

Draft

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY 2024–2034



Te Kaunihera o
te tai o Aorere

PROPOSED CHANGES TO THE DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

PROPOSED DEVELOPMENT AND FINANCIAL CONTRIBUTION POLICY CHANGES

Tasman District Council invites submissions on its draft Development and Financial Contributions Policy 2024-2034.

Following a review of the current Development and Financial Contributions Policy 2021-2031, the Council has concluded that the existing policy is fit for purpose, apart from the following minor amendments. These amendments are outlined below and have been highlighted in the draft Development and Financial Contributions Policy 2024-2034 for ease of reference.

The Policy and the Development Contribution charges have also been updated to reflect the capital costs based on the proposed infrastructure programme in Tasman’s 10-Year Plan 2024-2034.

Draft Development Contribution charge per HUD* 1 July 2024 (GST inclusive).

SERVICE	CATCHMENTS			
	WAIMEA	MOTUEKA	GOLDEN BAY	REST OF DISTRICT
Stormwater	\$25,445	\$3,087	N/A	N/A
Water	\$13,801	\$5,638	N/A	N/A
Wastewater	\$15,278	\$27,466	\$40,096	N/A
Transportation	\$2,001	\$2,001	\$2,001	\$2,001
Total	\$56,524	\$38,192	\$42,097	\$2,001

*HUD is a Household Unit of Demand which means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Through the consultation process, we would like to hear from people who may be affected or interested in the proposed changes. Following the consultation, the Council can either adopt the proposed Policy or amend it based on the submissions received.

WHAT IS THE PURPOSE OF THE DEVELOPMENT AND FINANCIAL CONTRIBUTION POLICY?

The overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, to reach 67,900. Based on this forecast, a further 4,200 dwellings and 13 hectares of business land will be required by 2034.

We must provide for this growth to meet our obligations under the National Policy Statement on Urban Development.

Growth creates the need for new subdivisions and developments, and places increasing demands on the assets and services we provide. As a result, significant investment in new or upgraded assets and services are required.

We intend to recover a fair, equitable, and proportionate portion of the capital costs of the infrastructure needed to support these developments through:

- Financial Contributions (RFCs) under the Tasman Resource Management Plan for reserves and community services assets; and
- Development Contributions (DCs) under the Local Government Act 2002 (LGA) for water, wastewater, stormwater, and transportation infrastructure.

We are proposing to increase the level of Development Contributions charges in most catchments. The most significant increases are the Stormwater charge for the Waimea catchment and the Wastewater charges for the Motueka and Golden Bay catchments. We are proposing to decrease the Transportation charge which applies to the whole District. These changes reflect changes to the amount/cost of growth-related infrastructure planned in each of the catchments in Tasman's 10-Year Plan 2024 – 2034. They do not represent a change to our policy position. The 2021 iteration of the Policy generally resulted in decreases in the level of Development Contributions charges in most catchments, compared with the levels set in the 2018 iteration.

In this iteration of the Policy, we will no longer charge stormwater Development Contributions charges in Golden Bay. This is because there is no further growth-related stormwater infrastructure planned in these areas.

It is worth noting that there is significant growth-related infrastructure planned for Murchison in Tasman's 10-Year Plan 2024 – 2034. However, the projects are not due to be completed within the next three years and no developments in that period will benefit from any of the projects. As a result, the Council has not included a separate Murchison catchment in this Policy to collect Development Contributions for those projects. This will be reconsidered for the 2027 iteration of the Policy and may mean future development in Murchison will be charged Development Contributions.

PROPOSED POLICY CHANGES

There are three notable changes proposed for the Policy.

1. Remove the dwelling size criteria for small homes assessments.
2. Introduce an application process and criteria for determining which non-residential developments are eligible for a special assessment.
3. Allow remission from Development Contributions for Not-for-profit social, cultural, ora, or educational centre developments and for papakāinga on specific categories of Māori land.

Each of the proposed changes to the Policy are detailed on the following pages, along with the reasons for the changes.

There are also some minor administrative amendments to the Policy, including:

- allowing debt collection costs to be charged by the Council for unpaid Development Contribution charges,
- a new section to explain how Credits operate, and;
- allowing applicants to request a postponement of Development Contribution payments up to a month before payment is due, rather than at the time a resource consent, building consent or service connection is granted.

TELL US WHAT YOU THINK OF OUR PLANS TO CHANGE THE DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

Anyone may make a submission about any aspect of the Draft Policy.

There are several ways to provide your views:

There are several ways to provide your views:

- online – there are lots of options for asking questions or providing feedback at Shape.tasman.govt.nz/10YP or email LTP@tasman.govt.nz; or
- in writing – complete the submission form in the 10-Year Plan Consultation Document and drop it in any Tasman District Council office or post it for free to the following address.

Freepost Authority No: 172255, Strategic Policy Team, Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050.

SUBMISSIONS ARE OPEN FROM 9:00 AM ON 28 MARCH 2024 UNTIL 4:00 PM ON 28 APRIL 2024

Submitters have the opportunity to present their feedback on this Policy verbally to Councillors, at the same time as feedback on the Tasman's 10-Year Plan 2024–2034. These hearings will take place between 8 and 10 May 2024. The Council will inform all submitters that supply their contact details of the final decisions it makes on the Development and Financial Contributions Policy.

SUBMISSIONS ARE PUBLIC DOCUMENTS

PRIVACY STATEMENT

As part of the submission process, we are asking for some personal information about you. We collect this information so that you can have a say on the Council's Tasman's 10-Year Plan [or other policies/concurrent consultations] and so we can contact you about your submission, hearings and the Council's final decisions. We also ask for demographic information to help us understand who is engaging with us. This helps us understand if we are hearing from a diverse range of our community.

Submissions will only be accepted if a name and contact details are supplied. This is so we can contact you and so we can make sure we don't have duplicate submissions. The other demographic information is not compulsory.

Your full submission, including your name, will be made available to Councillors and the public on our website. Your contact details and demographic information will only be accessed by the Council staff.

A summary of submissions may also be made publicly available and posted on the Council's website.

All information will be held by the Tasman District Council with submitters having the right to access and correct personal information. If you have any questions about the Council's privacy practices or would like to gain access to your personal information, you can contact the Legal and Democracy Services Team at LGOIMA@tasman.govt.nz.

PROPOSED CHANGE #1

1. REMOVE THE DWELLING SIZE CRITERIA FOR SMALL HOMES ASSESSMENTS

WHAT ARE WE PROPOSING?

Minor dwellings are eligible for a HUD discount of 50% on development contributions for all services. Small dwellings are eligible for a 25% discount.

The existing Policy uses two criteria, building footprint size and number of bedrooms, to determine whether a proposed residential development is eligible for a minor or small dwelling discount.

We are proposing to remove the criteria regarding the building footprint, so the only criteria that will apply for these assessments is the number of bedrooms.

WHY ARE WE PROPOSING THIS CHANGE?

The Nelson Tasman Future Development Strategy aims to provide a range of housing choices that meet different needs of the community, and a key component of the strategy is prioritising a broad level of intensification within our existing urban area.

Recent surveys on Tasman residents' housing preferences have indicated a higher demand for small dwellings than is currently supplied from existing housing stock. The demand for small dwellings is expected to increase with Tasman's projected ageing population. The Council would like to encourage the construction of more small dwellings to meet the current and future demand.

Analysis of Census data shows that one and two bedroom dwellings typically have smaller households (average number of residents) than dwelling with three or more bedrooms. They are therefore likely to place a lower demand on network infrastructure. The existing criteria around household size was first introduced to minimise the risk of gaming of the system when we introduced the bedroom based assessments – such as a 200 m² housing claiming to be a small dwelling. Experience has provided us the confidence to rely on our bedroom-based criteria alone, supported by a robust definition of bedroom to avoid gaming. Therefore, the building footprint criteria is no longer necessary.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

This proposed change to the Policy helps incentivise the development of smaller dwellings by refining and simplifying the discount for small dwellings.

The change is consistent with our objective to increase housing density and housing choice.

The criteria of bedroom number better reflects actual demand and the impact on network infrastructure.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

The removal of the building footprint criteria may reduce the incentive to build multi-storey three bedroom dwellings.

There is a risk of more administrative time required to verify whether rooms are bedrooms or not.

WHAT OTHER OPTIONS WERE CONSIDERED?

STATUS QUO: KEEP THE DWELLING SIZE CRITERIA

Advantages and Disadvantages
<ul style="list-style-type: none">• Council may receive more development contributions revenue due to fewer properties being eligible for the discounts.• Some one and two bedroom dwellings would not be eligible for a discount.• Some three bedroom dwellings would be eligible for a discount which wouldn't reflect their impact on network infrastructure, meaning they are undercharged compared to their impact on our services.• Less likely to contribute to meeting our intensification goals to provide greater housing choice.

See the full draft of this Policy at Shape.tasman.govt.nz/10YP

PROPOSED CHANGE #2

2. INTRODUCE CRITERIA FOR DETERMINING WHICH NON-RESIDENTIAL DEVELOPMENTS ARE ELIGIBLE FOR A SPECIAL ASSESSMENT

WHAT ARE WE PROPOSING?

The existing Policy applies HUD “equivalent” assessments for non-residential subdivisions, land uses, or building developments.

Special assessments enable us to make a bespoke assessment of the development contributions for individual developments that fall outside the general nature of developments provided for in the Policy.

We are proposing to clarify that the equivalent assessment rates for Industrial, Commercial and Retail developments will apply, unless the applicant applies for a special assessment. We are proposing to introduce some criteria for determining which non-residential developments are eligible for a special assessment, as follows:

- a) the development is considered to be relatively large scale or high use in comparison to other similar developments; or
- b) the development is likely to have less than half or more than twice the demand for an activity listed in Table 6 of the Policy for that development type.

Any application for a special assessment must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application.

WHY ARE WE PROPOSING THIS CHANGE?

An increasing number of non-residential developments are requesting a special assessment, requiring significant staff time to assess and review technical information to determine the actual impact on network infrastructure.

These criteria are being introduced in order to bring some consistency in determining which developments are eligible for a special assessment. The ability for the Council to recover costs is in recognition of the increasing amount of staff time required to provide technical advice on special assessment applications.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

Introducing this criteria will provide efficiency and consistency as to which types of developments are eligible for a special assessment. Previously, we had very wide discretion about when to carry out special assessments. This has the potential to lead to some inefficiency and inconsistency in which types of development get a special assessment and which do not. Recovering costs will reduce the burden on general rates to pay for staff time spent reviewing special assessments and providing technical advice.

The criteria means large or atypical developments are able to obtain a special assessment that more accurately reflects their impact on network infrastructure.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

There may be some developments that previously could have had a special assessment that will no longer be eligible.

Standard assessments are based on averages and the impact of some developments will be more or less than the average. However, standard assessments are a typical approach for council development contribution policies and no ready alternative is available.

WHAT OTHER OPTIONS WERE CONSIDERED?

STATUS QUO: DO NOT INTRODUCE APPLICATION FEES AND CRITERIA

Advantages and Disadvantages
<ul style="list-style-type: none"> • Wide discretion about which developments can receive special assessments. • Inconsistency in which developments receive special assessments. • Significant staff time spend reviewing special assessment with no cost recovery.

USE DIFFERENT CRITERIA TO DETERMINE WHICH DEVELOPMENTS ARE ELIGIBLE FOR SPECIAL ASSESSMENTS

Advantages and Disadvantages
<ul style="list-style-type: none"> • Depends on the criteria selected.

See the full draft of this Policy at Shape.tasman.govt.nz/10YP

PROPOSED CHANGE #3

3. ALLOW REMISSION FROM DEVELOPMENT CONTRIBUTIONS FOR NOT-FOR-PROFIT SOCIAL, CULTURAL, ORA, OR EDUCATIONAL CENTRE DEVELOPMENTS AND FOR PAPA KĀINGA ON SPECIFIC CATEGORIES OF MĀORI LAND

WHAT ARE WE PROPOSING?

We are proposing to allow remission from Development Contributions for developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land, as defined in Te Ture Whenua Māori Act 1993, for not-for-profit social, cultural, ora, or educational centre developments and for Papakāinga.

WHY ARE WE PROPOSING THIS CHANGE?

Section 102(3A) of the Local Government Act was amended in 2021 and requires that development contributions policies must support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993.

Positive action is required by the Council towards assisting in achieving the desired outcome of the Te Ture Whenua Māori Act, namely removing or reducing the barriers to development and full utilisation of the land. The support provided must be to strengthen the position of Māori landowners to retain ownership of the land and to use the land for the benefit of themselves, their whānau, and their hapū.

The proposed changes aim to facilitate the occupation, development, and utilisation of specific types of Māori land, for the benefit of its owners, by reducing the cost of development.

WHAT ARE THE ADVANTAGES OF THIS CHANGE?

As well as meeting the Council's legislative requirements, the remission of development contributions will facilitate the development of Māori land that has a positive impact on the social and cultural wellbeing of Tasman residents.

The proposed changes support the Council's strategic direction by strengthening partnerships with Tangata Whenua, through recognition of their connection to their traditional lands and resources, and cultural values.

Excluding commercial developments ensures that developments that are more commercial in nature will still pay towards the infrastructure needed to support them, as other commercial developments do. This helps retain a level playing field for competing commercial/for profit developments.

WHAT ARE THE DISADVANTAGES OF THIS CHANGE?

Infrastructure still needs to be provided to meet the demand from the provision of these developments. We expect the additional costs of providing this infrastructure to be minor.

WHAT OTHER OPTIONS WERE CONSIDERED?

STATUS QUO: NO REMISSIONS PROVIDED FOR

Advantages and Disadvantages
<ul style="list-style-type: none"> • The cost of growth-related infrastructure is fully funded by the developments that create the demand. • Provides a cost barrier to the development of Māori land. • May be detrimental to iwi-Council relationships. • May fail to meet legislative requirements to support the preamble to Te Ture Whenua Māori Act 1993.

REMISSIONS PROVIDED FOR OTHER TYPES OF DEVELOPMENT

Advantages and Disadvantages
<ul style="list-style-type: none"> • Reduces a cost barrier for development of Māori land. • Would comply with legislation requiring the Policy to support the preamble to Te Ture Whenua Māori Act 1993 . • Could further support relationships with Tangata Whenua. • Uneven playing field for competing commercial/for profit developments. • Potential for more remissions with a greater financial impact on Council.

REMISSIONS PROVIDED FOR DEVELOPMENT ON MĀORI GENERAL LAND

Advantages and Disadvantages
<ul style="list-style-type: none"> • Would comply with legislative changes requiring the Policy to support preamble to Te Ture Whenua Māori Act 1993. • Could further support relationships with Tangata Whenua. • Reduces a cost barrier for development of Māori land. • Potential for more remissions with a greater financial impact on Council.

See the full draft of this Policy at [Shape.tasman.govt.nz/10YP](https://shape.tasman.govt.nz/10YP)

Draft

DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY 2024 – 2034



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DEVELOPMENT AND FINANCIAL CONTRIBUTIONS POLICY

INTRODUCTION

PURPOSE OF THE POLICY

1. Population growth and development such as subdivision and new buildings place strain on our infrastructure. As a result, new or upgraded infrastructure is needed to cope with these demands.
2. The purpose of the Development and Financial Contributions Policy (Policy) is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. The Council intends to achieve this by using:
 - Financial Contributions under the Tasman Resource Management Plan (TRMP), to help fund growth related reserves and community services assets; and
 - Development Contributions (DCs) under the Local Government Act 2002 (LGA) to help fund growth related water, wastewater, stormwater, and transportation infrastructure.

NAVIGATING THE POLICY

3. The Policy outlines the Council's approach to funding development infrastructure via development contributions under the LGA and financial contributions under the TRMP.
4. The Policy has three main sections:
 - Section 1: Policy operation;
 - Section 2: Policy background and supporting information;
 - Section 3: Catchment maps for the development contributions.

SECTION 1: POLICY OPERATION

5. Section 1 provides information needed to understand if, when, and how development and financial contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.
6. The key parts of Section 1 are:
 - The charges;
 - Liability for development contributions;
 - When development contributions are levied;
 - Determining infrastructure impact;
 - Reconsiderations and objections;
 - Other operational matters;
 - Financial contributions; and
 - Definitions.

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

7. Section 2 provides the information needed to meet the accountability and transparency requirements of the LGA for the Policy, including explaining the Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards. It also provides a summary of the financial contribution provisions.

8. The key parts of Section 2 are:
 - Requirement to have the Policy;
 - Funding summary;
 - Funding policy summary;
 - Catchment determination;
 - Significant assumptions of the Policy;
 - Calculating the development contributions;
 - Schedule 1, Development contribution calculations and schedule of future projects funded by development contributions;
 - Schedule 2, Past assets and programmes funded by development contributions; and
 - Schedule 3, Assets and programmes funded by financial contributions.

SECTION 3: CATCHMENT MAPS

9. Section 3 provides the catchment maps that show where the development contributions in the Policy apply.

SECTION 1: POLICY OPERATION

THE CHARGES

10. There are four different catchments in Tasman for development contributions - Waimea, Motueka, Golden Bay, and All of District. The settlements within the Waimea, Motueka, and Golden Bay catchments are outlined in Table 1 and mapped in Section 3 of the Policy. The *All of District* catchment covers all land within Tasman District.

Table 1: Settlements in the Waimea, Motueka, and Golden Bay catchments

CATCHMENT	SETTLEMENT AREA
Waimea	Wakefield
	Brightwater
	Richmond
	Māpua / Ruby Bay
Motueka	Motueka
	Riwaka
	Kaiteriteri
Golden Bay	Pōhara / Ligar Bay / Tata Beach
	Tākaka
	Collingwood

11. The development contribution charges per Household Unit of Demand (HUD) for the different catchments are in Table 2. Other than for transportation, the development contributions charges for each catchment varies, depending on the associated infrastructure costs for each catchment.
12. For each infrastructure service (water, wastewater, stormwater and transportation) for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUDs generated by the development, by the charge for each infrastructure service. See *the Determining your infrastructure impact* section below for an explanation of a HUD.
13. For example, a residential development creating three new lots in Māpua will pay three times each infrastructure services charges for the Waimea catchment, totalling \$169,573 all up.
14. These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for Construction on 1 July each year, so please check the Council's website www.tasman.govt.nz for the latest charges.

Table 2: Development contribution charge per HUD 1 July 2024 (GST inclusive)¹

Service	Catchments			
	Waimea	Motueka	Golden Bay	Rest of District
Stormwater	\$25,445	\$3,087	N/A	N/A
Water	\$13,801	\$5,638	N/A	N/A
Wastewater	\$15,278	\$27,466	\$40,096	N/A
Transportation	\$2,001	\$2,001	\$2,001	\$2,001
Total	\$56,524	\$38,192	\$42,097	\$2,001

15. Not all development contributions are payable in every settlement in the District. Table 3 outlines which charges apply to each settlement within a catchment.
16. For example, if you are creating a new residential lot in Tākaka you will need to pay the transportation development contribution and the wastewater development contribution, but you won't pay a water or a stormwater development contribution.

Table 3: Development contributions charges that apply in each area

Settlement area	Transportation	Wastewater	Water	Stormwater
Waimea Catchment				
Wakefield	✓	✓	✓	✓
Brightwater	✓	✓	✓	✓
Richmond	✓	✓	✓	✓
Māpua / Ruby Bay	✓	✓	✓	✓
Motueka Catchment				
Motueka	✓	✓	✓	✓
Riwaka	✓	✓	✓	✗
Kaiteriteri	✓	✓	✓	✗
Golden Bay Catchment				
Pōhara / Ligar Bay / Tata Beach	✓	✓	✗	✗
Tākaka	✓	✓	✗	✗
Collingwood	✓	✓	✗	✗
Rest of District				
Rest of District (Land outside of listed settlements)	✓	✗	✗	✗

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

17. If you are subdividing, building, connecting to the Council's services, or otherwise undertaking some kind of development in Tasman, you may need to pay development contributions.
18. Development contributions will be assessed for all developments:
- within the areas shown in the Development Contribution Area Maps in Section 3;

¹ GST has been applied at the rate of GST as at 1 July 2024 (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity for each catchment can be found in Schedule One.

- that connect to the Council’s water, wastewater or stormwater services in the settlements outlined in Table 2, or rural extensions from these settlements; or
 - throughout the District for transportation development contributions charges.
19. In some cases, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections:
- when development contributions are levied;
 - determining your infrastructure impact; and
 - limitations on imposing development contributions.
20. Development contributions for your property may have already been paid, at least in part. For example, most new subdivision lots already have development contributions levied and paid for one house. In these cases, you may get a credit for development contributions that are already paid. Credits cannot be refunded and can only be used for development on the same site and for the same service in respect of which they were created.
21. Financial contributions may also be required in some cases. This is discussed later in the *Financial Contributions* part of Section 1 of this Policy.
22. Times also change. Development of new infrastructure sometimes means that areas not previously liable for a development contribution become so. For example, a bare section in a subdivision may be liable for development contributions, whereas previously constructed houses on the same subdivision were not.
23. The Council officers will be available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

24. Once you apply for a resource consent, building consent, certificate of acceptance, or service connection, the normal steps for assessing and requiring payment of development contributions are.



TRIGGER FOR TAKING A DEVELOPMENT CONTRIBUTION

25. Subject to the three-step initial assessment outlined below, the Council can require a development contribution for a development upon the granting of:
- a resource consent;
 - a building consent or certificate of acceptance; or

- an authorisation for a service connection for water, wastewater or stormwater services.
26. The Council will generally require development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above is granted first). For new developments, obtaining resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. For some types of Land Use Consents, development contributions may instead be required at the Building Consent stage as it is not always clear what will be built at land use consent stage.
27. If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time.² Any increase or decrease in the number of HUDs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.
28. This means the Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.
29. Examples of where additional development contributions may apply after a subsequent trigger event include:
- minimal development contributions have been levied on a commercial development at the subdivision or land use consent stage, and the type of development that will happen will only be known at building consent stage;
 - development contributions levied at the subdivision or land use consent stage were for a small home, but the home built is larger or is subsequently extended; and
 - the nature of use has changed, for example from a low demand intensity commercial use to a high demand intensity commercial use.
30. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent or service connection was submitted, accompanied by all required information.

INITIAL ASSESSMENT

31. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, the Council will check that:
- a) the development (subdivision, building, land use, or work) generates a demand for reserves, community infrastructure or network infrastructure;

² Where development contributions were not assessed on the first consent, certificate or authorisation for a development, the Council can still assess contributions on a subsequent consent, certificate or authorisation for the same development.

- b) the effect of that development (together with other developments) is to require new or additional assets, or assets of increased capacity, in terms of reserves, community infrastructure or network infrastructure; and
- c) The Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by the Council in anticipation of development.

32. The Council has identified the assets and areas that are likely to meet the requirements of (b) and (c), and these are outlined in Schedules 1 and 2 (Future and past assets funded by development contributions) and Section 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

NOTICE

33. You will normally be issued a development contributions notice when your resource consent, building consent, certificate, or service connection is granted. In some cases, the notice may be issued earlier or later. The notice is an important step in the process as it outlines the activities and the number of HUDs assessed for development contributions, as well as the charges that will apply to your development (subject to inflation adjustments). It also triggers your rights to request a development contributions reconsideration or to lodge an objection (see Reconsiderations and Objections below).³

INVOICE

34. You will be issued an invoice for your development contribution charges to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of developments.

Table 4: Invoice Timing

	Invoice timing
Building consent	At granting the building consent
Certificate of acceptance	Prior to issuing a certificate of acceptance
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the RMA. An invoice will be issued for each stage of a development for which 224 (c) certificates are sought, even where separate stages are part of the same consent.
Resource consent (other)	At granting of the resource consent
Service connection	At granting of the service connection for water, wastewater or stormwater services

³ Development contributions notices are quoted exclusive of GST and do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985. A tax invoice will be issued at the time of supply in accordance with this Policy. The time of supply shall be the earlier of the Council issuing an invoice to the applicant or payment of the development contribution in accordance with this Policy.

35. Despite the provisions set out above, if a development contribution required by the Council is not invoiced at the specified time as a result of an error or omission on the part of the Council, this development contribution will be invoiced when this error or omission is identified, and the development contribution remains payable.

PAYMENT

36. You must pay your development contributions by the due dates in Table 5.

Table 5: Payment Due Date

	Payment due date
Building consent	20 th of the month following the issue of the invoice
Certificate of acceptance	Prior to issuing the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA (the 224(c) certificate)
Resource consent (other)	20 th of the month following the issue of the invoice
Service connection	Prior to issuing the connection approval

37. It is important you pay on time. Until you have paid the development contributions in full, the Council may:
- prevent the commencement of a resource consent;
 - withhold a certificate under Section 224(c) of the RMA;
 - withhold a code compliance certificate under Section 95 of the Building Act 2004;
 - withhold a service connection to the development; and
 - withhold a certificate of acceptance under section 99 of the Building Act 2004.

38. Where invoices remain unpaid beyond the payment terms set out in this Policy, the Council will start debt collection proceedings, which may involve the use of a Credit Recovery agent. The Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required. **Costs associated with debt collection may be charged at the Council's discretion.**

DETERMINING YOUR INFRASTRUCTURE IMPACT

39. In order to have a consistent method of charging for development contributions, Tasman District's development contributions are centered on the concept of a household unit of demand or "HUD" for our infrastructure. In other words, a normal home and the demands it typically places on our infrastructure. How HUDs are applied when setting the charges for your development is outlined below.

RESIDENTIAL

40. In general, the number of HUDs charged is one per new allotment or dwelling created, although credits can apply.

41. When calculating the number of HUDs for residential subdivision, the Council will use the number of new allotments created by subdivision, less:
- the number of separate certificates of title pertaining to the land being subdivided, which have resulted from a previous subdivision consent or equivalent approval where development contributions for each infrastructure service has been paid;
 - any sections that existed on 1 July 1996 that were, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to the Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply;
 - any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose; and
 - any allotment required as a condition of consent to be amalgamated with another allotment.
42. Accommodation units will be assessed as generating 0.5 HUDs per unit for each activity.
43. Retirement village units will be assessed as generating 0.3 HUDs per unit for transport.
44. Workers' accommodation (as defined in the Tasman Resource Management Plan (TRMP)) will be assessed for transportation contributions on the basis of one HUD per 10 beds.

Small homes

45. The Council may exercise its discretion to assess the charge for small homes, where it is provided information by the applicant that demonstrates that a small home (or homes) will be provided with certainty. The small homes assessments are guided by the number of bedrooms that a dwelling has, outlined in Table 6. A standard dwelling is a dwelling that has three or more bedrooms.

46. A top up charge may be payable, based on Table 7, for any development contributions levied at the subdivision or land use consent stage for a small home, but the home built is larger or is subsequently extended.

Table 6: Small homes assessment guidance

	Minor	Small	Standard
Number of Bedrooms	1	2	≥3
HUD Discount (all services)	50%	25%	Nil
Proportion of HUD Payable for all charges	0.5	0.75	1

Table 7: Small homes top up charges

Type of extension	Top up proportion payable	Total proportion paid
Extend Minor Dwelling to a Small Dwelling	0.25	0.75
Extend Minor Dwelling to a Standard Dwelling	0.5	1
Extend Small Dwelling to a Standard Dwelling	0.25	1

NON-RESIDENTIAL

47. Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform to typical household demand for each service. In these cases, the Council makes a HUD “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on different infrastructure services. The factors used to help make this assessment are listed in Table 8. They may also be used to help guide special assessments in some cases. **The equivalent assessment rates for Industrial, Commercial and Retail developments will apply unless the applicant applies for a special assessment.**
48. If a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development, the Council may require the developer to provide such information. The Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.
49. 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 one HUD will be charged for each new allotment created and the Council will require an assessment to be carried out at the building consent stage. This later assessment will credit any development contributions paid at the subdivision consent stage.

Table 8: Household Unit of Demand Equivalentents

Infrastructure service	Base unit	Demand per household unit	Comments
Water	Internal pipe size into development	Minimum house size 20 mm = 1 HUD	Internal pipe size into development dictates HUD amount (See below)
Water lateral pipe size into development *		Equivalent HUD amount payable**	
20 mm dia		1 HUD	
21 – 30 mm dia		2 HUD	
31 – 40 mm dia		3 HUD	
41 – 50 mm dia		5 HUD	
51 – 100 mm dia		10 HUD	
101 – 150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
Wastewater (Industrial separately assessed on Trade waste flows from site i.e. more than 1.0m ³ /day)	Number of pans / urinals	2 pans / urinals	Urinal = pan. Number of pans / urinals / 2 = HUD amount, i.e. 10 pans + 2 urinals = 12 pans divided by 2 = 6 HUDS
Stormwater	300m ² of hardened (impervious) surface area	300m ² and multiples thereof for roof and paved areas.	Typical residential dwelling covers approx. 300m ² site. Multiples of 300m ² , i.e. roof and paved areas equate to HUD / 300m ²
Transportation, Roads and Footpaths	See non-residential assessment rates below. These convert GFA to HUDS using a base unit of Trips per day, where 8 trips per day = 1 HUD		
Industrial	4 HUDs per 100m ² GFA** except for warehousing, which is assessed at 0.3 HUDs per 100m ² GFA		
Commercial	3 HUDs per 100m ² GFA		
Retail	6 HUDs per 100m ² GFA		
Other non-residential	Special assessment		

* For industrial/wet industries using more than 5.0m³ water per day, individual assessments will be undertaken on the proposed water use averaged over the year.

** Gross Floor Area (GFA).

SPECIAL ASSESSMENTS

50. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of an equivalent HUD, such as retirement villages. In these cases, the Council may, at its discretion, decide to make a special assessment of the HUDs applicable to the development.
51. If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.
52. The Council may enter into agreements with developers or landowners to give effect to a special assessment and bind the applicant to any conditions that accompany the special assessment.
53. Should development be proposed or occur later that is inconsistent with a special assessment or non-residential assessment, the Council may require a top up of development contributions.

Non-residential developments

54. For Industrial, Commercial and Retail developments, the equivalent assessment rates in Table 8 will apply unless an application in writing is made for a special assessment. Other non-residential developments qualify for a special assessment automatically without needing to apply in writing.
55. A special assessment for Industrial, Commercial and Retail developments can be considered when:
 - a) the development is considered to be relatively large scale or high use in comparison to other similar developments; or
 - b) the development is likely to have less than half or more than twice the demand for an activity listed in Table 8 for that development type.
56. Where a special assessment is requested by the developer, the onus is on the applicant to prove (on the balance of probabilities) that the actual increased demand created by the development meets the criteria above.
57. Any application for a special assessment must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application. The fee will be assessed at the time of application. The Council may levy additional fees to meet the Council's actual costs, should the actual costs be materially higher than the initial assessment.
58. If a special assessment is undertaken, the Council may require the developer to provide information on the demand for network infrastructure generated by the development. The Council may also carry out its own assessment for any

development and may determine the applicable development contributions based on its estimates.

Stormwater

59. The Council recognises that some developments control the additional stormwater they produce, and consequently, have a reduced impact on the Council's network.
60. Where this impact is permanent and will not become redundant as a result of the Council works in the future, the Council may reduce development contributions for stormwater. This is dependent on the below.
- where stormwater does not discharge into a Council managed system, stormwater development contributions may be reduced by up to 50%;
 - where the stormwater discharges into a Council managed system, stormwater development contributions may be reduced by up to:
 - 25% where primary stormwater flows are managed to pre-development levels.
 - 50% where both primary and secondary stormwater flows are managed to at least pre-development levels.
61. Primary flows relates to storm events with an annual exceedance probability of 10% (Q10). Secondary flows relates to storm events with an annual exceedance probability of 1% (Q100).
62. The maximum 50% discount reflects the fact that the developed property will receive benefit from associated stormwater mitigation work in its catchment area. It will either be directly protected by stormwater works, or will improve the ability to move around the area unencumbered during storm events.

CREDITS

63. Credits are a way of acknowledging that the lot, house or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.
64. Council gives a credit for the number of HUDs paid previously or assessed for the existing or most recent prior use of the site. This is to recognise situations where the incremental demand increase on infrastructure is not as high as the assessed number of units of demand implies.
65. Council will calculate the number of HUD credits available by applying the criteria in the above paragraph except where what is being considered is residential allotments existing as at 1 July 1996 and meets the requirements of section 41 of this Policy – these are deemed to have a credit of one HUD.

Table 9: Credit examples

Re-development of six residential allotments into a commercial office block.	6 HUDs credits, i.e. one for each of the existing residential allotments.
Infill residential subdivision of existing allotment into two allotments.	1 HUD credit, i.e. one for the original allotment. Development contributions payable on 1 HUD.
Residential development of existing town centre site with 400 m ² GFA commercial building (50mm water lateral pipe, 8 pans/urinals, 900m ² impervious surface area, served) into eight unit title apartments	Transport: 12 HUD credits (400 m ² GFA at 3 HUDs per 100 m ²)
	Water: 5 HUD credits
	Wastewater: 4 HUD credits (8 divided by 2)
	Stormwater: 3 HUD credits (900 m ² impervious surface area at 1 HUD per 100m ²)

RECONSIDERATION AND OBJECTIONS

66. If you think we have made a mistake in seeking development contributions from your development, you are entitled under the LGA to request a reconsideration or even lodge a formal objection.

RECONSIDERATION

67. Reconsideration requests are a process that formally requires the Council to reconsider its assessment of development contributions for your development. You can make a request for reconsideration if you have grounds to believe that:

- the development contribution levied was incorrectly calculated or assessed under this Policy;
- we have incorrectly applied this Policy; or
- the information we used to assess your development against this Policy, or the way that we have recorded or used that information when requiring a development contribution, was incomplete or contained errors.

68. To seek a reconsideration, you must:

- lodge your reconsideration request within 10 working days of receiving your development contribution notice;
- use the reconsideration form (found on tasman.govt.nz) and supply any supporting information with your form; and
- pay the reconsideration fee at the time of application, as set out in the Council's Schedule of Fees and Charges.

69. Applications with insufficient information or without payment of fee will be returned to the applicant, with a request for additional information or payment.

70. Once you have provided the Council with all required information and paid the reconsideration fee, your request will be considered by a panel of a minimum of two, and a maximum of three, Council officers. You will be notified of the Council's decision within 15 working days from the date on which the Council receives all required relevant information relating to the request.

OBJECTIONS

71. Objections are a more formal process that allow you to seek a review of the Council's decisions. A panel of up to three independent commissioners will assess the objection. The decisions of the commissioners are binding on the Council.
72. You may make an objection only on the grounds that the Council has:
- failed to properly take into account features of your development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District;
 - required a development contribution for community facilities not required by, or related to, your development, whether on its own or cumulatively with other developments;
 - required a development contribution in breach of section 200 of the LGA; or
 - incorrectly applied this Policy to your development.
73. Schedule 13A of the LGA sets out the objection process. If you wish to pursue an objection, you must:
- lodge your request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for reconsideration;
 - use the objection form (found on tasman.govt.nz) and supply any supporting information with your form; and
 - pay a deposit.
74. You are liable for all costs incurred in the objection process including the Council officers' and the commissioners' time, and other costs incurred by the Council associated with any hearings.

OTHER ADMINISTRATION MATTERS

REFUNDS

75. Section 209 of the LGA state the circumstances where development contributions will be refunded, or land returned.

POSTPONEMENT

76. Postponement of development contribution payments will only be permitted at the Council's discretion and only:
- for development contributions over \$50,000; and
 - where a bond or guarantee equal in value to the payment owed is provided.

77. The request for postponement must be made **at least one month before payment is due**. Bonds or guarantees:

- will only be accepted from a registered trading bank;
- shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed by the Council;
- will have an interest component added, at an interest rate of 2% 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 using the maximum term set out in the bond document. If the Council agrees to an extension of the term of the guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of the Council's decision and the guaranteed sum will be amended accordingly;
- shall be based on the GST inclusive amount of the contribution.

78. At the end of the term of the guarantee, the development contribution (together with interest) is payable immediately to the Council.

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

REMISSIONS

The Council does not provide remissions for development contributions except, on application, as outlined below.

COMMUNITY HOUSING PROVIDERS

The following community housing providers may be granted a remission:

- Nelson Tasman Housing Trust;
- Habitat for Humanity;
- Abbeyfield New Zealand;
- Golden Bay Housing Trust;
- Mohua Affordable Housing Trust;
- Te Āwhina Marae;
- any community housing provider registered with the Community Housing Regulatory Authority; and
- The Council's housing for older people.

MĀORI LAND

The Council may provide a remission to developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land, as defined in Te Ture Whenua Māori Act 1993, for:

- Not-for-profit social, cultural, ora, or educational centre developments.
- Papakāinga.

For the avoidance of doubt, this remission does not apply to such land used for commercial, industrial, or retail developments or to residential developments which are not papakāinga.

80. Before granting the remission, the Council may require the party applying for the remission to agree to certain terms that protect the Council from abuse of these provisions.

81. The Council has discretion to decide whether an application meets the criteria or not.

82. If granted, the remission will be for 100% of all development contributions.

83. For the avoidance of doubt, remissions do not apply to Kāinga Ora.

REDUCED NEED FOR COUNCIL WORKS FUNDED BY DEVELOPMENT CONTRIBUTIONS

84. A remission may be granted where the nature of works proposed by the developer would substantially reduce or eliminate the need for works funded by development contributions in this Policy. If granted, the remission will be determined based on the value of the work reduced or avoided by the Council.

DEVELOPMENT AGREEMENTS

85. The Council and a developer may enter into specific arrangements for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable by the developer, as provided for under sections 207A-207F of the LGA. For services covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under this Policy.

LIMITATIONS TO THE IMPOSITION OF DEVELOPMENT CONTRIBUTIONS

86. The Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA, if, and to the extent that:

- it has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose;
- the developer will fund, or otherwise provide for, the same network infrastructure;
- the territorial authority has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance; or
- a third party has funded or provided, or undertaken to fund or provide, the same network infrastructure.

87. In addition, the Council will not require a development contribution in any of the following cases:

- a) where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure;

- b) 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 \$20,000 exclusive of GST, unless the building consent is for a change of use;
 - c) where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility;
 - d) where, in the case of a residential development, a development contribution (or equivalent payment predating 1 July 2004) has already been paid for each applicable type of development contribution; and
 - e) where a residential section existed on 1 July 1996 that was, at that time, zoned for residential purposes. For water and wastewater development contributions, the property must also have been able to practically connect to the Council provided water and wastewater services at that time, otherwise water and wastewater development contributions will still apply.
88. For both (d) and (e), the limitation on levying development contributions is for one household unit of demand only for each applicable type of development contribution. Any development that creates demand beyond one household unit of demand will be levied development contributions for the balance.

FINANCIAL CONTRIBUTIONS

89. The Council requires development contributions under this Policy for capital expenditure on network infrastructure (comprising water, wastewater, transportation, and stormwater services). The Council has not, since 1 July 2004, required financial contributions for subdivision and land development under the Council's TRMP to recover programmed capital expenditure on these activities. However, the 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 TRMP.
90. The Council does use financial contributions for reserve and community services assets.

RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS

91. The TRMP requires that all new subdivisions, from one new lot, up to hundreds of new lots, are required to pay Reserve and Community Services Financial Contributions (RFCs).
92. RFCs are based on 5.62% of the value of all new allotments, less the value of any land taken for reserves or walkways. Credits are also given in some cases for work that is carried out on these areas of land, over and above levelling and grassing. Examples of such credits would be children's play equipment and formation of paths. RFCs are also payable as a percentage of the cost of some large construction projects (e.g. new factories and commercial premises).
93. The Council holds all RFCs received in four separate accounts as follows:
- Golden Bay Ward;

- Motueka Ward;
- Moutere/Waimea and Lakes/Murchison Wards; and
- Richmond Ward.

94. Income in each of these accounts varies considerably from year to year, depending on the demand for new sections and the availability of land for development.

WHAT RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTIONS CAN BE USED FOR

95. Financial contributions are provided specifically for the purpose of managing adverse effects. RFCs provide a significant source of funding for the acquisition of land, capital improvement on reserves and other capital works for recreation activities. This includes funding for reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleway, cemeteries, library assets, and toilets.
96. The Council uses RFCs to develop new parks and community facilities that are wholly or partially the result of increased demand from an increasing population, and to help fund major renewals of reserves and community service assets. Often existing community and parks facilities need earlier renewal and/or upgrading as a result of additional use brought about by an increasing population. For more information on the funding of the Council activities, please refer to the Revenue and Funding Policy and Financial Impact Statements in the Tasman 10 Year Plan 2024-2034.

ALLOCATION OF RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION FUNDS

97. A list of the projects on which RFCs are intended to fund is listed in schedule 3 of the Policy. Each year as part of the Council's Tasman 10 Year Plan review or Annual Plan process, a revised list of works in each RFC account is produced by the Council officers. These proposed projects are considered by the Community Boards in Golden Bay and Motueka for their ward accounts (respectively), and by the Ward Councillors for the other ward accounts. Recommendations are then forwarded to the Council for approval, before being confirmed in the Tasman 10 Year Plan or Annual Plan.
98. RFCs can be used to contribute to new or upgraded reserves and community infrastructure, and to pay back loans on existing facilities.

CURRENT TRMP PROVISIONS FOR COLLECTION OF FINANCIAL CONTRIBUTIONS FOR RESERVES AND COMMUNITY SERVICES

99. Section 16.5.2.4 of the TRMP currently reads as follows:

“The financial contribution for reserves and community services under Figure 16.5A and Figure 16.5B is assessed as follows:

- a) 5.62% of the total market value (at the time subdivision consent is granted) of all new allotments created by the subdivision, other than allotments exempted by Rule 16.5.2.1 from this calculation;

- b) in assessing the value of any allotment, the valuation shall be based on the area of the allotment or a notional building site on each allotment of 2,500 square meters, whichever is the lesser;
 - c) if payment is not made within two years of granting of the resource consent, and unless the resource consent specifies otherwise, a revised valuation must be made and the contribution recalculated. The cost of any valuation shall be paid by the subdivider unless the resource consent specifies otherwise;
 - d) the financial contribution shall be adjusted to take account of any land set aside and vested for reserve purposes at the request of the Council. The market value (at the time subdivision consent is granted) of any such land shall be deducted from the Reserves and Community Services component calculated from conditions (a) and (c) for the remaining allotments; and
- where the value of the land being set aside exceeds the amount calculated under conditions (a) and (c) for the remaining allotments, the difference shall be credited or paid to the subdivider. Except that the foregoing provisions of this rule shall not apply in cases where any legislation enables land to be set aside compulsorily and without compensation.”

DEFINITIONS

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

Accommodation unit has the meaning given in section 197 of the LGA: units, apartments, rooms in one or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.

Activity management plan means the Council plan for the management of assets within an activity that applies technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.

Allotment (or lot) has the meaning given to allotment in Section 218(2) of the RMA.

Bedroom means any habitable space within a residential unit capable of being used for sleeping purposes and can be partitioned or closed for privacy including spaces e.g. “games”, “family”, “recreation”, “study”, “office”, “sewing”, “den”, or “works room” etc. but excludes:

- any kitchen or pantry
- bathroom or toilet
- laundry or clothes-drying room
- walk-in wardrobe
- corridor, hallway, or lobby
- garage; and
- any other room smaller than 6m².

Where a residential unit has any *living* or *dining* rooms that can be partitioned or closed for privacy, all such rooms, bar one, shall be considered a bedroom.

A *habitable space* may or may not have ablution facilities attached, and is built to a habitable standard.

Benefit area the area which benefits from the installation of the infrastructure.

Capacity life means the number of years that the infrastructure will provide capacity for, and associated HUDs.

Catchment means the areas within which development contributions charges are determined and charged.

Commercial activity means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.

Community facilities means reserves, network infrastructure, or community infrastructure for which development contributions may be required. In this Policy, development contributions are only required for network infrastructure.

The Council means Tasman District Council.

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure.

District means the Tasman District.

Dwelling or residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

Floor area (FA) means the total area of the ground floor of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls, or
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings.

Gross floor area (GFA) means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings, or
- where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible from the edge of the floor.

Household unit of demand (HUD) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.

LGA means the Local Government Act 2002.

Māori customary land means land which has that status under Te Ture Whenua Māori Land Act 1993. This is land that is held by Māori in accordance with tikanga Māori.

Māori freehold land means land which has that status under Te Ture Whenua Māori Land Act 1993. This is land whose beneficial ownership has been determined by the Māori Land Court or its predecessors by a freehold order.

Network infrastructure means the provision of transportation, water, wastewater, and stormwater infrastructure.

Papakāinga development means the use and occupancy of multiple-owned allotments by the Māori landowners and involving the development of the land for residential units and other buildings and uses necessary to enable the owners to live on their land.

Policy means this Development and Financial Contributions Policy.

Reserves and community services means reserves, parks and playgrounds, community recreation assets and facilities, halls and community centres, sports fields and facilities, recreational walkways and cycleways, cemeteries, library assets, and toilets.

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.

Retirement unit means any dwelling unit in a retirement village but does not include aged care rooms in a hospital or similar facility.

Retirement village has the meaning given in section 6 of the Retirement Villages Act 2003.

RMA means the Resource Management Act 1991.

Service connection means a physical connection to an activity provided by, or on behalf of, the Council (such as water, wastewater, or stormwater services).

Wāhi tapu means a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense.

SECTION 2: BACKGROUND AND SUPPORTING INFORMATION

101. This section provides further Development and Financial Contribution Policy details, including those needed to fully comply with the requirements of the LGA.

REQUIREMENT TO HAVE A POLICY

102. The Council is required to have a policy on development contributions or financial contributions as a component of its funding and financial policies under Section 102(2)(d) of the LGA. This Policy satisfies that requirement.

103. Section 102(3a) of the LGA states that the Council must support the principles in the preamble to Te Ture Whenua Māori Act 1993. This Policy supports the principles by providing for remissions of development contributions for Community housing at Te Āwhina Marae and for specific developments on Marae, urupā, and wāhi tapu sites or on Māori freehold land or Māori customary land.

104. This Policy will be adopted in conjunction with the Tasman 10 Year Plan 2024–2034.

105. This Policy will be reviewed on a three yearly basis, but may be updated at shorter intervals if the Council considers it necessary. Any review of the Policy will take account of:

- any changes to significant assumptions underlying this 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 Tasman 10 Year Plan; and
- any other matters the Council considers relevant.

FUNDING SUMMARY

106. The Council plans to spend \$806 million (before interest costs) on network infrastructure capital projects over the next ten years. Of this cost, approximately 31% will be funded from development contributions. Including interest costs, the total amount to be funded is \$265 million. Table 10 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for each activity. A breakdown by activities and catchment is available in Schedule 1.

**Table 10: Total cost of capital expenditure (capex) for growth and funding sources
(Years 1-10,000s, GST exclusive)**

	Development Contributions (DC)				Financial Contributions (FC)	Total
	Water	Waste-water	Storm-water	Transport	Reserves and Community Services	
Total Capex	143,426	354,725	104,261	203,420	62,410	868,242
DC / FC funded capex	43,462	105,601	84,840	14,015	44,510	292,428
Capex proportion funded by development or financial contributions	30%	30%	81%	7%	71%	34%
Capex proportion funded from other sources	70%	70%	19%	93%	29%	66%
Total amount to be funded by development or financial contributions (inc interest)	53,080	103,761	95,488	13,003	49,253	314,585

The growth portion of Water, Wastewater, Stormwater, and Transport is funded from Development Contributions. The growth portion of Reserves and Community Assets is funded from Financial Contributions.

FUNDING POLICY SUMMARY

107. The Council is required to have a Revenue and Financing Policy that outlines how all activities will be funded, and the rationale for the Council's preferred funding approach after taking into account the matters specified in section 101 (3) of the LGA. The Revenue and Financing Policy is the Council's primary and over-arching statement on its approach to funding its activities.

108. In addition, the Council is required under section 106(2)(c) of the LGA to explain within this Policy why it has decided to use development contributions, financial contributions, and other sources to fund capital expenditure relating to the costs of growth. For consistency and to ensure compliance with the LGA, this assessment is provided in the Revenue and Financing Policy and is replicated here.

109. The Tasman District has experienced steady population and economic growth. Population and business growth creates the need for new subdivisions and development, placing increasing demand on the assets and services provided by the

Council. Significant investment in new or upgraded assets and services is accordingly required to meet the demands of growth. The Council intends to fund the portion of capital expenditure that is attributable to growth by largely recovering these costs from development and growth. The Council considers that the best mechanisms for ensuring the cost of growth sits with those who have created the need and benefit from the work are:

- Development Contributions for transport, water, wastewater and stormwater services;
- Financial Contributions for reserves and community services assets.

110. In forming this view, the Council has taken into account the following factors as required by section 101(3) of the LGA.

COMMUNITY OUTCOMES (S. 101(3)(A)(I) LGA)

111. The Council has considered whether development contributions or financial contributions are an appropriate source of funding in relation to the activity, the outcomes sought, and their links to growth infrastructure. A summary of this assessment is below. Overall, Development Contributions, and reserve and community services financial contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth, or through which the Council can deliver on aspects of the outcomes for new communities.

Table 11: Community outcomes to which the activity primarily contributes

	Reserves and Community Services	Transportation	Water	Wastewater	Stormwater
Our unique natural environment is healthy, protected and sustainably managed.	Y		Y	Y	Y
Our urban and rural environments are people-friendly, well-planned, accessible and sustainably managed.	Y	Y	Y	Y	Y
Our infrastructure is efficient, resilient, cost effective and meets current and future needs.	Y	Y	Y	Y	Y
Our communities are healthy, safe, inclusive and resilient.	Y	Y	Y	Y	Y
Our communities have opportunities to celebrate and explore their heritage, identity and creativity.	Y				
Our communities have access to a range of social, cultural, educational and recreational facilities and activities.	Y	Y			
Our Council provides leadership and fosters partnerships, including with iwi, fosters a regional perspective, and encourages community engagement.	Y	Y	Y	Y	Y
Our region is supported by an innovative and sustainable economy.		Y	Y	Y	Y

OTHER FUNDING DECISION FACTORS (S. 101(3)(A)(II) – (V) LGA)

112. The Council has considered the funding of growth infrastructure against the following matters:

- The distribution of benefits between the whole community; any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity.
- The period in or over which those benefits are expected to occur.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

A summary of this assessment is below.

Table 12: OTHER FUNDING DECISION FACTORS

Who benefits / whose act creates the need	Period of benefit	Funding sources and rationale including rationale for separate funding
<p>A significant portion of the Council’s work programme is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth benefits from a project, as well as how much it benefits existing ratepayers, is determined for each project.</p> <p>The Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional network capacity. Where, and to the extent, that works benefit existing residents, those costs are recovered through rates.</p>	<p>The assets constructed for development provide benefits and capacity for developments now and in the future. In many cases, the “capacity life” of such assets spans many years, if not decades.</p> <p>Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future.</p> <p>Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.</p>	<p>The cost of supporting development in Tasman is significant. Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth. The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting, and distribution of funding for development and financial contributions for reserves and community services.</p>

OVERALL IMPACT OF LIABILITY ON THE COMMUNITY (S. 101(3)(B) LGA)

113. The Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. At the effective date of this Policy, the Council does not perceive any undue or unreasonable impact on the social, economic and cultural wellbeing of this particular section of the community. Development in Tasman is thriving and demand is high, as is demand for the infrastructure these funding sources helps secure. Conversely, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit from the growth infrastructure, needed to service new developments.
114. Overall, the Council considers it fair and reasonable, and that the social, economic and cultural interests of Tasman's communities are best advanced through using development contributions and reserve and community services financial contributions to fund the costs of growth-related capital expenditure for services and activities covered by this Policy.

CATCHMENT DETERMINATION

115. When setting development contributions, the Council must consider how it sets its catchments for grouping charges by geographic areas. The LGA gives the Council wide scope to determine these catchments, provided that:
- the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
 - grouping by geographic area avoids grouping across an entire district wherever practical.
116. In considering this, the Council has determined that there will be three catchments for water, wastewater and stormwater – Waimea, Motueka, and Golden Bay. The reasons for these groupings are that:
- these communities share much of their infrastructure, such as wastewater reticulation and treatment;
 - these communities identify as individual communities, and are centred around a main settlement; and
 - it provides a reasonable number of catchments to ensure fairness and equity, without making the development contributions system administratively too complex. Tasman is a small-mid size council with a modest rating base and needs to tailor its policies and systems to suit.
117. Within these catchments, not all development contributions are payable in every settlement. Development in an individual settlement will only pay a development contribution if there has been, or will have, growth infrastructure provided.

118. There is a single catchment for transportation, incorporating all of the District because it is impractical and potentially inequitable to create multiple catchments for transportation at this time. The reasons for this are that:

- transportation assets are District-wide assets that all developments are connected to and make use of;
- the Council does not have the complex transportation models that would be needed to adequately model and attribute growth demands (and costs) on the different parts of the network from the different parts of the District; and
- any apportionment on other basis would be crude and likely to generate as many inequities as it would address.

SIGNIFICANT ASSUMPTIONS OF THE DEVELOPMENT CONTRIBUTIONS POLICY

METHODOLOGY

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

PLANNING HORIZONS

120. A 30-year timeframe has been used as a basis for forecasting growth and growth related projects. This is set out in the Council's Activity Management Plans (AMPs).

PROJECTING GROWTH

121. To estimate the number of residential, rural/residential, and business developments that the Council expects over a 30-year period, this Policy has used, and has maintained consistency with, the Council's urban growth planning and activity management planning data, based on the Council's Growth Model.

122. The purpose of the growth model is to provide predictive information (demand and supply) for future physical development, to inform the programming of a range of services, such as network infrastructure and facilities, and district plan reviews. The model generates residential and business projections for 15 settlement areas and five ward remainder areas.

123. The key demographic assumptions affecting future demand are:

- ongoing population growth over the next 30 years with the rate of growth slowing over time;
- an ageing population, with population increases in residents aged 65 years and over; and
- a decline in average household size, mainly due to the ageing population with an increasing number of people at older ages who are more likely to live in one or two person households.

124. The overall population of Tasman is expected to increase by 7,400 residents between 2024 and 2034, to reach 67,900. This is based on the medium scenario of updated population projections which the Council commissioned in 2023 from DOT Consulting Ltd. Across the 30 years from 2024 to 2054, Tasman's population is projected to increase by 18,300, to reach 78,800.
125. Residential growth is measured in the number of new dwellings. The Council has estimated 4,200 new dwellings over the next 10 years, and a further 7,000 dwellings between 2034 and 2054. This is based on population and household size projections. It also allows for demand for dwellings for non-residents, such as holiday houses or temporary worker accommodation.
126. Business growth is measured in hectares (retail, commercial or industrial). The Council has estimated demand for 13 hectares of business land over the next 10 years, and a further 19 hectares between 2034 and 2054. This is based on a business land forecasting model from consultants, Sense Partners, using medium population projections, national and regional economic trends, employment projections and employment to land ratios.

BEST AVAILABLE KNOWLEDGE

127. Development contributions are based on capital expenditure budgets from the 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.

KEY RISKS/EFFECTS

128. If the growth predictions do not eventuate, it will change the assumed rate of development. In that event, the Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
129. If the time lag between expenditure incurred by the 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, the Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

FINANCIAL/ADMINISTRATIVE ASSUMPTIONS

130. All figures in this Policy include an allowance for inflation.

SERVICE ASSUMPTIONS

131. That methods of service delivery will remain substantially unchanged.

CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

132. This section outlines how the development contributions charges were calculated. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 13.

Table 13: Summary of development contribution charge calculation methodology

Step	Description / comment
<p>1. Estimate growth at development area (sub-settlement) level</p>	<p>The Council estimates potential land supply and likely take up of that land at a sub-settlement scale within each settlement. These are called “development areas”. The estimates help provide household and business growth forecasts for up to 30 years at the development area level, the settlement level and the Development Contribution catchment level (Waimea, Motueka, Golden Bay, or the District as a whole). The dwellings and businesses forecast are assumed to account for one HUD each.</p>
<p>2. Identify projects required to facilitate growth</p>	<p>The Council develops a works programme needed to facilitate growth. This includes identifying which projects link to which development areas – the project specific “benefit area”. The capacity life of the projects are determined at this stage – 10, 20, or 30 years of growth and associated HUDs.**</p>
<p>3. Determine the cost allocation for projects</p>	<p>In most cases, the Council has assumed that projects provide wider benefits to the existing community – even where they are principally driven by growth.</p> <p>As a result, the proportion of that project’s cost that is attributed to growth is determined by the proportion of current and future beneficiaries of that project, within the projects benefit area. This proportion is calculated according to the formula $(B-A)/B$ where:</p> <p>A is the current “HUD” population B is the estimated future “HUD” population.</p> <p>B is consistent with the capacity life estimate for the project. If a project has a capacity life of 10 years, then B is the future estimated “HUD” population in 10 years.</p> <p>The balance of the project’s cost is usually attributed to level of service (LOS) improvements that acknowledges the improvement experienced by existing residents or businesses. These costs are not incorporated in the development contribution charge.</p> <p>Sometimes, growth infrastructure is provided by upgrading existing infrastructure. In this case, if the infrastructure is near the end of its useful life, the Council will deduct the cost for a ‘like for like’ replacement before undertaking the beneficiary split above.</p>

Step	Description / comment
	Schedules 1 and 2 of this Policy outline the amount required to fund growth from development contributions for each project.
4. Divide growth costs by estimated growth	The costs from step 3 are summed, development contributions revenue already collected for each project is deducted, and the balance is divided by the estimated future growth (defined in HUDs) within each catchment. The amount of growth that is used in this calculation is dependent on the remaining capacity life of the projects. Projects with a 10-year remaining capacity life will be recovered from 10 years' worth of future HUDs from the relevant catchment. Projects with a 20-year remaining capacity life will be recovered from 20 years' worth of future HUDs from the relevant catchment, and so on.

** where a project provides only for growth beyond 10 years (i.e. does not benefit from growth in the next 10 years), it is not included within the current development contribution charges.

133. Interest costs are also calculated on expected account balances for each catchment for each service. The next 10 years of those costs are shared equally among all HUDs expected in that catchment for that service over the next 10 years.
134. Once completed, the Council also considers the overall fairness and reasonableness of the impact of the allocation of liability on the community. In the majority of cases, no change is required to the cost allocation determined through the above process. In a small number of instances, changes have been made to address unique circumstances.

SUMMARY OF CALCULATIONS

135. Schedule 1 summarises the calculation of the development contribution charge for each service for each catchment. This includes the relevant forecast capital expenditure on network infrastructure attributable to new growth, outstanding debt on previous growth projects, interest costs, and the capacity life of the projects in HUDs. For each activity and catchment, development contributions fund the programme as a whole on an aggregated basis.
154. Development contribution charges are based on the long term average cost of growth within each catchment for each activity. These costs include loans carried forward related to infrastructure that has been built in recent years and has capacity to cater for growth into the future. Consequently, some of the costs associated with these works will be recovered through current charges. These costs have been shared within the different catchments on a nine-year growth “pro-rata” basis i.e. each catchment will pick up a share of these costs based on its proportion of nine-year forecast growth. If the existing development contribution account is in surplus, the surplus will be distributed on the same basis.

SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGE CALCULATIONS AND SCHEDULE OF FUTURE PROJECTS FOR WHICH DEVELOPMENT CONTRIBUTIONS WILL BE USED

136. This schedule summarises the calculation of the development contribution charge for each service for each catchment. This includes the relevant forecast capital expenditure on network infrastructure attributable to new growth (In accordance with section 201A of the LGA), outstanding debt on previous growth projects, interest costs, and the capacity life of the projects in HUDs. Figures are inflation adjusted and exclude GST.

ALL OF DISTRICT

TRANSPORTATION

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year 10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
46022	General District	New Footpaths and Shared Paths 1 to 10 yr	Construction of new footpaths	4,007,837	16%	84%	648,067	82,184	730,251	319,123	411,128	41,638	42,554	65,363	66,866	68,337	69,772	71,237	72,662	74,115	75,523	0	10,889	38	
46094	Richmond	Berryfield/Appleby Hwy Intersection Upgrade	Upgrade the intersection at Berryfield Drive and Appleby Highway (SH60) to cater for residential and commercial growth in Richmond West	328,946	49%	51%	161,183	0	161,183	86,788	74,395	0	0	0	0	0	0	161,183	0	0	0	0	0	6,655	11
46093	Richmond	McShane/Lower Queen Intersection Upgrade	Upgrade the intersection at McShane Road and Lower Queen Street to cater for residential and commercial growth in Richmond West	3,075,722	43%	57%	1,311,180	0	1,311,180	0	1,311,180	64,107	1,247,073	0	0	0	0	0	0	0	0	0	0	4,717	278
46096	General District	Bus stop infrastructure improvements		1,218,423	10%	90%	119,405	0	119,405	0	119,405	3,028	3,095	3,169	3,242	3,313	3,383	3,454	3,523	3,593	3,662	85,943	9,563	12	
46053	General District	Kerb and Channel 1 to 10 yr	Construction of new kerb and channel in conjunction with non-subsidised works e.g. footpaths	382,314	33%	67%	126,164	62,203	188,366	152,705	35,661	16,842	17,213	17,626	18,031	18,428	18,815	19,210	0	0	0	0	0	1,804	20
46041	Richmond	Richmond Cycle Lanes	Creation of cycle lanes on key routes throughout Richmond	522,438	17%	83%	87,038	282,213	369,251	0	369,251	0	0	7,183	0	0	0	0	0	79,855	0	0	0	12,879	29
46103	Mapua/Ruby Bay	Seaton Valley Road Improvements (Stage 1)	Stage 1 of road improvements in Seaton Valley to cater for new residential zone	2,871,235	35%	65%	1,012,972	0	1,012,972	0	1,012,972	0	100,272	912,700	0	0	0	0	0	0	0	0	0	12,879	79

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
46115	General District	New Residential Greenways	Create new slow speed residential areas in townships	19,348,994	16%	84%	3,128,732	162,768	3,291,500	425,074	2,866,427	45,848	46,856	47,981	49,084	91,116	93,029	94,983	96,883	98,820	100,698	2,363,434	11,884	241	
46084	Richmond	Lower Queen Street Widening Stage 1	Improvements to Lower Queen Street to cater for traffic associated with commercial and residential developments.	8,447,846	29%	71%	2,442,272	0	2,442,272	1,138,843	1,303,429	148,887	1,825,944	467,442	0	0	0	0	0	0	0	0	0	6,655	196
46044	General District	District Land Purchase-Land under Roads	District wide land purchase to cover Notice of Requirements	16,245,644	33%	67%	5,361,063	399,478	5,760,541	424,481	5,336,059	135,960	138,951	142,286	145,559	148,761	151,885	155,074	158,176	161,339	164,405	3,858,667	10,889	490	
46046	Richmond	McShane Road Upgrade 2021	Road improvement to align with adjacent residential development	3,133,947	80%	20%	2,507,158	282,482	2,789,640	2,112,411	677,230	329,600	0	137,974	2,039,584	0	0	0	0	0	0	0	0	10,889	62
46024	Wakefield	Bird Lane Improvements	Improvements to Bird Lane including left turning lane onto SH6 to enable projected residential growth	3,703,260	84%	16%	3,110,739	0	3,110,739	698,466	2,412,272	0	0	0	0	0	0	0	152,637	2,958,102	0	0	10,889	222	
46124	General District	Rural Development Road Improvements	Improvements to rural roads to cater for rural residential growth	4,061,411	27%	73%	1,094,550	108,107	1,202,657	138,206	1,064,451	27,759	28,369	29,050	29,718	30,372	31,010	31,661	32,294	32,940	33,566	787,811	3,260	326	
46019	General District	New Car Parking	Development of new car parking facilities. Extent to be determined by separate studies.	0	23%	77%	0	8,140	8,140	127,509	-119,368	0	0	0	0	0	0	0	0	0	0	0	1,804	-66	
46031	Brightwater	Brightwater Town Centre Upgrade		0	17%	83%	0	256,733	256,733	154,405	102,328	0	0	0	0	0	0	0	0	0	0	0	6,655	15	
46045	Richmond	Champion / Salisbury Road Route Improvements	Joint project with NZTA and NCC to improve travel time between Salisbury Road and Stoke/Whakatu Drive	0	12%	88%	0	273,328	273,328	108,857	164,472	0	0	0	0	0	0	0	0	0	0	0	1,804	91	
46051	Richmond	Borck Creek Shared Pathway Crossing	Create shared pathway across Borck Creek to provide linkages between proposed developments	0	100%	0%	0	1,078,007	1,078,007	727,038	350,968	0	0	0	0	0	0	0	0	0	0	0	1,804	195	

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
46088	Brightwater	Lord Rutherford Ellis Intersection Upgrade	Modify Lord Rutherford / Ellis intersection to allow heavy vehicles to travel through the intersection without crossing the centreline	0	15%	85%	0	161,027	161,027	22,642	138,384	0	0	0	0	0	0	0	0	0	0	0	10,889	13
46092	Richmond	Berryfield/Lower Queen Intersection Upgrade	Upgrade the intersection at Berryfield Drive and Lower Queen Street to cater for residential and commercial growth in Richmond West	0	48%	52%	0	504,132	504,132	883,778	-379,646	0	0	0	0	0	0	0	0	0	0	0	1,804	-210
46121	Richmond	Richmond West Active Transport Connections	Complete active transport connections at Richmond West development area	0	49%	51%	0	437,977	437,977	67,373	370,604	0	0	0	0	0	0	0	0	0	0	0	3,260	114
		Total Growth Expenditure		67,348,018			21,110,524	4,098,779	25,209,303	7,587,701	17,621,602	813,668	3,450,327	1,830,773	2,352,084	360,327	367,894	536,803	596,030	3,328,910	377,854	7,095,855		2,155
		DC Loan to Recover					-1,989,226																11,884	-167
		Loan Interest					-1,045,523																4,231	-247
		Total Development Contribution Expenditure					18,075,775																	1,740

MOTUEKA CATCHMENT

WATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year 10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
86064	Motueka	Motueka WTP (Parker Street)	New water treatment plant at Parker Street to meet DWSNZ	0	30%	70%	0	1,231,921	1,231,921	96,871	1,135,049	0	0	0	0	0	0	0	0	0	0	0	1,420	799
86136	Motueka	Motueka Reticulation - Motueka West Water Main Stage 2	New water reticulation from Grey Street to King Edward Street.	1,876,065	90%	10%	1,688,458	0	1,688,458	160,191	1,528,267	0	0	0	0	0	155,337	1,533,122	0	0	0	0	791	1,932
86085	Motueka	New Motueka WTP (Parker St)	New Water Treatment Plant to meet drinking water standards	0	30%	70%	0	12,048	12,048	3,804	8,243	0	0	0	0	0	0	0	0	0	0	0	1,511	5
86135	Motueka	Motueka Reticulation - Motueka West Water Main Stage 1	Installation of 250mm pipe along Grey St to service Motueka West	0	90%	10%	0	853,231	853,231	139,370	713,862	0	0	0	0	0	0	0	0	0	0	0	791	902
			Total Growth Expenditure	1,876,065			1,688,458	2,097,200	3,785,658	400,236	3,385,422	0	0	0	0	0	155,337	1,533,122	0	0	0	0		3,639
			DC Loan to Recover				-148,713																1,511	-98
			Loan Interest				560,439																411	1,362
			Total Development Contribution Expenditure				2,100,185																	4,902

WASTEWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025 / 2026 \$	Year 3 2026 / 2027 \$	Year 4 2027 / 2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
96019	Motueka	New Motueka WWTP - Designations and Land Acquisition	Secure designations and land to develop a new inland Wastewater Treatment Plant site.	2,241,212	20%	80%	448,242	0	448,242	0	448,242	103,000	0	0	0	112,698	115,064	117,481	0	0	0	0	1,677	267
96020	Motueka	New Motueka WWTP - Construction	Construct new inland WWTP	173,573,787	20%	80%	34,714,757	0	34,714,757	0	34,714,757	0	0	0	0	0	0	704,883	5,991,510	12,222,680	12,454,911	3,340,774	1,677	20,698
96064	Motueka	New Rising Main Motueka - Stage 1 Grey St to Pah St	New 150mm rising main from Motueka West to WWTP to accommodate growth	0	96%	4%	0	5,112,352	5,112,352	764,117	4,348,235	0	0	0	0	0	0	0	0	0	0	0	1,491	2,916
96124	Motueka	New Rising Main Motueka - Stage 3		1,030,000	38%	62%	391,400	-397,100	-5,700	0	-5,700	391,400	0	0	0	0	0	0	0	0	0	0	1,677	-3
96029	Motueka	Motueka Bridge to Motueka WWTP Rising Main Upgrade	Replace 1200m of existing 200mm PVC with 280 OD PE rising main to provide capacity from Motueka West development	0	54%	46%	0	853	853	62,889	-62,036	0	0	0	0	0	0	0	0	0	0	0	841	-74
			Total Growth Expenditure	176,844,999			35,554,400	4,716,105	40,270,505	827,006	39,443,499	494,400	0	0	0	112,698	115,064	822,364	5,991,510	12,222,680	12,454,911	3,340,774		23,804
			DC Loan to Recover				-292,079																1,584	-184
			Loan Interest				117,367																445	264
			Total Development Contribution Expenditure				35,379,687																	23,883

STORMWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
66007	Motueka	Motueka West Discharge System	Growth areas north of King Edward Street and to the east of SH60 require a stormwater system in place to convey stormwater from the development area across High Street, into the existing drain and beyond.	2,196,990	89%	11%	1,955,321	1,203,799	3,159,120	842,047	2,317,072	1,955,321	0	0	0	0	0	0	0	0	0	0	0	771	3,004
66098	Motueka	Capacity Upgrade for Intensification - 8 Hickmott Place		315,798	55%	45%	173,689	0	173,689	0	173,689	0	173,689	0	0	0	0	0	0	0	0	0	0	1,280	136
			Total Growth Expenditure	2,512,788			2,129,010	1,203,799	3,332,809	842,047	2,490,761	1,955,321	173,689	0	0	0	0	0	0	0	0	0	0		3,140
			DC Loan to Recover				-1,520,292																	1,487	-1,022
			Loan Interest				222,986																	393	567
			Total Development Contribution Expenditure				831,704																		2,685

DRAFT

GOLDEN BAY CATCHMENT

WASTEWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
96094		New - Relocate Takaka WWTP		88,827,900	20%	80%	17,765,580	0	17,765,580	0	17,765,580	0	0	0	0	0	0	117,481	1,198,302	1,222,268	2,490,982	12,736,547	476	37,326	
96105		New - Takaka - Increase capacity of pressure main between Hi		2,281,702	24%	76%	547,608	0	547,608	0	547,608	0	0	45,273	218,338	283,998	0	0	0	0	0	0	0	476	1,151
96107		New - Takaka WWTP - new disposal system & treatment upgrade		2,575,000	24%	76%	618,000	0	618,000	0	618,000	618,000	0	0	0	0	0	0	0	0	0	0	0	476	1,298
96006	Pohara/Ligar/Tata	Pohara Camp Pump Station	Upgrade capacity of pump station, install emergency storage, connect to new trunk main. Raise valve chamber lids	817,917	26%	74%	212,658	0	212,658	86,196	126,463	0	37,496	175,163	0	0	0	0	0	0	0	0	0	378	334
96021	Pohara/Ligar/Tata	Tarakohe Pump Station Upgrade	New pump station with emergency storage and 250mm rising main	0	15%	85%	0	568,480	568,480	585,825	-17,345	0	0	0	0	0	0	0	0	0	0	0	0	330	-53
96022	Pohara/Ligar/Tata	Four Winds Pump Station and Rising Main Upgrade	New pump station with emergency storage and 250mm rising main	0	17%	83%	0	332,091	332,091	216,018	116,073	0	0	0	0	0	0	0	0	0	0	0	0	330	352
			Total Growth Expenditure	94,502,519			19,143,847	900,571	20,044,417	888,039	19,156,379	618,000	37,496	220,435	218,338	283,998	0	117,481	1,198,302	1,222,268	2,490,982	12,736,547		40,408	
			DC Loan to Recover				-82,887																	461	-180
			Loan Interest				-1,287,414																	240	-5,362
			Total Development Contribution Expenditure				17,773,545																		34,866

WAIMEA CATCHMENT

WATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth HUDs)	Development contribution charge	
86047	Richmond	Richmond WTP - Capacity Upgrade	Increase capacity of current WTP including new plant pipe work, pressure cylinder & controls.	813,283	100%	0%	813,283	36,337	849,620	51,206	798,413	0	0	118,572	694,711	0	0	0	0	0	0	0	0	3,504	228
86118	Richmond	Richmond South Reticulation - Bateup Rd/White Rd Connection	Install new pipe between Bateup Road and White Road.	835,955	96%	4%	802,516	0	802,516	129,758	672,759	0	0	0	0	130,910	671,607	0	0	0	0	0	0	6,625	102
86121	Richmond	Richmond South Reticulation - Low Level Reservoir Stage 1	Development of two concrete tanks to provide storage for Richmond West development and low level areas of Richmond South	6,220,170	88%	12%	5,473,750	669,503	6,143,253	2,743,530	3,399,723	2,694,727	2,779,022	0	0	0	0	0	0	0	0	0	0	3,504	970
86072	Richmond	Richmond South Reticulation - Low Level Water Main	New 350mm trunk main from Richmond WTP to Low Level Reservoir	1,545,000	88%	12%	1,359,600	218,563	1,578,163	846,623	731,540	1,359,600	0	0	0	0	0	0	0	0	0	0	0	5,931	123
86148	General District	Growth Allowance	Growth Allowance	0	100%	0%	0	27,527	27,527	112,794	-85,267	0	0	0	0	0	0	0	0	0	0	0	0	1,702	-50
86112	Richmond	Richmond Reticulation - Gladstone Rd Upgrade	New water main from Queen Street to Three Brothers Corner Roundabout.	3,889,575	34%	66%	1,322,456	0	1,322,456	426,787	895,669	28,921	68,966	605,323	619,246	0	0	0	0	0	0	0	0	5,931	151
86051	Richmond	Richmond Reticulation - Lower Queen Street Trunkmain Upgrade	Trunk water main replacement to provide increased capacity.	4,903,512	28%	72%	1,372,983	1,288	1,374,271	199,838	1,174,433	189,767	193,942	442,768	546,506	0	0	0	0	0	0	0	0	5,931	198
86008	Brightwater	Brightwater Reticulation - SH6 Main Renewal	Replacement of AC main from Ranzau Road to 3 Brothers Corner	3,838,295	24%	76%	921,191	31,712	952,903	82,444	870,459	479,074	442,117	0	0	0	0	0	0	0	0	0	0	6,625	131
86027	Mapua/Ruby Bay	Mapua Reticulation - Channel Crossing	Install additional water main capacity under Mapua estuary to Rabbit Island	1,505,715	20%	80%	301,143	0	301,143	214,805	86,338	0	0	0	0	0	0	0	0	0	0	0	301,143	5,931	15
86028	Richmond	Richmond Source - Waimea Bore Pump Upgrade	Upgrade of Waimea Bores (5-9) and the associated pipework to Waimea WTP	0	16%	84%	0	645,574	645,574	168,100	477,474	0	0	0	0	0	0	0	0	0	0	0	0	5,931	81
86123	Richmond	Waimea Water Strategy - Brightwater & Wakefield Water Retic,	New and upgraded infrastructure including source, treatment and reticulation to	44,020,292	40%	60%	17,608,117	845,481	18,453,598	2,969,876	15,483,722	824,000	1,115,820	1,595,327	4,102,104	3,561,244	92,051	657,891	718,981	0	249,098	4,691,600	6,625	2,337	

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth HUDs)	Development contribution charge
			improve level of service and growth capacity to Wakefield and Brightwater																					
86172	Mapua/Ruby Bay	Mapua - Reticulation Upgrades to service Growth		5,750,122	63%	37%	3,622,577	0	3,622,577	0	3,622,577	0	0	0	0	106,499	1,739,771	1,776,306	0	0	0	0	5,007	724
86184	Brightwater	Brightwater Reticulation Upgrades		2,558,607	45%	55%	1,151,373	0	1,151,373	0	1,151,373	0	0	72,760	533,439	545,175	0	0	0	0	0	0	5,007	230
86178	Richmond	Richmond Reticulation Upgrades to service growth		23,563,189	50%	50%	11,781,595	0	11,781,595	0	11,781,595	0	0	0	275,679	845,232	2,588,945	2,937,015	2,995,755	2,138,969	0	0	7,318	1,610
86026	Mapua/Ruby Bay	Mapua Retic - Aranui Rd & Stafford Dr Main Replacement	Replace 970m of 150mm pipe and 2530m of 200mm pipe	0	28%	72%	0	689,008	689,008	231,642	457,366	0	0	0	0	0	0	0	0	0	0	0	5,931	77
86032	Richmond	Richmond Reticulation - Waimea WTP Upgrade	Replace tank, strengthen existing building and upgrade to DWSNZ for Mapua	0	28%	72%	0	728,031	728,031	251,838	476,193	0	0	0	0	0	0	0	0	0	0	0	5,931	80
86110	Richmond	Richmond West Trunk Watermain - Section B1	Component of Richmond South Low Level Trunk Main	0	30%	70%	0	59,591	59,591	0	59,591	0	0	0	0	0	0	0	0	0	0	0	20,496	3
86117	Richmond	Richmond West Trunk Watermain - Section B2, C, D1, D2, D3	Component of Richmond South Low Level Trunk Main	0	30%	70%	0	1,224,535	1,224,535	286,121	938,414	0	0	0	0	0	0	0	0	0	0	0	20,034	47
86131	Wakefield	Wakefield Reticulation - Upsize of Bird Lane water pipe	Upsize the existing 40/50mm line to a 150mm pipe to service residential growth in DA11	0	67%	33%	0	173,896	173,896	52,454	121,442	0	0	0	0	0	0	0	0	0	0	0	5,931	20
86137	Mapua/Ruby Bay	Mapua Reticulation - Pomona Road Reservoir Upgrade	Increase storage capacity: replace existing wooden reservoir with concrete and upsize to 1500m ³	0	47%	53%	0	1,834,174	1,834,174	475,785	1,358,389	0	0	0	0	0	0	0	0	0	0	0	5,931	229
86140	Mapua/Ruby Bay	Mapua Reticulation - Trunk Main Renewal	Replace 850m of 200mm PVC, re-line 875m between Rabbit & Best Island and replace section between Rabbit Island & Mapua Wharf	0	24%	76%	0	384,389	384,389	240,209	144,180	0	0	0	0	0	0	0	0	0	0	0	5,931	24

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth HUDs)	Development contribution charge	
89001	General District	Waimea Community Dam Share Purchase Annual	Council's Share of Waimea Community Dam Capital Costs	0	20%	80%	0	9,896,536	9,896,536	1,816,934	8,079,601	0	0	0	0	0	0	0	0	0	0	0	0	5,931	1,362
			Total Growth Expenditure	99,443,715			46,530,583	17,466,146	63,996,729	11,300,743	52,695,985	5,576,089	4,599,867	2,834,750	6,771,685	5,189,059	5,092,375	5,371,212	3,714,736	2,138,969	249,098	4,992,743		8,692	
			DC Loan to Recover Loan Interest				-679,728																	6,625	-103
			Total Development Contribution Expenditure				7,627,356																	2,236	3,411
							53,478,211																		12,001

WASTEWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
96073	Mapua/Ruby Bay	Mapua Central - new gravity reticulation	New 200m gravity pipe connecting into Aranui Road trunk main	592,858	90%	10%	533,572	0	533,572	148,569	385,003	0	0	533,572	0	0	0	0	0	0	0	0	0	4,177	92
96099		New - Richmond Intensification - new duplicate pipe		1,696,814	50%	50%	848,407	0	848,407	0	848,407	0	0	269,481	578,926	0	0	0	0	0	0	0	0	7,199	118
96097		New - Richmond Intensification - Increase capacity of reticulation		1,308,384	50%	50%	654,192	0	654,192	0	654,192	0	0	323,377	330,815	0	0	0	0	0	0	0	0	7,199	91
96098		New - Richmond Intensification - Oxford Street wastewater main		1,252,690	50%	50%	626,345	0	626,345	0	626,345	0	0	0	0	309,918	316,427	0	0	0	0	0	0	7,199	87
96117		Richmond South - reticulation in Bateup and Whites Road Area		2,185,736	94%	6%	2,054,592	0	2,054,592	0	2,054,592	0	0	506,624	518,277	476,711	486,722	66,259	0	0	0	0	0	7,199	285
96118		Richmond West - reticulation to service commercial/industry		3,101,692	83%	17%	2,574,404	0	2,574,404	0	2,574,404	0	262,112	939,411	1,372,882	0	0	0	0	0	0	0	0	7,199	358
96065	General District	Growth Allowance	Allowance for the addition of smart technology to low pressure pump systems	246,903	100%	0%	246,903	33,034	279,937	228,635	51,302	32,960	33,685	34,494	35,287	36,063	36,821	37,594	0	0	0	0	0	1,671	31

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge	
96007	Mapua/Ruby Bay	New Stafford Drive Pump Station	New pump station at 69 Stafford Drive with storage and odour control	4,646,370	60%	40%	2,787,822	1,050,849	3,838,671	785,146	3,053,525	0	0	0	297,733	574,758	0	0	0	0	0	0	1,915,331	5,827	524
96011	Mapua/Ruby Bay	Ruby Bay Pump Station Storage Upgrade	Install 68m³ of emergency storage capacity	805,536	37%	63%	298,048	177,998	476,047	229,129	246,918	0	0	30,741	267,308	0	0	0	0	0	0	0	0	3,441	72
96013	Mapua/Ruby Bay	New Rising Main Across Mapua Channel	Directional drill a new 315 ID HDPE pipe from Mapua wharf area to Rabbit island	2,680,466	39%	61%	1,045,382	0	1,045,382	514,072	531,310	0	0	0	0	0	0	0	0	0	0	0	1,045,382	3,441	154
96016		NRSBU Capital Growth		0	100%	0%	21,628,381	0	21,628,381	1,270,291	20,358,090	89,950	275,247	562,605	574,982	0	0	0	0	0	0	130,691	19,994,905	5,827	3,493
96058	Richmond	Headingly Lane Pump Station & Rising Main Upgrade	Upgrade of pump and rising main to accommodate growth in Richmond West area	0	90%	10%	0	1,990,843	1,990,843	1,116,908	873,935	0	0	0	0	0	0	0	0	0	0	0	0	3,441	254
96063	Mapua/Ruby Bay	New Seaton Valley Road Pump Station & Rising Main	New pump station and rising main to accommodate future growth along Seaton Valley Road	5,354,758	66%	34%	3,534,140	11,271	3,545,411	617,504	2,927,907	0	0	213,429	873,351	1,115,706	0	0	0	0	0	0	1,331,654	4,177	701
96015	Brightwater	New Brightwater North Pump Station & Rising Main	New pump station and rising main connecting to existing pump station to accommodate growth	2,330,748	77%	23%	1,794,676	0	1,794,676	632,083	1,162,593	0	0	0	0	0	88,599	1,706,077	0	0	0	0	0	3,441	338
96080		Part B - New pump station at Wakefield and increase capacity		24,292,695	62%	38%	15,061,471	0	15,061,471	0	15,061,471	0	130,530	200,494	2,734,736	6,288,525	5,707,186	0	0	0	0	0	0	7,199	2,092
96047	Richmond	Richmond South - new pump stations and rising main	Staging of new pump station and rising main to accommodate growth in Richmond South	18,606,128	95%	5%	17,675,822	849,294	18,525,116	3,248,318	15,276,798	978,500	2,500,068	0	0	0	114,777	2,689,718	2,386,059	0	0	0	9,006,701	6,513	2,346
96081		Part C - New pressure main from Burkes Banks to Beach Road P		36,882,505	62%	38%	22,867,153	0	22,867,153	0	22,867,153	0	0	0	0	0	356,699	3,641,898	7,429,472	7,578,061	3,861,022	0	7,199	3,176	
96053	Brightwater	Part A Brightwater - Lord Rutherford Pump Station	New pump station with emergency storage capacity and new rising main (to	9,746,600	62%	38%	6,042,892	222,155	6,265,047	5,202,750	1,062,298	0	136,404	0	341,842	2,711,053	2,853,593	0	0	0	0	0	0	6,513	163

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			Brightwater bridge)																						
96010	Mapua/Ruby Bay	Aranui-Higgs Rd Pump Station Upgrade and Storage	Additional storage capacity, new odour control and pumps in line with growth	0	49%	51%	0	82,596	82,596	54,512	28,085	0	0	0	0	0	0	0	0	0	0	0	0	5,827	5
96012	Mapua/Ruby Bay	Mapua Stafford Drive Pump Station		0	49%	51%	0	106,213	106,213	50,558	55,655	0	0	0	0	0	0	0	0	0	0	0	0	5,827	10
			Total Growth Expenditure	115,730,884			100,274,203	4,524,254	104,798,457	14,098,473	90,699,984	1,101,410	3,338,045	3,614,227	7,926,138	11,512,734	9,960,823	8,141,545	9,815,531	7,578,061	3,991,714	33,293,974		14,390	
			DC Loan to Recover				-1,253,677																	6,513	-192
			Loan Interest				-2,004,342																	2,197	-912
			Total Development Contribution Expenditure				97,016,184																		13,285

STORMWATER

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge		
66069	General District	Growth Allowance for Stormwater Infrastructure	Allowance to increase pipelines reactively due to growth	0	100%	0%	0	366,786	366,786	806,257	-439,471	0	0	0	0	0	0	0	0	0	0	0	0	753	-583	
66001	Richmond	Borck Creek Widening - Reed Andrews to SH6	Final section of Borck Creek to be upgraded	11,553,397	94%	6%	10,860,193	0	10,860,193	311,657	10,548,536	0	0	0	0	0	0	828,238	4,966,314	5,065,641	0	0	0	5,519	1,911	
66013	Richmond	Bateup Drain Upgrade Stage 1	Widening of Bateup Drain with environmental improvements	941,420	89%	11%	837,864	0	837,864	65,971	771,893	837,864	0	0	0	0	0	0	0	0	0	0	0	4,953	156	
66018	Richmond	Bateup Drain Upgrade Stage 3	Widening of the existing drain and construction of environmental strip along Bateup Drain from Arizona Development to Hill Street	4,019,876	87%	13%	3,497,292	318,203	3,815,494	90,173	3,725,321	716,880	1,373,721	1,406,691	0	0	0	0	0	0	0	0	0	0	5,519	675
66009	Richmond	Eastern Hills Drain Upgrade	Realignment of Eastern Hill drain and confluence into Borck Creek	515,000	41%	59%	211,150	144,216	355,366	166,451	188,915	211,150	0	0	0	0	0	0	0	0	0	0	0	2,984	63	

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge		
66016	Richmond	Reed / Andrews Drain Upgrade	Increase capacity of Reed/Andrews drain to cater for increased flows in Bateup Drain.	4,554,225	94%	6%	4,280,971	0	4,280,971	189,125	4,091,846	0	0	405,299	3,875,672	0	0	0	0	0	0	0	0	4,953	826	
66059		Richmond Stormwater Land Purchase	Land purchase to enable construction of new stormwater assets	15,992,159	60%	40%	9,595,295	4,649,360	14,244,655	2,235,411	12,009,244	1,890,992	1,642,150	956,550	978,550	1,000,078	1,021,080	1,042,523	1,063,373	0	0	0	0	4,953	2,424	
66044	Richmond	SH6 Richmond Deviation Stormwater Improvements	Improve conveyance of stormwater under the deviation towards coast to prevent flooding. Upgrade the existing and construct a new culvert under SH 6 Richmond Deviation.	2,822,345	19%	81%	536,245	0	536,245	154,206	382,039	0	0	0	0	0	0	12,289	12,535	511,422	0	0	0	2,984	128	
66073	Richmond	Bateup Drain Upgrade Stage 2	Increase capacity of Bateup Drain to provide for increased flows between the Paton Rise Development and Paton Road	1,404,535	91%	9%	1,278,127	0	1,278,127	85,784	1,192,343	0	0	1,278,127	0	0	0	0	0	0	0	0	0	0	2,984	400
66037	Mapua/Ruby Bay	Seaton Valley Stormwater Detention Dam Construction	Stormwater detention dam to serve growth in north-western Mapua.	0	59%	41%	0	262,505	262,505	159,424	103,081	0	0	0	0	0	0	0	0	0	0	0	0	0	2,984	35
66046	Richmond	Lower Queen Street Bridge Capacity Upgrade	Increasing the span of the existing bridge over Borck Creek to match the new width of the creek bed.	7,702,122	60%	40%	4,621,273	1,351,432	5,972,706	957,513	5,015,193	154,500	3,302,615	1,164,158	0	0	0	0	0	0	0	0	0	0	4,953	1,012
66058	Richmond	Whites Drain Upgrade	Widen the existing drain and construct an environmental strip from the connection with Reed/Andrews Drain and Paton Rd.	1,949,003	92%	8%	1,793,083	0	1,793,083	129,225	1,663,858	0	0	0	0	0	0	1,793,083	0	0	0	0	0	0	3,592	463
66048	Richmond	Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upg	Upgrade the Reed/Andrews drain and replace the existing culvert under SH6 with a	19,417,247	94%	6%	18,252,212	2,556,148	20,808,361	945,857	19,862,504	484,100	0	0	0	0	0	7,048,812	6,736,337	3,982,964	0	0	0	0	4,953	4,010

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
			bridge to match the increased flow capacity of the drain.																					
66049	Richmond	Bateup Drain Paton Road Culvert Upgrade	Replacement of the existing culvert to provide increased capacity associated with adjacent developments.	2,408,218	93%	7%	2,239,643	0	2,239,643	68,516	2,171,127	0	0	0	0	0	214,019	2,025,624	0	0	0	0	4,953	438
66047	Richmond	Borck Creek SH60 Bridge Capacity upgrade	The existing culvert needs to be replaced with a bridge spanning the increased width of Borck Creek.	7,743,408	94%	6%	7,278,804	5,028,347	12,307,151	1,505,673	10,801,478	0	0	253,312	3,474,526	3,550,966	0	0	0	0	0	0	4,953	2,181
66051	Richmond	Borck Creek Widening - Headingly Lane to Estuary	Upgrade the capacity of Borck Creek between Lower Queen Street and the estuary	5,348,790	64%	36%	3,423,226	1,056,627	4,479,853	422,876	4,056,977	2,749,523	673,702	0	0	0	0	0	0	0	0	0	4,953	819
66052	Richmond	Borck Creek Widening - Poutama to SH 60	Insufficient channel capacity to allow expected growth. 10m widening, interim widening to allow short-term growth. Will be widened to 70m eventually.	0	33%	67%	0	881,886	881,886	191,503	690,383	0	0	0	0	0	0	0	0	0	0	0	4,953	139
66057	Richmond	Borck Creek Widening - SH60 to Reed/Andrews	Upgrade the capacity of Borck Creek between SH60 and Reed/Andrews for future flows.	6,065,153	94%	6%	5,701,243	479,393	6,180,636	1,483,588	4,697,048	0	0	0	0	0	0	552,159	2,549,052	2,600,033	0	0	4,953	948
66090	Richmond	Richmond South Stormwater Channel Programme		4,061,411	54%	46%	2,193,162	0	2,193,162	0	2,193,162	55,620	56,844	58,208	59,547	60,857	62,135	63,440	64,708	66,002	67,257	1,578,546	6,084	361
66099	Brightwater	Brightwater Capacity Upgrade for Intensification (FDS T-002,		651,900	58%	42%	378,102	0	378,102	0	378,102	0	155,688	62,520	159,894	0	0	0	0	0	0	0	6,084	62
66103	Wakefield	Edward Street Development Area Stormwater Upgrade (FDS T-107		288,884	100%	0%	288,884	0	288,884	0	288,884	0	0	288,884	0	0	0	0	0	0	0	0	6,084	47
66102	Wakefield	Wakefield Capacity Upgrades for		947,619	64%	36%	606,476	0	606,476	0	606,476	0	0	0	299,939	306,537	0	0	0	0	0	0	6,084	100

ID	Township	Project name	Project description	Total future cost \$	% for growth	% funded from other sources	Future growth cost \$	Historical growth cost \$	Total growth cost \$	Income collected \$	Future recoverable growth \$	Year 1 2024/2025 \$	Year 2 2025/2026 \$	Year 3 2026/2027 \$	Year 4 2027/2028 \$	Year 5 2028/2029 \$	Year 6 2029/2030 \$	Year 7 2030/2031 \$	Year 8 2031/2032 \$	Year 9 2032/2033 \$	Year10 2033/2034 \$	Years 11-30 2034-2054 \$	Future recoverable growth (HUDs)	Development contribution charge
		Intensification (FDS T-029)																						
66100	Brightwater	Brightwater Business Area Capacity Upgrades (FDS T-105 and T		352,442	51%	49%	179,745	0	179,745	0	179,745	0	0	0	0	0	0	179,745	0	0	0	0	4,200	43
66101	Wakefield	Wakefield Church Land Capacity Upgrade for Development (FDS		126,319	64%	36%	80,844	0	80,844	0	80,844	0	80,844	0	0	0	0	0	0	0	0	0	4,200	19
66095	Mapua/Ruby Bay	Seaton Valley Integrated Stormwater Solution		4,734,134	87%	13%	4,118,696	0	4,118,696	0	4,118,696	0	0	0	0	0	500,529	1,533,122	2,085,045	0	0	0	6,084	677
66097	Richmond	Richmond Intensification Stormwater Capacity Upgrades (FDS T		18,689,973	50%	50%	9,344,986	0	9,344,986	0	9,344,986	103,000	105,266	107,792	110,272	112,698	287,661	293,701	299,575	305,567	311,373	7,308,081	6,084	1,536
66062	Richmond	Poutama Drain Widening Stage 2		0	35%	65%	0	689,485	689,485	243,624	445,861	0	0	0	0	0	0	0	0	0	0	0	4,953	90
66081	Richmond	Richmond West & McShane Pipe upgrades	Increased pipe sizes to allow for flow from upstream catchments	0	100%	0%	0	171,006	171,006	93,122	77,883	0	0	0	0	0	0	0	0	0	0	0	1,464	53
			Total Growth Expenditure	122,289,579			91,597,518	17,955,395	109,552,913	10,305,956	99,246,957	7,203,629	7,390,831	5,981,540	8,958,399	5,031,136	9,134,236	15,060,259	15,023,567	8,548,665	378,629	8,886,627		19,034
			DC Loan to Recover				-5,868,828																5,519	-1,063
			Loan Interest				8,049,050																1,937	4,155
			Total Development Contribution Expenditure				93,777,740																	22,126

SCHEDULE 2 – SCHEDULE OF PAST PROJECTS FOR WHICH DEVELOPMENT CONTRIBUTIONS FUND

In accordance with section 201A of the LGA, this Schedule summarises assets for which capital expenditure has already been incurred in anticipation of development, for which development contributions and their growth cost will be used. Figures are GST exclusive.

Description	Catchment	2020/2021			2021/2022			2022/2023		
		Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %
Transportation										
Borck Creek Shared Pathway Crossing	Rest of District	1,008,607	837,144	83%	238,274	238,274	100%			
Champion / Salisbury Road Route Improvements		1,249,043	212,337	17%	136,113	23,139	17%			
Lord Rutherford Ellis Intersection Upgrade		493,720	153,053	31%						
Berryfield/Lower Queen Intersection Upgrade		603,190	500,647	83%	2,602	2,550	98%			
New Car Parking		474	109	23%						
New Footpaths - 1 to 10 yr.		85,594	11,983	14%	81,780	13,903	17%	51,875	8,819	17%
Kerb and Channel - 1 to 10 yr.		104,558	14,638	14%	54,382	9,245	17%	33,040	5,617	17%
New Residential Greenways					1,882	772	41%	233,435	95,708	41%
Richmond West Active Transport Connections					432,132	432,132	100%	5,845	5,845	100%
Best Island		10,470	1,256	12%						
District Land Purchase-Land under Roads		71,813	10,054	14%	493,687	83,927	17%	846,330	143,876	17%
Rural Development Road Improvements					47,979	26,388	55%	94,625	52,044	55%
McShane Road Upgrade					353,103	282,482	80%			
Brightwater Town Centre Upgrade		659,223	112,068	17%	26,529	4,510	17%			
Richmond Queen Street Upgrade		1,502	210	14%						
Total Transportation		4,288,194	1,853,501		1,868,462	1,117,321		1,265,151	311,909	
Stormwater										
Richmond South Stormwater Land Purchase	Waimea	10,573	9,516	90%	1,685	1,516	90%			
Growth Allowance for Stormwater Infrastructure	Waimea	1,046	1,046	100%	29,412	29,412	100%	3,975	3,975	100%
Richmond West & McShane Pipe upgrades	Waimea				40,920	40,920	100%	130,086	130,086	100%
Lower Queen St Stormwater	Waimea	1,317	830	63%						
Eastern Hills Drain Upgrade	Waimea	4,300	1,247	29%	121,867	41,435	34%	298,631	101,534	34%
Seaton Valley Stormwater Detention Dam Construction	Waimea	131,476	47,331	36%	322,653	190,365	59%	21,149	12,478	59%
Lower Queen Street Bridge Capacity Upgrade	Waimea							81,483	43,186	53%
Borck Creek SH60 Bridge Capacity upgrade	Waimea				221,577	203,851	92%	413,199	380,143	92%
Reed/Andrews Drain: SH6 Culvert and Network Tasman drain upgrade	Waimea							109,129	100,398	92%
Borck Creek Widening - Poutama to SH 60	Waimea	690,074	503,754	73%	343,830	113,464	33%	64,390	21,249	33%
Borck Creek Widening - SH60 to Reed/Andrews	Waimea				53,725	49,427	92%	5,508	5,067	92%
Poutama Drain Widening Stage 2	Waimea	513,033	179,562	35%	99,347	34,771	35.00%	18,497	6,474	35%
Motueka West Discharge System	Motueka				37,542	33,412	89%	270,041	240,336	89%
Pohara Main Settlement flood works	Golden Bay	66,563	6,656	10%	406,135	40,614	10%	573,145	57,315	10%
Total Stormwater		1,418,382	749,941		7,248,779	3,619,931		4,379,794	2,321,428	
Wastewater										
Motueka Bridge to Motueka WWTP Rising Main Upgrade	Motueka	173	78	45%						
New Rising Main Motueka West to WWTP	Motueka	37,971	35,313	93%	224,428	215,451	96%	713,643	685,098	96%
Aranui Road Pump Station Upgrade	Waimea	569	171	30%				3,825	1,148	30%

Description	Catchment	2020/2021			2021/2022			2022/2023		
		Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %	Total Expenditure \$	Development Contribution \$	DC %
Ruby Bay Pump Station Storage Upgrade	Waimea	389,782	116,935	30%	33,299	16,317	49%	10,663	5,225	49%
New Stafford Drive Pump Station	Waimea	939,912	281,974	30%	26,816	13,140	49%	2,590	1,269	49%
Aranui-Higgs Rd Pump Station Upgrade and Storage	Waimea	271,189	81,357	30%	2,261	1,108	49%			
Richmond South - new pump stations and rising main	Waimea				79,463	76,285	96%	1,941	1,864	96%
Part A Brightwater - Lord Rutherford Pump Station	Waimea				16,762	6,705	40%	36	14	40%
Tarakohe Pump Station Upgrade	Golden Bay	82,914	14,095	17%	349,273	52,391	15%	171,281	25,692	30%
Four Winds Pump Station and Rising Main Upgrade	Golden Bay	3,752	638	17%						
Total Wastewater		2,799,523	1,356,971		1,644,718	1,202,569		1,079,472	878,252	
Water										
Richmond South Reticulation - Low Level Reservoir Stage 1	Waimea	120,682	86,891	72%	133,857	117,794	88%	42,998	37,838	88%
Richmond South Reticulation - Low Level Water Main	Waimea				140,104	123,291	88%	50,426	44,375	88%
Richmond Water Treatment Plant	Waimea				2,480	4	0%			
Richmond Reticulation - Waimea WTP Upgrade	Waimea	1,054,076	305,682	29%	1,045,633	292,777	28%	280,292	78,482	28%
Waimea Water Treatment Plant Upgrade	Waimea	1,125	180	16%	2,420	387	16%			
Richmond Reticulation - Lower Queen Street Trunk main Upgrade	Waimea				3,269	915	28%	1,330	372	28%
Richmond Rezoning McGlashen Avenue	Waimea	1,038	145	14%	29,840	4,178	14%			
Brightwater WTP Upgrade	Waimea	311,044	93,313	30%						
Wakefield WTP - New plant at Spring Grove	Waimea	215,145	66,695	31%						
Waimea Community Dam – Council Share	Waimea			0%	3,427,742	682,045	20%	12,234,034	6,814,490	56%
Richmond Source - Waimea Bore Pump Upgrade	Waimea	1,509,245	437,681	29%	226,439	36,230	16%	62,844	10,055	16%
Wakefield Reticulation - Upsize of Bird Lane water pipe	Waimea	877	587	67%			0%			
2017 Richmond Water Treatment Plant Capacity Increase	Waimea						0%	609	475	78%
Richmond West Trunk Watermain - Section B1	Waimea				60,217	52,991	88%	7,500	6,600	88%
Richmond West Trunk Watermain - Section B2, C, D1, D2, D3	Waimea				1,352,837	1,190,496	88%	38,681	34,039	88%
Waimea Water Strategy - Brightwater & Wakefield Water Retic,	Waimea				35,743	14,297	40%	111,336	44,534	40%
Mapua Reticulation - Pomona Road Reservoir Upgrade	Waimea	2,264,019	656,566	29%	2,353,138	1,105,975	47%	15,142	7,117	47%
Mapua Reticulation - Trunk Main Renewal	Waimea	2,197,752	329,663	15%	68,674	16,482	24%	863	207	24%
Motueka Reticulation - Motueka West Water Main Stage 1	Motueka	6,443	5,541	86%	53,894	48,504	90%	852,286	767,057	90%
New Motueka WTP (Parker St)	Motueka	381,944	118,403	31%	2,618,873	785,662	30%			
New Motueka WTP (Parker St)	Motueka				40,159	12,048	30%			
Kaiteriteri Treatment Upgrade	Motueka	5,772	462	8%						
Total Water		9,593,355	2,350,532		11,963,123	4,590,815		13,974,579	7,928,488	

SCHEDULE 3 – FORECAST RESERVE AND COMMUNITY SERVICES FINANCIAL CONTRIBUTION CAPITAL EXPENDITURE

All expenditure in this schedule is 100% funded from reserve and community service financial contributions. Figures are inflation adjusted and exclude gst. Excludes interest on the accounts.

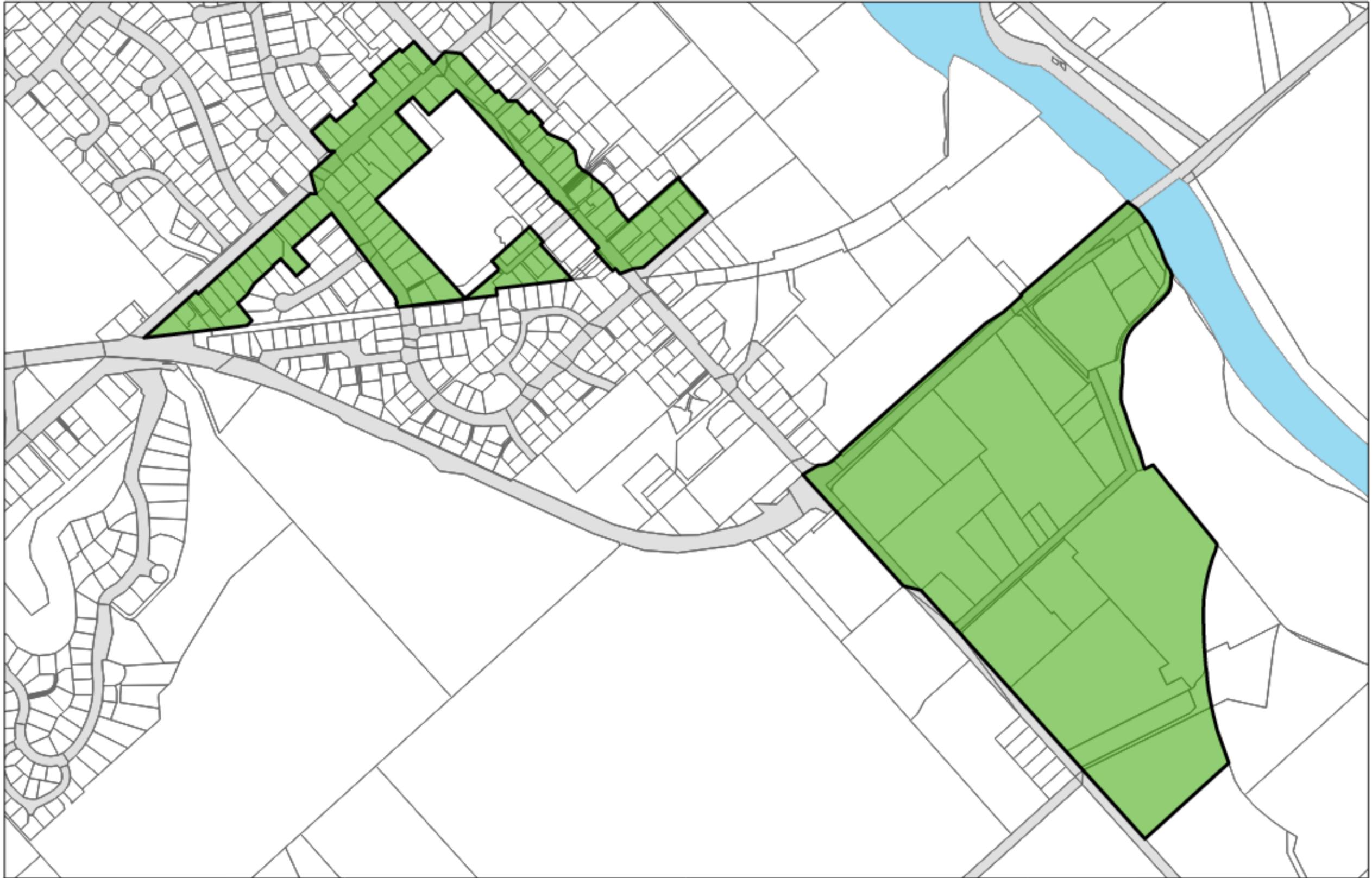
	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
District Wide Reserve										
Miscellaneous										
Consultant Fees	25,134	25,687	26,278	26,883	27,474	28,051	-	-	-	-
Library Books	12,637	12,915	13,212	13,516	13,813	14,104	14,386	14,673	14,952	15,236
TOTAL EXPENDITURE	37,772	38,602	39,490	40,399	41,287	42,154	14,386	14,673	14,952	15,236
Richmond Ward Reserve										
PROJECTS										
Walkways/Cycleways	636,631	608,484	498,049	533,812	369,698	50,679	103,487	52,778	53,834	109,713
Sportsfields	28,354	-	-	30,356	99,931	102,030	104,172	106,256	108,381	110,440
Playgrounds	79,390	81,136	178,036	84,995	86,864	88,689	90,551	197,919	94,209	95,999
Miscellaneous										
Waimea Plains Community Centre	-	301,540	1,029,000	1,053,000	-	-	-	-	-	-
Motueka Community Pool	-	-	320,358	710,076	725,694	-	-	-	-	-
Picnic/Gardens General	74,555	94,863	69,638	123,658	126,379	167,042	202,890	107,988	110,148	112,241
Cemeteries	24,720	56,254	195,212	101,450	126,221	133,882	22,502	22,952	65,779	18,464
Valuation expenses/Future planning	26,034	26,606	27,218	34,118	34,868	35,600	36,312	37,039	37,742	38,460
Toilets /General	204,145	-	-	36,426	186,138	25,340	116,423	-	-	-
New Reserves	-	-	-	1,306,167	428,251	1,093,110	-	1,366,064	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	1,085,160	1,180,465	2,329,358	4,026,177	2,196,431	1,709,018	680,653	1,895,398	474,579	489,888
Waimea/Moutere and Lakes Ward Reserve										
PROJECTS										
Walkways/Cycleways	22,683	23,182	23,738	24,284	24,818	25,339	25,872	26,389	26,917	27,428
Sportsfields/Tennis Courts	158,779	-	-	-	62,046	253,396	-	-	-	-
Gardens/Picnic Areas	22,683	46,363	23,738	48,568	24,818	76,019	25,872	26,389	26,917	27,428
Playgrounds	79,389	81,136	178,036	84,994	86,864	88,688	90,551	197,919	94,209	95,999
Cemeteries	6,180	14,064	48,803	25,362	31,555	33,470	5,625	5,737	16,444	4,616
Toilets	-	-	23,738	109,279	-	-	25,872	118,751	-	-
Coastcare	11,341	11,591	11,869	12,142	12,409	12,670	12,936	13,195	13,458	13,714
Miscellaneous										
Valuation expenses/Future planning	12,965	13,251	13,555	10,676	10,910	11,140	11,362	11,590	11,810	12,034
Mapua Boat Ramp	396,000	-	-	-	-	-	-	-	-	-
Tapawera Community Centre	-	264,000	1,083,000	-	-	-	-	-	-	-
Waimea Plains Community Centre	-	704,073	2,402,000	2,457,000	-	-	-	-	-	-
Motueka Community Pool	-	-	854,287	1,893,528	1,935,185	-	-	-	-	-
Murchison Sports Centre	-	-	-	-	-	-	-	118,041	1,444,820	1,472,272
New Reserve Land	-	736,862	-	-	1,545,760	287,661	-	-	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	721,352	1,906,102	4,674,612	4,677,952	3,746,753	801,028	202,404	522,412	1,639,060	1,658,062
Motueka Ward Reserve										
PROJECTS										
General - Walkways/Cycleways	17,012	17,386	17,804	18,213	18,614	19,005	19,404	19,792	20,188	20,571
Sportsfields	226,828	86,932	178,036	-	-	-	64,679	197,919	-	-

	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Gardens/Picnic Areas	-	40,568	12,744	-	37,228	-	52,866	-	-	41,143
Playgrounds	79,390	81,136	83,084	182,131	86,864	88,689	90,551	92,362	94,209	95,999
Cemeteries	18,266	-	14,243	19,427	24,818	-	20,697	-	-	-
Toilets	22,683	104,318	-	-	24,818	114,028	-	-	26,917	123,428
Coastcare	17,012	17,386	17,804	18,213	18,614	19,005	19,404	19,792	20,188	20,571
Miscellaneous										
Valuation expenses/Future planning	30,561	31,234	31,952	39,180	40,042	40,883	41,701	42,535	43,343	44,166
Keep Motueka Beautiful	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543
Motueka Clock Tower Trust	-	-	-	-	-	-	-	-	-	-
Motueka Community Pool	-	-	854,287	1,893,528	1,935,185	-	-	-	-	-
Transfer to District Wide Contributions	11,331	11,581	11,847	12,120	12,386	12,646	4,316	4,402	4,486	4,571
TOTAL EXPENDITURE	424,627	392,084	1,223,343	2,184,355	2,200,113	295,799	315,161	378,344	210,873	351,992
Golden Bay Ward Reserve										
PROJECTS										
Walkways/Cycleways	18,266	18,668	19,116	19,556	13,324	13,604	13,890	14,168	14,451	14,725
Sportsfields	-	-	-	-	-	-	-	-	40,375	-
Playgrounds	90,731	-	-	97,136	-	101,358	-	-	-	-
Gardens/Picnic Areas	-	17,387	-	18,214	-	19,005	-	19,792	-	20,572
Cemeteries	-	-	-	-	6,205	-	-	-	-	6,858
Coastcare	22,683	23,182	23,738	24,284	24,818	25,340	25,872	26,389	26,917	27,428
Miscellaneous										
New Reserve Land	-	-	155,221	-	-	-	-	-	-	-
Valuation expenses/Future planning	6,071	6,205	6,347	6,603	6,749	6,890	7,028	7,169	7,305	7,444
Motueka Community Pool	-	-	106,786	236,691	241,898	-	-	-	-	-
Transfer to District Wide Contributions	3,777	3,860	3,949	4,040	4,129	4,215	1,439	1,467	1,495	1,524
TOTAL EXPENDITURE	141,528	69,301	315,158	406,524	297,123	170,412	48,228	68,985	90,543	78,551

SECTION 3 – DEVELOPMENT CONTRIBUTION AREA MAPS

The maps in this section outline the boundaries for the settlements in the Waimea, Motueka and Golden Bay catchments within which development contributions will apply for water, wastewater and stormwater. Development contributions for transportation apply to all developments in the District, so no map is necessary.

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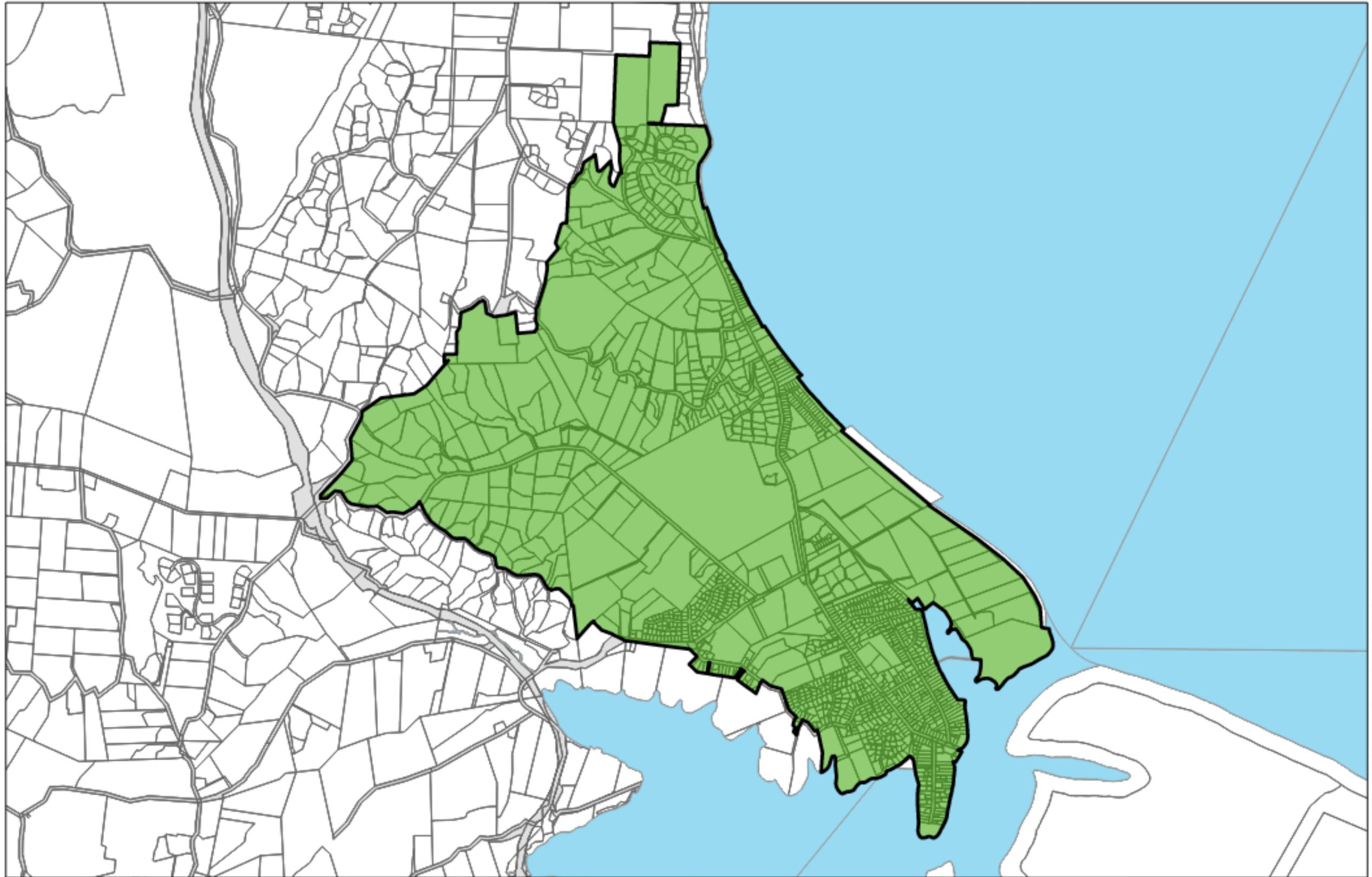


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2024 - 2034 Stormwater Development Contribution Area
Brightwater

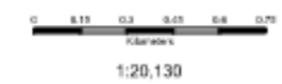
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kilometres
1:4,980

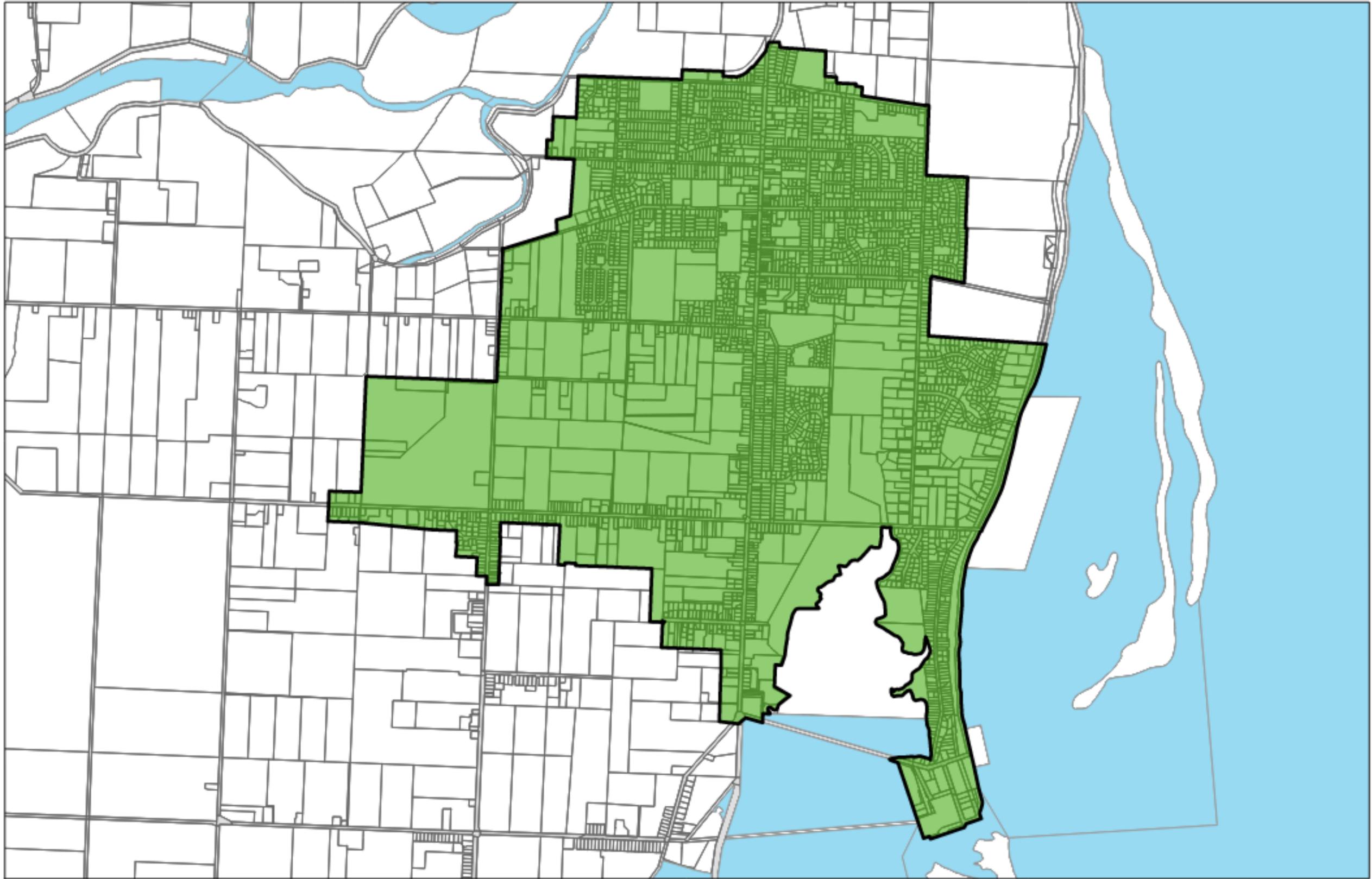




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N 2024 - 2034 Stormwater Development Contribution Area
Mapua-Ruby Bay





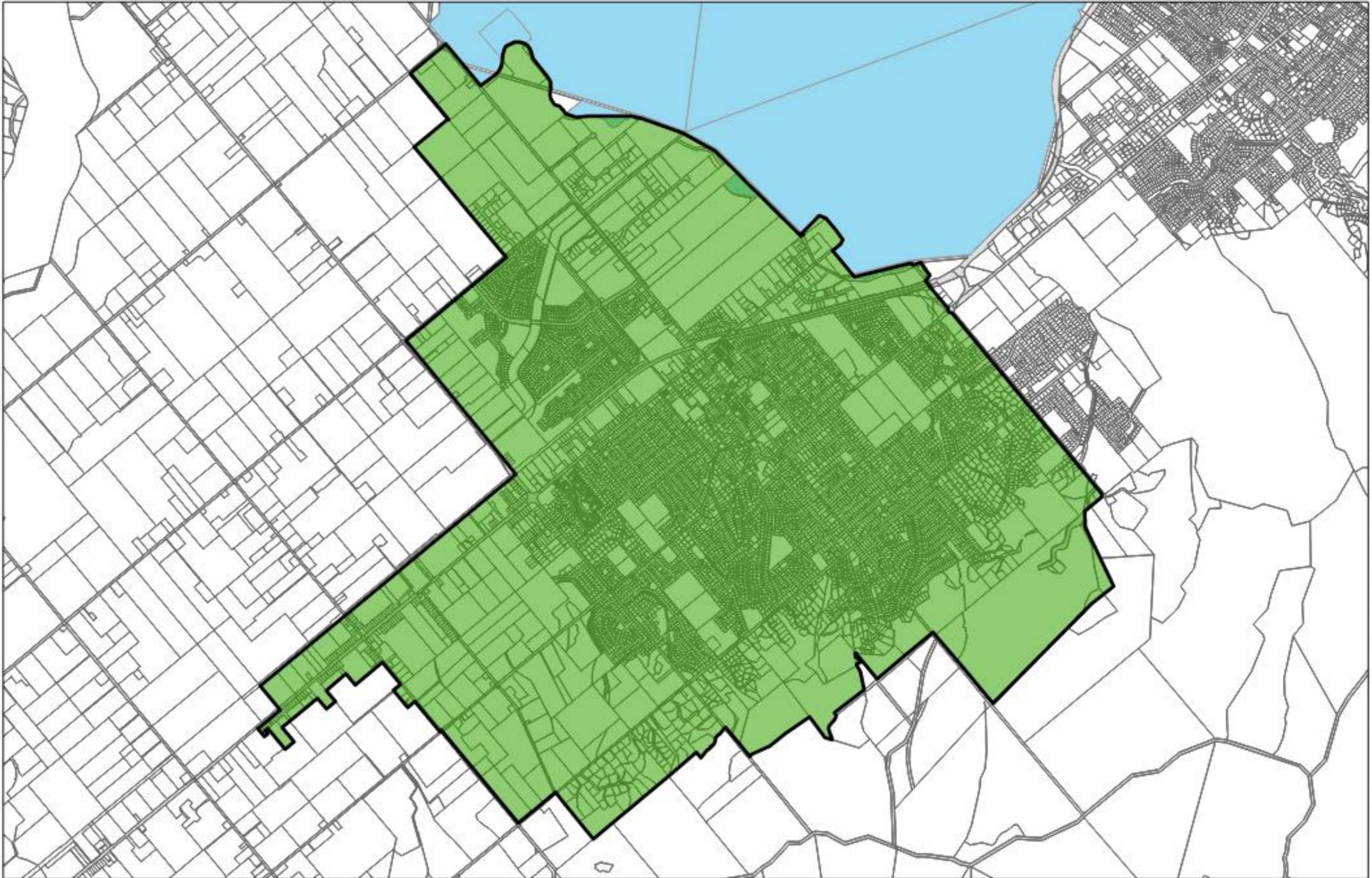
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2024 - 2034 Stormwater Development Contribution Area
Motueka

0 0.1 0.2 0.3 0.4 0.5
Kilometers
1:17,130



Te Kaitiaki a
te tai o Aorere



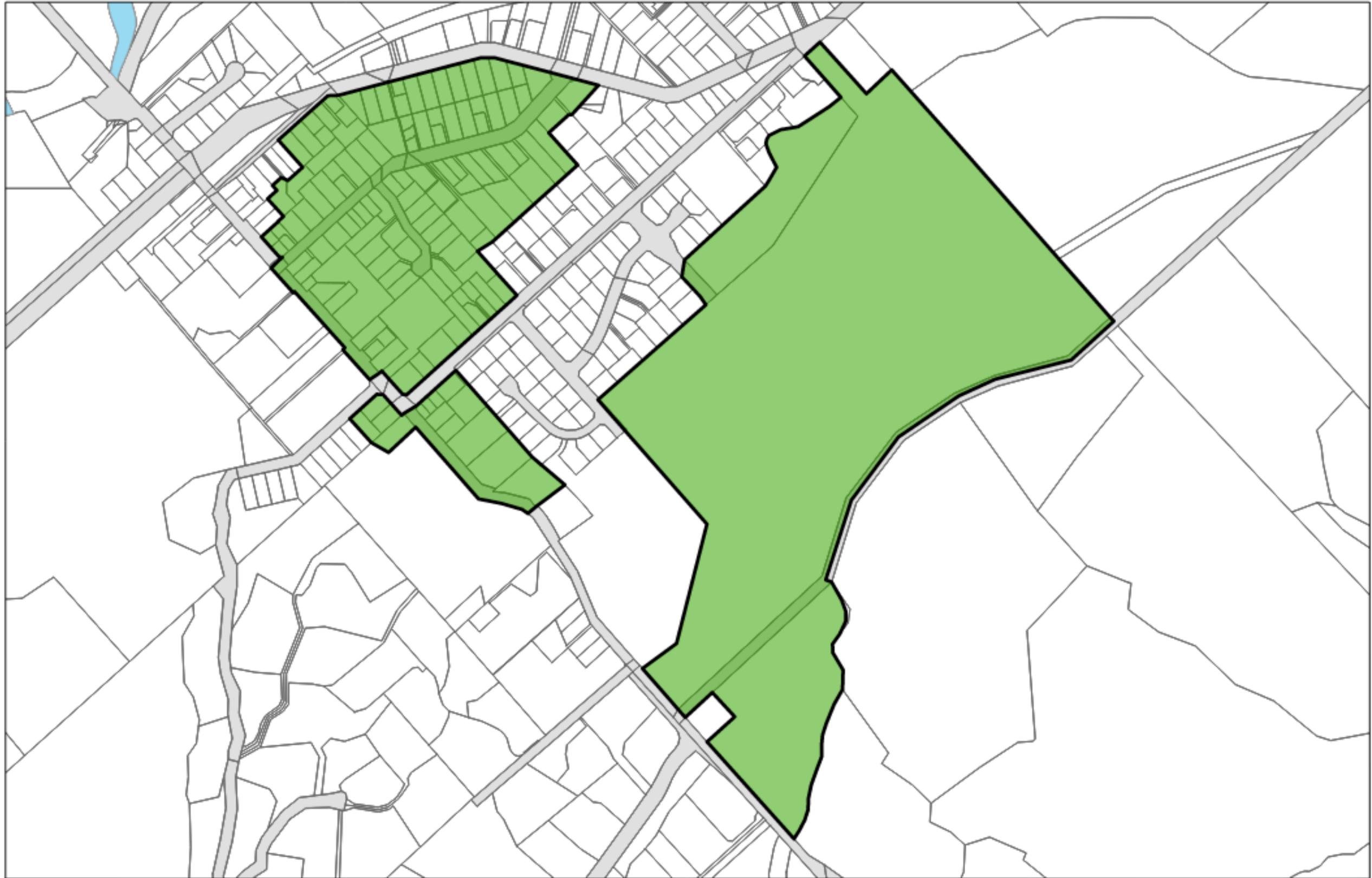
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N 2024 - 2034 Stormwater Development Contribution Area
Richmond

0 0.50 1.00 1.50 2.00 Kilometers
1:23,400



tasman district council
te tai o Aorere

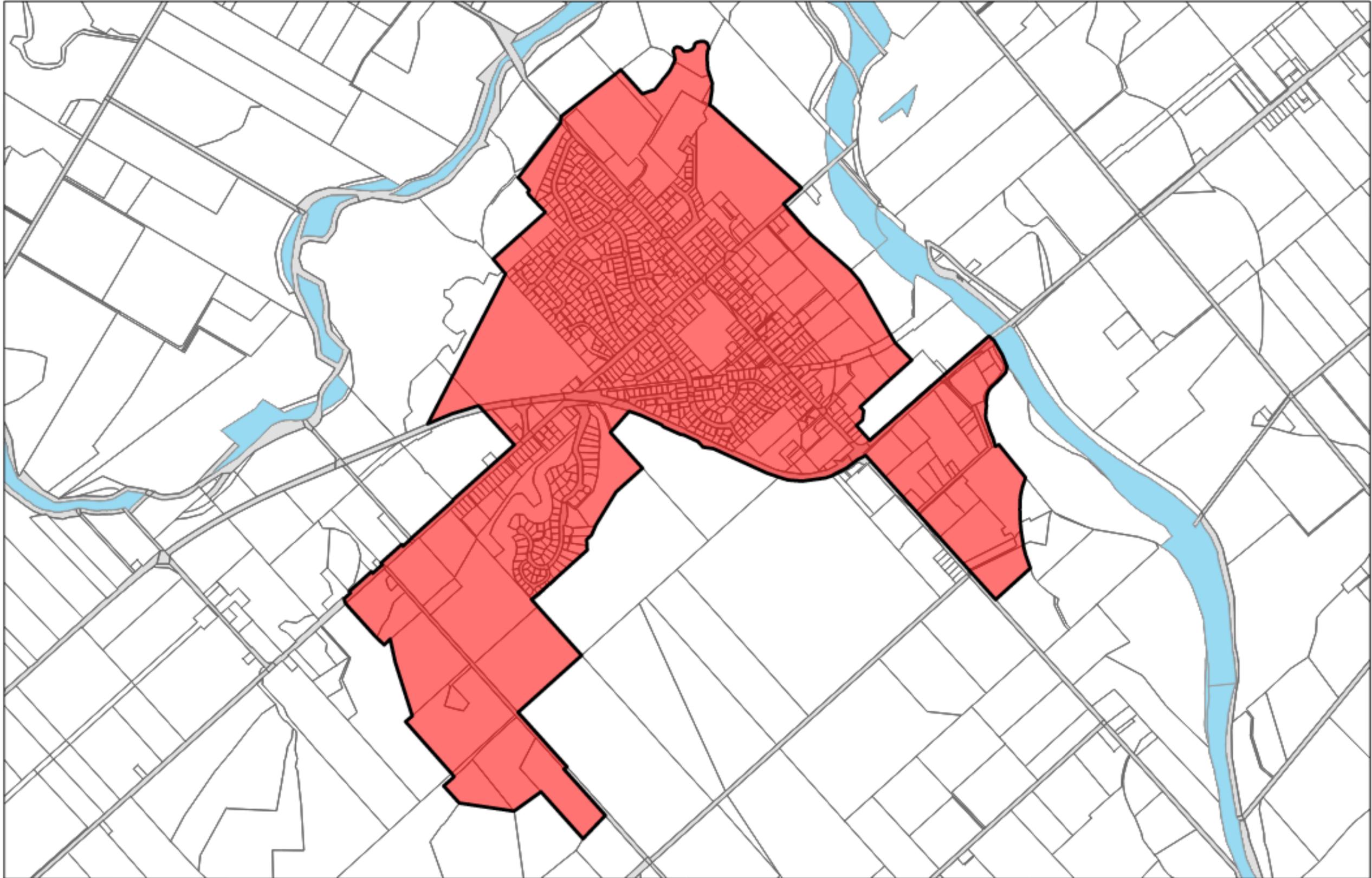


2024 - 2034 Stormwater Development Contribution Area
Wakefield

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Kilometers
1:4,620

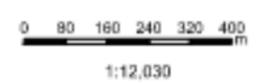


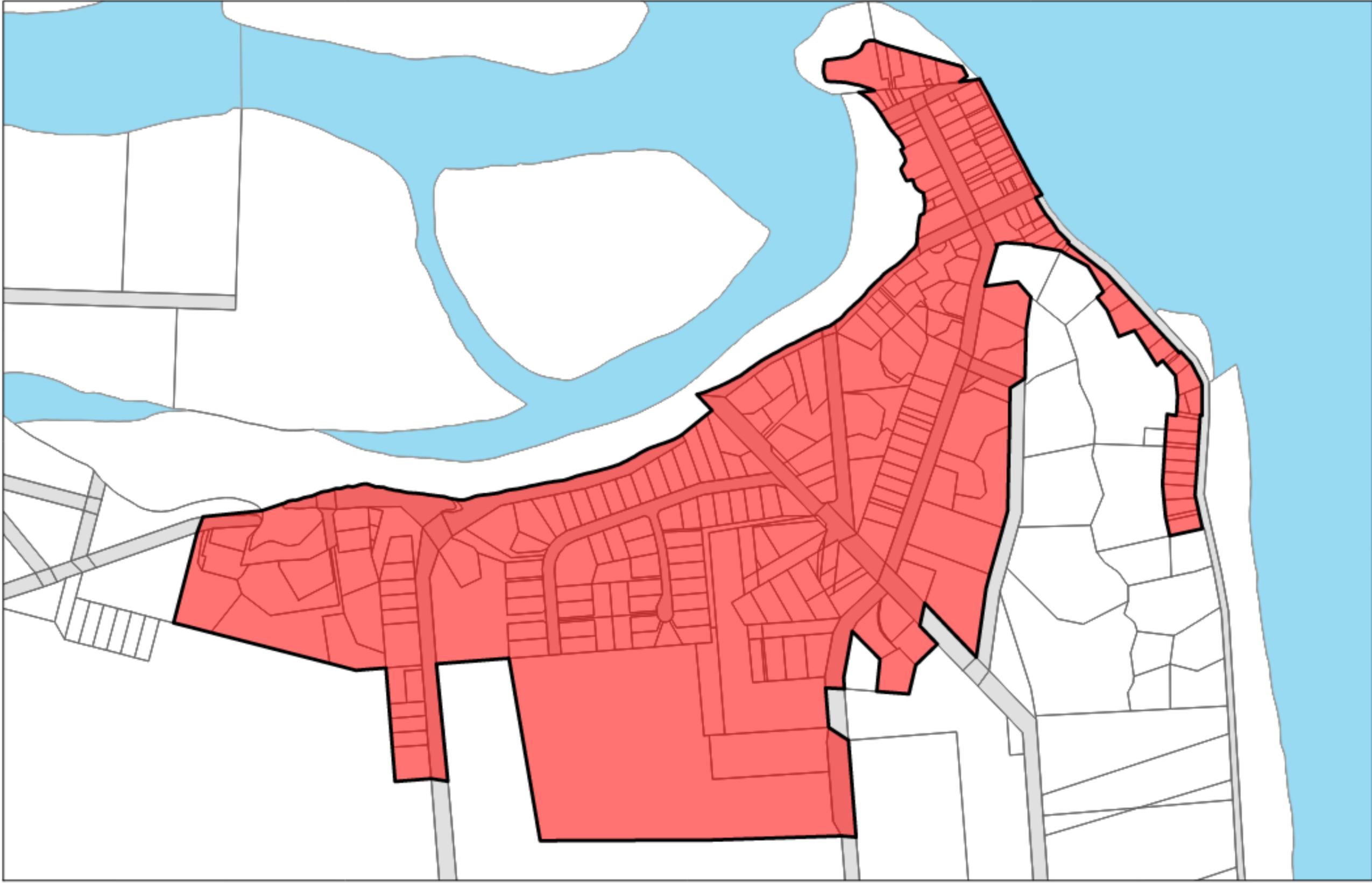
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N 2024 - 2034 Wastewater Development Contribution Area
Brightwater

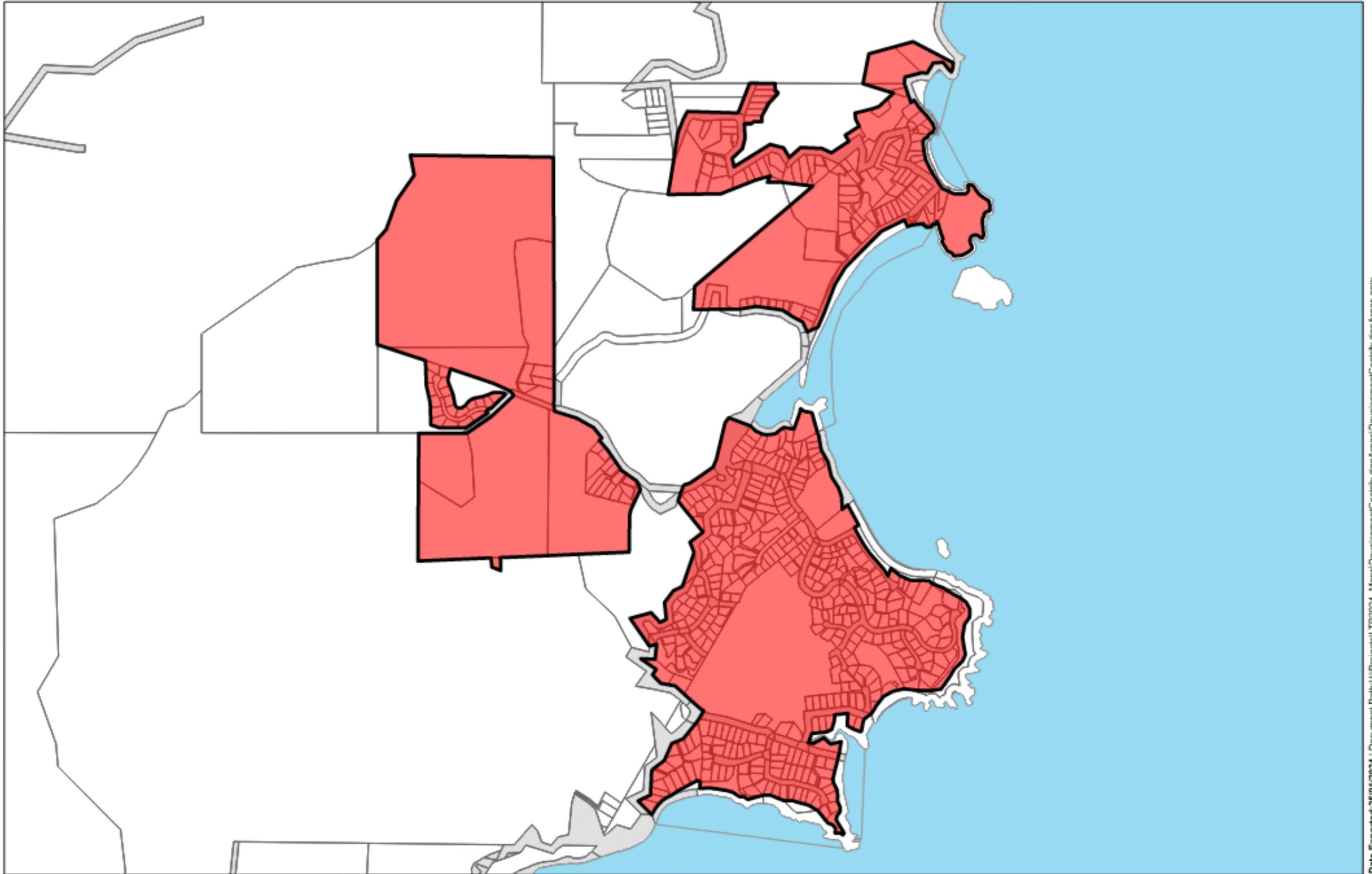




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N 2024 - 2034 Wastewater Development Contribution Area
Collingwood





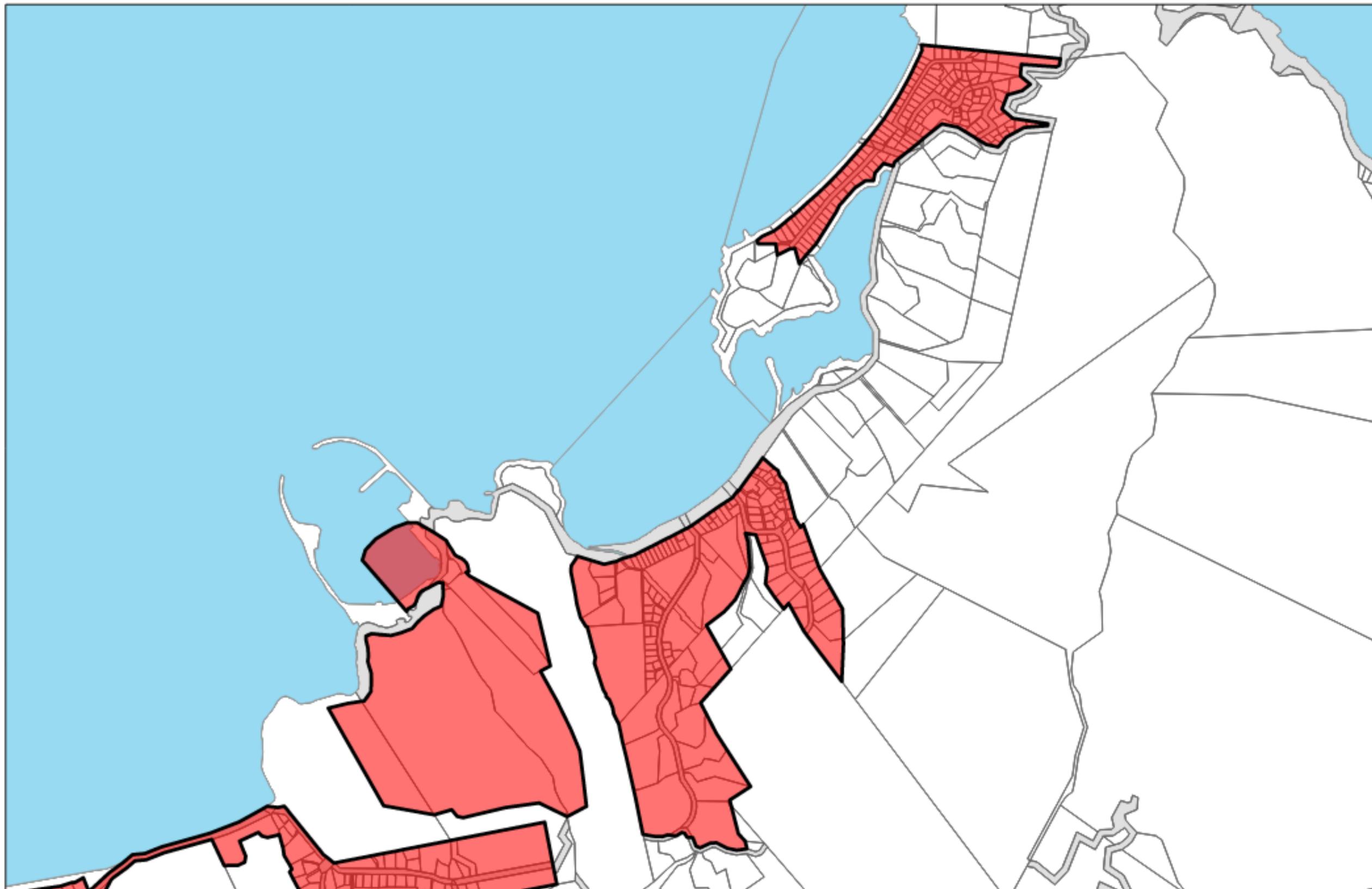
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N 2024 - 2034 Wastewater Development Contribution Area
Kaiteriteri

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1:9,600



Te Kaitiaki o
te tai o Aorere



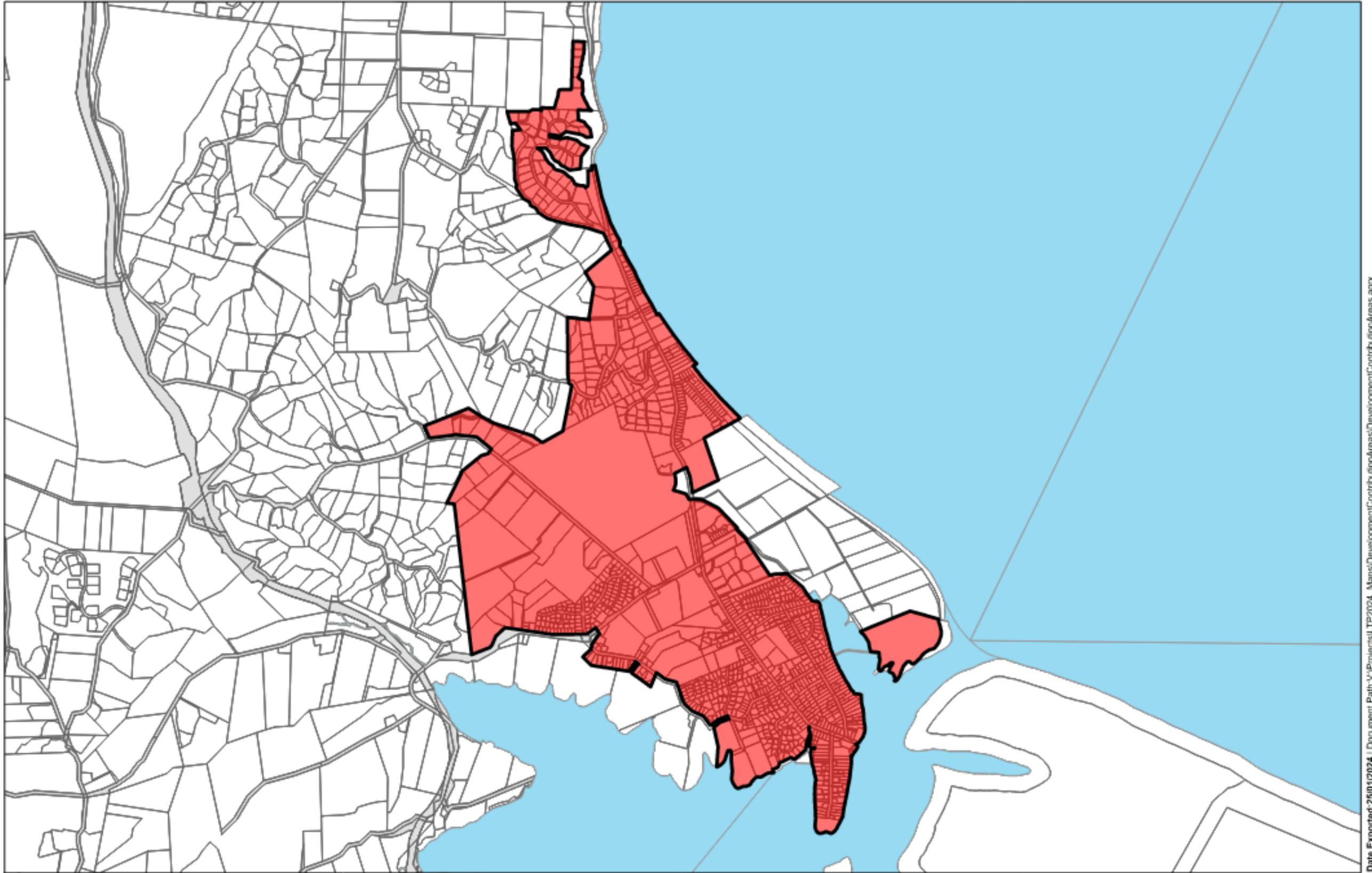
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2024 - 2034 Wastewater Development Contribution Area
Ligar-Tata Beach

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1:10,830



Te Kaitiaki
te tai o Aorere



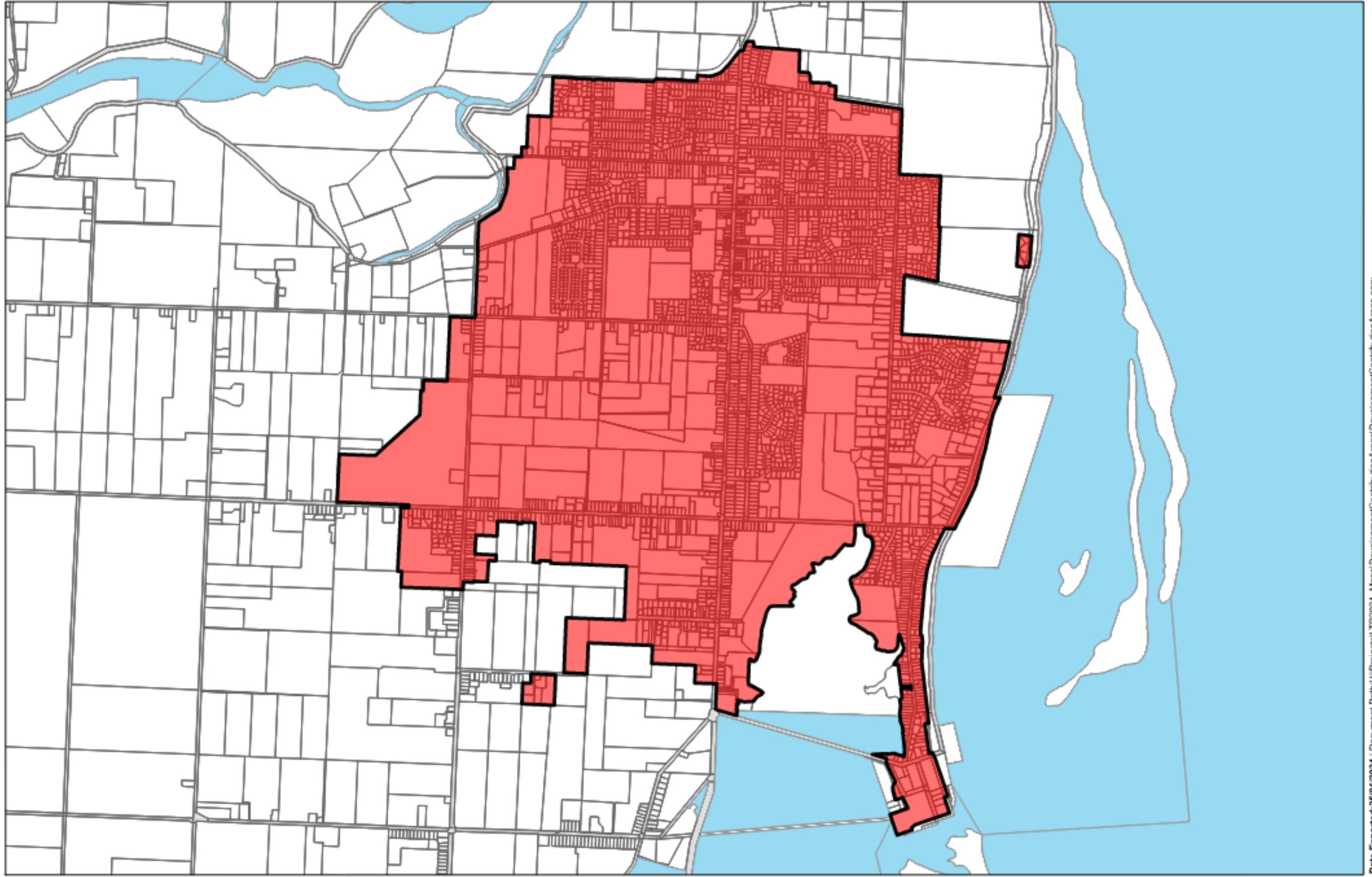
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2024 - 2034 Wastewater Development Contribution Area
Mapua-Ruby Bay

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1:19,750



Te Kaitiaki a
te tai o Aorere



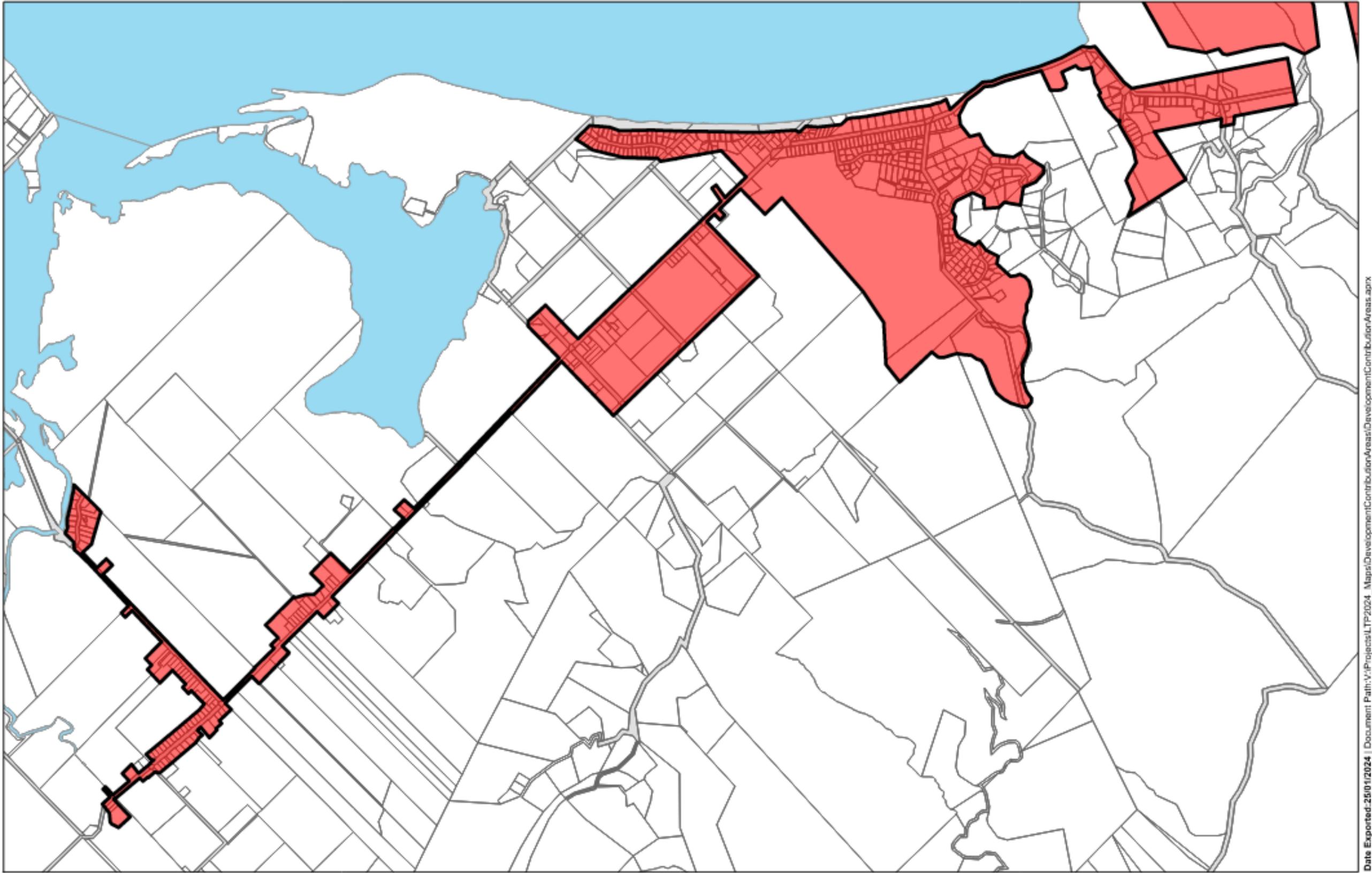
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N 2024 - 2034 Wastewater Development Contribution Area
Motueka

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1:17,120



Te Kaitiaki o Aorere



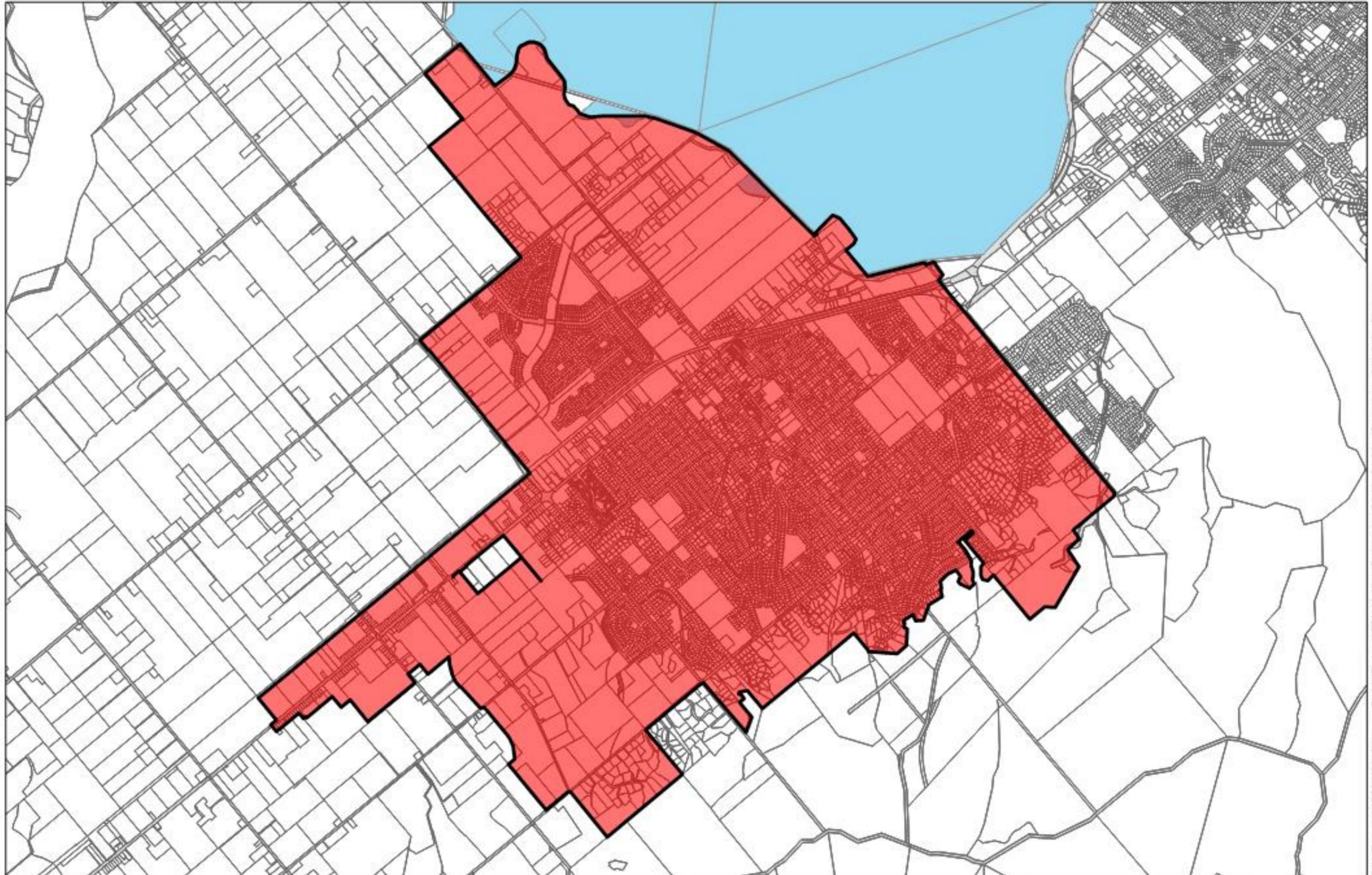
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N 2024 - 2034 Wastewater Development Contribution Area
Pohara

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1:14,390



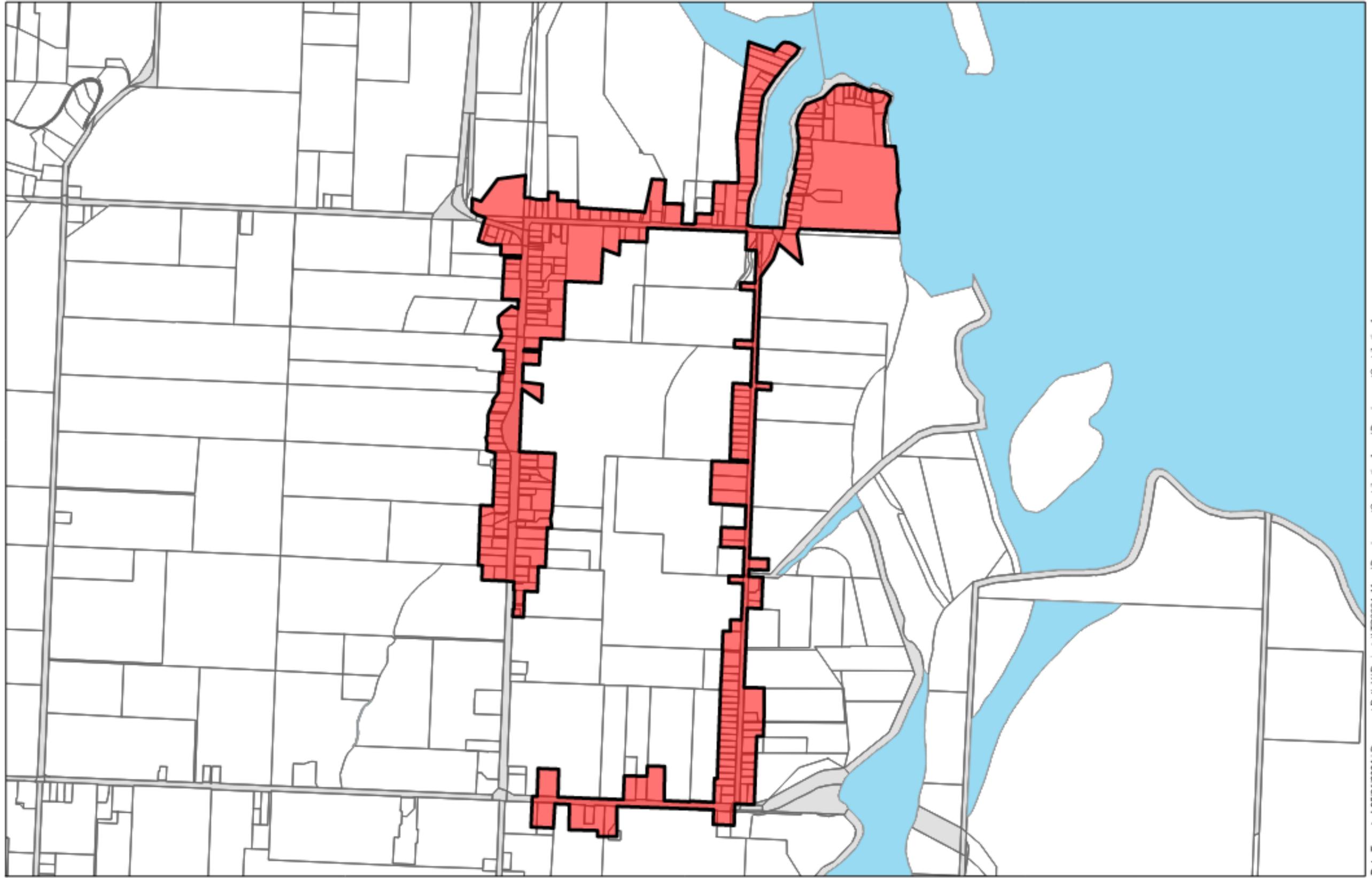
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N 2024 - 2034 Wastewater Development Contribution Area
Richmond



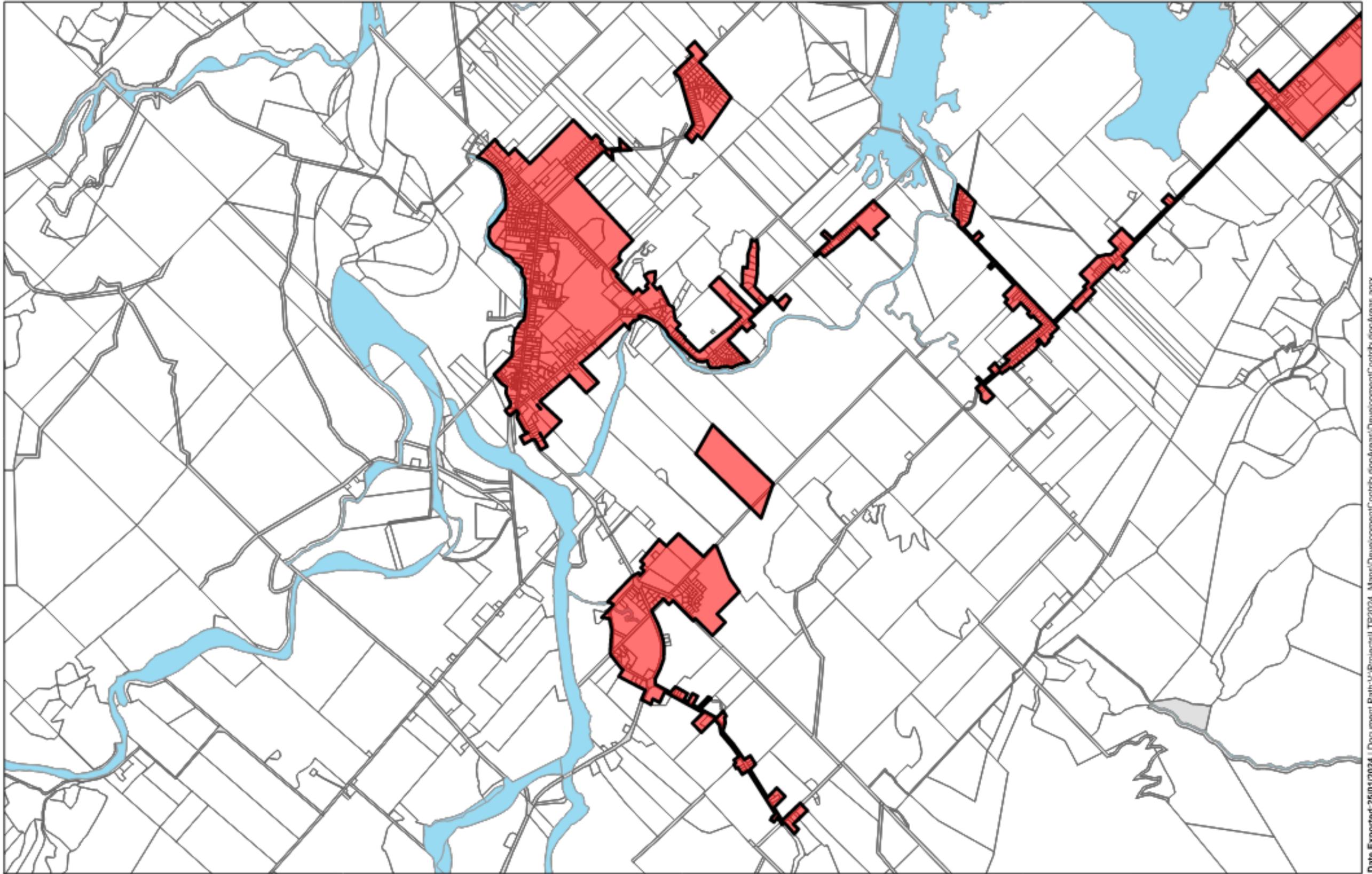


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N 2024 - 2034 Wastewater Development Contribution Area
Riwaka

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1:9,500

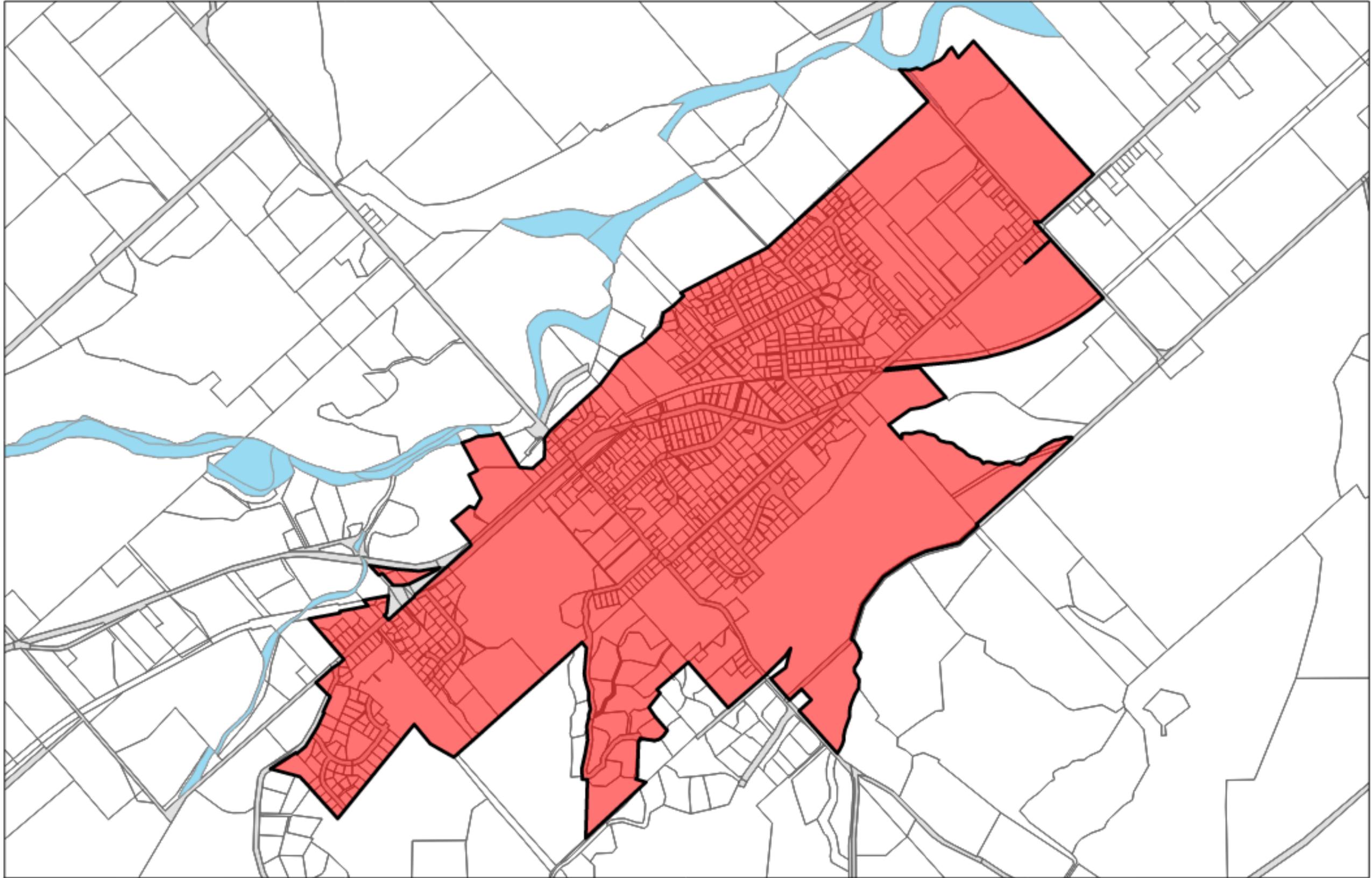




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N 2024 - 2034 Wastewater Development Contribution Area
Takaka





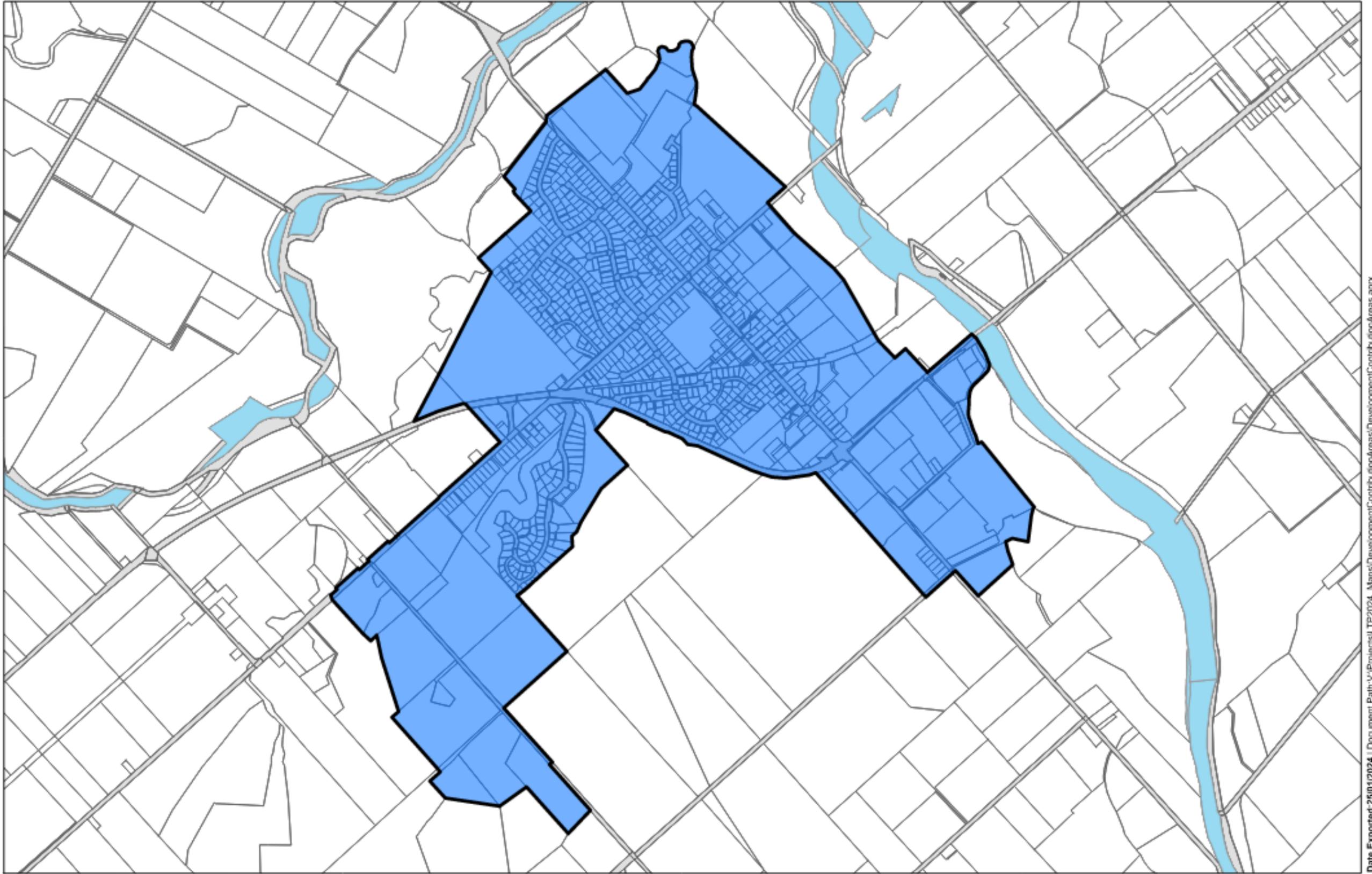
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N 2024 - 2034 Wastewater Development Contribution Area
Wakefield

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1:10,510



Te Kaitiaki o
te tai o Aorere

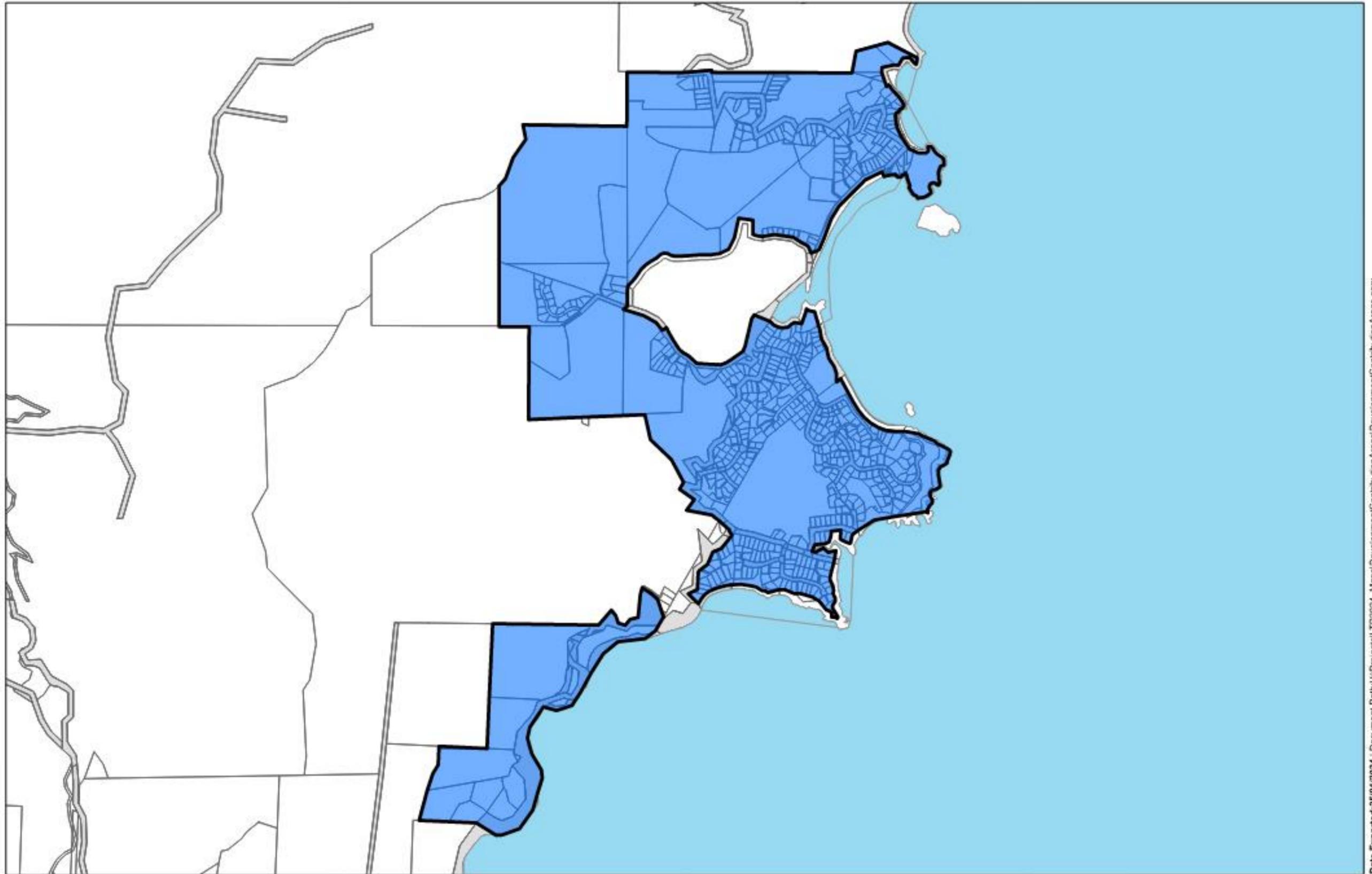


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N 2024 - 2034 Water Supply Development Contribution Area
Brightwater

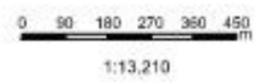
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m
1:12,030

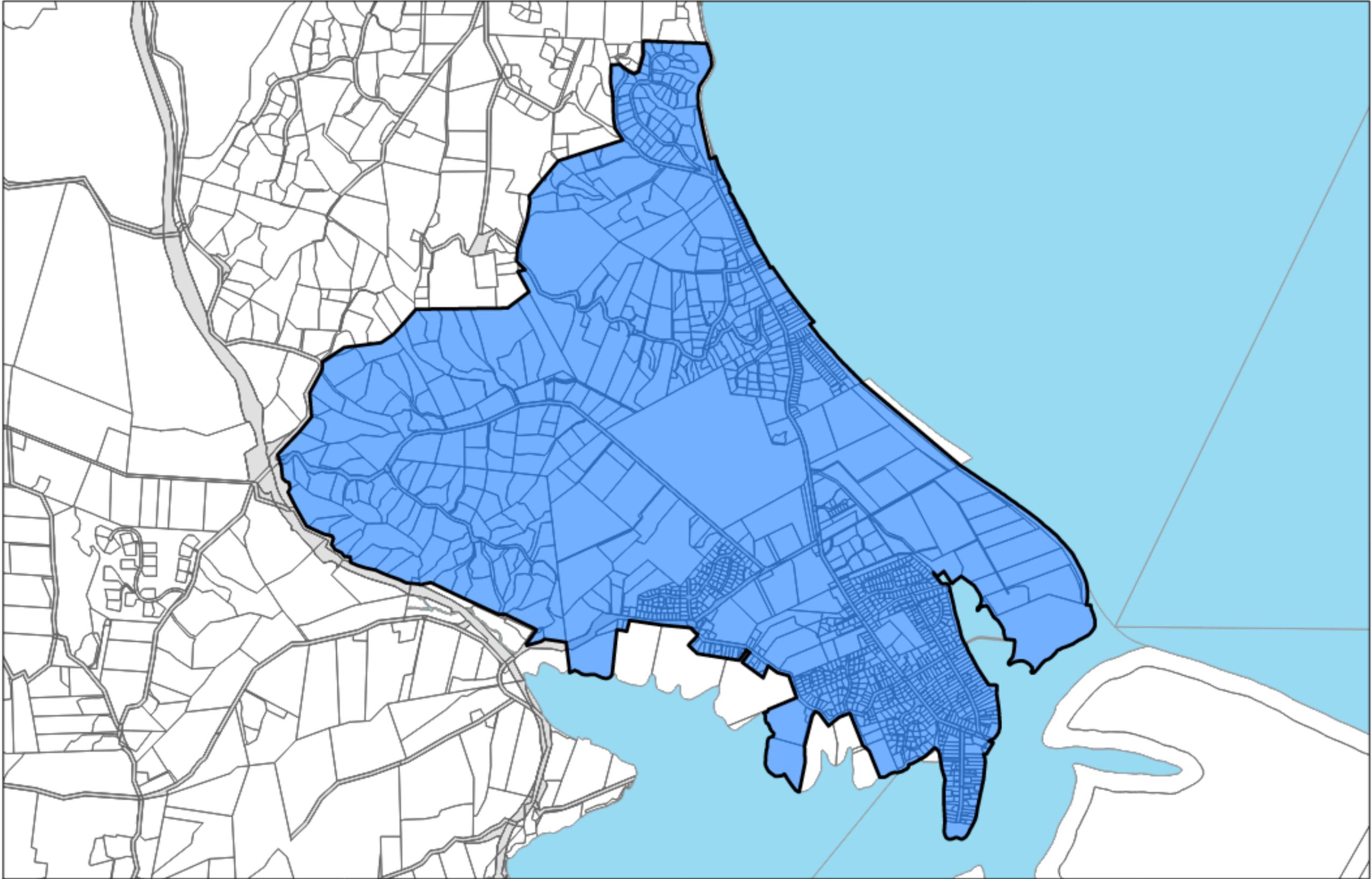




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N 2024 - 2034 Water Supply Development Contribution Area
Kaiteriteri





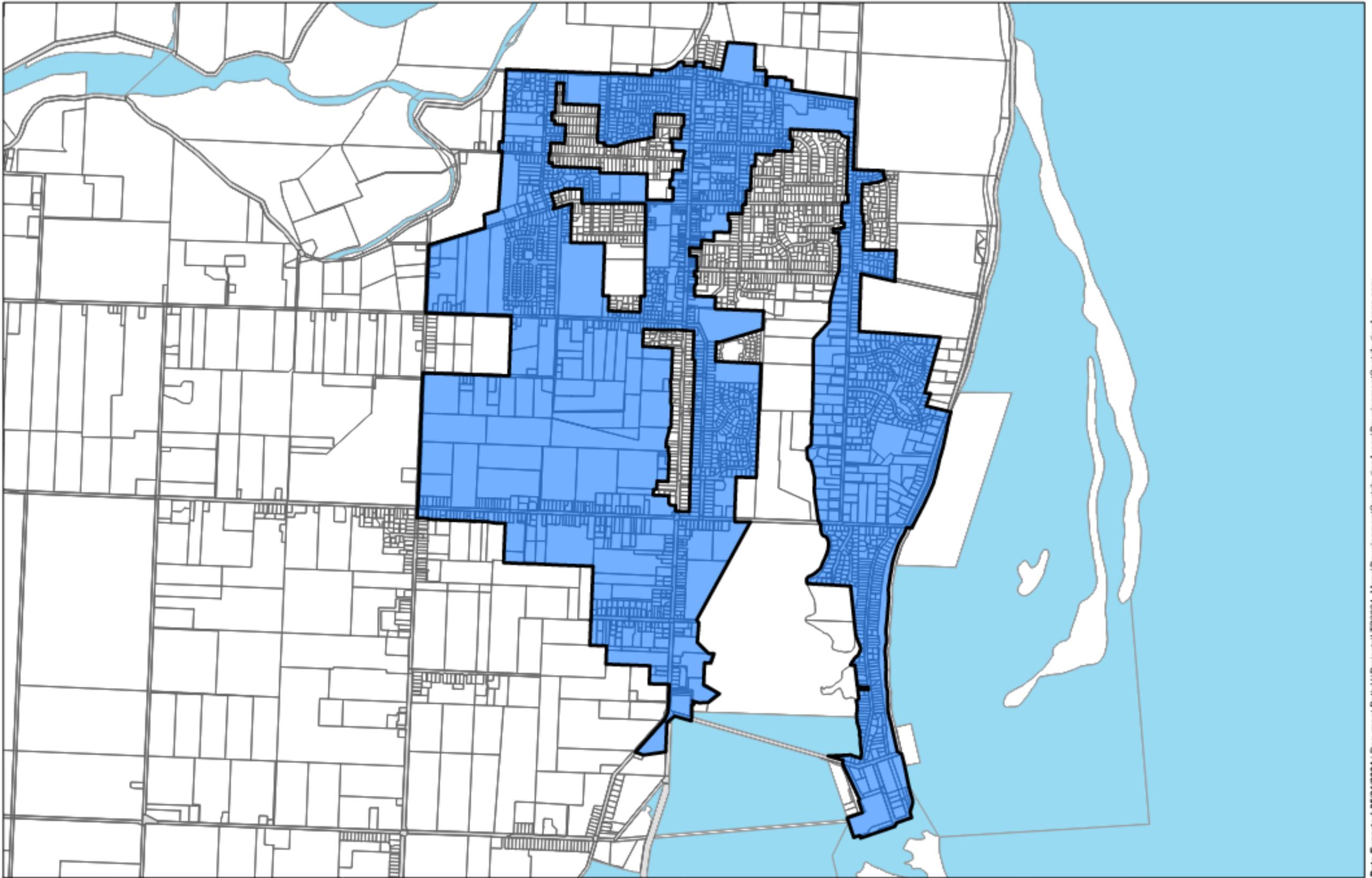
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N 2024 - 2034 Water Supply Development Contribution Area
Mapua-Ruby Bay

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1:18,070



Te Kaitiaki o
te tai o Aorere

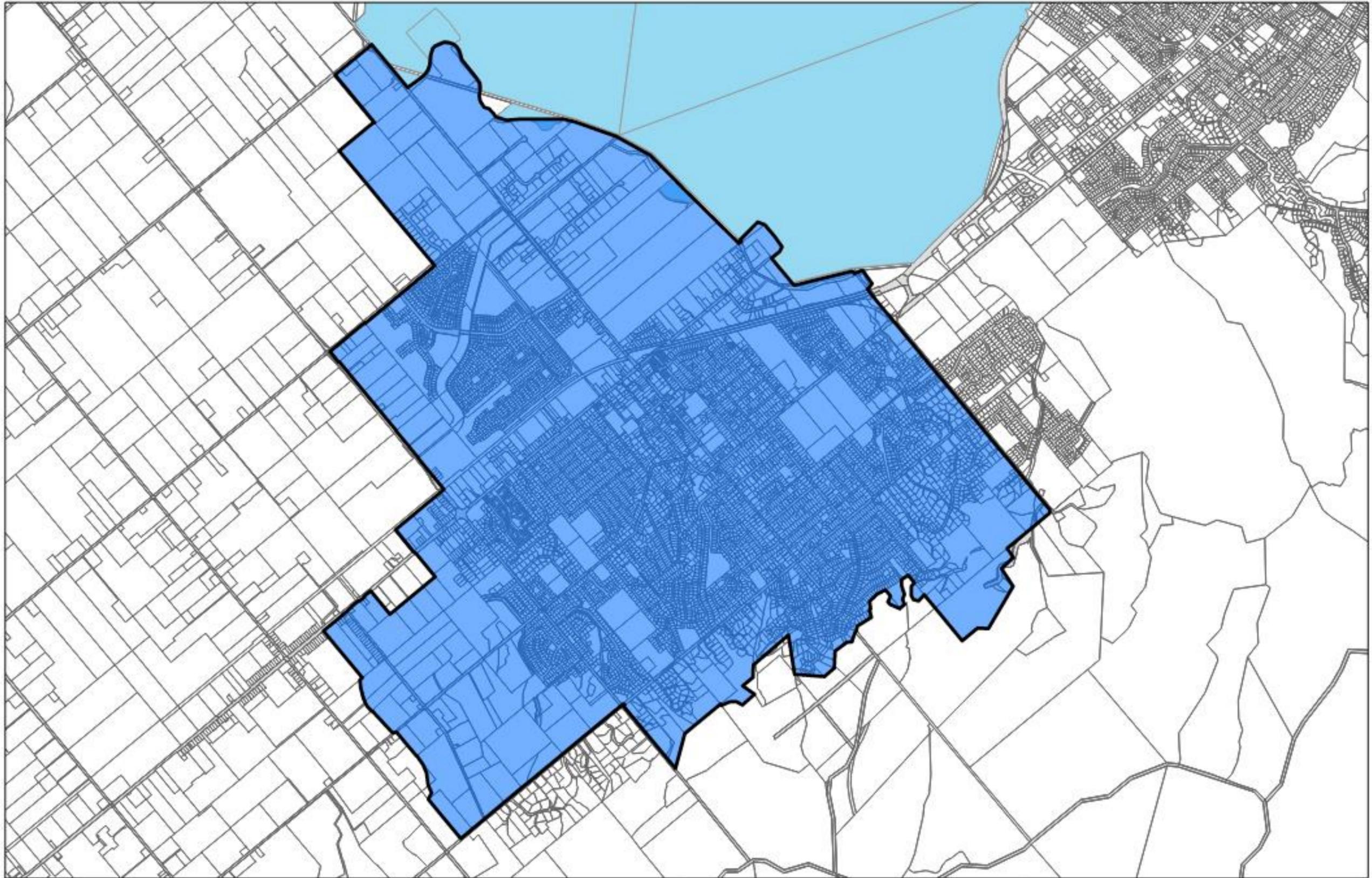


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N 2024 - 2034 Water Supply Development Contribution Area
Motueka

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1:16,980



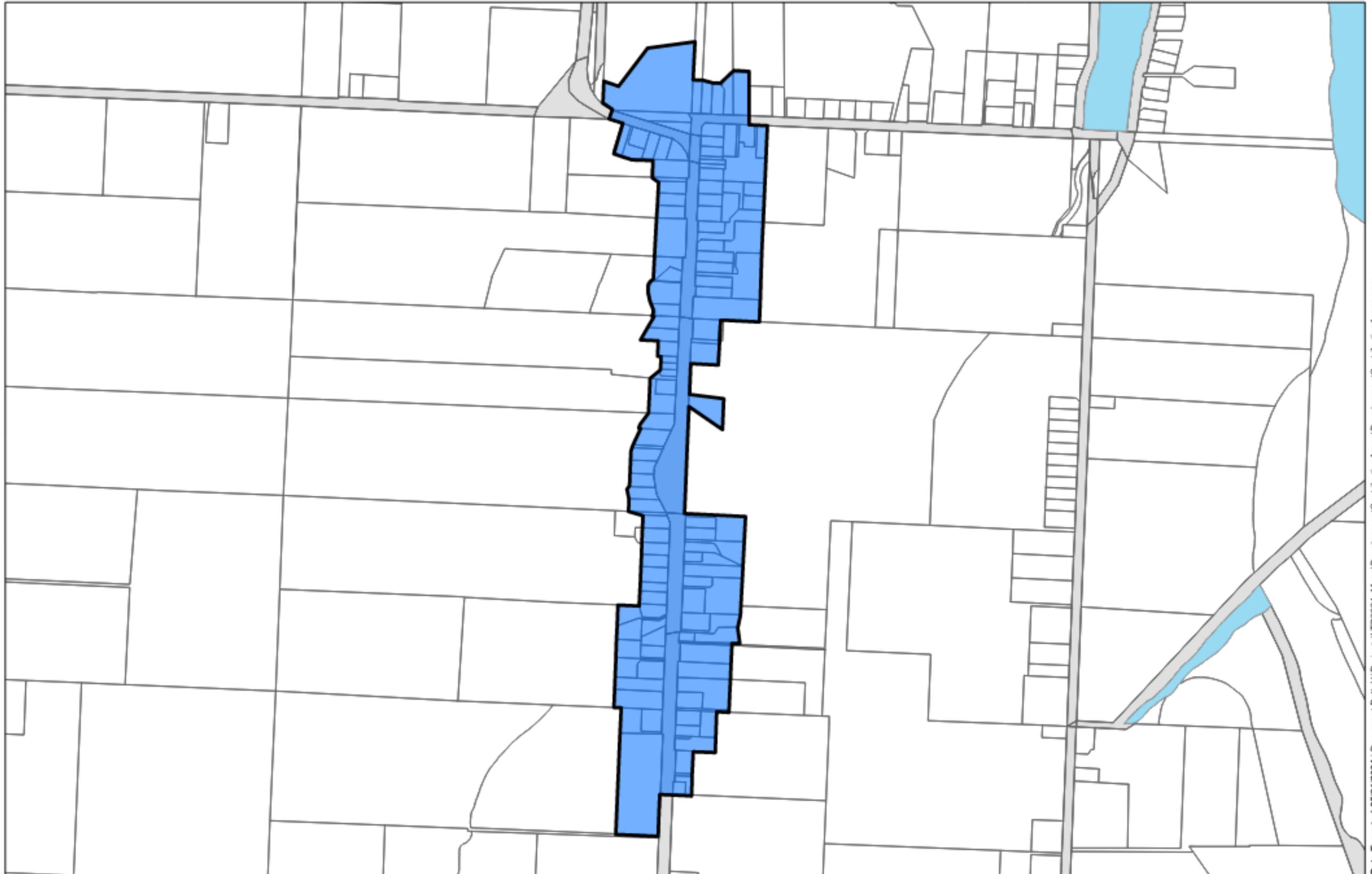
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N 2024 - 2034 Water Supply Development Contribution Area
Richmond

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1:22,600



te tai o Aorere



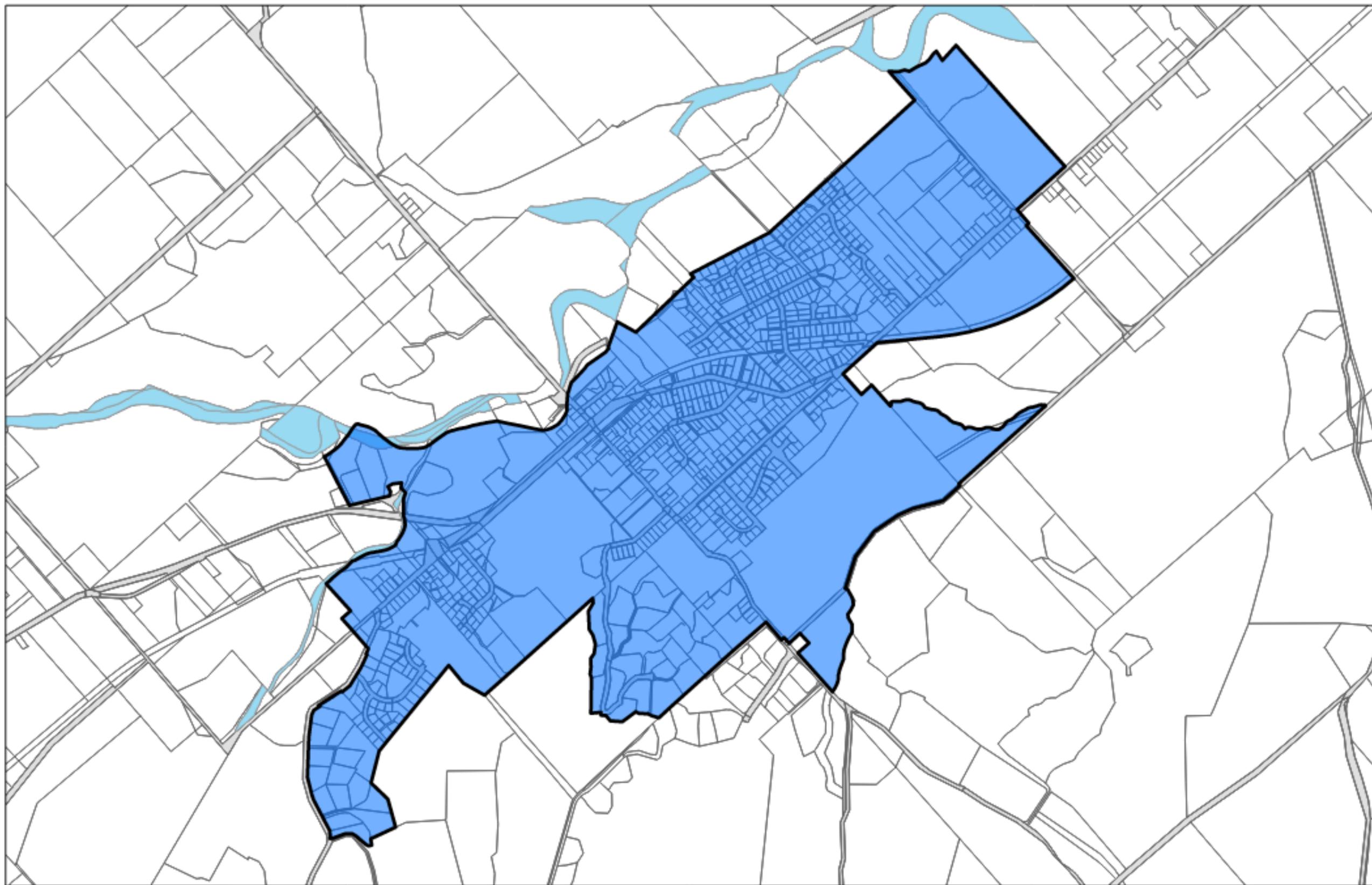
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2024 - 2034 Water Supply Development Contribution Area
Riwaka

0 30 60 90 120 150
1:5,560



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te tai o Aorere



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N 2024 - 2034 Water Supply Development Contribution Area
Wakefield

0 80 160 240 320 400
m
1:11,630



te tai o Aorere