



2021

# Development Contributions Policy

our home, our future  
tō tātou rohe kāinga, tō tatou ao tūroa



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## 1. Introduction

- 1.1. This Development Contributions Policy 2021 sets out the Hauraki District Council's (the Council) decision on how it will charge for development contributions. It is made in accordance with the Local Government Act 2002 (the Act).
- 1.2. The Council wants to encourage population growth and new development in the district. This policy provides predictability and certainty about how much developers need to pay to meet the increased demand for community facilities resulting from growth.
- 1.3. This policy takes into account the principles in section 197AB of the Act in the way the Council requires, determines and uses development contributions, and allocates the costs of assets.
- 1.4. This policy becomes operative on 1 July 2021, based on capital expenditure proposed in the 2021-31 Long Term Plan (LTP).
- 1.5. This policy should be read in conjunction with the 2021-31 LTP and is made in accordance with directions in the Council's Revenue and Financing Policy.
- 1.6. Terms used in this policy shown in *italics* are defined in the Glossary.

## 2. Objective

- 2.1. The key objective of this policy is to ensure:
  - the existing community is not burdened by the cost of growth, and
  - the cost of infrastructure to accommodate growth is funded by those who cause the need for that infrastructure, and
  - development contributions are fair, equitable, and a proportionate share of the total cost of growth-related capital expenditure so as not deter development.

## 3. The district's growth and development and other significant assumptions

- 3.1. The population of the Hauraki District did not grow between 2006 and 2013, with a decrease of 48 people or -0.3% growth. The total number of dwellings increased by 666 to reach 8,724, which is an increase of 8.3% or a 1.1% average annual increase.
- 3.2. After a period of minimal population growth, the district has experienced relatively strong population growth. In the 5 years between 2013 and 2018, the district population increased by 2,214 people to 20,022 (12.4% growth). The number of dwellings increased by 504 to reach 9,228, an increase of 5.8% or 1.1% annual average increase.

- 3.3. This policy is based on the growth projections developed for the 2021-31 LTP. A significant assumption underlying this policy is the district will continue to experience population, dwelling and rating unit growth for the next 10 years. Under a medium growth scenario it is projected the district population will reach 22,750 by 2031 and the number of dwellings will reach 10,990. The total rating units (commercial, industrial, residential etc.) is projected to reach 11,891 by 2031. By 2051, it is projected the population will reach approximately 24,200. It is projected the number of rating units will reach 13,222 and there will be 11,820 dwellings.<sup>1</sup>
- 3.4. The Council expects to face large-scale demands for growth-related infrastructure as evidenced by:
- (a) significant proposed capital expenditure for major wastewater treatment plant upgrades in the LTP, which are expected to include a proportion of additional capacity to service new development; and
  - (b) moves to rezone land for urban development and increase residential densities in the district plan for meeting growth demands, requiring capital expenditure for new infrastructure.
- 3.5. Further significant assumptions underlying the calculation of the schedule of development contributions are:
- (a) Capital expenditure will be in accordance with the capital works programme in the LTP;
  - (b) No significant changes to *service standards* are expected to occur in the LTP period other than those planned for in the asset management plans;
  - (c) The level of third party funding (such as Waka Kotahi subsidies) will continue at anticipated levels as set out in the LTP;
  - (d) There will be no significant variations to predicted rates of interest and inflation to those set out in the LTP;
  - (e) The revenue from rates will be sufficient to meet the operating and maintenance costs of capital expenditure funded by development contributions.
- 3.6. An assessment of effects, if there is a significant level of uncertainty as to the scope and nature of the effects, is set out in Appendix A of this policy.

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<sup>1</sup> For the life of the 2021-2031 Long Term Plan, the Council approved the medium growth scenario for the district, as opposed to the high growth scenario. This is because of the COVID-19 border closures and related uncertainty of national net migration figures coupled with the potential slowing effect of the Covid-19 lockdowns on the economy. However, in the longer term (2031-2051), infrastructure planning IS based on the high growth scenario, because we believe people from other areas in New Zealand will continue to move to our district and international net migration will recover.

## 4. Development contributions policy

### 4.1 Requirement to pay development contributions and how they will be used

- 4.1.1. A development contribution will be payable when development<sup>2</sup> is carried out and the effect of this is the need for new or additional assets, or assets of increased capacity, causing the Council to incur capital expenditure.
- 4.1.2 The Council can require a development contribution of money or land, or both, to be made by the grantee or the owner of land subject to the following consents or authorisations, upon the issuing of such consents and authorisations:<sup>3</sup>
- (a) a resource consent under the Resource Management Act 1991;
  - (b) a building consent under the Building Act 2004;
  - (c) an authorisation for a service connection;
  - (d) the granting of a certificate of acceptance under section 98 of the Building Act 2004.
- 4.1.3 Where a variation is granted to a resource consent that results in additional lots and/or development, a development contribution will be payable for those additional units of demand. Development contributions will be required in accordance with the development contributions policy in place at the time the variation is applied for and will only apply to additional units of demand as a result of the variation. Development contributions on the number of lots and/or development granted under the original consent, will be calculated in accordance with the contents of the policy in force at the time of the original application.
- 4.1.4 The development contributions will be used:<sup>4</sup>
- (a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and
  - (b) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required.

### 4.2 Asset capacity provided in the past

- 4.2.1 As well as assets to be provided in the LTP, the Act<sup>5</sup> allows the Council to require development contributions to be used to fund capital expenditure already incurred in anticipation of development, prior to the adoption of this policy.
- 4.2.2 The Council has in recent years incurred expenditure to undertake works or acquire land in anticipation of development. The Council may seek to recover this expenditure from development contributions yet to be made. The Council may include the value of *past surplus capacity* in its calculation of development contributions.

### 4.3 Activities that development contributions may be required for

- 4.3.1 The Council incurs capital works expenditure in order to:
- (a) provide additional capacity in assets to cater for new development;
  - (b) improve the level of service to existing households and businesses;
  - (c) meet environmental and other legislative requirements; and

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<sup>2</sup> 'Development' is defined in section 197(1) of the Local Government Act 2002.

<sup>3</sup> Sections 198 and 200(4).

<sup>4</sup> In keeping with the principles set out in section 197AB(d) of the Act.

<sup>5</sup> Section 199(2).

(d) renew assets to extend their service life.

4.3.2 The Council has determined that development contributions are an appropriate source of funding to meet the growth-related component of capital expenditure on the following activities:<sup>6</sup>

- (a) Land transport;
- (b) Water supply;
- (c) Wastewater;
- (d) Urban stormwater;
- (e) Solid waste management;
- (f) Community infrastructure activities including, libraries, swimming pools, events centre, sports fields, recreation reserves and public toilets.

4.3.3 No community infrastructure and solid waste management contributions will be payable on any *commercial* or *industrial* development, as they do not create a demand.

4.3.4 The Council currently has no acquisition and development programme for small reserves serving local neighbourhoods and generally relies on the provision of these reserves by developers as conditions of resource consent.

4.3.5 Until such time as Council adopts an acquisition and development programme for local reserves, it will not require a reserves development contribution under this policy.

#### 4.4 Geographic areas (Catchments)

4.4.1 Development contributions will be required from new development on a geographic basis or by land use, using separate catchments.<sup>7</sup>

4.4.2 A catchment is an area within which growth and development is occurring, which is likely, either solely or cumulatively, to give rise to the need for, or benefit from, particular works or groups of works. This policy:

- (a) minimises the use of district-wide catchments for the recovery of development contributions, but uses a district-wide catchment for land transport and solid waste assets and for any sub-regional community infrastructure assets such as the Ngatea Hockey Turf;
- (b) uses three separate ward-based catchments (Plains, Paeroa and Waihi) for all community infrastructure assets that do not serve a sub-regional purpose;
- (c) uses scheme-by-scheme wastewater treatment,<sup>8</sup> water supply and urban stormwater activities because it is considered impractical to divide the areas of benefit of these types of asset into smaller geographic areas;
- (d) uses district-wide catchments to share the cost of a small number of water supply and wastewater treatment programmes that, as well as renewing networks, create additional capacity to accommodate growth across the district. These programmes cannot be assigned to any particular scheme but account for a relatively small addition to

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<sup>6</sup> In making these decisions the Council had regard to the matters set out in sections 101(3)(a)(i) to (v) and 101(3)(b) of the Act.

<sup>7</sup> In keeping with the principle in section 197AB(g) of the Act.

<sup>8</sup> The separate Paeroa, Ngatea, Kerepehi and Turua wastewater schemes have been combined into a single multi-scheme catchment.

the scheme-based catchment contributions.

4.4.3 Development contributions will be payable only where the service is available and, in the case of water supply and wastewater treatment, only to those new households, businesses or other developments connecting to the networks concerned or with the ability to connect to the network.

4.4.4 The catchments used in this policy are summarised in Appendix B.

## 4.5 Development contribution amounts

4.5.1 In accordance with sections 201 and 202 of the Act:

- (a) Table 1 of this policy shows the schedule of development contributions payable for each activity type in each part of the district. The amounts exclude GST.
- (b) Table 2 of this policy summarises capital expenditure in the LTP that Council expects to incur to meet the increased demand for community facilities resulting from growth, and the proportion of that expenditure to be funded from various sources including development contributions.
- (c) Appendix G contains a schedule of assets for which development contributions will be used.

## 4.6 When are development contributions paid?

4.6.1 A development contribution is normally payable at the time the Council grants:

- (a) a resource consent for subdivision or development;
- (b) a building consent;
- (c) an authorisation for service connection;
- (d) a certificate of acceptance under section 98 of the Building Act 2004.

4.6.2 The Council is aware that if developers are made to pay at these times, it can be some time before a development is completed and able to generate revenue. The Council can assist by bringing contribution timings closer to the point when a development generates revenue. When granting consents and authorisations the Council will issue an assessment for any contributions payable, that must be consistent with the contents of the policy in force at the time the application for resource consent, building consent, or service connection was accepted, in accordance with section 198(2A) of the Act.

4.6.3 The Council will invoice a development contribution at the following times:

- (a) in the case of a resource consent for land use, at the time of notification of commencement or commencement of the consent, whichever is the earlier;
- (b) in the case of a subdivision consent, at the time of application for a certificate under section 224(c) of the Resource Management Act 1991;
- (c) in the case of a building consent, at the time the first building inspection is carried out;
- (d) in the case of a service connection, at the time of authorisation of a service connection; and
- (e) in the case of a certificate of acceptance, at the time of granting the certificate.

## 4.7 Existing lots and development do not pay contributions

- 4.7.1 Existing lots or development already legally established on a site that is subject to an application for consent or authorisation for connection, shall also be deemed to have had a development contribution paid for them. When calculating a development contribution, the Council will assess the extent of lots or development on completion of the consent or connection authorisation and deduct the extent of lots or development already legally established at the date of granting the consent or authorisation.
- 4.7.2 Section 4.7.1 shall apply to any lot or development that is not yet legally established but for which a development contribution has been paid (and not refunded).
- 4.7.3 Section 4.7.1 shall not apply to any lot or development for which a contribution has been required and has not yet been paid.
- 4.7.4 Despite sections 4.7.1 to 4.7.3, the Council may require a development contribution to be paid for any existing legally established lot or development, in a water supply or wastewater area, with no service at the property boundary and/or with no connection to the service, which is to be connected for the first time or seeks an additional connection/s to either the water supply network or the wastewater network, as the case may be, where no development contribution or other such payment for these services can be shown to have been previously made for the proposed connection.
- 4.7.5 Section 4.7.4 above will not apply to wastewater contributions for an existing lot or development:
- (a) for which an unconnected wastewater rate has been paid in the past;
  - (b) with a residential zoning in Karangahake and Mackaytown as at 30 June 2020.<sup>9</sup>
- and no development contribution shall be payable on such lots or development when they are connected to a wastewater treatment network for the first time.
- 4.7.6 The Council may require a development contribution to be paid for any existing legally established lot, that has previously been prevented from being developed by any open space covenant or by any other restriction registered against the title of the lot and that covenant or restriction has been removed.
- 4.7.7 In considering legally established developments already on a development site, the Council will use the current or most recent use of the site and not its zoning to determine the units of demand that are deemed to have had a development contribution paid in the past.

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<sup>9</sup> The existing lots and development in Karangahake and Mackaytown prior to 1 July 2020 will not be levied a wastewater development contribution as the community consultation and Council decision to connect that area to the Paeroa wastewater treatment scheme predates the decision to adopt the Development Contribution Policy that became effective on 1 July 2020.



## 4.8 Calculation of the development contribution schedule (Table 1)

- 4.8.1 No project will be considered for cost allocation for development contribution purposes, unless it provides new or additional assets or assets of increased capacity to service development.<sup>10</sup>
- 4.8.2 The cost of any project or work identified in the LTP shall, after deductions for subsidies and other sources of funding, be allocated between:<sup>11</sup>
- (a) the costs for improving levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life, to be expressed as the *ILOS cost*; and
  - (b) the costs for providing additional capacity to service the development of new households and businesses, to be expressed as the *AC cost*.
- 4.8.3 In keeping with the principle in section 197AB(b) of the Act, the Council has considered the period over which the benefits of capital expenditure for new development are expected to occur. The Council considers that capital expenditure on infrastructure during the LTP period should be recovered over the full take-up period of each asset, from all development that created the need for that expenditure or will benefit from capacity it provides, including development occurring after the LTP period.
- 4.8.4 The Council has determined that:
- (a) new development occurring in the LTP period will contribute only to that proportion of additional asset capacity that it is expected to consume;
  - (b) future development occurring after the LTP period will contribute toward the *remaining surplus capacity* in assets at the end of that period.
- 4.8.5 In calculating the development contributions payable by new development for each activity type, the Council will include the value of any *past surplus capacity* in assets provided after 1 July 2008 that is expected to be consumed by new development.
- 4.8.6 This policy uses a *development contributions calculation period* extending from 1 July 2008 (to include *past surplus capacity*) to 30 June 2050 – 30 years after the adoption of this policy to ensure more equitable attribution under Schedule 13 of the Act. This future outlook is to take account of major infrastructure projects provided in the past and in the LTP that may retain spare capacity for up to 28 years particularly as a result of prolonged periods of slow growth such as has been experienced in the district since 2006.
- 4.8.7 This policy makes provision for inflation to be included in the development contribution amounts and makes provision for interest already incurred on past projects to be recovered through those contributions.
- 4.8.9 Section 201(1)(a) of the Act requires this policy to include in summary form an explanation of, and justification for, the way each development contribution in the schedule required by subsection (2) is calculated. The Council will allocate project cost between *ILOS costs* and *AC costs*, allocate costs over the capacity life of each asset and deal with interest and inflation in the manner described in section 7 of this policy.

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<sup>10</sup> In keeping with principle 197AB(a) of the Act.

<sup>11</sup> In keeping with principle 197AB(c) of the Act.

## 4.9 Remissions, postponements and refunds

- 4.9.1 This policy includes the following conditions and criteria that will enable Council to consider remissions, postponements and refunds to development contributions.<sup>12</sup>
- 4.9.2 The Council may consider funding in whole or in part, any development contribution payable by applicants whose developments are expected to provide a *significant public benefit*. This consideration will be carried out on a case-by-case basis and the Council shall ensure alternative sources of funding are obtained to meet any resulting development contributions shortfall.
- 4.9.3 The Council may, at the request of an applicant for consent or authorisation for development, review the contribution payable and consider whether a remission of the development contribution is appropriate, where the value and nature of works or the nature of development proposed by the applicant, can be shown to reduce or remove the need for works or the purchase of land included by the Council in its capital expenditure programme, the cost of which was used in calculating the development contribution.
- 4.9.4 In the case of a resource consent for land use only, where a building consent is required for the activity to commence and has not yet been issued, the Council may choose to postpone invoicing of the development contribution until a building consent is processed.
- 4.9.5 The Council will consider applications for postponement of the invoicing of a development contribution in the case of a subdivision consent. If it grants a postponement it may do so on terms it deems necessary to ensure it will recover the development contribution at a later date, and it may:
- (a) issue a certificate under section 224(c) of the Resource Management Act 1991, prior to the payment of the development contribution; and
  - (b) 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.
- 4.9.6 In registering a statutory land charge, the Council will require payment of the development contribution when each lot in the subdivision is transferred.
- 4.9.7 The Council may, at the request of an applicant for consent or authorisation for development, in the case of development activity classified as "*Other activity*" in Table 3, make a special assessment of the *units of demand* calculated in Table 3 for that activity and may require a lesser development contribution than that calculated.
- 4.9.8 In making a special assessment under section 4.9.6, Council will consider the nature and scale of the development and its relative effects on each community facility, as compared to other development types listed in Table 3 and the *units of demand* attributed to them.
- 4.9.9 Nothing in this section diminishes from the rights to reconsideration provided by section 199A and 199B of the Act.

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<sup>12</sup> In accordance with section 201(1)(c) of the Act.

4.9.10 The Council will refund development contributions in accordance with the requirements of sections 209 and 210 of the Act. In accordance with section 209(2) of the Act, the Council may retain any portion of a development contribution, to a value equivalent to the costs incurred by it in relation to a development or building, in the case where a development is discontinued and the Council is required to refund the development contribution.

#### 4.10 Units of demand

- 4.10.1 The Council has determined that *units of demand* generated by different land use types shall be those reflected in Table 3 of this policy.<sup>13</sup> The table shows activities that fall outside the definition of development in the Act, as generating zero *units of demand*.

#### 4.11 Development agreements

- 4.11.1 The Council recognises the benefits that development agreements may provide for both developers and the Council itself. In conjunction with the provisions of this policy, the Council may enter into development agreements with developers for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in the district or a part of the district. The provisions of sections 207A to 207F of the Act will apply to such agreements.

#### 4.12 Related Council policies/strategies/bylaws or guidelines

- 4.12.1 Nothing in this policy will diminish from an applicant paying any charges under the Hauraki District Water Supply Bylaw 2019 or the Hauraki District Trade Waste and Wastewater Bylaw 2015. Similarly, nothing in those bylaws will diminish from the payment of any water supply or wastewater development contribution under this policy.
- 4.12.2 The Council is able to charge financial contributions on any consent under the Resource Management Act 1991, where additional infrastructure is required for that development. This is provided for in section 7.10 of the Hauraki District Plan, of which a summary of provisions is contained in Appendix C.
- 4.12.3 This policy does not diminish from any requirements under the Hauraki District Plan (such as landscaping conditions and parking requirements) which impose works or financial contributions to avoid, remedy or mitigate the adverse effects of any development on the environment.
- 4.12.4 Nothing in this policy, including the amounts of development contributions payable in Table 1, will diminish from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid by agreement with the Council.
- 4.12.5 No expenditure by the developer on works or assets to avoid, remedy or mitigate the adverse effects of any development on the environment, or required by agreement in addition to a development contribution, such as land transport, water supply, wastewater, urban stormwater and community infrastructure (even where this may at some stage vest in the Council), shall be included in the calculation of development contributions under this policy.
- 4.12.6 The value of assets vested or expenditure made by a developer, in accordance with a requirement under the Resource Management Act 1991, shall not be used to offset development contributions payable on development unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for the Council to incur costs providing an asset that is included in its capital works programme, for which development contributions are sought.

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<sup>13</sup> In accordance with Schedule 13 of the Act.

4.12.7 The value of assets vested or expenditure made voluntarily by a developer to enhance a development shall not be used to offset development contributions payable on development.

Table 1 – Schedule of development contributions

<b>SCHEDULE OF DEVELOPMENT CONTRIBUTIONS (\$)</b>										
	Land Transport	Solid Waste	Community Infrastructure		Stormwater	Water Supply		Wastewater Treatment		TOTAL (\$)
			Ward	District		Scheme	District	Scheme	District	
<b>Paeroa</b>	1,452.33	18.47	932.53	62.90	425.52	2,464.36	449.73	2,935.58	540.21	<b>9,281.62</b>
<b>Waihi</b>	1,452.33	18.47	723.55	62.90	528.86	1,892.66	449.73	888.28	540.21	<b>6,556.99</b>
<b>Plains</b>	1,452.33	18.47	696.03	62.90	0.00	2,570.91	449.73	0.00	0.00	<b>5,250.37</b>
<b>Ngatea</b>	1,452.33	18.47	696.03	62.90	772.52	2,570.91	449.73	2,935.58	540.21	<b>9,498.67</b>
<b>Kerepehi</b>	1,452.33	18.47	696.03	62.90	49.54	2,570.91	449.73	2,935.58	540.21	<b>8,775.69</b>
<b>Turua</b>	1,452.33	18.47	696.03	62.90	275.79	2,570.91	449.73	2,935.58	540.21	<b>9,001.95</b>
<b>Kaiaua</b>	1,452.33	18.47	696.03	62.90	1,889.52	0.00	0.00	0.00	0.00	<b>4,119.24</b>
<b>Miranda-Pukorokoro</b>	1,452.33	18.47	696.03	62.90	0.00	2,570.91	449.73	0.00	0.00	<b>5,250.37</b>
<b>Whiritoa</b>	1,452.33	18.47	723.55	62.90	0.00	0.00	0.00	1,065.43	540.21	<b>3,862.88</b>
<b>Waitakaruru</b>	1,452.33	18.47	696.03	62.90	0.00	2,570.91	449.73	1,277.48	540.21	<b>7,068.06</b>

Note 1: These contribution amounts do not include GST  
 Note 2: These contribution amounts do not include local reserve contributions (or financial contributions) which may be required for residential developments pursuant to the Hauraki District Plan

Table 2 – Capital expenditure to meet increased demand resulting from growth and sources of funding by activity

	2021-31 LTP					SURPLUS CAPACITY				
	TOTAL CAPITAL PROJECT COSTS	DEVELOPMENT CONTRIBUTION (NEW)	DEVELOPMENT CONTRIBUTION (FUTURE)	RATES	SUBSIDIES / GRANTS	TOTAL CURRENT VALUE OF SUPPLUS CAPACITY PROJECTS	DEVELOPMENT CONTRIBUTION (NEW)	DEVELOPMENT CONTRIBUTION (FUTURE)	RATES	SUBSIDIES / GRANTS
Land Transport	58,492,257	518,660	709,963	22,168,280	35,095,354	6,991,699	694,842	810,815	3,516,021	1,970,021
Solid Waste District	221,791	7,915	10,835	203,041	-	265,000	7,882	9,197	247,921	-
Community Infrastructure	-	-	-	-	-	754,860	45,235	52,785	656,839	-
Community Infrastructure	-	-	-	-	-	5,903,054	514,017	613,930	4,775,108	-
Water Supply	38,142,101	433,019	593,104	37,083,221	32,757	39,425,628	1,393,884	1,124,895	31,981,278	4,925,570
Wastewater Treatment	58,894,201	1,207,136	2,547,531	33,532,903	21,606,631	6,161,032	372,401	354,767	5,219,468	214,396
Stormwater	3,623,590	114,441	177,422	3,331,728	-	935,769	129,911	130,920	674,937	-
Land Drainage	2,525,884	-	-	2,525,884	-	-	-	-	-	-
<b>TOTAL (\$)</b>	<b>161,899,824</b>	<b>2,281,170</b>	<b>4,038,855</b>	<b>98,845,057</b>	<b>56,734,742</b>	<b>60,437,042</b>	<b>3,158,173</b>	<b>3,097,309</b>	<b>47,071,573</b>	<b>7,109,987</b>

## 5. Practical application of development contributions

### 5.1 Requirement for development contributions

#### 5.1.1 When granting

- (a) a resource consent under the Resource Management Act 1991;
- (b) a building consent under the Building Act 2004;
- (c) an authorisation for a service connection;
- (d) a certificate of acceptance under section 98 of the Building Act 2004;

the Council will first determine whether the activity to which the consent or authorisation relates is a development under the Act, that generates a demand for reserves, network infrastructure, or community infrastructure and:

- (a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by Council in anticipation of development); and
- (b) as a consequence requires (or has required) the Council to incur capital expenditure to provide appropriately for those assets; and
- (c) that capital expenditure is not otherwise funded or provided for.

#### 5.1.2 On determining that the activity is a development, the Council may require a development contribution to be made toward community facilities associated with that development, depending on the catchments in which it is located, including:

- (a) Land transport;
- (b) Water supply;
- (c) Wastewater;
- (d) Urban stormwater;
- (e) Solid waste management; and
- (f) *Community infrastructure* activities including, libraries, swimming pools, events centre, sports fields, recreation reserves and public toilets.

#### 5.1.3 No *community infrastructure* and solid waste management contributions will be payable on any *commercial* or *industrial* development.

#### 5.1.4 The Council will calculate the development contribution payable at the time of granting the consent or authorisation based on the contents of the policy in force at the time the application was accepted and issue an assessment of development contributions payable.

#### 5.1.5 Where a variation is granted to a resource consent that results in additional lots and/or development, a development contribution will be payable for those additional units of demand. Development contributions will be required in accordance with the development contributions policy in place at the time the variation is applied for and will only apply to additional units of demand as a result of the variation. Development contributions on the number of lots and/or development granted under the original consent, will be calculated in accordance with the contents of the policy in force at the time of the original application.

#### 5.1.6 A development contribution may be paid at any time from the date of assessment up to the date when the contribution is invoiced and the applicant may elect to pay contributions before being required to do so by the Council. The Council will accept the payment of development contributions in separate staged payments and will issue invoices for staged payments on request.

#### 5.1.7 The Council will invoice a development contribution at the following times:



- (a) in the case of a resource consent for land use, at the time of notification of commencement or commencement of the consent, whichever is the earlier;
- (b) in the case of a subdivision consent, at the time of application for a certificate under section 224(c) certificate of the Resource Management Act 1991;
- (c) in the case of a building consent, at the time the first building inspection is carried out;
  
- (d) in the case of granting a certificate of acceptance under section 98 of the Building Act 2004, when the certificate is granted; and
- (d) in the case of a service connection, at the time of authorisation of a service connection.

5.1.8 Before invoicing the consent holder the Council will apply any remissions and postponements provided for in section 4.9 of this policy.

5.1.9 If a consent holder is in possession of two development contribution invoices for different consents relating to the same lot, both invoices will continue to have effect until payment is made of one of those invoices. When the first invoice is paid, the second invoice will be withdrawn and a reassessment of development contributions payable for the subdivision or development relating to the second invoice will be made. If any development contribution is payable on re-assessment, a new invoice will be issued.

5.1.10 The Council will use its powers under section 208 of the Act where a development contribution is not paid.

5.1.11 In accordance with section 252 of the Act, a development contribution is recoverable as a debt. Where a development contribution is not paid within 30 days of the date of issuing an invoice, recovery of the development contribution shall be subject to the Council's standard debt collection procedures.

## 5.2 Amount of total development contribution

5.2.1 The total amount of development contribution payable when issuing any consent or authorisation for subdivision or development, shall be the sum of the development contribution payable for each type of community facility, calculated as:

$$[(a) \times [\Sigma(n) - \Sigma(x)]] + \text{GST}$$

Where:

(a) = the applicable development contribution per *unit of demand* determined from Table 1 and the *catchment* for each type of community facility in which the subdivision or development lies.

$\Sigma$  = the sum of the terms inside the brackets.

(n) = for each *lot* at the completion of the consent or authorisation application, the total *lot units of demand* OR the total *activity units of demand*, determined by Table 3, whichever is the greater.

(x) = for each *lot* in existence (or for which a section 224(c) certificate under the Resource Management Act 1991 has been issued) prior to the date of the consent or authorisation application, the total *lot units of demand* OR the total *activity units of demand* for the existing development, determined by Table 3, whichever is the greater.

### 5.3 Determination of units of demand

- 5.3.1 In accordance with Schedule 13 of the Act, the additional capacity (*AC cost*) component of capital expenditure associated with new development in any service catchment will be allocated equally between the numbers of new *units of demand* expected to occur in that catchment during the development contributions calculation period.
- 5.3.2 Demand for services may be necessitated by the creation of new *lots* (*lot units of demand*) that are required to be serviced in advance of their occupation. Demand for services may also be generated by the use and development of *lots* (*activity units of demand*), including the intensification or expansion of activity on those lots.

<b>Table 3 Units of demand generated by subdivision and development</b>	
<b>Lot unit of demand</b>	<b>Units of demand</b>
One residential or rural <i>lot</i> .	1.0
One mixed use residential/ <i>commercial lot</i>	1.0
One <i>commercial</i> or industrial <i>lot</i> with an area of less than 1000m <sup>2</sup> , for all activity types other than <i>community infrastructure</i> and solid waste management.	<i>Lot area divided by 1000m<sup>2</sup></i>
One <i>commercial</i> or industrial <i>lot</i> with an area of 1000m <sup>2</sup> or more, for all activity types other than <i>community infrastructure</i> and solid waste management.	1.0
One <i>commercial</i> or industrial <i>lot</i> for purposes of the <i>community infrastructure</i> and solid waste management contributions.	0
For the purposes of calculating water supply and wastewater development contributions ONLY, any <u>existing</u> <i>legally established lot</i> not connected to either the water supply network or the wastewater network as the case may be. This excludes, for the purposes of the wastewater contribution only: <ul style="list-style-type: none"> <li>a) any <i>lot</i> for which a district unconnected rate has been charged in the past;</li> <li>b) any lot with a residential zoning in Karangahake and Mackaytown existing as at 30 June 2020.</li> </ul> <p>Any such lot shall be deemed to have an existing <i>lot unit of demand</i> of 1.0.</p>	0
For the purposes of calculating water supply and wastewater development contributions ONLY, any <u>proposed</u> <i>lot</i> not to be connected to either the water supply network or the wastewater network as the case may be.	0
One <i>lot</i> :	0

<p>a) wholly covenanted in perpetuity as provided for by Section 22 of the Queen Elizabeth the Second National Trust Act 1977;</p> <p>b) the title of which prevents any form of development on the <i>lot</i>;</p> <p>c) the size, shape or physical nature of which prevents it from being developed.</p>	
<b>Activity unit of demand</b>	<b>Units of demand</b>
One <i>dwelling unit</i> (including any <i>accommodation unit</i> ), of two or more <i>bedrooms</i> per unit, and including a <i>utility building</i> .	1.0
For all activities other than the <i>community infrastructure</i> activity and solid waste management, any <i>commercial</i> or <i>industrial</i> unit including the <i>commercial</i> part of any activity but excluding any part that comprises <i>accommodation units</i>	The <i>gross business</i> area on the <i>lot</i> (or in the case of calculating contribution for urban stormwater, the <i>impervious area</i> ) multiplied by the applicable <i>unit of demand</i> factors in this table.
Any <i>commercial</i> or industrial unit or activity for purposes of the <i>community infrastructure</i> and solid waste management contributions.	0
Any dwelling unit or accommodation unit, of one or less <i>bedrooms</i> per unit.	0.5
Any <i>retirement unit</i> for purposes of calculating the land transport and community infrastructure contributions only.	0.3
Any <i>retirement unit</i> for purposes of calculating the water supply and wastewater contributions only	0.5
Any <i>aged care room</i> for purposes of calculating the land transport contribution only	0.2
Any <i>aged care room</i> for purposes of calculating the water supply and wastewater contributions only	0.4
Any <i>aged care room</i> for purposes of calculating the community infrastructure contribution only	0.1
Any room used for sleeping in an accommodation unit or any room in a <i>retirement unit</i> , boarding school or institution with living-in facilities, normally accommodating more than 3 persons.	The number of persons accommodated in the room divided by 6.
Any development including <i>dwelling units</i> , <i>accommodation units</i> , or <i>retirement units</i> situated on multiple storeys with or without <i>commercial</i> or <i>industrial</i> activity	For urban stormwater ONLY, the <i>impervious area</i> multiplied by the applicable <i>unit of demand</i> factor in this table.
<i>Other activity</i> (Activity not specified elsewhere in this table).	For land transport, water supply, wastewater and urban stormwater infrastructure only: a) Special assessment using section 4.9.6; or b) the <i>gross floor area</i> of the activity divided by 250m <sup>2</sup> (or in the case of calculating a contribution for urban stormwater, the <i>impervious area</i> ) multiplied by the applicable <i>unit of demand</i> factor in this table.
For the purposes of calculating water supply and wastewater development contributions ONLY, any <i>existing legally established</i> development not connected to either the water supply network or the wastewater network as the case may be. This	0

<p>excludes, for the purposes of the wastewater contribution only, any development:</p> <p>a) for which a district unconnected rate has been charged in the past (which shall be deemed to have an existing <i>activity unit of demand</i> calculated in accordance with this table);</p> <p>b) on a lot with a residential zoning in Karangahake and Mackaytown existing as at 30 June 2020.</p> <p>Any such development shall be deemed to have an existing lot units of demand for the corresponding development in this table.</p>	
For the purposes of calculating water supply and wastewater development contributions ONLY, any <u>proposed</u> development not to be connected to either the water supply network or the wastewater network as the case may be.	0
Network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
Farm buildings associated with normal farming operations including sheds, cowsheds, barns, garages and buildings for indoor poultry livestock and crops production.	0
<b>Unit of Demand Factors</b>	
Land transport	0.0020 per m <sup>2</sup> of <i>gross business area</i> on the <i>lot</i> .
Water supply	0.0049 per m <sup>2</sup> of <i>gross business area</i> on the <i>lot</i> .
Wastewater	0.0049 per m <sup>2</sup> of <i>gross business area</i> on the <i>lot</i> .
Urban stormwater	0.00278 per m <sup>2</sup> of the <i>impervious area</i> of the <i>lot</i> .

5.3.3 The different *units of demand* generated by a unit of *commercial* or *industrial* activity, as compared with a unit of residential activity, arise mainly from the scale of activity. This policy uses *lot* size in the case of subdivision and *gross business area* in the case of business development as a proxy for assessing the different *units of demand* on services, likely to be generated respectively by residential and business activity.

5.3.4 This policy assumes that as well as the *scale of activity*, business activity has the potential to place greater demands on services as compared to residential activity, as a result of the *nature of the activity* (e.g. as a result of higher and heavier traffic volumes, higher *impervious area*). This policy incorporates multipliers (*unit of demand* factors) that are intended to take account of the likely additional effect of business activity on service infrastructure.

5.3.5 The nature of *commercial* or *industrial* activity and its demand on various types of infrastructure can vary significantly from one development to another and the nature of business activity on a site can change over time. Land is serviced to accommodate a range of activities, within the scope of the land's zoning. This policy does not differentiate between different types of business activity when development applications are received. Any development contribution on business

development under this policy entitles that development to a share of capacity in infrastructure based on the scale (*gross business area* and *impervious area* for urban stormwater) of the development and not the specific nature of the development at the time or as in future.

- 5.3.6 The calculations and assumptions used in this policy to derive the *unit of demand* factors for business in Table 3 are described in Appendix D.

## 5.4 Information requirements

- 5.4.1 The applicant for any consent or authorisation under section 5.1.1 shall provide all information necessary for Council to calculate the amount of a development contribution, including, in the case of *commercial* or *industrial* development, the *gross business area* and the *impervious area* of the development.
- 5.4.2 The applicant shall be responsible for providing proof of the legal establishment of existing *units of demand* under section 5.2.1
- 5.4.3 Existing *units of demand* may include *legally established* buildings and structures demolished up to 5 years prior to the current application and for which a development contribution or financial contribution can be shown to have been paid.

## 5.5 Credits for work done or land vested

- 5.5.1 In accordance with section 200(1) of the Act, the Council will apply to a development contribution calculated under section 5.2.1, a credit equal to the actual and reasonable costs of works (including the value of any land to be vested) incurred by the applicant on behalf of and by agreement with Council (subject to standard procurement procedures), which prevents Council from having to undertake capital expenditure identified in the calculation of development contributions under this policy.
- 5.5.2 In the event that the credit calculated under section 5.5.1 is less than or equal to the amount of development contribution otherwise payable, then the amount of the contribution shall be reduced by the amount of the credit and if the credit calculated is greater than the amount of development contribution otherwise payable, then a refund will be payable by Council upon issuing any consent or authorisation.

## 5.6 Reconsideration of development contributions assessed

- 5.6.1 In accordance with section 199A of the Act, an applicant who is required to make a development contribution may request a reconsideration of the requirement if they believe that:
- (a) the development contribution was incorrectly calculated or assessed under this policy; or
  - (b) this policy was incorrectly applied; or
  - (c) the information used to assess the development against this policy, or the way the information was recorded or used, was incomplete or contained errors.

- 5.6.2 A request for reconsideration must be provided in writing to the Council within 10 working days of the applicant or their agent receiving notice from the Council of the development contributions that the Council is proposing to require.
- 5.6.3 The Council will reconsider the development contributions assessment made against the grounds for a reconsideration made by the applicant and will, within 15 working days, advise in writing the outcome of the reconsideration to the person who has lodged the reconsideration request.
- 5.6.4 The Council delegates the responsibility for reviewing and deciding on reconsideration requests to the Hearing and Judicial Committee of the Council. The staff member who levied the contribution may be requested to provide details of the contribution levied, but may not take part in the decision-making of the reconsideration.
- 5.6.5 The Council will not accept an application for reconsideration if an objection to the development contribution requirement has already been lodged under section 199C of the Act.
- 5.6.6 See Appendix E for a process diagram for reconsiderations.
- 5.6.7 The Council will consider any remission under sections 4.9.2 and 4.9.3 using the same procedures for reconsideration under section 5.6.2.to 5.6.4 above.

## 5.7 Right to object to independent commissioner

- 5.7.1 An applicant who is required to make a development contribution may lodge an objection to the development contributions. This objection will be assessed by an independent commissioner.<sup>14</sup>
- 5.7.2 The Council will, at its discretion, seek to recover from the applicant actual and reasonable costs incurred by the Council in relation to the objection process as outlined in the Act.<sup>15</sup>

## 5.8 Statement on GST

- 5.8.1 Any development contribution referred to in this policy or in the accompanying Development Contributions Model and any development contribution required in the form of money, pursuant to this policy, is exclusive of Goods and Services Tax.

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<sup>14</sup> In accordance with sections 199C-199E and Schedule 13A.

<sup>15</sup> In accordance with section 150A and 252 of the Act.

## 6. How development contribution amounts in Table 1 are calculated

### 6.1 Listing projects and information required

- 6.1.1 The calculation of the separate portions of the cost of any combined project (AC/ILOS project) between that for improving levels of service to existing households and businesses (ILOS costs), and that for providing additional capacity to accommodate new development of households and businesses (AC costs), is carried out using the following procedure.
- 6.1.2 Every project in the capital works programme of the LTP for the activities listed in this policy, is listed in the Project Allocation Schedule of the Development Contributions Model.
- 6.1.3 Every surplus capacity project (SC project) is listed in the Surplus Capacity Schedule.
- 6.1.4 Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.
- 6.1.5 For each project in the schedules, the following information is provided:
- (a) the year in which the project or component is to be carried out in the LTP, or in the case of each *surplus capacity project (SC project)*, the year it was completed;
  - (b) the total project cost;
  - (c) the amount of any subsidy or grant toward each project from any other source of funding, which is deducted from the total project costs to give the net project cost;
  - (d) the *catchment* which the project will serve.
- 6.1.6 Each project in the Project Allocation Schedule is categorised “Yes” or “No” in answer to the question – “Is this capital expenditure required at least partially to provide appropriately for new or additional assets or assets of increased capacity in order address the effects of development?” By answering:
- (a) “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the development contribution calculation;
  - (b) “Yes” - the project is treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and is subject to further analysis.
- 6.1.7 For each project in the Project Allocation Schedule, the following information is provided:
- (a) the expected distribution of benefits of the project between the existing community as a whole or identified parts of it or individuals;
  - (b) the period over which benefits of the project are expected to occur for a period not exceeding 30 years, determined by stating the year in which capacity take up is expected to start and the year in which the project capacity is expected to be fully consumed;
  - (c) the need for the project;

- (d) any supporting information or reference to information describing the need for the project.

6.1.8 Each project in the Surplus Capacity Schedule is categorised "Yes" or "No" in answer to the question – "Was capital expenditure on this project incurred, at least partly, in anticipation of development?" By answering:

- (a) "No" - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the development contribution calculation;
- (b) "Yes" - the project is treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and is subject to further analysis.

## 6.2 Analysis of combined and additional capacity for growth projects

6.2.1 For all projects, using the information provided on combined projects (AC/ILOS projects) and additional capacity for growth projects (AC projects) in the project schedules, a cause/benefits matrix analysis is carried out by which it is required to state for each project:

- (a) the degree, on a scale of 0 to 1 to which growth creates the need for the project to be undertaken;
- (b) the degree on a scale of 0 to 1 to which the growth community will benefit from the project being undertaken.

6.2.2 The value is chosen in each case from the cause/benefits matrix in the model which produces an estimated percentage of cost attributable to growth.

6.2.3 The cause /benefits Matrix is shown in Appendix F.

6.2.4 The matrix generates fifty different cause/benefit combinations. The percentage derived is applied to the net project cost to determine the *AC Cost*. The remainder of the net project cost is the *ILOS Cost*.

## 6.3 AC cost allocation between new and future units of demand over capacity life of the asset

6.3.1 In accordance with the principle in section 197AB(b) of the Act, development contributions are determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used, as described below.

6.3.2 For all projects, using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the AC cost of the project is divided between new units of demand (N) arriving in the catchment in the Hauraki LTP period and future units of demand (F) arriving after the end of the LTP period, as follows:

- (a) the AC cost to F is the AC cost determined in section 6.2 above multiplied by the years of capacity take up after the LTP period divided by total years of capacity take up;
- (b) the AC cost to N is the AC cost less the AC cost to F.

6.3.3 Only the AC cost to N is used in the calculation of development contributions.

6.3.4 In order to calculate the amount of new development to which the growth-related portion of capital expenditure (AC costs) for infrastructure is attributed,



area-by-area projections of new and future units of demand for services in the period 2020 to 2051 are used to share those costs over time

- 6.3.5 At the time of writing this policy, new growth projections were becoming available for the 2021-31 LTP, representing a significant advancement on the projections used in the 2018-28 LTP, with the Census having been released after the adoption of that LTP. The new projections include rating unit projections and are used in cost allocation for this policy.
- 6.3.5 The numbers of rating units provide a close correlation with numbers of lots in the district and the number of multiple units of activity on any lot where this is the case. They are considered to provide a reasonably sound measure of the units of demand for infrastructure and services.
- 6.3.6 The growth projection worksheet of the Development Contributions Model, Projections Schedule, contains the number of rating units (units of demand) for each service type existing at the time of the 2020/21 rates year out to 2051. Rating data is available for the whole district, the three wards of the district and each of the water supply, wastewater and urban stormwater network areas.

## 6.4 Interest and inflation

- 6.4.1 The project cost amounts used in calculating development contributions under this Policy are those in Council's LTP financial statements, which include adjustments for inflation, and there will be no provisions in this Policy for an annual increase for inflation.
- 6.4.2 Interest already incurred in the period 2009 to 2021 on borrowings to fund past capital works resulting from growth will be included in the calculation of development contributions under this policy. Interest yet to be incurred on outstanding growth-related debt in future will not be included in the development contribution and will initially be recovered through rates.
- 6.4.3 The Council will not introduce an adjustment to the development contribution amounts, to take account of any possible long term cross subsidy from rates paid by new ratepayers, to fund part of the interest on borrowings for works to deal with any service level deficiencies being experienced by existing ratepayers or including depreciation and operating costs on existing ratepayer's assets.
- 6.4.4 Depreciation and operating costs on assets provided in anticipation of new development will be funded through rates on both existing and new development as an operating expense and not capitalised and collected through development contributions. While the Council accepts that it may be possible for a cross subsidy to occur by which the existing ratepayer body subsidises such costs, as an operating expense, the Act precludes their funding by development contributions. No adjustment will be included therefore in the calculation of development contributions to offset any possible cross-subsidy between existing and new ratepayers to meet these costs.

## 7. Glossary

- 7.1 Unless the context requires otherwise, the definitions of words or terms used in this policy that are also used in the Local Government Act 2002, are those defined in that Act.

7.2 The purpose of this section is to define terms in this policy that are in *italics*. It does not repeat definitions of words defined in the Local Government Act 2002 or the Resource Management Act 1991.

<b>AC cost</b>	the cost for providing additional capacity to service the development of new households and businesses, to be expressed as the <i>AC cost</i>
<b>Activity unit of demand</b>	the demand for a community facility generated by development activity other than subdivision
<b>Additional capacity project (AC project)</b>	a capital project in the LTP intended only to provide additional capacity to service new and future households and businesses
<b>Aged care room</b>	any residential unit in a “rest home” or “hospital care institution” as defined in section 58(4) of the Health and Disability Service (Safety) Act 2001.
<b>Bedroom</b>	a room used for sleeping, normally accommodating no more than 3 persons.
<b>Catchment</b>	geographic areas or categories of land use in the district, as defined in Appendix B, within which Council has decided to group developments that will be served by a particular type of community facility.
<b>Combined project (AC/ILOS project)</b>	a project in the LTP intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, and to provide capacity for further growth.
<b>Commencement</b>	for the purposes of this policy, means the date on which any activity, authorised by the granting of a resource consent for land use, physically commences on the consented site.
<b>Commercial</b>	for the purposes of this policy, means the provision of goods, services and travellers accommodation principally for commercial gain, including camping grounds, caravan/trailer home parks, a depot for the maintenance, repair and storage of vehicles, machinery, equipment and materials and the storage and use of hazardous substances but does not include stalls or produce markets or farm buildings associated with normal farming operations including sheds, cowsheds, barns, garages and buildings for indoor poultry livestock and crops production.
<b>Development contributions calculation period</b>	the period over which the Council, in meeting its obligations under section 197AB(b) of the Act on the capacity life of assets, expects the benefits of capital expenditure on assets for new development to occur. This applies to both expenditures incurred in the past on assets that still offer capacity for growth and expenditures in the LTP on assets that will offer capacity for growth in the future
<b>Dwelling unit</b>	any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household – and includes a minor household unit or any accommodation unit. For the avoidance of doubt the definition of dwelling, for the purposes of this policy, does not have the meaning given to it in the Hauraki District Plan.

<b>Gross business area</b>	(a) the <i>gross floor area</i> of any building, including the <i>gross floor area</i> of all floors of a multi-storey building; plus (b) the area of any part of the <i>lot</i> used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the <i>lot</i> but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent; and excludes the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but includes the area of buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.
<b>Gross floor area</b>	has the meaning given to it in section 4.0 of the Hauraki District Plan.
<b>ILOS cost</b>	the cost of improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.
<b>Impervious area</b>	that part of the <i>lot</i> which is already covered or is to be covered by any impermeable artificial surface comprising steel or metal, brick, concrete, glass or plastic, but excludes metallised or gravelled surfaces and any impervious areas created without a building or resource consent.
<b>Improved level of service project (ILOS project)</b>	a capital project in the LTP intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.
<b>Industrial</b>	for the purposes of this policy, means any land, building or part of a building used for the processing, assembly, servicing, testing, repair, packaging, storage or manufacture of a product or produce, including the maintenance, repair and storage of vehicles, machinery, equipment and materials, and the storage of hazardous substances associated with the activity, but does not include farm buildings associated with normal farming operations including sheds, cowsheds, barns, garages and buildings for indoor poultry livestock and crops production.
<b>Legally established</b>	means, in relation to any <i>lot</i> or development, any <i>lot</i> for which a title has been issued, or any dwelling, commercial or industrial unit or other building for which a code of compliance certificate has been issued. <i>Legally established</i> development includes buildings and structures demolished up to 5 years prior to date of the current application
<b>Lot unit of demand</b>	the demand expected for a community facility by the creation of a lot through subdivision, to which the Council commits capacity in community facilities.
<b>Other activity</b>	for the purposes of Table 3, means any activity that is not able to be defined as a dwelling unit or commercial or industrial activity and includes public schools and hospitals, places of worship and the activities associated with non-profit making clubs and organisations, but excludes farm buildings associated with normal farming operations including sheds, cowsheds, barns, garages and buildings for indoor poultry livestock and crops production
<b>Past surplus capacity</b>	capacity in assets as a result of capital expenditure made in the past in anticipation of development from the date specified in section 4.8.6 of this policy.

<b>Remaining surplus capacity</b>	the estimated remaining capacity in capital assets at the end of the LTP period, available to service future development occurring after the LTP period
<b>Retirement unit</b>	any residential unit other than an aged care room, in a "retirement village" as defined in section 6 of the Retirement Villages Act 2003
<b>Service standard</b>	a level of service for any network infrastructure, community infrastructure or reserves set by Council and stated in the asset management plans for the assets concerned, having due regard to one or more of the following factors: (a) demand data based on market research; (b) widely accepted and documented engineering or other minimum standards; (c) politically endorsed service levels based on community consultation; (d) safety standards mandated by Local or Central Government; (e) environmental standards mandated by Local or Central Government; (f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification; (g) efficiency considerations where the service standard must take account of engineering and economic efficiency requirements which require a long-term approach to optimality.
<b>Significant public benefit</b>	a clear benefit created toward the enjoyment, health, convenience, safety and well-being of the community or the care of animals or the environment.
<b>Surplus capacity project" (SC project)</b>	a past capital expenditure project carried out from the date specified in this section 4.8.6 of this policy.
<b>Unit of demand</b>	a unit of measurement by which the relative demand for a community facility, generated by different types of development activity (existing or proposed), can be assessed. A unit of demand may be expressed as a lot unit of demand or an activity unit of demand.
<b>Utility Building</b>	a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make a lot habitable without or prior to the erection of a dwelling.

## 8. Review

- 8.1 This policy will be reviewed in 2024 in conjunction with the development of the 2024-34 Long Term Plan to align it with revised growth assumptions and the infrastructure funding response to growth and development.

## 9. Document management and control

<b>Title</b>	Development Contributions Policy 2021
<b>Sponsor</b>	Group Manager Service Delivery
<b>Approved by:</b>	The Hauraki District Council
<b>Adoption date:</b>	23 June 2021
<b>Review by:</b>	1 July 2024
<b>File ref:</b>	2969585

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## Appendix A - Assessment of effects in relation to significant assumptions

Assumption	Level of uncertainty	Potential effects
The rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan 2021-31.	Medium	There is a chance the forecast population growth may be lower than anticipated. There is less risk there will be more growth than projected in the first three years if the 2021-31 LTP because of COVID-19 border closures and minimal net migration. Lower than forecast growth will result in a significant under-recovery of development contributions revenue.
Capital expenditure will be in accordance with the capital works programme in the Long Term Plan 2021-31.	Medium in years one to three of the Long Term Plan 2021-31, but higher further out.	We have a higher level of confidence regarding the costs of capital projects in the short-term but less certainty in the longer term. This is due to possible fluctuations in the economy, growth patterns, regulatory requirements, etc. That some capital project costs are greater or lesser than estimated resulting in increased or reduced debt levels from those forecast.
No significant changes to <i>service standards</i> are expected to occur other than those planned for in the asset management plans.	Low	No significant effects anticipated.
The level of third party funding (such as (Waka Kotahi NZ Transport Agency subsidies) will continue at anticipated levels set out in the Long Term Plan 2021-31.	Medium	There is a risk the rate of subsidy will be lower than the rates budgeted for. A 1% reduction in the FAR subsidy rate would amount to a reduction in subsidy income of approximately \$65,000 per annum. If there is a reduction, the subsidy may not cover the cost of works we have planned for
There will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan 2021-31.	Medium	No significant effects anticipated with Reserve Bank, in March 2020, reducing and holding the OCR low for 12 months. Periods of high inflation and interest may necessitate revision of the capital works programme due to affordability, but significant inflation is not expected in the short to medium term.
The revenue from rates will be sufficient to meet the operating and maintenance costs of capital expenditure funded by development contributions.	Low	No significant effects anticipated.

## Appendix B – Development contribution catchments

<b>Community facility</b>	<b>Catchment</b>	<b>Development to which development contribution applies</b>
Land transport	District	Development anywhere in the district
Solid waste	District	"
Sub-regional community infrastructure	District	"
Community infrastructure	Plains	Development anywhere in each of the three separately identified wards of the district
	Paeroa	"
	Waihi	"
Water supply (9)	Ngatea	All development where the service is available or proposed to be available
	Paeroa (Includes Mackaytown/Karangahake)	"
	Waihi (Includes Waikino)	"
	Kerepehi	"
	Turua	"
	Plains (Includes Waitakaruru village)	"
	Miranda-Pukorokoro	"
	Paeroa Rural	"
	District	"
Wastewater treatment (6)	Paeroa, Ngatea, Kerepehi and Turua	All development where the service is available or proposed to be available
	Waihi	"
	Whiritoa	"
	Waitakaruru (No settlement data)	"
	District	"
Urban stormwater (6)	Ngatea	All development where the service is available or proposed to be available
	Paeroa	"
	Waihi	"
	Kerepehi	"
	Turua	"
	Kaiaua	"

## Appendix C– Hauraki District Plan summary of financial contribution provisions (section 106(2)(f) of the Act)

The following extracts from Section 7.0 of the Hauraki District Plan, summarise the activities for which financial contributions can be required, the purpose for which they can be used for and the rules for calculating contribution amounts.

### **“7.10 FINANCIAL CONTRIBUTIONS”**

“7.10.1(6) Financial contributions can be imposed under this District Plan for the mitigation of direct effects on roads, water supply, stormwater and sewage disposal.”

“7.10.1(9) Two situations exist- provision of on-site infrastructure and off-site infrastructure.

#### **(a) ON-SITE INFRASTRUCTURE**

These are the infrastructure and services internal to the subdivision or development. These will be required to be provided by the developer, at the developer’s cost and to the standard set out in Section 8. Generally, these facilities will be vested in the Council and will be required as a normal condition on resource consents.

Where additional capacity is required to comply with a Structure Plan, the Council will forward fund the work and will be reimbursed by subsequent developers. If the Council is not in a position to do this at a particular time, the developer may forward fund the work and be reimbursed by the Council once funds are available from subsequent developers.

#### **(b) OFF-SITE INFRASTRUCTURE**

##### **(i) Linkages**

These are the facilities outside of the development required to connect the development site to existing Council owned infrastructure. Generally, the total cost of these will be paid for by the developer, and will be required as a normal condition of resource consents.

Where additional capacity is required to comply with a Structure Plan, the Council will forward fund the work and will be reimbursed by subsequent developers. If the Council is not in a position to do this at a particular time, the developer may forward fund the work and be reimbursed by Council once funds are available from subsequent developers.

##### **(ii) Infrastructure and Services**

These are facilities remote from the development, such as wastewater treatment systems, water treatment plants and the transport network. New subdivisions and developments incrementally add to usage and demand on such services. The cost of mitigating the effects of increased usage will be recovered through a Financial Contribution in cash, payable to the Council, and imposed as a condition on resource consents.”

## **7.10.5 RULES**

### **(1) SEWAGE**

#### **(a) New Sewerage Works**

The total cost of developing and installing new sewerage reticulation, sewage treatment and/or disposal works required to serve any development or subdivision, shall be met entirely as a cost to the developer.

#### **(b) Upgrading and Extensions of Existing Sewerage Works**

Where any development or subdivision (either within or outside the boundary of any sewerage scheme) will cause the need to upgrade and/or extend an existing sewerage scheme (or part thereof), the Financial Contribution shall be calculated as the cost of upgrading and/or extending the service to the level set out under Performance Standard 8.5.1, that is directly attributable to the development or subdivision.

### **(2) WATER SUPPLY**

#### **(a) New Water Supply Works**

The total cost of developing new water supply reticulation, treatment and/or works required to serve any development or subdivision, shall be met entirely as a cost to the developer.

#### **(b) Upgrading and Extensions to Existing Water Supply Systems**

Where any development or subdivision (whether inside or outside the boundaries of the water supply scheme) will cause the need to upgrade and/or extend an existing public water supply scheme (or part thereof), the Financial Contribution required to be provided shall be assessed as the cost of upgrading and/or extending the service to the level set out under Performance Standard 8.5.3, that is directly attributable to the development or subdivision.

### **(3) STORMWATER AND LAND DRAINAGE**

#### **(a) New Stormwater and Land Drainage Works**

The total cost of developing new stormwater and land drainage reticulation and/or works required to serve any development or subdivision, shall be met entirely as a cost to the developer.

#### **(b) Upgrading and Extensions to Existing Stormwater and Land Drainage Systems**

Where any development or subdivision (whether inside or outside the boundaries of the stormwater or land drainage scheme) will cause the need to upgrade and/or extend an existing public stormwater or land drainage scheme (or part thereof), the Financial Contribution required to be provided shall be assessed as the cost of upgrading and/or extending the service to the level set out in Performance Standards 8.5.4 and 8.5.5, that is directly attributable to the development or subdivision.



#### **(4) ROADS**

##### **(a) New Roads and Streets in all Zones**

The total cost of developing new roads and streets (including unformed legal roads and streets) required to service a development or subdivision shall be met entirely as a cost to the developer.

##### **(b) Upgrading and Extensions to Existing Roads**

Where any development or subdivision in the Rural, Coastal and Karangahake Gorge Zones will cause the need to upgrade and/or extend an existing road (or part thereof), the Financial Contribution shall be calculated as the cost of upgrading and/or extending the road to the level set out under Performance Standard 8.4.9, that is directly attributable to the development or subdivision. Any cash contribution will be determined based on the following formula:

$$\begin{array}{ccc} \text{Estimated Cost of Roading} & & \\ \text{Upgrading} & \times & \frac{\text{Additional AADT}}{\text{Existing AADT plus Additional AADT}} \end{array}$$

Where AADT is the estimated annual average daily traffic for the section of road concerned. Each additional lot is deemed to generate 10 vehicle movements per day.

- (c)** Where any development or subdivision in a Structure Plan area will cause the need to upgrade and/or extend an existing road (or part thereof), the total costs shall be met entirely as a cost to the developer.
- (d)** Where any development or subdivision in the Residential or Low Density Residential Zone will cause the need to upgrade and/or extend an existing road (or part thereof) to the urban standard (road width, kerb and channel, footpath, street lights) the financial contribution shall be calculated as the cost of upgrading and/or extending the road to the level set out under performance standard 8.4.9.

#### **(5) FINANCIAL CONTRIBUTION WAIVER OR REDUCTION**

- (a) Any application for a waiver of or reduction to the level of a Financial Contribution required by Rule 7.10.5 (1) – (4) is a Discretionary Activity.”

## Appendix D – Demand factors for business development

### B.1. Land transport

#### Assumptions

Average business site size = 1500m<sup>2</sup>

Gross business area is 60% of site = 1000m<sup>2</sup>

Employees per hectare of business = 30 FTEs/ha (FTE (Full Time Equivalent). Employment figures may be amended subject to further sampling)

Average Household Unit Trip generation = 9 trips per day = 1 *Unit of Demand*

Business sites per net hectare = 5 (7500m<sup>2</sup> sites, 2500m<sup>2</sup> roads)

Gross business area per hectare = 5 X 1000 = 5000m<sup>2</sup>

Each site of 1500m<sup>2</sup> and each 1000m<sup>2</sup> of gross business area has = 30/5 FTE's = 6FTE's

Minimum trip generation = 3 trips per FTE per day = 18 trips per day

*Unit of Demand* Factor = 18/9 = 2 per 1000m<sup>2</sup> of business area OR 0.002 per m<sup>2</sup> of business area.

### B.2 Water supply and wastewater treatment

#### Assumptions:

Residential consumption 200 litres per person per day = 1 *Unit of Demand*

Average dwelling occupancy = 2.53 persons<sup>16</sup>

Average business water consumption = 15,000 litres per hectare of business land per day (Consumption figures may be amended subject to further sampling)

1 household unit uses 200 litres X 2.53 = 506 litres per day = 1 *Unit of Demand*

1000m<sup>2</sup> business land area uses 15000 litres / 10 = 1500 litres per day

*Unit of Demand* Factor = 1500/506 = 2.96 per 1000m<sup>2</sup> land area

Assume gross business area is 60% of land area ie 1000m<sup>2</sup> site has 600m<sup>2</sup> gross business area and uses 1500 litres per day.

*Unit of Demand* factor = 1500/506/600 = 0.0049 per m<sup>2</sup> of gross business area.

### B.3 Urban stormwater

#### Assumptions

Average residential site = 600m<sup>2</sup>

Runoff coefficient for greenfield = 0.40<sup>i</sup> = C<sub>1</sub>

Runoff coefficient for residential areas = 0.55<sup>ii</sup> = C<sub>2</sub>

Runoff coefficient for business use = 0.65<sup>iii</sup> = C<sub>3</sub>

*Unit of Demand* Factor for business land, comparing residential and business runoff and areas=

$$= \frac{C_3 - C_1}{C_2 - C_1} \times \frac{1000m^2}{600m^2}$$

$$= \frac{0.65 - 0.40}{0.55 - 0.40} \times \frac{1000m^2}{600mm^2}$$

$$= 1.667 \times 1.67 = 2.78$$

2.78 per 1000m<sup>2</sup> site OR 0.00278 per m<sup>2</sup> of impervious area.

Surface Water, Building Industry Authority, December 2000, Table 1, Runoff Coefficients, Page 2.

i Heavy clay soil types – pasture and grass cover.

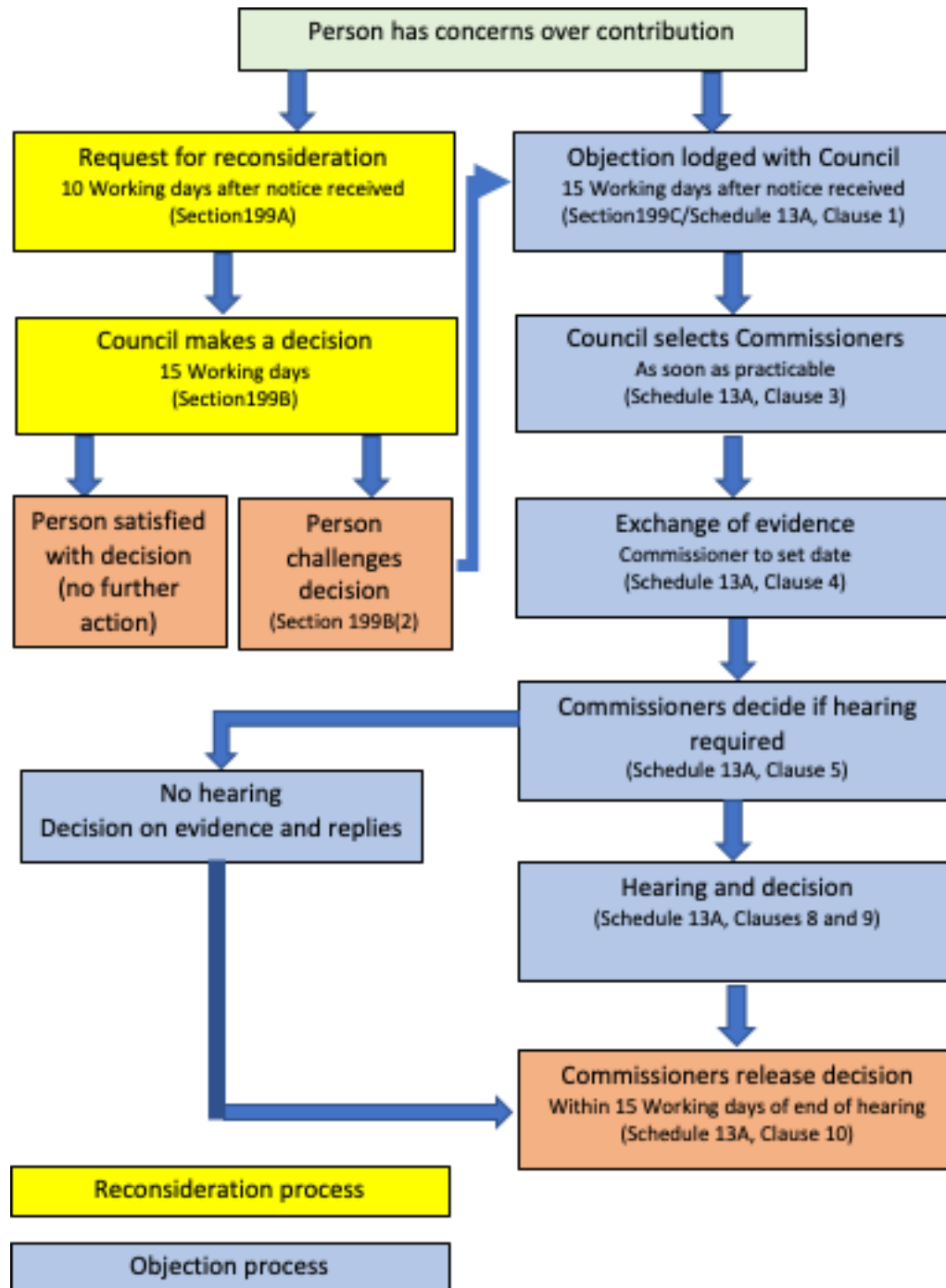
ii Residential areas in which *impervious area* is 35% to 50%.

iii Industrial, commercial, shopping areas and town house developments.

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<sup>16</sup> 2018 NZ Census results show Hauraki District had 20,022 usual residents in 7,914 occupied dwellings giving average occupancy of 2.53 persons per dwelling.

## Appendix E – Development contribution reconsideration and objection process



## Appendix F- Cause/benefits matrix

Calculation of Growth Component %													
Causation/ Benefits matrix			CAUSATION (To what degree does 'Growth' cause the need for the Project?)										
			Growth capacity only	Mainly Growth capacity, with some LOS	Mainly Growth capacity, with some Renewal	Growth and LOS or Renewal cause equally	LOS, with some Growth capacity	Renewal, with some Growth capacity	LOS only	Renewal only	LOS, with some Renewal	Renewal, with some LOS	
BENEFIT (To what degree does 'Growth' community benefit from the project?)			Code	Gg	Gl	Gr	G-LR	Lg	Rg	LI	Rr	Lr	RI
			Factor	1	0.75	0.75	0.5	0.25	0.25	0	0	0	0
New and Future Arrivals benefit only	Nn	1	100%	88%	88%	75%	63%	63%	Unlikely	Unlikely	Unlikely	Unlikely	
New and Future Arrivals mainly benefit, with some Existing Community benefit	Ne	0.5	75%	63%	63%	50%	38%	38%	25%	25%	25%	25%	
Existing Community and New and Future Arrivals all benefit to the same extent	E-N	0.25	63%	50%	50%	38%	25%	25%	13%	13%	13%	13%	
Existing Community mainly benefit, with some New and Future Arrivals benefit	En	0.12	56%	44%	44%	31%	19%	19%	6%	6%	6%	6%	
Existing Community benefit only	Ee	0	Unlikely	38%	38%	25%	13%	13%	0%	0%	0%	0%	

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Community Infrastructure	CI_Paeroa	Other 28321 - Construct Library Paeroa	Surplus Capacity Project	1,641,714	20.00%	80.00%
Community Infrastructure	CI_Paeroa	Other 28321 - Construct Library Paeroa	Surplus Capacity Project	151,923	20.00%	80.00%
Community Infrastructure	CI_Paeroa	Other 28321 - Construct Library Paeroa	Surplus Capacity Project	42,185	40.00%	60.00%
Community Infrastructure	CI_Paeroa	Recreation 17330 - Recreation Reserves Capital Paeroa	Surplus Capacity Project	30,467	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Other 28322 - Construct Library - Paeroa	Surplus Capacity Project	25,820	20.00%	80.00%
Community Infrastructure	CI_Paeroa	Recreation 30946 - Primrose Hill, Paeroa - Carpark Extension	Surplus Capacity Project	20,143	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 30386 - Primrose Hill Walkway Project	Surplus Capacity Project	19,512	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 17337 - Recreation Reserves renewal Paeroa	Surplus Capacity Project	16,713	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Other 28322 - Construct Library - Paeroa	Surplus Capacity Project	13,925	40.00%	60.00%
Community Infrastructure	CI_Paeroa	Recreation 17333 - Paeroa Domain renewal	Surplus Capacity Project	9,872	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Other 28322 - Construct Library - Paeroa	Surplus Capacity Project	9,750	20.00%	80.00%
Community Infrastructure	CI_Paeroa	Recreation 30945 - Primrise Hill, Paeroa - Denotaph Development	Surplus Capacity Project	7,685	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 30353 - Hutchinsons Reserve Development - Paeroa	Surplus Capacity Project	7,325	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 31367 - Karangahake Carpark	Surplus Capacity Project	5,166	5.00%	95.00%
Community Infrastructure	CI_Paeroa	Recreation 30386 - Primrose Hill Walkway Project	Surplus Capacity Project	3,845	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 31998 - Footpath in Paeroa Domain	Surplus Capacity Project	3,700	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 31367 - Karangahake Carpark	Surplus Capacity Project	1,624	30.00%	70.00%
Community Infrastructure	CI_Paeroa	Recreation 17337 - Recreation Reserves renewal Paeroa	Surplus Capacity Project	1,600	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 17326 - Paeroa Domain Capital	Surplus Capacity Project	1,440	10.00%	90.00%
Community Infrastructure	CI_Paeroa	Recreation 17333 - Paeroa Domain renewal	Surplus Capacity Project	630	10.00%	90.00%
<b>CI_Paeroa Total</b>				<b>2,015,037</b>		
Community Infrastructure	CI_Plains	Recreation 31288 - Ngatea Main Street	Surplus Capacity Project	95,161	15.00%	85.00%
Community Infrastructure	CI_Plains	Recreation 31934 - Dudding Reserve Upgrade17/18	Surplus Capacity Project	53,425	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 30506 - Waitakaruru Rugby Club Car Park	Surplus Capacity Project	40,511	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 31288 - Ngatea Main Street	Surplus Capacity Project	19,310	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 32424 - Turua Walkway Project	Surplus Capacity Project	14,970	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 30512 - Piako River Jetty Car Park	Surplus Capacity Project	14,799	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 17334 - Hugh Hayward renewal	Surplus Capacity Project	14,589	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 30516 - Turua Domain Car Park	Surplus Capacity Project	12,203	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 30514 - Turua Jetty Car Park	Surplus Capacity Project	7,882	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 17327 - Hugh Hayward Capital	Surplus Capacity Project	4,808	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 31934 - Dudding Reserve Upgrade17/18	Surplus Capacity Project	4,125	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 31985 - Hugh Hayward Domain Carpark - Install Safety Signs & Speed Bumps	Surplus Capacity Project	4,000	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 30506 - Waitakaruru Rugby Club Car Park	Surplus Capacity Project	2,178	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 30516 - Turua Domain Car Park	Surplus Capacity Project	1,438	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 30514 - Turua Jetty Car Park	Surplus Capacity Project	575	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 30510 - Waitakaruru Domain Car Park	Surplus Capacity Project	403	10.00%	90.00%
Community Infrastructure	CI_Plains	Recreation 30512 - Piako River Jetty Car Park	Surplus Capacity Project	115	5.00%	95.00%
Community Infrastructure	CI_Plains	Recreation 30510 - Waitakaruru Domain Car Park	Surplus Capacity Project	90	10.00%	90.00%
Community Infrastructure	CI_Plains	Ngatea library and service centre	Surplus Capacity Project	1,556,775	20.00%	80.00%
<b>CI_Plains Total</b>				<b>1,847,353</b>		
Community Infrastructure	CI_Waihi	Other 22677 - New Waihi Library Extension	Surplus Capacity Project	1,566,910	20.00%	80.00%
Community Infrastructure	CI_Waihi	Other 22677 - New Waihi Library Extension	Surplus Capacity Project	134,918	20.00%	80.00%
Community Infrastructure	CI_Waihi	Recreation 25073 - Pohutukawa Reserve - Upgrade to Reserve	Surplus Capacity Project	63,046	10.00%	90.00%
Community Infrastructure	CI_Waihi	Recreation 20495 - Morgan Park - New Playground	Surplus Capacity Project	62,482	10.00%	90.00%
Community Infrastructure	CI_Waihi	Recreation 30533 - George Street Car Park (Gilmour Lake)	Surplus Capacity Project	55,772	15.00%	85.00%
Community Infrastructure	CI_Waihi	Recreation 25150 - Gilmour Lake - Junior Playground	Surplus Capacity Project	54,425	15.00%	85.00%
Community Infrastructure	CI_Waihi	Other 22677 - New Waihi Library Extension	Surplus Capacity Project	32,222	20.00%	80.00%
Community Infrastructure	CI_Waihi	Recreation 17332 - Pohutukawa Reserve, Whiritoa	Surplus Capacity Project	14,787	10.00%	90.00%
Community Infrastructure	CI_Waihi	Other 22677 - New Waihi Library Extension	Surplus Capacity Project	12,475	40.00%	60.00%
Community Infrastructure	CI_Waihi	Recreation 17339 - Recreation Reserves renewal Waihi	Surplus Capacity Project	12,212	5.00%	95.00%
Community Infrastructure	CI_Waihi	Recreation 25073 - Pohutukawa Reserve - Upgrade to Reserve	Surplus Capacity Project	10,196	10.00%	90.00%
Community Infrastructure	CI_Waihi	Recreation 18308 - Gilmour Lake	Surplus Capacity Project	5,384	10.00%	90.00%
Community Infrastructure	CI_Waihi	Recreation 30533 - George Street Car Park (Gilmour Lake)	Surplus Capacity Project	5,120	10.00%	90.00%

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Community Infrastructure	CI_Waihi	Recreation 29827 - Installation of BBQ Roof at Gilmour Park	Surplus Capacity Project	5,062	5.00%	95.00%
Community Infrastructure	CI_Waihi	Recreation 20332 - Pioneer Park Development	Surplus Capacity Project	2,830	10.00%	90.00%
Community Infrastructure	CI_Waihi	Other 22677 - New Waihi Library Extension	Surplus Capacity Project	2,822	20.00%	80.00%
<b>CI_Waihi Total</b>				<b>2,040,664</b>		
<b>Community Infrastructure Total</b>				<b>5,903,054</b>		
District Community Infrastructure	SCI_District	Facilities 23405 - Hugh Hayward Domain Toilets	Surplus Capacity Project	137,228	5.00%	95.00%
District Community Infrastructure	SCI_District	Facilities 25872 - New Whiritoa Toilets	Surplus Capacity Project	97,501	5.00%	95.00%
District Community Infrastructure	SCI_District	Facilities 27425 - Victoria Street Toilets Waihi - Refurbishment	Surplus Capacity Project	49,965	5.00%	95.00%
District Community Infrastructure	SCI_District	Recreation 20996 - Swimming Pool Waihi	Surplus Capacity Project	38,417	5.00%	95.00%
District Community Infrastructure	SCI_District	Facilities 27449 - Ohinemuri Toilets - Refurbishment	Surplus Capacity Project	11,119	5.00%	95.00%
District Community Infrastructure	SCI_District	Facilities 17401 - Public Toilets Capital	Surplus Capacity Project	75,491	15.00%	85.00%
District Community Infrastructure	SCI_District	Facilities 30416 - Major Redevelopment of Pukerimu Cemetery, Paeroa	Surplus Capacity Project	14,620	5.00%	95.00%
District Community Infrastructure	SCI_District	Facilities 30416 - Major Redevelopment of Pukerimu Cemetery, Paeroa	Surplus Capacity Project	12,000	5.00%	95.00%
District Community Infrastructure	SCI_District	Facilities 28695 - Pukerimu Cemetery - Install New Berm	Surplus Capacity Project	7,550	5.00%	95.00%
District Community Infrastructure	SCI_District	Facilities 17372 - Pukerimu Cemetery - Capital	Surplus Capacity Project	6,394	5.00%	95.00%
District Community Infrastructure	SCI_District	Pukerimu Cemetery Major Development	Surplus Capacity Project	154,576	10.00%	90.00%
District Community Infrastructure	SCI_District	Paeroa Domain additional toilets/Trial recom	Surplus Capacity Project	150,000	35.00%	65.00%
<b>SCI_District Total</b>				<b>754,860</b>		
<b>District Community Infrastructure Total</b>				<b>754,860</b>		
Land Drainage	LD_District	WPDD Central North Pump Station	LTP Project	70,048	0.00%	100.00%
Land Drainage	LD_District	WPDD Hopai West Pump Station	LTP Project	80,000	0.00%	100.00%
Land Drainage	LD_District	WPDD Mangawhero Flume Replacement	LTP Project	400,000	0.00%	100.00%
Land Drainage	LD_District	WPDD Martinovich Pump Station	LTP Project	69,614	0.00%	100.00%
Land Drainage	LD_District	WPDD Miranda Pump Station	LTP Project	100,216	0.00%	100.00%
Land Drainage	LD_District	WPDD Rowerawe Pump Station	LTP Project	109,915	0.00%	100.00%
Land Drainage	LD_District	WPDD (F1) - Primary SB Reconstruction	LTP Project	1,696,091	0.00%	100.00%
<b>LD_District Total</b>				<b>2,525,884</b>		
<b>Land Drainage Total</b>				<b>2,525,884</b>		
Land Transport	RD_District	Minor Improvements	LTP Project	6,203,978	5.00%	95.00%
Land Transport	RD_District	New Footpaths - Paeroa	LTP Project	1,073,415	5.00%	95.00%
Land Transport	RD_District	New Footpaths - Plains	LTP Project	25,000	5.00%	95.00%
Land Transport	RD_District	New Footpaths - Waihi	LTP Project	1,073,415	5.00%	95.00%
Land Transport	RD_District	New Road Extensions	LTP Project	1,789,026	40.00%	60.00%
Land Transport	RD_District	Access and Mobility	LTP Project	2,027,563	0.00%	100.00%
Land Transport	RD_District	New Kerb Channel Stormwater Control - Paeroa	LTP Project	655,976	0.00%	100.00%
Land Transport	RD_District	New Kerb Channel Stormwater Control - Plains	LTP Project	116,505	0.00%	100.00%
Land Transport	RD_District	Hammond Lane Carpark (Ngatea)	LTP Project	201,000	0.00%	100.00%
Land Transport	RD_District	Paeroa Urban Streetscape	LTP Project	500,000	0.00%	100.00%
Land Transport	RD_District	Waihi Urban Streetscape	LTP Project	1,241,000	0.00%	100.00%
Land Transport	RD_District	Footpath Renewal - Paeroa	LTP Project	248,907	0.00%	100.00%
Land Transport	RD_District	Footpath Renewal - Plains	LTP Project	218,261	0.00%	100.00%
Land Transport	RD_District	Footpath Renewal - Waihi	LTP Project	403,676	0.00%	100.00%
Land Transport	RD_District	Minor Improvements	LTP Project	1,884,440	5.00%	95.00%
Land Transport	RD_District	Unsealed Roding Renewals	LTP Project	1,192,683	0.00%	100.00%
Land Transport	RD_District	Sealed Road Resurfacing	LTP Project	17,320,130	0.00%	100.00%
Land Transport	RD_District	Pavement Rehabilitation	LTP Project	17,860,131	0.00%	100.00%
Land Transport	RD_District	Drainage Renewals	LTP Project	1,669,757	0.00%	100.00%
Land Transport	RD_District	Structures Component Replacement	LTP Project	1,636,918	0.00%	100.00%
Land Transport	RD_District	Traffic Services Renewal	LTP Project	1,013,780	0.00%	100.00%
Land Transport	RD_District	Car Parks	LTP Project	136,696	0.00%	100.00%
Land Transport	RD_District	Recreation 29492 - Wharf / Mackay Street Streetscape 2016/2018	Surplus Capacity Project	830,116	10.00%	90.00%
Land Transport	RD_District	Roding Minor Improvements	Surplus Capacity Project	225,806	4.00%	96.00%
Land Transport	RD_District	Recreation Paeroa - Wharf Street upgrade	Surplus Capacity Project	22,109	10.00%	90.00%
Land Transport	RD_District	Roding New Road Extensions	Surplus Capacity Project	62,664	100.00%	0.00%

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Land Transport	RD_District	Roading 31901 - Parry Palms Slipway, Waihi (Non Sub)	Surplus Capacity Project	334,554	45.00%	55.00%
Land Transport	RD_District	Roading 21867 - Non Sub Roding - Seal Extensions	Surplus Capacity Project	240,791	5.00%	95.00%
Land Transport	RD_District	Roading 21867 - Non Sub Roding - Seal Extensions	Surplus Capacity Project	240,099	5.00%	95.00%
Land Transport	RD_District	Roading 28654 - Roding Waihi - Re-development of Silverton Parking Area	Surplus Capacity Project	118,782	10.00%	90.00%
Land Transport	RD_District	Recreation 29492 - Wharf / Mackay Street Streetscape 2016/2018	Surplus Capacity Project	108,028	10.00%	90.00%
Land Transport	RD_District	Roading Access and Mobility	Surplus Capacity Project	55,985	2.00%	98.00%
Land Transport	RD_District	Roading 29460 - Waihi new Footpath & Kerb and Channel - Waitete Rd (Orchard Rd to Too	Surplus Capacity Project	99,545	10.00%	90.00%
Land Transport	RD_District	Roading 20110 - Paeroa Streetscape - Mackay Street	Surplus Capacity Project	70,095	10.00%	90.00%
Land Transport	RD_District	Roading 29459 - Waihi New Footpath/Kerb and Channel - Orchard Road (SH2 to Waitete Rd	Surplus Capacity Project	62,439	10.00%	90.00%
Land Transport	RD_District	Roading 20816 - Non Sub Roding - Footpaths	Surplus Capacity Project	61,343	5.00%	95.00%
Land Transport	RD_District	Roading 32671 - Thorn Road, Waihi - Seal Extension	Surplus Capacity Project	47,929	6.00%	94.00%
Land Transport	RD_District	Roading 27226 - Waihi (FC) Maddock / Consol St Intersection Upgrade	Surplus Capacity Project	37,134	2.15%	97.85%
Land Transport	RD_District	Roading 20110 - Paeroa Streetscape - Mackay Street	Surplus Capacity Project	36,667	10.00%	90.00%
Land Transport	RD_District	Roading 27224 - Waihi New FP - Robert Street (FC) and K&C (Robin to Settlers Dr)	Surplus Capacity Project	28,676	5.00%	95.00%
Land Transport	RD_District	Recreation 29491 - Upper Seddon Street Streetscape 2016/2018	Surplus Capacity Project	22,098	5.00%	95.00%
Land Transport	RD_District	Roading 20110 - Paeroa Streetscape - Mackay Street	Surplus Capacity Project	21,541	10.00%	90.00%
Land Transport	RD_District	Roading 32466 - Miller Ave School - Drop-Off Zone	Surplus Capacity Project	21,293	1.00%	99.00%
Land Transport	RD_District	Roading 30909 - Unsealed Road Renewals	Surplus Capacity Project	20,489	0.43%	99.57%
Land Transport	RD_District	Roading 33734 - Toomey Street Footpath Widening, Renewal and Safety Improvements	Surplus Capacity Project	17,038	2.00%	98.00%
Land Transport	RD_District	Recreation 29492 - Wharf / Mackay Street Streetscape 2016/2018	Surplus Capacity Project	14,433	10.00%	90.00%
Land Transport	RD_District	Recreation 29492 - Wharf / Mackay Street Streetscape 2016/2018	Surplus Capacity Project	13,002	10.00%	90.00%
Land Transport	RD_District	Roading 27167 - Waihi New Footpath Smith St (Somerset to Donnelly)	Surplus Capacity Project	10,218	5.00%	95.00%
Land Transport	RD_District	Roading 32246 - Bradford Road - Extension	Surplus Capacity Project	100,000	22.00%	78.00%
Land Transport	RD_District	Roading 28654 - Roding Waihi - Re-development of Silverton Parking Area	Surplus Capacity Project	8,576	10.00%	90.00%
Land Transport	RD_District	Roading 28654 - Roding Waihi - Re-development of Silverton Parking Area	Surplus Capacity Project	7,306	10.00%	90.00%
Land Transport	RD_District	Roading 27225 - Waihi New FP Bradford Street (FC) and K&C (Victoria to Robin)	Surplus Capacity Project	4,139	5.00%	95.00%
Land Transport	RD_District	Roading 29460 - Waihi new Footpath & Kerb and Channel - Waitete Rd (Orchard Rd to Too	Surplus Capacity Project	3,616	10.00%	90.00%
Land Transport	RD_District	Roading 27224 - Waihi New FP - Robert Street (FC) and K&C (Robin to Settlers Dr)	Surplus Capacity Project	3,313	5.00%	95.00%
Land Transport	RD_District	Roading 27159 - Waihi Footpath Renewal - Toomey St (Kensington to Hospital)	Surplus Capacity Project	3,068	10.00%	90.00%
Land Transport	RD_District	Roading 27223 - Waihi New FP - Maddock St (FC) and K&C (Consol to Magnolia)	Surplus Capacity Project	2,918	5.00%	95.00%
Land Transport	RD_District	Roading 27225 - Waihi New FP Bradford Street (FC) and K&C (Victoria to Robin)	Surplus Capacity Project	2,800	5.00%	95.00%
Land Transport	RD_District	Roading 32656 - Bradford Rd Widening	Surplus Capacity Project	2,096	12.90%	87.10%
Land Transport	RD_District	Roading 28654 - Roding Waihi - Re-development of Silverton Parking Area	Surplus Capacity Project	1,760	10.00%	90.00%
Land Transport	RD_District	Roading 20816 - Non Sub Roding - Footpaths	Surplus Capacity Project	1,412	5.00%	95.00%
Land Transport	RD_District	Roading 27167 - Waihi New Footpath Smith St (Somerset to Donnelly)	Surplus Capacity Project	1,068	5.00%	95.00%
Land Transport	RD_District	Roading 32673 - Belcher ROW, Waihi	Surplus Capacity Project	1,010	80.00%	20.00%
Land Transport	RD_District	Roading 29459 - Waihi New Footpath/Kerb and Channel - Orchard Road (SH2 to Waitete Rd	Surplus Capacity Project	821	10.00%	90.00%
Land Transport	RD_District	Roading 27159 - Waihi Footpath Renewal - Toomey St (Kensington to Hospital)	Surplus Capacity Project	609	10.00%	90.00%
Land Transport	RD_District	Roading 27259 - Waihi Waitete Road Cafe - Street Light Installation (FC)	Surplus Capacity Project	288	0.43%	99.57%
Land Transport	RD_District	Roading 27166 - Waihi New Footpath Silverton Road (Mangatoetoe to Victoria St)	Surplus Capacity Project	220	5.00%	95.00%
Land Transport	RD_District	Roading 33513 - Station Road/SH26 Paeroa - Pedestrian Crossing	Surplus Capacity Project	198	8.00%	92.00%
Land Transport	RD_District	Roading 27167 - Waihi New Footpath Smith St (Somerset to Donnelly)	Surplus Capacity Project	193	5.00%	95.00%
Land Transport	RD_District	Roading 22188 - Footpath Renewal - Paeroa	Surplus Capacity Project	25	5.00%	95.00%
Land Transport	RD_District	Roading 32663 - Kerepehi Industrial New Road Extension	Surplus Capacity Project	15	100.00%	0.00%
Land Transport	RD_District	Recreation 29491 - Upper Seddon Street Streetscape 2016/2018	Surplus Capacity Project	-1,875	5.00%	95.00%
Land Transport	RD_District	Roading 32303 - Parry Palms Slipway Extension, Waihi (Non Sub)	Surplus Capacity Project	-5,782	100.00%	0.00%
Land Transport	RD_District	Recreation Ngatea - Main Street renewal	Surplus Capacity Project	523,171	5.00%	95.00%
Land Transport	RD_District	Roading New Footpaths - Waihi	Surplus Capacity Project	1,845	34.80%	65.20%
Land Transport	RD_District	Roading Minor Improvements - (Renewal)	Surplus Capacity Project	105,798	5.00%	95.00%
Land Transport	RD_District	Minor Improvements	Surplus Capacity Project	635,221	36.00%	64.00%
Land Transport	RD_District	New Footpaths - Paeroa	Surplus Capacity Project	196,163	34.80%	65.20%
Land Transport	RD_District	New Footpaths - Plains	Surplus Capacity Project	7,938	34.80%	65.20%
Land Transport	RD_District	New Footpaths - Waihi	Surplus Capacity Project	56,214	34.80%	65.20%
Land Transport	RD_District	New Road Extensions	Surplus Capacity Project	612,478	100.00%	0.00%

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Land Transport	RD_District	Access and Mobility	Surplus Capacity Project	123,669	2.00%	98.00%
Land Transport	RD_District	Minor Improvements - (Renewal)	Surplus Capacity Project	927,341	4.00%	96.00%
Land Transport	RD_District	Pavement Rehabilitation	Surplus Capacity Project	841,193	10.00%	90.00%
<b>RD_District Total</b>				<b>65,483,956</b>		
<b>Land Transport Total</b>				<b>65,483,956</b>		
Solid Waste	SOLW_District	Waihi Transfer station - Weighbridge	LTP Project	150,000	12.50%	87.50%
Solid Waste	SOLW_District	Waihi landfill leachate connection	LTP Project	56,791	0.00%	100.00%
Solid Waste	SOLW_District	Replace steps at the transfer stations	LTP Project	15,000	0.00%	100.00%
Solid Waste	SOLW_District	Solid Waste Waihi Transfer Station - Upgrade	Surplus Capacity Project	152,378	5.00%	95.00%
Solid Waste	SOLW_District	Solid Waste Paeroa Transfer Station - Upgrade	Surplus Capacity Project	28,952	10.00%	90.00%
Solid Waste	SOLW_District	Paeroa Transfer Station - Upgrade	Surplus Capacity Project	36,048	5.00%	95.00%
Solid Waste	SOLW_District	Waihi Transfer Station - Upgrade	Surplus Capacity Project	47,622	10.00%	90.00%
<b>SOLW_District Total</b>				<b>486,791</b>		
<b>Solid Waste Total</b>				<b>486,791</b>		
Stormwater	SW_Kaiaua	Stormwater Kaiaua Upgrades	LTP Project	10,250	12.50%	87.50%
Stormwater	SW_Kaiaua	Stormwater Kaiaua Stormwater consents	LTP Project	102,500	0.00%	100.00%
Stormwater	SW_Kaiaua	Stormwater Treatment Upgrades - Kaiaua	LTP Project	3,158	12.50%	87.50%
Stormwater	SW_Kaiaua	Stormwater Kaiaua Renewals	LTP Project	49,508	12.50%	87.50%
Stormwater	SW_Kaiaua	Stormwater Kaiaua Upgrades	Surplus Capacity Project	34,447	62.50%	37.50%
<b>SW_Kaiaua Total</b>				<b>199,863</b>		
Stormwater	SW_Kerepehi	Stormwater Consent Compliance Kerepehi Industrial subdivision	LTP Project	71,594	0.00%	100.00%
Stormwater	SW_Kerepehi	Stormwater Treatment Upgrades - Kerepehi	LTP Project	6,317	12.50%	87.50%
Stormwater	SW_Kerepehi	Stormwater Kerepehi Renewals	LTP Project	49,508	12.50%	87.50%
Stormwater	SW_Kerepehi	Stormwater 30824 - SW Kerepehi - Pipe open Drain Rimu Street	Surplus Capacity Project	7,116	10.00%	90.00%
Stormwater	SW_Kerepehi	Stormwater 30826 - SW Kerepehi - Pipe open Drain ex Post Office	Surplus Capacity Project	3,921	10.00%	90.00%
Stormwater	SW_Kerepehi	Stormwater kerepehi Upgrades	Surplus Capacity Project	3,633	62.50%	37.50%
<b>SW_Kerepehi Total</b>				<b>142,088</b>		
Stormwater	SW_Ngatea	Stormwater Ngatea Upgrades	LTP Project	148,127	12.50%	87.50%
Stormwater	SW_Ngatea	Stormwater Treatment Upgrades - Ngatea	LTP Project	94,759	12.50%	87.50%
Stormwater	SW_Ngatea	Stormwater Plains Comprehensive stormwater discharge consent	LTP Project	178,750	12.50%	87.50%
Stormwater	SW_Ngatea	Stormwater Ngatea Renewals	LTP Project	120,521	12.50%	87.50%
Stormwater	SW_Ngatea	Stormwater Rain Gauges - Ngatea	LTP Project	8,000	0.00%	100.00%
Stormwater	SW_Ngatea	Stormwater 21373 - SW Capital Ngatea - Pipiroa Road (Church) Piping	Surplus Capacity Project	40,651	10.00%	90.00%
Stormwater	SW_Ngatea	Stormwater 21373 - SW Capital Ngatea - Pipiroa Road (Church) Piping	Surplus Capacity Project	22,215	10.00%	90.00%
Stormwater	SW_Ngatea	Stormwater 26670 - Ngatea - Pipe Open Drain St Paul's Drive	Surplus Capacity Project	12,760	40.00%	60.00%
Stormwater	SW_Ngatea	Stormwater 21373 - SW Capital Ngatea - Pipiroa Road (Church) Piping	Surplus Capacity Project	8,400	10.00%	90.00%
Stormwater	SW_Ngatea	Stormwater 21374 - SW Capital Ngatea - Pauls Drive Piping	Surplus Capacity Project	5,600	30.00%	70.00%
Stormwater	SW_Ngatea	Stormwater 21373 - SW Capital Ngatea - Pipiroa Road (Church) Piping	Surplus Capacity Project	360	10.00%	90.00%
Stormwater	SW_Ngatea	Stormwater Ngatea Upgrades	Surplus Capacity Project	44,295	62.50%	37.50%
<b>SW_Ngatea Total</b>				<b>684,438</b>		
Stormwater	SW_Paeroa	Stormwater Paeroa Upgrades	LTP Project	467,548	12.50%	87.50%
Stormwater	SW_Paeroa	Stormwater Treatment Upgrades - Paeroa	LTP Project	94,759	12.50%	87.50%
Stormwater	SW_Paeroa	Stormwater Flora Street	LTP Project	384,697	0.00%	100.00%
Stormwater	SW_Paeroa	Stormwater Paeroa Comprehensive stormwater discharge consent	LTP Project	178,750	12.50%	87.50%
Stormwater	SW_Paeroa	Stormwater Paeroa Renewals	LTP Project	136,696	12.50%	87.50%
Stormwater	SW_Paeroa	Stormwater Criterion Bridge stormwater pump station upgrade	LTP Project	534,834	0.00%	100.00%
Stormwater	SW_Paeroa	Stormwater 17167 - SW Capital Paeroa	Surplus Capacity Project	188,352	10.00%	90.00%
Stormwater	SW_Paeroa	Stormwater 30825 - SW Paeroa - Pipe open Drain Coronation Street	Surplus Capacity Project	9,558	10.00%	90.00%
Stormwater	SW_Paeroa	Stormwater 30827 - SW Paeroa - Pipe open Drain RV Centre	Surplus Capacity Project	6,324	10.00%	90.00%
Stormwater	SW_Paeroa	Stormwater 28651 - SW Paeroa - Pipe Junction Road Open Drain	Surplus Capacity Project	3,039	10.00%	90.00%
Stormwater	SW_Paeroa	Stormwater Paeroa Upgrades	Surplus Capacity Project	68,144	62.50%	37.50%
<b>SW_Paeroa Total</b>				<b>2,072,701</b>		
Stormwater	SW_Turua	Stormwater Turua Upgrades	LTP Project	11,870	12.50%	87.50%
Stormwater	SW_Turua	Stormwater Treatment Upgrades - Turua	LTP Project	15,793	12.50%	87.50%



# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Stormwater	SW_Turua	Stormwater Turua Renewals	LTP Project	49,508	12.50%	87.50%
Stormwater	SW_Turua	Stormwater 21375 - SW Capital Turua - Hauraki Rd Piping	Surplus Capacity Project	59,080	10.00%	90.00%
Stormwater	SW_Turua	Stormwater 17169 - SW Capital Ngatea - Piping Ngatea Township	Surplus Capacity Project	42,052	10.00%	90.00%
Stormwater	SW_Turua	Stormwater 25371 - Turua - Waihou Street - Pipe Open Drain	Surplus Capacity Project	41,518	10.00%	90.00%
Stormwater	SW_Turua	Stormwater 30823 - SW Turua - Pipe open Drain Waihou Street	Surplus Capacity Project	32,161	10.00%	90.00%
Stormwater	SW_Turua	Stormwater 17171 - SW Capital Turua - Improvement Assets	Surplus Capacity Project	25,890	10.00%	90.00%
Stormwater	SW_Turua	Stormwater Turua Upgrades	Surplus Capacity Project	16,359	62.50%	37.50%
<b>SW_Turua Total</b>				<b>294,231</b>		
Stormwater	SW_Waihi	Stormwater Waihi Upgrades	LTP Project	308,871	12.50%	87.50%
Stormwater	SW_Waihi	Stormwater Treatment Upgrades - Waihi	LTP Project	94,759	12.50%	87.50%
Stormwater	SW_Waihi	Stormwater Treatment Upgrades - Whiritoa	LTP Project	6,317	0.00%	100.00%
Stormwater	SW_Waihi	Stormwater Waihi Comprehensive stormwater discharge consent	LTP Project	178,750	12.50%	87.50%
Stormwater	SW_Waihi	Stormwater Whiritoa Comprehensive stormwater discharge consent	LTP Project	178,750	0.00%	100.00%
Stormwater	SW_Waihi	Stormwater Waihi Renewals	LTP Project	136,696	12.50%	87.50%
Stormwater	SW_Waihi	Stormwater Rain Gauges - Whiritoa	LTP Project	2,000	0.00%	100.00%
Stormwater	SW_Waihi	Stormwater 32378 - 9 Christensen Street Waihi - Replacement Stormwater Pipes	Surplus Capacity Project	75,922	10.00%	90.00%
Stormwater	SW_Waihi	Stormwater 21370 - SW Capital Waihi - Orchard Road Piping	Surplus Capacity Project	24,857	10.00%	90.00%
Stormwater	SW_Waihi	Stormwater 21370 - SW Capital Waihi - Orchard Road Piping	Surplus Capacity Project	15,814	10.00%	90.00%
Stormwater	SW_Waihi	Stormwater 21370 - SW Capital Waihi - Orchard Road Piping	Surplus Capacity Project	1,023	10.00%	90.00%
Stormwater	SW_Waihi	Stormwater Waihi Upgrades	Surplus Capacity Project	142,278	62.50%	37.50%
<b>SW_Waihi Total</b>				<b>1,166,037</b>		
<b>Stormwater Total</b>				<b>4,559,359</b>		
Wastewater Treatment	WW_District	Pump Stations SCADA	LTP Project	391,162	0.00%	100.00%
Wastewater Treatment	WW_District	Wastewater Consents (District wide)	LTP Project	600,000	6.00%	94.00%
Wastewater Treatment	WW_District	District Wide Pipe Renewals Condition	LTP Project	9,277,570	6.00%	94.00%
Wastewater Treatment	WW_District	District Wide Reactive Renewals Plants Pumpstations	LTP Project	433,615	6.00%	94.00%
Wastewater Treatment	WW_District	District Wide Replacement Pumpstation Cabinets etc.	LTP Project	1,185,427	4.15%	95.85%
Wastewater Treatment	WW_District	District Wide Sewer Pump Renewals	LTP Project	969,610	6.00%	94.00%
Wastewater Treatment	WW_District	District Wide Pipe Renewals Condition	Surplus Capacity Project	1,396,877	5.00%	95.00%
<b>WW_District Total</b>				<b>14,254,261</b>		
Wastewater Treatment	WW_Paeroa	Kerepehi Upgrade WWTP	LTP Project	13,541,757	3.00%	97.00%
Wastewater Treatment	WW_Paeroa	Turua Upgrading WWTP	LTP Project	5,467,686	9.25%	90.75%
Wastewater Treatment	WW_Paeroa	Paeroa Upgrading WWTP	LTP Project	15,476,295	9.25%	90.75%
Wastewater Treatment	WW_Paeroa	Ngatea New Pumpstation	LTP Project	563,169	12.50%	87.50%
Wastewater Treatment	WW_Paeroa	Ngatea New Rising Main from Kerepehi to Ngatea	LTP Project	3,043,888	6.25%	93.75%
Wastewater Treatment	WW_Paeroa	Step screen Junction Rd	LTP Project	574,021	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa Northern sewer	LTP Project	1,283,298	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Kerepehi sewer	LTP Project	380,435	6.00%	94.00%
Wastewater Treatment	WW_Paeroa	Paeroa - Pipe Renewals Hydraulic	LTP Project	1,745,731	12.50%	87.50%
Wastewater Treatment	WW_Paeroa	Kerepehi Aerator Component Renewals	LTP Project	3,016	12.50%	87.50%
Wastewater Treatment	WW_Paeroa	Kerepehi Biobaffle Replacement FTW	LTP Project	46,010	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Kerepehi Waveband Renewals	LTP Project	98,701	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Ngatea Aerator Component Renewals	LTP Project	12,063	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa Aerator Component Renewals	LTP Project	13,655	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa Flow Meter Renewals	LTP Project	28,830	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa Meters	LTP Project	94,500	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa Storage Chamber Pump	LTP Project	26,250	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa UV Lamp Renewals	LTP Project	7,611	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa UV Renewal	LTP Project	42,000	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Paeroa VSD Renewals	LTP Project	10,500	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Turua Aerator Component Renewals	LTP Project	5,766	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Ngatea WWTP diffuser inspection required in 2021	LTP Project	10,000	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Turua Rising main – Replacement of cast iron section	LTP Project	5,000	0.00%	100.00%
Wastewater Treatment	WW_Paeroa	Wastewater Paeroa - Pipe Renewals Hydraulic	Surplus Capacity Project	86,655	10.00%	90.00%

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Wastewater Treatment	WW_Paeroa	Wastewater District Wide Pipe Renewals Condition	Surplus Capacity Project	1,217	10.00%	90.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28789 - Karangahake to Paeroa Wastewater Line	Surplus Capacity Project	498,596	5.70%	94.30%
Wastewater Treatment	WW_Paeroa	Wastewater Karangahake to Paeroa Wastewater Line	Surplus Capacity Project	224,093	10.00%	90.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28789 - Karangahake to Paeroa Wastewater Line	Surplus Capacity Project	104,153	10.00%	90.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28789 - Karangahake to Paeroa Wastewater Line	Surplus Capacity Project	65,372	10.00%	90.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28789 - Karangahake to Paeroa Wastewater Line	Surplus Capacity Project	58,121	10.00%	90.00%
Wastewater Treatment	WW_Paeroa	Wastewater 17992 - Paeroa Septage Facility - Construction	Surplus Capacity Project	34,224	10.00%	90.00%
Wastewater Treatment	WW_Paeroa	Wastewater 27595 - Ngatea WWTP - Resource Consent Renewal	Surplus Capacity Project	31,128	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Wastewater 27595 - Ngatea WWTP - Resource Consent Renewal	Surplus Capacity Project	30,631	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28789 - Karangahake to Paeroa Wastewater Line	Surplus Capacity Project	20,950	90.00%	10.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28723 - Ngatea WWTP Resource Consent Renewal 2015 - Post Lodgement Con	Surplus Capacity Project	19,319	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28723 - Ngatea WWTP Resource Consent Renewal 2015 - Post Lodgement Con	Surplus Capacity Project	17,672	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Wastewater 27595 - Ngatea WWTP - Resource Consent Renewal	Surplus Capacity Project	6,411	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28723 - Ngatea WWTP Resource Consent Renewal 2015 - Post Lodgement Con	Surplus Capacity Project	4,260	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Wastewater 28723 - Ngatea WWTP Resource Consent Renewal 2015 - Post Lodgement Con	Surplus Capacity Project	2,653	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Wastewater 27595 - Ngatea WWTP - Resource Consent Renewal	Surplus Capacity Project	2,423	30.00%	70.00%
Wastewater Treatment	WW_Paeroa	Optimisation of the Ngatea Pump network to allow for the Ngatea North subdivision	Surplus Capacity Project	150,000	100.00%	0.00%
Wastewater Treatment	WW_Paeroa	Paeroa - Pipe Renewals Hydraulic	Surplus Capacity Project	1,394,683	10.00%	90.00%
Wastewater Treatment	WW_Paeroa	Kerepehi Resource Consents	Surplus Capacity Project	151,169	19.00%	81.00%
<b>WW_Paeroa Total</b>				<b>45,383,912</b>		
Wastewater Treatment	WW_Waihi	Generator Shed Waihi	LTP Project	21,000	0.00%	100.00%
Wastewater Treatment	WW_Waihi	Waihi East - Pipe Renewals Hydraulic	LTP Project	122,750	12.50%	87.50%
Wastewater Treatment	WW_Waihi	Waihi Aerator Component Renewals	LTP Project	23,105	0.00%	100.00%
Wastewater Treatment	WW_Waihi	Waihi Resource Consents	LTP Project	747,307	12.50%	87.50%
Wastewater Treatment	WW_Waihi	Waihi Scada Instrumentation Renewals	LTP Project	55,460	0.00%	100.00%
Wastewater Treatment	WW_Waihi	Pit Rim sewer	LTP Project	189,421	0.00%	100.00%
Wastewater Treatment	WW_Waihi	New storage tanks at Waihi STP	LTP Project	40,000	0.00%	100.00%
Wastewater Treatment	WW_Waihi	Waihi Second Rising Main to Plant	LTP Project	500,000	0.00%	100.00%
Wastewater Treatment	WW_Waihi	New rising main and pumpstation for Wellington SsPS	LTP Project	119,752	0.00%	100.00%
Wastewater Treatment	WW_Waihi	Wastewater 19363 - Waihi Wastewater Retic - Victoria St Pumpstation upgrade/Rising main	Surplus Capacity Project	381,204	10.00%	90.00%
Wastewater Treatment	WW_Waihi	Wastewater 19363 - Waihi Wastewater Retic - Victoria St Pumpstation upgrade/Rising main	Surplus Capacity Project	79,529	5.00%	95.00%
Wastewater Treatment	WW_Waihi	Wastewater 19363 - Waihi Wastewater Retic - Victoria St Pumpstation upgrade/Rising main	Surplus Capacity Project	22,204	5.00%	95.00%
Wastewater Treatment	WW_Waihi	Wastewater 19363 - Waihi Wastewater Retic - Victoria St Pumpstation upgrade/Rising main	Surplus Capacity Project	12,096	5.00%	95.00%
Wastewater Treatment	WW_Waihi	Wastewater 19363 - Waihi Wastewater Retic - Victoria St Pumpstation upgrade/Rising main	Surplus Capacity Project	749	5.00%	95.00%
Wastewater Treatment	WW_Waihi	Wastewater Waihi DAF Sludge Process	Surplus Capacity Project	375,000	15.00%	85.00%
Wastewater Treatment	WW_Waihi	Waihi East - Pipe Renewals Hydraulic	Surplus Capacity Project	196,941	10.00%	90.00%
Wastewater Treatment	WW_Waihi	Waihi DAF Sludge Process	Surplus Capacity Project	307,543	15.00%	85.00%
<b>WW_Waihi Total</b>				<b>3,194,061</b>		
Wastewater Treatment	WW_Waitakaruru	Waitakaruru WWTP Extension & network study and construction	LTP Project	350,363	18.50%	81.50%
Wastewater Treatment	WW_Waitakaruru	Waitakaruru Prostep Onsite Set Renewals	LTP Project	16,436	0.00%	100.00%
Wastewater Treatment	WW_Waitakaruru	Waitakaruru Resource Consents	LTP Project	75,000	12.50%	87.50%
Wastewater Treatment	WW_Waitakaruru	Waitakaruru STP Component Renewals	LTP Project	51,923	0.00%	100.00%
Wastewater Treatment	WW_Waitakaruru	Wastewater 21574 - Waitakaruru - Wastewater extensions	Surplus Capacity Project	36,956	10.00%	90.00%
Wastewater Treatment	WW_Waitakaruru	Wastewater 21574 - Waitakaruru - Wastewater extensions	Surplus Capacity Project	3,996	10.00%	90.00%
<b>WW_Waitakaruru Total</b>				<b>534,674</b>		
Wastewater Treatment	WW_Whiritoa	Whiritoa Upgrading WWTP	LTP Project	1,088,087	0.00%	100.00%
Wastewater Treatment	WW_Whiritoa	Whiritoa Aerator Component Renewals	LTP Project	6,031	0.00%	100.00%
Wastewater Treatment	WW_Whiritoa	Whiritoa Irrigation Block Renewals	LTP Project	150,000	0.00%	100.00%
Wastewater Treatment	WW_Whiritoa	Whiritoa Irrigation Block Renewals	Surplus Capacity Project	365,256	5.00%	95.00%
Wastewater Treatment	WW_Whiritoa	Whiritoa Upgrading WWTP	Surplus Capacity Project	78,951	15.00%	85.00%
<b>WW_Whiritoa Total</b>				<b>1,688,325</b>		
<b>Wastewater Treatment Total</b>				<b>65,055,233</b>		
Water Supply	WA_District	District Water Demand Management	LTP Project	50,000	0.00%	100.00%
Water Supply	WA_District	Colour, Turbidity and pH monitoring at intakes	LTP Project	160,000	0.00%	100.00%

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Water Supply	WA_District	Generators for Treatment Plants	LTP Project	247,826	0.00%	100.00%
Water Supply	WA_District	Ventilation for membrane cell rooms, MCC's, etc.	LTP Project	30,000	0.00%	100.00%
Water Supply	WA_District	Sanitary Survey for water supply extensions District wide	LTP Project	33,044	0.00%	100.00%
Water Supply	WA_District	District Cast Iron Pipe Renewal	LTP Project	1,858,354	6.00%	94.00%
Water Supply	WA_District	District Treatment Asset Renewals	LTP Project	1,877,841	0.00%	100.00%
Water Supply	WA_District	District Upgrading and Replacing of SCADA Equipment	LTP Project	32,757	0.00%	100.00%
Water Supply	WA_District	District Water Meter Renewals	LTP Project	2,684,586	0.00%	100.00%
Water Supply	WA_District	District Wide Pipe Renewal Programme (Service Continuity)	LTP Project	7,824,613	6.00%	94.00%
Water Supply	WA_District	Self-cleaning colour sensors for Paeroa and Waihi	LTP Project	150,000	0.00%	100.00%
Water Supply	WA_District	Water District Wide Pipe Renewal Programme (Service Continuity)	Surplus Capacity Project	597,182	10.00%	90.00%
Water Supply	WA_District	District Cast Iron Pipe Renewal	Surplus Capacity Project	198,342	25.00%	75.00%
Water Supply	WA_District	District Wide Pipe Renewal Programme (Service Continuity)	Surplus Capacity Project	750,384	25.00%	75.00%
<b>WA_District Total</b>				<b>16,494,929</b>		
Water Supply	WA_Paeroa	2nd intake for Paeroa(Resilience)	LTP Project	31,500	0.00%	100.00%
Water Supply	WA_Paeroa	KarangahakeMackaytown PRV Refurbishments	LTP Project	5,507	0.00%	100.00%
Water Supply	WA_Paeroa	Paeroa UV Lamps	LTP Project	15,473	0.00%	100.00%
Water Supply	WA_Paeroa	Paeroa Membrane Renewals	LTP Project	550,725	0.00%	100.00%
Water Supply	WA_Paeroa	Paeroa Raw water main – AC samples for analysis	LTP Project	6,580	0.00%	100.00%
Water Supply	WA_Paeroa	Water 22106 - Paeroa - Water Supply - Treatment Upgrade	Surplus Capacity Project	2,649,358	5.16%	94.84%
Water Supply	WA_Paeroa	Water Kaimanawa Connection with Plains or Paeroa	Surplus Capacity Project	2,148,771	10.00%	90.00%
Water Supply	WA_Paeroa	Water 31727 - Kaimanawa Water Connection to Paeroa	Surplus Capacity Project	1,594,804	10.00%	90.00%
Water Supply	WA_Paeroa	Water 22106 - Paeroa - Water Supply - Treatment Upgrade	Surplus Capacity Project	1,098,700	9.00%	91.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	967,834	2.26%	97.74%
Water Supply	WA_Paeroa	Water 22106 - Paeroa - Water Supply - Treatment Upgrade	Surplus Capacity Project	443,856	9.00%	91.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	436,543	10.00%	90.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	117,885	10.00%	90.00%
Water Supply	WA_Paeroa	Water 22106 - Paeroa - Water Supply - Treatment Upgrade	Surplus Capacity Project	116,108	9.00%	91.00%
Water Supply	WA_Paeroa	Water 24416 - Paeroa - Water Supply - Water Treatment Upgrade 2012 - 2015	Surplus Capacity Project	109,237	9.00%	91.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	108,427	10.00%	90.00%
Water Supply	WA_Paeroa	Water 31727 - Kaimanawa Water Connection to Paeroa	Surplus Capacity Project	100,301	10.00%	90.00%
Water Supply	WA_Paeroa	Water 24416 - Paeroa - Water Supply - Water Treatment Upgrade 2012 - 2015	Surplus Capacity Project	63,490	9.00%	91.00%
Water Supply	WA_Paeroa	Water 24416 - Paeroa - Water Supply - Water Treatment Upgrade 2012 - 2015	Surplus Capacity Project	59,008	9.00%	91.00%
Water Supply	WA_Paeroa	Water 24416 - Paeroa - Water Supply - Water Treatment Upgrade 2012 - 2015	Surplus Capacity Project	54,538	9.00%	91.00%
Water Supply	WA_Paeroa	Water 31878 - Paeroa Reticulation - Renew Watermain, Raroa Road	Surplus Capacity Project	50,267	9.00%	91.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	26,356	9.00%	91.00%
Water Supply	WA_Paeroa	Water 31877 - Paeroa Reticulation - Watermain Renewal, Opatito Road	Surplus Capacity Project	21,459	9.00%	91.00%
Water Supply	WA_Paeroa	Water 24416 - Paeroa - Water Supply - Water Treatment Upgrade 2012 - 2015	Surplus Capacity Project	18,830	9.00%	91.00%
Water Supply	WA_Paeroa	Water 22106 - Paeroa - Water Supply - Treatment Upgrade	Surplus Capacity Project	6,654	9.00%	91.00%
Water Supply	WA_Paeroa	Water 24416 - Paeroa - Water Supply - Water Treatment Upgrade 2012 - 2015	Surplus Capacity Project	5,285	9.00%	91.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	4,656	10.00%	90.00%
Water Supply	WA_Paeroa	Water 22106 - Paeroa - Water Supply - Treatment Upgrade	Surplus Capacity Project	2,161	9.00%	91.00%
Water Supply	WA_Paeroa	Water 31878 - Paeroa Reticulation - Renew Watermain, Raroa Road	Surplus Capacity Project	2,131	10.00%	90.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	1,944	10.00%	90.00%
Water Supply	WA_Paeroa	Water 22584 - Karangahake/Mackaytown - renewal of source/treatment	Surplus Capacity Project	636	10.00%	90.00%
Water Supply	WA_Paeroa	Water 31877 - Paeroa Reticulation - Watermain Renewal, Opatito Road	Surplus Capacity Project	413	10.00%	90.00%
<b>WA_Paeroa Total</b>				<b>10,819,438</b>		
Water Supply	WA_Plains	Manganese Treatment – Phase 1 online monitoring - Phase 2 Green sand filter	LTP Project	7,082,500	0.00%	100.00%
Water Supply	WA_Plains	Network connection to Waitakaruru Reservoirs	LTP Project	1,140,961	0.00%	100.00%
Water Supply	WA_Plains	Plains & Paeroa Water connection	LTP Project	1,189,194	0.00%	100.00%
Water Supply	WA_Plains	Kerepehi Membrane Renewals	LTP Project	987,009	0.00%	100.00%
Water Supply	WA_Plains	Kerepehi Reticulation Pump 1 VSD	LTP Project	12,000	0.00%	100.00%
Water Supply	WA_Plains	Kerepehi Treated Water Flowmeter	LTP Project	13,866	0.00%	100.00%
Water Supply	WA_Plains	Kerepehi UV Lamps Renewal	LTP Project	83,842	0.00%	100.00%
Water Supply	WA_Plains	Kerepehi Waihou Pump 1 VSD	LTP Project	21,188	0.00%	100.00%

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Water Supply	WA_Plains	Waihou Intake Consents	LTP Project	120,627	6.00%	94.00%
Water Supply	WA_Plains	Waihou Intake Control Upgrade	LTP Project	90,000	6.00%	94.00%
Water Supply	WA_Plains	Waitakaruru Backwash VSD	LTP Project	12,600	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru Caustic Storage Tank	LTP Project	32,900	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru Dose Pump Renewals	LTP Project	32,029	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru Filter Media Renewal	LTP Project	78,961	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru Mud Pump	LTP Project	7,238	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru Recycle Pump	LTP Project	7,238	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru Retic 1 VSD	LTP Project	12,600	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru Reticulation Flowmeter	LTP Project	11,550	0.00%	100.00%
Water Supply	WA_Plains	Mangatarata intake Flowmeter	LTP Project	11,550	0.00%	100.00%
Water Supply	WA_Plains	Mangatarata intake VSD	LTP Project	11,550	0.00%	100.00%
Water Supply	WA_Plains	Waitakaruru UV Lamps Renewal	LTP Project	20,228	0.00%	100.00%
Water Supply	WA_Plains	Raw water tank Kerepehi	LTP Project	1,201,450	6.00%	94.00%
Water Supply	WA_Plains	Concrete Pipe replacement	LTP Project	3,460,320	0.00%	100.00%
Water Supply	WA_Plains	Kerepehi raw water main	LTP Project	3,250,000	6.00%	94.00%
Water Supply	WA_Plains	Waitakaruru Raw water main (Mangatarata intake to Plant)	LTP Project	406,535	0.00%	100.00%
Water Supply	WA_Plains	Repair the gabions at the Quarry intake	LTP Project	22,029	0.00%	100.00%
Water Supply	WA_Plains	Pressure improvements to Orongo	LTP Project	94,500	6.00%	94.00%
Water Supply	WA_Plains	Communications/control integration for Waitakaruru and Quarry and Mangatarata intake	LTP Project	55,000	0.00%	100.00%
Water Supply	WA_Plains	Housing of Generator Kerepehi	LTP Project	15,750	0.00%	100.00%
Water Supply	WA_Plains	Risk Management Plan for the Quarry	LTP Project	30,000	0.00%	100.00%
Water Supply	WA_Plains	Reseal Kerepehi WTP access rd	LTP Project	20,000	0.00%	100.00%
Water Supply	WA_Plains	Mangatarata intake pump renewal	LTP Project	15,750	0.00%	100.00%
Water Supply	WA_Plains	Water 20214 - Kerepehi - Water Supply - Water Treatment Upgrade - Detailed Design a	Surplus Capacity Project	5,463,323	5.00%	95.00%
Water Supply	WA_Plains	Water 31702 - Plains Storage Project - Kerepehi Treated Water Reservoirs	Surplus Capacity Project	2,715,310	5.00%	95.00%
Water Supply	WA_Plains	Water 20214 - Kerepehi - Water Supply - Water Treatment Upgrade - Detailed Design a	Surplus Capacity Project	2,618,416	5.00%	95.00%
Water Supply	WA_Plains	Water 20214 - Kerepehi - Water Supply - Water Treatment Upgrade - Detailed Design a	Surplus Capacity Project	1,168,591	5.00%	95.00%
Water Supply	WA_Plains	Water 23115 - Steen Road Watermain Renewal - Quarry Storage Project	Surplus Capacity Project	913,290	5.00%	95.00%
Water Supply	WA_Plains	Water 19521 - Waitakaruru - Water Supply - Quarry Storage Facility	Surplus Capacity Project	857,706	4.50%	95.50%
Water Supply	WA_Plains	Water 19521 - Waitakaruru - Water Supply - Quarry Storage Facility	Surplus Capacity Project	675,901	4.50%	95.50%
Water Supply	WA_Plains	Water 29067 - Waitakaruru WTP upgrade - Electrical & Automation Stg III	Surplus Capacity Project	625,959	4.70%	95.30%
Water Supply	WA_Plains	Water 28153 - Waitakaruru WTP - UV and Reservoir Connectoion - Design / Build	Surplus Capacity Project	464,518	5.00%	95.00%
Water Supply	WA_Plains	Water 31702 - Plains Storage Project - Kerepehi Treated Water Reservoirs	Surplus Capacity Project	439,731	5.00%	95.00%
Water Supply	WA_Plains	Water 19521 - Waitakaruru - Water Supply - Quarry Storage Facility	Surplus Capacity Project	325,426	4.50%	95.50%
Water Supply	WA_Plains	Water 29067 - Waitakaruru WTP upgrade - Electrical & Automation Stg III	Surplus Capacity Project	262,658	4.70%	95.30%
Water Supply	WA_Plains	Water 31077 - Turua Water Main Upgrade - Stage One (Southern End)	Surplus Capacity Project	246,201	15.00%	85.00%
Water Supply	WA_Plains	Water 28203 - Waitakaruru Drinking Water Upgrade - Balance of Plant	Surplus Capacity Project	235,246	5.00%	95.00%
Water Supply	WA_Plains	Water 29030 - Renewal of 4.2km water main - Pipiroa Road	Surplus Capacity Project	234,198	10.00%	90.00%
Water Supply	WA_Plains	Water 20214 - Kerepehi - Water Supply - Water Treatment Upgrade - Detailed Design a	Surplus Capacity Project	227,701	4.50%	95.50%
Water Supply	WA_Plains	Water 19243 - Kerepehi - Water Supply - Water Treatment Upgrade	Surplus Capacity Project	188,463	4.50%	95.50%
Water Supply	WA_Plains	Water 17772 - Kerepehi - Water Supply - Water Treatment Upgrade - Preliminary Profe	Surplus Capacity Project	185,570	4.50%	95.50%
Water Supply	WA_Plains	Water 20214 - Kerepehi - Water Supply - Water Treatment Upgrade - Detailed Design a	Surplus Capacity Project	184,624	4.50%	95.50%
Water Supply	WA_Plains	Water 22026 - Kerepehi - Water Treatment Upgrade - Waihou Intake Upgrade Contract 4	Surplus Capacity Project	164,965	4.50%	95.50%
Water Supply	WA_Plains	Water 28153 - Waitakaruru WTP - UV and Reservoir Connectoion - Design / Build	Surplus Capacity Project	158,712	5.00%	95.00%
Water Supply	WA_Plains	Water 17626 - Waitakaruru - Water Supply - Resource Consent Renewals	Surplus Capacity Project	133,485	4.00%	96.00%
Water Supply	WA_Plains	Water 22026 - Kerepehi - Water Treatment Upgrade - Waihou Intake Upgrade Contract 4	Surplus Capacity Project	124,158	4.50%	95.50%
Water Supply	WA_Plains	Water 19521 - Waitakaruru - Water Supply - Quarry Storage Facility	Surplus Capacity Project	110,307	4.50%	95.50%
Water Supply	WA_Plains	Water 29030 - Renewal of 4.2km water main - Pipiroa Road	Surplus Capacity Project	93,239	10.00%	90.00%
Water Supply	WA_Plains	Water 23325 - Waitakaruru WTP - Renewal of Reticulation Pumps	Surplus Capacity Project	86,680	4.00%	96.00%
Water Supply	WA_Plains	Water 28203 - Waitakaruru Drinking Water Upgrade - Balance of Plant	Surplus Capacity Project	86,261	5.00%	95.00%
Water Supply	WA_Plains	Water 23115 - Steen Road Watermain Renewal - Quarry Storage Project	Surplus Capacity Project	84,879	5.00%	95.00%
Water Supply	WA_Plains	Water 19243 - Kerepehi - Water Supply - Water Treatment Upgrade	Surplus Capacity Project	77,503	4.50%	95.50%
Water Supply	WA_Plains	Water 28203 - Waitakaruru Drinking Water Upgrade - Balance of Plant	Surplus Capacity Project	65,378	5.00%	95.00%

# Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Water Supply	WA_Plains	Water 29067 - Waitakaruru WTP upgrade - Electrical & Automation Stg III	Surplus Capacity Project	62,899	4.70%	95.30%
Water Supply	WA_Plains	Water 23115 - Steen Road Watermain Renewal - Quarry Storage Project	Surplus Capacity Project	62,482	5.00%	95.00%
Water Supply	WA_Plains	Water 17626 - Waitakaruru - Water Supply - Resource Consent Renewals	Surplus Capacity Project	57,496	4.00%	96.00%
Water Supply	WA_Plains	Water 27814 - Plains Reticulation - upsize Mc Gowan Av to feed Hydrant at Kerepeehi	Surplus Capacity Project	44,910	15.00%	85.00%
Water Supply	WA_Plains	Water 28203 - Waitakaruru Drinking Water Upgrade - Balance of Plant	Surplus Capacity Project	39,863	20.00%	80.00%
Water Supply	WA_Plains	Water 19243 - Kerepehi - Water Supply - Water Treatment Upgrade	Surplus Capacity Project	39,581	4.50%	95.50%
Water Supply	WA_Plains	Water 19243 - Kerepehi - Water Supply - Water Treatment Upgrade	Surplus Capacity Project	39,498	4.50%	95.50%
Water Supply	WA_Plains	Water 20689 - Kerepehi - Water Supply - Water Treatment Upgrade - Network modelling	Surplus Capacity Project	38,633	4.50%	95.50%
Water Supply	WA_Plains	Water 28203 - Waitakaruru Drinking Water Upgrade - Balance of Plant	Surplus Capacity Project	37,474	5.00%	95.00%
Water Supply	WA_Plains	Water 21769 - Kerepehi - Water Supply - Intake Pumpstation Upgrade - Pump and Vacuu	Surplus Capacity Project	35,323	4.00%	96.00%
Water Supply	WA_Plains	Water 18105 - Kerepehi - Water Supply - Bulkmain to Ngatea Stage 3	Surplus Capacity Project	33,253	10.00%	90.00%
Water Supply	WA_Plains	Water 29030 - Renewal of 4.2km water main - Pipiroa Road	Surplus Capacity Project	30,368	10.00%	90.00%
Water Supply	WA_Plains	Water 20689 - Kerepehi - Water Supply - Water Treatment Upgrade - Network modelling	Surplus Capacity Project	29,880	4.50%	95.50%
Water Supply	WA_Plains	Water 19630 - Kerepehi - Water Supply - Water Treatment Upgrade - Raw Water Investi	Surplus Capacity Project	24,605	4.50%	95.50%
Water Supply	WA_Plains	Water 19243 - Kerepehi - Water Supply - Water Treatment Upgrade	Surplus Capacity Project	23,105	4.50%	95.50%
Water Supply	WA_Plains	Water 26646 - Waitakaruru WTP - Electrical, Automation and UV Upgrade	Surplus Capacity Project	22,130	4.70%	95.30%
Water Supply	WA_Plains	Water 17772 - Kerepehi - Water Supply - Water Treatment Upgrade - Preliminary Profe	Surplus Capacity Project	21,006	4.50%	95.50%
Water Supply	WA_Plains	Water 20689 - Kerepehi - Water Supply - Water Treatment Upgrade - Network modelling	Surplus Capacity Project	20,242	4.50%	95.50%
Water Supply	WA_Plains	Water 29067 - Waitakaruru WTP upgrade - Electrical & Automation Stg III	Surplus Capacity Project	20,175	4.70%	95.30%
Water Supply	WA_Plains	Water 23115 - Steen Road Watermain Renewal - Quarry Storage Project	Surplus Capacity Project	19,395	5.00%	95.00%
Water Supply	WA_Plains	Water 26646 - Waitakaruru WTP - Electrical, Automation and UV Upgrade	Surplus Capacity Project	18,755	4.70%	95.30%
Water Supply	WA_Plains	Water 23115 - Steen Road Watermain Renewal - Quarry Storage Project	Surplus Capacity Project	16,525	5.00%	95.00%
Water Supply	WA_Plains	Water 20214 - Kerepehi - Water Supply - Water Treatment Upgrade - Detailed Design a	Surplus Capacity Project	15,880	4.50%	95.50%
Water Supply	WA_Plains	Water 19243 - Kerepehi - Water Supply - Water Treatment Upgrade	Surplus Capacity Project	14,916	4.50%	95.50%
Water Supply	WA_Plains	Water 23325 - Waitakaruru WTP - Renewal of Reticulation Pumps	Surplus Capacity Project	13,608	4.00%	96.00%
Water Supply	WA_Plains	Water 31076 - Hauraki Road - 150mm diameter Bridge Crossing	Surplus Capacity Project	9,563	10.00%	90.00%
Water Supply	WA_Plains	Water 26646 - Waitakaruru WTP - Electrical, Automation and UV Upgrade	Surplus Capacity Project	9,423	4.70%	95.30%
Water Supply	WA_Plains	Water 26646 - Waitakaruru WTP - Electrical, Automation and UV Upgrade	Surplus Capacity Project	7,739	4.70%	95.30%
Water Supply	WA_Plains	Water 26646 - Waitakaruru WTP - Electrical, Automation and UV Upgrade	Surplus Capacity Project	6,406	4.70%	95.30%
Water Supply	WA_Plains	Water 20214 - Kerepehi - Water Supply - Water Treatment Upgrade - Detailed Design a	Surplus Capacity Project	6,405	4.50%	95.50%
Water Supply	WA_Plains	Water 19521 - Waitakaruru - Water Supply - Quarry Storage Facility	Surplus Capacity Project	6,110	4.50%	95.50%
Water Supply	WA_Plains	Water 23325 - Waitakaruru WTP - Renewal of Reticulation Pumps	Surplus Capacity Project	6,057	4.00%	96.00%
Water Supply	WA_Plains	Water 19521 - Waitakaruru - Water Supply - Quarry Storage Facility	Surplus Capacity Project	5,761	4.50%	95.50%
Water Supply	WA_Plains	Water 19243 - Kerepehi - Water Supply - Water Treatment Upgrade	Surplus Capacity Project	4,750	4.50%	95.50%
Water Supply	WA_Plains	Water 17773 - Kerepehi - Water Supply - Resource Consent Renewals	Surplus Capacity Project	4,566	4.50%	95.50%
Water Supply	WA_Plains	Water 17625 - Waitakaruru - Water Supply - Deep Groundwater Investigation Project	Surplus Capacity Project	4,178	5.00%	95.00%
Water Supply	WA_Plains	Water 17772 - Kerepehi - Water Supply - Water Treatment Upgrade - Preliminary Profe	Surplus Capacity Project	3,212	4.50%	95.50%
Water Supply	WA_Plains	Water 28153 - Waitakaruru WTP - UV and Reservoir Connectoion - Design / Build	Surplus Capacity Project	2,461	5.00%	95.00%
Water Supply	WA_Plains	Water 26687 - Waitakaruru WTP - Renew Chlorine Room Doors	Surplus Capacity Project	1,969	4.70%	95.30%
Water Supply	WA_Plains	Water 17773 - Kerepehi - Water Supply - Resource Consent Renewals	Surplus Capacity Project	990	4.50%	95.50%
Water Supply	WA_Plains	Water 29030 - Renewal of 4.2km water main - Pipiroa Road	Surplus Capacity Project	61	10.00%	90.00%
Water Supply	WA_Plains	Water 26646 - Waitakaruru WTP - Electrical, Automation and UV Upgrade	Surplus Capacity Project	-136	4.70%	95.30%
Water Supply	WA_Plains	Water 22026 - Kerepehi - Water Treatment Upgrade - Waihou Intake Upgrade Contract 4	Surplus Capacity Project	-8,107	4.50%	95.50%
Water Supply	WA_Plains	Plains Reticulation Booster and Transfer Pumps	Surplus Capacity Project	145,000	25.00%	75.00%
<b>WA_Plains Total</b>				<b>39,767,773</b>		
Water Supply	WA_Waihi	Waihi membrane redundancy & growth strategy	LTP Project	50,000	6.00%	94.00%
Water Supply	WA_Waihi	Waihi WTP plant screening	LTP Project	5,250	0.00%	100.00%
Water Supply	WA_Waihi	Waihi Second Membrane	LTP Project	2,612,500	6.00%	94.00%
Water Supply	WA_Waihi	Waihi Membrane Renewals	LTP Project	352,464	0.00%	100.00%
Water Supply	WA_Waihi	Waihi Plant Outflow Meter	LTP Project	12,116	0.00%	100.00%
Water Supply	WA_Waihi	Water 24687 - Waihi - Water Treatment Upgrade - 2012-2015	Surplus Capacity Project	2,625,102	0.76%	99.24%
Water Supply	WA_Waihi	Water 26524 - Waihi - Alternative Source - Ohinemuri Pipeline	Surplus Capacity Project	1,281,723	6.00%	94.00%
Water Supply	WA_Waihi	Water 24687 - Waihi - Water Treatment Upgrade - 2012-2015	Surplus Capacity Project	889,743	4.50%	95.50%
Water Supply	WA_Waihi	Water 22585 - Waikino - connection to Waihi supply	Surplus Capacity Project	723,236	0.10%	99.90%

## Schedule of assets for which development contributions will be used

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Water Supply	WA_Waihi	Water 26523 - Waihi - Alternative Source - Ohinemuri Intake	Surplus Capacity Project	549,674	6.00%	94.00%
Water Supply	WA_Waihi	Water 22585 - Waikino - connection to Waihi supply	Surplus Capacity Project	157,257	6.00%	94.00%
Water Supply	WA_Waihi	Water 23111 - Waihi Water - Alternative Source - Upper Waitawheta Consent Applicati	Surplus Capacity Project	132,137	5.50%	94.50%
Water Supply	WA_Waihi	Water 23111 - Waihi Water - Alternative Source - Upper Waitawheta Consent Applicati	Surplus Capacity Project	118,218	5.50%	94.50%
Water Supply	WA_Waihi	Water 19014 - Waihi Water - Alternative Source	Surplus Capacity Project	113,984	5.50%	94.50%
Water Supply	WA_Waihi	Water 24687 - Waihi - Water Treatment Upgrade - 2012-2015	Surplus Capacity Project	86,234	4.50%	95.50%
Water Supply	WA_Waihi	Water 22585 - Waikino - connection to Waihi supply	Surplus Capacity Project	67,471	6.00%	94.00%
Water Supply	WA_Waihi	Water 28249 - Waihi WTP Upgrade - Construct New Wastewater Line	Surplus Capacity Project	66,736	6.00%	94.00%
Water Supply	WA_Waihi	Water 24687 - Waihi - Water Treatment Upgrade - 2012-2015	Surplus Capacity Project	59,167	4.50%	95.50%
Water Supply	WA_Waihi	Water 28279 - Waihi WTP - Design / Suerpvision of Wastewater Connection to Sewer Net	Surplus Capacity Project	48,000	6.00%	94.00%
Water Supply	WA_Waihi	Water 26523 - Waihi - Alternative Source - Ohinemuri Intake	Surplus Capacity Project	46,264	6.00%	94.00%
Water Supply	WA_Waihi	Water 23111 - Waihi Water - Alternative Source - Upper Waitawheta Consent Applicati	Surplus Capacity Project	45,682	5.50%	94.50%
Water Supply	WA_Waihi	Water 26523 - Waihi - Alternative Source - Ohinemuri Intake	Surplus Capacity Project	41,845	6.00%	94.00%
Water Supply	WA_Waihi	Water 19014 - Waihi Water - Alternative Source	Surplus Capacity Project	36,953	5.50%	94.50%
Water Supply	WA_Waihi	Water 22585 - Waikino - connection to Waihi supply	Surplus Capacity Project	33,668	6.00%	94.00%
Water Supply	WA_Waihi	Water 26524 - Waihi - Alternative Source - Ohinemuri Pipeline	Surplus Capacity Project	19,320	6.00%	94.00%
Water Supply	WA_Waihi	Water 26523 - Waihi - Alternative Source - Ohinemuri Intake	Surplus Capacity Project	15,407	6.00%	94.00%
Water Supply	WA_Waihi	Water 22585 - Waikino - connection to Waihi supply	Surplus Capacity Project	12,604	6.00%	94.00%
Water Supply	WA_Waihi	Water 26524 - Waihi - Alternative Source - Ohinemuri Pipeline	Surplus Capacity Project	8,978	6.00%	94.00%
Water Supply	WA_Waihi	Water 19014 - Waihi Water - Alternative Source	Surplus Capacity Project	8,528	5.50%	94.50%
Water Supply	WA_Waihi	Water 19014 - Waihi Water - Alternative Source	Surplus Capacity Project	7,346	5.50%	94.50%
Water Supply	WA_Waihi	Water 28249 - Waihi WTP Upgrade - Construct New Wastewater Line	Surplus Capacity Project	5,610	6.00%	94.00%
Water Supply	WA_Waihi	Water 23111 - Waihi Water - Alternative Source - Upper Waitawheta Consent Applicati	Surplus Capacity Project	4,622	6.00%	94.00%
Water Supply	WA_Waihi	Water 26524 - Waihi - Alternative Source - Ohinemuri Pipeline	Surplus Capacity Project	4,081	6.00%	94.00%
Water Supply	WA_Waihi	Water 26523 - Waihi - Alternative Source - Ohinemuri Intake	Surplus Capacity Project	3,152	6.00%	94.00%
Water Supply	WA_Waihi	Water 22585 - Waikino - connection to Waihi supply	Surplus Capacity Project	1,824	6.00%	94.00%
Water Supply	WA_Waihi	Water 26524 - Waihi - Alternative Source - Ohinemuri Pipeline	Surplus Capacity Project	1,140	6.00%	94.00%
Water Supply	WA_Waihi	Water 22585 - Waikino - connection to Waihi supply	Surplus Capacity Project	773	6.00%	94.00%
Water Supply	WA_Waihi	Water 19014 - Waihi Water - Alternative Source	Surplus Capacity Project	292	5.50%	94.50%
Water Supply	WA_Waihi	Water 19014 - Waihi Water - Alternative Source	Surplus Capacity Project	-365	5.50%	94.50%
Water Supply	WA_Waihi	Waikino Pukekauri Network Extension	Surplus Capacity Project	236,852	50.00%	50.00%
<b>WA_Waihi Total</b>				10,485,588		
<b>Water Supply Total</b>				77,567,729		
<b>Grand Total</b>				222,336,866		



For more information:

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