

Council Briefing Agenda

Date: Thursday, 15 February, 2018

Time: 1:00 pm

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Her Worship the Mayor Sheryl Mai
(Chairperson)

Cr Stu Bell

Cr Gavin Benney

Cr Crichton Christie

Cr Vince Cocurullo

Cr Tricia Cutforth

Cr Shelley Deeming

Cr Sue Glen

Cr Phil Halse

Cr Cherry Hermon

Cr Greg Innes

Cr Greg Martin

Cr Sharon Morgan

Cr Anna Murphy

For any queries regarding this meeting please contact
the Whangarei District Council on (09) 430-4200.

1. Apologies

2. Reports

2.1 Development Contributions Policy

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3. Closure of Meeting

2.1 Development Contributions Policy

Meeting: Council Briefing
Date of meeting: 15 February 2018
Reporting officer: Dominic Kula (Manager Infrastructure Development)

1 Purpose

To update Council on the review of the Development Contributions Policy, in support of the 2018 – 2028 Long Term Plan (LTP).

2 Background

Development Contributions (DCs) were introduced through the 2002 changes to the Local Government Act (the Act). They provided a new funding source for councils, which enabled some of the costs associated with growth to be recovered from the development community, rather than being borne by existing ratepayers. Council has had a Development Contributions Policy (the Policy) since 2005.

DCs remain one of the funding options available for consideration through the LTP and the process for the review of the Policy is run concurrently with the LTP. The review has included briefings covering:

- a detailed overview of both DCs and the Policy, seeking direction on their continued use as a funding source, and outlining changes for consideration through the review (01 June 2017);
- an update on the review of the Policy, changes proposed, the impacts (and risks) of growth and the outcomes of initial modelling based on capital projects identified (31 October 2017); and
- an update on modelling based on confirmed LTP projects and an outline of changes made as a result of feedback received (21 November 2017).

Since the November briefing, legal advice on the policy has been incorporated and the modelling of charges completed based on the component of DCs remaining to be collected on past projects and the DC component of both ongoing projects and new projects in the LTP.

The draft 2018 Development Contributions Policy (Attachment 1) is now ready to be considered by Council. This briefing will cover:

- a recap of the Policy review;
- the final outcomes of modelling, focusing on the charges and schedules within the attached Policy; and
- the potential capping of some charges.

Following this briefing the draft Policy will be finalised for Council to adopt for consultation alongside the LTP.

3 Discussion

DCs are collected as a direct result of planned capital works in the LTP, including ongoing works with a DC component and past works with residual capacity. Broadly speaking, the process for calculating contributions involves dividing the value of the growth component of capital works by anticipated growth.

In reality, the process is much more complex than this, considering factors such as:

- contribution to the Community Outcomes;
- the relationship of timing of income to expenditure;
- Council's financial policies;
- interest considerations associated with funding through DCs;
- avoiding double counting of DCs and rates; and
- excluding the collection of external funding (i.e. NZTA).

Due to this complexity, and the risks associated with a challenge, the Policy is a technical/statutorily driven document. However, for ease of use, the document is split into two parts, with the process for assessing contributions outlined under Part 1 and the methodology for assessment provided under Part 2.

3.1 Recap of Policy the review

Council is required to undertake a review of its Policy at least once every three years. In doing so, Council must look at each activity area, identify catchments and determine who will benefit from the identified projects.

As a result, the work behind DCs is aligned to/driven by infrastructure planning (particularly activity management plans (AMPs)) and financial planning. The review has included the following steps:

- confirmation of the growth model;
- a review of catchment areas by activity (through the AMP process and activity briefings);
- amending the draft Policy to include new charges and schedules of projects (from planned LTP capital projects);
- a statutory/legal review; and
- bringing the draft Policy (including the revised charges and schedules) back to Council for consideration.

While no major issues were identified with the 2015 Policy a number of minor changes were included in the draft Policy following briefings. These included:

- minor changes to catchment areas/naming to reflect zoning boundaries and for administrative efficiency;
- combining Marsden/Ruakaka wastewater catchments for administrative efficiency;
- a lower Marsden/Ruakaka wastewater household unit equivalent (HUE) rate to reflect the lower levels of infiltration in that catchment;
- greater levels of funding for Parks land; and
- combining Parks and Reserves land and development charges for administrative efficiency.

As a result of the legal review additional wording/explanation of the lower Marsden/Ruakaka wastewater HUE was also added to the draft Policy.

3.2 Final outcomes of modelling

As reported previously, increased growth (both experienced and projected) has generally resulted in lower charges, as the growth related cost of projects are spread over more HUEs earlier as have lower interest and inflation rates. However, while the overall trend of charges is downward (a total decrease of around 36%) there are 'overs and unders'.

The actual change experienced by developers will be driven by the combination of services provided within a given catchment. Council will be worked through both the overall change to charges proposed within the attached Policy, along with examples of charges based on the services available within each catchment.

3.3 Potential for capping

Wastewater charges for the Whangarei Heads, Oakura, One Tree Point, Ruakaka and Langs Beach/Waipu catchments were capped at \$21,568 under both the 2012 and 2015 Policies. This figure is approximately equivalent to the cost of an on-site disposal system. In capping charges at this level Council encouraged connection to the network in order to minimise the impact of onsite systems.

Following modelling only the Whangarei Heads wastewater charges remain over the existing \$21,568 cap. However, water charges in Mangapai have increased due to growth projections in that catchment. Capping charges is an option in both instances, the implications of which will be worked through.

4 Considerations

4.1 Financial Considerations

Approximately \$41.3 million was recovered from the introduction of the Policy in 2005 through to June 2017, an average of around \$3.5 million per annum. If Council were to not recover DCs, this funding would need to be collected through other sources such as rates and debt.

4.2 Policy and planning implications

As with any funding source, Council must consider the use of DCs against the Financial Management provisions of the Act (s101 (3)) which, amongst other things, require assessment of the Community Outcomes the activity contributes to, the distribution/timing of benefits, the contribution of parties to the activity and the impact of any allocation.

In addition, it must address the principles under Section 197AB of the Act. This analysis, which is the foundation of adopting a compliant policy, is undertaken in detail under Part 2 of the draft Policy.

4.3 Risks

As outlined above, there are a number of legislative requirements relating to a compliant Policy. Legislative compliance is therefore a key risk through both the Policy review, and the calculation/modelling of DCs. This risk is being managed through project management of the LTP process to align the components, and the legal review of the draft Policy.

5 Attachment

1. Draft 2018 Development Contributions Policy

Whangarei District Council Policy

Development Contributions Policy

Policy 0036

Version	Date	Status	Prepared	Reviewed for Audit/ Council	Approved
0	15 Jan 2018	Draft	L Dahl	D Kula	
0.1	08 Feb 2018	Draft	L Dahl	D Kula	

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Part One

1. Introduction

Whangarei District Council's 2018 Development Contributions Policy (DCP) has been prepared in conjunction with Council's 2018-2028 Long Term Plan. This policy applies within the territorial boundaries of Whangarei District Council.

The Local Government Act 2002 (LGA) requires that Council adopt a policy on development contributions or financial contributions.

Whangarei District Council's (Council's) decision to adopt a Development Contributions Policy to partly fund the cost of infrastructure required to meet additional demand created by growth is driven by its consideration that those who are the primary beneficiaries of the infrastructure should pay an appropriate portion of the cost and that the ratepayers in general should not bear a disproportionate portion of the costs. Council has more fully explored its rationale in choosing development contributions to fund growth related infrastructure in its Revenue and Financing Policy.

Council's Financial and Infrastructure Strategies reflect long-term planning and assumptions around infrastructure provision and funding. The 2017 Growth Model and Whangarei District Growth Strategy, Sustainable Futures 30-50 provide substantial long-term analysis of the anticipated growth and guide spatial planning for the future. The key findings from the Growth model include:

- Whangarei District's estimated resident population grew from 83,700 in 2013 to 89,700 in 2017. This resulted in an increase of 6,000 people, representing an average annual increase of 1,500 people or 1.8% per annum (7.16% over four years).
- The medium projection for the District sees an increase from 89,900 people in 2018 to 100,800 in 2028, resulting in an extra 10,900 people, averaging 1,090 additional people per year or 1.21% growth per annum.
- Total dwellings in the Whangarei District are forecast to increase from 35,200 in 2013 to 43,100 in 2028, resulting in an extra 7,900 dwellings, averaging 530 additional dwellings per year.
- The highest increases in population between 2018-2028 are expected to be in Marsden Point/Ruakaka, Port Limeburners, Waipu, Bream Bay and Te Hihi.
- The total business floor area is expected to increase from 1,274,600 m² in 2018 to 1,367,000 m² in 2028, averaging an increase of 9,240 m² per annum.

Council is required to plan for the future in a prudent and efficient manner. This policy is a sustainable response to local governments overarching purpose of existing to meet the current and future needs of the community for good quality local infrastructure, local public services and local regulation in a manner most cost effective for households and businesses.

The purpose of the legislation which allows a Council to use development contributions as a funding source is to enable Councils to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

This document is the Development Contributions Policy 2018 (the Policy). This Policy updates and replaces the previous 2015 Development Contributions Policy and becomes operative from 1 July 2018.

This Policy is to be read in conjunction with Council's 2018-2028 Long Term Plan (LTP).

This policy sets out the:

- reasons Council has chosen to use development contributions as a funding source
- methodology and rationale used for calculating the development contribution charges
- the assessment of contributions payable on developments,
- how and when development contributions are to be calculated and paid

1.1 Date of effect

This Policy applies to any application or a consent or authorisation lodged on or after 1 July 2018. For applications lodged before 1 July 2018 but granted on or after that date, the policy in force at the date of lodgement or the date had been received (whichever is later) shall apply.

1.2 Revising the policy in the future

Council will review this Policy, including the schedule of contributions, in association with the LTP review cycle (tri-annually) or more frequently if required. Any review will be as required under S106 of the LGA.

1.3 Public inspection

This Policy, along with supporting information (including the full methodology demonstrating how the development contribution calculations were made) is available at Council offices. This Policy and the LTP are available at www.wdc.govt.nz. This policy is to be read in conjunction with Council's LTP. Council's Financial Contributions Policy is contained within the Whangarei District Plan and is available on Council's website and at Council's offices.

1.4 How to find your way around the policy

This Policy is divided into two parts:

Part 1: The operational part of the Policy – this is the, 'what', 'where', 'when' and 'how much?' part of the Policy.

Part 2: Substantive Policy – This answers and explains why Council has chosen to use development contributions as a funding source and explains in terms of the legislation the significant assumptions, the methodology for calculating the charges and other legislative matters.

1.5 Highlights of changes from the previous policy

Development contribution charges have been reviewed and amended to reflect the growth element of capital expenditure that Council seeks to recover as set out in the 2018 – 2028 Long term Plan, and the expenditure schedules within this Policy.

Council has reviewed and adjusted the Wastewater Household Unit Equivalent size in the Ruakaka and One Tree Point catchments, this has resulted in the average flow rate being reduced to 0.5m³ or 500 litres from 800 litres per day. This is as a result of measured flows and hydraulic modelling which has revealed lower flow rates in within these catchments due to soil conditions.

Council has undertaken a review of the catchment areas for all activities. This has resulted in the Ruakaka and One Tree Point catchments being combined into a new catchment called Marsden Point- Ruakaka, the combined catchment reflects the common flow rates, soil conditions, and shared treatment plant. This is administratively efficient.

Minor corrections have been made to the City Transport and Roading catchment boundaries these generally reflect the extent of commercial and living 1 zoning.

For administrative efficiency, the reserve land and facilities charges have been amalgamated into one contribution charge. The underlying projects and programmes remain unchanged and there is no reduction in transparency.

2. Development contribution assessment

2.1 Activities areas development contributions are collected for:

Community Facilities

- Parks and Reserves

Network infrastructure

- Transport & roading
- Water Supply
- Wastewater

Community infrastructure

- Libraries (past completed projects only)

See catchment maps and charges schedules

2.2 Developments that attract development contributions

Development contributions can only be required in respect of “developments” as defined in s197 of the LGA i.e. a subdivision, building, land use or work that generates a demand for reserves, network infrastructure or community infrastructure.

In accordance with S199 of the LGA a development contribution may be required when Council considers that:

- the effect of the proposed developments (including service connections) is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for:
- reserves
- network infrastructure
- community infrastructure.

The effect includes cumulative effects that a development may have in combination with other development.

Development contributions may also fund past expenditure that has already been incurred in anticipation of growth.

2.3 When Council may require development contributions

Subject to section 2.2 above, the Council may require development contributions when granting:

- building consents lodged under the Building Act 2004 including certificates of acceptance
- resource consent lodged under the Resource Management Act 1991 (RMA), including subdivision applications, and land use applications
- requests for authorisation for service connections.

Assessments will take place at the earliest consent and all subsequent consents relating to the same development. The Council not requiring development contributions on the first consent for a development does not prevent it assessing contributions on a subsequent consent or authorisation for the development.

An applicant may request a calculation of contributions when a Project Information Memorandum (PIM) or Project Assessment (PA) under the Building Act 2004 and a Certificate of Compliance under the RMA is lodged. This affords the applicant an early indication of a development contribution liability. However, contributions will only be required when granting a consent or authorisation noted above.

3. The assessment process

Applications will be assessed by applying a sequenced methodology as follows:

1. Is the application for a “development” as defined in section 197?
2. Does the development proposed place demand, either individually or cumulatively with other developments, on reserves, network infrastructure or community infrastructure, and will the Council incur (or has it already incurred) capital expenditure on reserves, network infrastructure or community infrastructure to meet that demand?
3. Is the Council prohibited from requiring a development contribution under section 200 of the LGA? And;
4. Does the policy provide for development contributions to be required in the circumstances of this development?
5. Identify the catchments in which the proposed development is located;
6. Calculate how many HUEs represent the impact attributable to the demand by activity for the relevant catchments;
7. Identify what credits are applicable, by activity;
8. Deduct the credit HUEs from the demand HUEs. This is to obtain the net increase in demand by activity for the development;
9. Determine the charge for each activity by applicable catchment from the schedule of charges
10. Total the results for each activity.
11. Add GST.

4. Invoices and payments

4.1 Invoicing

The applicant, at their discretion, may pay for development contributions on the initial assessment or anytime preceding the time frames outlined in Section 4.2, by requesting an invoice be generated.

Invoices must be paid in full within 30 days of issue. Invoicing and payments are in accordance with the Council's financial and debt recovery practices.

This does not limit Council's powers where development contributions have not been paid under S208 of the LGA. Development contributions are invoiced in accordance with the Policy applicable at the time the application for consent or authorisation for service connection was lodged, accompanied by all required information.

Applications lodged prior to 1 July 2015

For applications lodged under policies in force between 1 July 2005 and 8 August 2014 invoices will be issued at the rate applicable at the time of invoice as stated in the applicable policies.

APPLICATIONS LODGED AFTER 8 August 2014

Applications lodged after 8 August 2014 will be assessed under the policy and rate applicable at the time of lodgement of the application.

4.2 Timing of payments

Development contributions are required to be paid at the following times:

- for contributions required when granting subdivision consent, prior to issue of a S224(c) certificate under the Resource Management Act 1991
- for contributions required when granting building consent, when the first inspection of building work is requested
- for Land Use consents without an associated building consent when Council's monitoring staff are satisfied the consent has been given effect
- when an authorisation for a service connection is granted, but prior to the actual connection

4.3 Enforcement of payments

Should payment not be received as required by this Policy, Council may utilise its powers under S208 of the LGA. This being that until a development contribution required in relation to a development has been paid Council may:

- a. In the case of a development contribution required under S198 (1) of the LGA
 - (i) withhold a certificate under S224(c) of the Resource Management Act 1991
 - (ii) prevent the commencement of resource consent under the Resource Management Act 1991
- b. In the case of a development contribution required under S198 (1) of the LGA; withhold a code compliance certificate under S95 of the Building Act 2004:
- c. In the case of development contributions required under S198(1) of the LGA; withhold a service connection to the development:
- d. In each case, 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.

Council may avail itself of any and all, other legal methods of collecting unpaid development contributions as it sees fit.

5. Determining the Number of HUES

5.1 Residential

5.1.1 Residential subdivision

- a. Council considers that subdivision is the most appropriate time to apply development contributions. Council has provided services to the lot and the building process may be commenced.
- b. Each new residential lot created by subdivision attracts development contributions at the rate of one HUE. (See Table 1)
- c. Where two or more vacant lots held in one certificate of title are severed into separate titles and no previous contributions had been paid on them, including financial contributions under the RMA, development contributions will apply.
- d. The first single dwelling built on a vacant allotment with a registered title in existence prior to 1 July 2005 will not attract development contributions (except as noted below), and will as of right have an inherent credit of one HUE.
- e. If an existing lot does not have connections to Council's water or wastewater services, then on application for connection development contributions will be assessed.

5.1.2 Second dwellings

- a. Additional dwellings over and above the first dwelling will attract development contributions at the rate of one HUE for each additional dwelling unit. This includes integrated, attached and detached units, sleep outs and minor dwellings as defined in the Whangarei District Plan.
- b. Council may apply a pro-rata development contribution rate to one additional dwelling on a lot if it is less than 100 square meters of gross floor area (GFA). This decision recognises the situation where family/whanau may wish to house an elderly family member or extended family member close by, yet still afford them some level of independence. This decision also recognises the level of likely impact generated by the additional dwelling.
- c. An additional dwelling unit in this situation will attract a pro-rata development contribution in direct relationship to the gross floor area (GFA) up to 100 square meters; any dwelling unit over 100 square meters of GFA will attract a development contribution of one HUE.
- d. Should an application be lodged to expand a second dwelling to over 100 square meters of GFA the remaining balance of development contributions up to a full HUE may become due.
- e. Council will evaluate second dwelling applications on a case by case basis and may monitor second dwelling use to ensure compliance with the Whangarei District Plan and this Policy.
- f. Council will apply this rate to multiple dwelling units e.g., apartment blocks, townhouses or other similar situations where there are more than two dwellings on a lot, where it can be demonstrated that there is less impact than an average HUE.

5.1.3 Home based commercial activities

Home-based businesses and dwellings, changed to business-use will be assessed for additional demand over and above the existing use. Development contributions, if applicable; will be required in accordance with the charges for non-residential activities.

5.2 Non-residential

5.2.1 Non-residential Subdivision

Non-residential subdivision will attract development contributions for each new allotment created at the rate of one non-residential HUE per new allotment, in accordance with Table 1.

This will be applied as a credit when a construction or Land Use activity takes place on the lot. If credits assessed on an underlying subdivision are in excess of contributions assessed at the time of Land Use, the balance of credit will remain with the allotment as a credit for future land use.

5.2.2 Non-residential land use

Non-residential land use will attract development contributions based on the demand a proposed new building or activity will place on Council's network infrastructure. It is noted that Council does not require contributions for Community Infrastructure from non-residential development as Council considers that non-residential Land Use impacts are at such a low level that it is administratively inefficient to require contributions.

Transport and roading

To establish transport and roading contributions Council will use the figures in Table 4. However, Council may consider a report from a suitably qualified traffic engineer. Council reserves the right to have independent reports peer reviewed (the cost of peer review may be at the applicant's expense).

Water

The applicable catchment is identified and water demand is calculated, where possible on average demand by type of activity. See Table 5 for usage

Wastewater

The applicable catchment is identified and wastewater demand is calculated, on peak demand by type of activity derived from Table 5.

When Council is not satisfied that the demand for an activity is readily identifiable, Council may, at its discretion, accept a report from a suitably qualified person.

Where an activity is not adequately described within Tables 4 and 5 then a 'first principle basis assessment' may be applied for non-residential development. This means that an individual development is assessed on its actual (proposed) demand, for example:

Other

Development contributions will not be charged for existing lawful structures on a site unless a change of use occurs that increases demand on network infrastructure.

When an existing structure is removed, or demolished, that building area (GFA) will be credited towards any new development.

If there is no development on a site, 1 HUE credit for infrastructure and/or services available at the time of subdivision will be allocated against the new GFA.

Vacant allotments which have previously paid financial contributions under RMA are deemed to have a credit of one HUE for those which have previously been paid.

Activities that Council deems to not generate demand or impact on infrastructure will not attract development contributions.

Special conditions relating to a Land Use Consent may exist (i.e. a quarry or quarry extension) and these situations will be dealt with on a 'case by case' basis. It is advisable that applicants contact Council for clarification on how to proceed with this type of application.

5.3 Rural land use

Residential developments in the rural area are treated the same as in the urban environment and will attract development contributions as set out in Table 1.

Non-residential sheds and other farm buildings such as hay sheds, minor store sheds, etc., will not attract development contributions if they are assessed to have no additional impact on infrastructure.

Industrial or commercial developments including milking sheds, packing houses, growing houses, etc. (i.e. any development that has a proposed activity that will impact on infrastructure and services), will be assessed for development contributions in accordance with the charges and multipliers set out in Tables 1-4. As with residential development, only areas of use that directly or cumulatively create demand on services and infrastructure will be assessed for development contributions.

Some commercial development may be assessed under the application of the extraordinary circumstances and special assessments section of this Policy.

5.4 Commercial accommodation

Commercial accommodation is assessed on the number of transitory accommodation rooms in the building. The calculation of HUE equivalents for commercial accommodation is based on each room proposed to be occupied, as being the equivalent to 40% of a household unit. Therefore, the conversion factor for commercial accommodation is 0.4 per accommodation room plus one HUE for each full time independent dwelling unit (i.e. managers' unit). For example, the total development contributions arising from commercial accommodation with 20 rooms and 1 managers' unit would be $20 \times 0.4 + 1$ giving a total of 9 HUEs.

The following activities will be assessed as HUES per single room (at the converted rate):

- Transport and Roothing

- Water Supply
- Wastewater.

In this example reserves contributions and community infrastructure charges would be added to the above charges for the managers' unit, as Council deems this to be a full time habitable dwelling unit (and hence a residential land use under section 5.1 of this Policy).

For motel/hotel type development a room is assessed as being for a maximum of 2.7 people.

5.5 Service connections

An application to connect to Council's reticulated services will attract development contributions where Council considers that the connection will generate additional impact on infrastructure, but not where a financial or development contribution has previously been paid for that activity.

Service connections include applications for larger connections and change of use.

Development contributions will not apply to public utility applications for water meter connections if the water connection is in place and has been consented to with all associated fees being paid.

If a service was not available to a previously established development or subdivision and it becomes available by way of Council or a third-party provision, development contributions will apply for the new service to the extent the connection places demand on Council infrastructure.

5.6 Special assessment calculations

When Council considers that an application for a development indicates that the development will generate impact on infrastructure to a level outside of the inherent averaging used for the cost allocation methodology a 'special assessment' may be applied. Council reserves the right to undertake special assessment however as a rule, assumes that a special assessment will only be done when the demand for an activity is expected to be greater than double the identified average value for that type of activity. This may in some cases require that the applicant provides Council with detailed calculations of the development's existing and proposed impact on infrastructure. It is expected that this will be supplied by a suitably qualified person (i.e. a traffic report provided by a qualified traffic engineer). This data will then be converted into HUEs. Council encourages developers to provide this information at the feasibility stage of their project prior to lodging an application. It may also be required as part of a further information request under S92 of the RMA or S33 or S48 of the Building Act.

Activity types that could require a special assessment may be sports or convention centres that may generate large volumes of traffic at specific peak times or trucking and courier activities that may have a consistent above average roading use. Other activities like concrete plants may attract a special assessment for both.

6. Credits

6.1 General principles of credit

Credits HUEs are a term used to describe the existing or historical level of impact associated with a site and, are allocated to the historical demand associated with a site. This may be in terms of:

- Existing residential dwelling units on site
- Historical credits of one HUE per activity on vacant land (Dependant on existence of connections)
- Gross floor area of non-residential buildings on the site
- The previous lawfully established activity or lawfully consented buildings on a site
- Credits will not be given if the original activity was non-residential and did not pay or was unlikely to have paid a contribution. This applies to activities that were permitted and did not require any form of consent, but that have placed additional demand on Councils services.

Credits will be assessed using the same methodology as assessing additional demand in Section 5.

Credits remain with the site they were originally established on and are not transferable from one activity to another (i.e. credits for water will only be applied to a water contribution, reserves to reserves etc.). For the purposes of clarity, surplus development contribution credits are not redeemable by other means (either land or money).

Council established a base line of demand on 1 July 2005 with the implementation of its first Development Contributions Policy and all credits are benchmarked against this date.

6.1.1 Residential

- Any vacant residential section is assumed to have one HUE credit to the extent that it is serviced (if physical connections are not in place no credit may be assumed)
- Any undeveloped existing allotment with a registered title is deemed to have one (1) HUE credit for reserves, network and community infrastructure (note this does not include small road severances or titles that are unable to be built on) to the extent that the title is serviced
- Cross leases that are separated into 'Fee Simple' titles will not attract contributions if there are no related works on site that will increase demand for Council infrastructure

6.1.2 Non-residential

Non-residential credits are for network infrastructure based on lawfully established developments.

- Credits will be applied based on an assessment undertaken in a similar manner to the assessment of new commercial development
- Tables 2- 4 will be used and applied on either a specific activity basis where applicable and/or on the GFA of existing development
- Any undeveloped existing allotment with a registered title is deemed to have one HUE credit for network infrastructure to the extent that it is serviced (if physical connections are not in place no credit may be assumed)
- Credits will not be given if the original activity was non-residential and did not pay or was unlikely to have paid a contribution, this applies to activities that were permitted and did not require any form of consent, but that may have placed additional demand on Councils services. For clarity if an application is received that gives rise to an assessment, the entire activity will be assessed for contributions
- For existing non-residential buildings that are extended or demolished and re-built to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding. Sites that contained buildings that were demolished or destroyed prior to 1 July 2005 will be deemed to be vacant lots and will be assessed as having the equivalent of one non-residential subdivision credit

7. Development agreements

Council will in accordance with S207B consider any written request for a private developer agreement without unnecessary delay.

Where Council undertakes to enter into a development agreement that agreement shall comply with the requirements of S 207B.

Council may, at its sole discretion, enter into a development agreement where Council considers that such an agreement will be in the best interests of all parties, including the developer, the growth community, existing local and district-wide communities and present and future affected individuals directly and indirectly associated with a development.

8. Postponements, reviews, remissions, reductions and refunds

8.1 Postponement of development contributions

For the purposes of this Policy there are no specified postponements on payment of development contributions. Council however reserves sole discretion to enter into agreements to delay payments in extraordinary circumstances.

8.2 Reconsideration process

Any request for reconsideration must be in writing and lodged within 10 working days after the date on which a person receives notice from Council of the assessment of development contributions. A request may be emailed to the Council, posted to the Council or presented at the counter of the Councils offices.

The request must contain the grounds on which the person believes that:

- a. the development contribution was incorrectly calculated or assessed under the Policy or a previous policy; or
- b. Council incorrectly applied this Policy or a previous policy; or
- c. The information used to assess the person's development, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

Council will notify of the outcome of any reconsideration request within 15 working days of receiving all the relevant information relating to the request.

If Council considers that it does not have sufficient information or the applicant requests more time to supply supporting information, then the 15-working day period will start from the time that Council notifies that it has received sufficient information to undertake the reconsideration process.

1. Staff will prepare a provisional report undertaking a full review of the original assessment including taking into account the:
 - Grounds on which the request for consideration was made including any new information
 - Purpose and principles of development contributions under S197AA and 197AB of LGA 2002
 - Provisions of the development contributions policy
 - Other relevant matters
2. The reconsideration request and provisional report will be reviewed by the relevant General Manager.
3. Exemptions and Objections Sub-Committee will hold a meeting and the request for reconsideration outcome will be determined.
4. The Applicant is advised of the outcome of the request within 15 working days of the council having received all required information and their right to object to such outcome.

A person may not lodge a request for reconsideration if an objection in accordance with S199c has been lodged.

However, a person may lodge an objection irrespective of whether a reconsideration process in accordance with S199A has been requested.

8.3 Objection process

The right of objection is conferred under S199c and Schedule 13A of The Local Government Act 2002 as amended.

Objections made under S199c are to be lodged within 15 days of the person receiving notice of the proposed requirement of a contribution (or the outcome of a recommendation, where this has been requested) and in accordance with Schedule 13A of the Act.

8.4 Remissions and reductions of development contributions

This Policy provides for remissions or reductions to be applied or granted, as advised in Section 8 of this Policy.

8.5 Refunds of development contributions

The refund of development contributions money and return of land will occur in accordance with S209 and S210 of the LGA.

For the purposes of S210 (1) (a) of the LGA2002, the specified period for refunding a development contribution required for a specified reserve purpose shall be 20 years.

For the avoidance of doubt, and except in relation to money or land taken for a specific reserves purpose, Council will not refund a contribution where a specific capital project does not proceed, except when the activity for which the development contribution was taken is not provided.

Refunds will only be issued to the payer on the development to which they apply and the amount of any refund will be the contribution paid, less any costs already incurred by Council in relation to the development and its discontinuance. Any refund would exclude any other costs already incurred by Council, but may include any interest earned depending on the circumstances of the case.

9. Other matters relating to development contributions

9.1 Acceptance of reserve land/ works in place of development contributions

The LGA provides that a development contribution for reserves may be money or land, or both:

Under this Policy the contribution shall in every case be money unless, at the sole discretion of Council, a piece of land offered by the developer would adequately substitute, in whole or in part, the purposes for which the contribution is sought.

- In general, Council, will only accept reserve land as a development contribution where it is specifically a recreational, scenic or historic reserve and will be vested as such
- Esplanade reserves for the purpose set out in section 229(a) of the Resource Management Act 1991 and drainage reserves are not considered by Council to be within the ambit of reserves for development contributions. Esplanade reserves for this purpose and drainage reserves will continue to be dealt with under the RMA, as they are at present and will not be discounted against development contributions for Reserves in any way
- If a contribution is to be taken in land this must be agreed with Council under a private development agreement as detailed in Section 7

In the case of works; compliance with Council's Engineering Standards and/or specific conditions of consent imposed under the RMA may not be offset against the requirement to pay development contributions.

9.2 Council projects and development contributions

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

9.3 Exemptions

Development contributions will not be required under this policy where there is a legislative exemption.

9.4 Goods and services tax (GST)

The total end-to-end process for calculation of development contributions is exclusive of GST. Once all the calculations are complete, GST shall be added to the final invoice as required by the Goods and Service Tax Act 1985.

9.5 Development contributions charge revisions - Capping

In this Policy some individual activity charges have been capped to provide a net per HUE charge. Table 1 shows both the uncapped contribution charges calculated to fund the growth element of the LTP capital projects and the revised (capped) charges adopted by Council to reflect the special considerations explained in Section 13.

10. Charges

Table 1: Development Contribution Charge Schedule

Catchments	DC catchment(s) Charge	DC Community Wide Charge	DC Total Contribution per HUE (Uncapped)	DC Total Contribution per HUE (capped)	Capped Difference
Parks and Reserves					
Whangarei City	\$133	\$1,988	\$2,121	\$2,121	0%
Urban Villages	\$228	\$1,988	\$2,216	\$2,216	0%
Satellite town	\$	\$1,988	\$1,988	\$1,988	0%
Growth Nodes (30-50 Growth Strategy)	\$	\$1,988	\$1,988	\$1,988	0%
Rural Villages	\$	\$1,988	\$1,988	\$1,988	0%
Coastal Villages	\$84	\$1,988	\$1,988	\$2,072	0%
Countryside	\$	\$1,988	\$1,988	\$1,988	0%
Transport and Roading					
North Rural	\$4,937	\$7,528	\$12,464	\$12,464	0%

North Coastal	\$1,794	\$7,528	\$9,322	\$9,322	0%
Whangarei City	\$543	\$7,528	\$8,071	\$8,071	0%
South	\$4,034	\$7,528	\$11,562	\$11,562	0%
Ruakaka	\$902	\$7,528	\$8,430	\$8,430	0%
Wastewater					
WW Hikurangi	\$289	\$	\$289	\$289	0%
WW Waipu Cove-Langs Beach*	\$11,563	\$	\$11,563	\$11,563	0%
WW Ngunguru	\$5,372	\$	\$5,372	\$5,372	0%
WW Oakura	\$18,592	\$	\$18,592	\$18,592	0%
WW Portland	\$232	\$	\$232	\$232	0%
WW Marsden Point-Ruakaka	\$11,151	\$	\$11,151	\$11,151	0%
WW Waipu	\$2,996	\$	\$2,996	\$2,996	0%
WW Waiotira	\$13,541	\$	\$13,541	\$13,541	0%
WW Tutukaka	\$	\$	\$	\$	0%
WW Whangarei Heads*	\$36,826	\$	\$36,826	\$21,568	TBD
WW Whangarei	\$3,624	\$	\$3,624	\$3,624	0%
Water					
Bream Bay North	\$5,576	\$	\$5,576	\$5,576	0%
Bream Bay South	\$6,062	\$	\$6,062	\$6,062	0%
Whangarei North	\$6,088	\$	\$6,088	\$6,088	0%
Whangarei	\$7,305		\$7,305	\$7,305	0%
Whangarei Heads	\$7,850	\$	\$7,850	\$7,850	0%
Mangapai	\$11,947	\$	\$11,947	TBD	TBD
Maungakaramaea	\$6,678	\$	\$6,678	\$6,678	0%
Libraries					
Past project completed - Community Infrastructure as defined in the LGA prior to 08/08/2014					
Whangarei City	\$209	\$152	\$361	\$361	0%
Rural	\$	\$152	\$152	\$152	0%
*Council has capped all wastewater contributions to \$21,568 per HUE and all Water connections to XXX per HUE					

- All charges are GST exclusive – See S. 9.4 Goods and Services Tax (GST)

Table 2: Base demand units for Residential Household Unit Equivalency (HUE)

Activity	Base Unit	Demand per HUE	Comments
Reserves	per activity	1	
Development on reserves Land		1	
Transport & Roding	Vehicle Movements Per Day (VPD)	10	
Water Supply – City	m ³ per day	0.75m ³ (or 750 litres)	Based on average flow (design average) See Table
Wastewater –	m ³ per day	0.80m ³ (or 800 litres)	Based on peak flow
Wastewater Marsden Point Ruakaka	m ³ per day	0.50m ³ (or 500 litres)	Based on peak flow
Libraries (Historic Projects)	per activity	1	

The average household assumes an occupancy rate of 2.7 people per dwelling as per Statistics New Zealand projected average household size for the Whangarei District.

Table 3: Base demand units for Commercial Household Unit Equivalency (HUE)

Activity	Base Unit	Demand per HUE	Comments
Reserves	per activity	N/A	
Development on reserves Land		N/A	
Transport & Roding	Vehicle Movements Per Day (VPD)	10	See Table 4 for demand per 100m ²
Water Supply – City	m ³ per day	0.75m ³ (or 750 litres)	See Table 5 for demand per 100m ²
Wastewater –	m ³ per day	0.80m ³ (or 800 litres)	Based on Table 5 peak flow
Wastewater Marsden Point Ruakaka	m ³ per day	0.50m ³ (or 500 litres)	Based on peak flow
Libraries (Historic Projects)	per activity	N/A	

Table 4: Transport & Roding

Average Vehicle per Day (VMPD) of 100m² of Gross Floor Area (GFA) converted to HUEs.

Average Vehicle Per Day (VPD)/100m ² GFA converted to HUEs						
Attribute movements to the activity						
Independent Dwelling Unit ¹						1.00 ¹
Child Care Facilities ²						1.2 ²
Petrol Stations ³						7.9 ³
Rest Homes ⁴						2.3 ⁴

Land Use Activity	VPD/100m ²	% of activity@ 50%	% of activity@ 20%	% of ac@ 3%activity	Reduced VPD/100m ²	HUEs Per 100m ²
Agriculture/Aquaculture	8	70%	20%	10%	3.14	0.31
Cafes	47	50%	30%	20%	14.85	1.49
Churches	38	70%	20%	10%	14.93	1.49
Churches, Halls and gathering rooms	21	70%	20%	10%	8.25	0.83
Commercial	26	60%	30%	10%	9.44	0.94
Dental	21	70%	20%	10%	8.25	0.83
Equipment Rental	15	70%	20%	10%	5.90	0.59
Freight & Distribution Centres	192	30%	50%	20%	4.90	4.92
Hospital	18	70%	20%	10%	7.07	0.71
Industrial	19	50%	30%	20%	6.00	0.60
Mass Buildings	8	60%	30%	10%	2.90	0.29
Medical Centre	21	70%	20%	10%	8.25	0.83
Motels	13	50%	30%	20%	4.11	0.41
Public Storage	2	70%	20%	10%	0.79	0.08
Restaurant	64	60%	20%	20%	22.14	2.21
Restaurant - Fast Food	315	10%	20%	70%	34.97	3.50
Retail - Large (> 500m ²)	59	30%	50%	20%	15.10	1.51
Retail - Small (< 500m ²)	29	30%	50%	20%	7.42	0.74
Showrooms	17	60%	30%	10%	6.17	0.62
Veterinary	21	70%	20%	10%	8.25	0.83
¹ Per dwelling unit over 100m ² , ² Per child, ³ Per pump, ⁴ Per bed						

Transport and roading contributions are calculated on trips generated by a development activity. The unit of measure is based on the average annual daily trips for a weekday. The traffic activity used for this Policy is established from the New Zealand Trips and Parking surveys database and locally established traffic activity by location and Land Use. The trips data has been adjusted to reflect that the trips observed at the gate are driven by the start and end destinations. For example, a car driven from home to a place of work has activity equally allocated to both the residential and the work elements of the trip. It is further recognised that a level of activity has shared drivers and this is reflected in these calculations.

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

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

Should an activity not be covered by the categories within Table 1, or have demand significantly at variance from those values shown in the table, Council may accept an assessment of traffic generation, this will usually be from a qualified Traffic Engineer.

Table 5: Water

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

Average commercial land-use water usage

USE	Ltr/1m²
Medical	3.48
Dental	2.11
Veterinary	2.28
Office	1.30
Office service	0.65
Retail - small	0.45
Retail - large	0.86
Retail - supermarket	2.36
Retail Garden Centres	32.41
Retail Hardware & Timber	1.81
Petrol Stations (carwash)	30.83
Heavy plant	3.58
Industrial	0.74
Large mass buildings	0.22
Auto/boat sales	2.52
Equipment Rental	10.04
Restaurants- fast food	20.32
Restaurant	6.55
Pub /Bar	9.20
Cafes	4.35
Public Storage	0.22
Banks	0.83
Churches & Halls	0.40
Motels	6.83
Freight & distribution w/wash-down	24.10
Freight & distribution/light	1.83

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

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

Assuming the average water use for commercial office space in the City is 1.30 litres per m² of GFA. If the proposed building has a GFA of 400 m² the water use is calculated to be 1.3 litres x 400m² = 520 litres. This is then divided by the HUE base rate (750 litres) to identify the contributions. Therefore, 520 ÷ 750 = 0.693 x \$7,309 = \$5,065.14.

11. Additional Information

Wastewater

Wastewater is based on “peak” flow and the base figures established from residential flows per household across the district. Peak flow residential wastewater usage is 0.80m³ or 800 litres per day in all catchments except for Marsden Point-Ruakaka, where, due to the sandy soil conditions (based on recent flow measurements and hydraulic modelling) the flow rate per connection is 0.50m³ or 500 litres per day.

Commercial land-use wastewater usage

Calculation of wastewater use for a business land-use activity is calculated using the same methodology applied to water use.

Note that wastewater is based on peak flow in recognition that Council must provide adequate capacity for an activity to safely and effectively discharge wastewater.

Calculation of Reserves Contributions

Council has calculated the reserves contribution at a maximum within any catchment of \$2,080.00 per new residential allotment. If the market value of a lot is likely to fall below \$28,000, a valuation supplied by a registered valuer may be provided and the proposed contributions above will be calculated at 7.5% of the market value.

For clarity, no reserves contribution will exceed the cap set by section 203(1) of the LGA 2002 of 7.5% of the value of the land.

Council may in rare circumstances, undertake a special assessment. This may occur, where the demand for a particular activity is significantly greater than the identified average value for that type of activity, or the activity is not identified within the schedules. In these instances Council may consider a development agreement an appropriate mechanism to achieve an acceptable outcome.

Part Two: Background and Methodology for Calculating the Contribution Charges

12. Legislative requirements

This document sets out Council's policy on development contributions, in accordance with S102 and S106 of the LGA. This Policy meets the requirements and includes all necessary information as set out in S197-211 and Schedule 13 and 13A of the LGA.

Introduction

Council has determined in its Revenue and Financing Policy to use development contributions as a funding source for growth related demand for additional reserves, network infrastructure and community infrastructure, or for increasing the capacity of existing infrastructure.

The purpose of the development contributions provisions in the LGA is: to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. Non-growth infrastructure will be funded by rates and other sources to the extent that these costs would have been incurred even if there had been no growth and/or there is a benefit to the wider community. Ratepayers contribute to the cost of growth including funding the difference between the calculated wastewater charged and the capped maximum wastewater charges.

Council has adopted the Whangarei District Growth Strategy (Sustainable Futures 30|50) which sets out a vision for sustainable development within the District. This strategy underpins Council's future decision-making with regard to the way in which to develop the district. Council's Infrastructure Strategy guides Council decision making in the short and long term.

Council has adopted a Development Contributions Policy as required by S102 (2) (d) of the LGA. Development contributions will be used to fund a portion of the growth component of capital expenditure.

S106 of the LGA requires Council to explain, in terms of matters outlined in S101(3), why it has decided to use development contributions to meet the capital expenditure set out in Appendices 1, 2 & 3. In making this decision, Council has also given due consideration to S101 (1) and (2) of the LGA.

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

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

In determining how to allocate costs associated with providing Council's capital projects, Council has considered a range of options for funding against the factors set out in S101(3) of the LGA. The options chosen and explained in this Policy will enable Council to fund its capital projects in a fair, predictable and reasonable manner as part of a consistent, integrated and equitable approach to planning and providing for the District. See Council's LTP and Revenue and Finance Policy.

The LGA (S199) provides that development contributions may be required in relation to development if the effect of the development, either individually or cumulatively, is to require new or additional assets or assets of increased capacity, and as a consequence Council incurs capital expenditure to provide appropriately for:

- Reserves
- Network infrastructure
- Community infrastructure

From the three major groups, Council has identified the following six sub-groups as activities for which development contributions will be charged:

- • Parks and Reserves

- Transportation & Roading
- Water
- Wastewater
- Libraries (Past projects)

13. Rationale for funding growth with development contributions

S106 of the LGA requires that a policy adopted under S102 (1) of the LGA must, in relation to the purposes for which development contributions or financial contributions may be required, explain in terms of S101 (3) considerations why Council has determined to use development contributions as a funding source to meet the expected capital expenditure required to meet the increased demand for community facilities resulting from growth. Council has determined that the growth community should bear a proportionate cost of the provision of infrastructure that is required largely because of new households and businesses.

Council considers that using development contributions to fund required infrastructure for growth promotes sustainable development in that it requires developers to consider the true cost of their developments because of their financial stake in the infrastructure. Council also considers that for ratepayers to solely bare the cost of growth related capital works would cause unsustainable rate increases and would be inequitable.

Council's Revenue and Financing Policy contains further analysis of Councils decision-making in relation to S106 (2) (c) of the LGA.

Overview

In determining whether development contributions are an appropriate funding source for different activities, Council considers, for each of its activities:

- how they relate to community outcomes
- who benefits from that activity
- the period over which those benefits are expected to occur
- who created the need for that activity to be undertaken
- the costs and benefits, including consequences for transparency and accountability, of funding that activity distinctly from other activities
- how any decision about funding this activity will impact on the social, economic, environmental and cultural wellbeing of the community

13.1 Consideration of community outcomes – S101 (3) (a) (i) of the LGA

Council's Community Outcomes are identified in the 2018-2028 LTP. In the process of determining the funding sources for the growth-related components of capital projects, a local authority needs to consider the community outcomes to which the activity primarily contributes in relation to its associated activities, programmes and projects.

The table below shows the activity areas for which development contributions are required and indicates the level of contribution of each activity area to each Community Outcome. Council has taken these Outcomes into account in determining how to fund each listed activity. A more complete explanation of the Community Outcomes to which each of the activities primarily contributes can be found in the relevant Asset/Activity Management Plan and/or activity statement within the LTP.

Community Contributions:

Outcome	Water	Waste Water	Transportation	Parks and Reserves
Efficient and resilient core services	High	High	High	Medium
Positive about the future	Medium	Medium	High	Medium
Caring for the environment	Medium	High	Medium	High
Proud to be local			Medium	High

13.2 Distribution of benefits – S101 (3) (a) (ii) of the LGA

In consideration of S101 (3) (a) (ii) of the LGA, Council recognises that there are benefits for the greater community that flow from the extra capacity provided by infrastructure. These benefits flow to the existing community and the new growth community. For each activity area including programmes and/or individual projects that require capital expenditure, Council makes a judgement about whether the assets being created or modified will provide capacity to, and therefore benefit, the existing community, the growth community, or both of those groups.

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

The capital expenditure and benefit allocation in this policy is analysed in the following way:

- renewal expenditure: this benefits the existing community only and replaces the existing asset base
- backlog expenditure: new asset capacity is of benefit to the existing community only, to meet the short fall in the current Level of Service
- increased Levels of Service: capital expenditure that benefits all of the community including the growth community
- new services expenditure: capital expenditure to provide benefits to both the existing and the growth community on a pro-rata basis
- growth expenditure: that which benefits and is needed by the projected growth in the community, estimated over the next 10 years. Asset capacity which provides benefits beyond that period will be allocated to future growth communities and may form part of future development contributions

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

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

There is recognition of transitional benefits to both the existing community and the incoming growth community that may occur in some circumstances as a result of excess capacity provided in anticipation of growth. This is often perceived as an improvement in Level of Service, but if there has been no change in the planned Level of Service this is an 'improvement' that will be eroded over time as growth takes up that additional capacity. Council's cost allocation methodology takes account of this transitional benefit where appropriate and allocates it between the growth community and the existing community.

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

The process of cost and benefit allocation is undertaken using a modelling tool, this model records:

The judgements made about the drivers of a project i.e. the reasons Council has undertaken the project and who will benefit from the project.

The model assists in making and recording the allocation of costs between the beneficiaries.

The model apportions the cost of infrastructure that can be attributed to the existing and growth communities.

13.3 Period over which benefits occur – S101 (3) (a) (iii) of the LGA

Council determines within individual Asset/Activity Management Plans the length of time over which the asset created by the expenditure will provide a benefit to the community. Council also determines the capacity of that asset and the amount of capacity that will be utilised by the growth community. There are benefits that accrue to both existing and incoming growth communities over the lifetime of the assets, and both communities share proportionately in the benefits of excess capacity up to the point that it is consumed by the expanding community.

13.4 The extent to which actions or inactions of particular individuals or a group contribute to the need to undertake an activity – S101 (3) (a) (IV) of the LGA

Who creates the need for the community facilities?

Council has estimated the extent of growth within the District, both residential and non-residential and has translated that to the expected equivalent number of households which constitute that growth (Household Unit Equivalents or HUEs). For each activity, this then creates a profile of the demand that can be expected for that Activity, and the services and assets necessary to accommodate that demand over time. Council has also identified the capital expenditure necessary to provide the capacity to meet the needs of the growth community. This is identified in the S.201 and S.201A schedules within this policy

Where the existing capacity of community facilities is insufficient to provide the Level of Service (as set out in the LTP) to new residential and non-residential users, those new users/ the growth community, are therefore principally the ones who create the need for new or expanded community facilities which requires Council to incur capital expenditure. Council recognises that there may be capital expenditure necessary to increase the Level of Service for all, due to:

- community demand for increased levels of service
- obligations on Council to raise the levels of service to meet resource consent or statutory obligations and conditions
- people from outside of the District community i.e. tourists or holiday home owners, creating additional demand on the facilities

Council considers that new residential and non-residential developments are actions of the development (growth) community that directly contribute to the District's need for an increase in infrastructure.

Examples of projects funded, in part, by development contributions:

Funding for the proposed Lower Hatea River Crossing is provided in part by development contributions to the extent that the development is driven by new growth. However, Council considers that growth is neither the sole driver nor that the growth community is the sole beneficiary of the development. However, growth contributes to the requirement of the project directly and has exacerbated the current traffic congestion issues in the Town Basin and town centre. The new bridge will benefit the existing community and improve traffic conditions for the community as a whole. Council, through workshops and meetings, has formally considered the extent to which these groups contribute to and are benefited by the development. These considerations are used in Council's cost allocation methodology when defining an appropriate level of funding to be allocated to the growth community.

The Wilson's Dam project, while primarily driven by growth, is also driven by Council's requirement to provide an improved level of water quality, an enhanced level of reticulation and the requested ability by the existing local community to connect to a safe and reliable water source. Council has given consideration to its obligation to provide these services for both the existing and growth communities through formal workshops and apportioned levels of funding accordingly.

The Whangarei Heads sewerage scheme was driven by several factors including: health concerns of the community, the existing community's desire for an improved Level of Service; and a requirement to service the growing coastal community. In considering this project Council has used a measured methodology to identify the apportioned level of funding directly proportional to the individual levels of impact and benefit, and has considered the extent to which each of these communities contributed to the need to undertake this activity.

13.5 Separation of other activities – S101 (3) (a) (v) of the LGA

The costs and benefits, including consequences for transparency and accountability of funding the activity distinctly from other activities.

The benefits of funding additional infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by the growth community. The need to identify the reasons, and appropriate cost allocations for undertaking projects ensures the decision making as to why a project is being undertaken is more transparent and accountable. An additional benefit also arises, in that the use of development contributions ensures existing ratepayers are not paying for infrastructural capacity that they do not require. This contributes substantially to intergenerational equity.

Council has for each activity determined catchments taking into account section 197AB and section 101(3) of the Act. It has endeavoured to balance service delivery considerations, growth patterns, administrative efficiency, benefits, costs and wider considerations of public good and fairness.

For some activities, the use of catchments assists in transparency and efficiency by identifying the variations in the cost of providing infrastructure according to the characteristics of a particular locality and the nature of the works required. Although development contributions do not incur significant administrative cost once systems are established, the use of small local catchments to collect development contributions is not always cost-effective because of the requirement to collect and maintain detailed data at a localised level. Council is also conscious that the use of particularly small catchments, together with varying market conditions and the decisions of individual developers and purchasers has the potential to create anomalies within the development contributions, and the funding of infrastructure.

It is Council's view that using development contributions to partially fund the cost of growth for community facilities in proportion to the benefit received by the growth community provides benefits of greater transparency, greater accountability and intergenerational equity.

13.6 Overall impact of development contribution allocations on the community – S101 (3) (b) of the LGA

The implementation of this Policy will enable Council to provide appropriate levels of network infrastructure, community infrastructure and reserves that are necessary to service the growing community. Ensuring appropriate levels and balance between the various sources of funding for the provision of network and community infrastructure is central to Council being able to meet the current and future needs of communities for good quality local infrastructure in a way that is most cost effective for households and businesses

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

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

In capping some charges Council has considered issues of public health, public and environmental good and sustainability, as well as considerations of fairness and equity.

14. Financial contributions

S106 (f) of the LGA requires Council to summarise the provisions that relate to financial contributions pursuant to the Resource Management Act 1991 (RMA) if this type of contribution will be required.

14.1 Financial contributions as a funding source

The number of resource consents that have had financial contributions imposed as a condition of consent under S108 (2) (a) of the RMA is decreasing. Financial contributions apply to a limited number of applications which are yet to be completed. Funding from this source is expected to be minimal over the term of this Policy. Council has from 2014 received on average of \$66,000 per annum, this amount will decrease over the term of this Policy.

Financial contributions which, prior to the adoption of the first Development Contributions Policy in 2005, were a significant source of funding for growth infrastructure, are now a minimal source of funding. It is noted that recent amendments to the Resource Management Act mean that Financial Contributions will be phased out of the District Plan and Councils will no longer be able to require financial contributions from 18 April 2022.

The Whangarei District Plan contains provisions regarding financial contributions. These are set out in Chapters 9 and 80 of that document.

The policy objectives are:

- all costs arising from land subdivision and development are identified and recognised
- the sustainable and efficient allocation of costs and resources in the delivery of services to new development

Council may require financial contributions in the following asset areas:

Item	Purpose	Part of District
1	Reserves and community services	Whole District

2	Sewerage	Whole District where a reticulated system is available, except Langs Beach, McLeods Bay to Urquharts Bay, and Waikaraka to Parua Bay.
3	Sewerage	Area covered by Langs Beach Scheme.
4	Sewerage	McLeods Bay to Urquharts Bay Scheme: Area 1.
5	Sewerage	Waikaraka to Parua Bay Scheme: Area 2.
6	Stormwater	Whole District where a reticulated system is available.
7	Water supply	Whole District where a reticulated system is available.
8	Road network	Whole District.

Council may require financial contributions pursuant to the RMA 1991 rather than development contributions, in some instances. These include:

- Applications lodged prior to 19 April 2005 that may have been assessed for financial contributions using the provisions of the Whangarei District Plan. These applications will pay only the financial contributions as originally assessed, unless the consent expires, is surrendered, has not been fully granted or is changed.
- Council reserves the right to continue to impose financial contributions under the RMA, as set out in Chapters 9 and 80 of the Whangarei District Plan as a condition of consent. This may be in addition to a development contribution required under this Policy, but where a financial contribution is imposed in relation to an activity on a development, a development contribution will not be required for that same activity.
- Where development contributions would normally be payable but the consent applicant e.g. the Crown has a statutory exemption from paying development contributions.

15. Special considerations by Council in determining development contributions

15.1 Capping

Council has, after deliberations and having regard to considerations of fairness and equity under section 197AB (g) and the overall impact on the commencing of development contributions under section 101(3) (b), of the LGA, elected to place a cap on development contribution charges for Wastewater - See Table 1

Individual wastewater charges have been revised and then capped to provide a maximum HUE charge. The funding shortfall arising from these caps will be funded from other sources, predominantly general rates.

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

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

Council was also cognisant that where contributions have increased under the 2018 Policy, these are a reflection of the capital works that have been undertaken or are scheduled to be undertaken and that the growth community should bear its share of the costs of these projects.

The uncapped development contribution charges calculated to partially fund the growth element of the LTP capital expenditure projects are shown in Table 1 along with the revised/capped charges adopted by Council in light of the above considerations.

16. Allocation of Growth Related Expenditure to the Existing Community

In identifying the growth component of capital expenditure in the LTP, Council has, for the reasons of administrative and economic efficiency, allocated some potential-growth related expenditure over all activities to the existing community as the value of undertaking a cost allocation exercise to determine the

proportionate growth component would have costs greater than benefits of the expenditure likely to be recovered. As an example, stormwater is an activity that Council has decided to fully fund by rates. There are also projects within activity areas for which contributions are charged, which fall below the administratively efficient threshold to calculate charges.

17. Capital expenditure

17.1 Expenditure expected to be incurred as a result of growth

The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand on network and community infrastructure, is summarised in Appendices 1, 2 and 3

The growth element of the projects selected by Council will be funded or part-funded by development contributions. This amount is arrived at after funding from other sources has been deducted. Backlog and renewal portions of capital expenditure will be funded from sources other than development contributions (e.g. depreciation funding - rates, user charges, etc.). The calculations and documentation supporting the capital expenditure are available for examination at the offices of Whangarei District Council.

17.2 Expenditure incurred in anticipation of development

S199 (2) of the LGA allows for Council to require a development contribution from any development for capital expenditure:

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

In the recent past Council has incurred significant expenditure in anticipation of growth. Council will recover the cost of the growth component of these projects implemented to support the future community. A schedule of these 'Past Projects with Residual Capacity' is included in Appendix I.

Included in Appendix 2 are those community infrastructure projects that were within the definition prior to the commencement of Section 51 of the LGA 2002 Amendment Act 2014 and which are complete or have been substantially progressed.

17.3 Council use of development contributions

In accordance with S204(1) of the LGA, Council will only use development contributions on the activity for which they are collected (e.g. contributions collected for roading will only be spent on roading), and must not be spent on other types of infrastructure projects. However, the Council may use contributions for reserves in the ways allowed under section 205 of the LGA.

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

18. Activity catchments

Council has modelled a number of catchment scenarios and determined to use those catchments listed in Table 1 taking into account a range of considerations including the:

- Predicted growth within the catchments
- Projects planned within the catchments and who will benefit from those projects
- Administrative efficiency of managing assets at a practical level
- Geographical and technical aspects of projects
- Levels of Service
- Consistency
- and having regard to sections the S101 (3) and 197AB of the LGA.

In seeking to proportion development contribution charges in a fair and equitable manner Council has identified some specific capital projects as being unique to certain areas of the district, and the growth in these areas as the primary driver behind the projects. Council has separated out these areas and the associated projects as individual catchments.

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

Capital projects within the catchments will attract defined, catchment related development contribution charges. These discreet catchment areas and schedules of projects are identified in Appendices1-8.

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

19. Determination of development contributions charges

This section of the Policy, in accordance with S201(1)(a) of the LGA, sets out in summary form an explanation and justification of how the development contributions have been calculated. The following methodology used is in accordance with Schedule 13 of the LGA.

19.1 Calculation summary

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

1. Determined the activities for which development contributions will be required.
2. Determined the Levels of Service for each activity.
3. Recorded the catchment where the project provides capacity to meet demand.
4. Summarised in this Policy are the capital projects (with growth component identified) that are included in determining the development contributions charges. Including completed projects that were constructed to provide capacity for future demand and that have a remaining surplus capacity (see Appendices1 -4)
5. Deducted from the project costs all reasonably anticipated funding from third parties and allocated the costs between growth and non-growth.
6. Recorded the capacity and life of the projects, the growth cost share that will be assigned to the demand reported in the Growth Model.
7. Allocated costs to each unit of demand.
8. Assessed each activity, (and programme and project where appropriate) that are using development contributions as part of their funding against the considerations in S101(3)(a) of the LGA.

In order to undertake a cost allocation analysis using the 'Outcomes/Impacts Methodology' to determine the share of cost to growth, Council has considered:

9. The capacity and demand requirements of the current levels of service identified in the LTP, to determine the growth share of the project cost as well as the renewal, backlog and unallocated portions.
10. The outcomes of the cost allocation and summarised it in this Policy stating the proportion of capital expenditure to be funded by development contributions and other sources of funding (Appendix 1- 5).

Council in its Growth Model considered the changes in household numbers and business floor areas and has determined:

11. For each activity and catchment, the changes in demand for service from the existing and growth communities over the capacity life of the project.
12. Included measures of both household and business demand.

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

13. Project growth cost share funded by development contributions from each of the incoming growth demand units in the catchments serviced by the project over the capacity life of the project.

Council has aggregated the outcomes of the funding analysis for each project by activity and catchment to determine the development contributions charge for the activity and catchment and:

14. Presented the schedule of development contribution capped and uncapped charges (Table 1).

Audit and review

Council has actioned the following:

- Internal reviews.
- External reviews of the projects, cost allocation analysis and funding analysis. Reviewing is required to test and verify the assumptions and accuracy of the project data used in analysis (External reviews are based on select areas).

19.2 Cost allocation methodology

The 'Cost Allocation Methodology' used in this Policy may be referred to as an 'Outcomes/Impacts Methodology'. This methodology is applied to the 10 years of capital expenditure set out in the LTP and expenditure on past projects with residual capacity for growth. This methodology has been applied to the programmes of capital expenditure delivering the levels of services defined in the LTP at an activity level.

Programmes are planned capital expenditure designed to deliver defined Levels of Service. Projects are planned or completed projects delivering the programme. The analysis to determine the cost of growth has been undertaken at both programme and project level as appropriate for that Level of Service.

The Outcomes/Impacts Methodology takes the planned costs of a proposed project and assigns them to categories with only the growth component or part of the growth component of a project being recouped through development contributions.

The categories within the methodology are:

- Renewal
- Backlog
- Growth
- Unallocated

A summary of the cost allocation methodology is as follows:

- the scope and gross cost of a qualifying project is reviewed and any non-capital (operations and maintenance costs) are excluded
- third party funding (e.g. New Zealand Transport Agency) is identified and deducted
- catchments are established based on the considerations outlined in section 16 of this Policy
- a share for renewal is deducted taking into account the scope of assets being renewed and their remaining life at the time of renewal
- capacity and demand information based on defined levels of service is used to allocate shares to 'backlog' and 'growth'
- any remaining share is defined as 'unallocated'
- capacity, useful life information and funding periods are used to determine the period over which contributions are identified to be collected
- the funding model is then used to identify the appropriate portion of the cost of growth (that which is allocated to the growth community) after considering all the factors outlined in S101(3) of the LGA
- this cost allocation information and methodology is available for inspection at the Whangarei District Council's Offices

19.3 The funding model

The purpose of the funding model is to ensure an equitable assessment of the funding requirements to support the development contributions calculation. Primary functions of the funding model are to ensure a consistent and compliant methodology is used to calculate development contribution charges with regard to the LGA.

The funding model takes that portion of gross costs allocated to the growth community by project and calculates costs in relationship to the Growth Model projections by 'Household Unit Equivalents' (HUEs). These development contribution charges are listed in Table 1.

The funding model takes account of:

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

- Interest on contributions received in advance of provision of growth infrastructure.

The model complies with the requirements of Schedule 13 of the LGA; determining the development contribution charge necessary to fund the total cost of the capital expenditure supporting growth.

Schedules of planned projects and schedules of past projects with remaining capacity intended to support the new and future incoming community are contained in Appendices 1, 2 & 3.

It is noted that Council may vary these schedules from time to time in accordance with S201A(5).

20. Significant assumptions

S201(b) of the LGA requires the Policy to state significant assumptions underlying the calculation of the schedule of development contributions. Throughout the entire process of determining development contributions, Council has used the best available information.

20.1 Growth–S201 (b) of the LGA

Council adopted the Whangarei District Growth Model on 14 December 2017. This model provides the basis for updated growth projections for Council's Asset/Activity Management Plans, for the calculation of development contributions and other LTP purposes.

Council's growth assumptions underpinning the Asset/Activity Management Plans and capital expenditure budgets in the LTP have been made based on the best information currently available. Growth projections are subject to uncertainties as to the quantum, timing and location of growth therefore, regular reviews will be undertaken as a key component of planning future network and community infrastructure requirements.

Key Findings Include:

- Whangarei District's estimated resident population grew from 83,700 in 2013 to 89,700 in 2017. This resulted in an increase of 6,000 people, representing an average annual increase of 1,500 people or 1.8% per annum (7.16% over four years).
- The medium projection for the District sees an increase from 89,900 people in 2018 to 100,800 in 2028, resulting in an extra 10,900 people, averaging 1,090 additional people per year or 1.21% growth per annum.
- Total dwellings in the Whangarei District are forecast to increase from 35,200 in 2013 to 43,100 in 2028, resulting in an extra 7,900 dwellings, averaging 530 additional dwellings per year.
- The highest increases in population between 2018-2028 are expected to be in Marsden Point/Ruakaka, Port Limeburners, Waipu, Bream Bay and Te Hihi.
- The total business floor area is expected to increase from 1,274,600 m² in 2018 to 1,367,000 m² in 2028, averaging an increase of 9,240 m² per annum.
- Scenarios have also been included for the Long Term Plan period 2018-2028 and for the Asset Management period 2018-2048 (30 years)

The Growth Model for the Whangarei District has been developed using Statistics New Zealand medium growth projection, with adjustments made where necessary to reflect known areas of higher growth within the District. The predicted rates of growth have been used to predict growth in terms of 'Household Unit Equivalents' (HUE). Predicted HUEs are shown per Activity and per Catchment within the funding model. A HUE is defined as being equivalent to one average household 'unit of demand'. It is recognised that household units vary throughout the District and the demands they generate have a broad range. Given the size of the catchments used in calculating development contributions an implied averaging methodology is used, this approach is considered appropriate in terms of the principles of development contributions and in accordance with Schedule 13 of the LGA.

There is a risk that the growth and uptake predictions in the Growth Model will not eventuate, resulting in a change to the assumed rate of development. However, modelling suggests that the impact of any change to the growth projections on the total development contribution charge for each HUE (Household Unit Equivalent) would be minor. Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models as required. There is also a risk that the 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 projects are greater than expected. This would result in an increased debt servicing cost. Conversely growth at a faster rate would reduce debt servicing and thus make charges lower in future policies.

Council will continue to monitor the rate of growth and will update outcomes in the growth and funding models as required including incorporating absentee owners to model the number of holiday homes, particularly in the coastal communities and incorporating the analysed trends from Council's Annual Monitoring Report.

The LTP details capital projects to be undertaken over a 10-year timeframe. Development contributions also include some past projects that have residual (growth) capacity as well as capital projects (with a growth element) included within the LTP. A long-term horizon has been used to develop the Growth Model, and various timeframes have been used for the development of asset and activity management plans in line with the expected life of the asset. Therefore, any single project has a number of different variables that must be taken into account when calculating a development contribution.

20.2 Capital projects

In order to support anticipated growth, Council has assumed the budgeted capital projects programme will be necessary. If the growth rates change, it is most likely that the capital projects programme will be re-sequenced or subtly accelerated or slowed rather than dramatically changed in some other way. New capital projects may also be substituted within an activity group or programme of projects that will not necessarily have an effect on the development contributions calculated for that activity.

20.3 Estimated cost of capital expenditure

Council has used the best information available at the time of developing this Policy to estimate the cost of capital expenditure that will be funded in whole or part out of development contributions. It is likely that actual costs will differ from estimated costs due to factors beyond Council's control, such as changes in the price of raw materials, labour, etc. and the timing of capital projects taking place. Council makes every effort to incorporate these variables into cost calculations. The actual project costs will be input into the cost allocation model updating budgeted figures and will be included in subsequent Policy reviews. The capital expenditure will be reviewed with each amendment to the LTP and adjustments made to the schedules as appropriate.

20.4 Interest rates

The interest rates used within the development contributions funding model are currently set at 4.66% for interest paid, to account for the debt borrowing Council has undertaken to complete capital projects in anticipation of growth requirements. The interest rate for interest earned on funds received in advance of carrying out growth-related capital expenditure is set at 3.8%. Council's cost of borrowing in the LTP is set at 4.66%. Interest rates are subject to fluctuation and will be reviewed at each Policy review. Interest will not be included as capital expenditure once an asset is built.

20.5 Levels of service

Levels of Service (LOS) are the standard of services that Council provides for each activity. Council prepares Activity/Asset Management Plans for each activity that Council provides. Council defines Levels of Service through consultation with the community on the LTP. These plans define the relevant Levels of Service for an activity. The Activity/Asset Management Plans and the defined 'Level of Service' statements form the basis of identifying capital projects required to meet projected growth. Any requirement to increase the Level of Service for existing users will be funded by rates and other funding mechanisms and will not be funded by way of development contributions.

20.6 Financial assumptions

The following financial assumptions have been applied:

- all future project costs are based on current known infrastructure prices at present value
- income generated from rates and user charges will be sufficient to meet the operating costs of growth-related capital expenditure into the future
- all New Zealand Transport Agency (NZTA) subsidies will continue at present levels (The Financial Assistance Rate being approx. 53% overall) and that eligibility criteria will remain unchanged.
- the methods of service delivery will remain substantially unchanged
- all figures in the development contributions schedules are expressed in 2018 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction on an annual basis

Appendix 1: S.201A (3) Assets for which Development Contributions will be used - Schedule of Growth Related Expenditure for Past Projects with Residual Capacity

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Parks and Reserves	Whangarei City	Provision of new and renewed Playgrounds and Skate Parks	\$ 584,112	\$ 48,230	\$ 535,882
Parks and Reserves	Community Wide	1 Upgrade - Existing pre 2008	\$ 2,680,117	\$ 533,841	\$ 2,146,276
Parks and Reserves	Community Wide	2 Facilities - New parks Pre 2008	\$ 54,846	\$ 16,786	\$ 38,060
Parks and Reserves	Community Wide	3 Cobham Oval	\$ 4,357,655	\$ 611,897	\$ 3,745,758
Parks and Reserves	Community Wide	CBD Development	\$ 3,086,260	\$ 379,655	\$ 2,706,605
Parks and Reserves	Community Wide	Complete stage 1 - Town Basin	\$ 1,791,119	\$ 218,450	\$ 1,572,669
Parks and Reserves	Community Wide	District reserves	\$ 3,150,791	\$ 2,002,009	\$ 1,148,782
Parks and Reserves	Community Wide	Mountain Bike Trails NEW	\$ 83,706	\$ 8,060	\$ 75,646
Parks and Reserves	Community Wide	Parihaka Look out	\$ 444,627	\$ 113,313	\$ 331,314
Parks and Reserves	Community Wide	Pre 2014 Urban Park Land Purchase & Development	\$ 2,761,468	\$ 2,071,101	\$ 690,367
Parks and Reserves	Community Wide	SOP - Hatea Loop New Share Path Route	\$ 3,309,860	\$ 370,702	\$ 2,939,158
Parks and Reserves	Community Wide	SOP - William Fraser Memorial Park on Pohe Island - Park Development	\$ 624,224	\$ 103,538	\$ 520,686
Parks and Reserves	Community Wide	Sportsfields Development - Springs Flat 4 Sand Fields and Associated Facilities	\$ 2,263,820	\$ 260,167	\$ 2,003,653
Parks and Reserves	Community Wide	William Fraser Memorial Park on Pohe Island - Sportsfield & Carpark Development Stage 1	\$ 254,026	\$ 28,064	\$ 225,962
Parks and Reserves	Community Wide	William Fraser Memorial Park on Pohe Island - Sportsfield & Carpark Development Stage 2	\$ 153,089	\$ 16,913	\$ 136,176
Parks and Reserves	Community Wide	William Fraser Memorial Park on Pohe Island - Sportsfield Development Stage 3	\$ 1,124,941	\$ 124,281	\$ 1,000,660
Parks and Reserves		Sub-Total	\$ 26,724,661	\$ 6,907,007	\$ 19,817,654

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Roading	North Coastal	LED streetlight Upgrade	\$ 7,502	\$ 750	\$ 6,752
Roading	North Coastal	Seal Extension Programme	\$ 3,519,458	\$ 2,158,282	\$ 1,361,176
Roading	North Coastal	Unsealed Road Metalling Programme	\$ 3,022,101	\$ 555,296	\$ 2,466,805
Roading	North Coastal	Sealed Road Pavement Rehabs	\$ 6,692,682	\$ 743,610	\$ 5,949,072
Roading	North Rural	Sealed Road Pavement Rehabs	\$ 3,740,028	\$ 415,547	\$ 3,324,481
Roading	North Rural	Seal Extension Programme	\$ 5,355,697	\$ 3,284,339	\$ 2,071,358
Roading	North Rural	Unsealed Road Metalling Programme	\$ 4,230,942	\$ 777,416	\$ 3,453,526
Roading	Ruakaka	Sealed Road Pavement Rehabs	\$ 3,149,498	\$ 349,934	\$ 2,799,564
Roading	Ruakaka	Seal Extension Programme	\$ 306,040	\$ 187,677	\$ 118,363
Roading	Ruakaka	New footpaths Programme	\$ 460,410	\$ 106,772	\$ 353,638
Roading	Ruakaka	Unsealed Road Metalling Programme	\$ 604,420	\$ 111,060	\$ 493,360
Roading	South	New footpaths Programme	\$ 230,205	\$ 53,385	\$ 176,820
Roading	South	Sealed Road Pavement Rehab	\$ 3,346,341	\$ 371,805	\$ 2,974,536
Roading	South	Unsealed Road Metalling Programme	\$ 4,230,942	\$ 777,416	\$ 3,453,526
Roading	South	Seal Extension Programme	\$ 6,120,797	\$ 3,753,532	\$ 2,367,265
Roading	Whangarei City	CBD Refurbishment & Strategic Footpath Renewals	\$ 1,942,815	\$ 465,086	\$ 1,477,729
Roading	Whangarei City	Kerb and Channel Shoulder Widening	\$ 837,105	\$ 630,136	\$ 206,969
Roading	Whangarei City	SOP Lower James street	\$ 500,000	\$ 120,345	\$ 379,655
Roading	Whangarei City	Sealed Road Pavement Rehabs	\$ 2,755,811	\$ 306,192	\$ 2,449,619
Roading	Whangarei City	New footpaths Programme	\$ 1,611,437	\$ 373,699	\$ 1,237,738
Roading	Whangarei City	LED streetlight Upgrade	\$ 67,521	\$ 6,751	\$ 60,770
Roading	Community Wide	Associated Improvements Ongoing Programme	\$ 463,426	\$ 120,284	\$ 343,142
Roading	Community Wide	Cycleway - Raumanga to Onerahi	\$ 877,216	\$ 209,044	\$ 668,172
Roading	Community Wide	Dent/ Quay St Realignment	\$ 9,049,901	\$ 5,427,878	\$ 3,622,023
Roading	Community Wide	Five Finger Roundabout	\$ 4,471,041	\$ 3,163,114	\$ 1,307,927
Roading	Community Wide	Lower Harbour Crossing	\$ 33,089,803	\$ 19,456,769	\$ 13,633,034
Roading	Community Wide	Maunu Road	\$ 68,324	\$ 15,596	\$ 52,728

Transport and Roding continued

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Roding	Community Wide	Mill / Nixon / Kamo Intersection Upgrade	\$ 10,739,720	\$ 5,860,519	\$ 4,879,201
Roding	Community Wide	Minor Road Seal Extension Programme	\$ 303,827	\$ 198,032	\$ 105,795
Roding	Community Wide	Minor Safety Projects programme	\$ 17,691,073	\$ 3,927,313	\$ 13,763,760
Roding	Community Wide	Porowini Ave -Maunu Rd - Central Ave Upgrade	\$ 8,361,424	\$ 650,948	\$ 7,710,476
Roding	Community Wide	Port Marsden Highway Construction	\$ 6,841,400	\$ 2,421,505	\$ 4,419,895
Roding	Community Wide	Replacement of Bridges and Other Structures	\$ 4,025,491	\$ 909,138	\$ 3,116,353
Roding	Community Wide	Road Reconstruction Programme	\$ 409,203	\$ 106,157	\$ 303,046
Roding	Community Wide	Sealed Road Pavement Rehab Programme	\$ 7,917,200	\$ 1,002,202	\$ 6,914,998
Roding	Community Wide	Sealed Road strengthening programme	\$ 15,563,812	\$ 5,572,433	\$ 9,991,379
Roding	Community Wide	Sealed Road Widening programme	\$ 8,597,930	\$ 2,229,500	\$ 6,368,430
Roding	Community Wide	SOP Cycleways - Programmed Work (Unsub)	\$ 63,070	\$ 14,596	\$ 48,474
Roding	Community Wide	South End Ave Intersection Upgrade	\$ 56,155	\$ 39,309	\$ 16,846
Roding	Community Wide	Speddings Road Link	\$ 4,845,644	\$ 1,999,860	\$ 2,845,784
Roding	Community Wide	Structures Component Renewals	\$ 1,498,742	\$ 328,271	\$ 1,170,471
Roding	Community Wide	Subdivision Contributions till 2015	\$ 764,554	\$ 381,642	\$ 382,912
Roding	Community Wide	Traffic Services Renewals	\$ 1,396,722	\$ 320,291	\$ 1,076,431
Roding	Community Wide	Traffic Signals Upgrades	\$ 1,091,463	\$ 348,036	\$ 743,427
Roding	Community Wide	Transport Planning Studies and Strategies	\$ 246,802	\$ 56,706	\$ 190,096
Roding	Community Wide	Walking & Cycling Improvements	\$ 362,509	\$ 219,564	\$ 142,945
Transport and Roding		Sub-Total	\$ 191,528,204	\$ 70,527,737	\$ 121,000,467

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
W&D Wastewater	WW Hikurangi	Wastewater Pump Stations Upgrades	\$ 54,696	\$ 28,146	\$ 26,550
W&D Wastewater	WW Hikurangi	WWTP PS Remote Monitoring	\$ 12,646	\$ 1,474	\$ 11,172
W&D Wastewater	WW Marsden Point-Ruakaka	Pump Station and Rising Main for Rama Rd	\$ 1,022,466	\$ 1,022,466	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Consents	\$ 359,880	\$ 359,880	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Land Purchase	\$ 7,742,222	\$ 7,742,222	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 1	\$ 100,780	\$ 100,739	\$ 41
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka South reticulation extension	\$ 350,000	\$ 350,000	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Ruakaka Bridge PS & Main	\$ 54,971	\$ 54,971	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Sime Rd P/S & Main	\$ 257,667	\$ 257,667	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka WWTP - Ocean outfall Preliminary consenting	\$ 1,940,779	\$ 1,940,779	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Consents	\$ 610,420	\$ 610,420	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka WWTP - Stages 1&2 Works	\$ 1,954,573	\$ 1,949,023	\$ 5,550
W&D Wastewater	WW Ngunguru	Ngunguru WWTP Upgrade	\$ 1,469,615	\$ 223,612	\$ 1,246,003
W&D Wastewater	WW Oakura	Oakura WW - Extend Reticulation	\$ 3,007,876	\$ 861,712	\$ 2,146,164
W&D Wastewater	WW Oakura	Oakura WWTP	\$ 3,155,739	\$ 1,122,527	\$ 2,033,212
W&D Wastewater	WW Portland	Wastewater Pump Stations Upgrades	\$ 3,384	\$ 2,648	\$ 736
W&D Wastewater	WW Waiotira	Wastewater Pump Stations Upgrades	\$ 23,964	\$ 11,426	\$ 12,538
W&D Wastewater	WW Waiotira	WWTP PS Remote Monitoring	\$ 6,323	\$ 737	\$ 5,586
W&D Wastewater	WW Waiotira	Waiotira WWTP Upgrade	\$ 77,352	\$ 73,922	\$ 3,430
W&D Wastewater	WW Waipu	Waipu Trunk Main Network Upgrade	\$ 257,019	\$ 116,567	\$ 140,452
W&D Wastewater	WW Waipu	Waipu WWTP Upgrade historic	\$ 819,636	\$ 809,742	\$ 9,894
W&D Wastewater	WW Waipu Cove_Langs Beach	Waipu Cove-Langs Beach WW Network Improvements 2006-2008	\$ 41,839	\$ 22,090	\$ 19,749
W&D Wastewater	WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade	\$ 167,877	\$ 165,851	\$ 2,026
W&D Wastewater	WW Waipu Cove_Langs Beach	Waipu Trunk Main Network Upgrade	\$ 1,720,047	\$ 780,097	\$ 939,950
W&D Wastewater	WW Whangarei	Historic Whangarei WWTP - Upgrades	\$ 1,669,582	\$ 443,988	\$ 1,225,594

Wastewater continued

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
W&D Wastewater	WW Hikurangi	Wastewater Pump Stations Upgrades	\$ 54,696	\$ 28,146	\$ 26,550
W&D Wastewater	WW Hikurangi	WWTP PS Remote Monitoring	\$ 12,646	\$ 1,474	\$ 11,172
W&D Wastewater	WW Marsden Point-Ruakaka	Pump Station and Rising Main for Rama Rd	\$ 1,022,466	\$ 1,022,466	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Consents	\$ 359,880	\$ 359,880	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Land Purchase	\$ 7,742,222	\$ 7,742,222	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 1	\$ 100,780	\$ 100,739	\$ 41
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka South reticulation extension	\$ 350,000	\$ 350,000	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka Trunk Sewerage System - Ruakaka Bridge PS & Main	\$ 54,971	\$ 54,971	\$ -
W&D Wastewater	WW Whangarei	Otaika Rising main	\$ 150,321	\$ 125,140	\$ 25,181
W&D Wastewater	WW Whangarei	Whangarei WWTP - Upgrades	\$ 886,596	\$ 241,536	\$ 645,060
W&D Wastewater	WW Whangarei	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)	\$ 4,374,179	\$ 1,996,706	\$ 2,377,473
W&D Wastewater	WW Whangarei	Whangarei WWTP Upgrade- UV & AS plant	\$ 3,614,520	\$ 422,602	\$ 3,191,918
W&D Wastewater	WW Whangarei	Okara Pump Stn Upgrade	\$ 1,257,452	\$ 254,850	\$ 1,002,602
W&D Wastewater	WW Whangarei	Okara Rising main duplication	\$ 2,542,320	\$ 612,607	\$ 1,929,713
W&D Wastewater	WW Whangarei	Whangarei WWTP - Primary Screening & Degritting	\$ 2,743,377	\$ 502,567	\$ 2,240,810
W&D Wastewater	WW Whangarei	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)	\$ 5,195,274	\$ 1,601,403	\$ 3,593,871
W&D Wastewater	WW Whangarei	Whangarei City Wastewater - Projects (System Upgrades)	\$ 11,652,293	\$ 2,821,417	\$ 8,830,876

Wastewater continued

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
W&D Wastewater	WW Whangarei	Whangarei WWTP - Filtration System	\$ 1,500,621	\$ 345,908	\$ 1,154,713
W&D Wastewater	WW Whangarei	Wastewater Pump Stations Upgrades	\$ 2,652,766	\$ 1,365,101	\$ 1,287,665
W&D Wastewater	WW Whangarei	WWTP PS Remote Monitoring	\$ 613,344	\$ 71,460	\$ 541,884
W&D Wastewater	WW Whangarei Heads	Whangarei Heads SS Stages I & II	\$ 5,736,867	\$ 1,945,922	\$ 3,790,945
W&D Wastewater	WW Whangarei Heads	Whg Hds WW Scheme Stage III	\$ 18,922,994	\$ 4,179,869	\$ 14,743,125
W&D Wastewater	WW Whangarei Heads	Whangarei City Wastewater - Network projects(Hatea Tank & UV Treatment)	\$ 708,447	\$ 218,373	\$ 490,074
W&D Wastewater	WW Whangarei Heads	Whangarei City Wastewater - Projects (System Upgrades)	\$ 1,588,948	\$ 384,739	\$ 1,204,209
W&D Wastewater	WW Whangarei Heads	Whangarei WWTP - Filtration System	\$ 204,630	\$ 47,169	\$ 157,461
W&D Wastewater	WW Whangarei Heads	Okara Pump Stn Upgrade	\$ 187,895	\$ 38,081	\$ 149,814
W&D Wastewater	WW Whangarei Heads	Okara Rising main duplication	\$ 379,887	\$ 91,539	\$ 288,348
W&D Wastewater	WW Whangarei Heads	Whangarei WWTP - Primary Screening & Degritting	\$ 409,930	\$ 75,096	\$ 334,834
W&D Wastewater	WW Whangarei Heads	Whangarei WWTP Upgrade- UV & AS plant	\$ 588,410	\$ 68,796	\$ 519,614
W&D Wastewater	WW Whangarei Heads	Whangarei City Wastewater - Network projects- (WWTP Peak Flow Management)	\$ 833,177	\$ 380,325	\$ 452,852
W&D Wastewater		Sub-Total	\$ 93,625,601	\$ 36,843,912	\$ 56,781,689

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Water Services	Bream Bay North	Takahiwai Rd	\$ 562,387	\$ 379,611	\$ 182,776
Water Services	Bream Bay North	Bulk Meters and Pressure Management Actuals	\$ 77,016	\$ 77,016	\$ -
Water Services	Bream Bay North	Emergency Generators	\$ 48,549	\$ 11,429	\$ 37,120
Water Services	Bream Bay North	Ruakaka Treatment Plant Hydraulic Upgrade	\$ 4,487,416	\$ 1,938,591	\$ 2,548,825
Water Services	Bream Bay North	Ruakaka Treatment Plant Quality Upgrade	\$ 3,851,938	\$ 2,760,555	\$ 1,091,383
Water Services	Bream Bay North	Wilsons Dam	\$ 6,850,330	\$ 2,813,431	\$ 4,036,899
Water Services	Bream Bay South	Ahuroa UV	\$ 254,992	\$ 39,568	\$ 215,424
Water Services	Bream Bay South	Ruakaka Treatment Plant Hydraulic Upgrade	\$ 1,495,806	\$ 646,197	\$ 849,609
Water Services	Bream Bay South	Ruakaka Treatment Plant Quality Upgrade	\$ 1,283,979	\$ 920,185	\$ 363,794
Water Services	Bream Bay South	Wilsons Dam	\$ 2,283,443	\$ 937,810	\$ 1,345,633
Water Services	Mangapai	Mangapai Plant Upgrade	\$ 191,110	\$ 48,727	\$ 142,383
Water Services	Mangapai	Mangapai UV	\$ 142,856	\$ 15,916	\$ 126,940
Water Services	Maungakaramaea	Maungakaramaea UV	\$ 55,830	\$ 12,884	\$ 42,946
Water Services	Whangarei City	Austins Rd Water main extension	\$ 144,188	\$ 88,373	\$ 55,815
Water Services	Whangarei City	Cemetery Rd Firemain	\$ 188,122	\$ 62,311	\$ 125,811
Water Services	Whangarei City	Kamo Rising Main	\$ 1,230,021	\$ 726,260	\$ 503,761
Water Services	Whangarei City	Bulk Meters and Pressure Management Actuals	\$ 279,730	\$ 279,730	\$ -
Water Services	Whangarei City	Emergency Generators	\$ 194,196	\$ 45,714	\$ 148,482
Water Services	Whangarei City	Hatea River Main Upgrade	\$ 1,192,097	\$ 357,629	\$ 834,468
Water Services	Whangarei City	Poroti UV	\$ 379,711	\$ 149,067	\$ 230,644
Water Services	Whangarei City	Ruddells UV Upgrade	\$ 473,627	\$ 59,586	\$ 414,041

Water Continued

Activity	Catchment	Programme/Project Name	Expenditure Already Incurred	Expenditure to be Recovered from Development Contributions	Expenditure to be Recovered from Other Sources
Water Services	Whangarei City	Whau Valley Land Purchase	\$ 647,054	\$ 323,527	\$ 323,527
Water Services	Whangarei City	Whau Valley UV	\$ 498,846	\$ 117,113	\$ 381,733
Water Services	Whangarei Heads	McLeods Bay Reservoir	\$ 250,343	\$ 243,333	\$ 7,010
Water Services	Whangarei Heads	Parua Bay Reservoir	\$ 362,368	\$ 336,327	\$ 26,041
Water Services	Whangarei Heads	Parua Bay Rising Main	\$ 455,191	\$ 231,542	\$ 223,649
Water Services	Whangarei Heads	Hatea River Main Upgrade	\$ 166,339	\$ 49,902	\$ 116,437
Water Services	Whangarei Heads	Poroti UV	\$ 52,983	\$ 20,800	\$ 32,183
Water Services	Whangarei Heads	Ruddells UV Upgrade	\$ 66,087	\$ 8,314	\$ 57,773
Water Services	Whangarei Heads	Whau Valley Land Purchase	\$ 90,287	\$ 45,143	\$ 45,144
Water Services	Whangarei Heads	Whau Valley UV	\$ 69,606	\$ 16,341	\$ 53,265
Water Services	Whangarei North	Hikurangi Supply Link	\$ 2,007,396	\$ 75,086	\$ 1,932,310
Water Services	Whangarei North	Hatea River Main Upgrade	\$ 27,723	\$ 8,317	\$ 19,406
Water Services	Whangarei North	Poroti UV	\$ 8,830	\$ 3,467	\$ 5,363
Water Services	Whangarei North	Ruddells UV Upgrade	\$ 11,015	\$ 1,386	\$ 9,629
Water Services	Whangarei North	Whau Valley Land Purchase	\$ 15,048	\$ 7,524	\$ 7,524
Water Services	Whangarei North	Whau Valley UV	\$ 11,601	\$ 2,724	\$ 8,877
Water Services		Sub-Total	\$ 30,408,061	\$ 13,861,436	\$ 16,546,625
		Grand Total	\$ 342,286,528	\$ 128,140,092	\$ 214,146,436

Appendix 2: S.201A (1) Assets for which Development Contributions will be used - Growth Related Expenditure for Past with Residual Capacity – Community Infrastructure Projects

Activity	Catchment	Project Name	Historic Capital Expenditure	Expenditure from Development Contributions	Expenditure from Other Sources	Expenditure still to be Recovered from Development Contributions	Recovery Expected to be Completed by End of Financial Year
Libraries	Citywide	New Central Library Building	\$ 2,089,716	\$ 550,854	\$ 1,538,862	\$ 199,011	2024/25
Libraries	Community Wide	New Central Library Building	\$ 6,269,150	\$ 1,652,563	\$ 4,616,587	\$ 843,344	2024/25
		Grand Total	\$ 8,358,866	\$ 2,203,417	\$ 6,155,449	\$ 1,042,355	

Appendix 3: S.201A (3) Assets for which Development Contributions will be used - Schedule of Growth Related Expenditure for Future Projects included in LTP

Activity	Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Parks and Reserves	Coastal Villages	Provision of new playgrounds	\$ 105,568	\$ 94,186	\$ 11,382
Parks and Reserves	Urban Villages	Provision of new playgrounds	\$ 211,136	\$ 188,373	\$ 22,763
Parks and Reserves	Whangarei City	Provision of new playgrounds	\$ 105,568	\$ 94,186	\$ 11,382
Parks and Reserves	Community Wide	Sportspark and Surface improvement	\$ 3,472,926	\$ 449,568	\$ 3,023,358
Parks and Reserves	Community Wide	Equestrian	\$ 268,000	\$ 51,395	\$ 216,605
Parks and Reserves	Community Wide	Land Acquisitions	\$ 10,000,000	\$ 5,414,690	\$ 4,585,310
Parks and Reserves	Community Wide	New Skateparks	\$ 504,960	\$ 54,430	\$ 450,530
Parks and Reserves	Community Wide	Oakura Sportspark Hardcourt Developments	\$ 200,000	\$ 25,930	\$ 174,070
Parks and Reserves	Community Wide	Otaika Sportspark Development 4x	\$ 2,397,222	\$ 1,426,347	\$ 970,875
Parks and Reserves	Community Wide	Otangarei Sportspark New Toilets	\$ 198,000	\$ 4,023	\$ 193,977
Parks and Reserves	Community Wide	Ruakaka Sportspark 2x	\$ 1,270,000	\$ 478,548	\$ 791,452
Parks and Reserves	Community Wide	Takahiwai purchase Field expansions	\$ 370,000	\$ 68,175	\$ 301,825
Parks and Reserves	Community Wide	Sportsfields Land Purchases	\$ 1,100,000	\$ 646,467	\$ 453,533
Parks and Reserves	Community Wide	Whangarei Heads Development new Sportsfields 2x	\$ 820,000	\$ 419,196	\$ 400,804
Parks and Reserves	Community Wide	Whangarei Heads Field Renovations	\$ 85,000	\$ 25,873	\$ 59,127
Parks and Reserves		Sub-Total	\$ 21,108,380	\$ 9,441,387	\$ 11,666,993

Activity	Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Transport and Roding	North Coastal	Sealed Road Pavement Rehabs	\$ 4,202,250	\$ 192,933	\$ 4,009,317
Transport and Roding	North Coastal	Seal Extension Unsub	\$ 1,149,416	\$ 207,248	\$ 942,168
Transport and Roding	North Coastal	Unsealed Road Metalling Programme	\$ 3,760,305	\$ 238,591	\$ 3,521,714
Transport and Roding	North Rural	Sealed Road Pavement Rehabs	\$ 8,404,500	\$ 385,866	\$ 8,018,634
Transport and Roding	North Rural	Unsealed Road Metalling Programme	\$ 4,387,023	\$ 278,357	\$ 4,108,666
Transport and Roding	North Rural	Seal Ext Wright & McCardle Rd	\$ 430,000	\$ 39,026	\$ 390,974
Transport and Roding	North Rural	Seal Extension Unsub	\$ 1,749,111	\$ 315,378	\$ 1,433,733
Transport and Roding	Ruakaka	McEwan Road	\$ 1,064,000	\$ 381,494	\$ 682,506
Transport and Roding	Ruakaka	One Tree Point Road	\$ 840,000	\$ 253,693	\$ 586,307
Transport and Roding	Ruakaka	Ruakaka Beach Road Upgrades	\$ 1,568,000	\$ 287,945	\$ 1,280,055
Transport and Roding	Ruakaka	New footpaths Programme	\$ 800,000	\$ 102,546	\$ 697,454
Transport and Roding	South	New footpaths Programme	\$ 400,000	\$ 51,273	\$ 348,727
Transport and Roding	South	Sealed Road Pavement Rehabs	\$ 8,404,500	\$ 385,866	\$ 8,018,634
Transport and Roding	South	Unsealed Road Metalling Programme	\$ 4,387,023	\$ 278,357	\$ 4,108,666
Transport and Roding	South	Seal Extension Unsub	\$ 2,098,934	\$ 378,454	\$ 1,720,480
Transport and Roding	Whangarei City	Sealed Road Pavement Rehabs	\$ 21,011,250	\$ 964,665	\$ 20,046,585
Transport and Roding	Whangarei City	New footpaths Programme	\$ 2,800,000	\$ 358,909	\$ 2,441,091
Transport and Roding	Community Wide	Transport Planning Studies and Strategies	\$ 1,400,000	\$ 271,495	\$ 1,128,505
Transport and Roding	Community Wide	Minor Improvement Projects programme	\$ 49,563,980	\$ 4,953,755	\$ 44,610,225
Transport and Roding	Community Wide	Port Nikau Roding Projects	\$ 7,000,000	\$ 2,842,211	\$ 4,157,789
Transport and Roding	Community Wide	Riverside Drive/Onerahi Road	\$ 20,000,000	\$ 6,467,649	\$ 13,532,351
Transport and Roding	Community Wide	Subdivision Contributions	\$ 500,000	\$ 249,220	\$ 250,780
Transport and Roding	Community Wide	Urban Intersections Upgrade	\$ 12,000,000	\$ 3,365,753	\$ 8,634,247
Transport and Roding	Community Wide	Walking & Cycling Improvements - Subsidised	\$ 20,137,928	\$ 2,552,683	\$ 17,585,245
Transport and Roding		Sub-Total	\$ 178,058,220	\$ 25,803,367	\$ 152,254,853

Activity	Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
W&D Wastewater	WW Marsden Point-Ruakaka	One Tree Point Trunk Sewerage System - Upsize P/S & Main	\$ 400,000	\$ 400,000	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	One Tree Point-Ruakaka Wastewater Network-Upgrades	\$ 2,000,000	\$ 1,237,200	\$ 762,800
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 2	\$ 350,000	\$ 350,000	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka - Rama Rd Irrigation Scheme Stage 3	\$ 350,000	\$ 350,000	\$ -
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka WWTP - Stage 3	\$ 93,000	\$ 56,568	\$ 36,432
W&D Wastewater	WW Marsden Point-Ruakaka	Ruakaka WWTP - Stage 4	\$ 605,000	\$ 596,343	\$ 8,657
W&D Wastewater	WW Marsden Point-Ruakaka	Sewerage Capacity Increase - OTP Booster	\$ 500,000	\$ 500,000	\$ -
W&D Wastewater	WW Ngunguru	Ngunguru UV system upgrade	\$ 200,000	\$ 32,641	\$ 167,359
W&D Wastewater	WW Ngunguru	Ngunguru Wastewater Treatment Plant-Upgrades	\$ 950,000	\$ 334,893	\$ 615,107
W&D Wastewater	WW Ngunguru	Ngunguru Wetland renewal/upgrade-subsurface	\$ 500,000	\$ 112,593	\$ 387,407
W&D Wastewater	WW Oakura	Oakura - Network extension	\$ 498,000	\$ 109,050	\$ 388,950
W&D Wastewater	WW Oakura	Oakura- Disposal Area increase	\$ 239,000	\$ 71,700	\$ 167,300
W&D Wastewater	WW Oakura	Oakura Wastewater Treatment Plant-Upgrades	\$ 450,000	\$ 110,005	\$ 339,995
W&D Wastewater	WW Waipu	Waipu WWTP Upgrade	\$ 1,095,930	\$ 261,639	\$ 834,291
W&D Wastewater	WW Waipu Cove_Langs Beach	Waipu Cove/Langs Beach Network Improvement	\$ 10,645,000	\$ 4,855,964	\$ 5,789,036
W&D Wastewater	WW Waipu Cove_Langs Beach	Waipu WWTP Upgrade	\$ 257,070	\$ 61,372	\$ 195,698
W&D Wastewater	WW Whangarei	Sewer capacity increase Kamo	\$ 900,000	\$ 465,984	\$ 434,016
W&D Wastewater	WW Whangarei	Sewer capacity increase Maunu	\$ 4,162,000	\$ 2,154,919	\$ 2,007,081
W&D Wastewater	WW Whangarei	Whangarei City Wetland Upgrade	\$ 354,450	\$ 2,645	\$ 351,805
W&D Wastewater	WW Whangarei Heads	Whangarei Heads Wastewater Network - Upgrades	\$ 9,141,000	\$ 3,622,206	\$ 5,518,794
W&D Wastewater	WW Whangarei Heads	Whangarei City Wetland Upgrade	\$ 62,550	\$ 467	\$ 62,083
W&D Wastewater	Community Wide	Pump Station Remote Monitoring	\$ 236,000	\$ 21,315	\$ 214,685
W&D Wastewater	Community Wide	WW General - Odour Control programme	\$ 200,000	\$ 17,072	\$ 182,928
W&D Wastewater		Sub-Total	\$ 34,189,000	\$ 15,724,576	\$ 18,464,424

Activity	Catchment	Programme/Project Name	Planned Capital Expenditure	Planned Capital Expenditure Funded from Development Contributions	Planned Capital Expenditure Funded from Other Sources
Water Services	Bream Bay North	Bulk Meters and Pressure Management planned	\$ 300,000	\$ 120,000	\$ 180,000
Water Services	Bream Bay North	Ruakaka Treatment Plant Algal Upgrade	\$ 375,000	\$ 71,429	\$ 303,571
Water Services	Bream Bay South	Waipu Reservoir - additional capacity	\$ 1,100,000	\$ 510,400	\$ 589,600
Water Services	Bream Bay South	Waipu water supply system - Extra capacity	\$ 770,000	\$ 438,103	\$ 331,897
Water Services	Bream Bay South	Ruakaka Treatment Plant Algal Upgrade	\$ 125,000	\$ 23,810	\$ 101,190
Water Services	Maungakaramaea	Maungakaramaea Reservoir - Extra capacity	\$ 760,000	\$ 101,333	\$ 658,667
Water Services	Whangarei City	Onerahi Trunk Main - Replacement	\$ 3,100,000	\$ 979,237	\$ 2,120,763
Water Services	Whangarei City	Three Mile Bush Reservoir - new location	\$ 2,080,178	\$ 877,235	\$ 1,202,943
Water Services	Whangarei City	Vinegar Hill trunk main - upgrade	\$ 1,300,000	\$ 804,055	\$ 495,945
Water Services	Whangarei City	Bulk Meters and Pressure Management planned	\$ 700,000	\$ 280,000	\$ 420,000
Water Services	Whangarei City	Fairway Dr pump station upgrade	\$ 395,000	\$ 98,155	\$ 296,845
Water Services	Whangarei City	Wairua River Source and Treatment at Poroti	\$ 11,056,449	\$ 6,761,067	\$ 4,295,382
Water Services	Whangarei City	Whau Valley New Water Treatment Plant	\$ 18,791,516	\$ 6,483,920	\$ 12,307,596
Water Services	Whangarei City	Ruddells treatment Upgrade	\$ 1,204,000	\$ 230,553	\$ 973,447
Water Services	Whangarei City	Kamo Reservoir (Dip Rd) Additional	\$ 1,940,000	\$ 431,968	\$ 1,508,032
Water Services	Whangarei City	Station Road trunk main - Extra capacity	\$ 902,100	\$ 416,296	\$ 485,804
Water Services	Whangarei Heads	Ruddells treatment Upgrade	\$ 168,000	\$ 32,170	\$ 135,830
Water Services	Whangarei Heads	Wairua River Source and Treatment at Poroti	\$ 2,349,495	\$ 1,436,727	\$ 912,768
Water Services	Whangarei Heads	Whau Valley New Water Treatment Plant	\$ 3,943,899	\$ 1,360,823	\$ 2,583,076
Water Services	Whangarei Heads	Fairway Dr pump station upgrade	\$ 90,000	\$ 22,364	\$ 67,636
Water Services	Whangarei North	Ruddells treatment Upgrade	\$ 28,000	\$ 5,362	\$ 22,638
Water Services	Whangarei North	Whau Valley New Water Treatment Plant	\$ 463,988	\$ 160,097	\$ 303,891
Water Services	Whangarei North	Fairway Dr pump station upgrade	\$ 15,000	\$ 3,727	\$ 11,273
Water Services	Whangarei North	Kamo Reservoir (Dip Rd) Additional	\$ 60,000	\$ 13,360	\$ 46,640
Water Services	Whangarei North	Station Road trunk main - Extra capacity	\$ 27,900	\$ 12,875	\$ 15,025
Water Services	Whangarei North	Wairua River Source and Treatment at Poroti	\$ 414,617	\$ 253,540	\$ 161,077
Water Services		Sub-Total	\$ 52,460,142	\$ 21,928,606	\$ 30,531,536
		Grand Total	\$ 285,815,742	\$ 72,897,936	\$ 212,917,806

Financial contributions as a funding source are expected to be so minimal as not to be material to Councils funding of infrastructure projects.

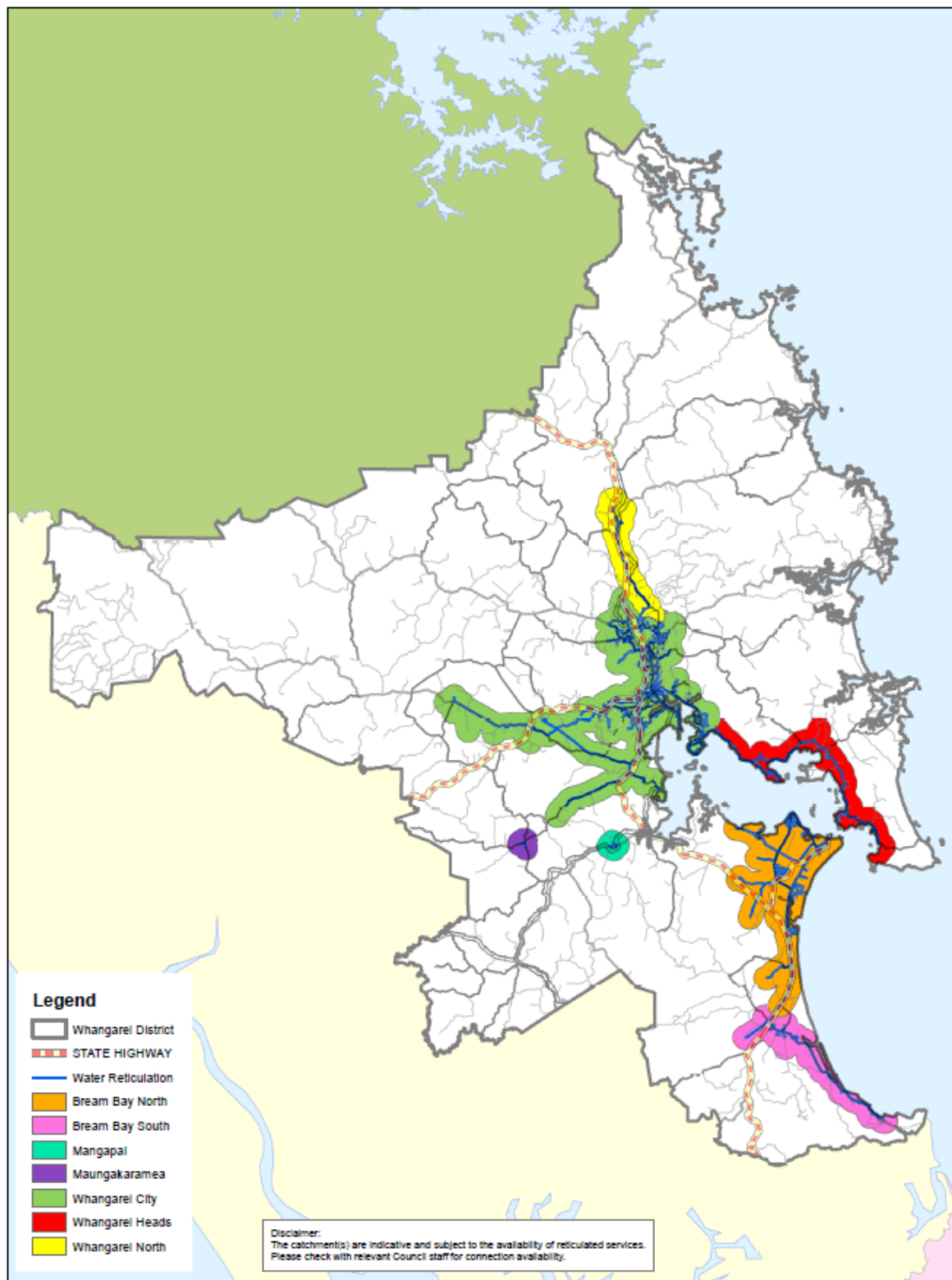
Appendix 4: Transport and Roding Catchments



Transport and Roding Catchment

Date: 15/11/2017

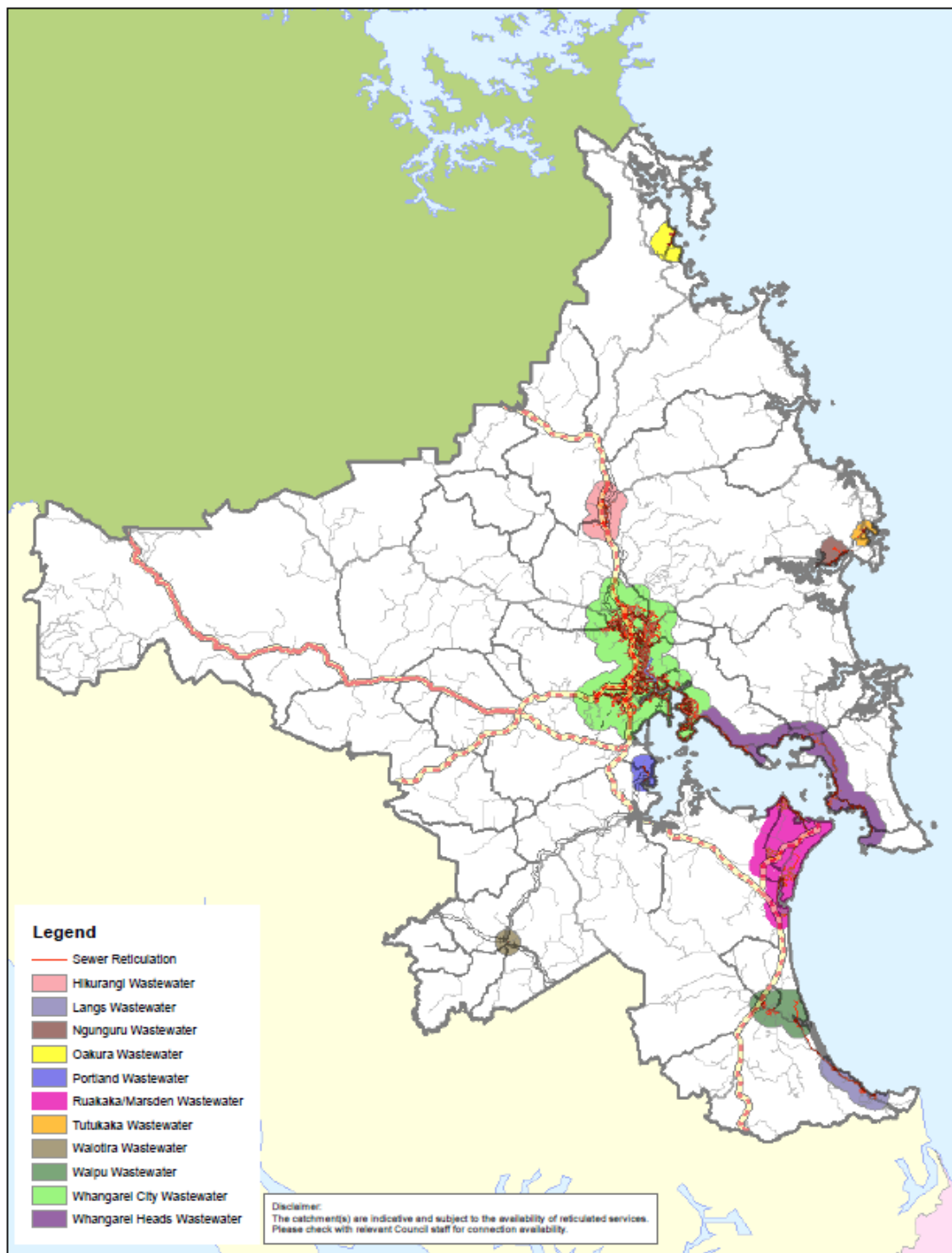
Appendix 5: Water Catchments



Water Catchment

Date: 2/03/2015

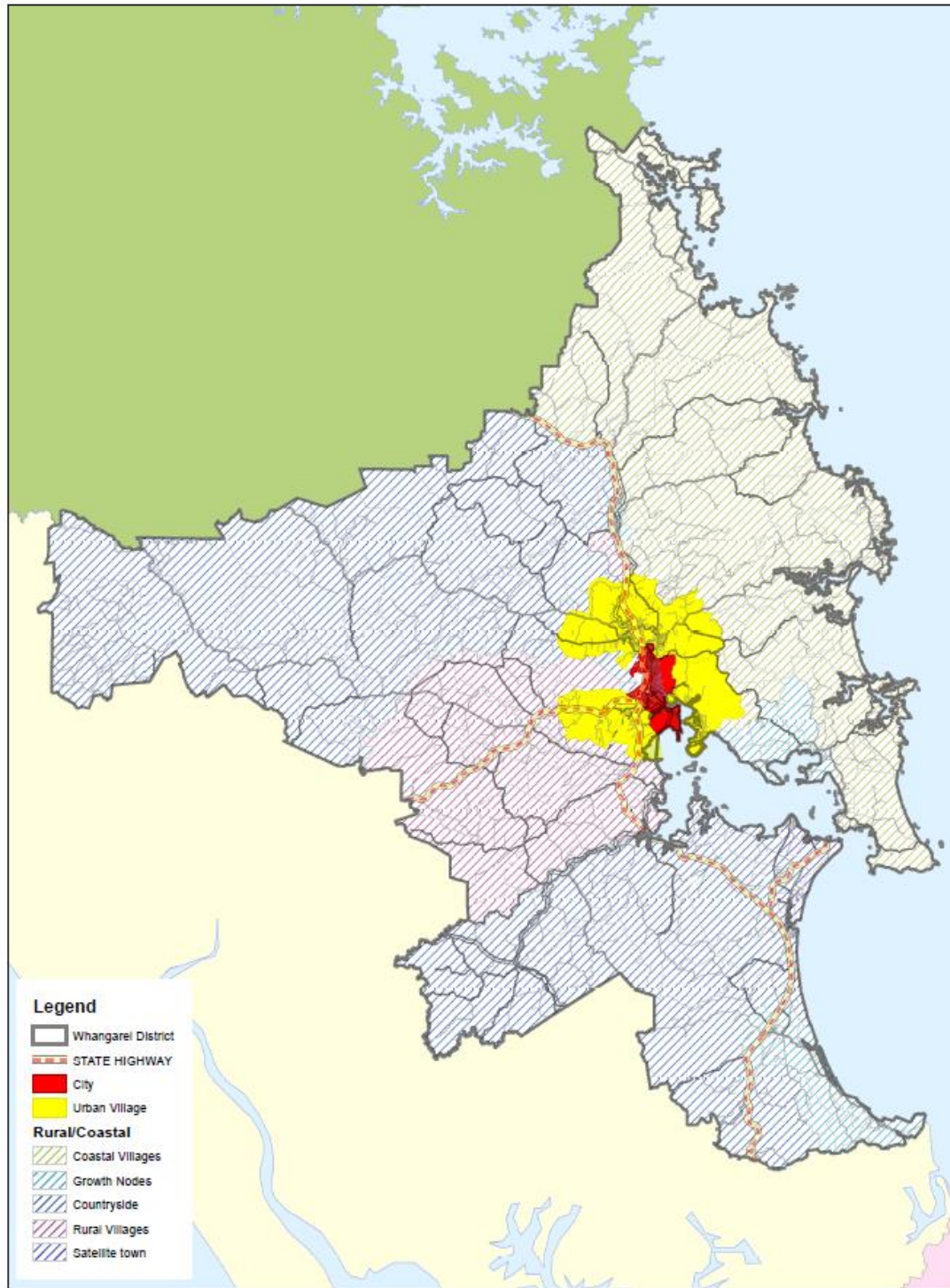
Appendix 6: Wastewater Catchments



Wastewater Catchment

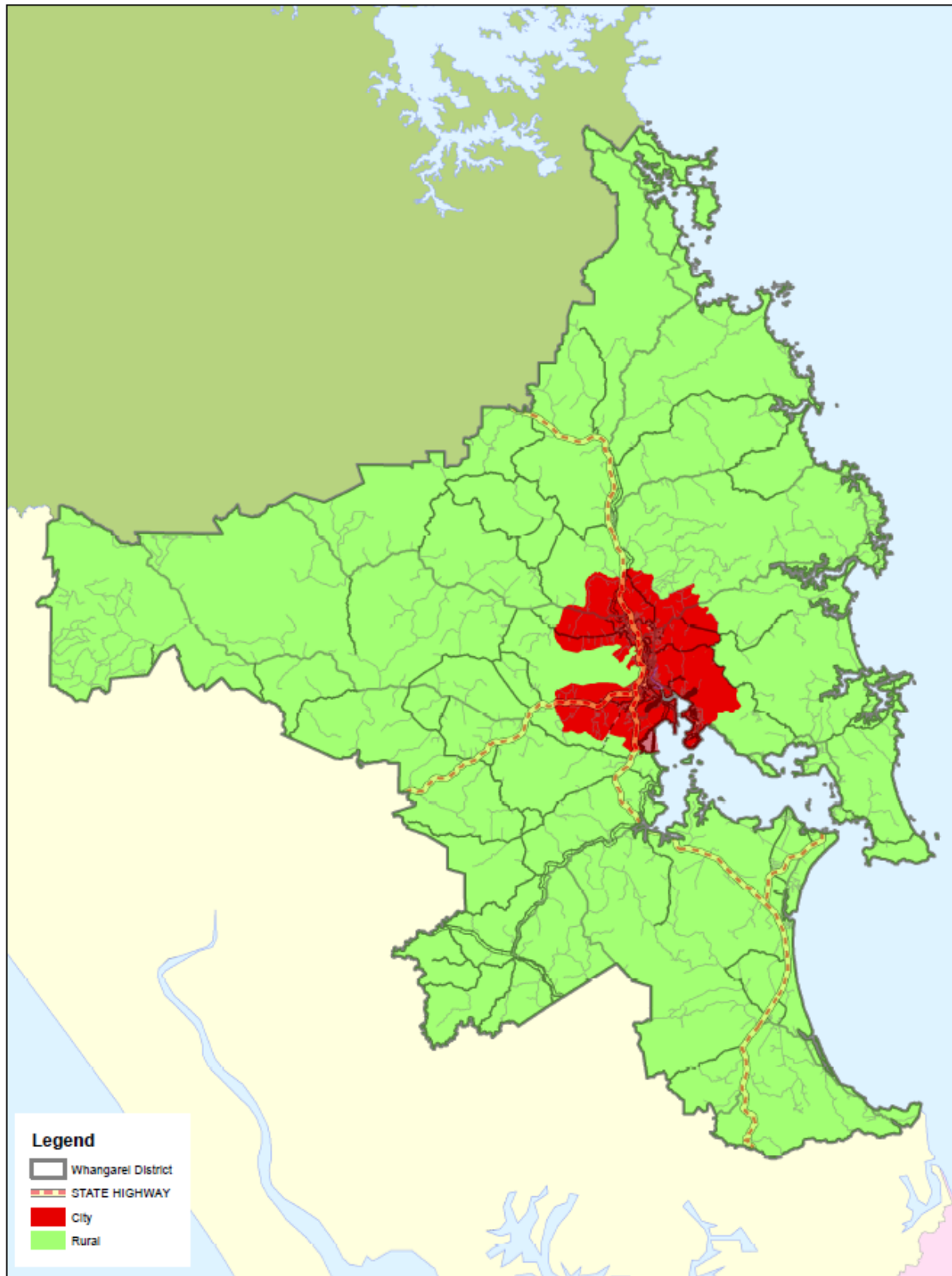
Date: 15/11/2017

Appendix 7: Parks and Reserves Catchments



Parks and Reserves Development

Date: 2/03/2015

Appendix 8: Library Catchments (Past project only)

Library Catchment

Date: 2/03/2015

Glossary of Terms

Activity

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

- reserves
- network infrastructure including
 - » water
 - » wastewater
 - » transport & roading
- community infrastructure
 - » provision of libraries (past projects only)

Allotment

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

Backlog (Cost allocated to)

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

Base Units

The demand of an average household unit for each activity

Catchment

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

Commercial

Any activity, whether temporary or permanent, involving payment, exchange or other consideration.

Commercial Accommodation

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

Community Facilities

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

Community Infrastructure

Means the following assets when owned operated, or controlled by a territorial authority:

- (a) community centres or halls for the use of a local community or neighbourhood, and the land on which they will be situated
- (b) play equipment that is located on a neighbourhood reserve
- (c) toilets for public use

Cost Allocation

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

Credits

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

Developer

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

Development Agreement

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

Development Contribution

Means a contribution-

- (a) provided for in a development contribution policy of a territorial authority; and
- (b) calculated in accordance with the methodology; and
- (c) comprising—
 - (i) money; or
 - (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
 - (iii) both

Development

- (a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator

Development Contributions Objection

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

Development Contributions Commissioner

Means a person appointed under section 199F of the LGA

Depreciation

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

Dwelling Unit

See residential unit

Financial Contributions

Financial contributions are provided for by the Resource Management Act 1991 (RMA) and Council's policy is set out in S5 of the District Plan. A financial contribution is a contribution from developers of cash, land, works, services or a combination of these. Financial contributions are used to offset or mitigate the adverse impacts on the natural and physical environment including utility services, of a new development.

First Principle Basis

The basis on which non-residential development contribution assessments will be made. This being that an assessment will be made, where possible on the actual (potential) demand a commercial development will place on infrastructure

Funding Model

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

GFA

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

Growth (cost allocated to)

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

Growth Model

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

GST

Goods and Services Tax

HUE

Household Unit Equivalent. A measured 'unit of demand' relating to a development and used in calculating its development contributions.

Industrial

Activities including associated land, infrastructure and buildings used for the manufacturing, fabricating, processing, packing or storage of goods, substances, energy or vehicles, and the servicing and repair of goods and vehicles whether by machinery or hand.

Infrastructure

See Community infrastructure and network infrastructure.

Level of Service (LOS)

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

LGA

Local Government Act 2002

LGCI

Local Government Cost Index

Lot (or allotment)

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

LTP

Long Term Plan 2015-2025

Methodology

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

Network Infrastructure

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

New Growth/New Expenditure

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

Non-residential

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

Parks/Reserves

See Reserves

Past Growth/Past Expenditure

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

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

Private Development Agreement

Any private agreement signed between a developer and Whangarei District Council.

RMA

Resource Management Act 1991

Remissions

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

Renewal (cost allocated to)

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

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

Reserves

Land acquired or purchased for a reserve, including the cost of providing improvement necessary to enable that land to function as a reserve usable for its intended purpose as defined in the Reserves Act 1977.

Residential

The use of land and buildings by people for accommodation purposes, including residential units, serviced apartments and unit/strata title developments.

Residential Unit

For the purposes of development contributions and this policy means any building, part of a building, room or group of rooms, designed, used, or capable of being used or, rented, leased, let or, hired to be occupied, or which is occupied, as a residence for a single family (including one person, or two or more people as an individual group) with or without a common right to the use of entrances, passages, stairways, or open

spaces; and where necessary, includes a combination of parts of a building or two or more buildings or parts thereof. This includes batches or other similar private holiday accommodation but excludes temporary activities.

Retail

Use of land, a building or parts of a building where goods are sold or displayed for sale, by retail, or are offered for hire.

Rural

Deemed to have the same definition as Rural Environment in the Whangarei District Plan.

Service Connection

A physical connection to a service provided by, or on behalf of Whangarei District Council.

Subdivision

Deemed to have the same meaning as 'subdivision' under the Resource Management Act 1991

Unallocated (Cost allocated to)

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

VMPD

Vehicles Movements Per Day

WDC

Whangarei District Council