

# Part 5 – Development Contributions Policy

## 1 Introduction

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

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

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

### 1.1 Legislative Requirements and Powers

Council is required to have a policy on development contributions or financial contributions as a component

of its Funding and Financial Policies in its Long Term Plan under Section 102(2)(d) of the Local Government Act 2002 (the Act). This Policy satisfies that requirement.

Section 198 of the Act gives territorial authorities the power to require a development contribution when granting a resource consent for a development, a building consent or an authorisation for a service connection. It should be noted that Development Contributions can be charged at any or all of these points provided they have caused a requirement for growth funding. Development contributions provide Council with a method to obtain contributions to fund infrastructure required due to growth.

### 1.2 Purpose of Policy

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

### 1.3 Adoption of Policy

This Policy is adopted in conjunction with the Long Term Plan 2012–2022 and will come into force on 1 July 2012.

Tasman District's population is expected to increase from 48,100 in 2011 to 53,200 by 2031...

#### 1.4 When a Development Contribution is Required

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

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

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

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

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

#### 1.5 Limitations to the Imposition of Development Contributions

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

- (a) Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent requiring that a financial contribution be made in relation to the same development for the same purpose.
- (b) Where subject to Council's agreement, the developer will fund or otherwise provide for the same network infrastructure, reserve or community infrastructure.
- (c) Where in relation to water, wastewater or stormwater services, it is not intended that the development will benefit from a new or expanded Council system, or that Council will manage any adverse effect on a stormwater system from development, over the life of the Long Term Plan (refer to the Services Contribution Area Maps – Schedule III).
- (d) Where Council has received or will receive funding from a third party for these works.
- (e) Where existing use rights under Section 10 of the Resource Management Act apply to any building re-development.
- (f) Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure.



# Development Contributions Policy (cont.)

- (g) Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$50,000 exclusive of GST, unless the building consent is for a change of use.
- (h) Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.

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

## 1.6 Recovery of Financial Contributions

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

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

## 2 Council's Objective for the Collection of Development Contributions

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

## 3 Trigger for Taking a Development Contribution

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

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

Council will generally require development contributions on the grant of a resource consent for subdivision or building consent for new development. Council considers that these triggers are generally the most appropriate stage to require a development contribution for the following reasons:

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

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

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

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

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

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

### 4.1 Capital Expenditure as a Result of Growth in the District

The Council has estimated the total capital expenditure which it expects to incur as a result of growth to meet increased demand for network infrastructure over the next 10 years. This arises out of the preparation of activity management plans (which are available for public inspection) identifying the new or additional or expanded network infrastructure that will be developed over the next 10 years, the anticipated growth in the District and the proportion of capital expenditure on that network infrastructure which is attributable to new growth.

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

# Development Contributions Policy (cont.)

The relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 1 below. These costs exclude loans carried forward from shortfalls in Development Contributions received in previous years.

TABLE 1	
Activity	Growth component to be funded by Development Contributions \$ (GST excl)
Water supply	13,455,343
Wastewater reticulation	17,041,070
Stormwater	11,309,788
Transportation, Roads and Footpaths	3,170,146
<b>TOTAL</b>	<b>44,976,347</b>

Note: Includes loan costs and Development Contribution loans to recover \$13,015,574.

## 5 Units of Demand

### 5.1 Residential

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

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

### 5.2 Non-Residential

**5.2.1** Where there is a subdivision for a non-residential land use or non-residential building development, an assessment will be carried out to determine an appropriate

unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the non-residential development and the assumptions made in calculating the household unit of demand or such other criteria as may be relevant (refer to Section 12, definition of HUD). When there is a non-residential development and there is no automatic requirement for a roading contribution using the HUD methodology (3 car parks), a development contribution equivalent to 1 HUD will be charged unless it can be shown by the developer that no roading growth requirement will be created.

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

### 5.3 Special Assessments

**5.3.1** In addition, Council reserves the right, at its sole discretion, to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development. This may occur where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of an equivalent household unit of demand. In any such case the Council may, at its sole discretion, require a special assessment to determine the capital expenditure on network infrastructure that can be attributed to the development in question.

## 6 Refunds

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

## 7 Payment of Development Contributions

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

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

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

30 days after payment is due Council will be able to charge interest at 2 percent per annum above the Reserve Bank 90 day bank bill rate on all debts owing.

In addition to its powers generally to require payment of development contributions, Council will exercise

# Development Contributions Policy (cont.)

the powers conferred by Section 208 of the Act (at its discretion) if development contributions are not paid, or not paid in full. This section enables Council to:

- Prevent the commencement of a resource consent.
- Withhold a certificate under Section 224 of the RMA.
- Withhold a code compliance certificate under Section 94(4) of the Building Act 2004.
- Withhold a service connection to the development.
- Register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

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

## 8 Bonding for development contributions

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

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

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

## 9 Implementation and Review

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

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

## 10 Significant Assumptions of the Development Contributions Policy

### 10.1 Methodology

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

### 10.2 Planning Horizons

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

### 10.3 Projecting Growth

To estimate the number of residential and rural/residential developments Council expects over a 20 year period, this Policy has used, and has maintained consistency with, Council's urban growth planning and asset management planning data. This in turn has been based on the medium growth scenario from Statistics New Zealand (2006 base projections). Statistical analysis of building consents over the last three years was also used to estimate growth requirements.

### 10.4 Best Available Knowledge

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

### 10.5 Key Risks/Effects

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

### 10.6 Financial/Administrative Assumptions

- All figures in the Development Contributions Policy include an allowance for inflation.

- That methods of service delivery will remain substantially unchanged.

## 11 Review of Decisions

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

## 12 Meaning of Terms

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

**Act** means the Local Government Act 2002.

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

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

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

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

**Catchment** means the area served by a particular infrastructure.

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



## Development Contributions Policy (cont.)

**Community Outcomes** means the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental and cultural well-being of its district or region, in the present and for the future.

**Development** means:

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

**Development Contribution** means a contribution:

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

**Development Contributions Policy** means the policy on development contributions included in the Long Term Plan of the Council under Section 102(2)(d) of the Act.

**District** means the Tasman District.

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

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

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

TABLE 2			
Activity	Base Unit	Demand per Household Unit	Comments
<b>Water</b>	Internal pipe size into development	Minimum house size 20 mm + 1 HUD	Internal pipe size into development dictates HUD amount (See below)
Water lateral pipe size into development		Equivalent HUD amount payable	
20 mm dia		1 HUD	
21 - 30 mm dia		2 HUD	
31 - 40 mm dia		3 HUD	
41 - 50 mm dia		5 HUD	
51 – 100 mm dia		10 HUD	
101 – 150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
<b>Wastewater (commercial only) (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0 m<sup>3</sup>/day)</b>	Number of pans / urinals	2 pans / urinals	Urinal = pan. Number of pans / urinals / 2 = HUD amount, i.e. 10 pans + 2 urinals = 12 pans divided by 2 = 6 HUDS
<b>Stormwater</b>	300 m <sup>2</sup> of non pervious surface	300 m <sup>2</sup> and multiples thereof for roof and paved areas. Credits given for stormwater mitigation, i.e. grass swales / rain gardens	Typical residential dwelling covers approx 300 m <sup>2</sup> site. Multiples of 300 m <sup>2</sup> , i.e. roof and paved areas equate to HUD / 300 m <sup>2</sup>
<b>Transportation, Roads and Footpaths</b>	Three carpark spaces	Three carpark spaces per household unit = 1 HUD	Figure 16.2D of the TRMP sets out carpark spaces for different uses. The total carpark spaces required per development / 3 = required HUD

\* For industrial/wet industries using more than 5.0m<sup>3</sup> water per day, individual assessments will be undertaken on the proposed water use averaged over the year.

• When a change in use occurs and no resource consent is required but an increased use in Council's infrastructure i.e. S198 and S199 Local Government Act 2002 (LGA 2002), Council may require that a Development Contribution be made and enforced through a statutory land charge pursuant S208(d) of LGA 2002.

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

**Policy** means this Development Contributions Policy.

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

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

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

# Development Contributions Policy (cont.)

## Calculating the cost of projects to fund Growth

Information on the cost of projects to fund growth is contained in several sections in this Plan.

Pages 86-96 contain the Council's Development Contributions Policy and the amount required to fund growth for engineering activities. The Financial Statements for each activity contains information on how much capital expenditure is required to:

- Meet additional demand (growth);
- Improve the levels of service; and
- Replace existing assets.

Both the Development Contributions growth figures and the Financial Statements growth figures are calculated as required by the Local Government Act 2002 (the Act), but the Act requires that they be calculated differently. The Development Contributions figures are calculated through consideration of what percentage of a project is required for growth. The Financial Statements growth calculations are based on the highest percentage of each of the three factors above. This means that the figures cannot be directly compared. An example of how two different systems work is set out below.

A capital expenditure project of \$100,000 is to be undertaken for the following reasons.

- Meeting additional demand 40 percent (i.e. growth)
- Improve levels of service 30 percent
- Replace existing assets 30 percent

The calculations for the two systems are as follows:

	Development Contributions	Financial Statements
Meeting additional demand (growth)	\$40,000	\$100,000 (i)
Improve levels of service	\$30,000	
Replace existing assets	\$30,000	

- (i) Given that the highest percentage reason for this project is to meet additional demand, or growth, the financial statements are required to allocate 100% of the project to this category. However if Council allocated 100 percent, i.e. \$100,000 for growth in calculating development contributions, then Council would collect too much for this project from developers. Conversely, if the project only had a small percentage of growth, then not enough would be collected from developers.

The difference between the two systems is confusing, however, both are required to be provided under the Act.

# Schedule I – Summary of Development Contributions

## 1 Residential Development

### 1.1 Development Contributions Required on Subdivision

For each infrastructure asset (water, wastewater, stormwater and roading) where development contributions are required, the development contribution payable by the developer will be calculated by multiplying the number of household units of demand (HUD) generated by the development by the figure for the relevant activity in Table 3. For the purpose of this Policy, a single household unit of demand is equivalent to each allotment created by subdivision. In calculating the number of HUDs, Council will use the number of new allotments created by subdivision, less:

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

Activity	Development Contribution per HUD \$ (incl. GST)*
Water	6,596
Wastewater	8,118
Stormwater	5,149
Transportation, Roads and Footpaths	894
<b>TOTAL</b>	<b>20,757</b>

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

## 1.2 Development Contributions Required on Building Development

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

For each building the development contribution for the building is calculated using the development contribution set out in Table 3.

2.4 When there is a non-residential development and there is no automatic requirement for a roading contribution using the HUD methodology (3 car parks), a development contribution equivalent to 1 HUD will be charged unless it can be shown by the developer that no roading growth requirement will be created.

## 2 Non-residential Development

2.1 Where there is a subdivision for a non-residential land use, or non-residential building development, an assessment will be carried out to determine a non-residential unit of demand in accordance with Table 2. The development contribution required for a non-residential development will be required on the grant of a resource consent, or on the grant of a building consent, or on the grant of any authorisation for a service connection, whichever is applicable and is first in time.

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

2.3 In calculating the equivalent HUD, the Council allows for fractions of HUDs e.g. 7 Car parks = 2.33 HUD X \$894 = \$2,083.02

## Schedule II – Summary of Activity Management Plans

### Summary of Development Contributions

Roading				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth*	Growth Cost Years 1-10 \$
Location				
Richmond	Queen Street/Salisbury Road Intersection improvements	1,168,071	14%	163,530
Richmond	Lower Queen Street/Lansdowne Road Intersection improvements	716,360	20%	143,272
Richmond	Moutere Highway/Waimea West Intersection improvements	984,071	14%	137,770
District	New Footpaths	3,066,236	14%	429,273
District	District Kerb and Channel	1,346,714	14%	188,540
District	Tasman's Great Taste Trail Construction - completion of stage one	294,793	14%	41,271
District	Tasman's Great Taste Trail Construction - Coastal Route	1,700,300	14%	238,042
Richmond	Salisbury Road/Champion Road Intersection improvements	499,693	14%	69,957
Richmond	Hill Street/Champion Road Intersection improvements	129,003	29%	37,411
Richmond	Wensley Road upgrade	1,776,011	47%	834,725
Richmond	Richmond Streetscape	5,213,853	17%	886,355
	<b>TOTAL ROADING GROWTH EXPENDITURE</b>			<b>3,170,146</b>
	LOAN INTEREST			-
	<b>TOTAL ROADING DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>			<b>3,170,146</b>

\* The percent for growth has been rounded to the nearest whole number.

Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	-	15,411	148,119	-	-	-	-	-	-
-	14,187	27,287	101,798	-	-	-	-	-	-
-	4,717	29,795	103,258	-	-	-	-	-	-
-	-	-	54,406	56,364	58,506	60,846	63,463	66,319	69,369
11,626	12,056	12,454	19,316	20,011	20,771	21,602	22,531	23,545	24,628
41,271	-	-	-	-	-	-	-	-	-
156,364	81,678	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	7,750	62,207
-	-	-	-	-	-	-	-	-	37,411
-	-	-	-	-	-	-	-	-	834,725
15,881	49,407	51,038	378,207	391,822	-	-	-	-	-
225,142	162,045	135,985	805,104	468,197	79,277	82,448	85,994	97,614	1,028,340



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

### Summary of Development Contributions

Stormwater				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth	Growth Cost Years 1-10 \$
Location				
Motueka	New Development Areas – upgrade of existing system King Edward Street to Woodland Drain	3,575,113	83%	2,967,344
Mapua	School Road Drain	137,985	27%	37,256
Mapua	Langford Drive, other small areas – pipe upgrades	410,144	27%	110,739
Mapua	Pinehill Heights	52,211	27%	14,097
Brightwater	Mt Heslington Drain Diversion	2,923,058	31%	906,148
Wakefield	Eden Stream	545,119	27%	147,182
Wakefield	Whitby Road to Arrow Street – upsize stormwater pipes	710,748	27%	191,902
Richmond	Borck Creek – Queen Street to SH60 – land purchase and development	2,737,710	62%	1,697,380
Richmond	Borck Creek – Headingly Lane	53,221	62%	32,997
Richmond	Stormwater pipe Kingsley Place to Hill Street and along Angelis Avenue	1,815,027	15%	272,254
Richmond	Stormwater pipe Middlebank Drive to Olympus Way to Gladstone Road	4,469,013	16%	715,042
Richmond	Park Drive – improve capacity through Ridings Grove and upgrade Hill Street culverts	1,362,493	15%	204,374
Richmond	Poutama Drain	3,136,411	9%	282,277
Richmond	Queen Street upgrade	2,847,089	9%	256,238
Richmond	Richmond Land Purchase (Richmond South and Borck Creek)	2,871,848	62%	1,780,546
Richmond	Queen Street / Salisbury Road Intersection improvements	506,978	9%	45,628
Richmond	Salisbury Road Upgrade	857,744	9%	77,197
Richmond	Upgrade to Ranzau Road / Paton Road / White Road intersection	1,103,469	62%	684,151
Richmond	Reservoir Creek Dam – new spillway	777,125	12%	93,255
Tasman	Baldwin Road	415,200	16%	66,432
	TOTAL STORMWATER GROWTH EXPENDITURE			10,582,439
	DC LOAN TO RECOVER			19,842
	LOAN INTEREST			707,507
	TOTAL STORMWATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE			11,309,788

Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	-	-	-	-	104,689	272,193	283,897	1,127,353	1,179,212
-	-	-	-	-	-	-	-	37,256	-
-	-	-	-	-	-	-	110,739	-	-
-	-	-	-	-	-	-	-	-	14,097
-	-	-	-	-	-	41,065	85,661	358,067	421,355
-	-	-	-	-	-	13,887	65,181	68,114	-
-	-	-	-	9,261	182,641	-	-	-	-
-	-	176,638	-	-	589,229	-	-	-	931,513
-	-	32,997	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	26,143	246,111
-	-	33,097	34,222	425,445	184,005	38,273	-	-	-
-	-	-	-	-	-	7,551	27,562	156,350	12,911
13,218	13,707	240,711	14,641	-	-	-	-	-	-
6,890	14,289	19,681	101,754	105,417	8,207	-	-	-	-
-	-	315,916	-	-	702,554	-	762,076	-	-
-	-	4,428	41,200	-	-	-	-	-	-
-	-	-	-	-	-	-	-	14,891	62,306
31,193	25,878	73,513	532,090	21,477	-	-	-	-	-
93,255	-	-	-	-	-	-	-	-	-
66,432	-	-	-	-	-	-	-	-	-
210,988	53,874	896,981	723,907	561,600	1,771,325	372,969	1,335,116	1,788,174	2,867,505

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

### Summary of Development Contributions

Water				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth	Growth Cost Years 1-10 \$
Location				
Richmond	Richmond East-Heights Reservoir	117,062	84%	98,181
Richmond	Richmond East-Heights Rising Main and Pump Station	196,888	84%	165,132
Richmond	Replace Waverly Street Main	337,903	18%	61,953
Richmond	Reticulation renewals -William Street and Gilbert Street	853,292	18%	156,447
Richmond	Richmond East - Reservoir and Pipeline	1,245,600	51%	635,256
Richmond	Richmond Water Treatment Plant upgrade	9,417,100	18%	1,726,581
Richmond	New Groundwater Source	120,870	18%	22,161
Richmond	Reticulation renewals - Cambridge Street and Wensley Road	331,009	18%	60,689
Richmond	Growth Allowance for pipelines	377,876	100%	377,876
Richmond	Reticulation renewals - Hi Level Vahalla	157,048	18%	28,794
Richmond	Reticulation renewals - Talbot Street	243,268	18%	44,602
Richmond	Reticulation renewals McGlashen Avenue	406,152	18%	74,466
Dovedale	New Motueka River Valley Water Supply	8,693	3%	285
Motueka - Plains	Rural 3 Motueka New Town Supply - Component for General District DC	9,883,680	15%	1,482,552
Mapua/Ruby Bay	Rural 3 CTA/Coastal Pipeline	12,028,613	46%	5,569,248
Brightwater	Teapot Valley extension	189,770	17%	32,681
Brightwater	Treatment Plant Upgrade	1,165,148	17%	200,655
Wakefield	Wakefield and Eighty Eight Valley Water Supply upgrades	665,052	25%	166,263
Wakefield	New Source Construction	5,161,963	16%	825,914
Kaiteriteri/Riwaka	Treatment Upgrade	992,709	5%	45,050
	<b>TOTAL WATER GROWTH EXPENDITURE</b>			<b>11,774,786</b>
	DC LOAN TO RECOVER			310,156
	LOAN INTEREST			1,370,401
	<b>TOTAL WATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>			<b>13,455,343</b>

Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	51,459	-	-	-	-	-	-	-	46,722
-	-	-	-	74,026	-	-	-	-	91,106
-	-	-	-	-	-	-	11,960	49,993	-
-	-	156,447	-	-	-	-	-	-	-
635,256	-	-	-	-	-	-	-	-	-
161,766	768,204	796,611	-	-	-	-	-	-	-
1,870	1,940	2,004	2,072	2,146	2,228	2,317	2,417	2,525	2,642
-	-	-	60,689	-	-	-	-	-	-
-	107,641	-	-	-	123,639	-	-	-	146,596
-	28,794	-	-	-	-	-	-	-	-
-	44,602	-	-	-	-	-	-	-	-
-	-	-	-	74,466	-	-	-	-	-
285	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	141,880	1,340,672
-	-	-	-	-	219,271	1,075,493	1,332,420	863,438	2,078,626
-	-	-	-	-	-	32,681	-	-	-
-	-	-	-	9,365	19,440	171,850	-	-	-
-	27,225	-	-	-	-	-	-	-	139,038
14,510	15,047	-	80,362	715,995	-	-	-	-	-
2,583	-	-	4,400	38,067	-	-	-	-	-
816,270	1,044,912	955,062	147,523	914,065	364,578	1,282,341	1,346,797	1,057,836	3,845,402

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

### Summary of Development Contributions

Wastewater				
Township	Project Description	Total Cost Years 1-10 \$	% For Growth	Growth Cost Years 1-10 \$
Location				
Motueka	Courtney Street Pump Station upgrade	97,758	89%	87,005
Motueka	New Pump Station Motueka West	1,554,041	100%	1,554,041
Motueka	Motueka Wastewater Treatment Plant upgrade	8,237,140	15%	1,235,571
Motueka	Growth Allowance	149,452	100%	149,452
Richmond	Gladstone Road Pipeline upgrade	485,963	30%	145,789
Richmond	Queen Street Pipeline upgrade	186,790	30%	56,037
Richmond	Wensley Road Pipeline upgrade	542,420	30%	162,726
Richmond	Growth allowance for pipelines	231,280	100%	231,280
Takaka	Takaka Wastewater Treatment Plant upgrade	4,011,333	9%	361,020
Brightwater	Brightwater - Burkes Bank	2,676,572	29%	776,206
Collingwood	Wastewater Treatment Plant	460,905	19%	87,572
Kaiteriteri	Martin Farm Road Pump Station upgrade	385,111	9%	34,660
Riwaka	Motueka Bridge - Motueka Ponds rising main replacement	652,150	2%	13,043
Mapua / Ruby Bay	Aranui Combined Pump Station upgrade	460,293	27%	124,279
Mapua / Ruby Bay	Aranui-Higgs Road Pump Station upgrade & storage	121,533	27%	32,814
Mapua / Ruby Bay	Higgs Road Pump Station 1 upgrade & storage	176,800	27%	47,736
Mapua / Ruby Bay	Ruby Bay Pump Station upgrade & storage	186,363	27%	50,318
Mapua / Ruby Bay	Tait Pump Station & Rising main upgrade	2,721,222	27%	734,730
Mapua / Ruby Bay	Toru Street Pump Station upgrade & storage	181,444	27%	48,990
Wakefield	Pipeline Easement	300,242	50%	150,121
St Arnaud	Rising main upgrade to Wastewater Treatment Plant	1,394,340	10%	139,434
Pohara	Pohara/Tata Beach upgrade	7,019,267	3%	210,578
	<b>TOTAL WASTEWATER GROWTH EXPENDITURE</b>			<b>6,433,402</b>
	DC LOAN TO RECOVER			5,443,455
	LOAN INTEREST			5,164,213
	<b>TOTAL WASTEWATER DEVELOPMENT CONTRIBUTIONS EXPENDITURE</b>			<b>17,041,070</b>

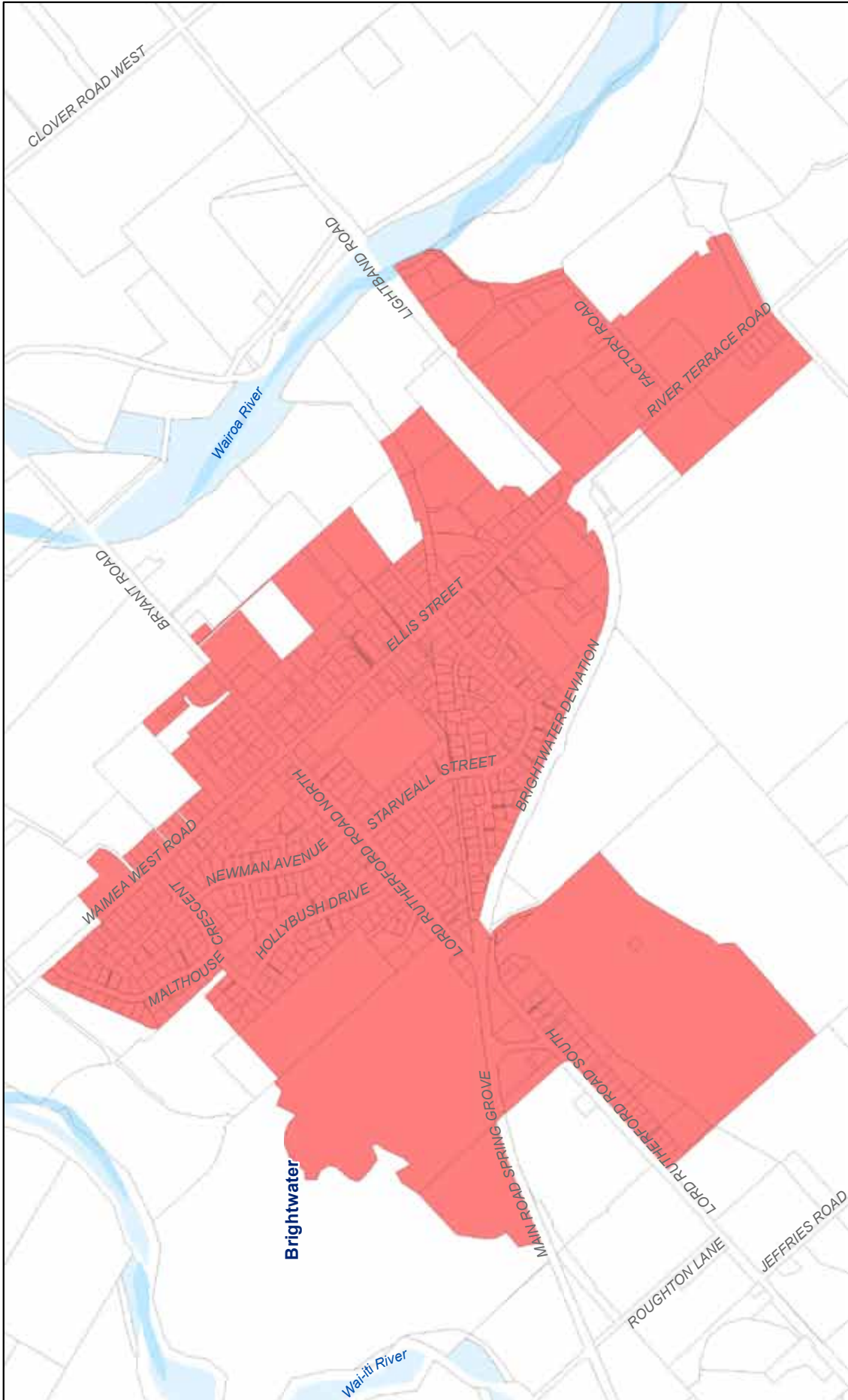
Year work to be Undertaken									
Y1 2012/2013 \$	Y2 2013/2014 \$	Y3 2014/2015 \$	Y4 2015/2016 \$	Y5 2016/2017 \$	Y6 2017/2018 \$	Y7 2018/2019 \$	Y8 2019/2020 \$	Y9 2020/2021 \$	Y10 2021/2022 \$
-	-	-	-	-	-	-	-	-	87,005
-	-	56,130	-	-	1,497,911	-	-	-	-
116,590	411,077	449,621	258,283	-	-	-	-	-	-
-	-	-	68,984	-	-	-	80,468	-	-
-	-	-	-	-	-	-	14,011	131,778	-
-	-	5,437	50,600	-	-	-	-	-	-
-	-	31,683	131,043	-	-	-	-	-	-
-	107,641	-	-	-	123,639	-	-	-	-
52,477	303,296	5,247	-	-	-	-	-	-	-
-	-	-	-	148,272	307,810	320,124	-	-	-
-	-	8,497	79,075	-	-	-	-	-	-
4,963	-	-	-	-	29,697	-	-	-	-
-	1,267	11,776	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	40,193	84,086
-	-	-	-	3,173	29,641	-	-	-	-
-	-	4,632	43,104	-	-	-	-	-	-
-	-	-	-	9,767	40,551	-	-	-	-
-	-	65,798	70,184	598,748	-	-	-	-	-
-	-	-	4,745	44,245	-	-	-	-	-
-	-	-	28,744	59,557	61,820	-	-	-	-
-	-	-	-	-	-	26,959	112,475	-	-
1,850	36,455	-	-	106,158	66,115	-	-	-	-
175,880	859,736	638,821	734,762	969,920	2,157,184	347,083	206,954	171,971	171,091



# Schedule III – Services Contribution Area Maps

## Wastewater Services

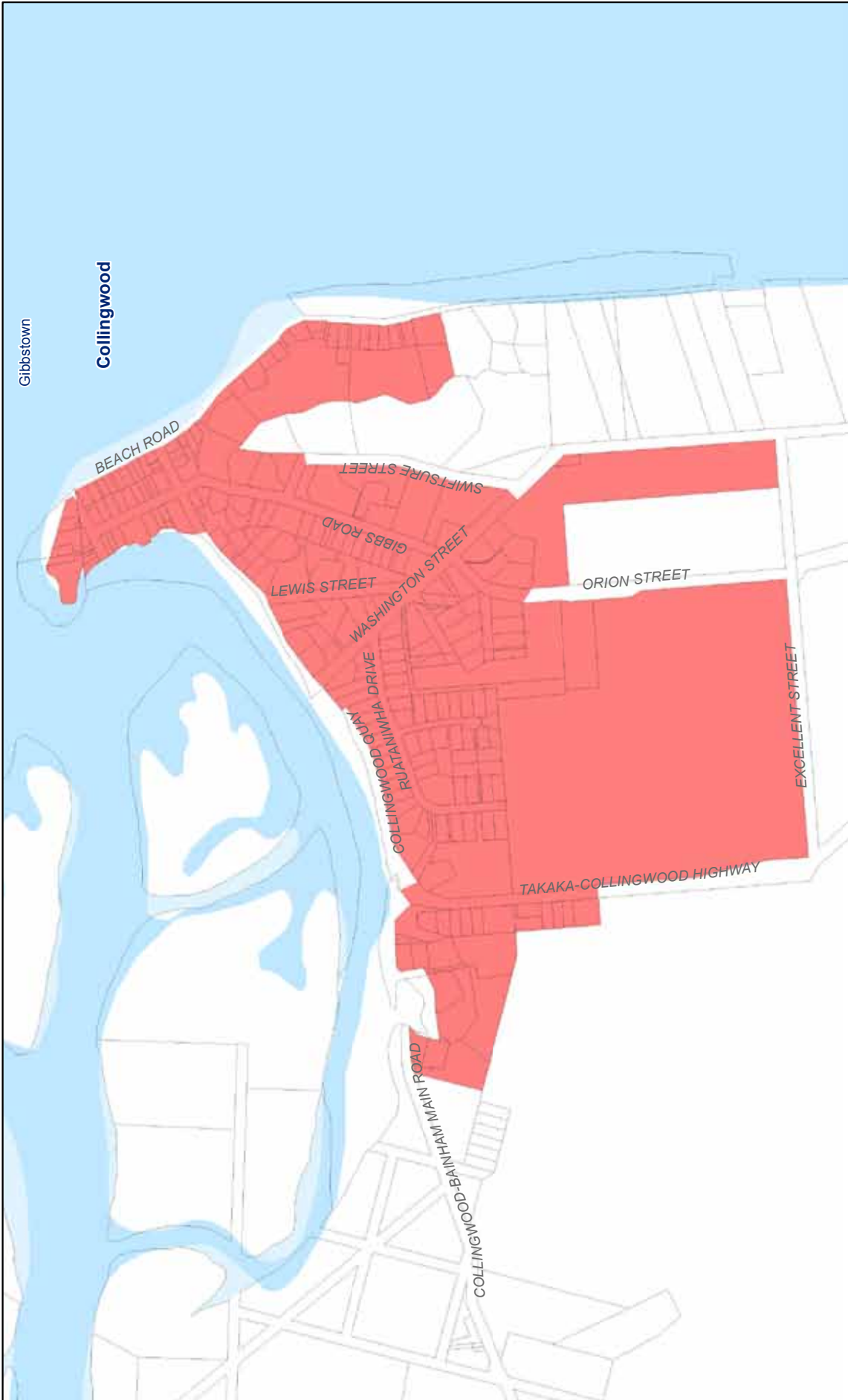




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## Brightwater Wastewater Development Contribution Map

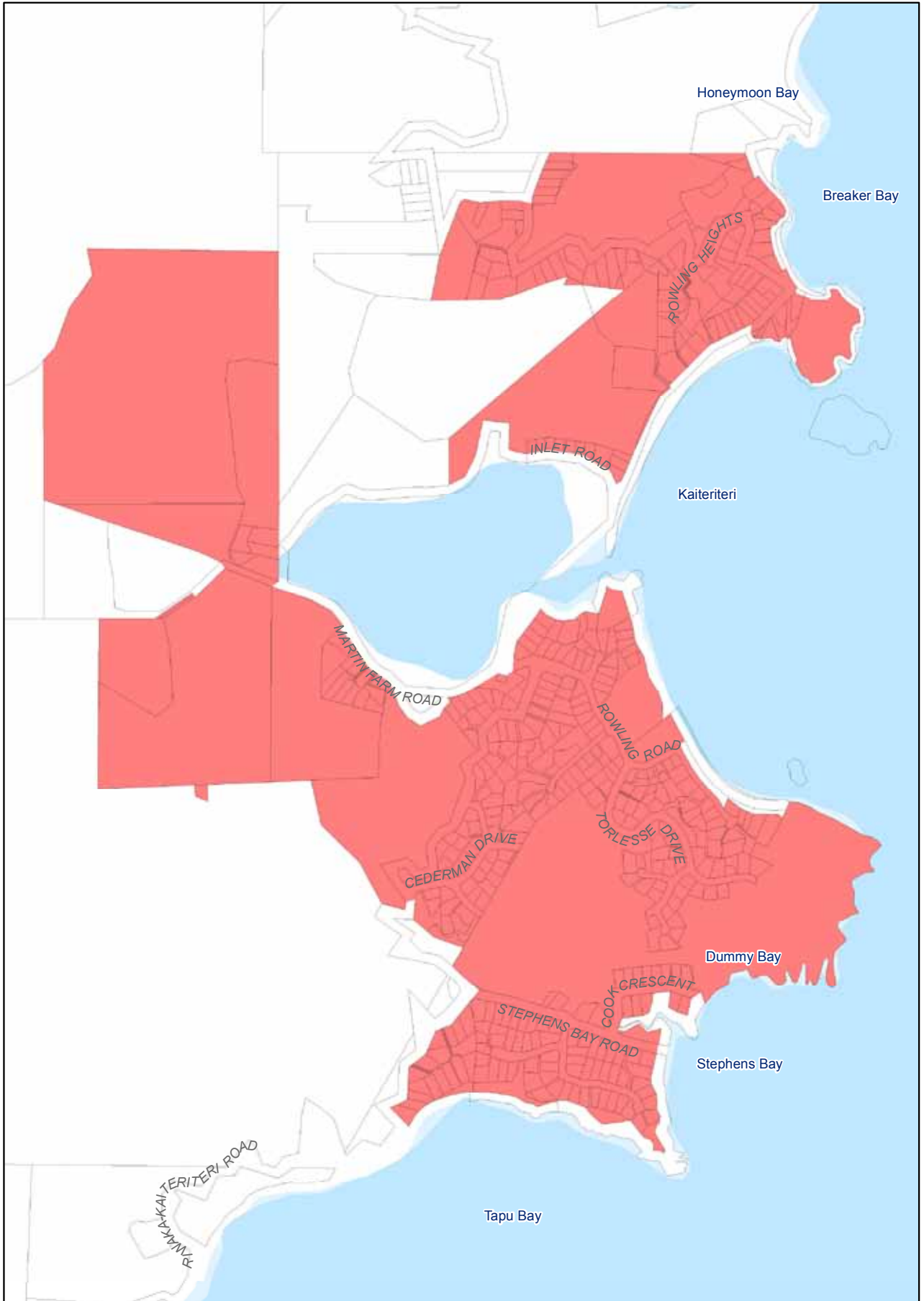




# Collingwood Wastewater Development Contribution Map



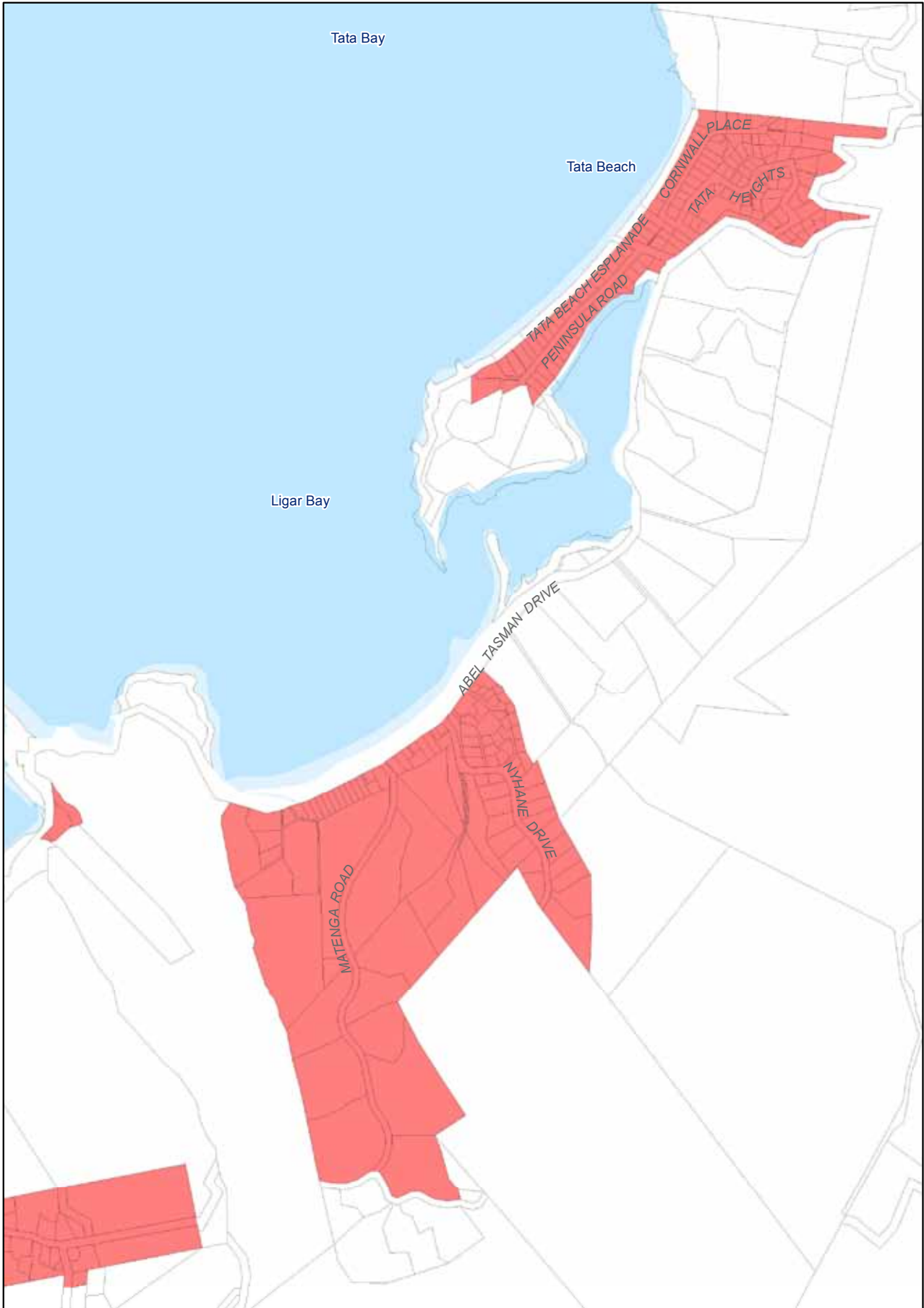
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**Kaiteriteri**  
**Wastewater Development Contribution Map**

0      250      500      750      1,000  
 m

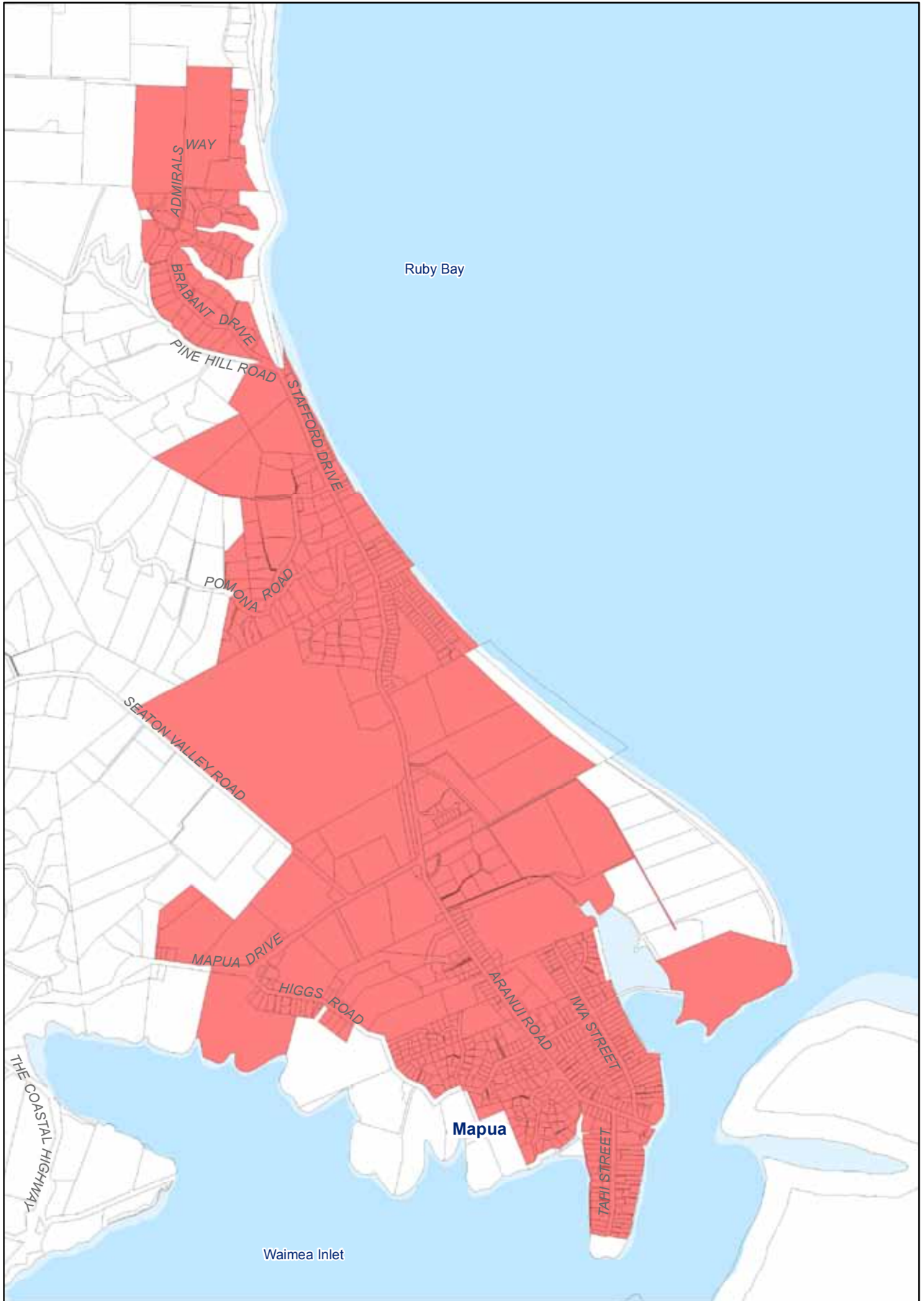




**Ligar Bay/Tata Beach  
Wastewater Development Contribution Map**

0 270 540 810 1,080  
m

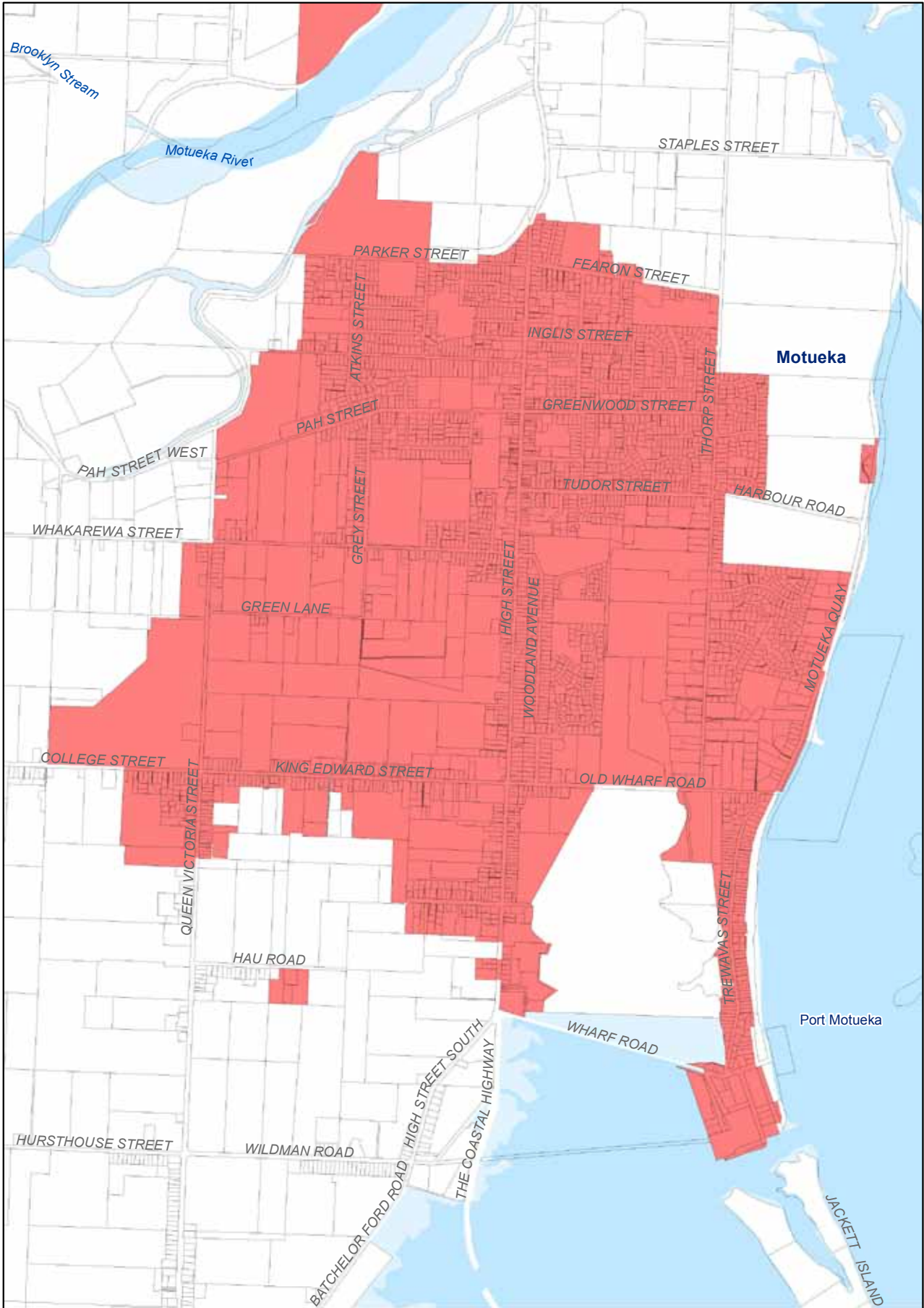




**Mapua**  
**Wastewater Development Contribution Map**

0 450 900 1,350 1,800  
 m

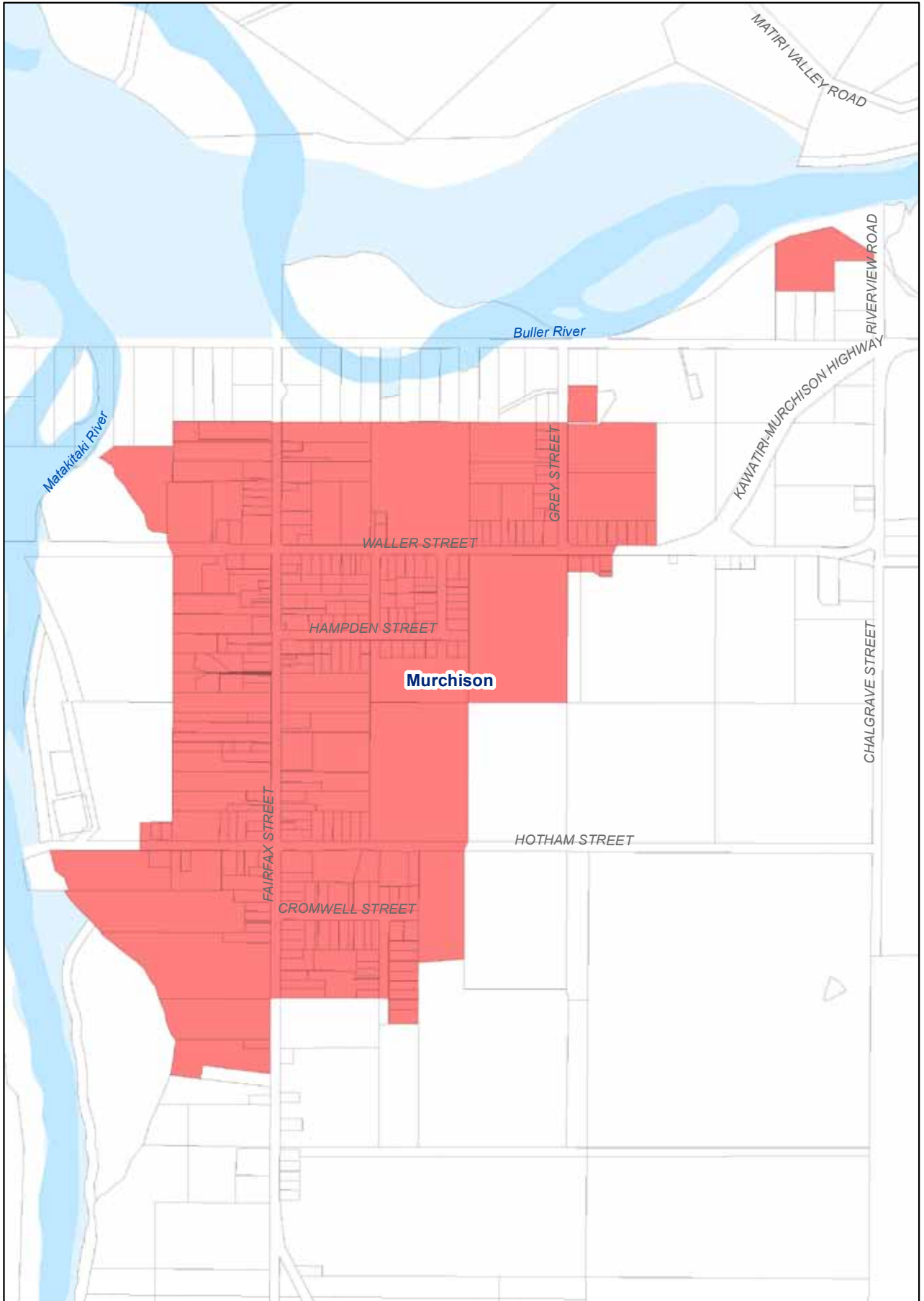




**Motueka**  
**Wastewater Development Contribution Map**

0      490      980      1,470      1,960  
 m



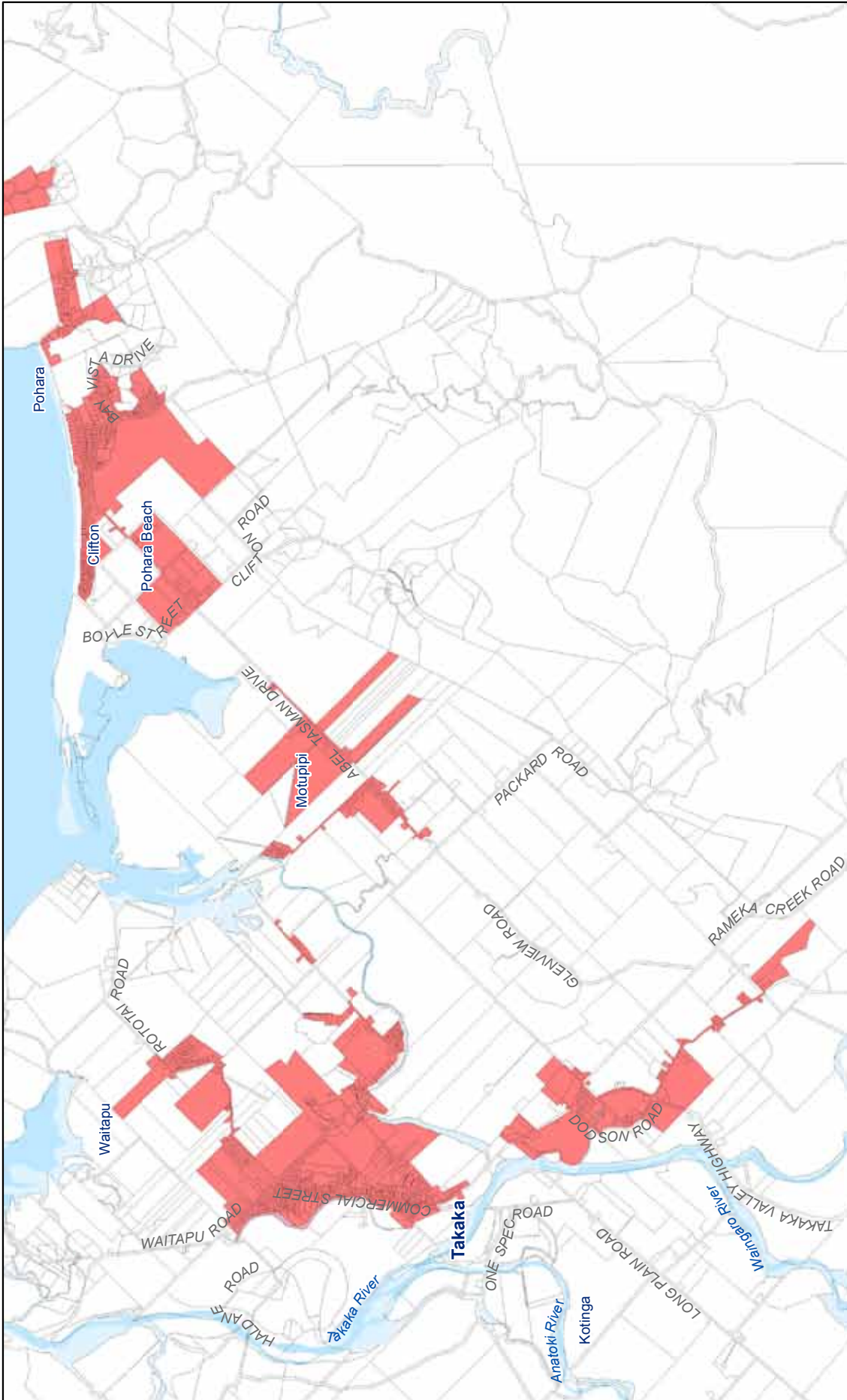


**Murchison**  
**Wastewater Development Contribution Map**

0 225 450 675 900  
 m

N  
 1:10,000

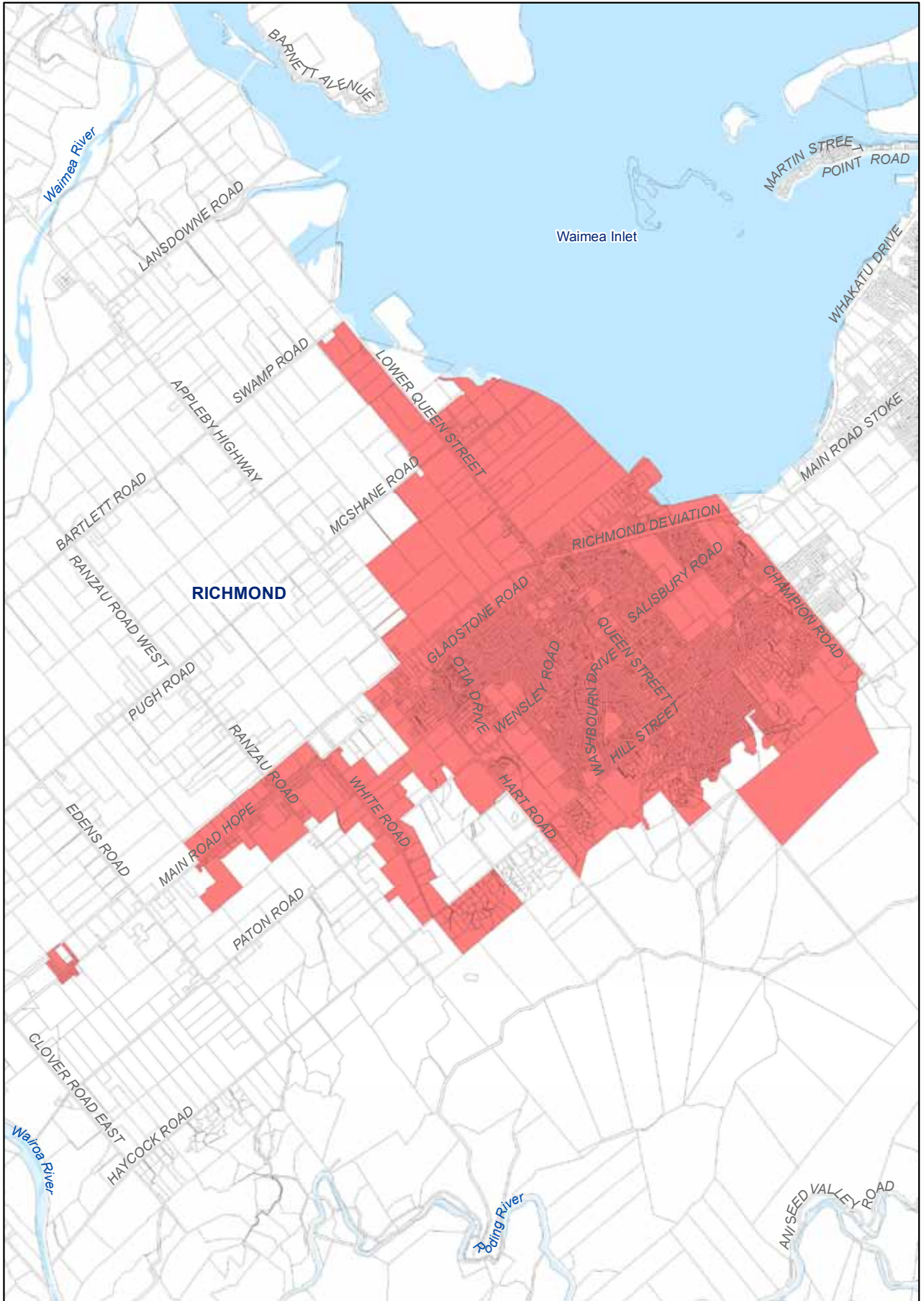




## Pohara Wastewater Development Contribution Map



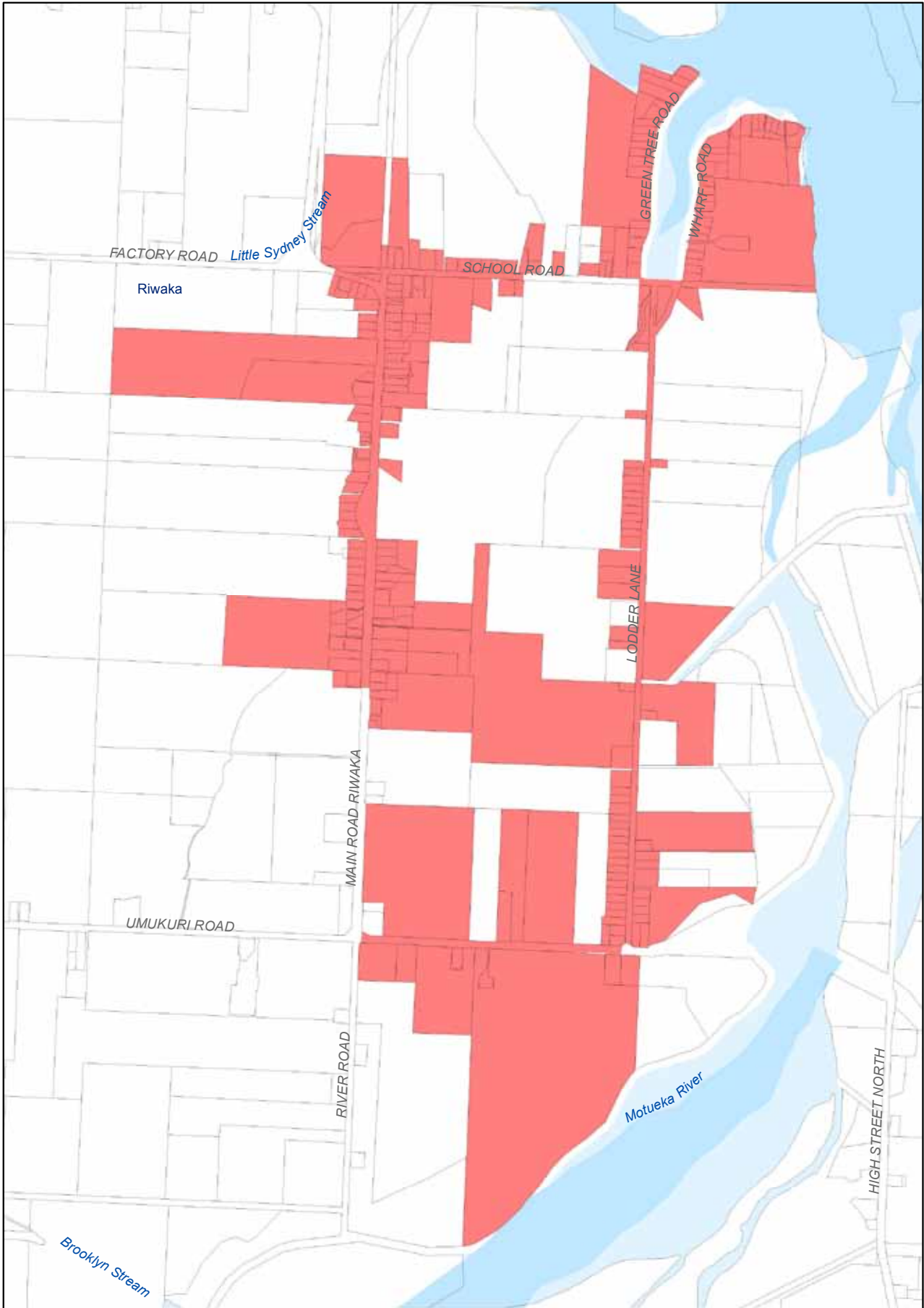




**Richmond**  
**Wastewater Development Contribution Map**

0      990      1,980      2,970      3,960  
 m

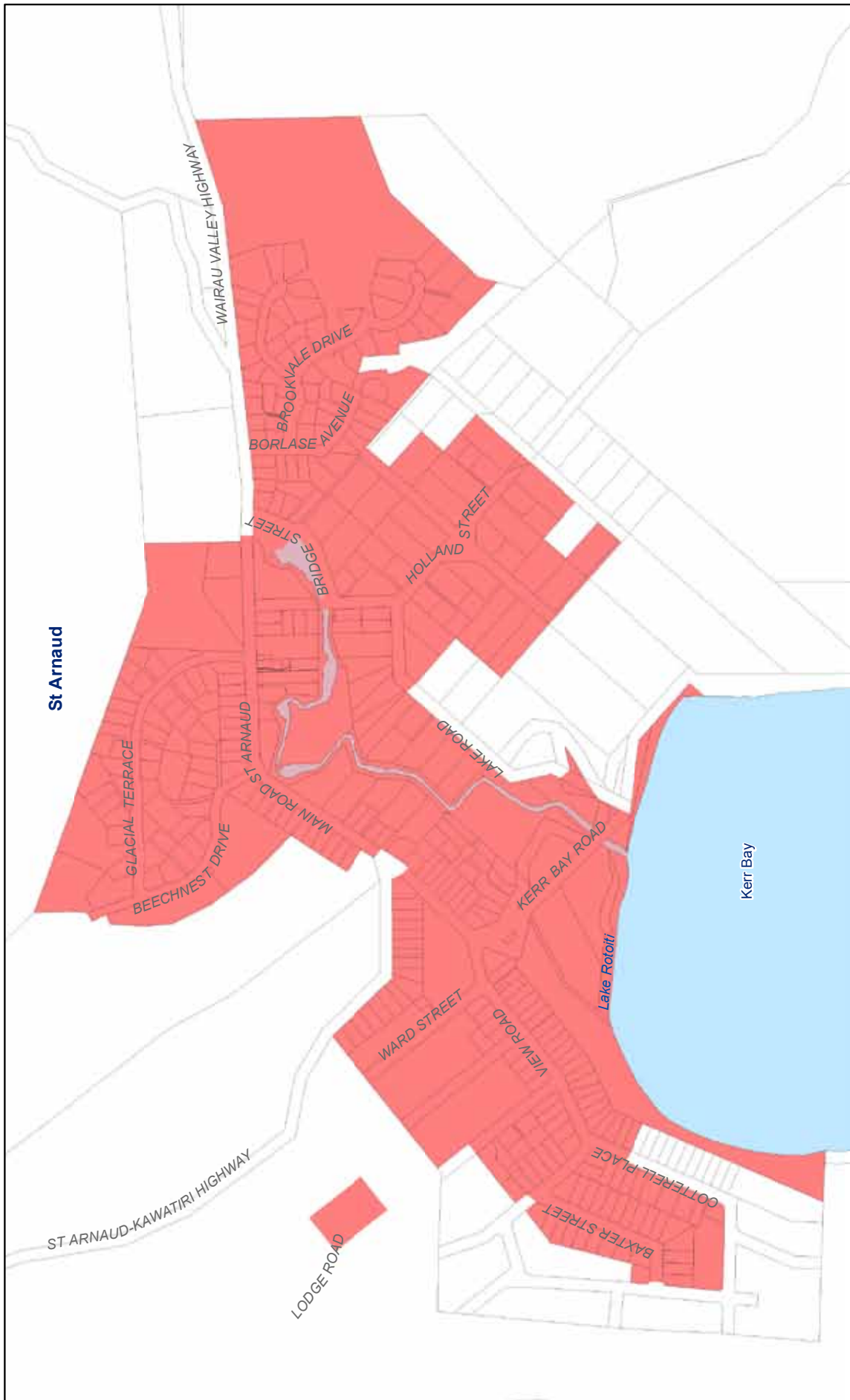




**Riwaka**  
**Wastewater Development Contribution Map**

0      275      550      825      1,100  
 m

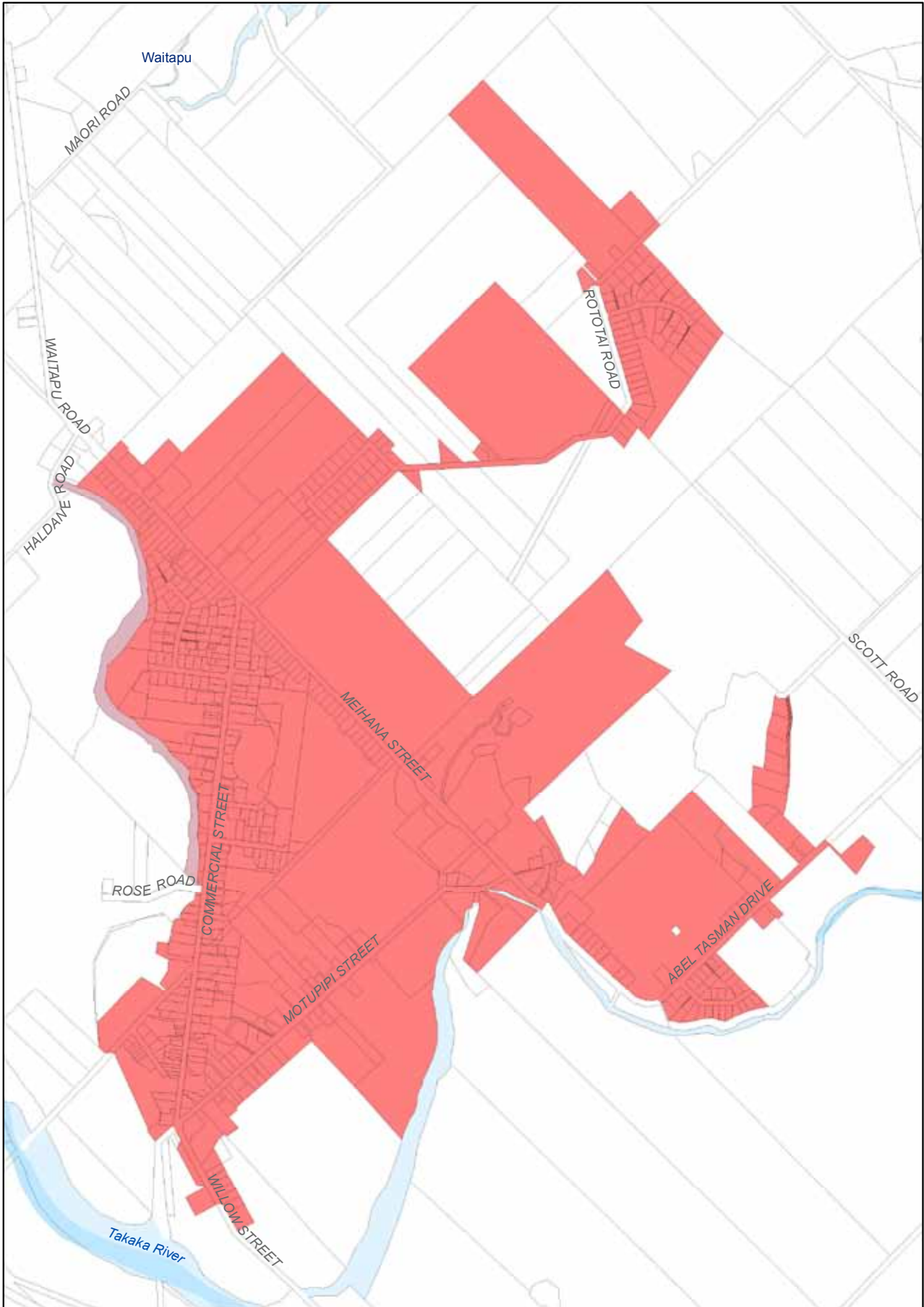




1:8,500

# St Arnaud Wastewater Development Contribution Map





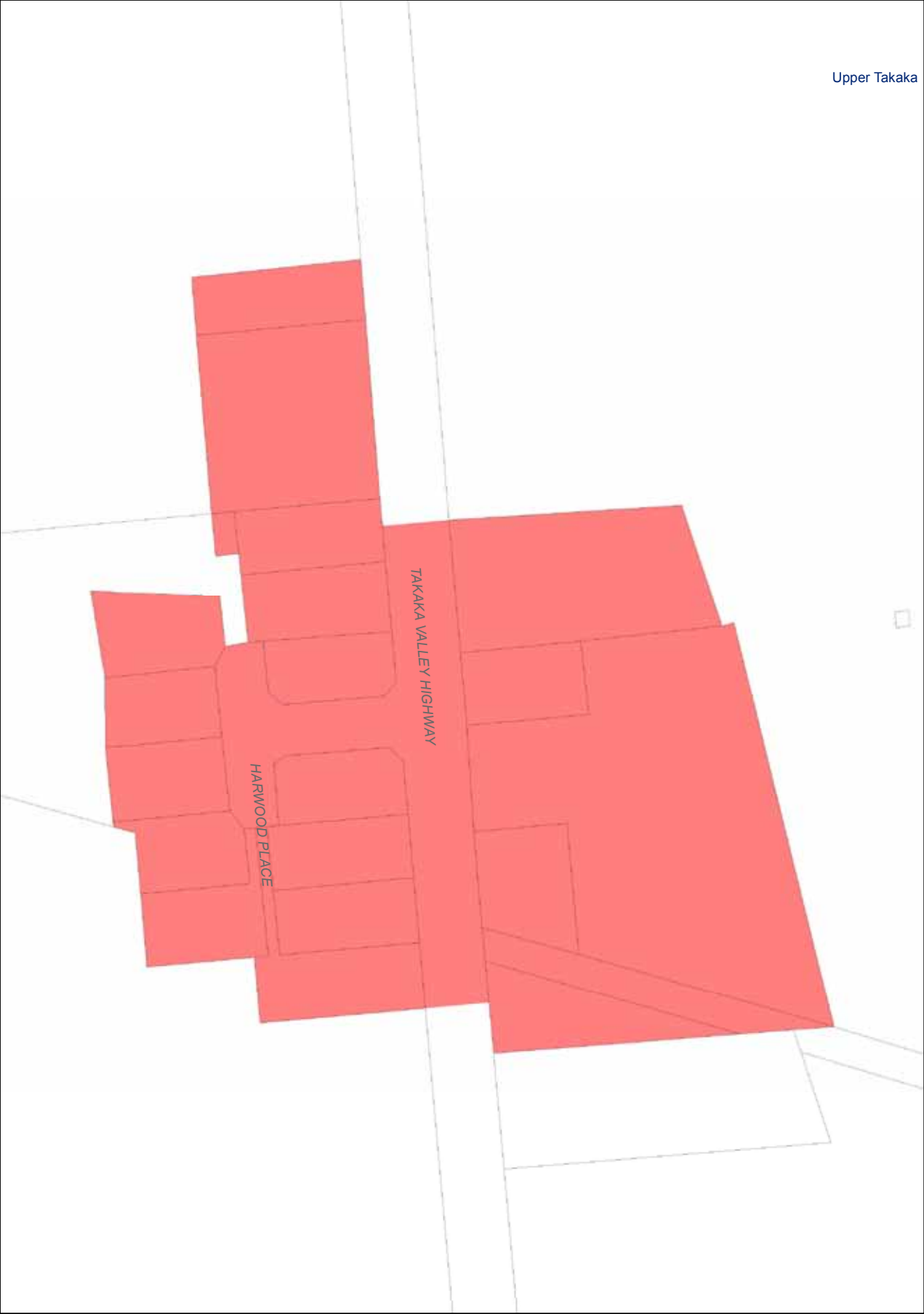
**Takaka**  
**Wastewater Development Contribution Map**

0      300      600      900      1,200  
 m

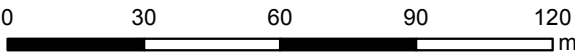


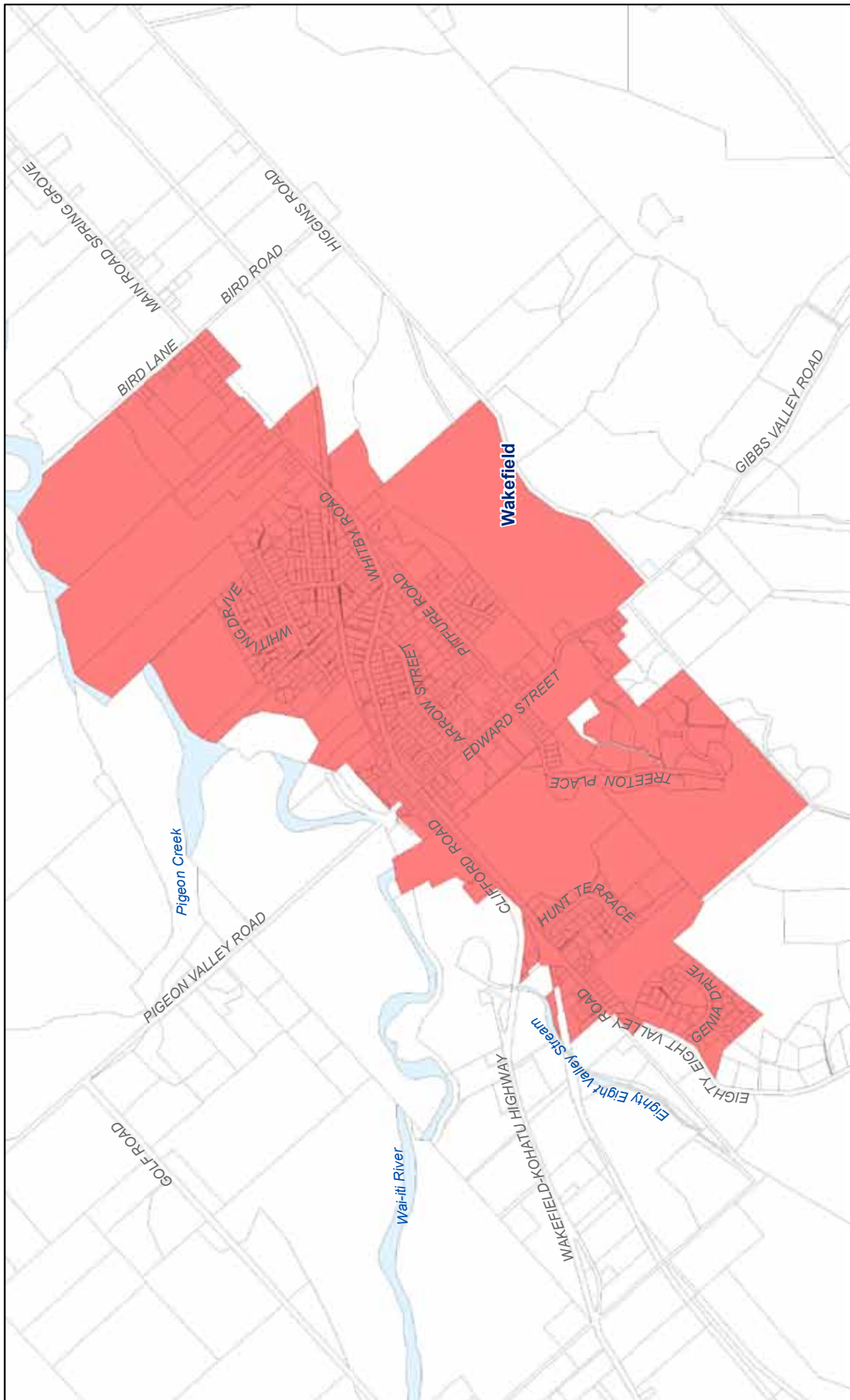


Upper Takaka



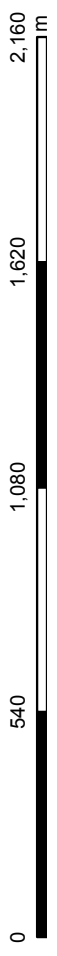
**Upper Takaka  
Wastewater Development Contribution Map**





1:16,500

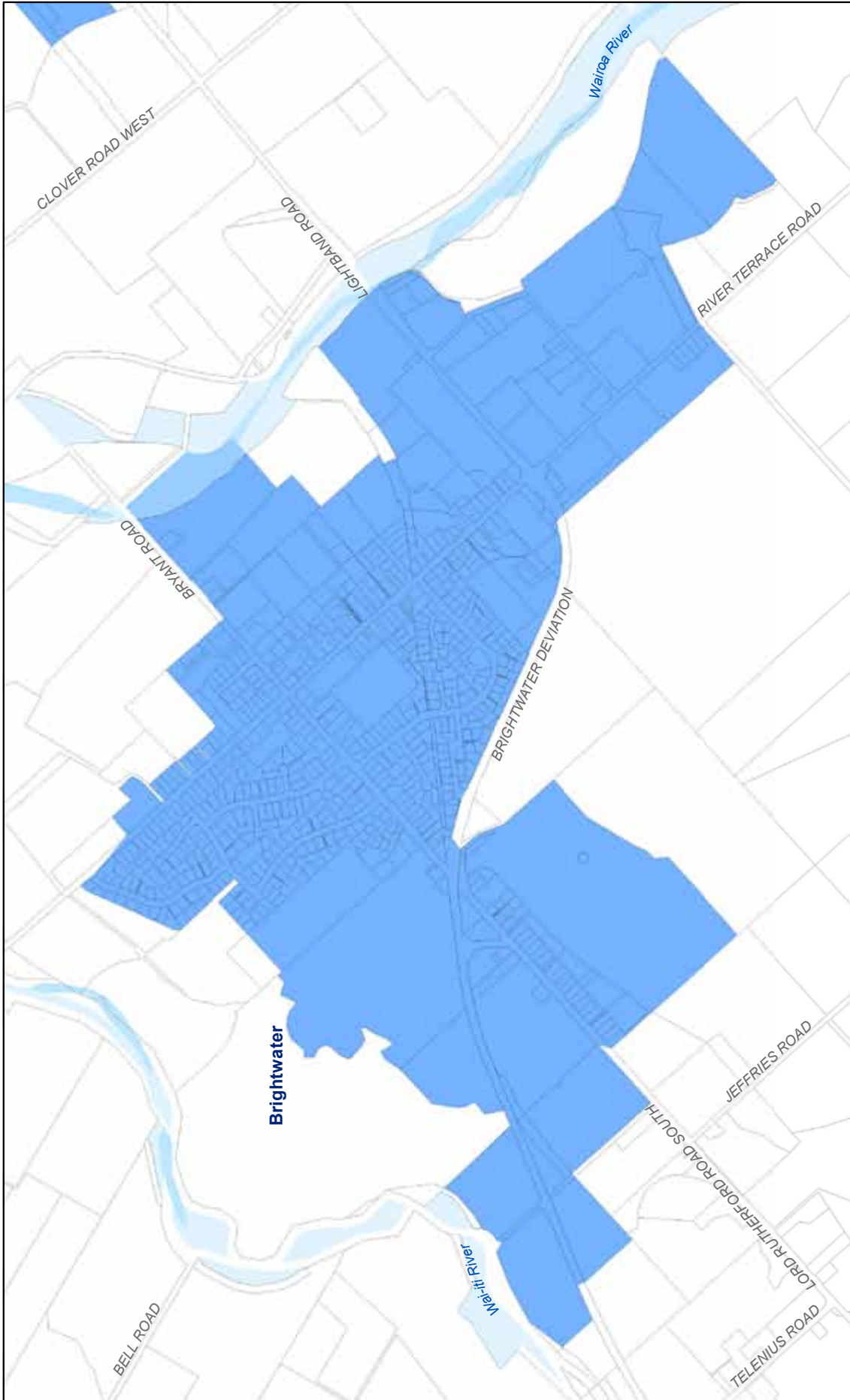
# Wakefield Wastewater Development Contribution Map



# Schedule III – Services Contribution Area Maps

## Water Services Activity Contribution

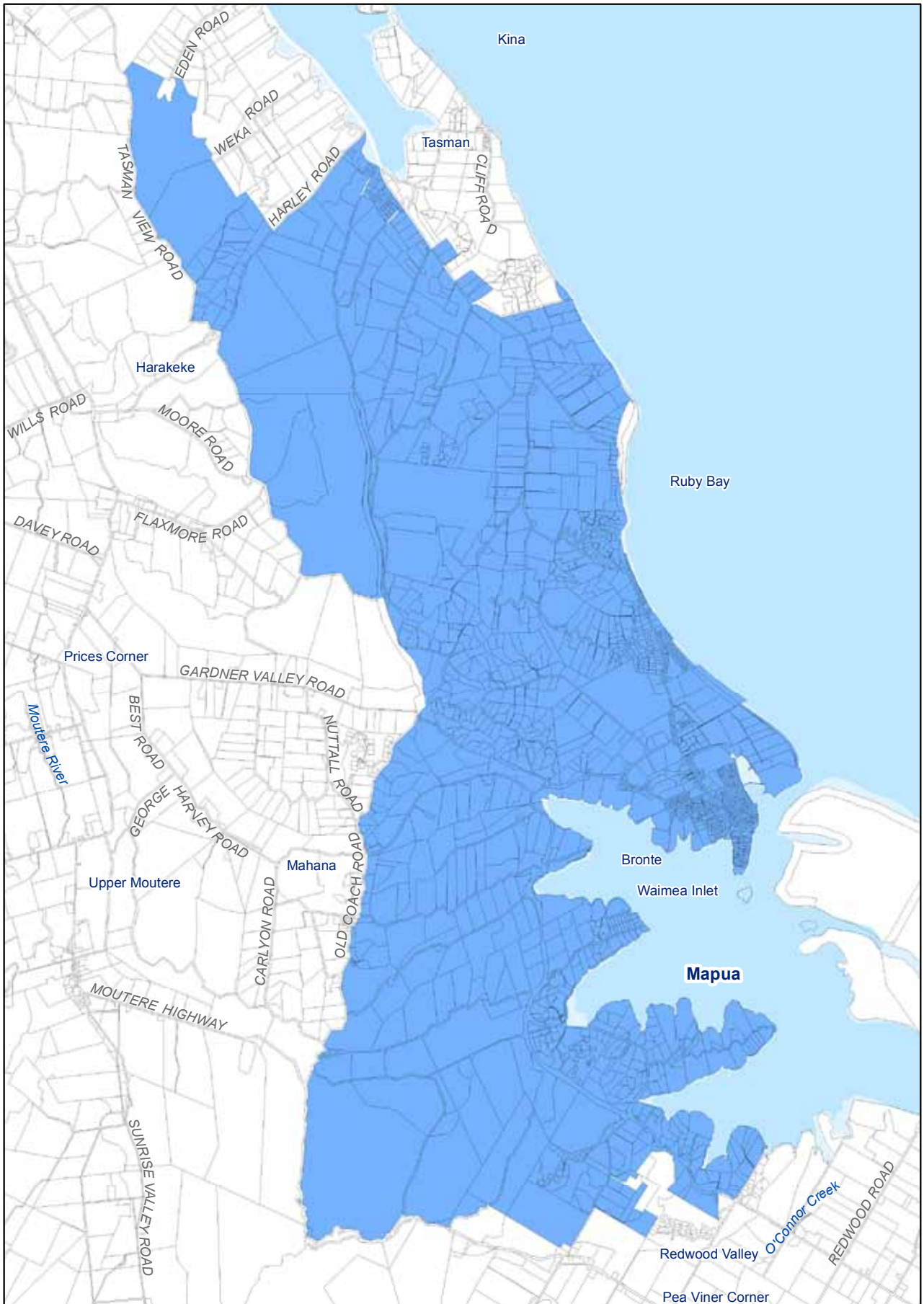




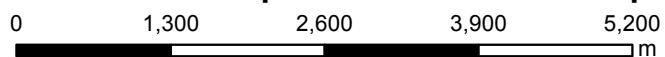
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## Brightwater Water Development Contribution Map





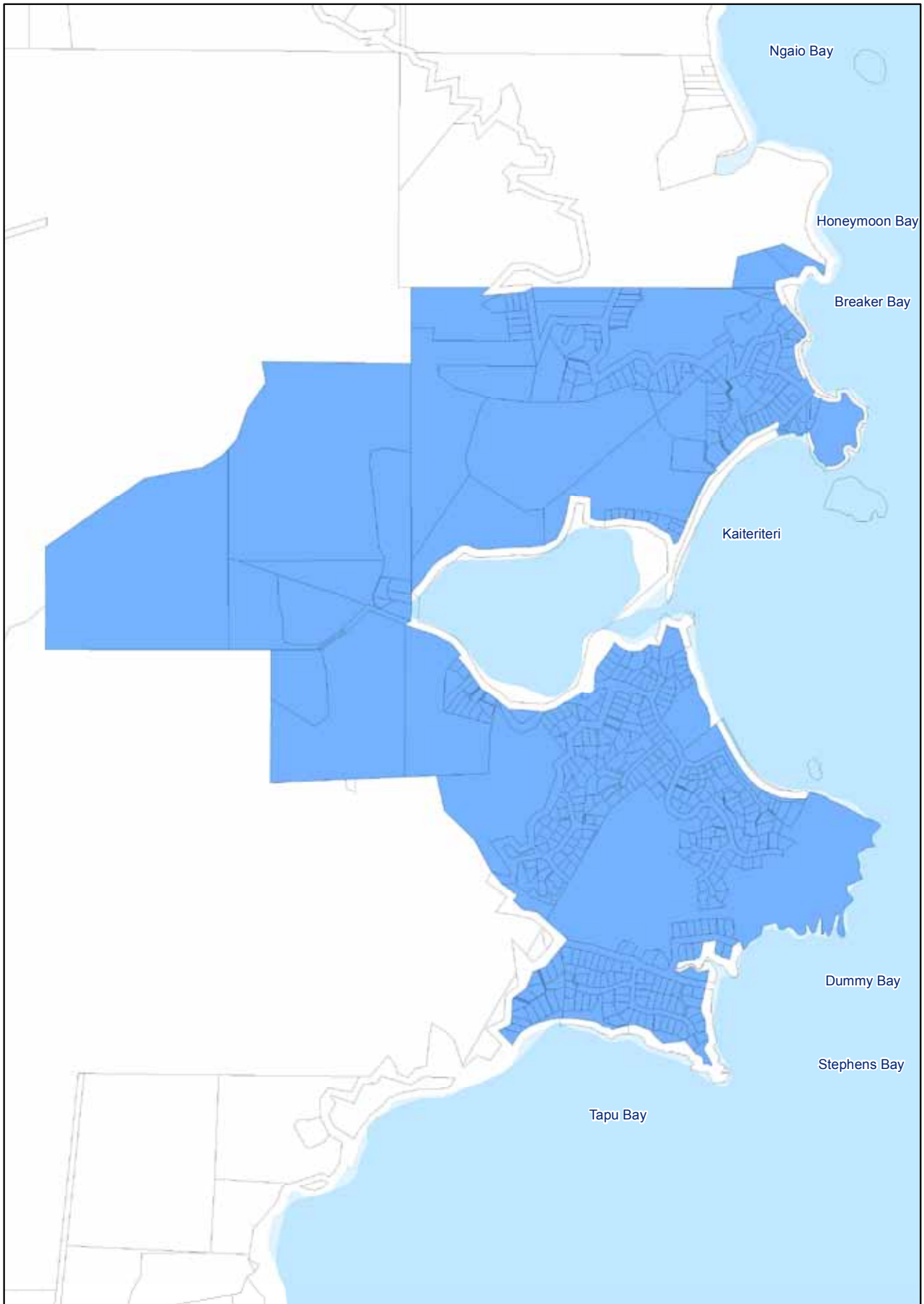
**Coastal Tasman, Mapua & Tasman  
Water Development Contribution Map**



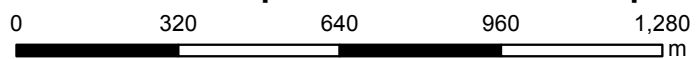


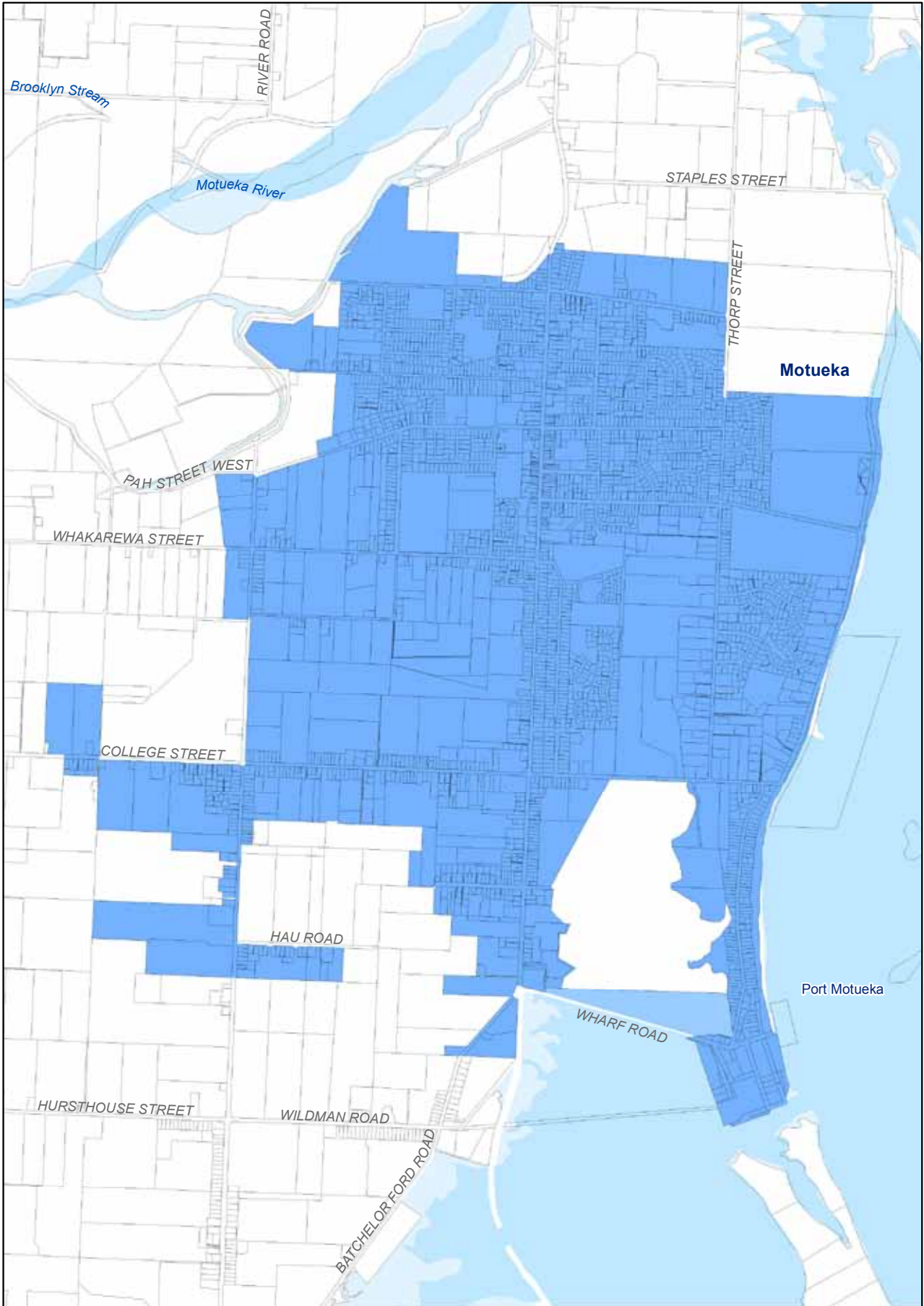
## Collingwood Water Development Contribution Map



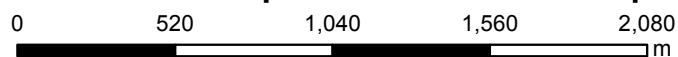


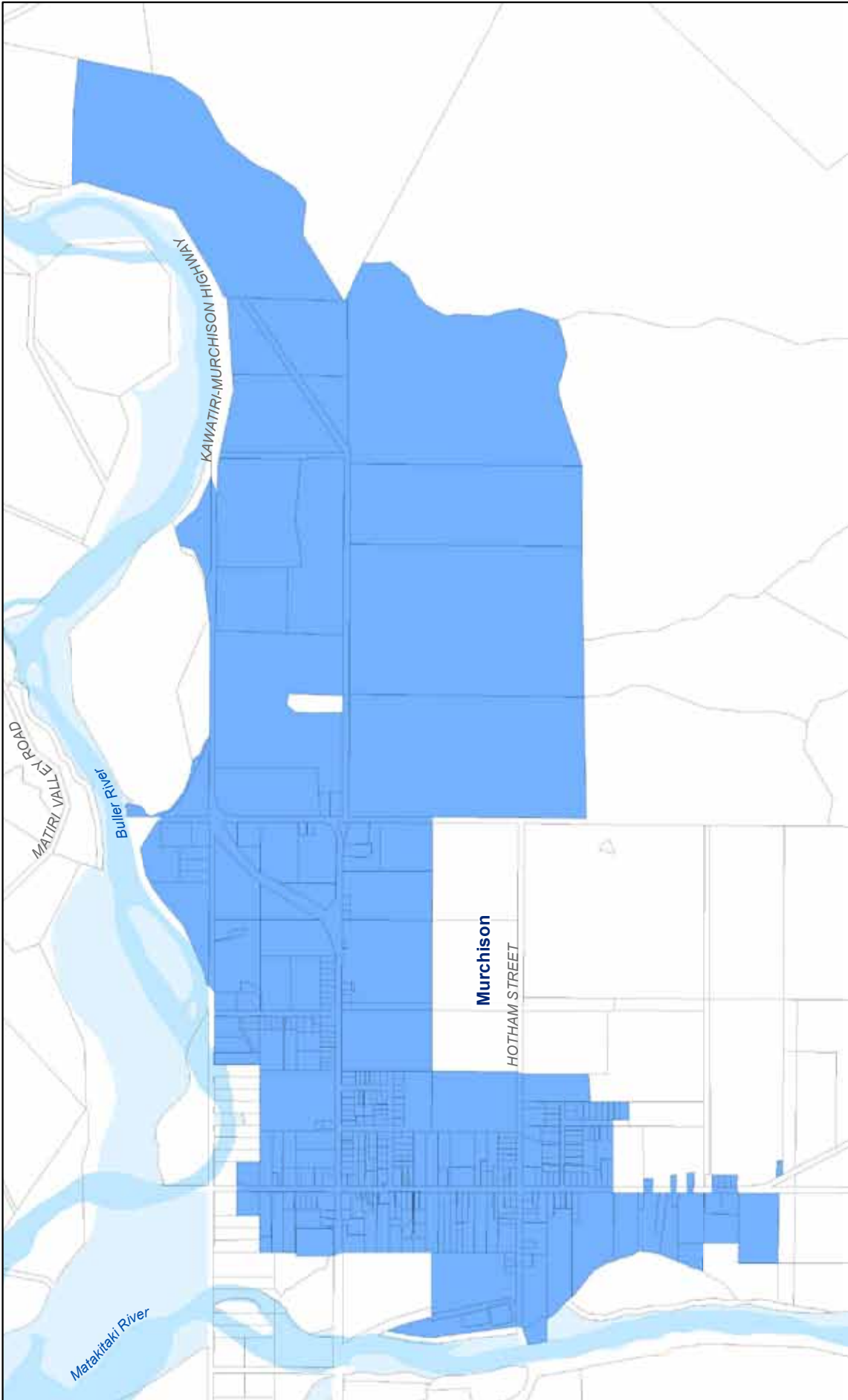
**Kaiteriteri**  
**Water Development Contribution Map**





**Motueka  
Water Development Contribution Map**

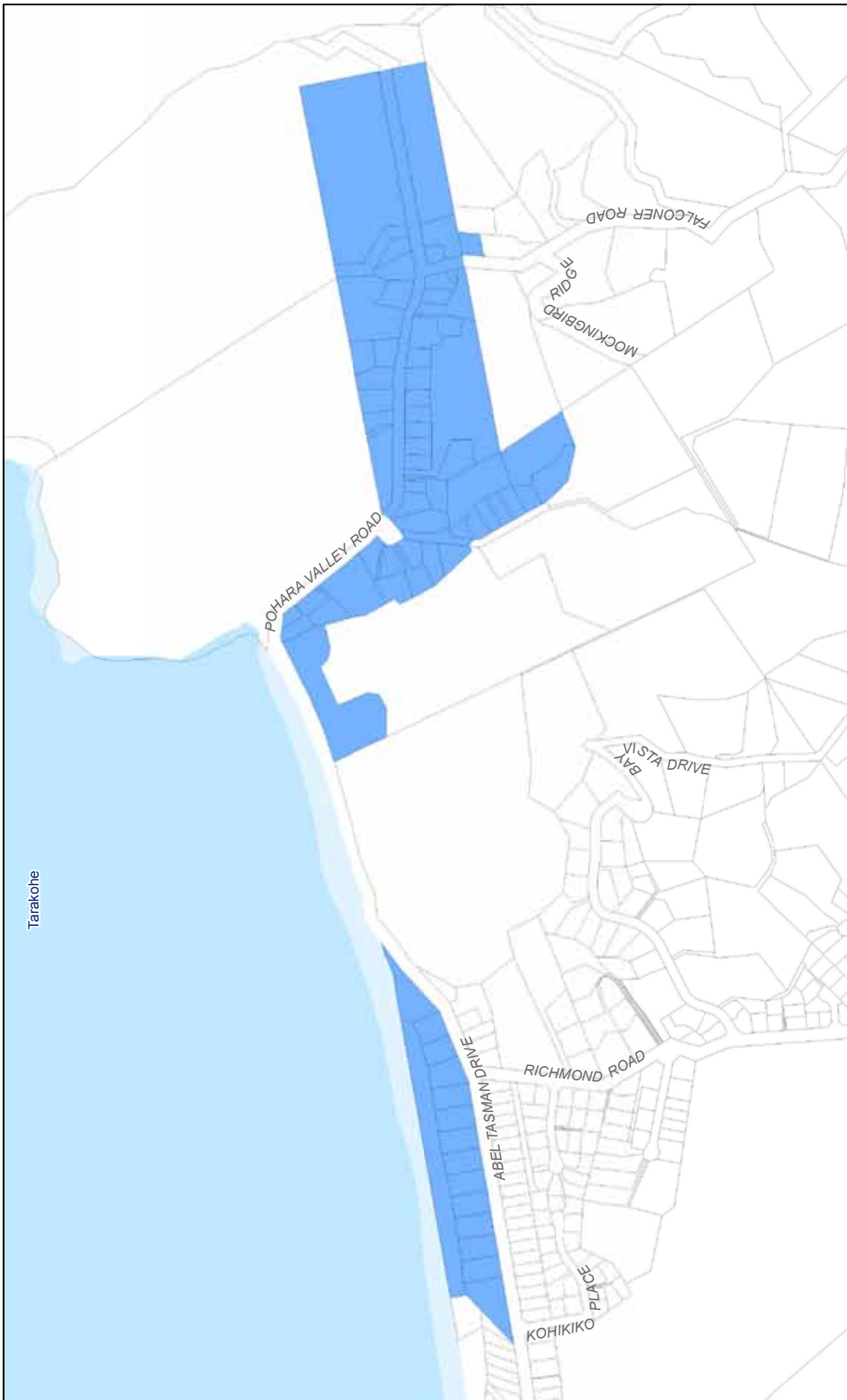




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# Murchison Water Development Contribution Map

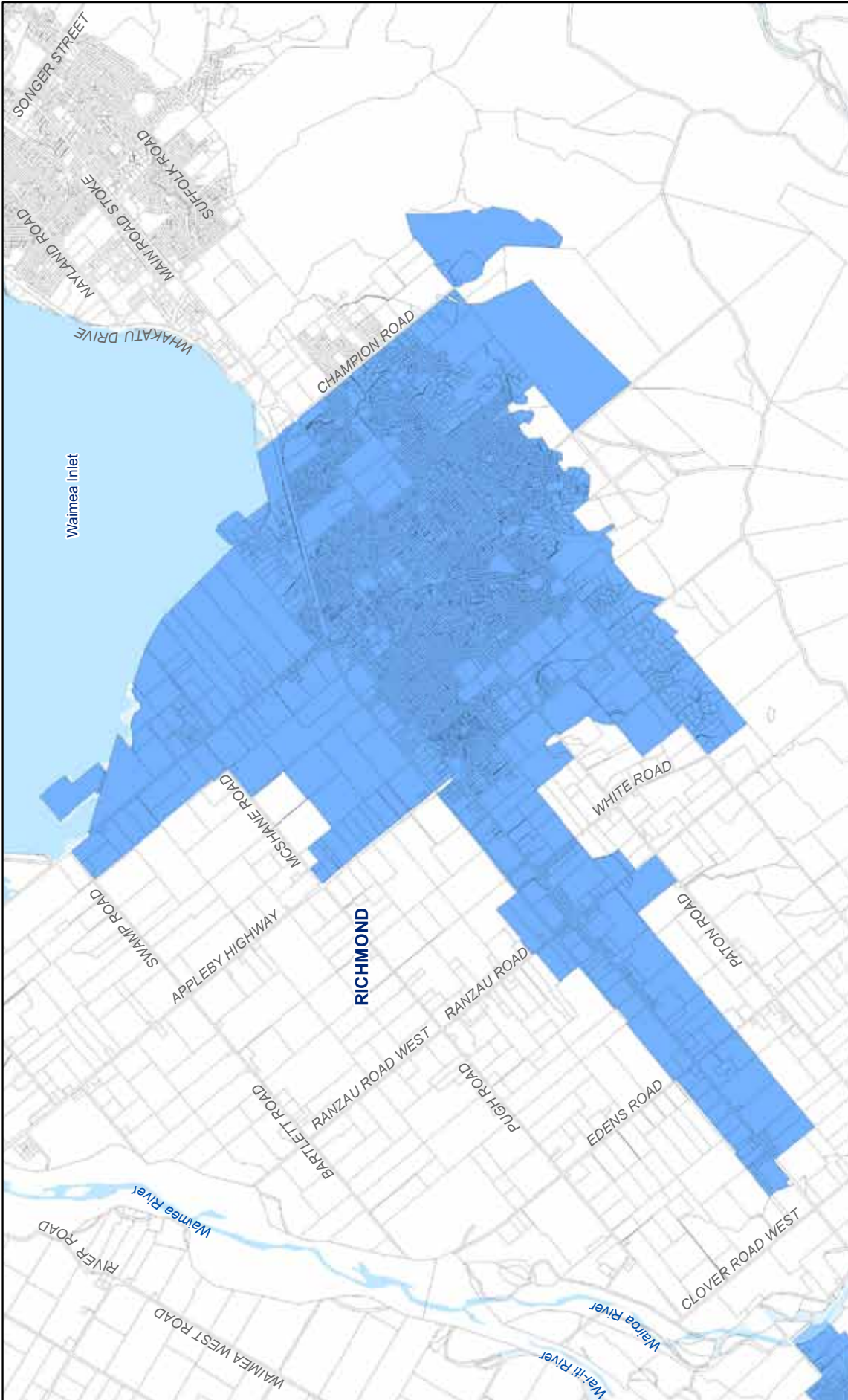




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## Pohara Water Development Contribution Map

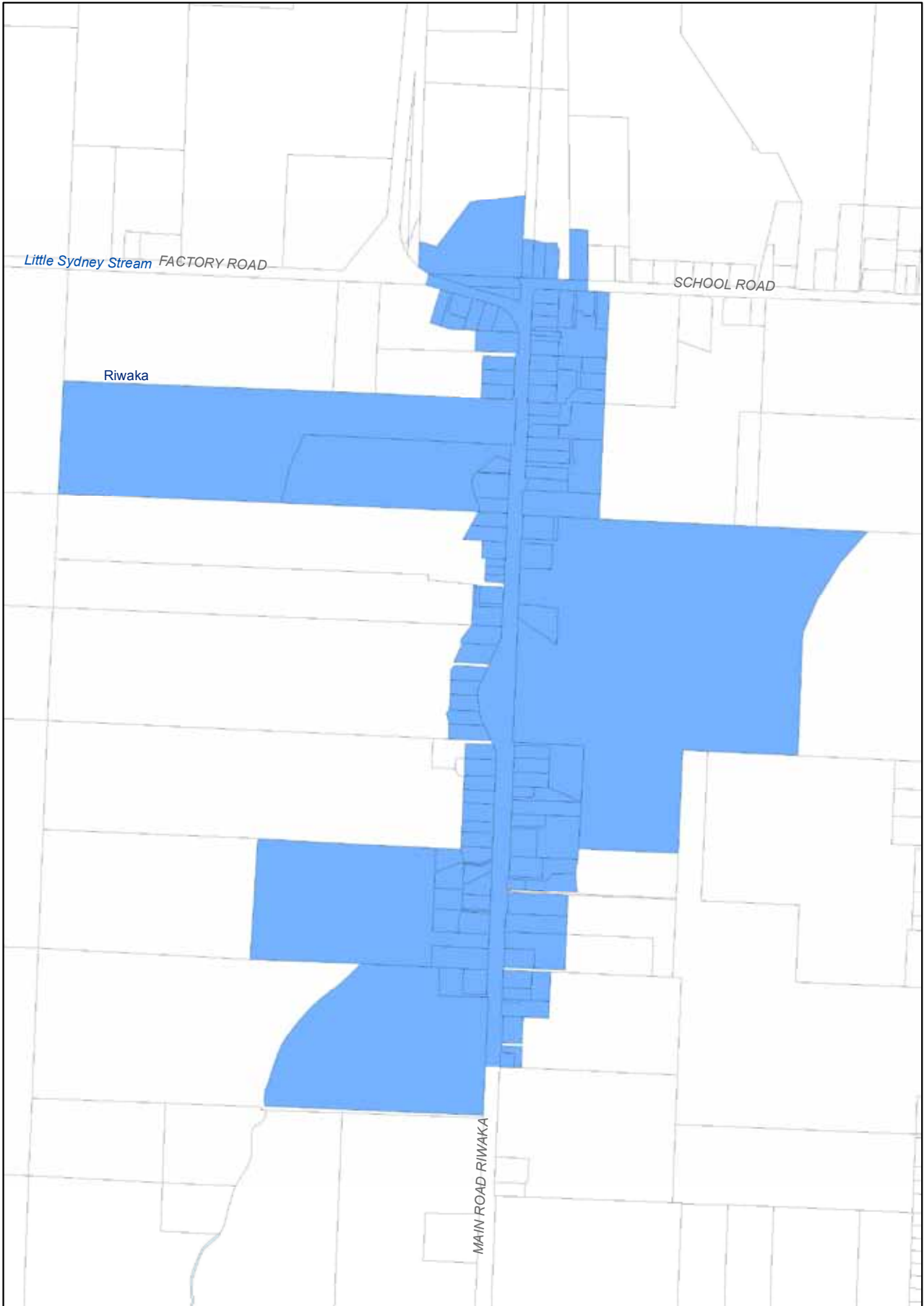




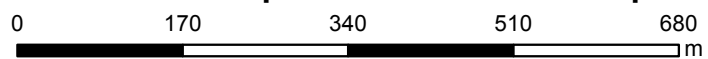
## Richmond Water Development Contribution Map

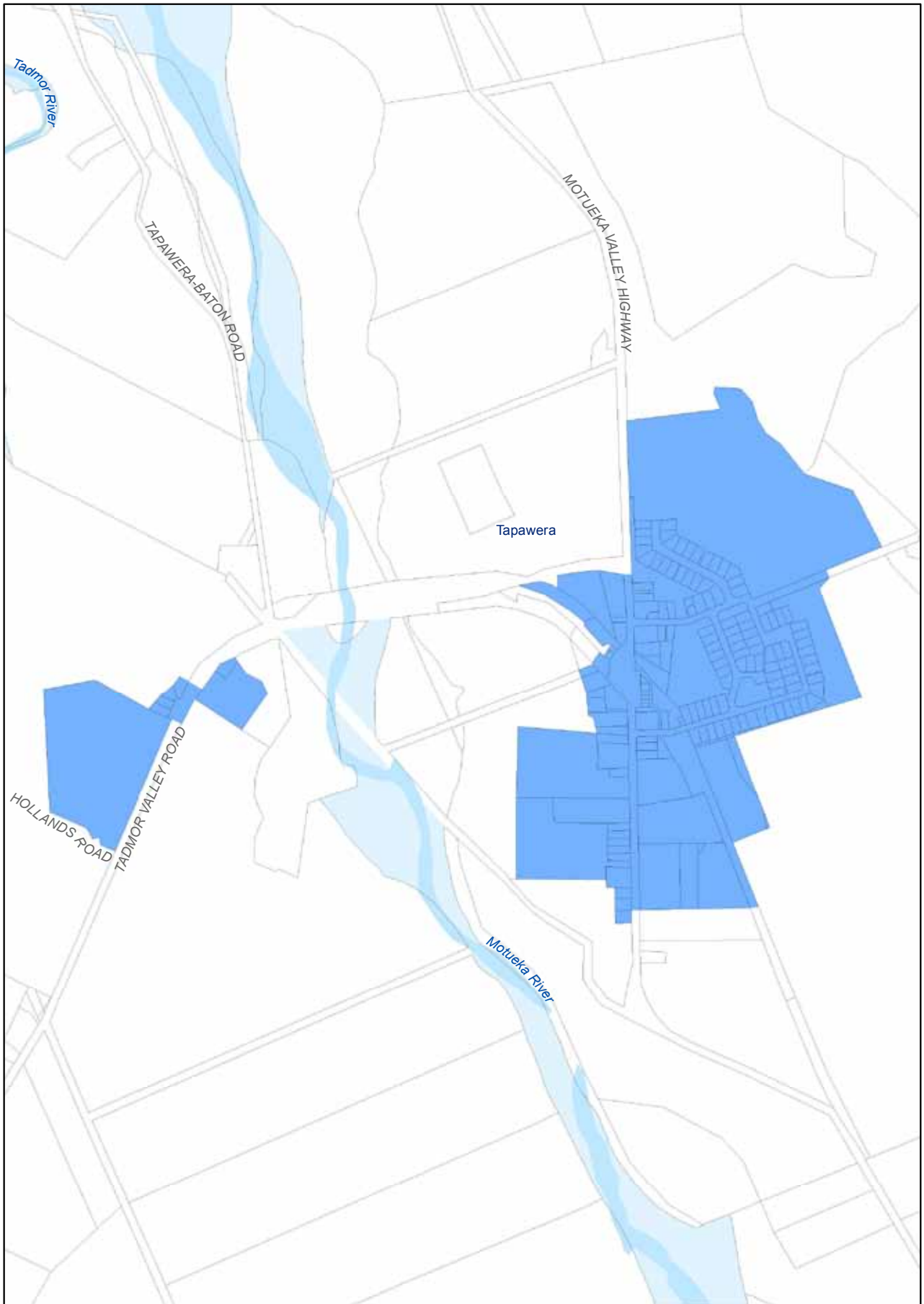




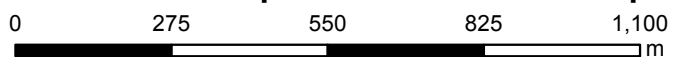


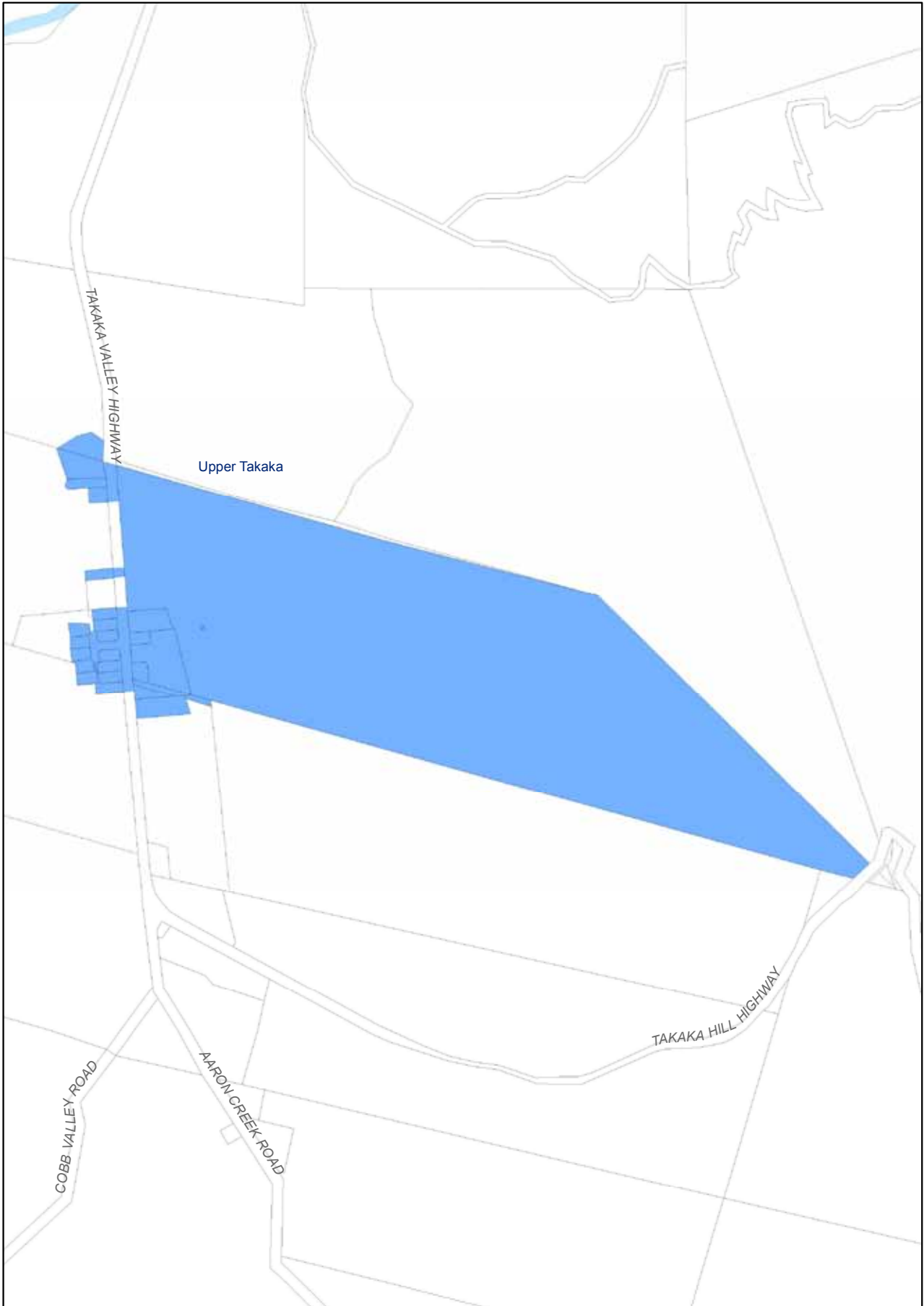
**Riwaka**  
**Water Development Contribution Map**





**Tapawera  
Water Development Contribution Map**



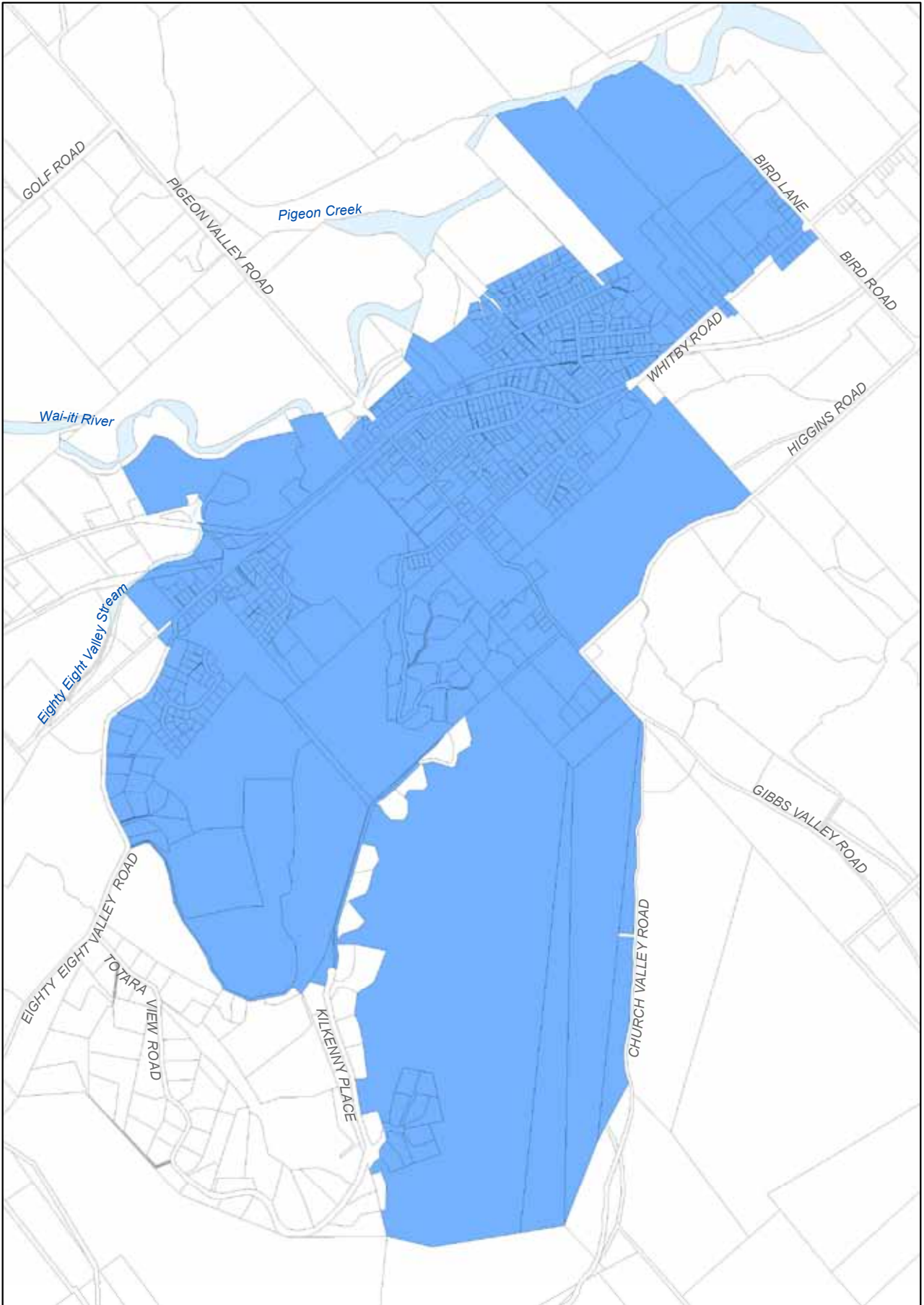


**Upper Takaka  
Water Development Contribution Map**

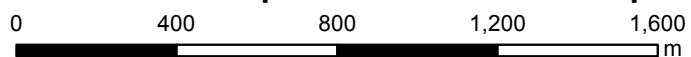


1:9,000





**Wakefield  
Water Development Contribution Map**

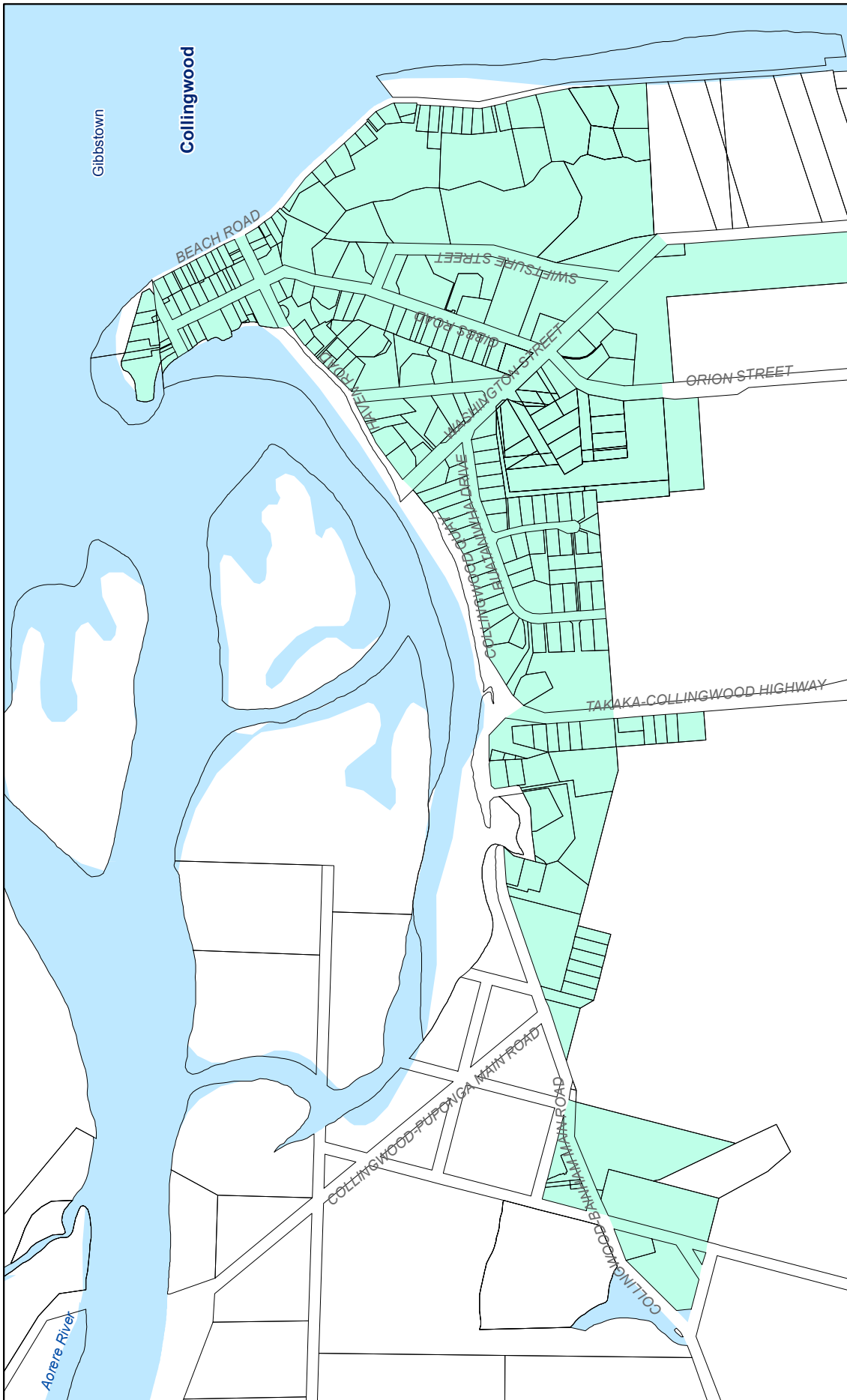




# Schedule III – Services Contribution Area Maps

## Stormwater Services Activity Contribution



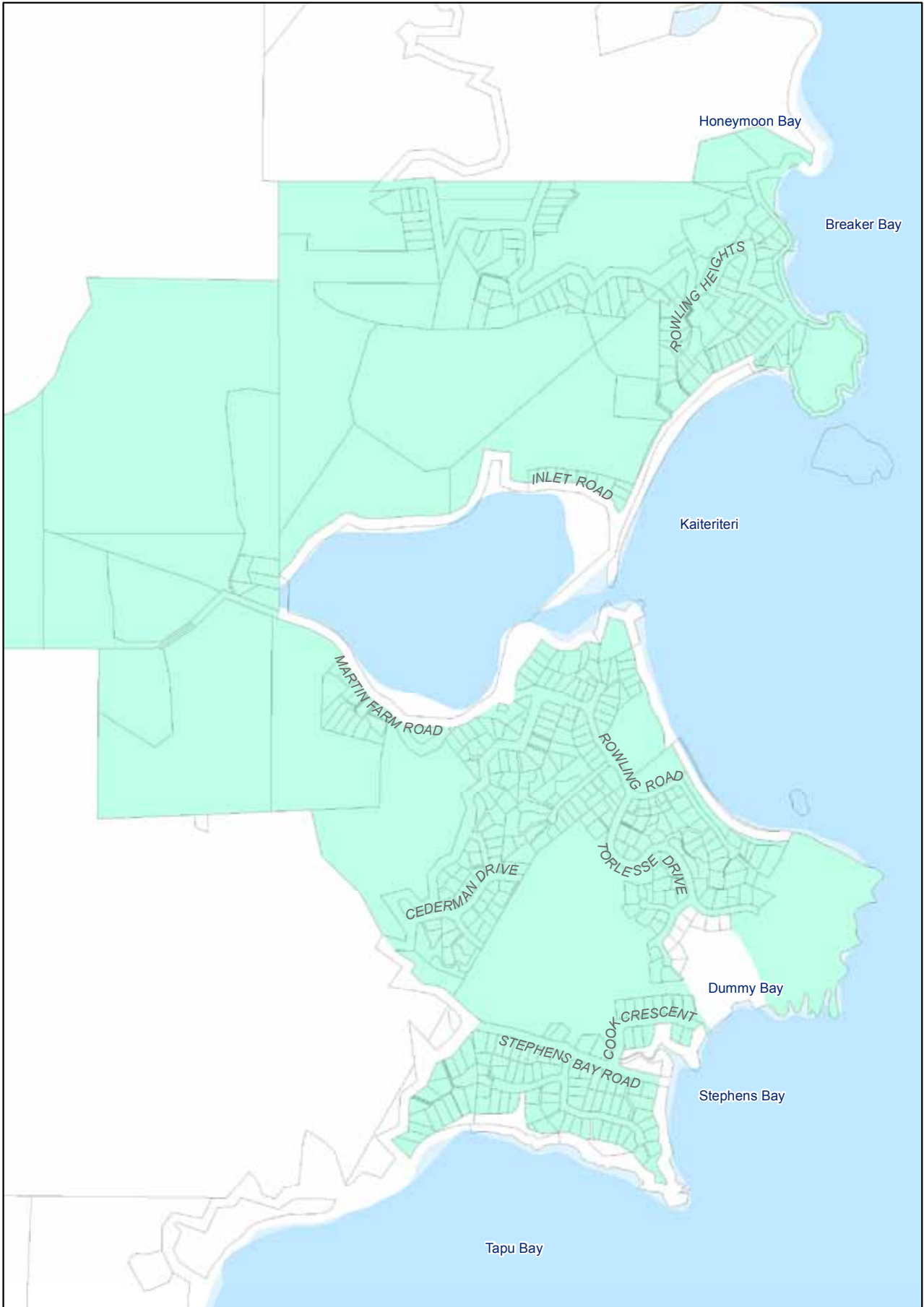


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# Collingwood Stormwater Services Activity Contribution Map

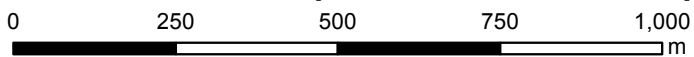






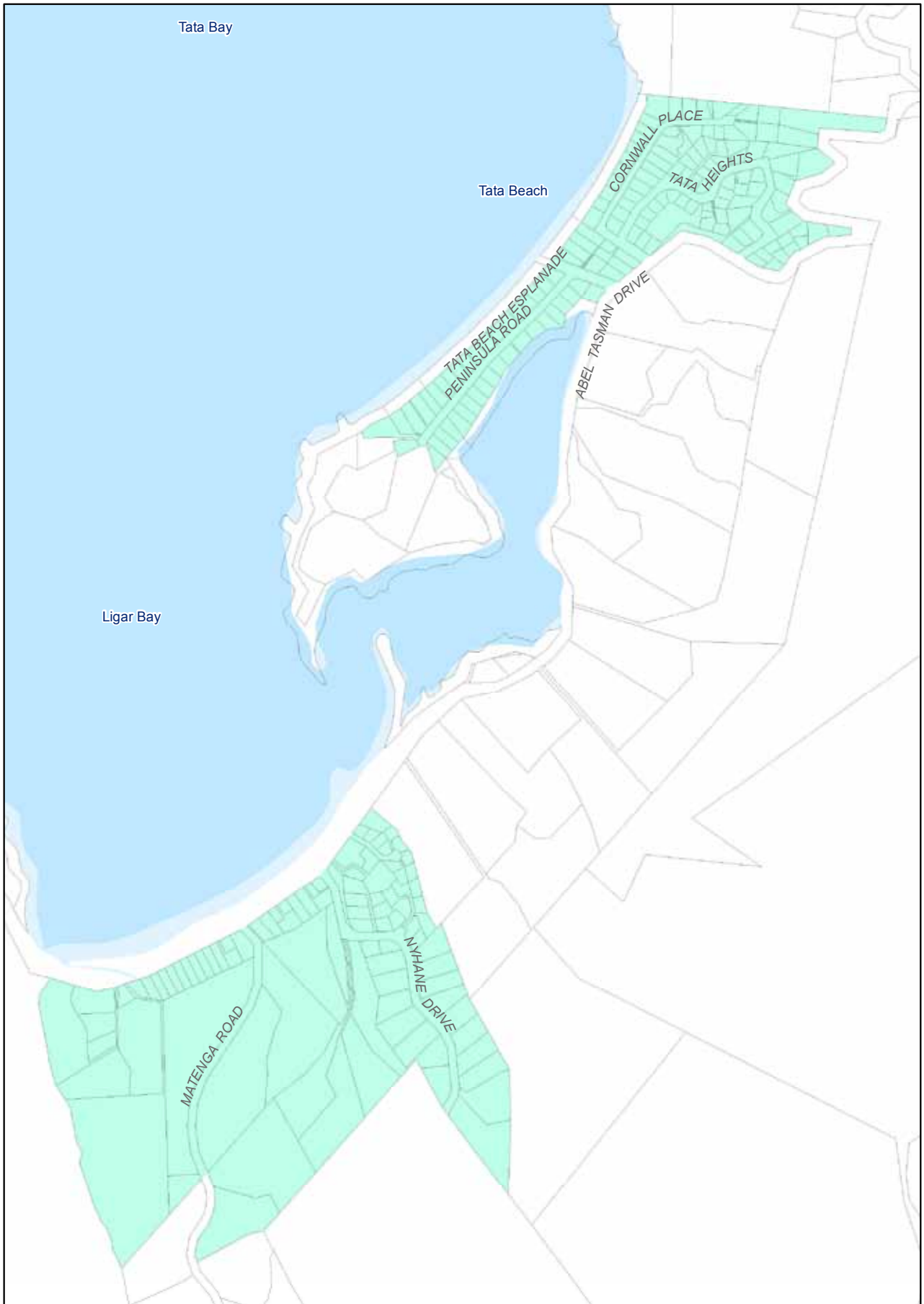
**Kaiteriteri**

**Stormwater Development Contribution Map**



1:10,500

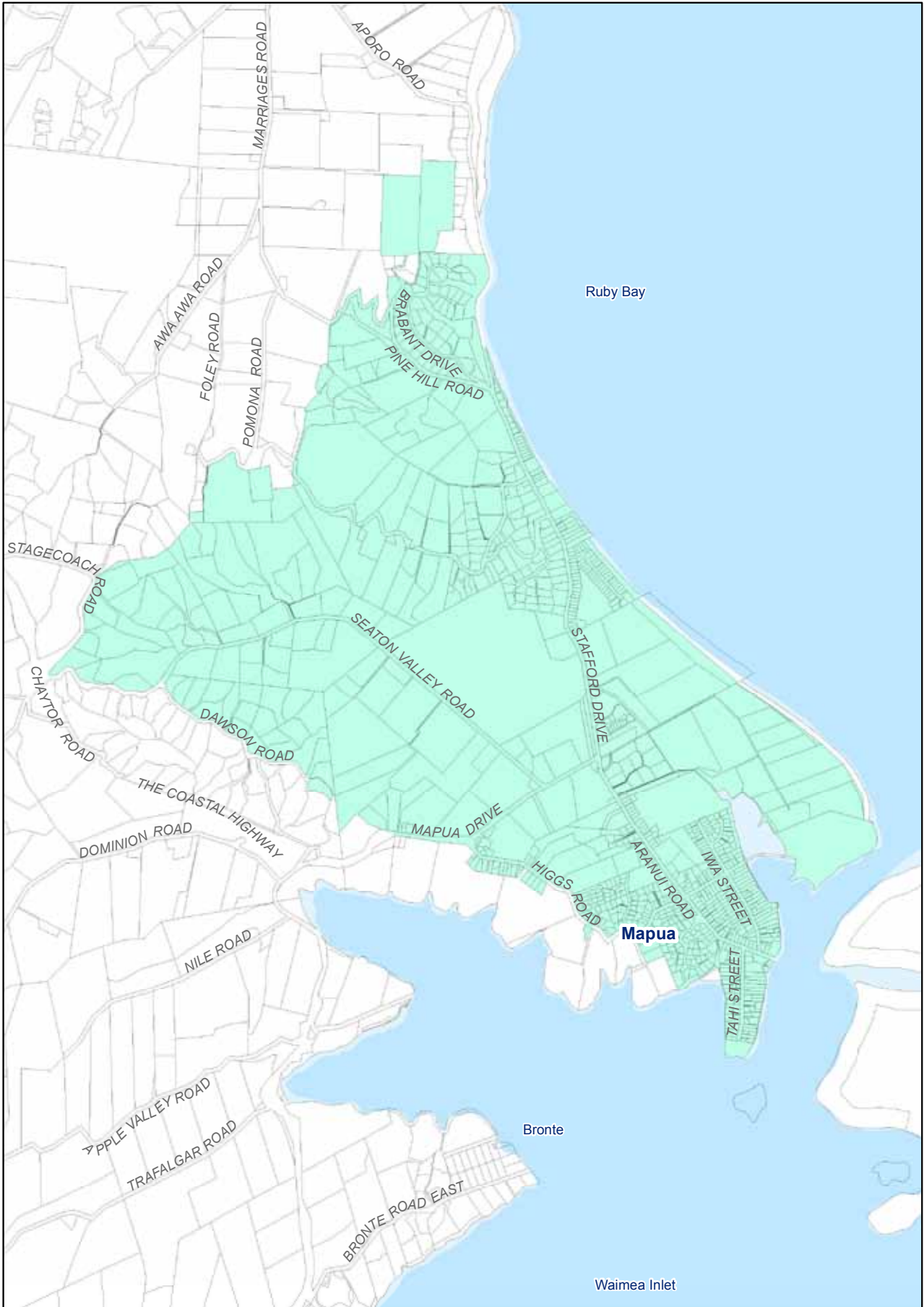




**Ligar Bay Tata Beach  
Stormwater Development Contribution Map**

0      220      440      660      880  
 m

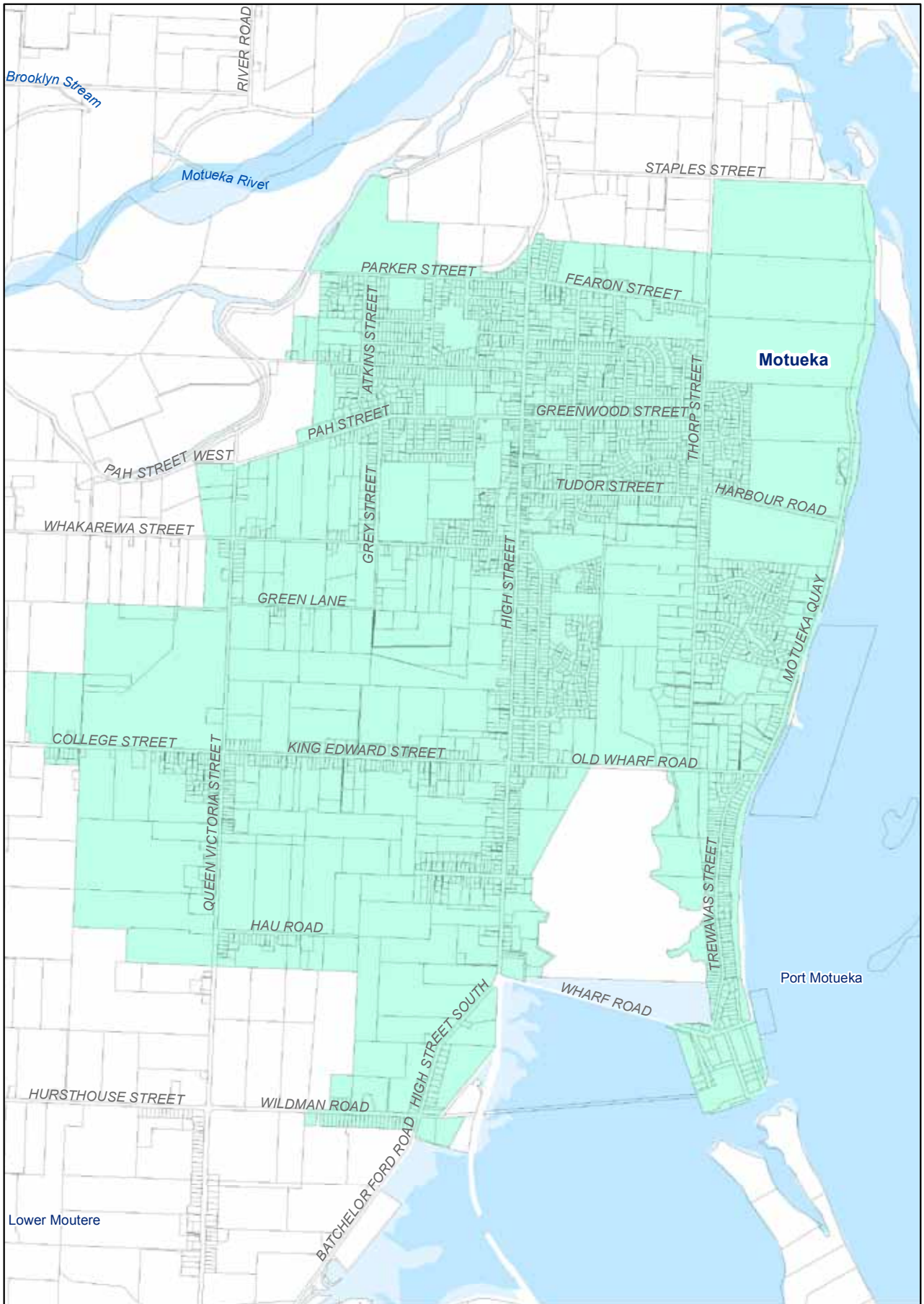




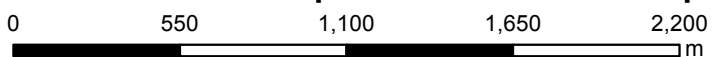
**Mapua**  
**Stormwater Development Contribution Map**

0      630      1,260      1,890      2,520  
 m

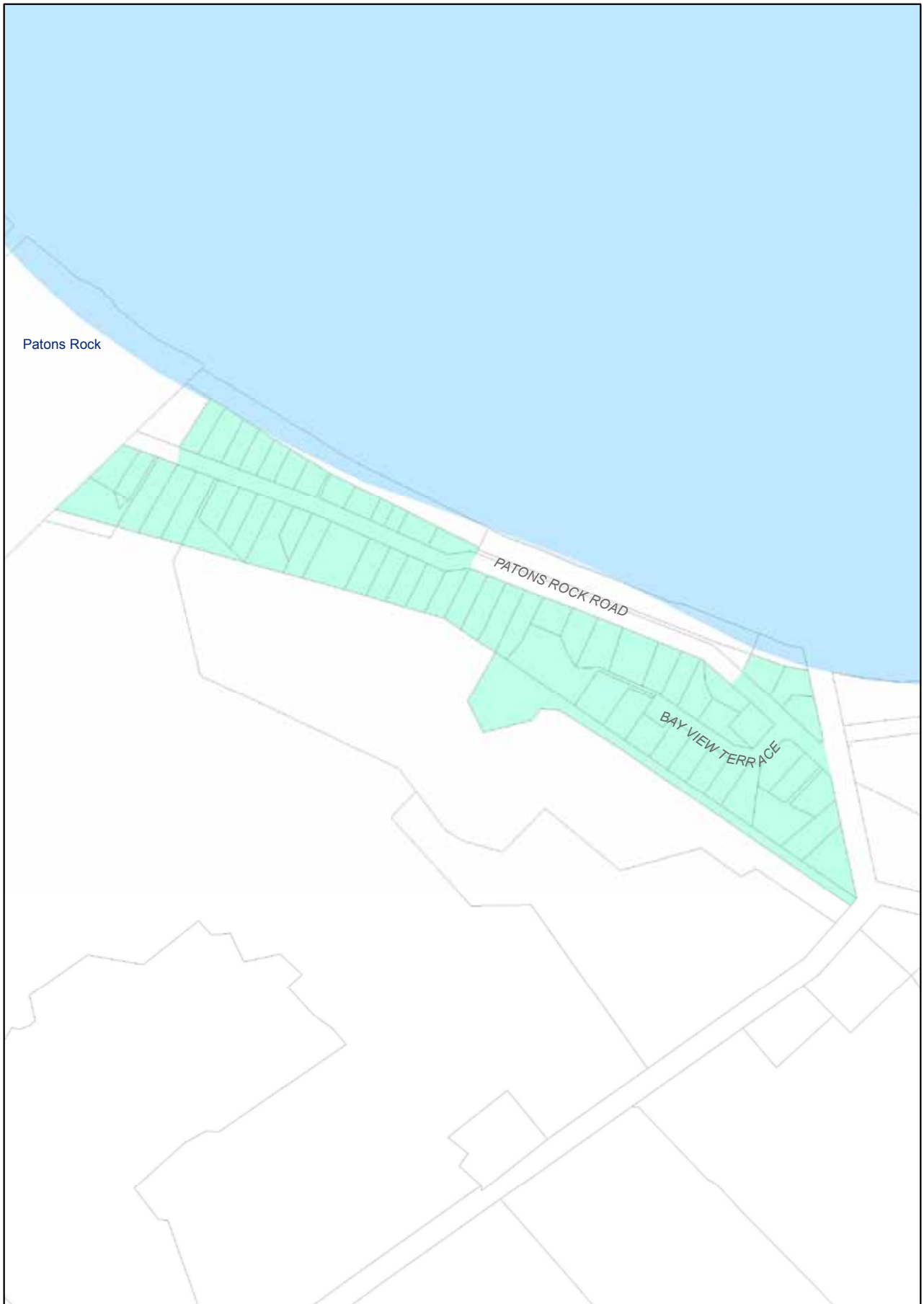




**Motueka  
Stormwater Development Contribution Map**







Patons Rock

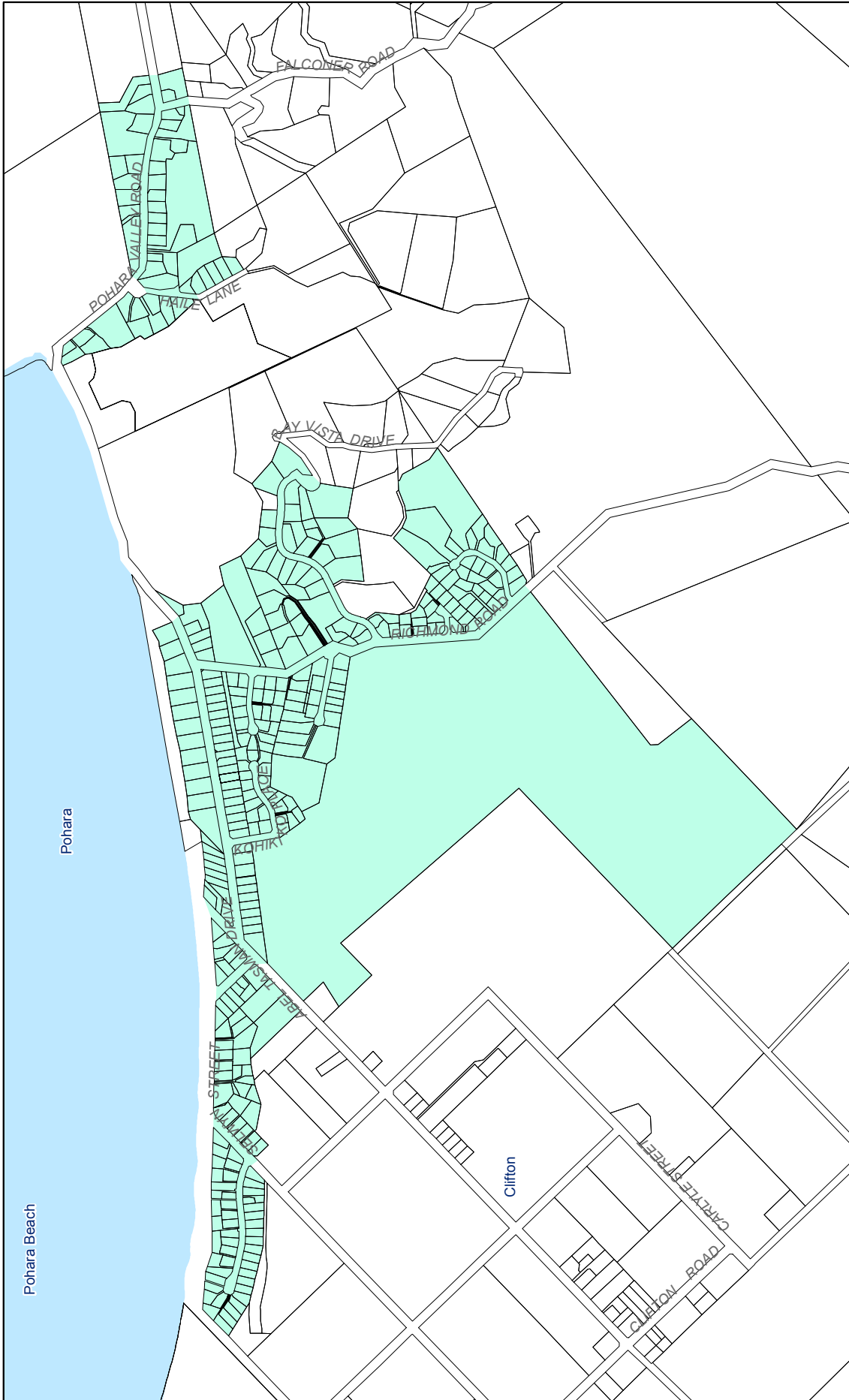
PATONS ROCK ROAD

BAY VIEW TERRACE

**Patons Rock**  
**Stormwater Development Contribution Map**

0 110 220 330 440  
m

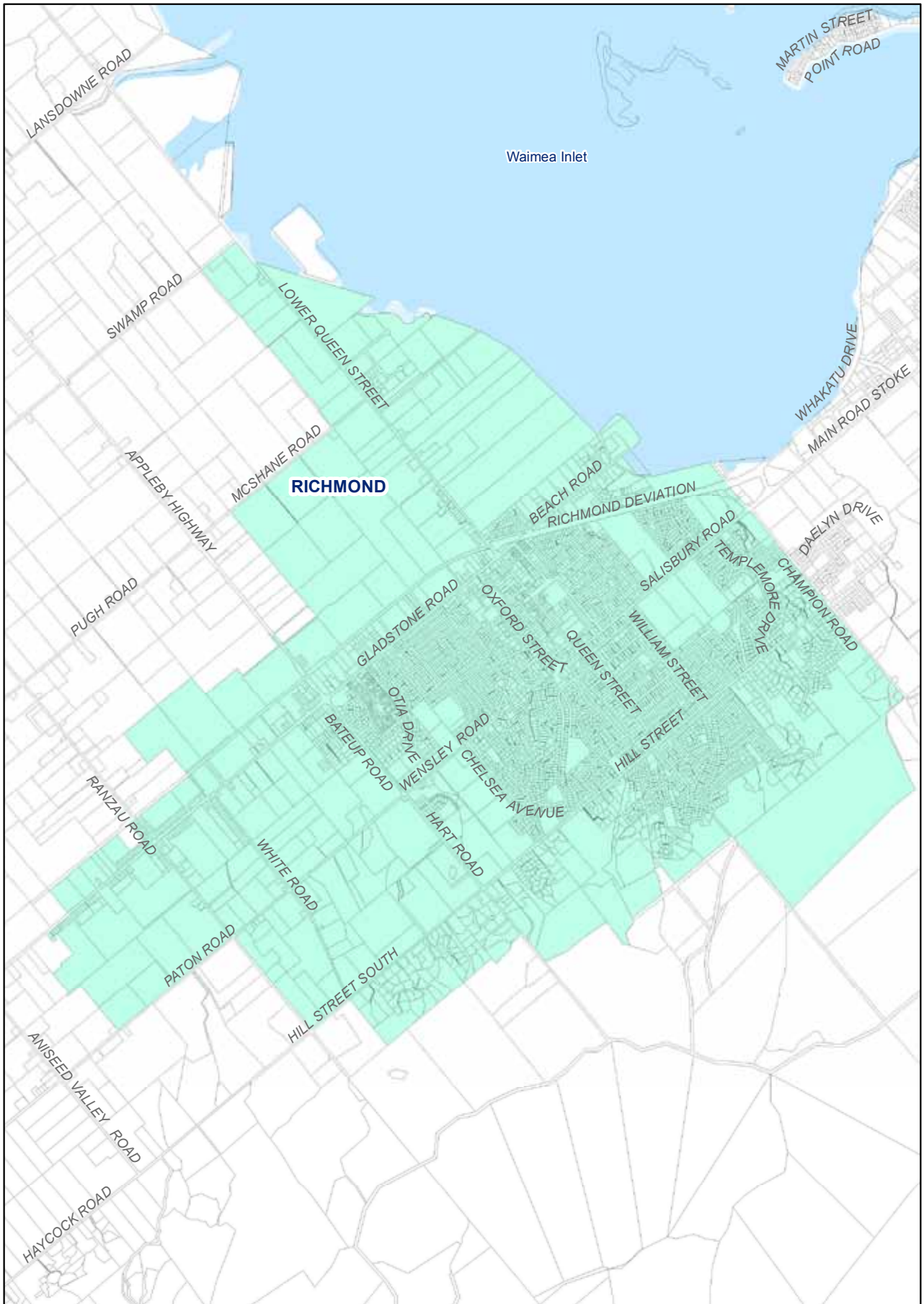




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## Pohara Stormwater Services Activity Contribution Map



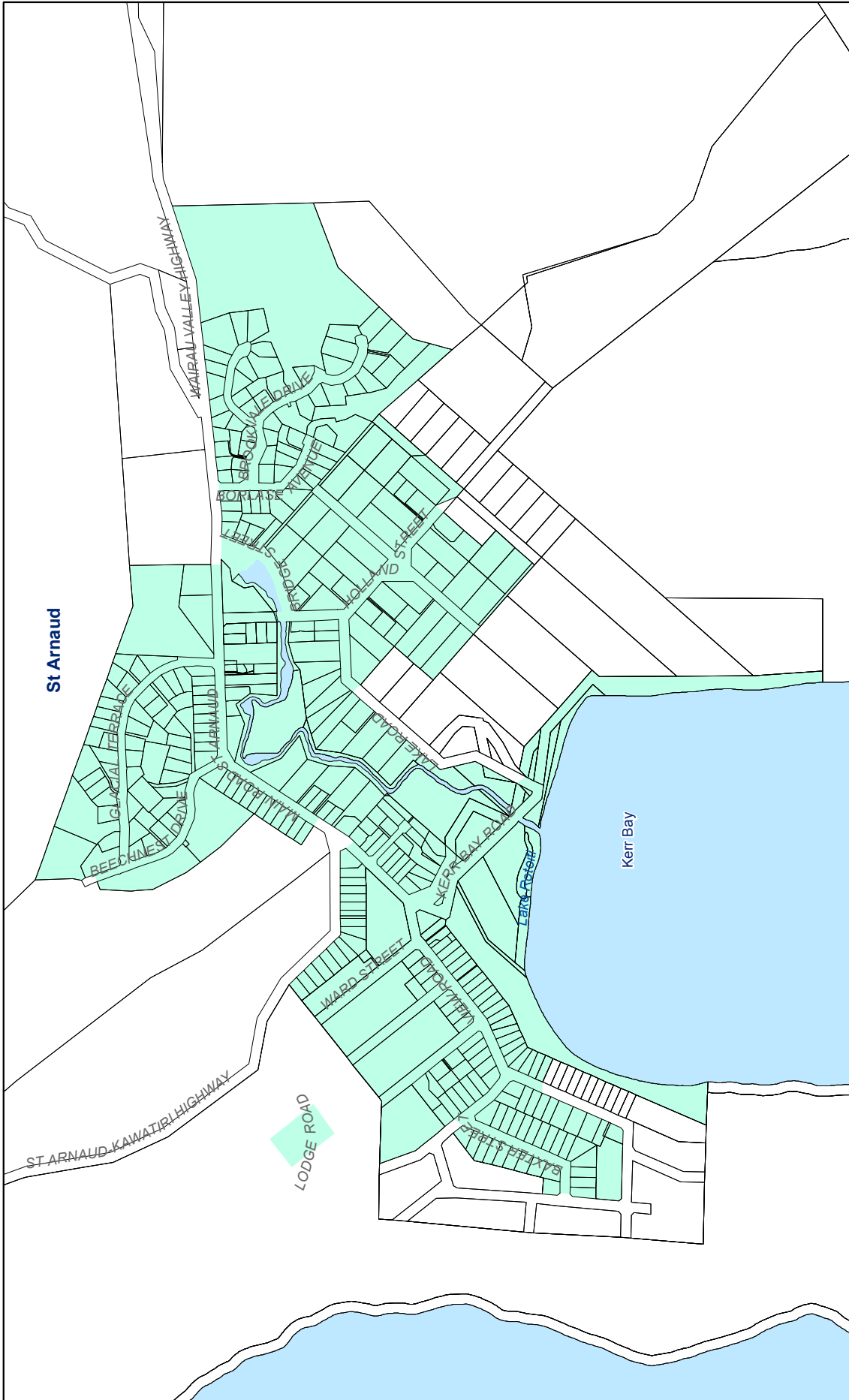


**Richmond**  
**Stormwater Development Contribution Map**

0                      810                      1,620                      2,430                      3,240  
 ───────────────────┬──────────────────┬──────────────────┬──────────────────┬──────────────────  
 m

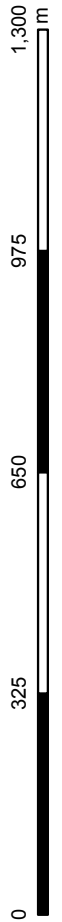


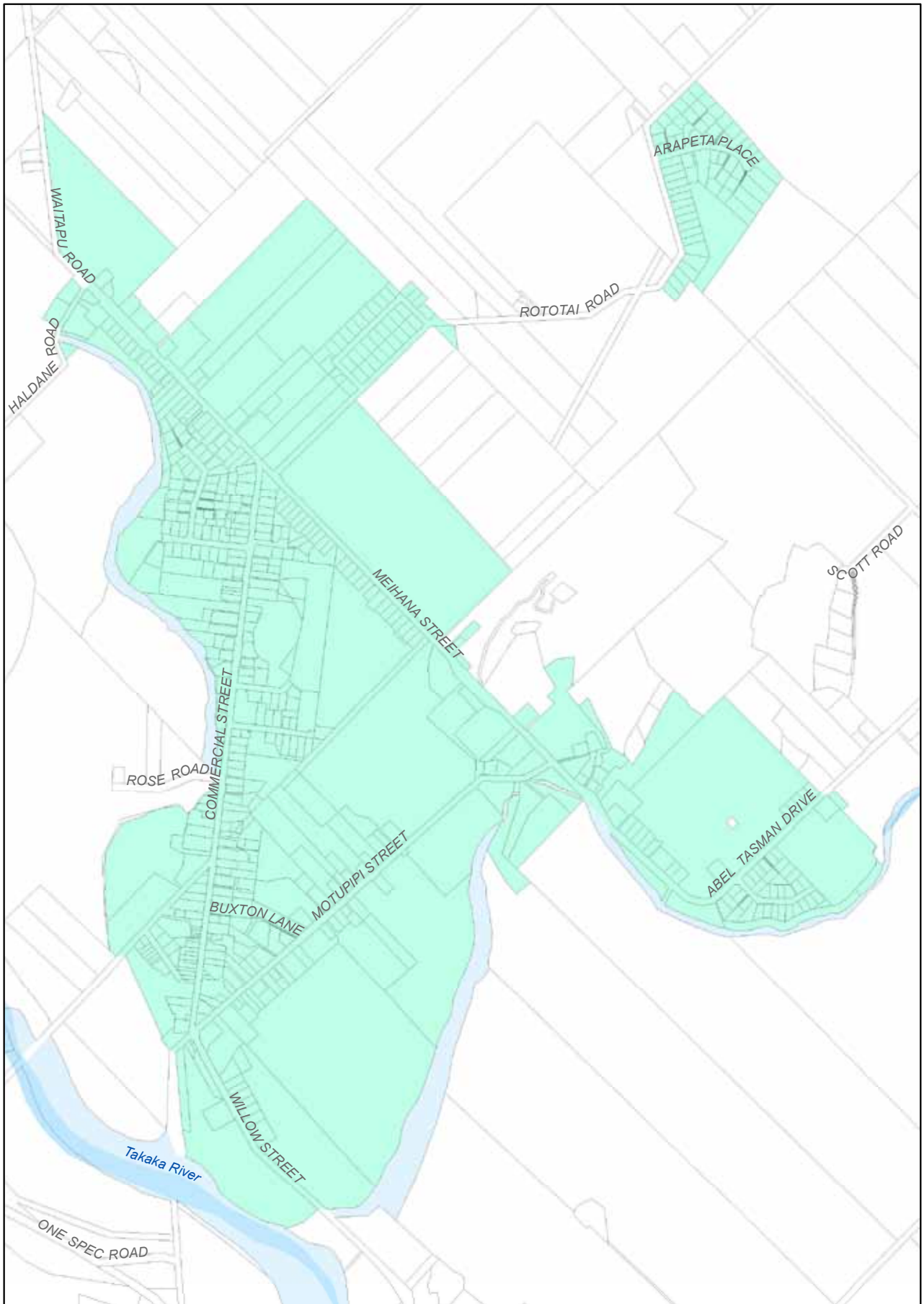




1:10,000

# St Arnaud Stormwater Services Activity Contribution Map



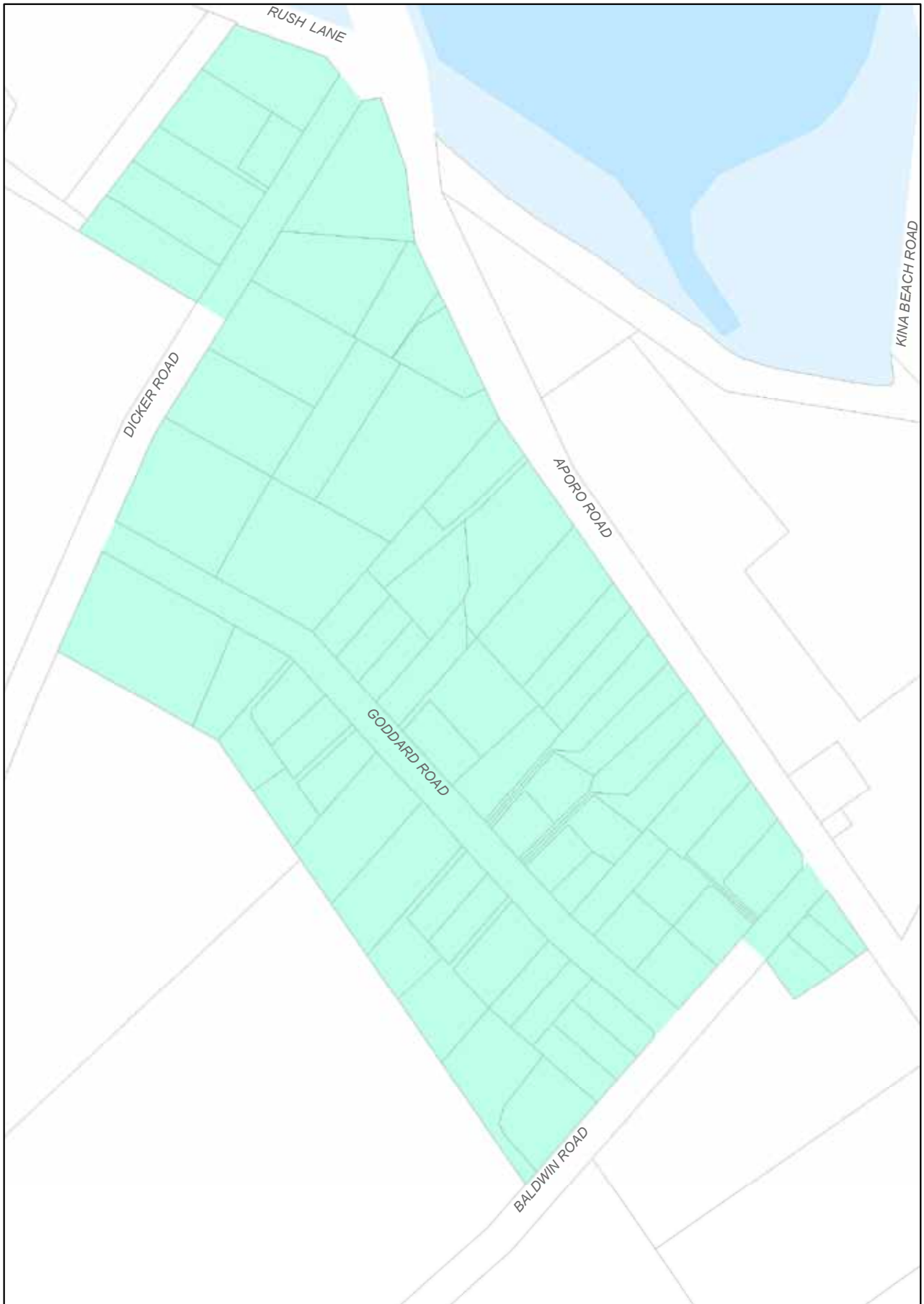


**Takaka**  
**Stormwater Development Contribution Map**

0      290      580      870      1,160  
 \_\_\_\_\_ m



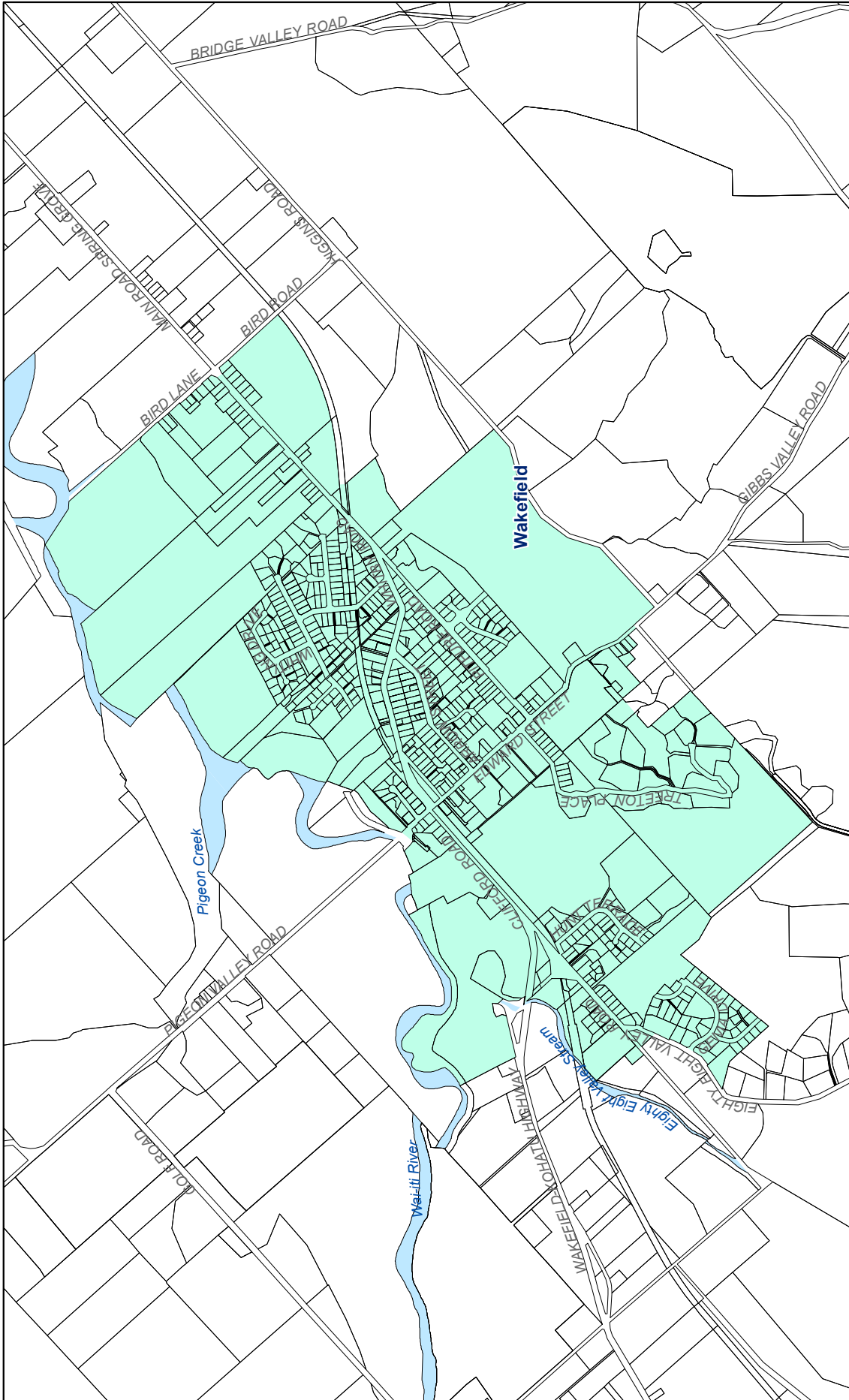




**Tasman**  
**Stormwater Development Contribution Map**

0 75 150 225 300  
m





1:17,000

## Wakefield Stormwater Services Activity Contribution Map



