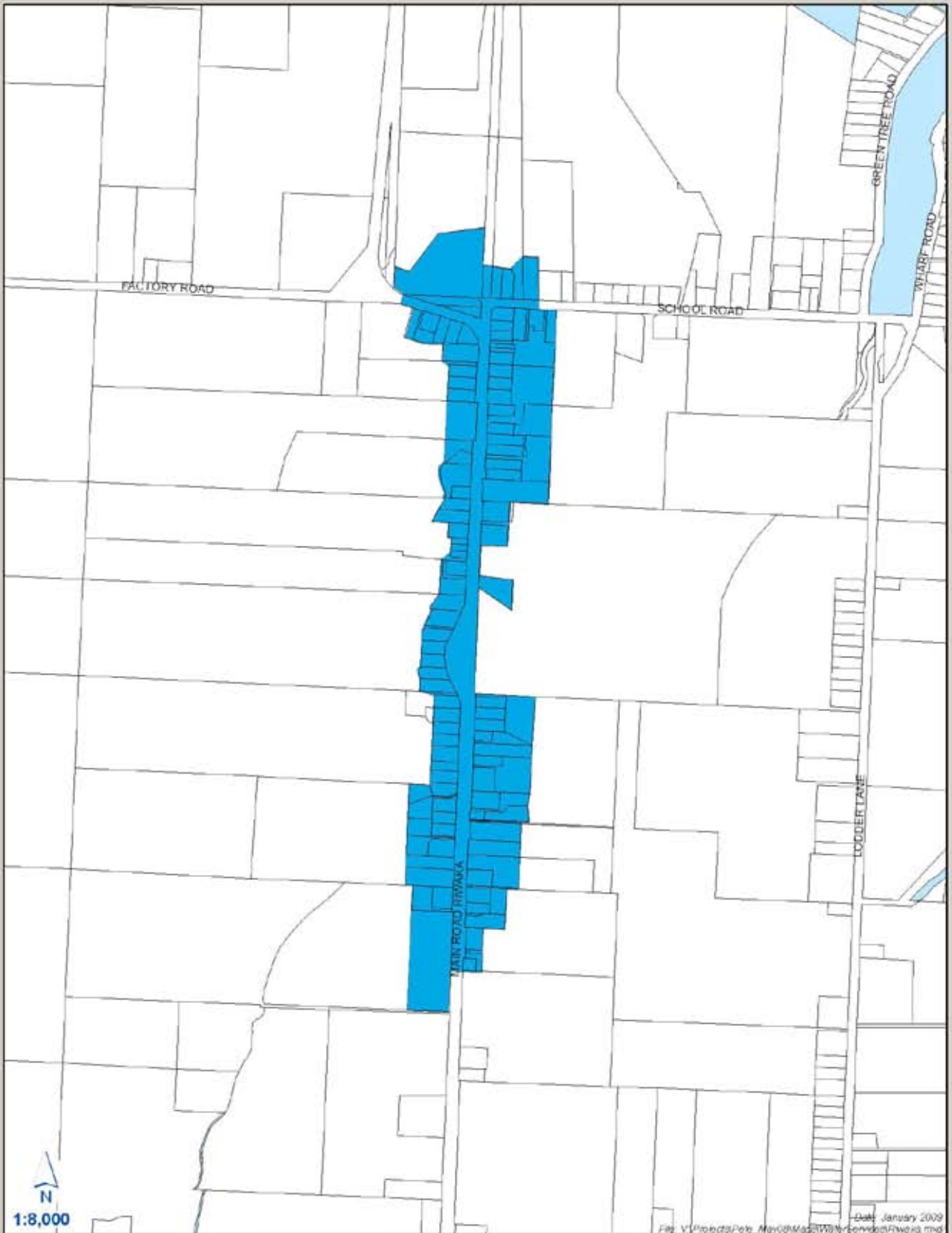
Pohara Water Services Activity Contribution Map



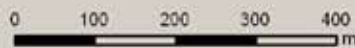


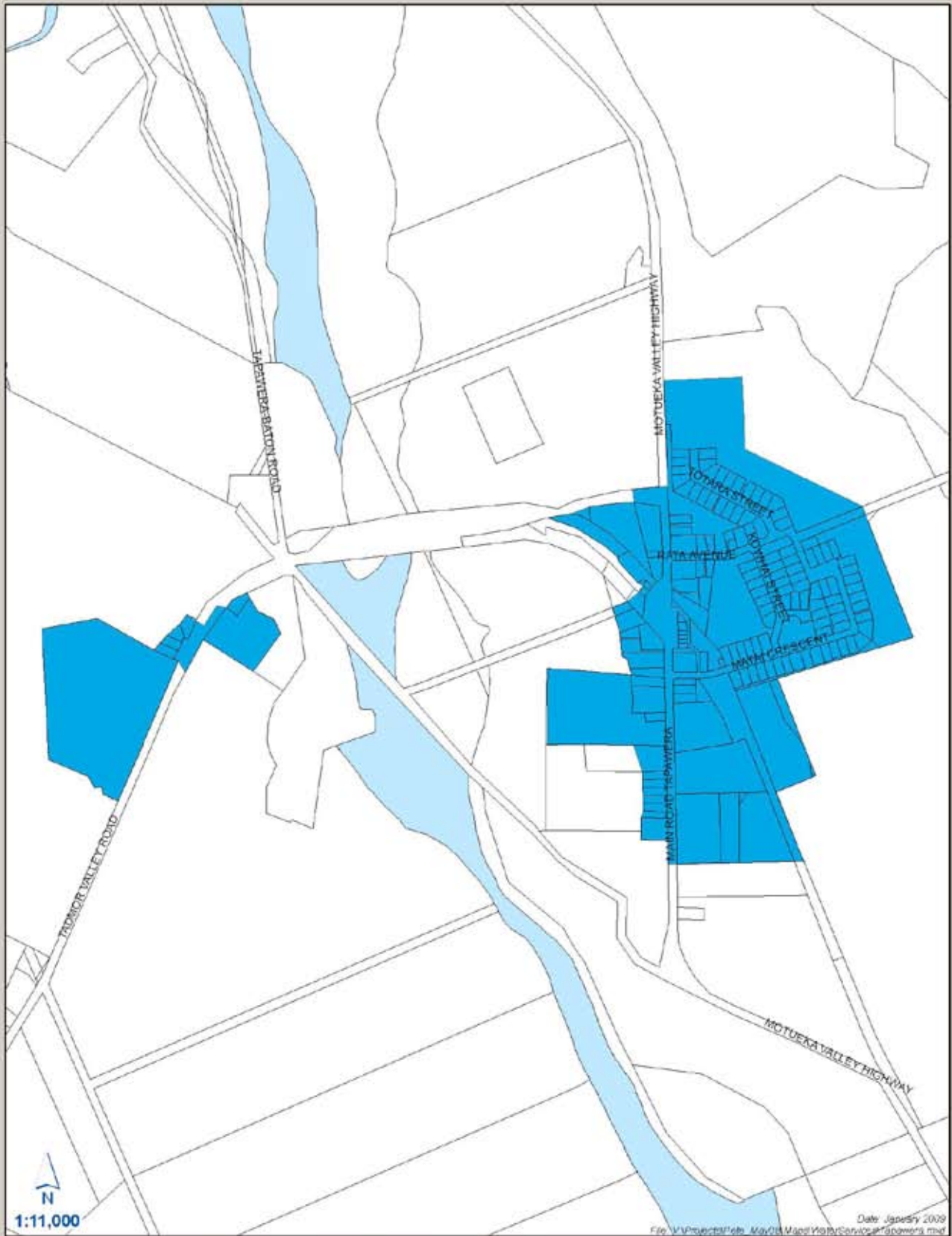
Richmond Water Services Activity Contribution Map



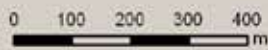


Riwaka Water Services Activity Contribution Map





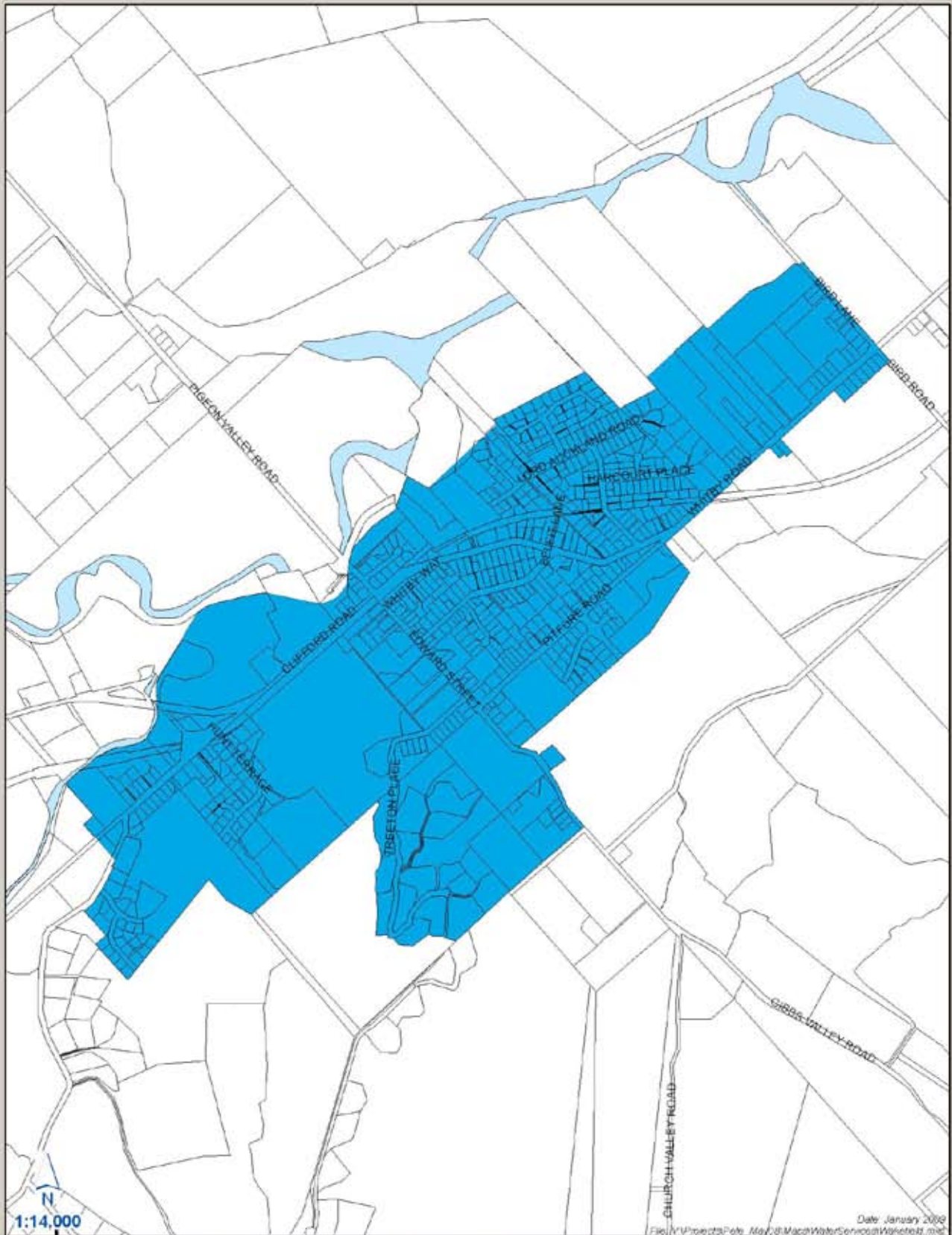
Tapawera Water Services Activity Contribution Map





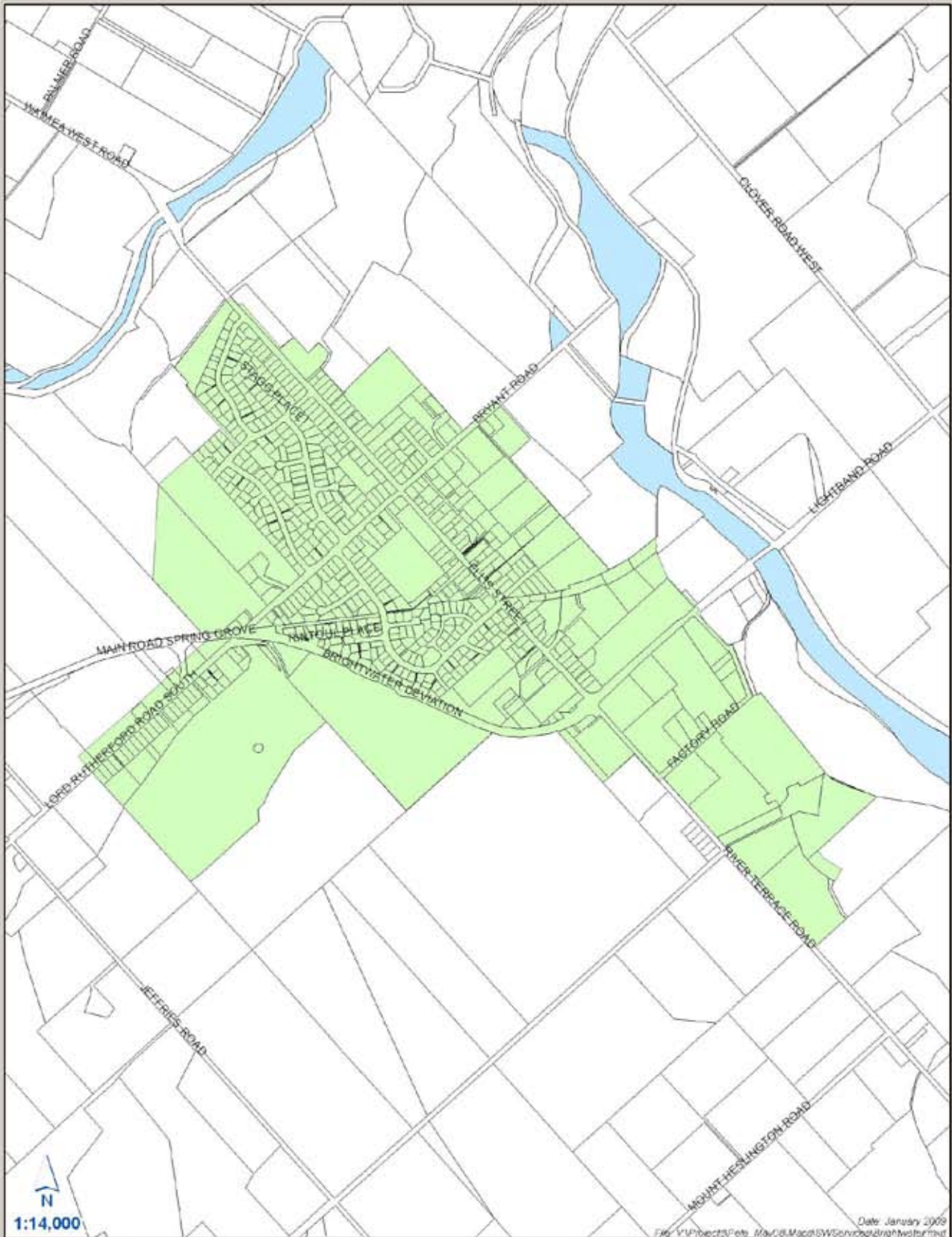
Upper Takaka Water Services Activity Contribution Map





Wakefield Water Services Activity Contribution Map





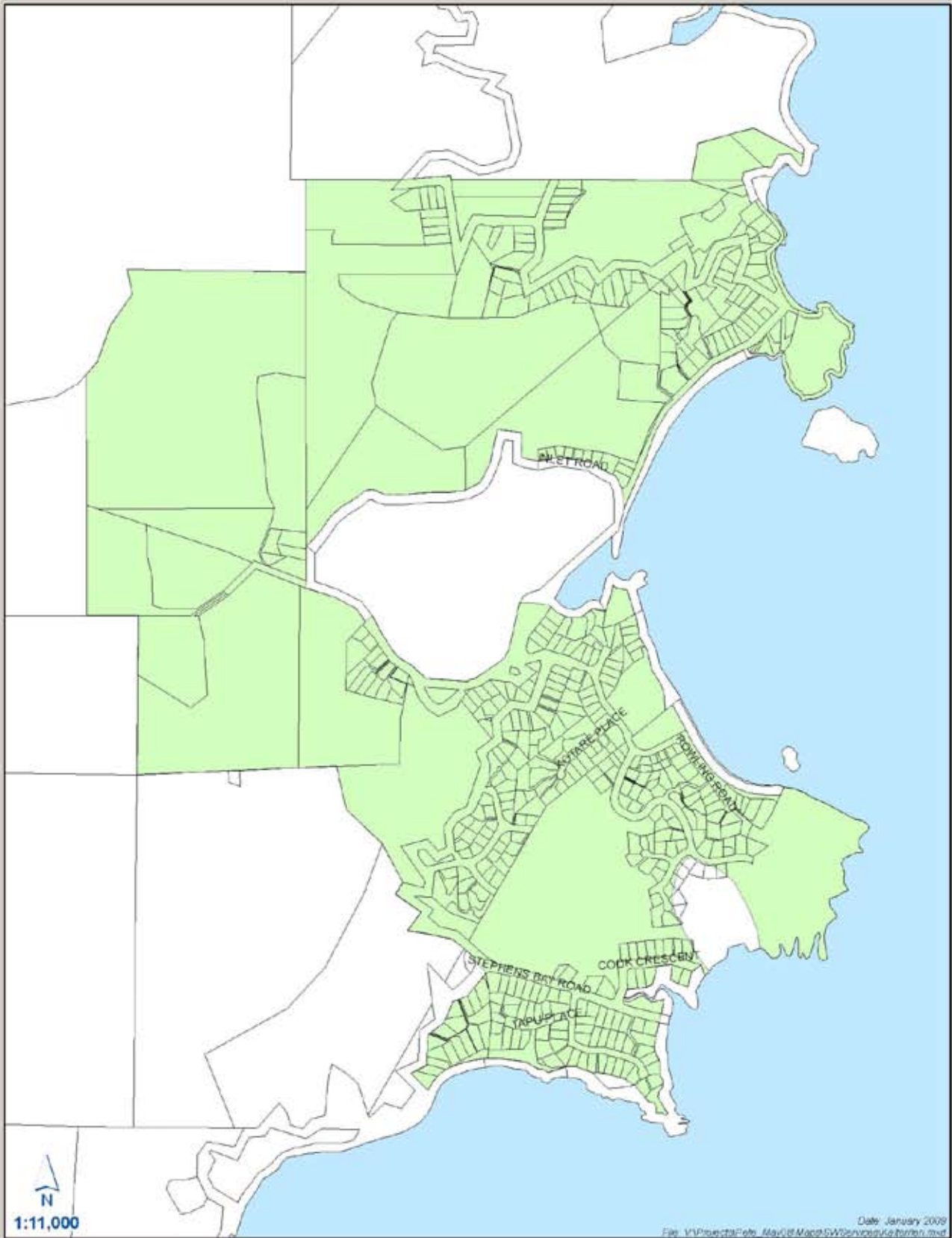
Brightwater Stormwater Services Activity Contribution Map





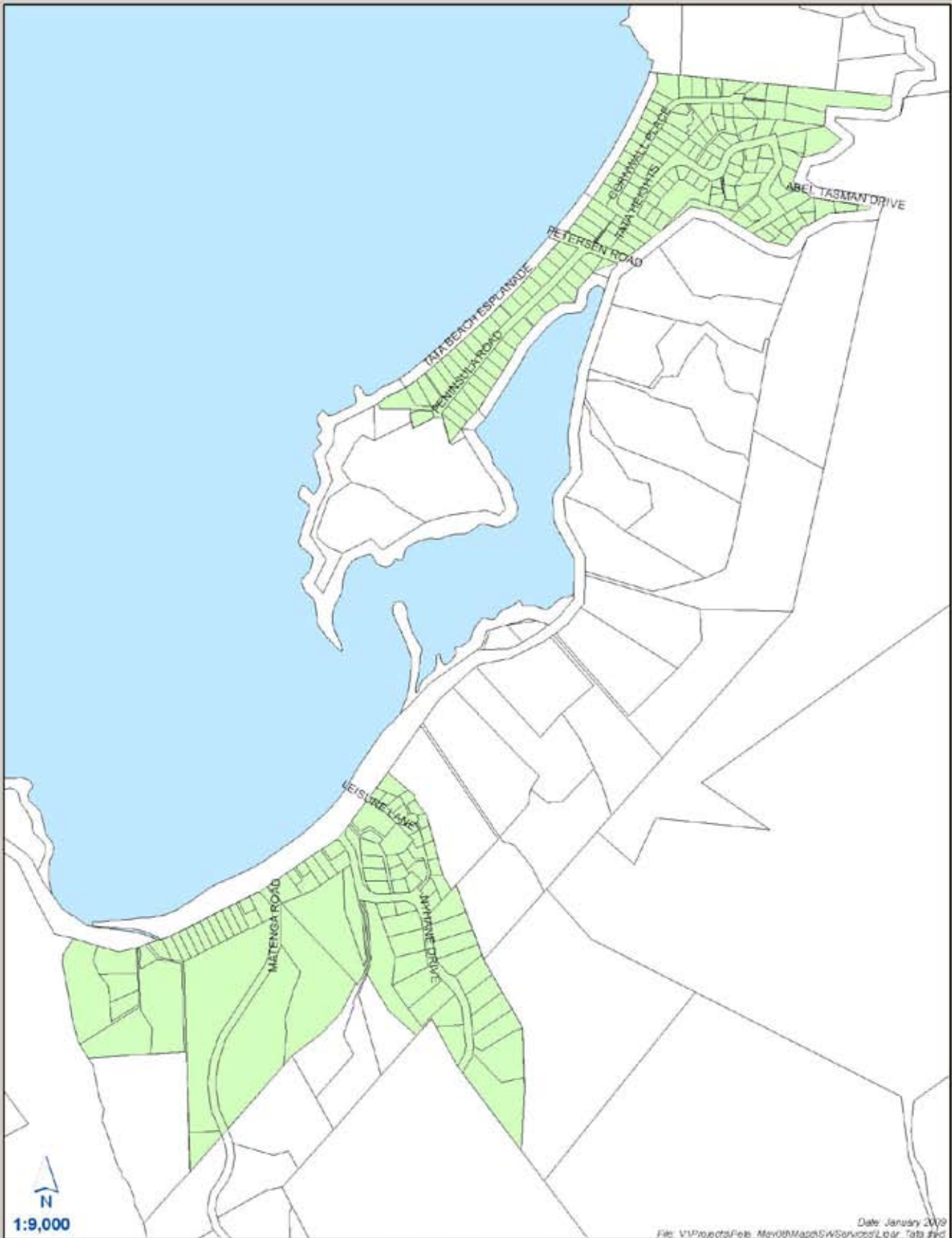
Collingwood Stormwater Services Activity Contribution Map





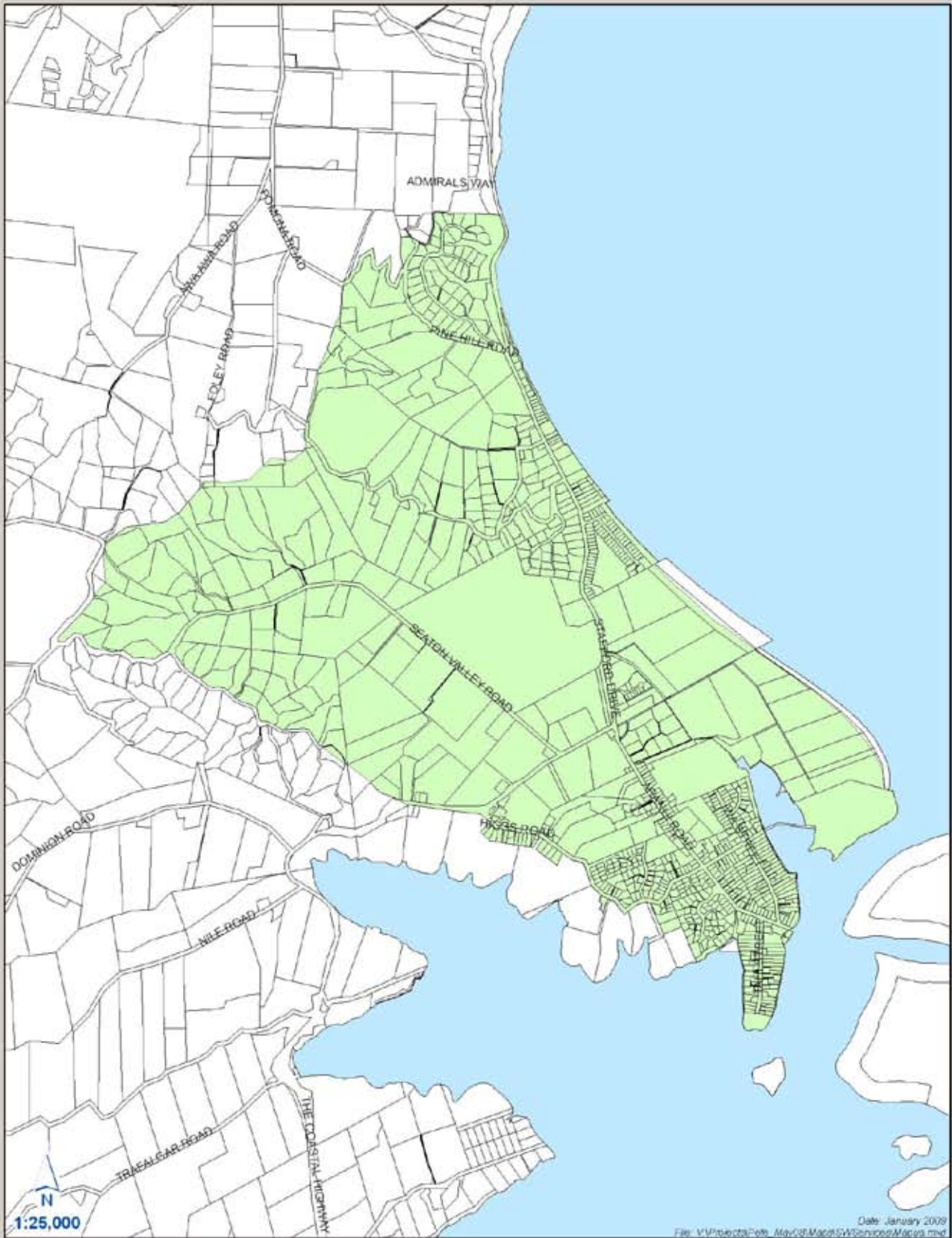
Kaiteriteri Stormwater Services Activity Contribution Map





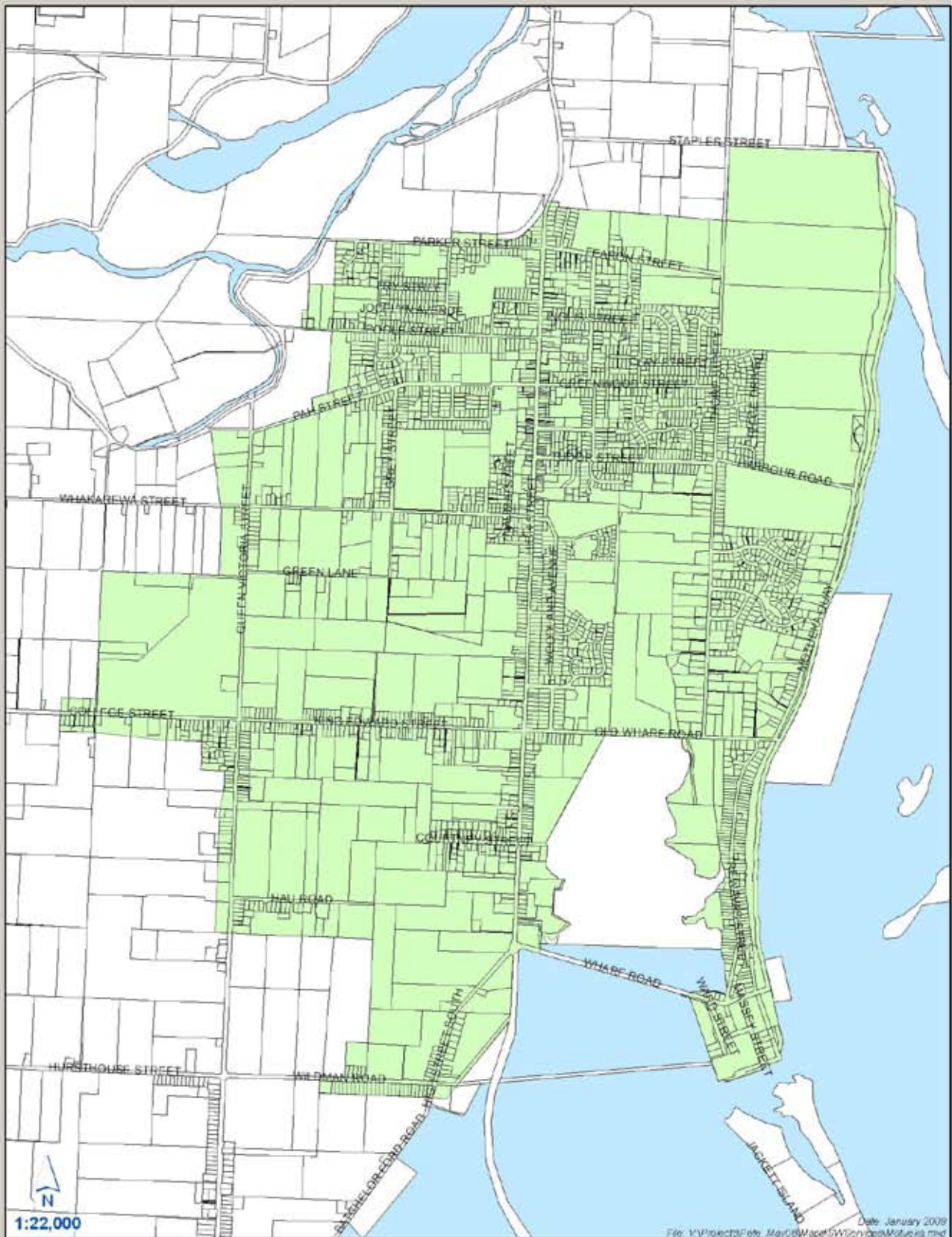
Ligar Bay/Tata Beach Stormwater Services Activity Contribution Map



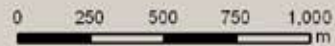


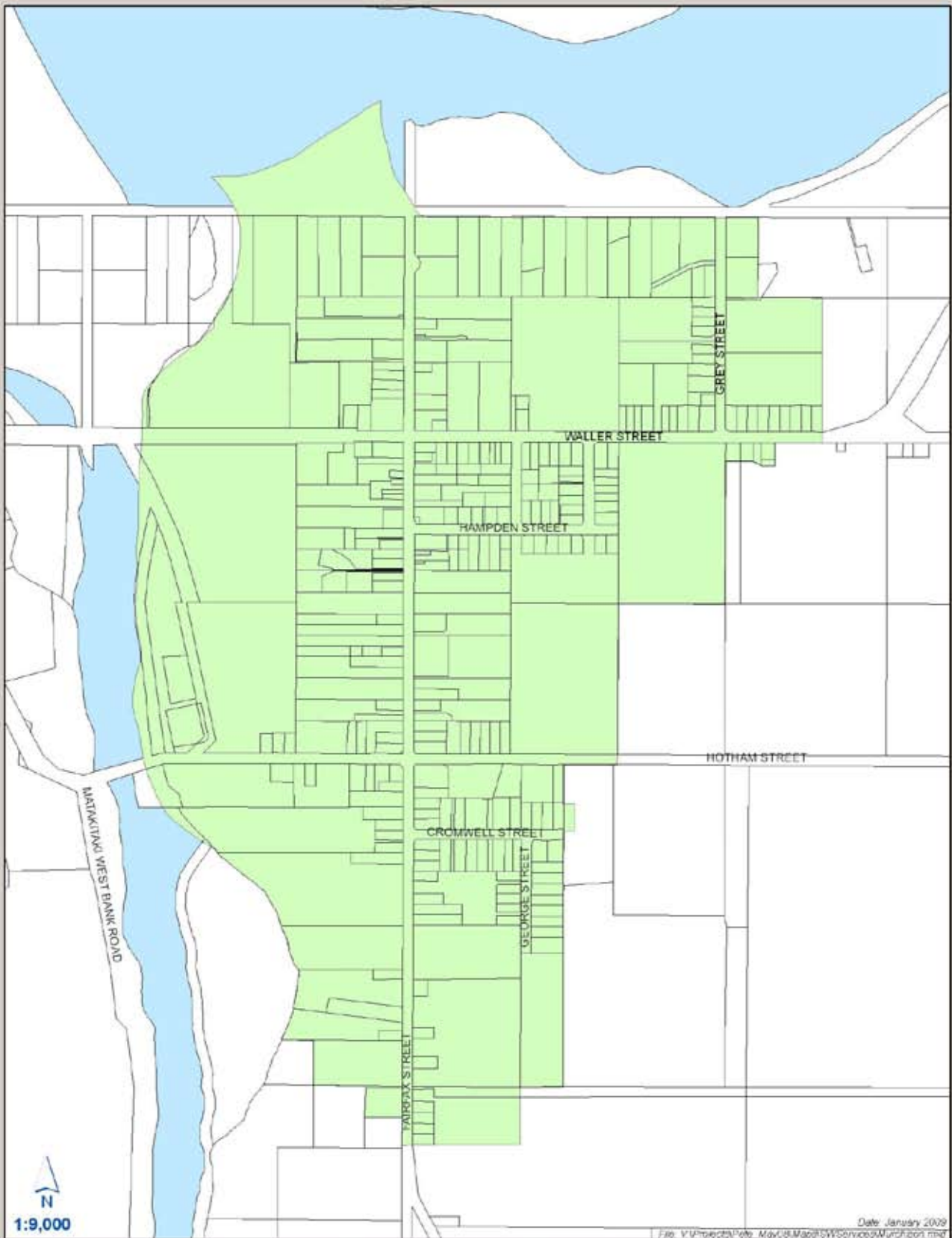
Mapua Stormwater Services Activity Contribution Map





Motueka Stormwater Services Activity Contribution Map





Murchison Stormwater Services Activity Contribution Map





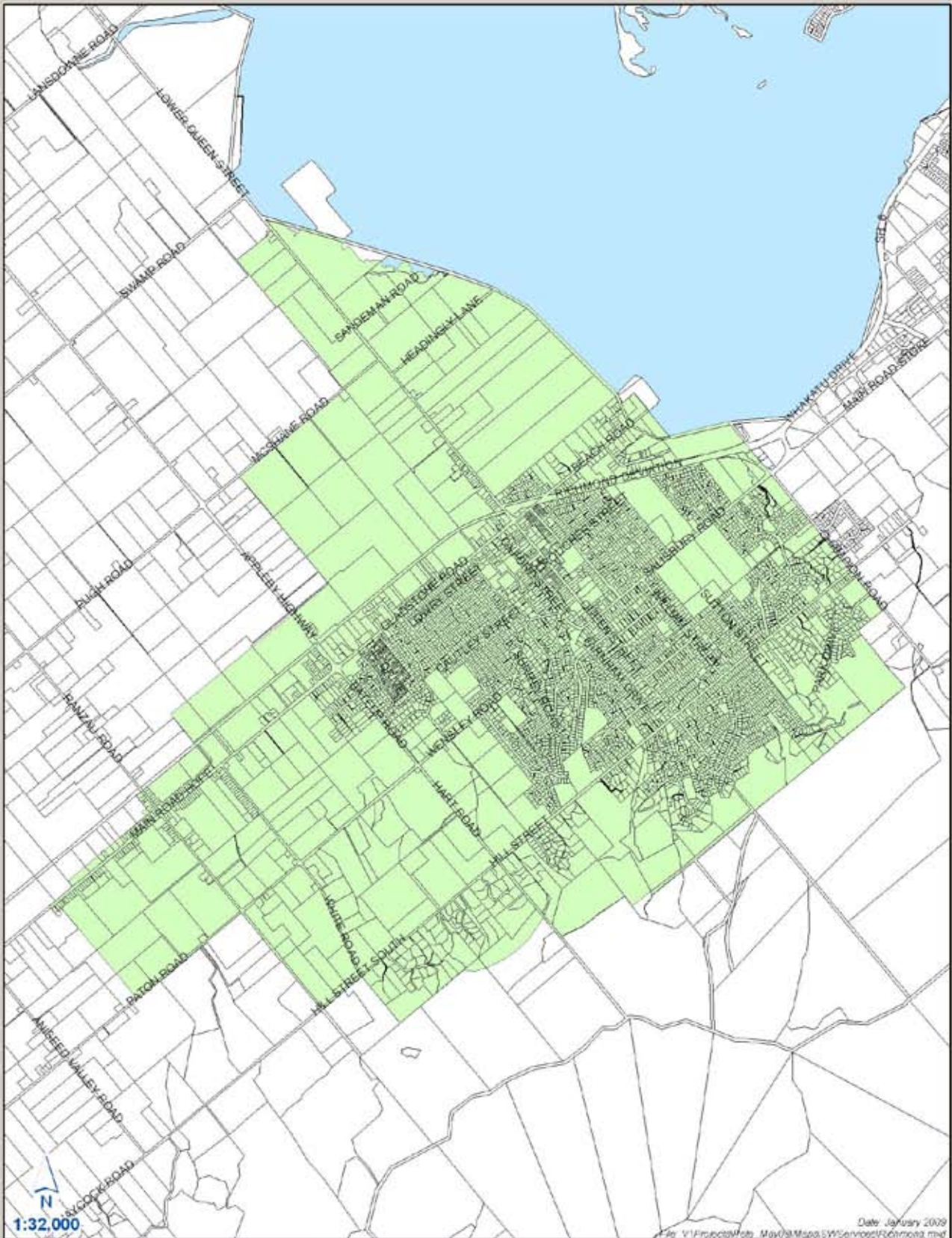
Patons Rock Stormwater Services Activity Contribution Map



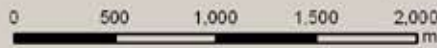


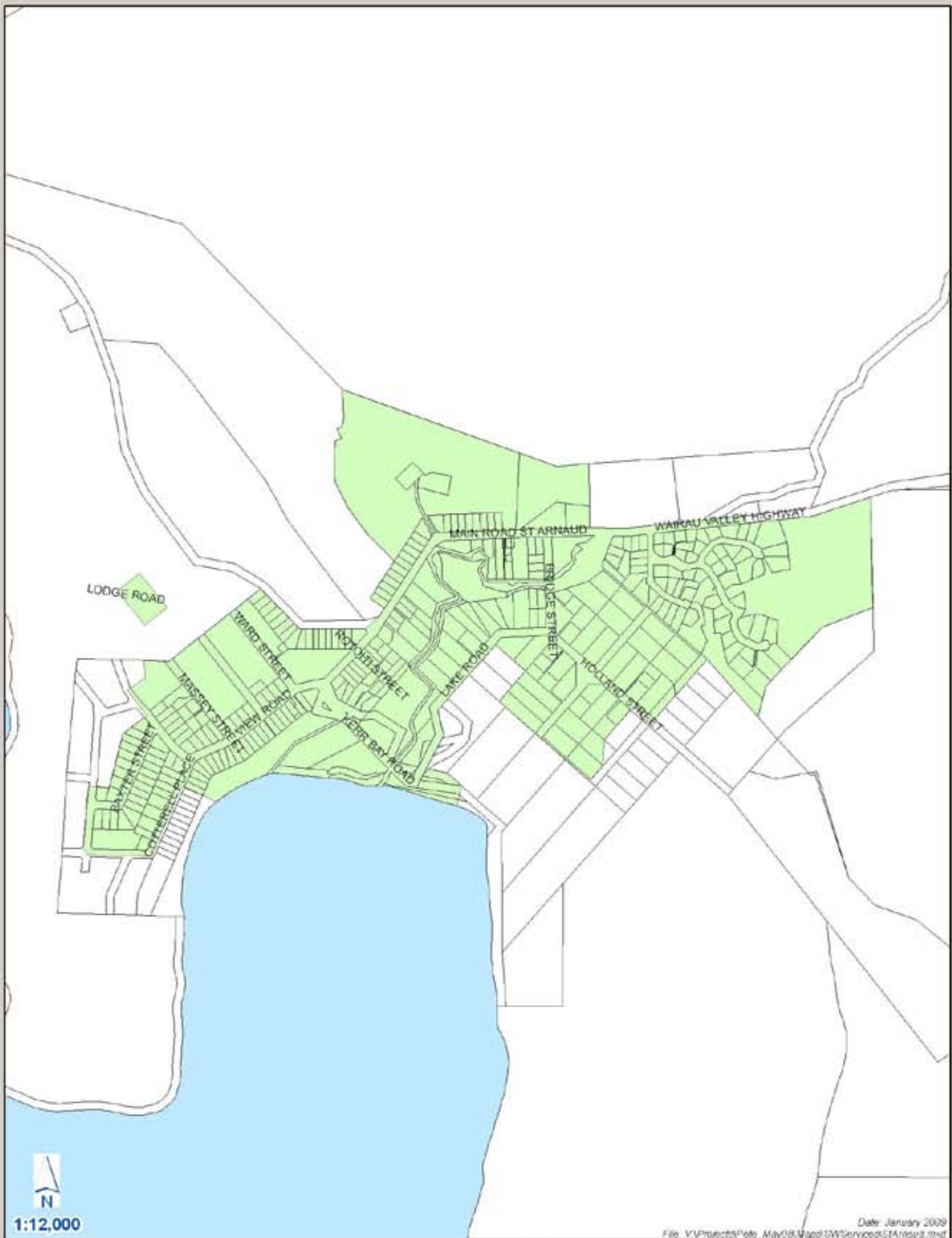
Pohara Stormwater Services Activity Contribution Map





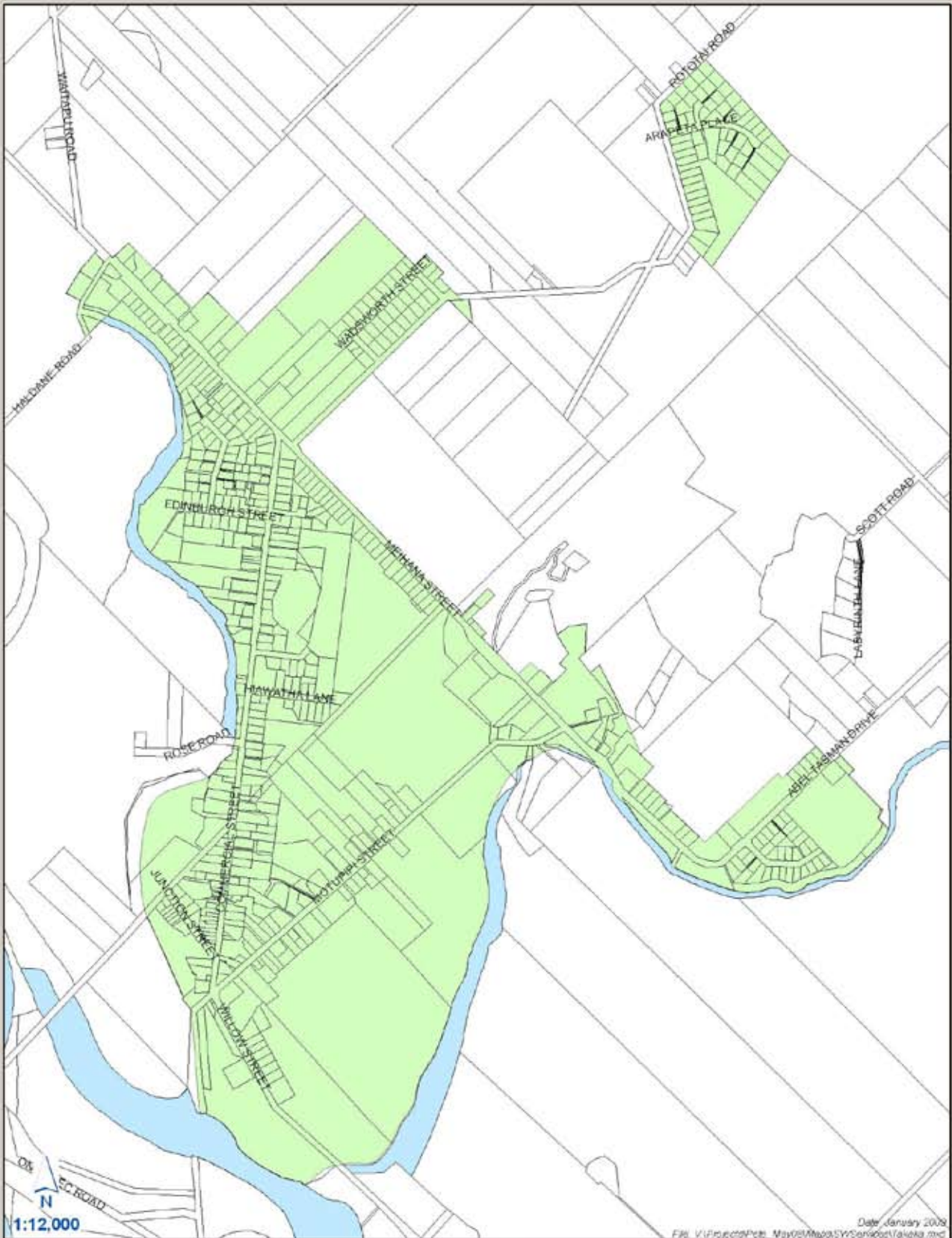
Richmond Stormwater Services Activity Contribution Map



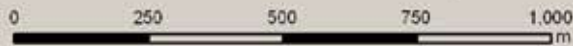


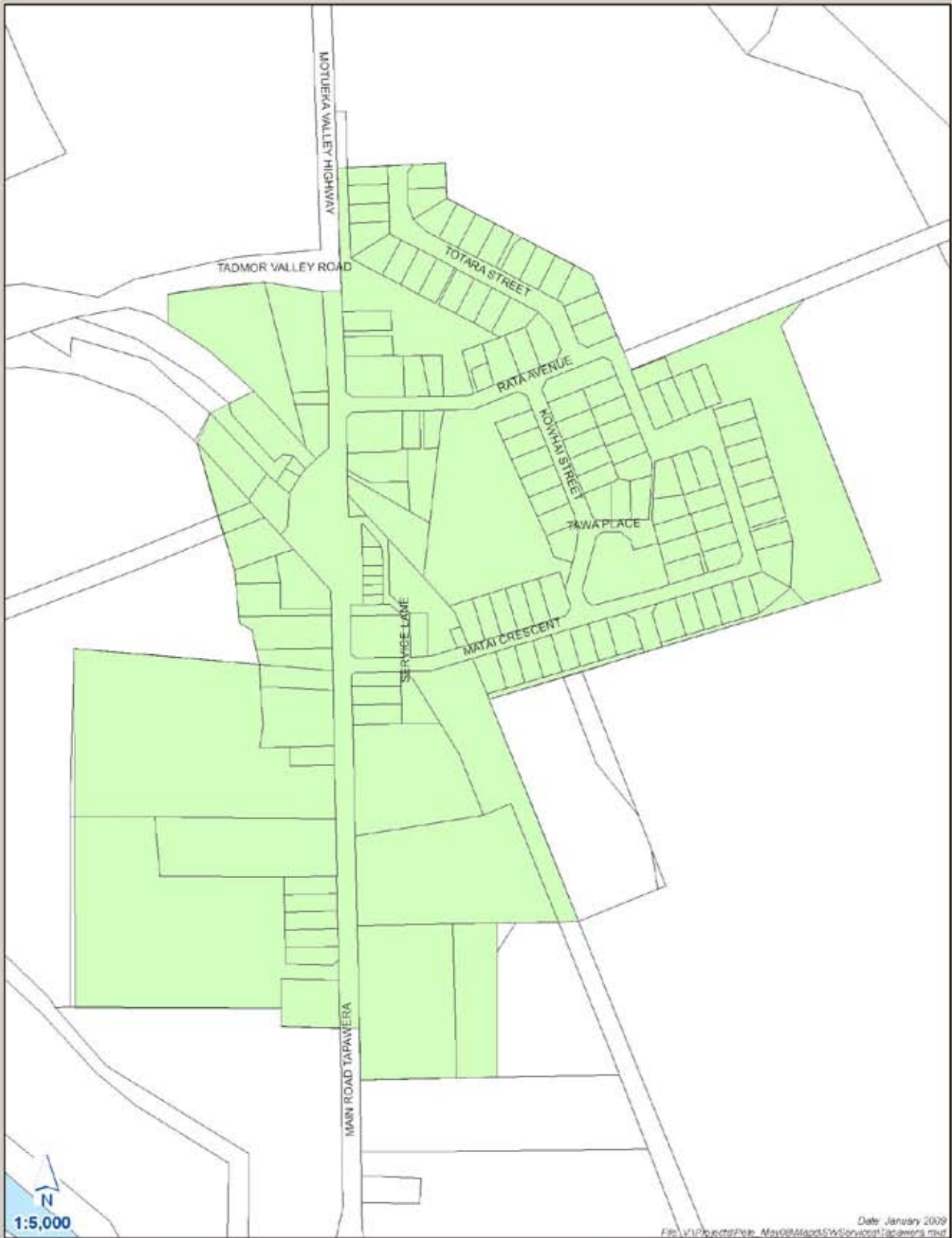
St Arnaud Stormwater Services Activity Contribution Map



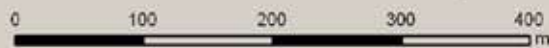


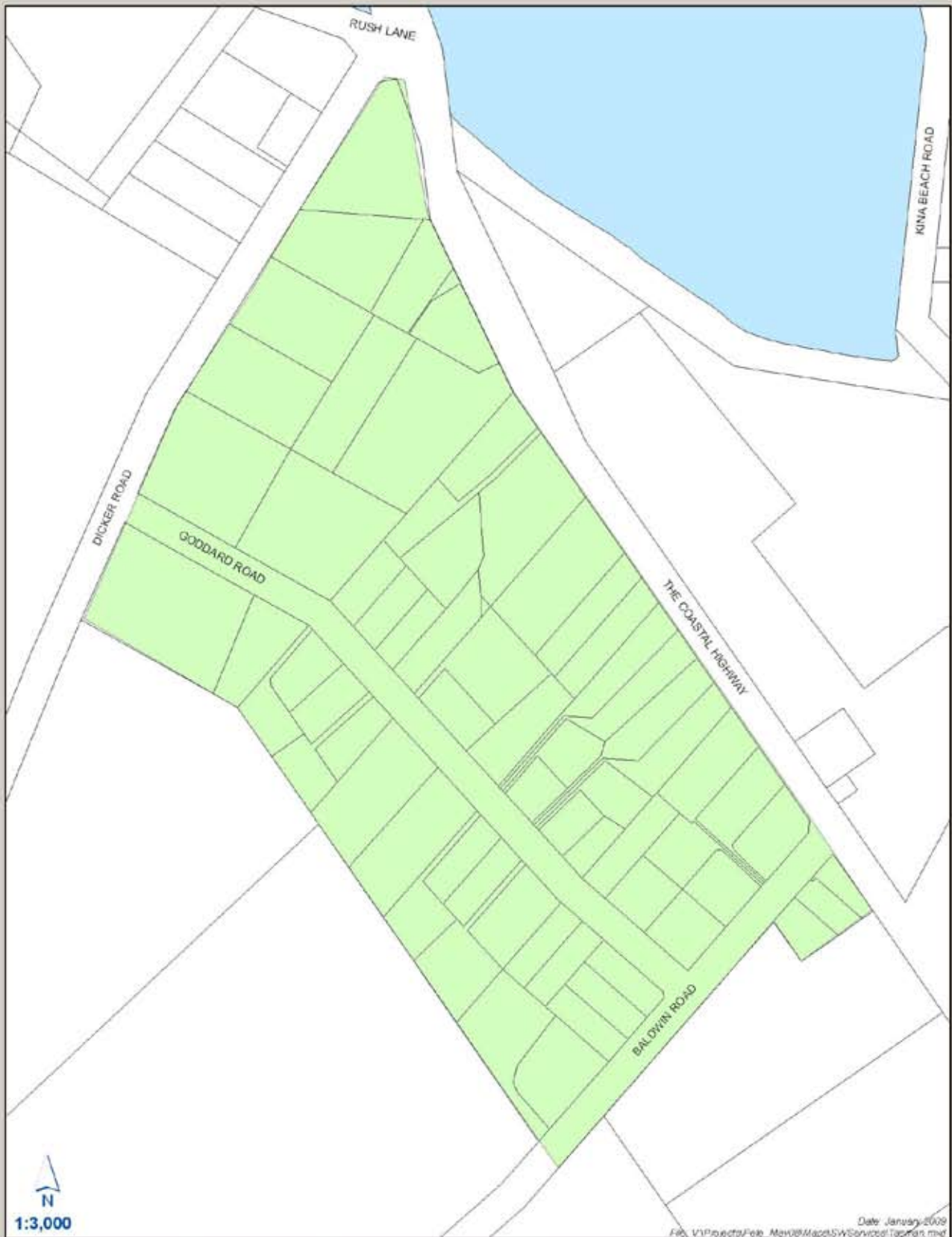
Takaka Stormwater Services Activity Contribution Map



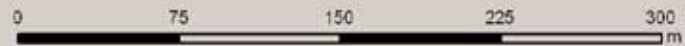


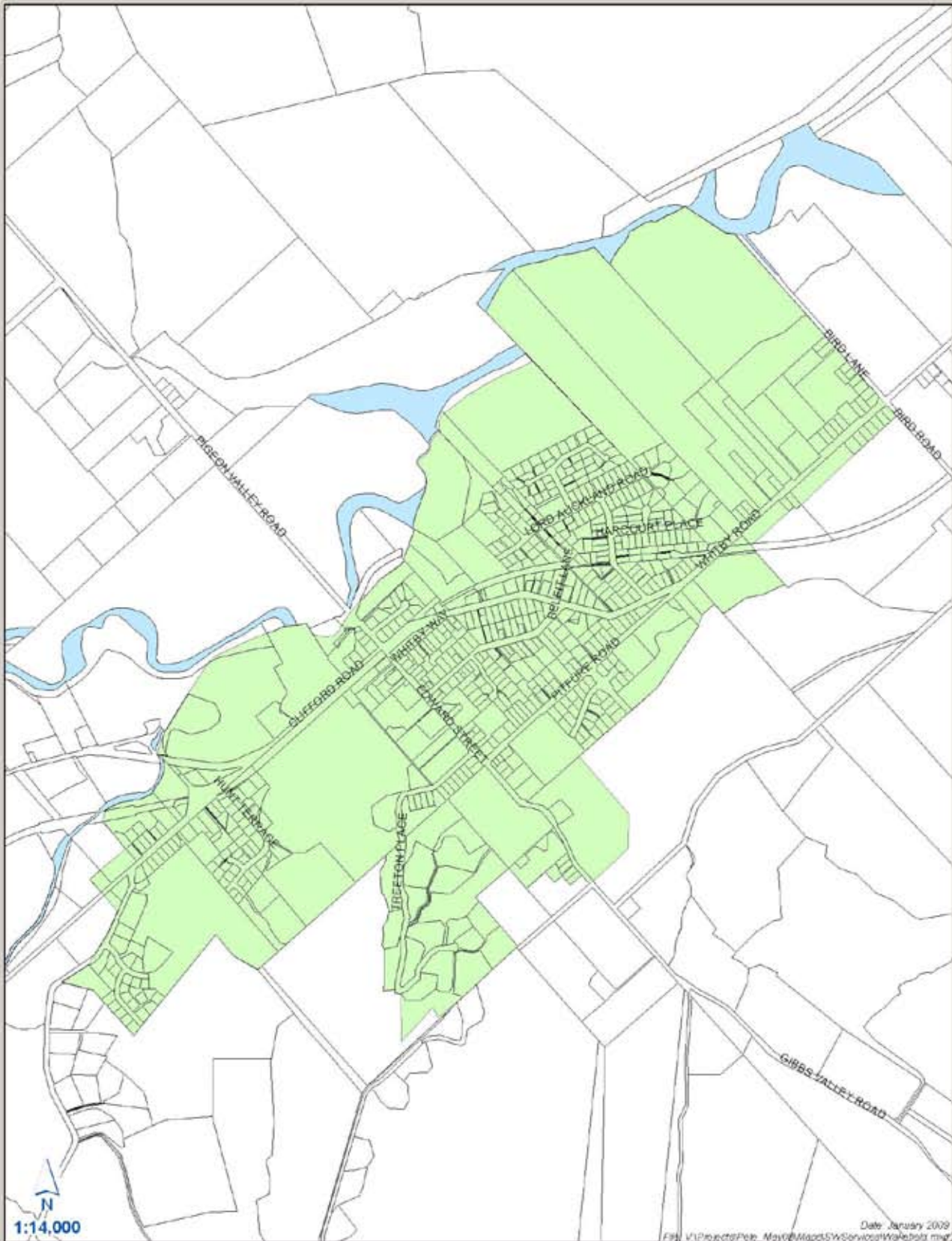
Tapawera Stormwater Services Activity Contribution Map





Tasman Stormwater Services Activity Contribution Map





Wakefield Stormwater Services Activity Contribution Map



