

Development Contributions Policy

I. Introduction

I.1. Context

Waikato district has experienced significant growth in recent times, and this is expected to continue into the foreseeable future. Adding to this pressure is the recent inclusion of parts of the former Franklin District following the formation of the Auckland Council. In particular, Waikato District now includes Pokeno, a major growth node for the foreseeable future.

Although growth is often described as positive for the community, it also presents a number of challenges. One of the greatest challenges for the council is expanding its infrastructure networks to cater for increased demand.

The cost of expanding these networks is typically high, and the issue of funding inevitably arises. Funding these works via general rates (or other indirect means) is inequitable, because existing ratepayers are neither the primary cause nor the primary beneficiaries. As a result, alternative funding options must be considered. Development contributions are one such alternative, and this document sets out Waikato District Council's policy on them.

I.2. Legislative Requirements

This document sets out the council's policy on development contributions, as required by section 102 of the Local Government Act 2002 (the LGA 2002).

I.3. Relationship to Financial Contributions under the Resource Management Act (RMA)

At the date that this policy became operative, the council was still levying Financial Contributions under the provisions of its district plan. These are separate from, and may be levied in addition to, development contributions under the LGA. However, they cannot both be charged against the same development for the same purpose.

Additionally, developers will still be responsible for completing works on site to avoid, remedy, or mitigate adverse effects as a condition of consent, or in accordance with rules in the District Plan. Moreover, where necessary, financial contributions may still be sought for environmental reasons off-site, for example for trees to enhance visual amenity. Financial contributions may also be required for infrastructure that will solely benefit the proposed development or is needed to deal with its specific impacts.

I.4. Navigating this Document

This document comprises the following sections:

- *Section 2* provides a brief **overview of the policy**, including the purpose of development contributions, when contributions may be required, the types of development that may be charged, and other general information regarding development contributions.
 - *Section 3* addresses the **adoption and implementation** of this policy, including the date of adoption, the frequency and scope of policy reviews, and any transitional provisions.
 - *Section 4* summarises the **capital expenditures** the council expects to incur (and has already incurred) to cater for growth.
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- *Section 5* presents the **schedule of development contributions charges**, and details any limitations on the use of those funds.
- *Section 6* provides a simple flowchart diagram that shows **how to calculate** the contributions payable on developments.
- *Section 7* demonstrates **application of the policy** to various development activities and outlines how credits are granted.
- *Section 8* presents the council's policy on **remissions, refunds, reductions** and postponement of development contributions
- *Section 9* provides details on **additional administrative matters**, such as invoicing and payment, service connection fees and the handling of GST.
- *Section 10* outlines **how demand has been measured**, including the definition of household equivalent units.
- *Section 11* presents the **methodology** used to calculate charges and outlines the **significant assumptions** underlying this policy.
- *Section 12* is a **glossary of terms** used in this policy.

2. Policy overview

2.1. Purpose of development contributions

The purpose of development contributions is to recover the costs of growth-related capital expenditures from participants in the property development process, rather than from general rates or any other indirect funding source.

2.2. When development contributions may be required

According to the LGA, development contributions may be required in relation to developments if:

- the effect of the developments is to require new or additional assets or assets of increased capacity and, as a consequence,
- The council incurs capital expenditure to provide appropriately for those assets.¹

The council is also entitled to require a development contribution for capital expenditures incurred in anticipation of development.

2.3. Types of development that may be charged

Any development - whether residential or non-residential - may be required to pay a development contribution. Only the pipes or lines of a network utility operator are explicitly exempt under the LGA 2002.

2.4. Types of activities that may be funded

The council may charge development contributions to help fund:

- *Network Infrastructure* – This includes roads and other transport, water, wastewater, and stormwater networks.

¹ In this context, “effect” includes the cumulative effect that a development may have in combination with another development.

- *Community Infrastructure* –This includes land purchases (or the development of assets on land) owned or controlled by the council to provide public amenities, such as libraries and community halls.
- *Reserves* – this includes both land acquisition and development

Please also note that onsite works (within the boundaries of each development) remain the sole responsibility of developers and do not form part of this policy.

3. Adoption, implementation and review

3.1. Timing

Following the completion of a special consultative procedure, this policy will be adopted as part of the council's Long-Term Plan (the plan) for the period 2012-22. Any application for resource consent, building consent or service connection determined on, or after, 1 July 2012 will be subject to the conditions of this policy (and any amendments).

Applications determined prior to this date will be assessed under previous development contributions policies (if any were in force at the time).

3.2. Frequency and scope of reviews

As required by the LGA 2002, the council will review this policy at least once every three years (or more frequently if deemed necessary). Such reviews may be triggered by – and will take into account – the following factors:

- any changes to the significant assumptions underlying the development contributions policy
- any changes in the capital works programme for growth
- any significant changes in the costs of labour, construction or technology
- any changes in the expected nature, scale, location or timing of development
- any changes that require new or significant modelling of the networks
- any changes to the District Plan
- the regular reviews of the Funding and Financial Policies, and the LTP
- any other matters the council considers relevant.

Each review will include a detailed analysis of the factors listed above. Any potential changes will be carefully considered, then subject to a Special Consultative Procedure under the LGA 2002.

In addition to these regular reviews, the council will annually revise its charges in accordance with the consumer price index (CPI).

4. Planning for growth

This section presents historic and future growth trends, which provide both the context and need for this policy. It also outlines capital expenditures required to service the amount of growth in the district.

4.1. Growth projections

Accurate growth projections are a fundamental component of any development contributions policy. They help determine the extent of capital works required to service growth, as well as the level of demand over which the resulting costs should be spread.

For the purposes of this policy, growth projections have been produced separately for residential and non-residential developments. This allows any differences in the rates of growth to be accommodated.

4.2. Capital expenditure required to service growth

Appendix 3 contains a table presenting capital expenditures (from the plan) that the council expects to incur to meet the increased demands resulting from growth. It also identifies historic growth-related expenditures that the council has incurred in anticipation of demand. These will also be recovered from future development through this policy.

4.3. Policy rationale

Section 106(2)(c) of the LGA 2002 requires the council to explain – in terms of the matters outlined in section 101(3) - why it has determined to use development contributions to meet the expected capital expenditure set out in Section 4.2 above.

4.3.1. Community outcomes

Using development contributions to fund growth-related capital expenditures will help promote the following community outcomes, as set out in Waikato District Council's Long Term Plan 2012-22:

- Accessible Waikato
- Healthy Waikato
- Safe Waikato
- Sustainable Waikato
- Thriving Waikato

4.3.2. Distribution of benefits

By definition, capital works funded by development contributions are primarily for the benefit of future residents and businesses. Their aim is to increase capacity to accommodate new users, not to improve service levels for existing users. Using development contributions to fund growth-related works therefore aligns with the principle of benefits-based funding.

4.3.3. Period over which benefits occur

Due to their 'lumpy' nature, most capital works provide additional capacity for long periods of time. Thus, in order to achieve intergenerational equity, the council must fund them over relatively long time spans, too. Development contributions facilitate this, by spreading the cost over a maximum cost recovery period of 25 years, thereby aligning the period of funding with the period of benefit.

4.3.4. Need to undertake activity

Development -related growth pressures are a key driver of capital works funded by development contributions. Hence, requiring them to be funded by the growth community ensures that costs are borne by those who cause them to be incurred. This is both efficient and equitable.

4.3.5. Separation from other activities

Growth-related capital works do not usually stand alone within the council's capital works program; they are usually included within much larger projects that simultaneously cater for a number of different needs.

The use of development contributions to fund the growth components not only improves equity, but also transparency and accountability. It forces council to allocate the costs of capital works between various project drivers and to recover those costs accordingly.

4.3.6 Catchments

Whilst some services, such as roading, are generally available to all district residents on an unrestricted basis, the size and diversity of geographical characteristics across the district define natural catchments for services such as water supply, wastewater and stormwater. These characteristics, as well as the nature of the specific project, have been used to define catchment areas for the recovery of development contributions. Catchment areas vary between services, for instance a wastewater network may extend further than a natural stormwater catchment. As a consequence, development contributions vary across the district depending on the extent of works providing additional capacity.

In terms of community infrastructure the proposed works form part of a district-wide network that is available to all residents. Accordingly they are charged on a district wide basis.

To clarify: The council sets charges for water, wastewater and stormwater on a catchment-specific basis, but sets charges for roads and community facilities on a district-wide basis. In addition, the council has set catchment-specific roading charges where significant area-specific works are required. E.g. new structure plan areas.

Section 5.1 explains the charges that will apply in any particular area.

5. Charges, usage and limitations

5.1. Schedule of charges

Appendix 2 contains a schedule of development contributions charges. As noted in section 3.2, these will be adjusted annually at the rate of inflation (as measured by the consumer price index).

5.2. Use of development contributions

The council will use development contributions only on the activity for which they are collected. This will be undertaken on an aggregated project basis for each catchment.

Contributions may not be redistributed across catchments or across activities, but they may be reallocated across projects within a catchment for a given activity. Thus, for instance, contributions collected for water projects in a specific water catchment will only be spent on water projects in that catchment.

5.3. Limitations

The council will not require a development contribution for network infrastructure, reserves or community infrastructure in the following cases:

- where, under S108(2)(a) of the Resource Management Act (RMA), it has imposed a condition on a resource consent in relation to the same development for the same purpose; or
- where the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure; or
- where it has received, or will receive, full funding from a third party.

In addition development contributions will not be used for the renewal or maintenance of assets. Nor will they be used for capital works projects that bear no relation to growth.

6. How to calculate contributions payable

The following flow chart demonstrates how the council will calculate the contributions payable on a development.

STEP 1: Identify catchments

Go to the catchment maps in the Appendix and, for each service, identify what catchment your development falls in.



STEP 2: Identify contributions payable

Go to the development contributions schedule in the Appendix and identify the contributions payable per unit of demand in the catchments identified in step 1.



STEP 3: Calculate the number of Household Equivalent Units (HEU)

Use the Units of Demand Table in Section 10 along with details of your proposed development to calculate the number of HEUs generated for each activity. Then, using the information in section 7.8, subtract any credits that may apply.

(In general, credits are given for the pre-existing status of properties. Credits may also be granted for historic payments of development contributions or financial contributions).



STEP 4: Calculate charges for each service

Multiply the HEUs calculated in step 3 by the contributions payable identified in step 2.



STEP 5: Aggregate charges

Calculate the total development contributions payable by summing the charges calculated in step 4.

7. Assessment and application of policy

7.1. Timing of assessment

Development contributions do not automatically apply to every development in the district. Only developments that place extra demands on infrastructure - and which cause the council to incur capital costs - will be liable.

Whether or not a development will have to pay development contributions will usually be assessed when granting:

- a resource consent under the RMA for a development ;
- a building consent under the Building Act 1991; or
- an authorisation for a service connection.

7.2. Assessment process

Assessment of whether development contributions will be required will be made against the first consent application lodged for each development, and when (if any) subsequent consent is sought, a re-assessment will be undertaken. If, for whatever reason, development contributions were not assessed at

the first available opportunity, they still may be required at subsequent stages in the development process.

7.3. Residential activities

7.3.1. Resource consent applications

The creation of allotments via subdivision provides scope for new dwellings, and therefore attracts development contributions at a rate of one HEU per *additional* allotment.

Any resource consent application that creates the potential to build additional independent dwellings will also attract development contributions at a rate of one HEU per *additional* allotment or dwelling.

7.3.2. Building consent applications

Dwellings constructed on allotments with registered titles may attract development contributions under this policy. The extent of any contributions payable will depend on whether any payments were made at earlier stages in the development process, as well as the specific services that the development is connected to.

Note: Additions to residential dwellings do not attract development contributions unless they create additional independent dwelling units. Thus, garages, car ports and garden sheds do not attract charges.

As a matter of clarification, minor dwelling units (“granny flats”) shall be assessed at 0.5 HEUs each. However, if no separate connections are required (for water, wastewater or stormwater) the fee shall be waived for each such service.

7.3.3. Service connection applications

Service connection applications accompanied by building consent applications will not be assessed separately. Instead, they will be assessed as per section 7.3.2. Unaccompanied service connection applications will be assessed in the same manner as resource consent or building consent applications, but only for the activity for which connection is sought. Applications to separate-out shared water meters will not attract contributions.

7.4. Non-residential activities

7.4.1. Subdivision

Subdivisions will attract development contributions on each additional allotment created. If the intended built form and land use is unknown at the time of subdivision, each allotment will be charged a development contribution based upon the HEU’s set out in Table 2 in Section 10. The balance will then be assessed at the time a building consent, land use consent or service connection application is lodged. Any additional demand over that originally assessed will require additional development contributions to be paid proportionate to the level of increase. No refunds will be made in the event that eventual development is less than originally assessed.

If the intended built form is known at the time of subdivision, contributions will be based on each lot’s planned gross floor area (GFA) and the intended land use.²

7.4.2. Land use and building consent applications

Non-residential developments will attract development contributions based on their GFAs and intended land use. If an existing structure that had connections to services is demolished or removed as part of

² Stormwater charges will be based on the impervious surface area of each non-residential development, not their gross floor areas.

the site development, the GFA of that structure will be used as a credit against any new structure(s) erected on the site.

7.4.3. Service connection applications

Service connection applications accompanied by building consent applications will not be assessed separately. Instead, they will be assessed as per section 7.4.2. Unaccompanied service connection applications will be assessed in the same manner as resource consent or building consent applications, but only for the activity for which connection is sought. Applications to separate shared water meters will not attract contributions.

7.5. Council developments

The council is exempt from paying development contributions on any development (capital expenditure) for which development contributions are required. This avoids the possibility of collecting development contributions for one activity and using them to help fund another activity. However, any other council development may be liable for development contributions.

7.6. Special assessments and private development agreements

The approach taken to the identification of a long term infrastructure programme and the required expenditure is based upon “averaging” the likely demand from anticipated development, acknowledging that some development will create a higher level of demand and some will be lower. This approach is also reflected in the development contributions policy.

There is the possibility that some development may be proposed that would have markedly different characteristics in terms of demand for infrastructure capacity, for instance:

- Schools and universities
- Hospitals
- Wet industry.

Special assessment provisions will apply to such types of development, and any other development that is considered by the council to generate a level of demand that is significantly in excess of the levels identified in Table 2. A decision on whether a special assessment will be undertaken will be made by the council at the application stage, once details of the development are known. Applicants will be expected to provide supporting information and detailed calculations of the likely demand for roading, water, wastewater and stormwater capacity to enable a special assessment to be undertaken. This information will be used to calculate an equivalent HEU and the development will be charged accordingly.

In some circumstances a development may have particular needs, such as a specific level of service for water supply, or may involve the provision of infrastructure as part of the development. Another unusual circumstance is where a significant development is proposed and capital expenditures is required but none has been budgeted and no development contribution has been set. In these circumstances, where the council believes it is in the best interests of the community, private development agreements may be entered into with a developer. Private development agreements may be used in lieu of development contributions (at the council’s sole discretion) where a developer and the council agree that particular infrastructure and/or services can be provided in a manner different to the council’s standard procedures/guidelines, and where the council’s minimum level of service will be achieved.

Such agreements must clearly state:

- the rationale for the agreement;
- the details of the agreement;
- the basis of any cost sharing;
- how and when the associated infrastructure will be provided; and
- which lot(s) the agreement refers to.

7.7. Application in other circumstances

7.7.1. Cross-boundary developments

Some developments may span several catchments and/or straddle the district boundary with another territorial authority. In this event, the following rules will apply:

- Where a development spans more than one catchment, the total HEUs of that development will be allocated to the various catchments on the basis of site area. The resulting number of HEUs in each catchment will then be used to calculate contributions payable.
- Where a development straddles the district boundary with another territorial authority, development contributions will only be payable to Waikato District Council on the HEUs (or parts thereof) that reside within the Waikato district. (Development contributions may also be payable to other territorial authorities).

7.7.2. Consent variations

Applications to vary a resource or building consent, or the conditions of such consents, will trigger a reassessment. Any increase in the number of HEUs (relative to the original assessment) will be calculated and the contributions adjusted to reflect this. No automatic refund will be made for any decrease in the number of HEU's relative to the original assessment.

7.7.3. Boundary adjustments

Where consent is granted purely for the purposes of boundary adjustment, and no additional titles are created, development contributions will not be required.

7.8. Credits

7.8.1. Overview

As shown in section 6, the calculation of contributions payable requires the council to assess whether any credits shall apply. There are two types of credit. The first relates to development contributions that have already been paid in the past. For instance, a development may have paid contributions at the subdivision stage, and these must be taken into account if any reassessment occurs at subsequent stages.

In general, credits will be given towards the activities for which payment was made on a HEU by HEU basis. Thus, if a development has already paid for two water HEUs, a credit for two water HEUs will be given at any reassessment. To clarify: credits are not provided for the dollars paid, but for the number of HEUs to which any previous payments correspond.

Provided written evidence of payment can be provided, no historical time limit will apply in the calculation of such credits, and all previous credits will be taken into account. This also applies to historic payments for financial contributions to the extent that such contributions related to the same infrastructure for which a development contribution is sought.

The second type of credit relates to the existing use or uses of a site. It recognises that development contributions only apply to increases in infrastructure demands caused by developments. For instance, if a dwelling is demolished and replaced with a new dwelling, development contributions would not usually apply because there is no corresponding increase in infrastructure demand.

In other words, credit will also be given for the pre-existing status of properties as at the commencement of this policy (1 July 2012), even if no previous financial contribution or development contributions have been paid. Credits will be associated with the existing title and calculated and assigned to individual activities. More details on the nature of these credits are outlined below.

To clarify: where there is no connection to a reticulated system at the time development contributions are paid, a credit will be applied for those activities for which no connection exists. If a subsequent connection is made, development contributions will be reassessed at the service connection stage in accordance with the provisions of this policy. Also, if a property was not connected to a service as at 1 July 2012, it is not assessed to have any credit for that service.

7.8.2. General principles of credit

- Residential credits will apply at the rate of one HEU per connected service per existing allotment or independent dwelling unit.
- Non-residential credits will be calculated on the basis of the GFA of the existing development, and converted to HEUs using the conversion factors set out in Table 2 in Section 10.
- On subdivision of undeveloped land, historic credits of one HEU per service connected per existing allotment will be allocated.
- 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.
- For existing residential buildings that are demolished or destroyed, no development contributions will be payable provided that the same number of independent dwelling units are rebuilt. Any additional units will be assessed for payment of development contributions according to the terms of this policy.
- Credits must be allocated to the same allotment or allotments. This prevents the transfer of credits from one allotment to another.
- Credit will not be granted for infrastructure provided in excess of that required as a condition of any consent(s) issued by the council.
- Credits cannot be used to reduce the total number of HEUs to a negative number. That is to say, credits cannot be used to force payments by the council to the developer.

8. Remissions, reconsiderations and refunds

8.1. Remissions

Remissions are adjustments to the scheduled charges for a particular activity, either as a percentage or in absolute (dollar value) terms. Remissions will only be invoked as a council resolution, and are not able to be requested by applicants.

8.2. Reconsiderations

An applicant may request a reconsideration of the development contribution payable on their development where there are grounds to believe that:

- The development contribution levies were incorrectly calculated/assessed in accordance with the development contributions policy, or
- The Council has incorrectly applied its development contributions policy, or

The information used to assess the application is incomplete or contained errors. The need to undertake such a review must be motivated by the applicant.

All reconsideration requests must be made within 10 days of receiving notice from the Council of the level of development contributions required.

Requests must provide the application reference number, be short and concise, but fully outline the reasons why reconsideration is being sought and provide sufficiently reliable data to enable a revised estimate of demand and associated development contribution charge to be made.

Requests can be lodged with the Council in the following ways:

- By email at: DCReductionCommittee@waidc.govt.nz with the subject line “request for reconsideration” and the application reference number

- By writing to Council at the following address:
Attention: DC Reduction Committee
Waikato District Council
Private Bag 544
Ngaruawahia 3742

In undertaking the review the council:

- must consider the request as soon as reasonably practicable
- may, at its discretion, uphold, reduce, or cancel the original amount of development contributions required on the development and will communicate its decision in writing to the applicant within 15 working days of receiving all relevant information pertaining to the request
- may delegate this role to council officers or other suitably qualified persons as required..

In reaching a decision, the council will take account of the following matters:

- The Development Contributions Policy
- The funding model
- The council's Long Term Plan
- The council's funding and financial policies
- The extent to which the value and nature of works proposed by an applicant reduces the need for works proposed by the council in its capital works programme
- The level of existing development on the site
- Contributions paid and/or works undertaken and/or land set aside
- Any other matters the council considers relevant.

8.3. Refunds

There may be occasions where the council must refund development contributions collected under this policy. The specific circumstances in which this may occur – as well as the way in which refunds must be handled - are set out in sections 209 and 210 of the LGA 2002. In essence, refunds may occur if:

- development or building does not proceed; or
- a consent lapses or is surrendered; or
- The council does not provide the reserve, network infrastructure or community infrastructure for which the development contribution was required.

Any refunds will be issued to the consent holder of the development to which they apply.

The refund amount will be the contribution paid, less any costs already incurred by the council in relation to the development or building and its discontinuance.

The refund would exclude any costs already incurred by the council and will not be subject to any interest or inflationary adjustment.

8.4. Postponement

The council will not consider postponements of contributions payable under the policy.

9. Other administrative matters

9.1. Reassessment and invoicing

The LGA 2002 allows the council to assess applications (for consents and service connections) at various stages of the development process to determine the extent of any development contributions payable. The council's policy is to undertake such assessments as early as possible. These assessments remain valid for 12 months, after which a reassessment must take place before an invoice can be generated. These reassessments take account of any changes to the policy since the last assessment.

An applicant can also request an invoice be generated at any time. If not requested by the applicant, an invoice will be issued at the earliest of:

- an application for a certificate under section 224(c) of the RMA; or
- an application for a Code Compliance Certificate under section 92 of the Building Act 2004; or
- a request for service connection

9.2. Timing of payments

The due date for payment will be:

- For subdivision resource consents: prior to issue of the section 224c certificate
- For other resource consents: 180 days from granting or prior to the commencement of consent, whichever is earlier.
- For building consents: 180 days from granting or prior to Code Compliance Certificate, whichever is earlier.
- For service connections: prior to connection.

9.3. Non-payment and enforcement powers

Until a development contribution required in relation to a development has been paid, the council may:

- In the case of a development contribution assessed on subdivision, withhold a certificate under section 224(c) of the RMA.
- In the case of a development contribution assessed on building consent, withhold a Code Compliance Certificate under section 95 of the Building Act 2004.
- In the case of a development contribution assessed on an authorisation for a service connection, withhold a service connection to the development.
- In the case of a development contribution assessed on a land use consent application, prevent the commencement of resource consent under the RMA.
- In the case where a development has been undertaken without a building consent, not process an application for Certificate of Acceptance for building work already done.

The council may 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, as provided for in section 208 of the LGA 2002.

9.4. Contributions taken as money in first instance

The LGA 2002 specifies that contributions may be taken either as money, land or both. The council will usually take contributions as money, but may also accept land from time to time at its sole discretion as per the development contributions policy in place at time of assessment.

9.5. Service connection fees

Where physical connections to the network are required, the council will collect service connections fees for the following services:

- potable water
- wastewater
- stormwater

These are separate from, and are charged in addition to, development contributions.

9.6. GST

The entire process for calculating development contributions is GST exclusive. Once all calculations are complete, GST will be added to the final invoice as required by the prevailing legislation and/or regulations of the day.

Please also note that assessments are not tax invoices for the purpose of GST.

10. Measuring demand

10.1. Units of demand

Units of demand provide the basis for distributing the costs of growth. They illustrate the rates at which different types of development utilise capacity. The council has adopted the household equivalent unit (HEU) as the base unit of demand, and describes the demand for capacity from other forms of development as HEU multipliers (also known as conversion factors). These show the number of HEUs that shall apply per 100m² of gross floor area (GFA) for non-residential development. For stormwater, the calculations are based on impervious surface area (ISA), not GFA.

The following subsections outline the demand characteristics of each HEU and the conversion factors (multipliers) used to convert non-residential demand to HEUs.

10.2. Base units

The following table summarises the demand characteristics of each household equivalent unit, which represents an average household living in a single dwelling.

Table 1: Base Units (Demand per HEU)

Activity	Base Unit	Demand per HEU
Roading	Vehicle trips per day	10
Water Supply - Urban	M ³ /day/lot	0.7
Water Supply – Rural*	M ³ /day/lot	1.8
Wastewater	M ³ /day/lot	0.49
Stormwater	Impervious surface area (ISA)	260m ²
Community facilities	Base Unit determined by Level of Service per lot for respective service area	1

*Rural water allocations required in excess of 1.8 M³/day/lot will attract additional development contributions

10.3. Conversion factors

The following table outlines the conversion factors used to convert non-residential developments to household equivalent units (HEUs). These have been based on the conversion factors used by other Councils, and are consistent with local experience. However, the council will continue to monitor the infrastructure demands created by non-residential developments to ensure that these factors remain relevant, and to make any adjustments as required. Please also note that section 7.6 of this policy allows a special assessment to be undertaken where the application of these factors may result in an unreliable estimate of infrastructure demands.

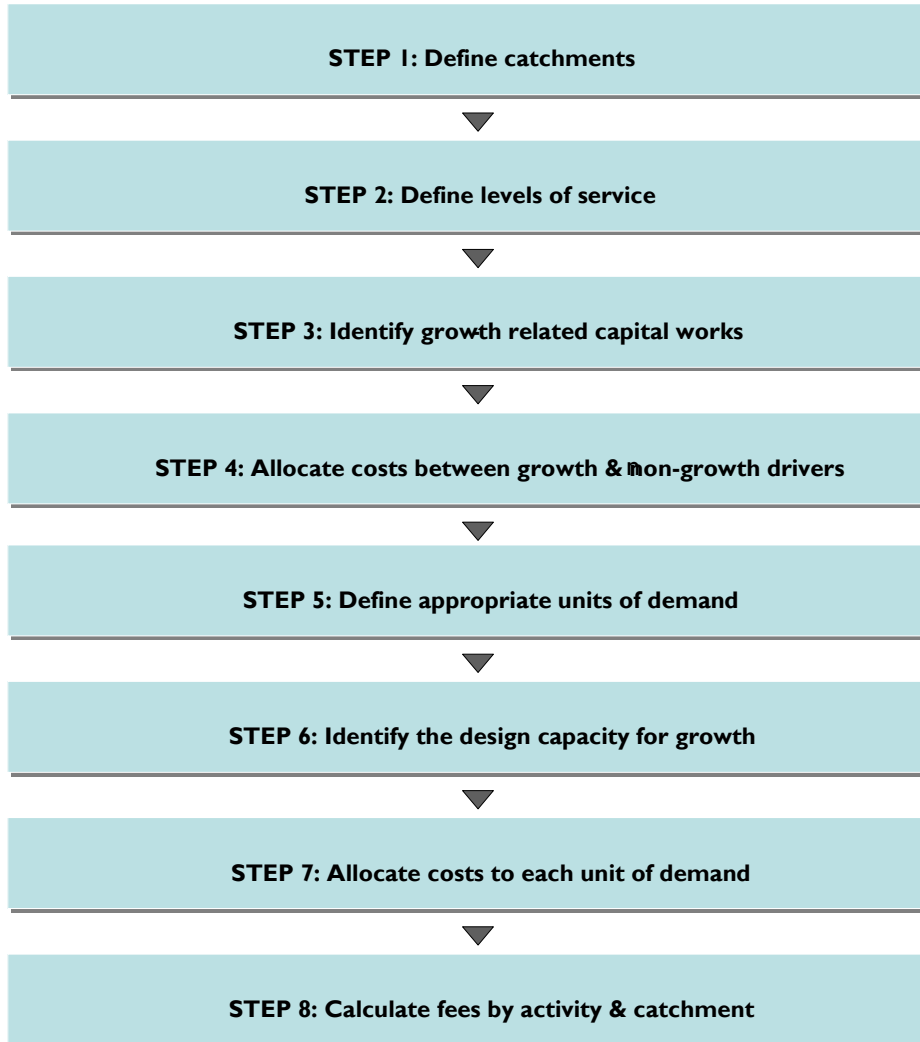
Table 2: HEUs per 100m² of Gross Floor Area (*ISA for stormwater)

Activity	HEUs per 100m ² GFA
Roading	0.4
Water Supply	0.25
Wastewater	0.25
Stormwater*	0.25
Community facilities	n/a

11. Methodology and significant assumptions

11.1. Methodology overview

The method the council uses to calculate development contributions charges comprises the following eight steps:



A detailed discussion of this methodology is provided in the development contributions Methodology Report (available at the council's offices). A brief summary of this report follows.

11.2. Methodology Steps

11.2.1. Define catchments

Service catchments are geographic boundaries within which linkages can be created between infrastructure investments and the specific developments that benefit from those investments and/or which cause them to occur. The smaller the catchment; the tighter these linkages become.

For example, suppose the council installs a water treatment plant to serve a small area of growth. If a catchment is used to isolate the specific developments that caused that particular investment to occur (and who will receive direct service from it), only those developments will help fund its costs. If a catchment is not used, however, the costs of that investment will be spread across all the developments in the district, regardless of whether they caused (or benefited from) the investment.

Given the intentions of the LGA 2002 - to allocate costs on the basis of causation and benefits received - it follows that catchments should be used where appropriate.

11.2.2. Define levels of service

Service levels define the quality of service, and are typically embedded in the council's asset management plans. Service levels are critically important because they help identify any shortfalls in the existing service and, therefore, the extent to which capital works reflect backlog (to resolve poor existing service levels). This, in turn, informs the allocation of project costs between growth and non-growth drivers.

11.2.3. Identify growth-related capital works

Next, the specific capital works need to be identified for which development contributions are sought. These comprise both future capital works – as listed in the plan – and historic works undertaken in anticipation of growth.

11.2.4. Allocate project costs

Many of the capital works projects underlying this policy are multi-dimensional. That is to say, very few projects are designed to serve only growth. The reason for this is so-called “economies of scope.” Economies of scope mean that it is cheaper to undertake one project that serves several purposes than to undertake a series of smaller single-purpose projects.

Economies of scope lead to shared costs, and the goal of cost allocation is to spread those shared costs across project drivers (one of which is growth).

The cost allocations underlying this policy are based on a two-staged approach. In stage one, the method checks whether a project bears any relation to growth. If so, stage two derives a percentage cost allocation. Both stages of the allocation process have been guided by a number of considerations, such as:

- Section 101(3) of the LGA 2002. This sets out the issues to which the council must have regard when determining its funding sources. These include the distribution of benefits, (in terms of the time period over which the benefits arise and the area that receives the benefit) the extent of any cost causation, and the impacts on community outcomes and policy transparency. It also requires the council to assess the likely impacts on the four well-beings, both current and future.
- Asset management plans, which provide details about the scale and nature of capital works.
- Network modelling, which helps understand the usage of infrastructure networks.
- Cost allocation principles, such as stand alone costs and incremental costs.
- The presence of any third party funding.

More detail on the council's cost allocation methodology can be found in the council's development contributions methodology report (available at council offices).

11.2.5. Define appropriate units of demand

After identifying the specific capital works for which contributions will be required, we need to identify the unit of demand used to attribute costs to different forms of development. The LGA 2002 requires this to be done on a consistent and equitable basis.

The council considers the household equivalent unit (HEU), which captures the demands of an average household, as the appropriate unit of demand, and specifies the demands imposed by other forms of development as multipliers. This approach mirrors that used by other councils in New Zealand.

11.2.6. Identify the design capacity for growth

The design life of an asset is the period over which it has spare capacity to accommodate new users. This may differ from its useful life, which is the period over which it remains in service.

In general, project costs should be spread over the asset's design life. This makes sense, because only developments occurring within the design life can physically connect to the network and receive benefit from its provision.

In some cases, however, the design life may be very long and a shorter funding period may be used. In this development contributions policy, costs are spread over an asset design life of up to a maximum of 25 years.

11.2.7. Allocate costs to each unit of demand

This is a fairly straightforward exercise, and is carried out within the development contributions funding model. It entails spreading the total growth-related costs of each project (along with any debt-servicing) costs to the various developments that fall within the same catchment and within the asset's design life.

11.2.8. Calculate fees by activity and catchment

The final step is to aggregate the costs of each project at the activity/catchment level. The results are then used to derive the schedule of development contributions reproduced in section 5.1.

11.3. The funding model

A funding model has been developed to calculate charges under this policy. It tracks all the activities for which contributions are sought, the catchments underlying each activity, and the infrastructure projects related to growth. It also incorporates growth projections for each catchment and each type of development.

The funding model embodies a number of important assumptions, including:

- All capital expenditure estimates are inflation-adjusted and GST exclusive.
- The backlog, renewal and maintenance portions of each project will not be funded by development contributions.
- Methods of service delivery will remain largely unchanged.
- Interest will be earned by the council where contributions precede works. Conversely, interest expenses will be incurred (or interest revenue will be foregone) where works precede contributions. Both are calculated at the weighted average interest cost of borrowings.
- Any debts incurred for a project will be fully repaid by the end of that project's funding period.
- The development contributions charges listed in section 5.1 will be adjusted each year at the rate of inflation. This has been modeled as an average increase of 2.5 per cent per annum.
- Increases in general rates and user charges - due to increases in the number of ratepayers - will be sufficient to fund increases in operational expenses (including depreciation) associated with growth-related capital works.

11.4. Other significant assumptions

A number of other important assumptions underlie this policy. The most significant of these are outlined below.

11.4.1. Planning timeframe

This policy is based on the ten-year time frame of the Long Term Plan 2012-22 and on the principle that costs triggered by growth over that period should be both allocated to, and recovered within, that period. However, in many cases, economies of scale require the council to build assets of greater capacity that extend beyond the timeframe of the plan.

The council accepts that, in such cases, it may have to bank roll costs and recover them over time from future developments. Any costs incurred in anticipation of future growth (i.e. beyond the plan) will be allocated to and recovered in those later years, subject to a maximum total recovery period of 25 years.

11.4.2. External funding

This policy assumes that the eligibility criteria used - and the funding provided - by third parties (such as New Zealand Transport Agency) remain unchanged over the life of the plan.

11.4.3. Best available knowledge

The growth projections and capital works programme underlying this policy represent the best available knowledge at the time of writing. These will be updated as better information becomes available and incorporated in the policy at review times.

11.4.4. Changes to capital works programme

Deviations from projected growth rates will result in acceleration or delay of the capital works programme (or the re-sequencing of projects), rather than more significant changes to the overall scope of capital works.

11.4.5. Avoidance of double-dipping

Development contributions will not be sought for projects already funded by other sources, such as external subsidies or financial contributions.

11.5. Identification of risks

The main risks associated with this policy are uncertainty over (i) the rate and timing of growth, and (ii) the exact nature of growth-related capital works, and their associated cost and timing. In both cases, the most effective risk mitigation strategy is to constantly monitor and update the policy as better information becomes available.

12. Glossary of terms

Activity means a good or service provided by, or on behalf of, a local authority or a council-controlled organisation. e.g. water supply, transport networks.

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

Allotment area is the total land area of an allotment.

Applicant is the person/persons that apply for resource consent, building consent or service connection.

Asset management plan means council documents outlining how each main asset class will be managed, upgraded and expanded as required.

Catchment means the area served by a particular infrastructure investment.

Capital expenditure means the cost of capital works for network infrastructure, reserves and community infrastructure.

Commercial means any activity involving commercial transactions, or providing commercial or administrative services, and includes, non-school activities, offices and banks; but excludes premises or activities involving industrial manufacture or production and retail trade. For the purposes of

development contributions any consents deemed to be a commercial land use type will be assessed for development contributions.

Community facilities means reserves, network infrastructure, or community infrastructure that development contributions may be required for in accordance with section 199 of the Local Government Act 2002.

Community infrastructure means:

- (a) land, or development assets on land, owned or controlled by the territorial authority to provide public amenities; and
- (b) includes land that the territorial authority will acquire for that purpose.

Community outcomes in relation to a district or region (as defined in the LGA 2002):

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

Development means

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

Development contribution means a contribution -

- (a) provided for in a development contribution policy included in the Long Term Plan of 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 Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
 - (iii) both.

Development contribution policy means the policy on development contributions included in the Long Term Plan of the territorial authority under section 102(4)(d).

District means the Waikato District.

District Plan means the District Plan of Waikato District Council

Dwelling means any building, whether permanent or temporary, that is occupied, in whole or in part, as a residence; and includes any structure or outdoor living area that is accessory to, and used wholly or principally for the purposes of, the residence; but does not include the land upon which the residence is sited

Financial contribution has the same meaning as Financial Contributions in section 108(9)(a)-(c) of the Resource Management Act 1991.

Goods and Services Tax (GST) means goods and services tax under the Goods and Services Tax Act 1985.

Gross Floor Area (GFA) means, for the purposes of development contributions, the sum of the area of all floors of all buildings on any site measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two abutting buildings but excluding:

- carparking
- loading docks
- vehicle access and manoeuvring areas/ramps
- plant and equipment enclosures on the roof

- service station canopies
- Pedestrian circulation space in an enclosed retail shopping centre
- Any foyer/Lobby or a primary means of access to an enclosed retail shopping centre, which is accessed directly from a public place

Household Equivalent Unit (HEU) means an average residential dwelling occupied by a household of average size.

Industrial means:

- a) any premises used for any industrial or trade purposes; or
- b) any premises used for the storage, transfer, treatment, or disposal of waste materials or for other waste-management purposes, or used for composting organic materials: or
- c) any other premises from which containment is discharged in connection with any other industrial or trade process.
- d) any activity where people use materials and physical effort to:
 - Extract or convert natural resources
 - Produce goods or energy from natural or converted resources
 - Repair goods
 - Store goods (ensuing from an industrial process)

For the purposes of development contributions any consents deemed to be an industrial land use type will be assessed for development contributions.

Impervious Surface Area For the purpose of development contribution Impervious Surface Area (ISA) means the area of any site that is not capable of absorbing water and includes any area that:

- Is covered by buildings
- Is covered by decks
- Is occupied by swimming pools
- Is used for parking, manoeuvring or loading of motor vehicles
- Is paved with a continuous surface with a run-off coefficient of greater than 0.45.

LGA 2002 means the Local Government Act 2002

Local authority means a regional council or territorial authority.

Methodology has the same meaning as methodology in section 97 of the Local Government Act 2002.

Minor residential unit (“Granny Flats”) means a secondary residential unit on a site, which can be used either as a rental property or to house a dependent relative and is subservient to the larger residential unit on the site. The minor residential unit may be separate, or be a part of a main residential unit.

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

Network utility operator has the meaning given to it by section 166 of the RMA

Non-residential development means any activity in a non-residentially zoned area, excluding rural areas, or where the predominant activity is not residential or rural.

Residential development means any activity in a residentially zoned area or where the predominant activity is not non-residential or rural.

RMA means the Resource Management Act 1991.

Service connection means a physical connection to a service provided by, or on behalf of, a territorial authority.

Service connection fee means a charge for physically connecting to a service provided by, or on behalf of, a territorial authority.

Subdivision has the same meaning as Section 218 of the Resource Management Act 1991.

Third party funds means funding or subsidy, either in full or in part, from a third party. e.g. NZTA subsidies for the roading network.

Unit of demand means the measure of demand for community facilities.

Appendix I: Development contribution levies

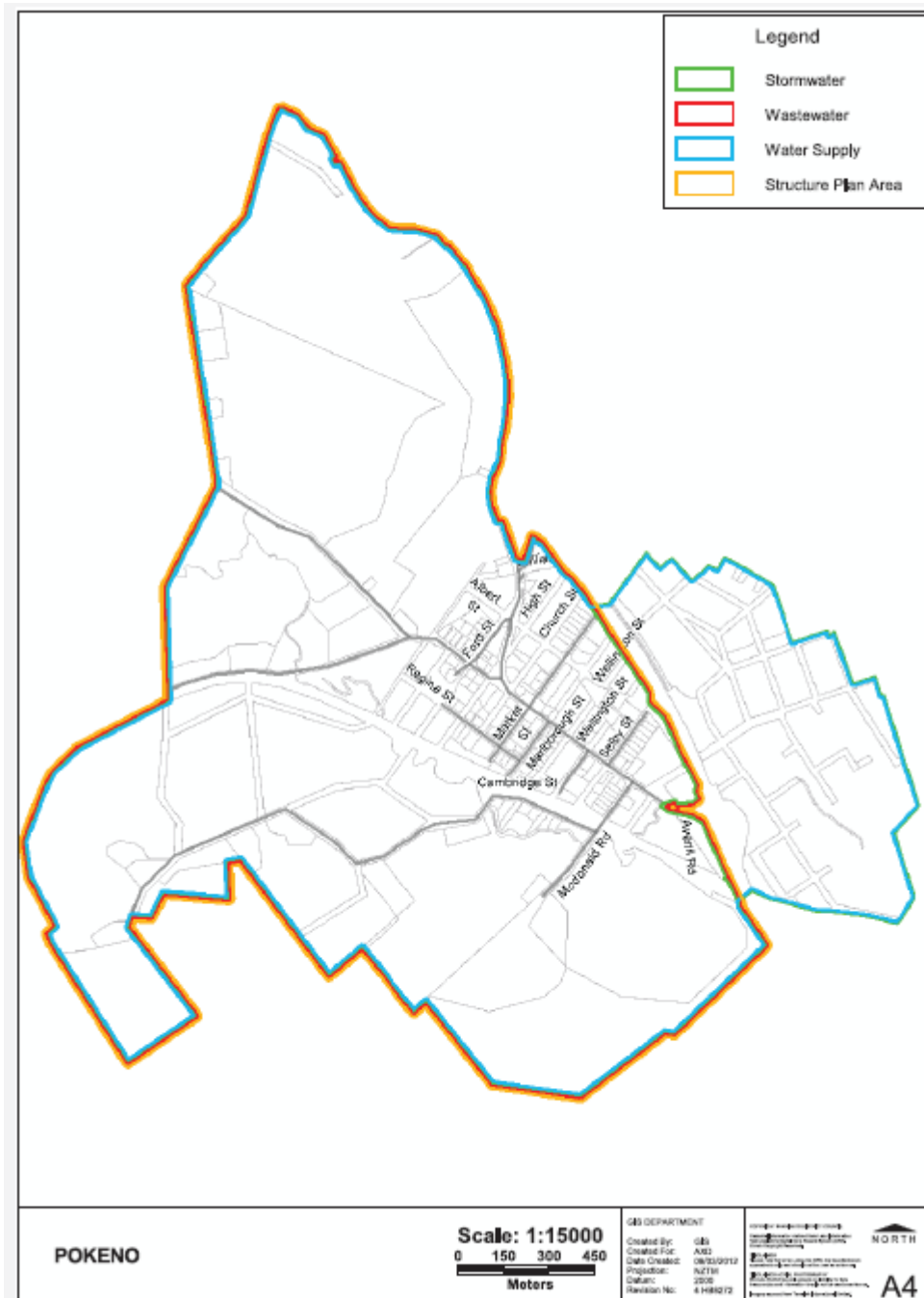
The following table illustrates the charges that would be payable for each individual catchment. Dependant on the physical location of an HEU you may be levied more than one catchments levies.

Development contributions for 2014/15 (charges include GST) – effective as at 8 September 2014

Activity	District Wide Community Facilities	District Wide Rooding	Roads and Transport	Stormwater	Wastewater	Water	Total
All areas (if not covered below)	3,061	535	-	-	-	-	3,596
Hopuhopu/Taupiri	3,061	535	-	-	-	4,590	8,186
Huntly	3,061	535	-	61	6,757	2,685	13,099
Lorenzen Bay	3,061	535	15,341	2,035	3,922	1,595	26,489
Ngaruawahia (including Horotiu infill)	3,061	535	-	1,253	-	8,394	13,243
Pokeno	3,061	535	5,888	5,695	8,537	2,060	25,776
Raglan	3,061	535	-	2,035	3,922	1,595	11,148
Southern Districts	3,061	535	-	-	-	4,330	7,926
Tamahere CLZ *	3,061	535	8,582	1,443	-	4,330	17,951
Tamahere Subcatchment A*	3,061	535	38,368	1,443	-	4,330	47,737
Tamahere Subcatchment B	3,061	535	28,209	1,443	-	4,330	37,578
Te Kauwhata and surrounds	3,061	535	6,790	493	7,514	12,390	30,783
Tuakau	3,061	535	-	2,003	11,524	5,840	22,963
Whaanga Coast	3,061	535	-	-	26,302	-	29,898

Appendix 2: Catchment Maps

The following series of maps indicate the catchment areas for each service, from which the combined development contribution is calculated. Where there is uncertainty regarding the precise location of a property in relation to the catchment area boundaries, advice should be sought from council staff. The district wide roading and community facilities charges will be levied on any property that falls within the Waikato district.



Legend

- Stormwater
- Wastewater
- Water Supply



TUAKAU



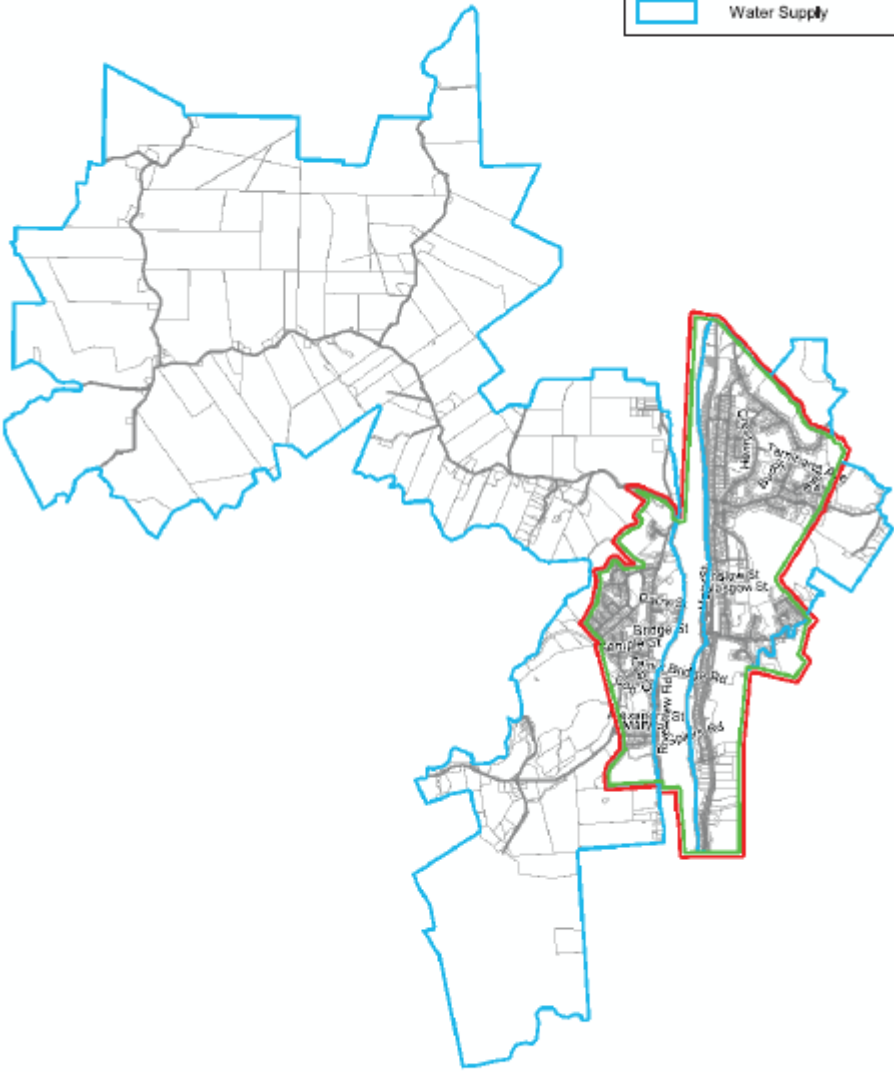
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- Stormwater
- Wastewater
- Water Supply



HUNTLY

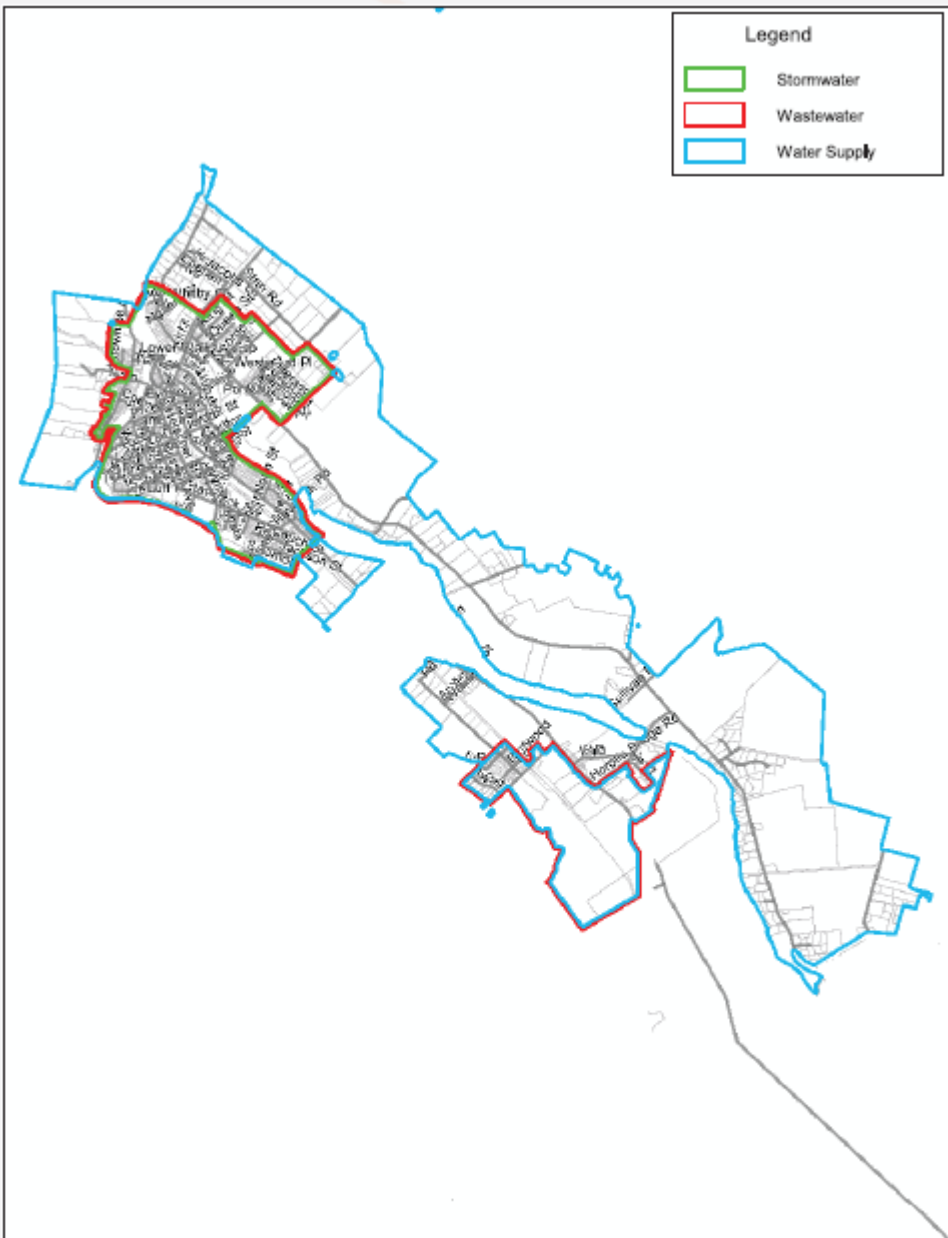
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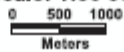
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NGARUAWAHIA

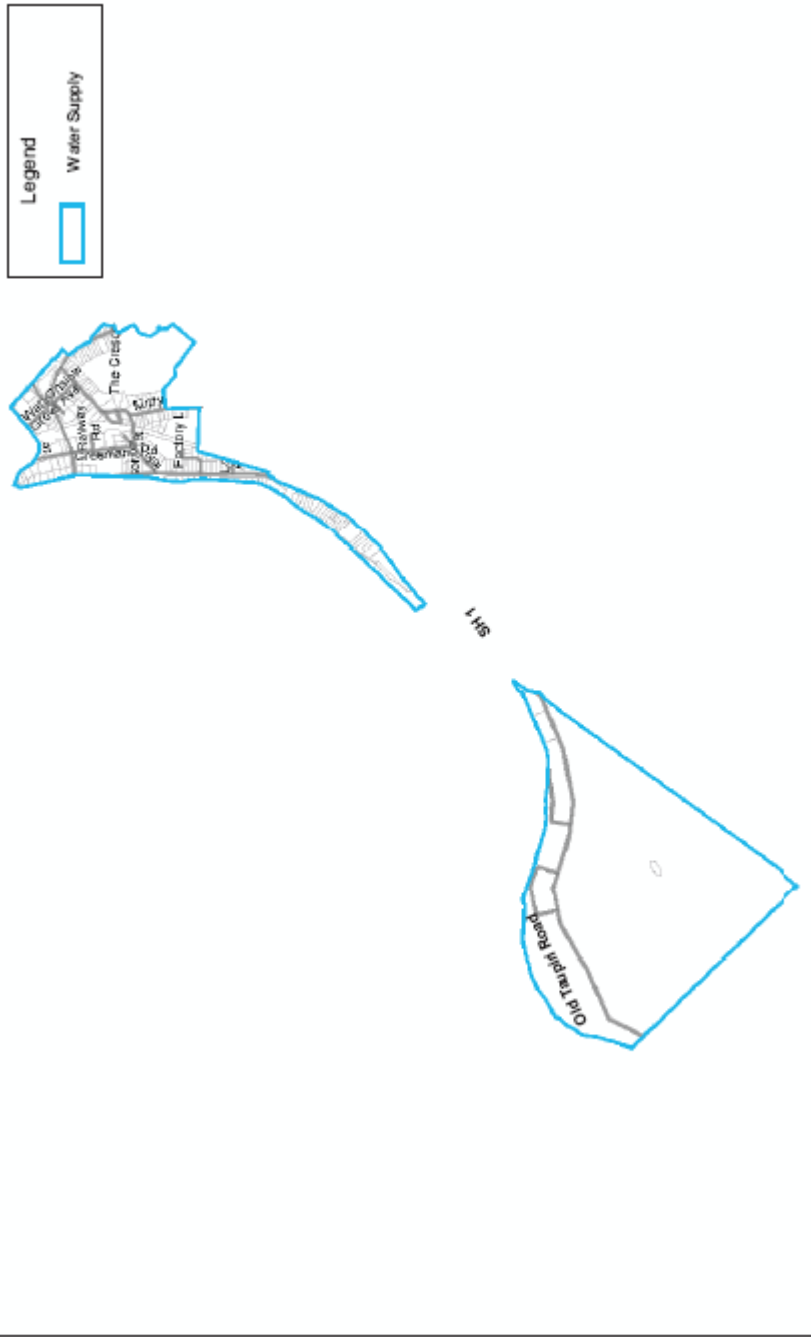
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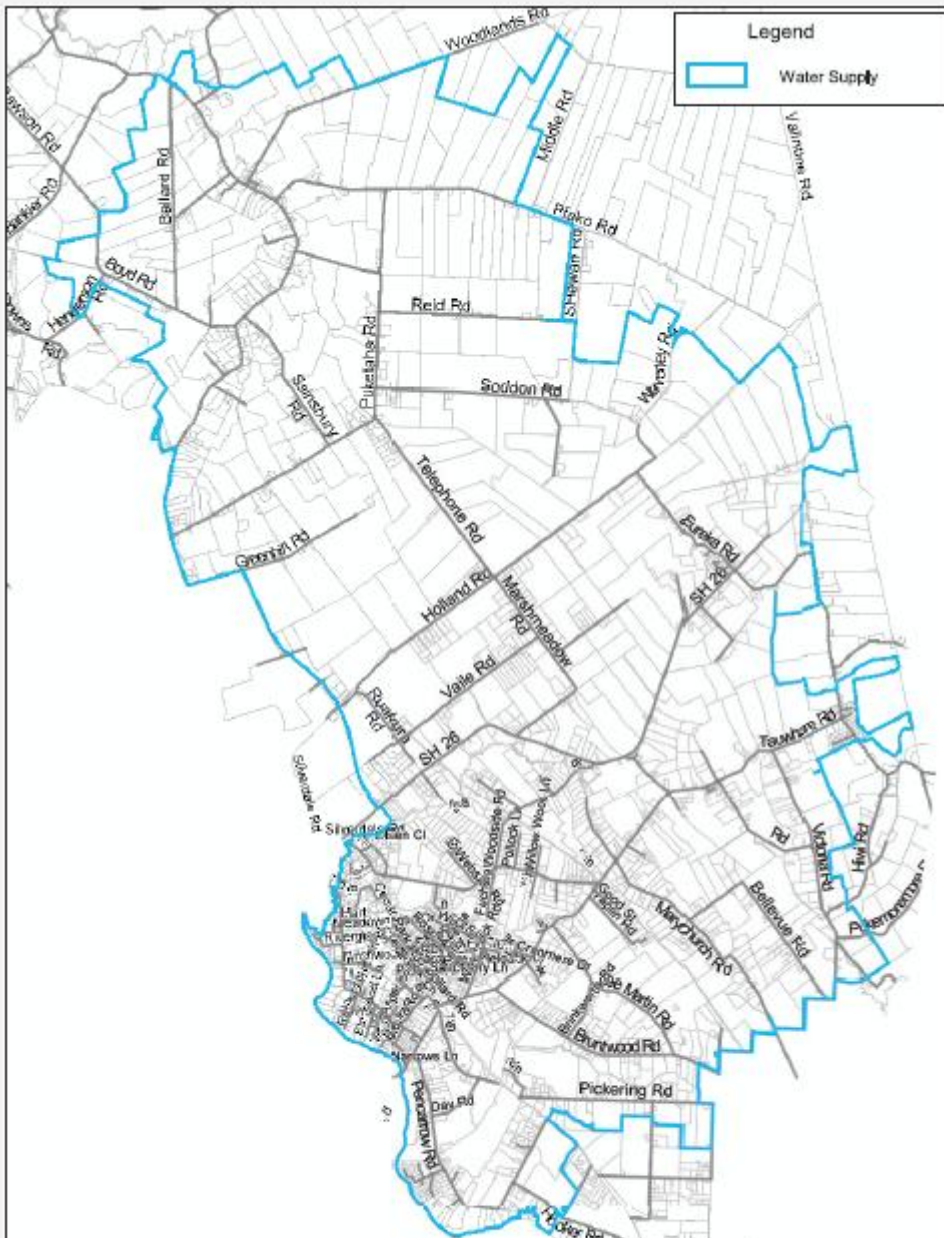


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 PUBLIC WORKS
 WATER DIVISION
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- Stormwater
- Structure Plan Area
- Sub Catchment A & B



TAMAHERE

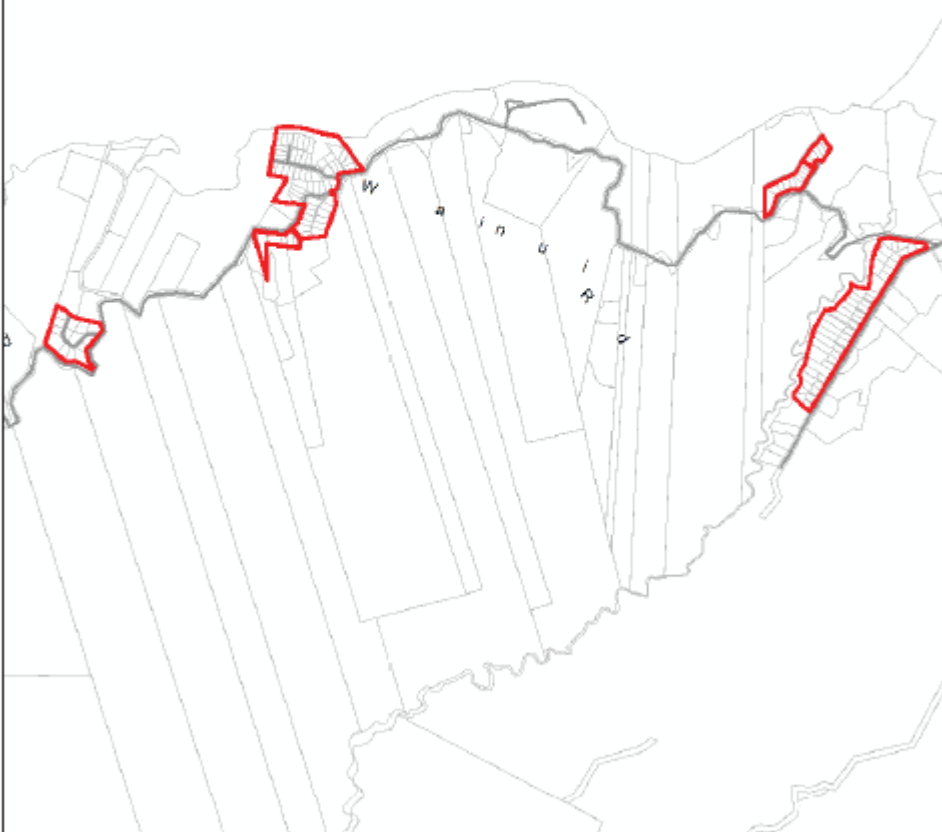


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WATER AND SEWERAGE CORPORATION
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 Wastewater



Whaanga Coast



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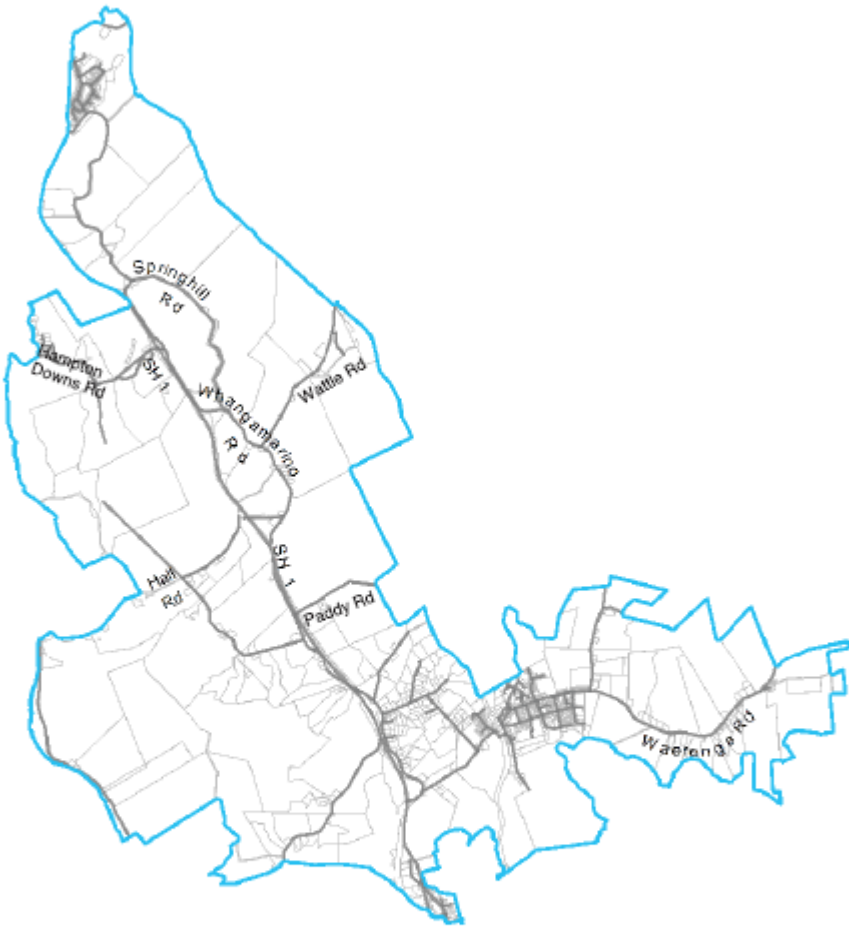
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 Water Supply



TE KAUWHATA AND SURROUNDS

Scale: 1:70 000
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Appendix 3

DEVELOPMENT CONTRIBUTIONS POLICY SECTION 201A SCHEDULE

Work Programme/Asset	Catchment	Description	% DCs	% Other	Estimated Capital Cost	Total cost of capital still to be recovered*	Expected date of full recovery
Parks and Reserves	District Wide community facilities	Libraries: Te Kauwhata Library	41%	59%	1,300,000	505,449	2036
Parks and Reserves	District Wide community facilities	Neighbourhood Parks: Neighbourhood Parks Pokeno	100%	0%	3,037,889	2,880,861	2042
Parks and Reserves	District Wide community facilities	Reserves General: Hoods Landing Boatramp	50%	50%	10,000	4,742	2040
Parks and Reserves	District Wide community facilities	Reserves General: New Fencing	30%	70%	6,000	1,707	2040
Parks and Reserves	District Wide community facilities	Reserves General: P&R Raglan	100%	0%	323,258	306,549	2042
Parks and Reserves	District Wide community facilities	Reserves General: Tamahere purchase of land for sports facilities	100%	0%	1,779,220	1,687,253	2027
Parks and Reserves	District Wide community facilities	Reserves General: Reserves general Pokeno	100%	0%	2,083,203	1,975,523	2042
Parks and Reserves	District Wide community facilities	Reserves General: Tuakau Esplanades	10%	90%	40,000	3,793	2041
Parks and Reserves	District Wide community facilities	Reserves General: Village Place Tuakau	80%	20%	40,000	30,346	2041
Parks and Reserves	District Wide community facilities	Sports Facilities: Dr Lightbody Reserve Changing Rooms	20%	80%	100,000	18,966	2040
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports grounds Pokeno	75%	25%	8,069,749	5,739,469	2027
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports grounds Tamahere	100%	0%	814,448	772,349	2027
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports Pavillions Pokeno	100%	0%	1,117,657	1,059,886	2034
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports Pavillions Tamahere	100%	0%	816,001	773,822	2032
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports Pavillions Tuakau	100%	0%	7,287	6,910	2027
Parks and Reserves	District Wide community facilities	Walkways: District Wide Walkways	36%	64%	299,758	101,482	2024
Parks and Reserves	District Wide community facilities	Walkways: Walkways Pokeno	100%	0%	473,412	448,941	2027
Parks and Reserves	District Wide community facilities	Walkways: Walkways Tamahere	100%	0%	3,439,480	3,261,694	2024
Parks and Reserves	District Wide community facilities	Walkways: Walkways Wainui Reserve Raglan	100%	0%	66,497	63,060	2028
Parks and Reserves	District Wide community facilities	Reserves General: Toilets Raglan	100%	0%	10,906		
Parks and Reserves	District Wide community facilities	Reserves General: Toilets Wainui Reserve	50%	50%	11,234		
Parks and Reserves	District Wide community facilities	Playgrounds: Centennial Park Tuakau (Playground)	80%	20%	30,000		
Parks and Reserves	District Wide community facilities	Playgrounds: Playgrounds	38%	62%	150,940		

* As per clause 8 (3) (b) (i) of Schedule 1AA of the Local Government Act 2002, this column shows "the amount of the total cost of capital expenditure that is still to be recovered through development contributions (at the time the schedule is updated)", for community infrastructure programmes that are completed or substantially in progress and do not fall under the definition in section 197 of the Act. These figures do not account for contributions that have been assessed where the invoicing and payment has not yet occurred.

Work Programme/Asset	Catchment	Description	% DCs	% Other	Estimated Capital Cost
Roads and Transport	District Wide Roding	Area Wide Pavement Treatment	5%	95%	32,958,193
Roads and Transport	District Wide Roding	Bridge Widening & Strengthening	20%	80%	341,000
Roads and Transport	District Wide Roding	Minor Safety Projects	50%	50%	621,000
Roads and Transport	District Wide Roding	NZTA Minor Safety	5%	95%	12,816,364
Roads and Transport	District Wide Roding	Project Management	20%	80%	132,000
Roads and Transport	District Wide Roding	Seal Widening	75%	25%	360,000
Roads and Transport	District Wide Roding	Seal Widening Programme	75%	25%	1,007,000
Roads and Transport	District Wide Roding	Urban Pedestrian Facility Improvements	40%	60%	21,000
Roads and Transport	Pokeno	Bridge Road - Pokeno SP	96%	4%	3,543,000
Roads and Transport	Pokeno	Bunds - Pokeno SP	56%	44%	220,000
Roads and Transport	Pokeno	Gt South Road - Pokeno SP	90%	10%	750,000
Roads and Transport	Pokeno	Helenslee Collector 1 - Pokeno SP	96%	4%	2,173,750
Roads and Transport	Pokeno	Helenslee Road - Pokeno SP	88%	12%	1,644,150
Roads and Transport	Pokeno	Hitchen Road 2 (Upgrade) - Pokeno SP	95%	5%	336,000
Roads and Transport	Pokeno	Industrial Road - Pokeno SP	95%	5%	1,029,500
Roads and Transport	Pokeno	Intersections	76%	24%	2,658,200
Roads and Transport	Pokeno	Level Crossing Road - Pokeno SP	95%	5%	1,860,000
Roads and Transport	Pokeno	Pokeno Road - Pokeno SP	62%	38%	726,150
Roads and Transport	Pokeno	Train Station Property	76%	24%	700,000
Roads and Transport	Raglan	Lorenzen Bay - construction of new roads	70%	30%	2,871,172
Roads and Transport	Tamahere CLZ	Tamahere Structure Plan	42%	59%	6,930,914
Roads and Transport	Te Kauwhata	Bypass Stage I Roto to Scott	30%	70%	1,108,240
Roads and Transport	Te Kauwhata	Te Kauwhata Structure Plan growth works	100%	0%	3,943,292
Stormwater	Huntly	Upgrade culvert across SH1 & Railway	7%	93%	157,500
Stormwater	Ngaruawahia	Stormwater	100%	0%	249,367
Stormwater	Pokeno	Strmwtr Planting Project Pokeno	100%	0%	1,312,790
Stormwater	Pokeno	Strmwtr Retic Extensions Pokeno	100%	0%	981,716
Stormwater	Pokeno	Strmwtr Retic Upgrades Pokeno	100%	0%	888,775
Stormwater	Pokeno	Strmwtr TP Extentions Pokeno	78%	22%	4,540,967
Stormwater	Pokeno	Strmwtr TP Extentions Pokeno	100%	0%	4,037,887
Stormwater	Raglan	Raglan Stormwater	100%	0%	170,612
Stormwater	Raglan	Upgrade stormwater network	9%	91%	321,311
Stormwater	Tamahere CLZ	Strmwtr Structure Plan Wks Tamahere	42%	59%	1,198,736
Stormwater	Te Kauwhata	Stormwater	100%	0%	341,220
Stormwater	Tuakau	Business Land PC22	76%	24%	1,016,000
Stormwater	Tuakau	Strmwtr Retic Extensions Tuakau	100%	0%	812,643

Work Programme/Asset	Catchment	Description	% DCs	% Other	Estimated Capital Cost
Wastewater	Huntly	new developments	7%	93%	46,244
Wastewater	Huntly	WW TP Extensions Huntly	100%	0%	2,216,875
Wastewater	Huntly	WW TP Upgdes Huntly	0%	100%	1,988,280
Wastewater	Pokeno	WW Pump station extensions Pokeno	96%	4%	1,829,680
Wastewater	Pokeno	WW Retic extensions Pokeno	52%	48%	11,379,043
Wastewater	Pokeno	WW Storage Pokeno	96%	4%	1,637,837
Wastewater	Pokeno	WW TP Extensions Pokeno (watercare)	100%	0%	3,848,400
Wastewater	Raglan	growth projects	9%	91%	92,488
Wastewater	Raglan	provide additional storage	9%	91%	488,566
Wastewater	Raglan	Raglan Sewer Mains renewal	9%	91%	505,338
Wastewater	Raglan	Relocate and rebuild Lorenzen Bay PumpST	9%	91%	611,925
Wastewater	Raglan	replace outfall	9%	91%	546,000
Wastewater	Raglan	Replace rising main	9%	91%	358,627
Wastewater	Raglan	WW Retic Upgdes Raglan	20%	80%	1,129,814
Wastewater	Te Kauwhata	additional storage at Mahi Road	100%	0%	525,000
Wastewater	Te Kauwhata	Upgrade rising main from Mahi Rd Pump Stat	46%	54%	262,500
Wastewater	Te Kauwhata	WW Pump Station Extensions TK	100%	0%	2,326,504
Wastewater	Te Kauwhata	WW Retic Extensions TK	100%	0%	2,441,321
Wastewater	Te Kauwhata	WW upgrades developer led	46%	54%	115,612
Wastewater	Tuakau	Southern Interceptor to Treatment Plant	80%	20%	2,566,500
Wastewater	Tuakau	WW Retic Extensions Tuakau	80%	20%	5,979,355
Water	Combined Hopuhopu and Taupiri	Water TP Upgdes Hopuhopu	15%	85%	333,747
Water	Huntly	Huntly Additional Storage Reservoir	33%	67%	2,026,275
Water	Ngaruawahia	ngaruawahia treatment plant upgrade	100%	0%	600,000
Water	Ngaruawahia	Ngaruawahia Water supply network upgrade	100%	0%	583,144
Water	Ngaruawahia	Water Retic Extensions Nga	90%	10%	517,598
Water	Ngaruawahia	Water Retic Renewals Nga	100%	0%	230,740
Water	Pokeno	WA Reservoir/Storage Ext Pokeno	80%	20%	991,530
Water	Pokeno	Water Retic Extensions Pokeno	100%	0%	1,012,306
Water	Pokeno	Water TP Extensions Pokeno	100%	0%	1,499,731
Water	Raglan	Raglan Treatment Plant upgrade	9%	91%	110,000
Water	Raglan	Water Pump Station Exten Raglan	40%	60%	127,292
Water	Raglan	Water Retic Extensions Raglan	10%	90%	173,580
Water	Raglan	Water Retic Upgrades Raglan	10%	90%	1,007,961
Water	Southern Districts	Storage Reservoirs	16%	84%	500,000
Water	Southern Districts	WA Reservoir/Storage Ren SD	50%	50%	2,818,888
Water	Southern Districts	Water Pump Station Exten Southern D	50%	50%	436,921

Work Programme/Asset	Catchment	Description	% DCs	% Other	Estimated Capital Cost
Water	Southern Districts	Water Retic Extensions Southern D	100%	0%	4,168,045
Water	Te Kauwhata	Reticulation extentions	100%	0%	1,047,375
Water	Te Kauwhata	WA Reservoir/Storage Ren TK	100%	0%	4,608,354
Water	Te Kauwhata	Water Retic Extensions TK	100%	0%	4,876,638
Water	Te Kauwhata	Water TP Upgdes TK	100%	0%	4,094,682
Water	Tuakau	Water Retic Extensions Tuakau	100%	0%	461,280
Water	Tuakau	Water TP Extensions Tuakau	100%	0%	4,844,720