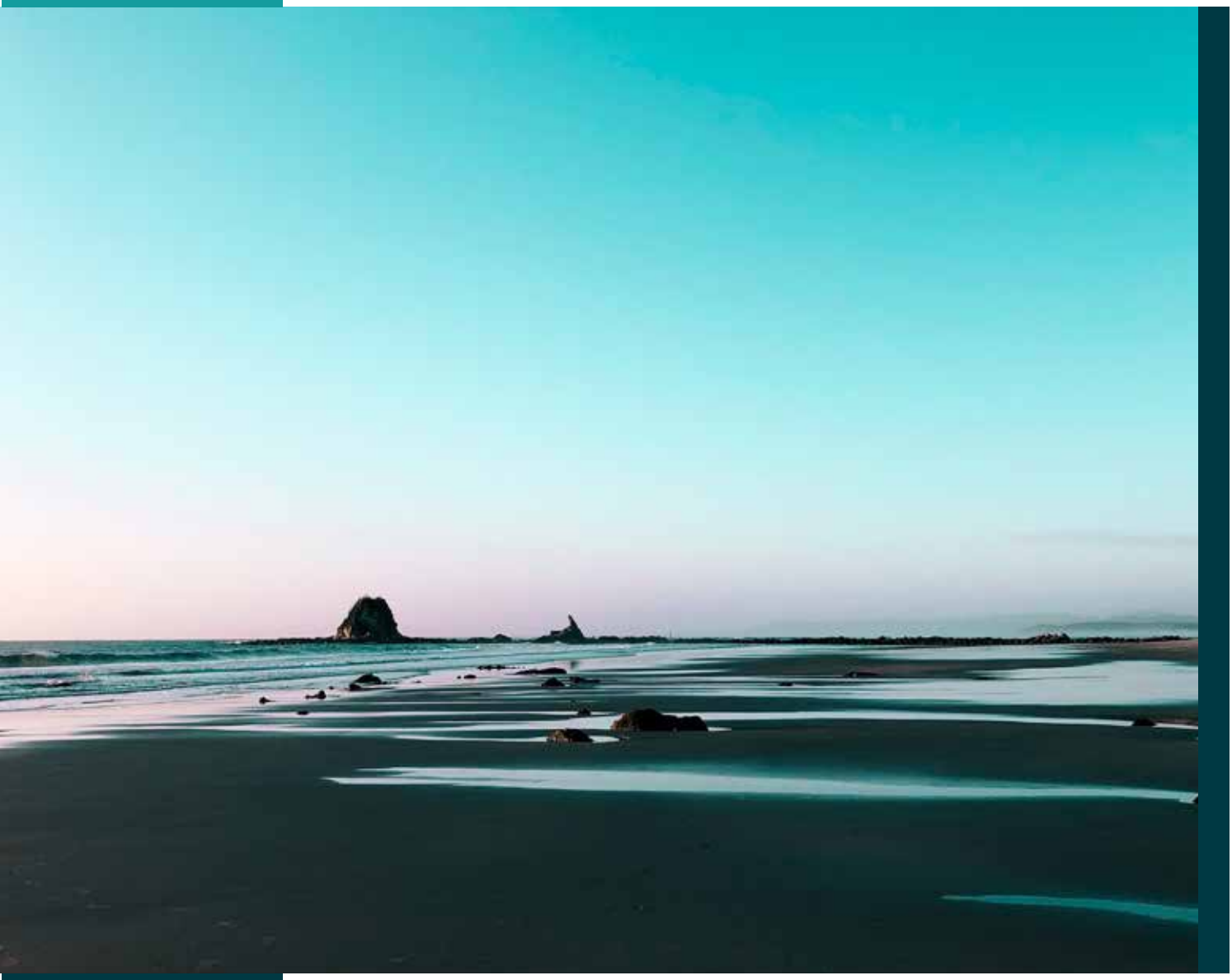
STATEMENT OF PROPOSAL
Review of Development Contributions Policy
Kaipara District Council 2021/2022



KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

Review of Development Contributions Policy

Background and reason for the proposal

This is the review of the existing Development Contributions Policy adopted in 2018. The purpose of this policy is to set out the framework and justification for the charging of Development Contributions. These are charged to developers at the time of obtaining a resource consent when a building consent is issued or when an application for a service connection is granted. The principle underlying development contributions is that developers should meet some of the costs attributable to the growth impacts of their development.

The Council is required to have a Development Contributions Policy under the Local Government Act 2002 (including if it chooses not to charge development contributions). The Policy must be reviewed at least every three years.

Overview of changes proposed to the Policy

- Changes to allow for Development Contributions for growth related impacts on community infrastructure (The existing policy requires development contributions fees for roading, water, stormwater, and wastewater infrastructure).
- There are increased areas where growth is occurring, and development contributions will be charged.
- Changes have been made to future projects that are necessary to provide for growth and these changes reflect on the calculations for growth.
- Overall, development contribution fees will increase as a result of the proposal but are still relatively low compared to many other areas and aim to strike a balance between encouraging growth while ensuring the costs of infrastructure development are fairly apportioned.

We'd like to hear from you

Before making a submission, we recommend you read through the relevant section of this document.

Please tell us what you think of what we are proposing by making a submission in one of the following ways:

Submit online: (recommended) www.kaipara.govt.nz/LTP

Post or deliver submission to:

Kaipara District Council
Hokianga Road
Private Bag 1001
Dargaville 0340

Mangawhai Service Centre
Unit 6 The Hub
6 Molesworth Drive
Mangawhai 0505

Key dates

Submissions close:	01 April 2021
Hearings:	21,22,23 April 2021
Deliberations:	20 and 21 May 2021
Adoption:	30 June 2021
Implementation:	01 July 2021

Draft Development Contributions Policy

Approved for consultation: 24 February 2021
Proposed commencement: 01 July 2021
Proposed review date: 01 July 2023

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Appendices

This Development Contributions Policy is in two sections.

Section 1 gives context to the policy and sets out the decisions the Council has taken in making the policy. It goes on to describe the steps to be followed when applying the policy to development applications.

Section 2 sets out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, a summary of financial contributions and other supporting material.

This policy is operative from 1 July 2021 and is based on capital expenditure proposed in the Long Term Plan 2021-2031 (LTP). It takes direction from Council's Revenue and Financing Policy on which activities are to be funded by development contributions. **Part 1** sets out the purpose of the policy, provides the growth and infrastructure context and compares development and financial contributions. **Part 2** sets out the decisions the Council has taken in making this policy, following the legislative considerations required of it and set out in more detail in **Section 2** - **Part 4**.

Part 3 sets out the way the policy will be applied in practice, also ensuring compliance with the legislative matters in **Part 4**.

Section 1 – Introduction, policy decisions and practical application

Part 1 - Introduction

1.1 Purpose

The Kaipara Development Contributions Policy 2021 is one of a number of financial policies the Council uses to meet its funding needs. The Council has made this policy under the Local Government Act 2002 (the Act). It is based on capital expenditure proposed in the 2021-31 Long Term Plan (LTP) and is adopted as one of the source documents that will form part of the LTP.

The purpose of this policy is to:

a) provide predictability and certainty to developers that the Council can give them the infrastructure they need to support their investments;

b) ensure developers know what they are paying for and that development is not discouraged by high infrastructure costs; and

c) ensure the existing community is not burdened by the costs of growth but does contribute to growth infrastructure when it provides a clear benefit to them by improving their existing levels of service, renewing aging assets or helping them meet new legislative standards.

1.2 Why have this policy?

When population and business growth take place, new development takes place to accommodate it. The extra traffic, water consumption, wastewater generation and stormwater run-off from development, all use up spare *capacity* in Council's infrastructure. Unless provision is made, that capacity can be used up over time and networks start to fail. Traffic congestion, low water pressure or quality, wastewater overflows and flooding can all signal a failure to keep up with growth. In some cases, parks, libraries and other public amenities can become crowded as the capacity they were designed for is used up.

To avoid this, the Council plans ahead and puts capital spending in its budgets to provide more *capacity* to service growth when it is needed. It also takes stock of what spare capacity there is in existing networks that it can assign to growth.

Existing spare capacity and planned capacity come at a cost and need to be funded. While existing residents may welcome growth, they should not be expected to fund extra infrastructure particularly when they are already at the right levels of service.

In New Zealand, financial and development contributions are the two main sources of growth funding available to Council.

1.3 Financial contributions

Financial contributions are usually used for local infrastructure directly associated with a new development – that is, within, nearby or linking it to wider public networks. Council will not normally get involved financially with this local infrastructure. It expects developers to provide it and vest it with

Council once it is completed to the right standard. No financial contribution will be needed in such a case although reserve contributions will still be required.

In some situations though, it may be best for Council to become financially involved. It can decide to enable development by building a piece of local infrastructure and then charging financial contributions to recover its costs. Typically, this happens where multiple developers are involved, and it is not fair or practical for one developer to provide local infrastructure ahead of others who will also benefit from it. Financial contributions are a good funding source in this situation and Chapter 22 of the Kaipara District Plan allows Council to levy them when needed.

1.4 What are development contributions used for?

By comparison, *development contributions* are a good way of funding *public network and bulk infrastructure* that Council has already provided or plans to provide to support growth. Councils typically provide trunk sewers, water mains, wastewater and water supply treatment plants, collector and arterial roads, public transport assets, libraries, sports fields, parks and other public amenities.

These are usually of such a scale and cost that no one developer can fund them alone even where they need them to make their development viable and marketable.

Development contributions provide the ideal funding tool to collect money from large and small-scale developments and pool them to fund 'big ticket' infrastructure.

1.5 Development agreements

In some cases, developers may be able to build large items of public infrastructure, that Council would normally provide itself but is not yet ready to. Developers may also offer the Council land it wants to acquire for public projects.

To enable a development to go ahead, the Council can enter into a *development agreement* with the developer. Commitments can be made to offset development contributions or reimburse the developer directly once the infrastructure is built to standard or land is transferred to Council.

1.6 The approach to growth in our District

Kaipara District is growing steadily and, in some places, strongly. The Council welcomes and encourages growth but wants to ensure that this does not become a burden on the existing community.

1.7 How is our District growing?

Kaipara District has grown strongly in recent years, particularly in and around Mangawhai and with growth starting to strengthen in the other main centres. Infometrics[1] projects the resident population to

[1] Infometrics. Population Projections 2018-2051 Kaipara District Council, October 2020.

The population of Kaipara District has grown strongly over the past 15 years, and growth has been particularly strong in the past five years, reaching a population of 24,100 in 2019. As a consequence of COVID-19, population growth is projected to slow over 2020 and 2021 with softer international net migration and a decline in employment. Population

grow from 24,100 in 2019 to nearly 32,600 in 2051. This will be accompanied by strong dwelling growth. Infometrics[2] also expects strong employment growth after 2022, moderating after 2030.

1.8 The infrastructure response

In response to recent growth and the strong growth outlook, a number of capital projects have been identified and costed. There are a number of projects in the capital programme essential to enable and support growth. These include:

a) Specific water supply upgrades and extensions at Dargaville and Maungaturoto, not previously required;

b) Surplus capacity in the existing network at Mangawhai and additional wastewater capacity projects at Mangawhai, Dargaville, Kaiwaka and Maungaturoto;

c) Stormwater upgrades and extensions at Dargaville, Kaiwaka, Mangawhai;

d) Roading projects including the Cove Road link, Wood Street improvements and the shared path at Mangawhai and major projects at Kaiwaka; and

e) Community infrastructure projects including Mangawhai Library.

growth is projected to pick up from 2022 onwards, with the district growing steadily to reach a population of 32,600 in 2051.

The ageing population of the district, combined with trends of greater life expectancy and smaller families, means that the average household size of the district is projected to ease from 2.37 to 2.14 over the projection period. The effect of this is to spread the same population over a greater number of households. Accordingly, household numbers are projected to grow faster than the population, from 10,000 in 2019 to 14,600 in 2051.

Historically, the majority of Kaipara's population and household growth has taken place in the Mangawhai area. This pattern is expected to continue in future, particularly as further improvements to State Highway 1 reduce travel times into Auckland, thus improving the attractiveness of Mangawhai for commuting workers. The population in Kaiwaka and Maungaturoto is expected to grow strongly as these towns are expected to gain from reduced travel times into Auckland, as well as local employment growth. The Dargaville area is projected to grow steadily, with lesser growth in the Kaipara Coastal area.

[2] Infometrics. Population Projections 2018-2051 Kaipara District Council, October 2020.

Employment in Kaipara District grew steadily over the past decade, at nearly 2% per annum. Employment growth is expected to turn negative in 2020 and 2021 because of COVID-19 and the resultant economic shock. Strong employment growth is expected for the remainder of the 2020's as the district recovers from the economic shock and returns to its prior growth path. During the 2030s, more stringent environmental regulation is expected to result in higher carbon prices and greater regulation related to freshwater quality. Coupled with greater uptake of automation technology across the economy, this is expected to reduce the rate of employment growth, particularly in agriculture.

Part 2 - Policy decisions

2.1 Requiring development contributions for 'development'

The Council using its powers under the Act[3] has decided that it may require development contributions at the times set out[4] for its activities in the geographic areas described in this policy. It will only do this when 'development' as defined in the Act[5], occurs. Development is any activity that generates demand for reserves, network infrastructure or community infrastructure. In so doing it requires new or additional assets, or assets of increased capacity, and causes the Council to incur capital expenditure. Once it collects contributions, the Council will use them for the purposes specified in the areas collected[6].

Before assessing and requiring a development contribution, under **Part 3**, the Council will apply a test to ensure the activity for which a consent or authorisation has been applied for, meets the definition of 'development'.

The Council has determined that it will not seek development contributions for any existing lots or development already legally established on the site. It will deem all existing lots and development to have paid a contribution. It will not require the applicant to show that a development contribution, financial contribution or any other capital charge has been paid in the past.

When calculating a development contribution, the Council will assess the extent of lots or development on completion of the development and deduct the extent of existing lots or development when granting the consent or authorisation for a service connection.

This allowance is still subject to conditions set out in **Part 3**.

2.2 Activities

The activities funded by development contributions contribute both directly and indirectly to the following community outcomes set out in the Council's Long Term Plan 2021-2031.

a) Climate Smart

b) Celebrating Diversity

c) Vibrant Communities

d) Healthy Environment

e) Prosperous Economy.

The Council has met its obligations under the Act[7] when making its Revenue and Financing Policy and has determined that development contributions are an appropriate source of funding to meet the growth-related component of capital expenditure on the following activities:

a) Roading;

[3] Section 199(1) of the LGA 2002
[4] Section 198 and s200(4) of the LGA 2002
[5] Section 197(1) of the LGA 2002
[6] Section 197AB(1)(d) of the LGA 2002
[7] Section 101(3)(a) and (b) of the LGA 2002

b) Water supply

c) Wastewater

d) Stormwater;

e) Community infrastructure activities including libraries, sports fields, and public toilets.

The Council has also decided, in relation to activities to be funded by development contributions that:

a) no community infrastructure contributions will be payable on any commercial or industrial development; and

b) until such time as Council adopts an acquisition and development programme for local reserves, it will not require a reserves development contribution under this policy. It may still rely on the provision of these reserves by developers as conditions of resource consent or by way of a financial contribution.

2.3 Catchments

The Council has considered the grouping of developments into catchments[8] and has determined to:

a) minimise the use of district-wide catchments for the recovery of development contributions, but use district-wide catchments for roading and for any community infrastructure activities serving the whole District;

b) use one separate sub district catchment for roading where capital expenditure is not expected to benefit the whole Kaipara community specifically the Roading East catchment covering the area from Kaiwaka to Mangawhai. The Roading East catchment includes projects specifically benefiting Kaiwaka and Mangawhai; and

c) use scheme-by-scheme wastewater treatment, water supply and stormwater catchments because it considers it unreasonable to transfer costs between schemes, but equally it is impractical and inefficient to divide the areas of benefit of these types of asset into smaller geographic areas.

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

The catchments (funding areas) used in this policy are summarised in **Appendix 1**.

2.4 Limitations on costs included

The Council will ensure that any project going forward for inclusion in the development contribution meets the 'test' under section 197(AB(a) of the Act that additional capacity has or will be provided and as a result, Council has or will incur capital spending..

[8] Section 197AB(1)(g) of the LGA 2002

The Council has decided to retain its policy on financial contributions. This policy and the methodology to calculate contributions makes it clear that the Council will not require financial and development contributions on the same development for the same purpose[9].

2.5 Asset capacity provided in the past

The Council has considered its past capital spending and identified a number of assets provided in recent years in anticipation of development[10]. Where there is capacity in the assets created or land acquired, the Council has decided that it may seek to recover a fair proportion of the costs of those assets through development contributions by including the value of surplus capacity in its calculations.

Based on the year the asset was provided, and the year at which its capacity is expected to be fully used, the value of the remaining 'surplus capacity' can be calculated. This value will be allocated to development expected in the remaining years of 'capacity life' in the asset.

2.6 Period of benefits

The Council considers that capital expenditure on infrastructure during the LTP period should be recovered over the full take-up period of each asset, from all development that created the need for that expenditure or will benefit from capacity it provides, including development occurring after the LTP period[11].

The Council has determined that:

a) new development occurring in the LTP period will contribute only to that proportion of additional asset capacity that it is expected to consume;

b) future development occurring after the LTP period will contribute toward the remaining surplus capacity in assets at the end of that period.

In keeping with its policy (above) to include the value of any *past surplus capacity* in assets that is expected to be consumed by new development, the Council will only consider capital expenditure on assets provided after 1 July 2002 (includes initial consultants work on the Mangawhai Community Wastewater Scheme).

2.7 Cost allocation

With its capital projects for the next 10 years listed in the Long Term Plan, the Council has identified[12]:

a) projects that are needed to meet the needs of the existing community to improve its levels of service, meet newly legislated standards or renew aging assets;

b) capital projects that will service both new development and the existing community; and

c) capital projects that will be done purely to meet the demands of new developments.

[9] Section 200(1)(a) of the LGA 2002.
[10] Section 199(2) of the LGA 2002
[11] Section 197AB(1)(b) and Schedule 13 of the LGA 2002
[12] Section 197AB(1)(c) of the LGA 2002

The Council has decided that only projects with a clear connection to growth in 2.7.1 b) and c) above, will go forward for possible funding by development contributions.

Each project's cost is shared between those parties *causing* the project to be undertaken and those *benefitting* from the projects. In some cases, while growth may *cause* a project to be carried out, the existing community may also *benefit* from it in some way. In other cases, the existing community may *cause* a project to be built to replace an old asset but, in doing the project, new development can *benefit* from any additional capacity provided.

The Council will:

a) work out the share of cost that will serve new development. This is commonly called the 'growth cost' or 'additional capacity (AC) cost', the balance to be funded by the existing community, by subsidies or other sources;

b) share the 'growth cost' among all development expected in the next 10, 20 or 30 years, depending on the 'capacity life' of the project; and

c) work out a cost that each unit of development projected in coming years needs to meet by way of a development contribution.

2.8 Interest and inflation

The Council has decided to include[13]:

a) provision for inflation in the development contribution amounts; and

b) provision for interest on capital spending on projects in the LTP and on expenditure already incurred on some projects in the past, to be recovered through those contributions.

This is to ensure that Council recovers the total cost of capital necessary to service growth over the long term.

With the exception of the Mangawhai Community Wastewater Scheme (MCWWS), part of the interest incurred for projects carried out in the past in anticipation of growth has already been incurred and has been funded as an operating expense by rates on the existing community. Council has been unable to recover this past interest from development or financial contributions. In relation to the Mangawhai Community Wastewater Scheme, the interest and finance costs incurred during construction of the scheme have been included as part of the total cost of the scheme to be funded from existing users and growth- up to 50%

With the exception MCWWS past spending, the Council does not intend to recover past interest that has been funded from rates from development contributions and has not included it in the development contribution calculation.

[13] Section 197AA of the LGA 2002

2.9 Development contribution amounts

Table 1 shows the schedule of development contributions payable for each activity type in each part the of district. The amounts exclude GST[14].

TABLE 1 - SCHEDULE OF DEVELOPMENT CONTRIBUTIONS 2021-2031						
MAIN PRICE	Stormwater	Wastewater treatment	Water supply	Roading	Community	TOTAL
Mangawhai	$ 419	$ 24,766	$ -	$ 2,364	$ 496	**$ 28,045**
Dargaville	$ 216	$ 1,887	$ 1,690	$ 90	$ 496	**$ 4,379**
Te Kopuru	$ -	$ 2,271	$ -	$ 90	$ 496	**$ 2,858**
Maungaturoto	$ 2,531	$ 1,524	$ 860	$ 90	$ 496	**$ 5,502**
Kaiwaka	$ 2,032	$ 1,465	$ -	$ 2,364	$ 496	**$ 6,357**
Baylys Beach	$ 6,865	$ -	$ 1,690	$ 90	$ 496	**$ 9,142**
Glinks Gully	$ -	$ -	$ -	$ 90	$ 496	**$ 587**
Ruawai	$ -	$ -	$ -	$ 90	$ 496	**$ 587**
District	$ -	$ -	$ -	$ 90	$ 496	**$ 587**
Roading East	$ -	$ -	$ -	$ 2,273	$ 496	**$ 2,769**

Table 2 of this policy summarises growth-related capital expenditure that Council expects to incur or has incurred in the past and the proportion of that expenditure to be funded from various sources including development contributions.

TABLE 2 - CAPITAL EXPENDTURE IDENTIFIED TO MEET INCREASED DEMAND RESULTING FROM GROWTH AND SOURCES OF FUNDING BY ACTIVITY										
	2021-2031 LTP					SURPLUS CAPACITY				
	TOTAL CAPTIAL LTP COSTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES/ LOAN	SUBSIDIES/ GRANTS	TOTAL CURRENT VALUE OF SURPLUS CAPACITY PROJECTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES/ LOAN
ROADING	$ 199,699,979	$ 1,808,213	$ 7,550,372	$ 62,859,217	$ 127,482,177	$ 13,523,287	$ 318,968	$ 325,305	$ 12,879,013
WASTEWATER TREATMENT	$ 37,577,068	$ 8,256,622	$ 15,995,191	$ 13,325,255	$ -	$ 69,227,087	$ 10,815,071	$ 17,368,489	$ 41,043,527
STORMWATER	$ 23,845,385	$ 937,270	$ 4,883,897	$ 18,024,218	$ -	$ 1,535,223	$ 135,642	$ 159,386	$ 1,240,195
WATER SUPPLY	$ 19,878,415	$ 563,103	$ 2,045,231	$ 17,270,081	$ -	$ 1,382,993	$ 544	$ 427	$ 1,382,021
COMMUNITY	$ 50,161,943	$ 1,106,455	$ 1,977,911	$ 35,425,073	$ 11,652,504	$ -	$ -	$ -	$ -
LAND DRAINAGE	$ 54,377,054	$ -	$ -	$ 53,332,610	$ 1,044,444	$ -	$ -	$ -	$ -
TOTAL	**$ 385,539,844**	**$ 12,671,663**	**$ 32,452,602**	**$ 200,236,454**	**$ 140,179,125**	**$ 85,668,589**	**$ 11,270,225**	**$ 17,853,606**	**$ 56,544,757**

[14] Section 197AB(1)(e) and (f), section 201 and section 202 of the LGA 2002

2.10 Units of demand

The Council has considered a range of development types that it expects to see in the District.

It has determined that units of demand generated by different land use types will be those reflected in **Table 3** of this policy. **Table 3** shows the demand expected from a range of different residential types including demand expected from accommodation units and the retirement sector[15].

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

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

Table 3 does not distinguish between different types of commercial and industrial development. This is based on the principle that the active business area or impervious area (for stormwater) of any business development will, in most cases, reflect the demand it is expected to place on infrastructure. Once a development contribution is paid, no further contribution will be required, if the nature of business activity changes over time. If further development occurs on the site a however, another contribution may be required.

Although Council will not distinguish between business types in **Table 3**, to comply with the Act, it will allow applicants to apply for a remission or reduction under the policy if they consider their business developments vary significantly in capacity demand from other business activities. This will be solely at Council's discretion to grant.

Table 3 lists certain activities that fall outside the definition of 'development' in the Act[16], as generating zero units of demand on one or more infrastructure types.

It also allows the demand from activities not specifically listed in **Table 3** to be dealt with by **special assessment.**

2.11 When are development contributions paid?

The Act allows the Council to require a development contribution at the time of granting a subdivision or resource consent, a building consent or service connection. Council recognises that the generation of revenue for the developer could be somewhere between the consenting and the development being completed. The Council has decided to bring contribution payment timing closer to the point where the development generates revenue.[17].

[15] Schedule 13 2 of the LGA 2002

[16] Section 197(1) of the LGA 2002

[17] Section 198(1)(a), (b) and (c) and section 198(4A) of the LGA 2002

The Council's policy is to invoice development contributions at the following times when applying this policy:

a) in the case of a resource consent for land use, at the time of notification of commencement or commencement of the consent, whichever is the earlier;

b) in the case of a subdivision consent, at the time of application for a certificate under section 224(c) of the Resource Management Act 1991;

c) in the case of a building consent, at the time the first building inspection is carried out;

d) in the case of a service connection, at the time of authorisation of a service connection; and

e) in the case of a certificate of acceptance, at the time of granting the certificate.

These times of payment may also be postponed in accordance with conditions and criteria in **Part 3.**

Regardless of when it requires a development contribution, the contribution amounts must be consistent with the policy in force at the time the application for the consent or service connection was accepted[18].

2.12 Remissions, postponements and refunds

In addition to the rights to reconsideration and objection provided for in the Act, the Council will consider applications for remission, reduction or postponement of development contributions when it applies this policy. This will be subject to the conditions and criteria[19] in **Part 3.**

2.13 Development agreements

The Council recognises the benefits that development agreements can provide for both developers and the Council itself. To enable development, it intends to enter into agreements from time to time with developers for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in the district or any part of it.

In entering into a development agreement, the Council will comply with all the requirements under the Act[20] and ensure that:

a) all normal procurement procedures are complied with;

b) works carried out or land provided by a developer represent good value for money and could not be provided by the Council itself or any third party at a lower cost;

c) works carried out or land provided by a developer and used to offset development contributions are ones that:
   a. would normally be provided by the Council;
   b. are included in the Council's capital programme; and
   c. are included in the amount of development contributions in this policy.

[18] Section 198(2A) of the LGA 2002

[19] Section 199A, section 199B and section 199C of the LGA 2002

[20] Section 207A to section 207F of the LGA 2002

Part 3 – Practical application

Part 3 sets out the steps the Council will take when processing consents or authorisations for development and requiring development contributions. The steps reflect policies adopted by the Council in **Part 2** on matters such as activities, catchments, units of demand, timing of payment, remissions, reductions and postponements.

3.1 Requirement for development contributions – test for 'development' - issuing an assessment

When granting:

a) a resource consent under the Resource Management Act 1991;

b) a building consent under the Building Act 1991;

c) an authorisation for a service connection;

d) a certificate of acceptance under section 98 of the Building Act 2004;

Council will first determine whether the activity to which the consent or authorisation relates is a 'development' under the Act, that:

a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by Council in anticipation of development); and

b) as a consequence, requires (or has required) Council to incur capital expenditure to provide appropriately for those assets; and

c) that capital expenditure is not otherwise funded or provided for.

Once it has determined that the activity is a 'development', Council may require a development contribution to be made towards the activity associated with that development, according to the *activity-funding areas* in which the development is located, including:

a) Roading;

b) Wastewater treatment;

c) Water supply;

d) Stormwater;

e) Community infrastructure; and

f) Solid waste management.

Council will calculate the Development Contribution payable at the time of granting the consent or authorisation and **issue an assessment** of the amounts payable.

That assessment must be consistent with the contents of the policy in force at the time the application for resource consent, building consent, or service connection was accepted[21].

[21] Section 198(2A) of the LGA 2002

3.2 Determining units of demand

The Council has decided to use a standard table to determine units of demand for most common types of development. This is to ensure practicality and administrative efficiency in attributing demand to particular developments or types of development, and that this is done on a consistent and equitable basis[22].

Council has determined that *units of demand* generated by different types of development are those set out in **Table 3**.

Demand for infrastructure capacity may come from:

a) new *lots* (*lot units of demand*) that are required to be serviced in advance of their occupation; and

b) the use and development of *lots* (*activity units of demand*), including the intensification or expansion of activity on those *lots*.

The assumptions used in this policy to derive the unit of demand factors for business development in **Table 3**, are described in **Appendix 4** of this Policy.

Table 3
Units of Demand Generated by Subdivision and Development

Lot Unit of Demand	Units of demand
One residential or rural lot.	1.0
One mixed-use residential/commercial lot.	1.0
One commercial or industrial lot with an area of less than 1,000m^2	Lot area divided by 1,000 per m^2
One commercial or industrial lot with an area of 1,000m^2 or more.	1.0
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any existing *legally established lot* not connected to either the water supply network or the wastewater network as the case may be, excluding any existing *legally established lot* in the Mangawhai Community Wastewater Scheme area for which a targeted rate to fund capital costs for the scheme has or will be paid.	0
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any proposed *lot* not to be connected to either the water supply network or the wastewater network as the case may be.	0
One s*erviced site.*	Special assessment

[22] Schedule 13 2 of the LGA 2002

Table 3 Units of Demand Generated by Subdivision and Development	
One *lot*: ▪ wholly covenanted in perpetuity as provided for by section 22 of the Queen Elizabeth the Second National Trust Act 1977 ▪ the title of which prevents any form of development on the *lot.*	0
Activity Unit of Demand	**Units of demand**
One *dwelling unit* (including any *accommodation unit*) of two or more *bedrooms* per unit	1.0
One commercial or industrial unit including the commercial part of any activity but excluding any part that comprises accommodation units	The *gross business* area on the *lot* (or in the case of calculating contribution for stormwater, the *impervious area*) multiplied by the applicable *unit of demand* factors in this table.
Any *dwelling unit* or *accommodation unit* of one or fewer *bedrooms* per unit	0.5
Any *retirement unit* for purposes of calculating the roading contribution only	0.3
Any *retirement unit* for purposes of calculating the water supply and wastewater contributions only	0.5
Any *aged care room* for purposes of calculating the roading contribution only	0.2
Any *aged care room* for purposes of calculating the water supply and wastewater contributions only	0.4
Any development including *dwelling units* or *accommodation units*, situated in attached or multiple storey complexes of more than three units and any retirement unit or aged care room	For stormwater ONLY, the *impervious area* multiplied by the applicable *unit of demand* factor in this table.
Other activity (Activity not specified elsewhere in this table).	Special assessment
For the purposes of calculating water supply and wastewater Development Contributions ONLY, any existing *legally established* development not connected to either the water supply network or the wastewater network as the case may be, excluding any existing *legally established* development in the Mangawhai Community Wastewater Scheme area for which a targeted rate to fund capital costs for the scheme has or will be paid.	0
For the purposes of calculating water supply and wastewater	0

Table 3 Units of Demand Generated by Subdivision and Development	
Development Contributions ONLY, any proposed development not to be connected to either the water supply network or the wastewater network as the case may be.	
Network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
Farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crop production.	0
Unit of Demand Factors Commercial or Industrial Development	**Calculated in Appendix 4**
Roading	0.0020 per square metre of *gross business area* on the lot used principally for commercial or industrial purposes.
Water Supply	0.00446 per square metre of gross business area on the lot used principally for commercial or industrial purposes.
Sewerage	0.00446 per square metre of *gross business area* on the *lot* used principally for commercial or industrial purposes.
Stormwater	0.00278 per square metre of the *impervious area* on the lot.

3.3 Special assessments

When in **Table 3**, a special assessment is required, the Council will consider the nature and scale of the development and its relative demand on infrastructure capacity under any Council activity, as compared to other development types listed in **Table 3** and the *units of demand* attributed to them.

3.4 Amount of contribution

In keeping with its policy in **Part 2**, the Council not seek development contributions for any existing lots or development already legally established on the application site. It deems all existing lots and development to have paid a contribution. The formula below deducts the demand already generated by any existing lots or development on the application site from the demand expected after the consented development is completed.

The total amount of development contribution payable when issuing any consent or authorisation for subdivision or development, will be the sum of the development contribution payable for each activity, calculated as:

[(a) X [Sum of (n) – Sum of (x)]] + GST

Where:

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

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

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

3.5 Invoicing

In keeping with its policy in **Part 2** of requiring payment as close as possible to the time development occurs, the Council will invoice a development contribution at the following times:

a) in the case of a resource consent for subdivision, at the time of application for a certificate under section 224(c) of the Resource Management Act 1991, with payment required prior to the issue of the certificate;

b) in the case of a resource consent for land use, at the time of notification of commencement or commencement of the consent, whichever is the earlier, with payment required prior to commencement of the consented activity;

c) in the case of a building consent, at the time the first building inspection is carried out with payment required no later than 60 days of the issue of the invoice;

d) in the case of a service connection, at the time of approval of the service connection with payment prior to connection; and

e) in the case of granting a certificate of acceptance under section 98 of the Building Act 2004.

A development contribution may be paid at any time from **the date of assessment** up to the date when the contribution is required to be paid as a result of the Council issuing an invoice.

3.6 Remissions, reductions, postponements and refunds

Nothing in this policy diminishes from the rights of reconsideration or objection provided for by the Act[23]. In addition to these rights, the Council will consider applications for the remission, reduction or postponement of development contributions.

[23] Section 199A, section 199B and section 199C of the LGA 2002

Remissions and reductions

The Council may, at the request of an applicant:

a) consider allowing remissions for particular community infrastructure works, such as those undertaken by schools or charitable organisations. Applications for remissions will be considered on a case by case basis.

b) review the contribution payable and grant a remission or reduction of the development contribution where the applicant has provided and/or funded the same infrastructure that a development contribution has been required for. That remission or reduction will be limited to the cost of infrastructure provided or funded and be subject to Council procurement procedures. In cases where the cost of infrastructure provided or funded exceeds the development contribution payable, the Council will meet the excess costs by separate agreement with the applicant, also subject to the Council's procurement procedures.

If it grants a remission or reduction, the Council may do so on whatever terms it thinks fit.

Postponements

Council will consider applications for and may grant a postponement of the payment of a Development Contribution in the case of resource consent for land use only, where a building consent is required to give effect to that resource consent. At the discretion of the Council, the payment of a development contribution on the resource consent may be postponed. If postponement is granted the Council will only issue an invoice at the time of the first building inspection.

Council will consider applications for a postponement of the payment of a Development Contribution in the case of a subdivision consent. If it grants a postponement it may do so on whatever terms the Council thinks fit, including that it may:

a) issue a certificate under section 224(c) of the Resource Management Act 1991, prior to the payment of a Development Contribution; and

b) register the Development Contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the Development Contribution was required.

In registering a statutory land charge, the Council will require payment of the development contribution when each lot in the subdivision is transferred.

Requests for review

An applicant may formally request Council to review the development contribution required and remit, reduce or postpone the development contribution payment.

Any such request will be made in writing no later than 15 working days after the date on which Council issues an invoice, setting out the reasons for the request.

Prior to accepting any such request for review, Council will require the applicant to provide specific details of the manner in which its proposals qualify for a remission, reduction or postponement.

In undertaking the review, Council or a Committee of Council or an officer so delegated (Chief Executive):

a) will, as soon as reasonably practicable, consider the request;

b) may determine whether to hold a hearing for the purposes of the review and if it does, give at least five working days' notice to the applicant of the date, time and place of the hearing;

c) may at its discretion uphold, remit in whole or in part or postpone (as the case may be) the original Development Contribution required and will advise the applicant in writing of its decision within ten working days of making that decision;

d) may charge such fee as determined in its annual schedule of fees, to consider the request.

Refunds

The Council will refund development contributions in accordance with the requirements of sections of the relevant sections of the Act[24]. The Council may retain any portion of a development contribution, to a value equivalent to the costs incurred by it in relation to a development or building, in the case where a development is discontinued and the Council is required to refund the development contribution[25].

3.7 Reconsideration process

An applicant who is required to make a development contribution may request a reconsideration of that requirement if they believe that:

a) the development contribution was incorrectly calculated or assessed under this policy; or

b) the Council incorrectly applied this policy; or

c) the information used to assess the applicant's development against this policy, or the way the Council has recorded or used it when requiring the development contribution, was incomplete or contained errors[26].

Any request for reconsideration will be made in writing, no later than 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required.

Any request for review must include the reasons for reconsideration and provide sufficient information to enable the Council to reconsider the development contribution.

The Council (or a Committee of Council or an officer so delegated) will limit its considerations to matters set out in the Act[27] and will within 15 working days of receiving the request and all relevant information, advise the applicant of the outcome[28].

[24] Section 209 and section 210 of the LGA 2002
[25] Section 209(2) of the LGA 2002
[26] Section 202A and section 199A of the LGA 2002
[27] Section 199A of the LGA 2002
[28] Section 199B(1) of the LGA 2002

3.8 Contributions not paid

If contributions are not paid at the times required, the Council may[29]:

(a) withhold a certificate under section 224(c) of the Resource Management Act 1991 in the case of a subdivision;

(b) prevent the activity commencing in the case of a land use consent;

(c) withhold a code compliance certificate in the case of a building consent;

(d) withhold a service connection to the development;

(e) withhold a certificate of acceptance under section 98 of the Building Act 2004;

(f) in each case register a charge on the land under the Statutory Land Charges Registration Act 1928.

If, after exercising its powers to prevent a development proceeding, any development contribution remains unpaid, the Council may take debt recovery action to recover that development contribution. A development contribution is recoverable as a debt[30].

If a grantee of consent is in possession of two Development Contribution invoices for different consents relating to the same lot, both invoices will continue to have effect until payment is made of one of those invoices. When the first invoice is paid, the second invoice will be withdrawn and a reassessment of Development Contributions payable for the subdivision or development, as the case may be, relating to the second invoice will be made.

If any Development Contribution is payable on re-assessment, a new invoice will be issued.

Except as provided, no consented activity or building work will commence prior to the payment of the Development Contribution and where such activity or work has commenced prior to such payment, Council will require this to cease until payment has been made.

3.9 Information requirements

The applicant for any consent or authorisation will provide all information necessary for Council to calculate the amount of a development contribution, including the *gross business area* and the *impervious area* of the development if required for purposes of an assessment under **Table 3**.

If required, the applicant will be responsible for providing proof of the legal establishment of existing *units of demand* for purposes of an assessment under **Table 3.**

Existing *units of demand* may include *legally established* buildings and structures existing when this policy became operative on 1 July 2021, but since demolished.

3.10 Statement on GST

Any development contribution referred to in this policy or in the accompanying development contributions model and any development contribution required in the form of money, pursuant to this Policy, is exclusive of Goods and Services Tax.

[29] Section 208 of the LGA 2002

[30] Section 252 of the LGA 2002

Section 2 - Legislation, method of calculation of contribution amounts and supporting information

Part 4 - Legislation

4.1 General

This policy is made under the Local Government Act 2002 (the Act). It takes into account the principles in section 197AB of the Act in the way the Council requires, determines and uses development contributions, and allocates the costs of assets.

The Council, in addition to determining matters of content in the policy has determined that:

a) the decision to adopt the development contributions policy is a significant decision for consultation under sec 82;

b) it believes it has met its decision-making and consultation obligations under the Act to the extent required.

4.2 Requiring development contributions for development

A development contribution may be payable under section 199(1) when development, defined in section 197(1) of the Act, is carried out and the effect of this is the need for new or additional assets, or assets of increased capacity, causing the Council to incur capital expenditure.

In accordance with sections 198 and 200(4)-increased scale and intensity) of the Act, the Council can require a development contribution of money or land, or both, to be made by the grantee or the owner of land on the issuing of the following consents or authorisations,

a) a resource consent under the Resource Management Act 1991;

b) a building consent under the Building Act 2004;

c) an authorisation for a service connection;

d) the granting of a certificate of acceptance under section 98 of the Building Act 2004.

In keeping with the principles set out in section 197AB(1)(d) of the Act, development contributions will be used:

a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and

b) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required.

Under section 198(2)(a), a development contribution must be consistent with the content of the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.

The Council's policies for requiring development contributions are set out in **Part 2**. The way in which it will apply the policy to developments is set out in **Part 3**.

4.3 Activities

The Council incurs capital works expenditure in order to:

a) provide additional capacity in assets to cater for new development;

b) improve the level of service to existing households and businesses;

c) meet environmental and other legislative requirements; and

d) renew assets to extend their service life.

Section 101(3)(a) of the Act states that the funding needed to meet these expenditure requirements must be met from sources that Council determines to be appropriate, following a consideration in relation to each activity, of a number of matters set out under sections 101(3)(a)(i) to (v) and 101(3)(b) of the Act. The activities for which development contributions will be applied is set out in **Part 2.**

4.4 Catchments

In keeping with the principle in section 197AB(1)(g) of the Act, the Council can group together certain developments by geographic area or land use, so that the cost of growth-related infrastructure is distributed fairly and equitably. Grouping development into catchments should avoid District-wide catchments where practical but the Council has discretion to balance fairness and equity with considerations of practical and administrative efficiency. The catchments to be used by Council when requiring contributions are set out in **Part 2** and **Appendix 1**.

4.5 Calculation of development contributions

The Council has to deal with several matters when calculating development contributions. Section 201(1)(a) of the Act requires this policy to contain an explanation and justification for the way in which development contributions are calculated. The method of calculation to ensure compliance with the Act is set out in **Part 5**.

Section 201(1)(b) requires this policy to contain the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects. The significant assumptions are set out in **Appendix 2**.

4.6 Limitations on costs included

In keeping with principle in section 197AB(1)(a) of the Act, no project can be considered for inclusion in a development contribution, unless the effects or cumulative effects of developments will create or have created a requirement for the Council to provide or to have provided the project to create new or additional assets or assets of increased capacity:

Section 200(1) of the Act prevents the Council from requiring a development contribution for a reserve, network infrastructure, or community infrastructure to the extent it is funded by a financial contribution, by the developer, by a development contribution already required for the same purpose or by a third party. Any amount from these or other sources are deducted from the project costs being considered

for funding by development contributions. The Council's policies on limitations to costs included in the policy are set out in **Part 2.**

4.7 Asset capacity provided in the past

As well as assets to be provided in the LTP, section 199(2) of the Act allows the Council to require development contributions to be used to fund capital expenditure already incurred in anticipation of development, prior to the adoption of this policy. The Council's policies on surplus asset capacity are set out in **Part 2.**

4.8 Period of benefits

In keeping with the principle in section 197AB(1)(b) of the Act, the Council has considered the period over which the benefits of capital expenditure for new development are expected to occur.

Under Schedule 13 1(2) of the Act, Council may identify capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period covered by the long-term plan and that are identified in the development contributions policy. The Council's policy position on the period of benefits is set out in **Part 2.**

4.9 Cost allocation

In keeping with principle in section 197AB(1)(c) of the Act, the cost of any project or work identified in the LTP will, be allocated between:

a) the costs for improving levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life, to be expressed as the *ILOS cost*; and

b) the costs for providing additional capacity to service the development of new households and businesses, to be expressed as the *AC cost*.

The Council's method of calculation is set out in **Part 5**.

4.10 Interest and inflation

In keeping with section 197AA of the Act, the purpose of development contributions is to enable the Council to recover the total cost of capital necessary to service growth over the long term. This enables the Council to include interest and inflation in the amounts of development contributions. The Council's policy position on interest and inflation is set out in **Part 2** and the way in which these are calculated is described in **Part 5**.

4.11 Explanation of development contribution calculation

Section 201(1)(a) of the Act requires this policy to include in summary form an explanation of, and justification for, the way each development contribution in the schedule required by subsection (2) is calculated. The calculation summary is set out In **Part 5.**

4.12 Development contribution amounts

In keeping with principles in section 197AB(1)(e) and (f) and in accordance with:

a) Section 201 and section 202 of the Act, **Table 1** of this policy shows the schedule of development contributions payable for each activity type in each part the of district. The amounts exclude GST.

b) **Table 2** of this policy summarises capital expenditure in the LTP that Council expects to incur to meet the increased demand for community facilities resulting from growth and the proportion of that expenditure to be funded from various sources including development contributions.

c) Section 201A of the Act, **Appendix 5** contains a schedule of assets for which development contributions will be used.

4.13 Units of demand

In accordance with Schedule 13 2 of the Act, the Council, in determining the maximum development contribution that may be required for a particular development or type of development, must demonstrate in its methodology that it has attributed units of demand to particular developments or types of development on a consistent and equitable basis. The Council's policy in determining units of demand is set out in **Part 2 and Table 3**.

4.14 When are development contributions paid?

Under section 198(1)(a), (b) and (c) and section 198(4A) of the Act, a development contribution may be required at the time the Council grants:

a) a resource consent for subdivision or development;

b) a building consent;

c) an authorisation for service connection;

d) a certificate of acceptance under section 98 of the Building Act 2004.

The Council's policy position on the time it will require payment is set out in **Part 2** and this is also set out in **Part 3 - Practical application.**

4.15 Remissions, postponements and refunds

In accordance with section 201(1)(c) of the Act, this policy must include conditions and criteria that will enable Council to consider remissions, postponements and refunds to development contributions. The Council's conditions and criteria are set out in **Part 3.**

4.16 Reconsiderations

Section 202A of the Act, requires this policy to set out the process for requesting reconsideration of a requirement for a development contribution under section 199A of the Act. The process for reconsideration must set out:

a) how the request can be lodged with the Council; and

b) the steps in the process that the territorial authority will apply when reconsidering the requirement to make a development contribution.

In accordance with section 199B(1) of the Act, the Council must, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the applicant who made the request. The process for reconsideration of a request is set out in **Part 3**.

4.17 Development agreements

Sections 207A of the Act enables the Council and developers to enter into development agreements. The provisions of sections 207A to 207F apply to such agreements. The Council's policy in respect of development agreements is set out in **Part 2**.

4.18 Powers of recovery and refunds

Sections 208 and 209 of the Act set out the Council's powers of recovery when development contributions are not paid and when it is required to refund development contributions. These are referred to in **Part 3**.

4.19 Related Council policies/strategies/bylaws or guidelines

Nothing in this policy will diminish from an applicant paying any charges required under the Council's bylaws or any policy on fees and charges.

The Council is able to charge financial contributions on any consent under the Resource Management Act 1991, where additional infrastructure is required for that development. This is provided for in Chapter 22 of the Kaipara District Plan, of which a summary of provisions is contained in **Appendix 6,** as required by section 106(2)(f) of the Act.

This policy does not diminish from any requirements under the Kaipara District Plan (such as landscaping conditions and parking requirements) which impose works or financial contributions to avoid, remedy or mitigate the adverse effects of any development on the environment.

Nothing in this policy, including the amounts of development contributions payable in **Table 1**, will diminish from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid by agreement with the Council.

No expenditure by the developer on works or assets to avoid, remedy or mitigate the adverse effects of any development on the environment, or required by agreement in addition to a development contribution, such as roading, water supply, wastewater, urban stormwater and community infrastructure (even where this may at some stage vest in the Council), will be included in the calculation of development contributions under this policy).

The value of assets vested or expenditure made by a developer, in accordance with a requirement under the Resource Management Act 1991, will not be used to offset development contributions payable on development, unless all or a portion of such assets or expenditure can be shown to avoid

or reduce the need for the Council to incur costs providing an asset that is included in its capital works programme, for which development contributions are sought.

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

Part 5 – Calculating the development contributions

This part is required by section 201(1)(a) of the Act. The calculation of the separate development contribution amounts in **Table 1**, is carried out using the following methodology.

5.1 Listing projects and information required

Every project in the capital works programme of the LTP for the activities for which the Council intends to require development contributions is listed in the Project Allocation Schedule of the Development Contributions Model which may be examined on request at any office of the Council.

Every surplus capacity project is listed in the Surplus Capacity Schedule.

Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.

For each project in the schedules, the following information is provided:

a) the year in which the project or component is to be carried out in the LTP, or in the case of each *surplus capacity project (SC project)*, the year it was completed;

b) the total project cost;

c) the amount of any subsidy or grant toward each project or from any other source, which is deducted from the total project cost to give the net project cost;

a) the *activity-funding area* (catchment) that the project will serve.

Each project in the Project Allocation Schedule is categorised *"Yes"* or *"No"* in answer to the question – *"Is this capital expenditure required at least partly to provide appropriately for new or additional assets or assets of increased capacity in order to address the effects of development?"* By answering:

a) *"No"* - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;

b) *"Yes"* - the project is treated as either a *combined project (AC/ILOS project)* or an *additional capacity for growth project (AC project)* and is subject to further analysis.

For each project in the Project Allocation Schedule, where the answer to the question above is *"Yes"*, the following information is provided:

a) the expected distribution of benefits of the project between the existing community as a whole or identified parts of it or individuals;

b) the period over which benefits of the project are expected to occur, determined by stating the year in which capacity take up is expected to start and the year in which the project capacity is expected to be fully consumed;

c) the cause of the project;

d) any supporting information or reference to information describing the reasons for the project.

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

a) *"No"* - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;

b) *"Yes"* - the project is treated as either a *combined project (AC/ILOS project)* or an *additional capacity for growth project (AC project)* and is subject to further analysis.

5.2 Analysis of combined and additional capacity for growth projects

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

a) the degree, on a scale of 0 to 1 to which growth creates the need for the project to be undertaken;

b) the degree on a scale of 0 to 1 to which the growth community will benefit from the project being undertaken.

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

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

5.3 AC cost allocation between new and future units of demand

Using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the *AC cost* of the project is divided between new *units of demand (N)* arriving in the *activity-funding area* in the LTP period and future *units of demand (F)* arriving after the end of the LTP period, as follows:

a) the AC cost to F is the AC cost determined above, multiplied by the years of capacity take up after the LTP period divided by total years of capacity take-up;

b) the AC cost to N is the AC cost less the AC cost to F.

For *surplus capacity projects (SC projects),* the *AC cost to N* from the previous long term plan is adjusted for any development contributions received in the three years since adoption of the last long term plan and for any additional *AC cost to N* expenditure incurred in those 3 years. The total is adjusted for interest.

For each *activity-funding area,* the combined *AC cost to N* from all projects in the LTP period and combined *AC cost to N* from all Surplus Capacity projects is divided by the projected new *units of demand (N)* that will consume capacity in those projects in the LTP period to give the development contribution amounts in **Table 1.**

The *AC Cost to F* from the previous Long Term Plan is adjusted for any additional *AC Cost to F* expenditure in the last 3 years and is adjusted for interest.

To deal with asset capacity life requirements in the Act, the assumption is that *surplus capacity projects (SC projects)* have capacity for 30 years for all infrastructure except Mangawhai Wastewater projects which have a capacity for 40 years, noting however that when doing the calculations above, if development contributions received exceed the cost of surplus capacity, then the asset will be assumed to have been consumed and play no further part in the calculation.

5.4 Growth Assumptions

In order to calculate the amount of new development to which the growth related portion of capital expenditure (*AC costs*) for infrastructure will be attributed, area-by-area projections of new and future *units of demand* for services in the period 2021 to 2051 are required.

Council maintains a detailed rating database that provides the numbers of Rating Units for all parts of the district.

The numbers of Rating Units provide a close correlation with numbers of *lots* in the district and the number of multiple units of activity on any *lot* where this is the case. They are considered to provide a reasonably sound measure of the *units of demand* for infrastructure and services.

The growth projection worksheet of the Development Contributions Model, *Projections Schedule,* contains the number of Rating Units *(units of demand)* for each activity type existing at the time of the 2020/2021 rates year. Rating data is available for the whole district, parts of it and each of the water supply, wastewater and stormwater scheme areas.

LTP assumptions have been used to determine the expected annual increase in the numbers of Rating Units and hence *units of demand* to 2031, in each of these areas.

The *Projections Schedule* also provides long-term estimates for future Rating Units *(units of demand)* after the Long Term Plan period to 2051, in order to ensure that any portion of remaining surplus capacity at the end of the period can be attributed to future development.

On the basis of decisions made by Council in Part 1 on the development contribution *activity-funding areas* (catchments) that will apply to each activity type, *Projections Schedule* provides Rating Units at 2021 and projected Rating Units for each *activity-funding area* to 2051.

For calculation of the Mangawhai Wastewater Development Contribution, projections of new and future connections to the wastewater scheme are used as the measure of the *units of demand* for that infrastructure. Adjustments are also made to deduct - from total projected new and future connections - new connections on properties for which a development contribution has already been paid or for which a rate to fund capital costs for the scheme has or will be paid.

5.5 Interest and Inflation

The Development Contributions Model includes interest on growth related capital expenditure and inflation in the calculation of the Development Contribution amounts, in accordance with the Council's policies in Part 1.

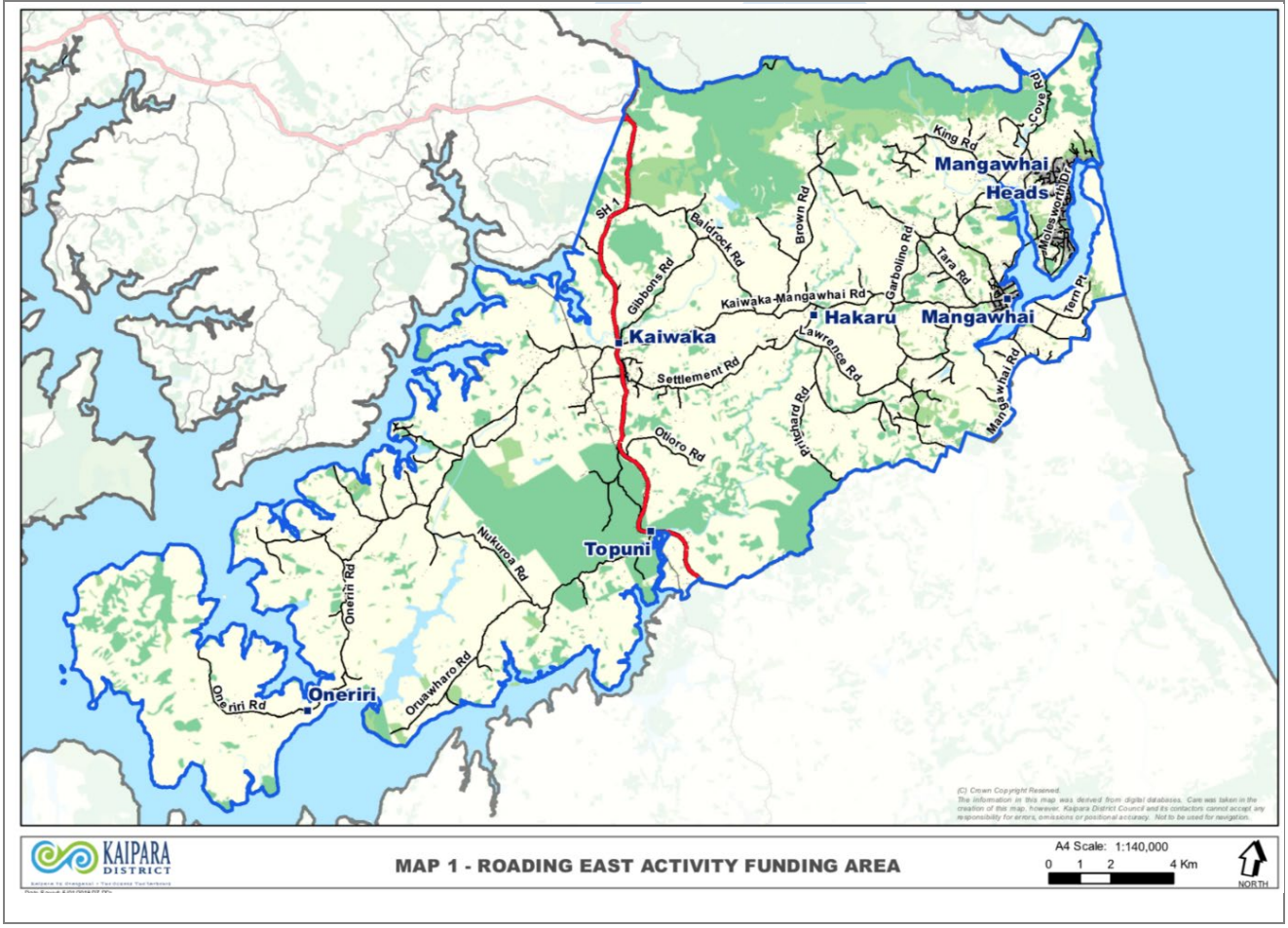
The Council is trying to recover all interest by the end of the development contribution calculation period.

Interest estimates can be prepared based on the amount of outstanding (growth related) debt over time and the ongoing reduction of that debt by Development Contribution revenue.

The Development Contributions model uses the inflated capital costs in the Long Term Plan to calculate Development Contributions.

Appendix 1 – Development Contribution Activity-Funding Areas

Community Facility	Activity-Funding Areas	Development to which Development Contribution Applies
Roading	District	Development anywhere in the District
Community Infrastructure	District	Development anywhere in the District
Roading	Roading East	Development in the area indicated in **Map 1**
Wastewater Treatment	Mangawhai Community Wastewater Scheme area	Development at Mangawhai where the service is available
Wastewater Treatment	Dargaville, Kaiwaka, Glinks Gully, Te Kopuru and Maungaturoto Scheme areas	Development in any separate wastewater scheme
Water Supply	Dargaville/Baylys, Glinks Gully, Ruawai, Mangawhai and Maungaturoto Scheme areas	Development in any separate water supply scheme
Stormwater Management	Mangawhai, Dargaville, Te Kopuru, Maungaturoto, Kaiwaka and Baylys Scheme areas	Development in any separate urban stormwater scheme



Appendix 2 – Assessment of Significant Assumptions

Assumption	Level of Uncertainty	Potential Effects
The rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan	High	Lower than forecast growth will result in a significant under-recovery of Development Contributions revenue
Capital expenditure will be in accordance with the capital works programme in the Long Term Plan	Moderate	In current circumstances significant changes to the capital programme are unlikely
No significant changes to service standards are expected to occur other than those planned for in the Asset Management Plans	Low	No significant effects anticipated
The level of third-party funding (such as NZ Transport Agency subsidies) will continue at predicted levels for period of the Long Term Plan	Low	No significant effects anticipated
There will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan	Moderate/High	Significant past spending on the Mangawhai Community Wastewater Scheme through loans, presents a significant risk for a number of years to come if interest rates rise

Appendix 3 – Glossary of Terms

"AC cost"	means the cost for providing additional capacity to service the development of new households and businesses.
"Accommodation units"	has the meaning given to it in section 197(2) of the Local Government Act 2002 (See definitions below).
"Activity-funding area"	means the whole or any part of the District as defined in this Policy, which will be served by a particular activity type.
"Activity unit of demand"	means the demand for a community facility generated by development activity other than subdivision.
"Additional capacity project" or "AC project"	means a capital project in the Long Term Plan intended only to provide additional capacity to service new and future households and businesses.
"Aged care room"	means any residential unit in a "rest home" or "hospital care institution" as defined in section 58(4) of the Health and Disability Service (Safety) Act 2001.
"Allotment" or "lot"	has the meaning given to the term "allotment" in section 218(2) of the Resource Management Act 1991. (See definitions below).
"Bedroom"	means a room used for sleeping, normally accommodating no more than three persons.
"Combined project" or "AC/ILOS project"	means a project in the Long Term Plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life, and to provide capacity for further growth.
"Commercial"	for the purposes of this Policy, means the provision of goods, services and travellers accommodation principally for commercial gain, including camping grounds, caravan/trailer home parks, a depot for the maintenance, repair and storage of vehicles, machinery, equipment and materials and the storage and use of hazardous substances but does not include stalls or produce markets or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.
"Community infrastructure"	has the meaning given to it in section 197 of the Local Government Act 2002 (See definitions below).
"Development"	has the meaning given to it in section 197 of the Local Government Act 2002. (See definitions below).
"Development contributions calculation period"	means the period between 1 July 2018 and a date 30 years after the date of adoption of this Policy.
"Dwelling unit"	means any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household – and includes a minor household unit, a utility building or any unit of commercial accommodation.
"Gross business area"	means:

	(a) the *gross floor area* of any building, including the gross floor area of all floors of a multi-storey building; plus (b) the area of any part of the *lot* used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the *lot* but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent. The *gross business area* excludes the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but includes the area of buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.
"ILOS cost"	means the cost of improving levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life.
"Impervious Area"	means that part of the *lot* which is already covered or is to be covered by any impermeable artificial surface but excludes any impervious areas created without a building or resource consent.
"Improved level of service project" or "ILOS project"	**"**means a capital project in the Long Term Plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life.
"Industrial"	means for the purposes of this Policy, any land, building or part of a building used for the processing, assembly, servicing, testing, repair, packaging, storage or manufacture of a product or produce, including the maintenance, repair and storage of vehicles, machinery, equipment and materials, and the storage of hazardous substances associated with the activity, but does not include mineral extraction or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.
"Legally established"	**"**means, in relation to any *lot* or development, any *lot* for which a title has been issued, or any dwelling, commercial or industrial unit for which a code compliance certificate has been issued. *Legally established* development includes buildings and structures that can be shown to have been in existence when this policy became operative on 1 July 2018 but have since been demolished.
"Lot unit of demand"	means the demand for a community facility generated by the creation of lots through subdivision.
"Past surplus capacity"	means capacity in assets provided as a result of capital expenditure made in anticipation of development since 1 July 2001.
"Remaining surplus capacity"	means the estimated remaining capacity in capital assets at the end of the Long Term Plan period, available to service future development occurring after the Long Term Plan period.

"Retirement unit"	means any residential unit other than an aged care room, in a "*retirement village"* as defined in section 6 of the Retirement Villages Act 2003.
"Serviced Site"	means any site dedicated for the location of a vehicle or tent for the accommodation of persons, which is provided with utility services such as water supply, wastewater disposal, solid waste disposal, electricity or gas, either directly to the site or in the immediate vicinity.
"Service standard"	**"**means a level of service for any Council activity set by Council and stated in the Asset Management Plan for the activity concerned, (available for inspection on request at any office of the Council) having due regard to one or more of the following factors: (a) demand data based on market research; (b) widely accepted and documented engineering or other minimum standards; (c) politically endorsed service levels based on community consultation; (d) safety standards mandated by local or central government; (e) environmental standards mandated by local or central government; (f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification; (g) efficiency considerations where the *service standard* must take account of engineering and economic efficiency requirements which require a long-term approach to optimality.
"Surplus capacity project" or "SC project"	means a past capital expenditure project carried out since 1 July 2001 in anticipation of new development and providing surplus capacity for further development.
"Unit of demand"	is a unit of measurement by which the relative demand for an activity, generated by different types of development (existing or proposed), can be assessed. A *unit of demand* may be expressed as a *lot unit of demand* or an *activity unit of demand*.
"**Utility Building"**	is a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make the site habitable prior to or during the erection of a dwelling.

Definitions Under Acts

"Accommodation units"	is defined in section 197(2) of the Local Government Act 2002 to mean *"units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation."*
"Allotment"	is defined under section 218(2) of the Resource Management Act 1991 as follows: *"(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:* *(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or* *(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or* *(b) any parcel of land or building or part of a building that is shown or identified separately—* *(i) on a survey plan; or* *(ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or* *(c) any unit on a unit plan; or* *(d) any parcel of land not subject to the Land Transfer Act 1952."*
"Community infrastructure"	is defined under section 197 of the Local Government Act 2002 to mean "*the following assets when owned, operated, or controlled by a territorial authority:* *(a) community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated:* *(b) play equipment that is located on a neighbourhood reserve:* *(c) toilets for use by the public."*
"Development"	is defined under section 197 of the Local Government Act 2002 as follows: *"(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but* *(b) does not include the pipes or lines of a network utility operator."*

Appendix 4 – Demand Factors for Business Development

D.1. Roading

Assumptions

Average business site size = 1,500m^2

Gross business area is 60% of site = 1,000m^2

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

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

Sites per net hectare = 5 (7,500m^2 sites, 2,500m^2 roads)

Gross business area per hectare = 5 X 1,000 = 5,000m^2

Each site of 1,500m^2 and each 1,000m^2 of *gross business area* has = 30/5 FTE's = 6 FTE's

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

Unit of Demand Factor = 18/9 = 2 per 1,000m^2 of business area OR 0.002 per m^2 of business area.

D.2 Water Supply and Wastewater Treatment

Assumptions:

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

Average household occupancy = 2.8 persons

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

1 Household Unit uses 200 litres X 2.8 = 560 litres per day = 1 *Unit of Demand*

1,000m^2 business land area uses 15,000 litres / 10 = 1,500 litres per day

Unit of Demand Factor = 1,500/560 = 2.67 per 1,000m^2 land area

Assume gross business area is 60% of land area i.e. 1,000m^2 site has 600m^2 gross business area and uses 1,500 litres per day.

Unit of Demand factor = 1,500/560/600 = 0.00446 per m^2 of gross business area.

Unit of Demand factor is 4.46/1,000m^2 of gross business area for water and wastewater OR 0.00446 per m^2 of gross business area.

D.3 Stormwater

Assumptions

Average residential site = 600m^2

Runoff co-efficient for greenfields = 0.40[i] = C_1

Runoff co-efficient for residential areas = 0.55[ii] = C_2

Runoff co-efficient for business use = 0.65[iii] = C_3

Unit of Demand Factor for business land

$$= \frac{C_3-C_1}{C_2-C_1} \times \frac{1{,}000m^2}{600m^2}$$

$$= \frac{0.65-0.40}{0.55-0.40} \times \frac{1{,}000m^2}{600mm^2}$$

= 2.78 per 1,000m2 site OR 0.00278 per m^2 of *impervious area*.

Surface Water, Building Industry Authority, December 2000, Table 1, Run-off Co-efficients

[i] Heavy clay soil types – pasture and grass cover.

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

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

Appendix 5 – Schedule of Assets

The following tables sets out the schedule of assets with associated proportion % recovered through Development Contributions

Activity	Rating area code.	Project name	Year Completed	Project Source	Growth %	Project Cost
COMMUNITY	Mangawhai	Mangawhai Library	2024	LTP2021-2031	50%	$5,295,010
COMMUNITY	Mangawhai Total					$5,295,010
COMMUNITY	Kai iwi	Premier parks - Kai Iwi Lakes	2025	LTP2021-2031	38%	$1,164,961
COMMUNITY	Kai iwi Total					$1,164,961
ROADING	District Roading	10058 Estuary Drive	2016	surplus capacity 2016-2018	50%	$242,207
ROADING	District Roading	10069 Estuary Drive	2016	surplus capacity 2016-2018	50%	$19,835
ROADING	District Roading	10071 Estuary Road- Seal Extension	2016	surplus capacity 2016-2018	50%	$333,442
ROADING	District Roading	10085 Jack Boyd	2016	surplus capacity 2016-2018	50%	$23,794
ROADING	District Roading	10130 Moir Point Road - Seal widening	2016	surplus capacity 2016-2018	50%	$154,577
ROADING	District Roading	10235 Settlement Road	2018	surplus capacity 2016-2018	50%	$164,156
ROADING	District Roading	10237 Settlement Road - Seal Extension	2018	surplus capacity 2016-2018	50%	$8,295
ROADING	District Roading	10548 Settlement Road Seal Extension 2017/18	2018	surplus capacity 2016-2018	50%	$757,563
ROADING	District Roading	11063 KDC client request projects 25%G	2019	surplus capacity 2019-2021	25%	$34,987
ROADING	District Roading	11116 Drainage Improvements (kaipara network)	2019	surplus capacity 2019-2021	6%	$21,432
ROADING	District Roading	11129 Kelly Str. RP0-388 - new footpaths SP1	2019	surplus capacity 2019-2021	31%	$96,060
ROADING	District Roading	211 Renewals|Unsealed Road Metaling	2012	surplus capacity 2002-2014	6%	$325,984
ROADING	District Roading	211 Renewals|Unsealed Road Metaling	2013	surplus capacity 2002-2014	6%	$419,468
ROADING	District Roading	211 Renewals|Unsealed Road Metaling	2014	surplus capacity 2002-2014	6%	$1,767,000
ROADING	District Roading	212 Renewals|Reseals (Chip Seals & Thin AC Surfacing)	2012	surplus capacity 2002-2014	6%	$981,202
ROADING	District Roading	212 Renewals|Reseals (Chip Seals & Thin AC Surfacing)	2013	surplus capacity 2002-2014	6%	$700,494
ROADING	District Roading	212 Renewals|Reseals (Chip Seals & Thin AC Surfacing)	2014	surplus capacity 2002-2014	6%	$1,062,000
ROADING	District Roading	213 Renewals|Drainage Renewals- (Major Drainage Control)	2012	surplus capacity 2002-2014	6%	$354,551
ROADING	District Roading	213 Renewals|Drainage Renewals- (Major Drainage Control)	2013	surplus capacity 2002-2014	6%	$245,917
ROADING	District Roading	213 Renewals|Drainage Renewals- (Major Drainage Control)	2014	surplus capacity 2002-2014	6%	$723,000
ROADING	District Roading	214 Renewals|Sealed Road Pavement Rehabilitation	2012	surplus capacity 2002-2014	6%	$1,150,221
ROADING	District Roading	214 Renewals|Sealed Road Pavement Rehabilitation	2013	surplus capacity 2002-2014	6%	$1,246,333
ROADING	District Roading	214 Renewals|Sealed Road Pavement Rehabilitation	2014	surplus capacity 2002-2014	6%	$7,494,400
ROADING	District Roading	215 Renewals|Structures Strengthening	2012	surplus capacity 2002-2014	6%	$174,534
ROADING	District Roading	215 Renewals|Structures Strengthening	2013	surplus capacity 2002-2014	6%	$101,575
ROADING	District Roading	215 Renewals|Structures Strengthening	2014	surplus capacity 2002-2014	6%	$400,000
ROADING	District Roading	222 Renewals|Signs and markings renewals	2012	surplus capacity 2002-2014	6%	$19,533
ROADING	District Roading	222 Renewals|Signs and markings renewals	2013	surplus capacity 2002-2014	6%	$58,075
ROADING	District Roading	222 Renewals|Signs and markings renewals	2014	surplus capacity 2002-2014	6%	$257,000
ROADING	District Roading	231 Renewals|Associated Improvements	2012	surplus capacity 2002-2014	6%	$97,035
ROADING	District Roading	231 Renewals|Associated Improvements	2013	surplus capacity 2002-2014	6%	$489,888
ROADING	District Roading	231 Renewals|Associated Improvements	2014	surplus capacity 2002-2014	6%	$1,102,000
ROADING	District Roading	241 Renewals|Emergency Works (Preventative maintenance)	2012	surplus capacity 2002-2014	6%	$8,118
ROADING	District Roading	241 Renewals|Emergency Works (Preventative maintenance)	2013	surplus capacity 2002-2014	6%	$162,749
ROADING	District Roading	241 Renewals|Emergency Works (Preventative maintenance)	2014	surplus capacity 2002-2014	6%	$570,000
ROADING	District Roading	322 Improvements|Bridge Replacements	2012	surplus capacity 2002-2014	6%	$39,947
ROADING	District Roading	322 Improvements|Bridge Replacements	2013	surplus capacity 2002-2014	6%	$423,000
ROADING	District Roading	341 Improvements|Minor Improvements & Safety Projects	2012	surplus capacity 2002-2014	6%	$322,046
ROADING	District Roading	341 Improvements|Minor Improvements & Safety Projects	2013	surplus capacity 2002-2014	6%	$725,566
ROADING	District Roading	341 Improvements|Minor Improvements & Safety Projects	2014	surplus capacity 2002-2014	6%	$1,792,000
ROADING	District Roading	4324 Improvements|Road reconstruction -Otamatea Ward DC	2012	surplus capacity 2002-2014	6%	$893,178
ROADING	District Roading	4324 Improvements|Road reconstruction -Otamatea Ward DC	2013	surplus capacity 2002-2014	6%	$1,560
ROADING	District Roading	4324 Improvements|Road reconstruction -Otamatea Ward DC	2014	surplus capacity 2002-2014	6%	$994,000
ROADING	District Roading	13004 New Footpath 20/21	2021	surplus capacity 2019-2021	38%	$59,500
ROADING	District Roading	13006 Paths; Walkways and Cycleways 20/21	2021	surplus capacity 2019-2021	38%	$949,700
ROADING	District Roading Total					$27,967,924
ROADING	Roading East	11122 Insley Street Shared Path	2019	surplus capacity 2019-2021	38%	$14,131
ROADING	Roading East	11125 Insley/Moir Intersection (Intersection 1)	2019	surplus capacity 2019-2021	38%	$25,072
ROADING	Roading East	11125 Insley/Moir Intersection (Intersection 1)	2020	surplus capacity 2019-2021	38%	$103,317
ROADING	Roading East	11125 Insley/Moir Intersection (Intersection 1)	2021	surplus capacity 2019-2021	38%	$436,683
ROADING	Roading East	11144 Moir Street Shared Path	2019	surplus capacity 2019-2021	38%	$30,257
ROADING	Roading East	11144 Moir Street Shared Path	2020	surplus capacity 2019-2021	38%	$602,293
ROADING	Roading East	11146 Moir/Molesworth Intersection (Intersection 2)	2019	surplus capacity 2019-2021	38%	$24,997
ROADING	Roading East	11146 Moir/Molesworth Intersection (Intersection 2)	2020	surplus capacity 2019-2021	38%	$72,416
ROADING	Roading East	11146 Moir/Molesworth Intersection (Intersection 2)	2021	surplus capacity 2019-2021	38%	$467,584
ROADING	Roading East	12000 Wood Street - Mainstreet redevelopment	2020	surplus capacity 2019-2021	38%	$7,868
ROADING	Roading East	12034 MCP Paths; Walkways and Cycleways 19/20	2020	surplus capacity 2019-2021	38%	$11,574
ROADING	Roading East	Cove Road Connection to Mangawhai Central	2028	LTP2021-2031	88%	$12,326,846
ROADING	Roading East	Kaiwaka Eastern Link Road Growth	2027	LTP2021-2031	50%	$340,613
ROADING	Roading East	Kaiwaka Oniriri Road Intersection Upgrade	2025	LTP2021-2031	38%	$275,042
ROADING	Roading East	Mangawahai – Improved access to Alamar Boat Ramp	2031	LTP2021-2031	88%	$2,865,260
ROADING	Roading East	Mangawhai Shared Path	2022	LTP2021-2031	38%	$25,025,752
ROADING	Roading East	Wood Street Urban Improvements	2025	LTP2021-2031	38%	$4,471,090
ROADING	Roading East Total					$47,100,795
STORMWATER	Baylys Beach stormwater	11082 Chases Gorge Investigation	2019	surplus capacity 2019-2021	38%	$20,000
STORMWATER	Baylys Beach stormwater	11082 Chases Gorge Investigation	2020	surplus capacity 2019-2021	38%	$3,450
STORMWATER	Baylys Beach stormwater	12037 Chases Gorge	2020	surplus capacity 2019-2021	38%	$41,000
STORMWATER	Baylys Beach stormwater	12037 Chases Gorge	2021	surplus capacity 2019-2021	38%	$256,000
STORMWATER	Baylys Beach stormwater	5.2.3.1.1|Cap Dev (Los Enh)|Piped Network|Baylys Beach|Upgrade Reticulation	2014	surplus capacity 2002-2014	6%	$44,000
STORMWATER	Baylys Beach stormwater	Baylys Beach SW - Cynthia Place Stormwater upgrades	2027	LTP2021-2031	25%	$256,681
STORMWATER	Baylys Beach stormwater	Chases Gorge	2022	LTP2021-2031	25%	$250,000
STORMWATER	Baylys Beach stormwater Total					$871,131
STORMWATER	Dargaville stormwater	11098 Dargaville SW	2020	surplus capacity 2019-2021	38%	$89,704
STORMWATER	Dargaville stormwater	3.1.2|Ren|Piped Network|Dargaville	2012	surplus capacity 2002-2014	6%	$19,220
STORMWATER	Dargaville stormwater	3.1.2|Ren|Piped Network|Dargaville	2013	surplus capacity 2002-2014	6%	$21,425
STORMWATER	Dargaville stormwater	3.1.2|Ren|Piped Network|Dargaville	2014	surplus capacity 2002-2014	6%	$211,000
STORMWATER	Dargaville stormwater	Dargaville SW Growth	2029	LTP2021-2031	63%	$631,374
STORMWATER	Dargaville stormwater Total					$972,722
STORMWATER	Kaiwaka stormwater	Kaiwaka SW Growth Capital works	2029	LTP2021-2031	63%	$1,352,773
STORMWATER	Kaiwaka stormwater Total					$1,352,773
STORMWATER	Mangawhai stormwater	11093 Mangawhai SW	2020	surplus capacity 2019-2021	19%	$64,243
STORMWATER	Mangawhai stormwater	5.1.4.1|Cap Dev (Los Enh)|Compliance|Mangawhai|Stormwater Dsicharge Consent Renewal	2012	surplus capacity 2002-2014	31%	$58,000

Activity	Rating area code.	Project name	Year Completed	Project Source	Growth %	Project Cost
STORMWATER	Mangawhai stormwater	5.2.1.1.4.1.5|Cap Dev (Los Enh)|Network Improvements|Asset Man Dev|Mangawhai Stormwater Management Plan	2012	surplus capacity 2002-2014	31%	$169,000
STORMWATER	Mangawhai stormwater	5.2.3.4.2|Cap Dev (Los Enh)|Piped Network|Mangawhai|Upgrade Reticulation	2014	surplus capacity 2002-2014	6%	$169,000
STORMWATER	Mangawhai stormwater	Mangawhai Stormwater Discharge Consent Renewal	2003	surplus capacity 2002-2014	31%	$58,000
STORMWATER	Mangawhai stormwater	Mangawhai SW	2022	LTP2021-2031	63%	$300,000
STORMWATER	Mangawhai stormwater	Mangawhai SW - 130-138 Mangawhai Heads road redirection of flow and culvert upgrade	2023	LTP2021-2031	38%	$258,200
STORMWATER	Mangawhai stormwater	Mangawhai SW - Jack Boyd drive SW resilience	2025	LTP2021-2031	38%	$2,433,250
STORMWATER	Mangawhai stormwater	Mangawhai SW Growth	2028	LTP2021-2031	63%	$385,542
STORMWATER	Mangawhai stormwater	Mangawhai SW Lincoln and Cheviot street new stormwater system	2028	LTP2021-2031	38%	$1,496,411
STORMWATER	Mangawhai stormwater	Mangawhai SW Taranui culvert capacity upgrade	2022	LTP2021-2031	25%	$49,000
STORMWATER	Mangawhai stormwater	Mangawhai SW Taranui increase upstream capacity and install wetland at 10 Taranui Place	2023	LTP2021-2031	63%	$85,050
STORMWATER	Mangawhai stormwater	Mangawhai Town Plan Wood St and surrounds stormwater upgrade	2027	LTP2021-2031	19%	$4,279,423
STORMWATER	Mangawhai stormwater	13022 Mangawhai SW	2021	surplus capacity 2019-2021	31%	$276,757
STORMWATER	Mangawhai stormwater Total					$10,081,875
STORMWATER	Maungaturoto stormwater	Maungaturoto Paparoa SW growth Capital Works	2028	LTP2021-2031	63%	$2,557,431
STORMWATER	Maungaturoto stormwater Total					$2,557,431
WASTEWATER TREATMENT	Dargaville wastewater	Dargaville growth design	2022	LTP2021-2031	100%	$100,000
WASTEWATER TREATMENT	Dargaville wastewater	Dargaville wastewater growth - 1800m Wastewater line from Bower St to Awakino area to PS1	2028	LTP2021-2031	100%	$989,445
WASTEWATER TREATMENT	Dargaville wastewater	Dargaville wastewater treatment plant upgrade	2028	LTP2021-2031	63%	$2,456,064
WASTEWATER TREATMENT	Dargaville wastewater	Station Road reticulation	2022	LTP2021-2031	63%	$200,000
WASTEWATER TREATMENT	Dargaville wastewater Total					$3,745,509
WASTEWATER TREATMENT	Kaiwaka wastewater	Kaiwaka wastewater growth	2023	LTP2021-2031	100%	$104,100
WASTEWATER TREATMENT	Kaiwaka wastewater	KAIWAKA|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	2012	surplus capacity 2002-2014	44%	$7,733
WASTEWATER TREATMENT	Kaiwaka wastewater	KAIWAKA|Renewals|All Asset Groups	2012	surplus capacity 2002-2014	6%	$2,063
WASTEWATER TREATMENT	Kaiwaka wastewater	KAIWAKA|Renewals|All Asset Groups	2013	surplus capacity 2002-2014	6%	$2,825
WASTEWATER TREATMENT	Kaiwaka wastewater	KAIWAKA|Renewals|All Asset Groups	2014	surplus capacity 2002-2014	6%	$12,000
WASTEWATER TREATMENT	Kaiwaka wastewater	KAIWAKA|Renewals|AMP Improvements	2012	surplus capacity 2002-2014	6%	$3,193
WASTEWATER TREATMENT	Kaiwaka wastewater	KAIWAKA|Renewals|AMP Improvements	2013	surplus capacity 2002-2014	6%	$278
WASTEWATER TREATMENT	Kaiwaka wastewater Total					$132,192
WASTEWATER TREATMENT	Mangawhai wastewater	10059 Effluent Discharge Options	2018	surplus capacity 2016-2018	75%	$165,158
WASTEWATER TREATMENT	Mangawhai wastewater	10413 Additional Capacity for Growth-Council Contribution 2015/16	2016	surplus capacity 2016-2018	100%	$16,797
WASTEWATER TREATMENT	Mangawhai wastewater	10462 Wastewater Reticulation Extension 2015/2016	2016	surplus capacity 2016-2018	100%	$176,372
WASTEWATER TREATMENT	Mangawhai wastewater	10515 Estuary Drive Pumping Station	2016	surplus capacity 2016-2018	75%	$8,400
WASTEWATER TREATMENT	Mangawhai wastewater	10769 Upgrade PS-VA	2018	surplus capacity 2016-2018	100%	$79,710
WASTEWATER TREATMENT	Mangawhai wastewater	10769 Upgrade PS-VA	2019	surplus capacity 2019-2021	63%	$188,898
WASTEWATER TREATMENT	Mangawhai wastewater	10769 Upgrade PS-VA	2020	surplus capacity 2019-2021	63%	$244,260
WASTEWATER TREATMENT	Mangawhai wastewater	11040 Upgrade WWTP	2019	surplus capacity 2019-2021	63%	$184,630
WASTEWATER TREATMENT	Mangawhai wastewater	11040 Upgrade WWTP	2020	surplus capacity 2019-2021	63%	$676,658
WASTEWATER TREATMENT	Mangawhai wastewater	11040 Upgrade WWTP	2021	surplus capacity 2019-2021	63%	$660,000
WASTEWATER TREATMENT	Mangawhai wastewater	11041 Upgrade Existing Reticulation	2019	surplus capacity 2019-2021	100%	$20,187
WASTEWATER TREATMENT	Mangawhai wastewater	11041 Upgrade Existing Reticulation	2020	surplus capacity 2019-2021	100%	$64,200
WASTEWATER TREATMENT	Mangawhai wastewater	11041 Upgrade Existing Reticulation	2021	surplus capacity 2019-2021	100%	$1,000,000
WASTEWATER TREATMENT	Mangawhai wastewater	11072 Extend Irrigation System	2019	surplus capacity 2019-2021	63%	$371,278
WASTEWATER TREATMENT	Mangawhai wastewater	11072 Extend Irrigation System	2020	surplus capacity 2019-2021	63%	$95,481
WASTEWATER TREATMENT	Mangawhai wastewater	ABN facility establishment fee	2012	surplus capacity 2002-2014	38%	$587,500
WASTEWATER TREATMENT	Mangawhai wastewater	Additional certifier cost	2012	surplus capacity 2002-2014	38%	$500
WASTEWATER TREATMENT	Mangawhai wastewater	Additional costs - 1/7/2009 - 30/6/2010 - as per transaction listing BECA costs	2012	surplus capacity 2002-2014	38%	$612,792
WASTEWATER TREATMENT	Mangawhai wastewater	Additional costs - 1/7/2009 - 30/6/2010 - as per transaction listing Other costs	2012	surplus capacity 2002-2014	38%	$1,561
WASTEWATER TREATMENT	Mangawhai wastewater	Additional costs - 1/7/2010 - 30/6/2011- as per transaction listing BECA costs	2012	surplus capacity 2002-2014	38%	$22,893
WASTEWATER TREATMENT	Mangawhai wastewater	Additional costs - 1/7/2010 - 30/6/2011- as per transaction listing Other costs	2012	surplus capacity 2002-2014	38%	$8,975

Activity	Rating area code.	Project name	Year Completed	Project Source	Growth %	Project Cost
WASTEWATER TREATMENT	Mangawhai wastewater	Additional costs - 1/7/2010 - 30/6/2011- as per transaction listing Wharehine Contractors	2012	surplus capacity 2002-2014	38%	$181,857
WASTEWATER TREATMENT	Mangawhai wastewater	Additional payments - as per contract Additional financier legal fees	2012	surplus capacity 2002-2014	38%	$42,000
WASTEWATER TREATMENT	Mangawhai wastewater	Additional payments - as per contract Payment to KDC for costs	2012	surplus capacity 2002-2014	38%	$800,000
WASTEWATER TREATMENT	Mangawhai wastewater	B11034 Additional Capacity for Growth - Council Contribution	2019	surplus capacity 2019-2021	100%	$6,602
WASTEWATER TREATMENT	Mangawhai wastewater	B11034 Additional Capacity for Growth - Council Contribution	2020	surplus capacity 2019-2021	100%	$21,448
WASTEWATER TREATMENT	Mangawhai wastewater	Capacity upgrades to 5000 connections	2022	LTP2021-2031	63%	$12,241,573
WASTEWATER TREATMENT	Mangawhai wastewater	Committed fees capitalised - as per Mikes workpaper sent by Bruce	2012	surplus capacity 2002-2014	38%	$497,902
WASTEWATER TREATMENT	Mangawhai wastewater	Earth Tech Direct Costs Commissioning	2012	surplus capacity 2002-2014	38%	$2,776
WASTEWATER TREATMENT	Mangawhai wastewater	Earth Tech Direct Costs Construction Project Management	2012	surplus capacity 2002-2014	50%	$3,786,398
WASTEWATER TREATMENT	Mangawhai wastewater	Earth Tech Direct Costs Detailed design (original scope)	2012	surplus capacity 2002-2014	38%	$679,261
WASTEWATER TREATMENT	Mangawhai wastewater	Earth Tech Direct Costs Investigation Costs - New Subdivisions & Disposals	2012	surplus capacity 2002-2014	38%	$206,799
WASTEWATER TREATMENT	Mangawhai wastewater	Earth Tech Direct Costs Management of Surveyors, etc.	2012	surplus capacity 2002-2014	38%	$79,053
WASTEWATER TREATMENT	Mangawhai wastewater	Earth Tech Direct Costs Project Development Management	2012	surplus capacity 2002-2014	38%	$246,556
WASTEWATER TREATMENT	Mangawhai wastewater	Earth Tech Direct Costs Resource Consents	2012	surplus capacity 2002-2014	38%	$128,100
WASTEWATER TREATMENT	Mangawhai wastewater	Extend Reticulation (8years)	2022	LTP2021-2031	100%	$400,000
WASTEWATER TREATMENT	Mangawhai wastewater	Extensions to reticulation including new disposal system	2022	LTP2021-2031	100%	$11,611,923
WASTEWATER TREATMENT	Mangawhai wastewater	Farm purchase	2012	surplus capacity 2002-2014	50%	$7,222,178
WASTEWATER TREATMENT	Mangawhai wastewater	Financer fees	2012	surplus capacity 2002-2014	38%	$300,000
WASTEWATER TREATMENT	Mangawhai wastewater	Finanical year 2008/09	2009	surplus capacity 2002-2014	38%	$473,365
WASTEWATER TREATMENT	Mangawhai wastewater	General Tools and equipment	2012	surplus capacity 2002-2014	38%	$209,699
WASTEWATER TREATMENT	Mangawhai wastewater	Hedging Close Out Cost Drawn - as per Mikes workpaper sent by Bruce	2012	surplus capacity 2002-2014	38%	$45,000
WASTEWATER TREATMENT	Mangawhai wastewater	Initial drawdown - as per contract ABN commitment fees to 6 December	2012	surplus capacity 2002-2014	38%	$268,643
WASTEWATER TREATMENT	Mangawhai wastewater	Initial drawdown - as per contract Certifier costs	2012	surplus capacity 2002-2014	38%	$5,000
WASTEWATER TREATMENT	Mangawhai wastewater	Initial drawdown - as per contract ET funding costs	2012	surplus capacity 2002-2014	38%	$228,176
WASTEWATER TREATMENT	Mangawhai wastewater	Initial drawdown - as per contract Financier legal fees	2012	surplus capacity 2002-2014	38%	$145,000
WASTEWATER TREATMENT	Mangawhai wastewater	Interest capitalised - as per Mikes workpaper sent by Bruce	2012	surplus capacity 2002-2014	38%	$2,117,828
WASTEWATER TREATMENT	Mangawhai wastewater	Legal fees	2012	surplus capacity 2002-2014	31%	$25,000
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai Wastewater small extensions right of ways	2022	LTP2021-2031	63%	$469,719
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai|LOS Improvement|Treatment Plant Modifications	2013	surplus capacity 2002-2014	6%	$11,004
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai|LOS Improvement|Treatment Plant Modifications	2014	surplus capacity 2002-2014	6%	$280,000
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth	2012	surplus capacity 2002-2014	31%	$240,000
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	2012	surplus capacity 2002-2014	44%	$14,155
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	2013	surplus capacity 2002-2014	44%	$20,978
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	2014	surplus capacity 2002-2014	44%	$143,000
WASTEWATER TREATMENT	Mangawhai wastewater	Miscellaneous Bidding, Legal etc	2012	surplus capacity 2002-2014	38%	$379,954
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 1 Jack Boyd Drive	2012	surplus capacity 2002-2014	50%	$1,067,260
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 10 Nautical Heights	2012	surplus capacity 2002-2014	38%	$9,267
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 13 Ruby Lane & Heron's Keep	2012	surplus capacity 2002-2014	38%	$101,320
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 14 Hermes Stage 1	2012	surplus capacity 2002-2014	38%	$35,715
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 18 Quail Way	2012	surplus capacity 2002-2014	38%	$33,784
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 2 Dune View Drive	2012	surplus capacity 2002-2014	38%	$73,863
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 20 Grinder Number Change	2012	surplus capacity 2002-2014	38%	$2,087,428
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 21 Storage and Irrigation to Client Risk (see above)	2012	surplus capacity 2002-2014	50%	$4,639,532
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 26 Walters Estate	2012	surplus capacity 2002-2014	38%	$70,127

Activity	Rating area code.	Project name	Year Completed	Project Source	Growth %	Project Cost
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 27 Estates Design	2012	surplus capacity 2002-2014	38%	$344,736
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 3 House Connection Design	2012	surplus capacity 2002-2014	38%	$346,675
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 4 Thelma Road Upgrade	2012	surplus capacity 2002-2014	38%	$128,579
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 5 Anchorage Development	2012	surplus capacity 2002-2014	38%	$35,953
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 6 Butlers Development	2012	surplus capacity 2002-2014	38%	$55,406
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Mod 9 Norfolk Drive	2012	surplus capacity 2002-2014	38%	$10,088
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Sands and Molesworth invoice as per EPS	2012	surplus capacity 2002-2014	38%	$77,273
WASTEWATER TREATMENT	Mangawhai wastewater	Modifications (As per EPS) Share of contingency	2012	surplus capacity 2002-2014	38%	$173,553
WASTEWATER TREATMENT	Mangawhai wastewater	Reticulation Construction subcontract	2012	surplus capacity 2002-2014	50%	$12,782,443
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Agronomic Assessment of Reuse Site	2012	surplus capacity 2002-2014	38%	$21,756
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Assessment of Disposal Options	2012	surplus capacity 2002-2014	38%	$79,828
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Detailed Reticulation Survey	2012	surplus capacity 2002-2014	38%	$72,392
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Geotec at new WWTP Site	2012	surplus capacity 2002-2014	38%	$14,129
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Geotec at original WWTP Site	2012	surplus capacity 2002-2014	38%	$22,823
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Geotec Reticulation Area	2012	surplus capacity 2002-2014	38%	$43,544
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Geotechnical Investigation of Storage Site	2012	surplus capacity 2002-2014	38%	$51,238
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Hydro Geological Investigation at Farm	2012	surplus capacity 2002-2014	38%	$39,187
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Noise Specialist	2012	surplus capacity 2002-2014	38%	$2
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees NRC Application Fee	2012	surplus capacity 2002-2014	38%	$65,871
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Resource Consent Planner	2012	surplus capacity 2002-2014	38%	$197,360
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Site Clearing at original WWTP Site	2012	surplus capacity 2002-2014	38%	$590
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Survey - Retic & Reuse	2012	surplus capacity 2002-2014	38%	$13,440
WASTEWATER TREATMENT	Mangawhai wastewater	Specialist Subconsultants & Fees Survey for new WWTP Site	2012	surplus capacity 2002-2014	38%	$13,432
WASTEWATER TREATMENT	Mangawhai wastewater	Transfer Pipeline Construction subcontract	2012	surplus capacity 2002-2014	50%	$2,865,400
WASTEWATER TREATMENT	Mangawhai wastewater	Transfer Pipeline Design Costs - Transfer Pipeline	2012	surplus capacity 2002-2014	38%	$38,097
WASTEWATER TREATMENT	Mangawhai wastewater	Transfer Pipeline Survey - Transfer Main	2012	surplus capacity 2002-2014	38%	$14,350
WASTEWATER TREATMENT	Mangawhai wastewater	Treatment Civil Works & Building	2012	surplus capacity 2002-2014	50%	$4,224,364
WASTEWATER TREATMENT	Mangawhai wastewater	Treatment Electrical Works	2012	surplus capacity 2002-2014	50%	$1,610,465
WASTEWATER TREATMENT	Mangawhai wastewater	Treatment Mechanical Works	2012	surplus capacity 2002-2014	50%	$3,194,828
WASTEWATER TREATMENT	Mangawhai wastewater	Upgrade exisiting reticulation	2022	LTP2021-2031	63%	$750,000
WASTEWATER TREATMENT	Mangawhai wastewater	10543 MCWWS Resource Consent Variation 2016/17	2021	surplus capacity 2019-2021	19%	$81,000
WASTEWATER TREATMENT	Mangawhai wastewater	13028 Extend Reticulation (8years)	2021	surplus capacity 2019-2021	100%	$650,000
WASTEWATER TREATMENT	Mangawhai wastewater	B11034 Additional Capacity for Growth- Council Contribution	2021	surplus capacity 2019-2021	100%	$40,000
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai Wastewater -Financial year 2002/03	2003	surplus capacity 2002-2014	38%	$173,927
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai Wastewater -Financial year 2003/04	2004	surplus capacity 2002-2014	38%	$225,499
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai Wastewater -Financial year 2004/05	2005	surplus capacity 2002-2014	38%	$81,500
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai Wastewater -Financial year 2005/06	2006	surplus capacity 2002-2014	38%	$241,273
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai Wastewater -Financial year 2006/07	2007	surplus capacity 2002-2014	38%	$427,831
WASTEWATER TREATMENT	Mangawhai wastewater	Mangawhai Wastewater -Financial year 2007/08 (Less costs reimbursed by ABN AMRO)	2008	surplus capacity 2002-2014	38%	$1,154,862
WASTEWATER TREATMENT	Mangawhai wastewater	Reticulation Pumps	2012	surplus capacity 2002-2014	50%	$177,025
WASTEWATER TREATMENT	Mangawhai wastewater	Steel sleeves at estuary crossings in lieu fibreglass	2012	surplus capacity 2002-2014	38%	$126,395
WASTEWATER TREATMENT	Mangawhai wastewater	Archaelogical Survey Monitoring	2012	surplus capacity 2002-2014	38%	$10,798
WASTEWATER TREATMENT	Mangawhai wastewater	IWI Monitoring	2012	surplus capacity 2002-2014	38%	$10,193
WASTEWATER TREATMENT	**Mangawhai wastewater Total**					**$87,523,595**

Activity	Rating area code.	Project name	Year Completed	Project Source	Growth %	Project Cost
WASTEWATER TREATMENT	**Maungaturoto wastewater**	Connect Maungaturoto Rail Village to Maungaturoto	**2028**	LTP2021-2031	63%	$736,819
WASTEWATER TREATMENT	**Maungaturoto wastewater**	Maungaturoto wastewater growth - Bickerstaff to Judd	**2028**	LTP2021-2031	63%	$442,092
WASTEWATER TREATMENT	**Maungaturoto wastewater**	Maungaturoto wastewater growth - connection to south and south valley, Bickerstaff Rd 670m growth and renewal	**2022**	LTP2021-2031	100%	$75,000
WASTEWATER TREATMENT	**Maungaturoto wastewater Total**					**$1,253,911**
WASTEWATER TREATMENT	**Te Kopuru wastewater**	Te Kopuru Wastewater Treatment Upgrade	**2028**	LTP2021-2031	38%	$429,811
WASTEWATER TREATMENT	**Te Kopuru wastewater Total**					**$429,811**
WATER SUPPLY	**Dargaville/Baylys water supply**	DARGAVILLE & BAYLYS|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	**2012**	surplus capacity 2002-2014	44%	$2,079
WATER SUPPLY	**Dargaville/Baylys water supply**	DARGAVILLE & BAYLYS|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	**2013**	surplus capacity 2002-2014	44%	$4,515
WATER SUPPLY	**Dargaville/Baylys water supply**	Dargaville Water Storage	**2023**	LTP2021-2031	63%	$2,182,000
WATER SUPPLY	**Dargaville/Baylys water supply**	Dargaville Water Treatment Upgrades - Investigation, Design and Construction	**2023**	LTP2021-2031	100%	$83,280
WATER SUPPLY	**Dargaville/Baylys water supply**	Dargaville Watermain Upgrade - Hokianga Rd to Outer Dargaville Plateau 1.4km	**2030**	LTP2021-2031	88%	$827,163
WATER SUPPLY	**Dargaville/Baylys water supply**	Dargaville Watermain Upgrade to Awakino Plant 2km	**2022**	LTP2021-2031	63%	$80,000
WATER SUPPLY	**gaville/Baylys water supply Total**					**$3,179,038**
WATER SUPPLY	**Mangawhai water supply**	Mangawhai|New Assets - Council Funded|Additional Capacity for Growth - Council Contribution	**2012**	surplus capacity 2002-2014	44%	$1,094
WATER SUPPLY	**Mangawhai water supply Total**					**$1,094**
WATER SUPPLY	**Maungaturoto water supply**	Maungaturoto Bickerstaff to Judd Watermain - 1.2km	**2027**	LTP2021-2031	100%	$321,911
WATER SUPPLY	**Maungaturoto water supply**	Maungaturoto South, South Valley, Bickerstaff Rd 670m Watermain Connection Renewal and Growth	**2022**	LTP2021-2031	88%	$75,000
WATER SUPPLY	**Maungaturoto water supply Total**					**$396,911**
Grand Total						**$194,026,683**

Figures: Actual costs in prior LTP years Ans estimated inflated figures for LTP