



Development Contributions Policy

Kaipara District Council

This Policy is made pursuant to Sections 102(1) and 102(2)(d) of the Local Government Act 2002

Draft – Version 6
(For further public consultation)

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Part A: Introduction

1. About this Policy

- 1.1 The Kaipara District has experienced sustained growth since 2000. Council is required to plan for the future in a prudent and efficient manner. This Development Contributions Policy (Policy) is a sustainable response to local governments overarching purpose of promoting the social, economic, environmental and cultural well-being of its communities now and in the future.
- 1.2 Council has decided to adopt a Development Contributions Policy to fund infrastructure costs associated with growth. The Policy was adopted to ensure those creating the need for, or benefiting from, growth-related infrastructure contribute fairly, preventing general ratepayers (now and in the future) from bearing disproportionate costs.
- 1.3 Development contributions are a fee Council charge for developments that contribute to the costs of building the infrastructure needed to support that development. This revenue is a critical funding source that will ensure Kaipara District Council can provide key infrastructure needed to accommodate a growing District.
- 1.4 The Policy enables the Council to recover a fair, equitable, and proportionate share of the cost of the capital investment needed to service growth from those who cause the need for and/or benefit from that investment.
- 1.5 The LGA provides the statutory framework and policy content requirements for a development contributions policy and the Kaipara District Council Policy has been developed in accordance with these requirements.
- 1.6 This document is detailed in nature so that it meets all the legal requirements set out in the LGA. It provides clear, transparent information for people undertaking development (as per the LGA definition) to understand how development contribution fees are calculated and invoiced as well as what their development contribution payments are being used for.

2. Purpose

s197AA

- 2.1 The purpose of the Policy is to enable Council to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

3. Policy Objectives

s197AB

- 3.1 To state clearly what development contributions fees will be charged by Council and in what circumstances.
- 3.2 To ensure that developers contribute fairly to the funding of infrastructure and facilities to service growth over the long term.
- 3.3 To provide development contributions revenue as part of the overall funding mix for Infrastructure and facilities to support new development.
- 3.4 To provide a clear explanation of how development contribution fees are calculated and provide the underlying methodology.
- 3.5 To provide transparency about the approach used to ensure these charges recover only a fair and equitable portion of the capital expenditure required to service growth. This will enable the community to understand how and in what proportion growth is funded
- 3.6 To reflect the purpose and principles of development contributions set out in ss197AA and 197AB of the LGA, and to meet all relevant additional statutory requirements.

4. Date of effect

s198(2A)

- 4.1 This Policy applies to any building or resource consent application or request for authorisation for a service connection submitted, with all required information, on or after XXXXXXXXXXXX. Applications or requests submitted (accompanied by all required information) before XXXXXXXX, even if granted on or after that date, will be subject to the relevant previous Kaipara District Council Development Contributions Policy.

5. Policy Reviews

s82, 102(4)(b), 106(6), 201A(5)

- 5.1 The Policy must be reviewed at least every three years. A review of the Policy must include consultation that gives effect to the requirements of s82 of the LGA. Usually, Council undertakes a review of the Policy in conjunction with the review of the Long Term Plan (LTP), however amendments to the Policy between LTP cycles can also occur if required. These amendments must also be consulted on.
- 5.2 Despite clause 5.1 above, in accordance with s201A (5) of the LGA, Council may make changes to the Schedules of Assets in **Section 1** without consultation, subject to those changes meeting the necessary legislative requirements.
- 5.3 There is also provision in s106(2B) and (2C) of the LGA for Council to increase the development contributions payable in relation to changes in the Producer Price Index (PPI). No consultation is required but the details of the increase must be made available before it takes effect.

6. Supporting documentation

s106(3)

- 6.1 Council is required under s106(3) of the LGA to make available for public inspection the full methodology that demonstrates how the calculations for development contributions charges are made.
- 6.2 The Cost Allocation Methodology summarised in **clause 39** of the Policy is available for public inspection at all Council offices and can be accessed on our website www.kdc.govt.nz.
- 6.3 A viewing of the full methodology as stipulated in s106(3) of the LGA can be arranged on request.

7. Financial Contributions

s106(2)(f)

- 7.1 The Kaipara District Plan contains provisions for the charging of financial contributions under the Resource Management Act 1991. These may apply in the following circumstance:
 - Legacy situations for applications lodged prior to 19 April 2005.
 - Where development contributions would normally be payable but the consent applicant e.g., the Crown has a statutory exemption from paying development contributions.
 - Council reserves the right to continue to impose financial contributions under the RMA, as set out in the Kaipara District Plan as a condition of consent. This may be in addition to a development contribution required under this Policy, but where a financial contribution is imposed in relation to an activity on a development, a development contribution will not be required for that same purpose as that financial contribution.

How to read this Policy

This Development Contributions Policy document contains the following key elements:

- The 'operational' part of the Development Contributions Policy (Policy) – the 'what', 'when', and 'how much' for assessing and calculating development contributions.
- Related information, relevant provisions of the Local Government Act 2002 (LGA), or examples that assist the reader or user of the Policy to understand how it is applied and used on a day-to-day basis.
- Council's chosen policy direction. These are the elements of the Policy that Council can determine, but which must be aligned with the legislative requirements.
- The content that the Policy is required to include under the LGA that provides the detail considered by Council in developing the Policy.

8. Interpretation / Glossary of terms

- 8.1 In this Policy, unless the context otherwise requires:
- Words implying the singular include the plural and vice versa.
 - The Legislation Act 2019 applies to this Policy.
 - Where the meaning of a word has been determined to have the same meaning as provided for that word or term in a stated piece of legislation or other regulatory tool, for completeness, in the event of the meaning of a word or term changing in the relevant legislation or regulatory tool, then the meaning of the word or term changes for the purposes of this Policy as well.
 - Any explanatory notes and attachments are for information purposes, and do not form part of this Policy, and may be inserted, amended, or revoked without formality. Explanatory notes are provided within the 'Additional information' boxes throughout this Policy.

Abbreviations

Definition

GFA

The sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells),

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

GFA is measured from the exterior of walls and the centre line of a wall adjoining two or more buildings.

GST

Goods and Services Tax, as per the Goods and Services Tax Act 1985

HUE

Household Unit Equivalent (HUE) Is a measured 'unit of demand' relating to a development and means the demand for Council services, equivalent to that produced by an average dwelling.

KDC

Kaipara District Council.

LGA

Local Government Act 2002.

LTP

Long Term Plan.

PPI

Producer Price Index.

RMA

Resource Management Act 1991.

's' or 'ss'

Means the relevant section(s) of the LGA, unless otherwise stated. (i.e., section 106 or s106; sections 199A-199P or ss199A-199P).

VMPD

Vehicle movements per day

Term

Definition

'A person'

Means a person who either individually or on behalf of an organisation has applied to Council for a building consent or a resource consent or made a request for authorisation.

| | |
|---------------------------------|--|
| Accommodation Units | <p>Has the same meaning as defined by section 197 of the Local Government Act 2002 and means 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</p> <p>For clarification:</p> <p>“<i>rental accommodation</i>” above refers to short term rental purposes (no longer than <u>90 consecutive days</u>), long term rental accommodation will be treated as dwelling units.</p> <p>“temporary accommodation” means a cabin, caravan, vehicle, tent, or other building or structure intended for human habitation for periods <u>not exceeding 50 days</u> in any continuous term of occupancy.</p> |
| Activity | <p>Means services, facilities and amenities provided by KDC, or on behalf of, or Council controlled organisation; and includes the provision of facilities and amenities group within the following capital programmes:</p> <ul style="list-style-type: none"> • Reserves • Network infrastructure • Community infrastructure |
| Allotment | Has the same meaning as defined in section 218 of the Resource Management Act 1991 . |
| Base Units | The demand of an average dwelling for each activity. |
| Capital Expenditure | Includes any funding provided by a responsible levy authority to contribute to the construction costs of eligible infrastructure that has been, or is intended to be, transferred to the authority under section 90 of the Infrastructure Funding and Financing Act 2020. |
| Catchment | A separately defined area of the district, defined by activity and location for funding purposes. The catchment is the general location (e.g. Maungaturoto) coupled with the availability or planned availability of a particular infrastructure service or asset. |
| Commercial | Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). |
| Commercial Accommodation | 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. |
| Community Facilities | Has the same meaning as defined in section 197(2) of the Local Government Act 2002 and means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with S199 of the Local Government Act 2002. |
| Community Infrastructure | <p>Has the same meaning as defined in section 197(2) of the Local Government Act 2002 and means</p> <ol style="list-style-type: none"> a. Land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and b. Includes land that the territorial authority will acquire for that purpose. |
| Cost Allocation | The allocation of the capital costs of a project to the various drivers for the project, such as renewal, catch-up (backlog), and additional capacity to meet growth. |
| Council | ‘Council’ means the Kaipara District Council and includes staff acting in accordance with delegated authority. |

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| Credits | Where development contributions or financial contributions for a particular property have previously been paid, (assessed as part of Part 13), or where properties have pre-existing status, credit to that amount will be given for the particular activity. |
| Developer | Any entity, including a person, corporation sole, body corporate, or unincorporated body who is an applicant for a consent where a development contribution may be assessed under this policy. |
| Development | Has the same meaning as defined by section 197 of the LGA, and means: <ul style="list-style-type: none"> 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. |
| Development Agreement | Has the same meaning as defined in section 197(2) of the LGA and means a voluntary contractual agreement made under sections 207A to 207F of the LGA between 1 or more developers and 1 or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district. |
| Development Contribution | Means a contribution: <ul style="list-style-type: none"> a. Provided for in a development contribution policy of a territorial authority; and b. Calculated in accordance with the methodology; and c. Comprising: <ul style="list-style-type: none"> i. Money; or ii. Land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or iii. Both. |
| Development Contributions Objection | An objection lodged under clause 1 of Schedule 13A of the LGA against a requirement to make a development contribution. |
| Development Contributions Commissioner | Means a person appointed in accordance section 199F of the LGA |
| Depreciation | The wearing out, – consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence through technological and market changes. It is accounted for by the allocation of the cost (or re-valued amount) of the asset less its residual value over its useful life. |
| District Plan | Kaipara District Council Operative District Plan. |
| Dwelling Unit | See residential unit. |
| Financial Contributions | Financial contributions are provided for by the Resource Management Act 1991 (RMA). A financial contribution is a contribution from developers of cash, land, works, services or a combination of these. Financial contributions are used to offset or mitigate the adverse impacts on the natural and physical environment including utility services, of a new development. |

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| <i>Funding Model</i> | The funding model ensures an equitable assessment of the funding requirements to support the development contributions regime. The primary output of the funding model is a set of development contribution fees, land or both. |
| <i>Growth (cost allocated to)</i> | The portion of a planned (or completed) capital project providing capacity in excess of existing community demand at the current agreed levels of service. Cost allocated to growth may include a share of capacity already incurred in anticipation of growth where that has been identified for consideration (as defined in the Methodology for determining Development Contributions). |
| <i>Industrial</i> | Means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or good. It includes any ancillary activity to the industrial activity. |
| <i>Infrastructure</i> | See Community infrastructure and network infrastructure. |
| <i>Level of Service (LOS)</i> | Describes in measurable terms the standard of services that Council provides or will provide for each activity undertaken. |
| <i>Lot (or allotment)</i> | Is deemed to have the same meaning as 'Allotment'. |
| <i>Methodology</i> | The methodology for calculating development contributions set out in Schedule 13 of the LGA. |
| <i>Network Infrastructure</i> | Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management as defined by section 197 of the LGA. |
| <i>New Growth / New Expenditure</i> | Relates to the growth demand and planned capital costs for the 10-year period covered in the current LTP document. |
| <i>Non-residential</i> | Any development or part of a development including land and/or buildings that do not fall under the definition of residential. |
| <i>Papakāinga Developments</i> | As defined in the District Plan. |
| <i>Parks</i> | See Reserves. |
| <i>Policy</i> | Means this Development Contributions Policy, unless otherwise stated. |
| <i>Project</i> | Includes planned or completed programmes and projects of capital expenditure intended to deliver defined Levels of Service for that programme or project. |
| <i>Remissions</i> | A remission is an adjustment to the scheduled charge for a particular activity and catchment as a percentage or in dollar terms. |

Renewal (cost allocated to)

The cost of replacing an existing asset at the end of its design life with an equivalent asset of the same nature, function and capacity.

Note: Renewal is about the “money put aside” in anticipation of the cost for replacing the asset at some future time. This should not be confused with the asset replacement activity. The asset replacement activity (or rehabilitation work) draws on the knowledge that an asset is reaching the end of its life and is the work planned to ensure that the integrity of the service is maintained. The rehabilitation work may also include elements of backlog and growth to ensure the integrity of the service for some time into the future (as defined in the Methodology for determining Development Contributions).

Reserves

Land acquired or purchased for a reserve or park, including the cost of providing improvement necessary to enable that land to function for its intended purpose including its purpose under the Reserves Act 1977.

Residential

Means the use of land and building(s) for people’s living accommodation, including residential units, serviced apartments and unit/strata title developments.

Residential Unit

Means any building, part of a building, room or group of rooms, designed, used, or capable of being used or, rented, leased, let or, hired to be occupied, or which is occupied, as a residence for One household (including one person, or two or more people as an individual group) with or without a common right to the use of entrances, passages, stairways, or open spaces; and where necessary, includes a combination of parts of a building or two or more buildings or parts thereof. This includes baches or other similar private holiday accommodation but excludes temporary activities.

Retail

This means activities selling, exposing, displaying or offering goods, merchandise or equipment for sale or direct hire to the public.

It includes any ancillary activity to the retail activity (for example administrative or head offices)

Rural

Means the area of the District comprising the Rural Zones in the Kaipara District Plan.

‘Section’ or ‘Part’

Means a reference to another section or part in the Policy.

Site

Has the same meaning as in the Kaipara District Plan being:

- a. An area of land comprised in a single record of title under the Land Transfer Act 2017; or
- b. An area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or
- c. The land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or
- d. Despite paragraphs (a) to (c), in the case of land subdivided under the Unit Title Act 1972 or the Unit Titles Act 2010 or a cross-lease system, is the whole of the land subject to the unit development or cross lease.

Subdivision

Has the same meaning as contained in the Kaipara District Plan:

- a. The division of an allotment:
 - i. By an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or
 - ii. By the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
 - iii. By a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or
 - iv. By the grant of a company lease or cross lease in respect to any part of the allotment; or
 - v. By (the deposit of a unit plan or) an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or
- b. An application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.

Unallocated (Cost allocated to)

In any analysis process, there is the need to recognise that some cost share outcomes may not readily be allocated to a funding source.

Related information**Relationship between this Policy and Acts, regulations, bylaws and Council District Plans**

Compliance with the Policy does not remove the need to comply with all other applicable Acts, regulations, bylaws, the Kaipara District Plan and the Regional Plan for Northland. Where there is any conflict between this Policy and any Act or Regulation, the Act or Regulation will take precedence.

Part B: Development contributions assessments

9. Activities for which a development contribution fees are charged ss199, 106(2)(d)

9.1 Council can require development contributions for the following Activities:

- a. Reserves
- b. Network infrastructure
- c. Community infrastructure

9.2 Within these Activities Council has, in accordance with s106(2)(d) of the LGA, identified the following sub-activities for which development contributions can be charged:

- a. Network infrastructure:
 - i. Transport and roading
 - ii. Water supply
 - iii. Wastewater
 - iv. Stormwater
- b. Community infrastructure

Related information

Any reference to Activity or Activities in this Policy includes the sub-activities listed in section 9.2. The use of the term activity or activities should be inferred from the context.

10. Test for development ss 197, 198, 199, 200

10.1 Under s198 of the LGA, Council may require a development contribution to be made when:

- a. Resource consent is granted under the RMA, for subdivision and land use consent applications;
- b. A building consent or certificate of acceptance is granted under the Building Act 2004;
- c. An authorisation for a service connection is granted.

10.2 Council is prohibited from charging development contributions in the circumstances set out in s200 of the LGA. These being:

- a. Where a resource consent condition is imposed for the same purpose;
- b. Where the same reserve, network infrastructure, or community infrastructure has been or will be funded or provided by the developer or a third party;
- c. Where Council has already required a development contribution for the same purpose in respect of the same building work.

10.3 In accordance with s199 of the LGA, a development contribution may only be required if the effect of the development, either individually or cumulatively with other developments, increases the demand for reserves, network infrastructure or community infrastructure, and as a consequence the Council will incur (or already has incurred) capital expenditure on reserves, network infrastructure or community infrastructure to meet that demand.

10.4 On receiving an application for a consent or authorisation, Council will:

- a. Confirm whether the application relates to a 'development' as defined in s197 of the LGA;
- b. Check that Council is not prohibited by s200 of the LGA from requiring a contribution in relation to the development;
- c. Determine whether alone or in combination with other developments the effect of the development under consideration is to require new or additional assets or assets of

increased capacity and, as a consequence, Council will incur (or has already incurred) capital expenditure to provide appropriately for this; and

d. Establish whether this Policy requires a development contribution in the circumstances.

10.5 If Council is satisfied that a development contribution is required, it will assess the application in accordance with clause 11 below.

11. Assessment

11.1 Council will assess the development contributions payable in relation to an application as follows:

- a. Identify the Catchment/s in which the proposed development is located.
- b. Calculate, by Activity for the relevant Catchments, how many Household Unit Equivalents (HUEs) are contained within the development (see clause 12).
- c. Identify what credits in HUEs (if any) are applicable, by Activity.
- d. Deduct any credit HUEs from the demand HUEs. This is to obtain the net increase in demand (additional HUEs) by Activity for the development.
- e. Determine the fee for each Activity by multiplying the additional HUEs for each Activity by the relevant amount in the applicable Catchment from the Development Contribution Fee Schedule (clause 14).
- f. Total the results for each Activity.
- g. Add GST.

11.2 Assessments will generally be made at the time of the earliest application for consent or authorisation for service connection relating to a development.

11.3 For clarity, should Council not require development contributions on the first consent or authorisation for a development, this does not prevent Council from assessing contributions on a subsequent consent or authorisation for the development. The Council may also require a development contribution to be made for the same purpose as it has earlier required a development contribution from the same development, to reflect an increase in the scale or intensity of the development since the earlier contribution was required.

11.4 An applicant may request an indicative calculation of contributions when an application is made for a Project Information Memorandum, or Certificate of Acceptance under the Building Act 2004 or may be requested at a Pre-application meeting under the RMA. This affords the applicant an early indication of the likely development contribution liability. However, this calculation is not binding, and a contribution will only be required at a time specified in clause 10.1 and invoiced in accordance with Part C of this Policy.

12. Determining Household Unit Equivalents (HUEs) Schedule 13 cl.2

12.1 A Household Unit Equivalent (HUE) is the unit of demand used to calculate a development contribution. A HUE represents the demand an average dwelling generates for the Activities that development contributions are collected for.

12.2 Using HUEs to assess development contributions provides an efficient method to meet the requirement to attribute units of demand to particular development Activities or types of development on a consistent and equitable basis.

12.3 HUEs are determined:

- a. As per the categories of development in this section; and
- b. Depending on what type of consent application has led to an assessment in accordance with clause 10.

12.4 Charges based on the number of HUEs are calculated in accordance with the Development Contribution Charges Schedule in clause 14.

12.5 Depending on the specific activity or service, Tables 1-3 in clause 15 provide additional data to support HUE calculations, as they describe HUEs in appropriate unit demands for the specific activities.

- 12.6 In some cases, the circumstance of a development means an assessment in accordance with the typical development Activities in clause 12.7 below is not appropriate, and in these cases a special assessment calculation will be made under clause 12.8.
- 12.7 This section identifies typical developments and assessment considerations.
- a. Residential subdivision:
 - i. Council has determined that it is appropriate to assess in accordance with clause 11 and require development contributions for residential subdivision.
 - ii. Each new residential lot created by subdivision attracts development contributions at the rate of one HUE per relevant Activity.
 - iii. Where two or more vacant lots held in one certificate of title are divided into separate titles and no previous development contributions or financial contributions under the RMA have been paid, development contributions will be required.
 - iv. The first single dwelling unit built on a vacant lot with a registered title in existence prior to 19 April 2005, will be assessed as having a credit of one HUE.
 - v. Notwithstanding clause 4(iv) if an existing lot does not have connections to Council's water or wastewater services, then on application for a connection, development contributions will be assessed.
 - b. Second/subsequent dwellings & multi-unit developments:
 - i. Additional dwellings after the first dwelling on a lot will attract development contributions at the rate of one HUE per dwelling. Dwellings for the purposes of this section include but are not limited to integrated, attached, and detached units, sleep outs and minor dwellings as defined in the Kaipara District Plan.
 - ii. If an additional dwelling is less than 100 m² of gross floor area (GFA) and in, the Council's opinion, is likely to generate less demand than an average dwelling, Council may apply a pro-rata m² rate reduction in development contributions.
 - iii. Any pro-rata reduction applied as per clause 12.7.b.ii above will not be less than 40% of a HUE. This is to reflect that smaller than average dwellings will still be occupied, and it is occupancy rather than floor space per se that generates demand.
 - iv. Where a pro-rata reduction has been applied in accordance with clause 12.7.b.ii above and a subsequent application is then made to expand that dwelling, the development contribution required will be assessed accordingly.
 - v. For multi-unit developments, Council may apply a pro-rata m² reduction in a development contribution, where it can be demonstrated that one or more units will generate lower demand than an average dwelling.
 - c. Home - based commercial activities:
 - i. Home-based businesses, and residential dwellings converted to commercial use will be assessed for additional demand greater than the existing residential use. If development contributions are required, these will be required in accordance with the charges for non-residential land use (clause 12.7.e).
 - d. Non-residential subdivision:
 - i. Non-residential subdivision will attract development contributions for each new lot created at the rate of one non-residential HUE per new lot (clause 12.7.e).
 - ii. Any development contributions paid as per clause 12.7.d.i above will be applied as a credit (clause 13) when assessing development contributions for a subsequent building consent or land use resource consent on the same lot.
 - e. Non-residential land use:
 - i. Non-residential land use will attract development contributions based on the demand a proposed development will place on Council's network infrastructure using the special assessment process in clause 12.8.

- ii. No contribution for Community Infrastructure will be required for non-residential development as Council considers that non-residential land use impacts are at such a low level that it is administratively inefficient to require contributions.
- f. Rural subdivision and land use:
 - i. For clarity, residential subdivision in the rural area is covered by residential subdivision in clause 12.7.a of this Policy and will be assessed accordingly. Non-residential subdivision in the rural area is covered by clause 12.7.d above.
 - ii. Non-residential developments in the rural area, including, but not limited to milking sheds, packing houses, and growing houses, etc. (i.e., any development that has a proposed activity that will impact on infrastructure and services), will be assessed for development contributions in accordance with clause 12.8, apart from commercial accommodation which will be assessed in accordance with clause 12.7.g.
 - iii. For clarity, non-residential sheds, and other farm buildings (including, but not limited to, hay sheds and minor storage sheds) will not attract development contributions if they are assessed to have no additional impact on infrastructure.
- g. Commercial accommodation:
 - i. Commercial accommodation is assessed on the number of transitory accommodation rooms. A transitory accommodation room is for a maximum of 2.6 people. The calculation of HUE equivalents for commercial accommodation is based on each transitory accommodation room being the equivalent to 40% of an average dwelling.
 - ii. Managers units will be assessed as a residential land use activity as they are considered a fulltime habitable dwelling.

Related information

Example only of commercial accommodation assessment

The total development contributions arising from a commercial accommodation development with 20 rooms and 1 managers' unit would be:

- Transport and Roding Activity = 9 HUEs (20 rooms x 40% of a HUE = 8 HUEs + 1 HUE (manager's unit))

- h. Retirement Villages:
 - i. Retirement villages including care facilities are a land use category that has an impact as identified in the table below:

Table 1: Retirement Villages and Aged Care HUEs

| Activity | HUEs per Retirement Unit (maximum 3br) | HUEs per Aged Care Bed |
|---------------------|--|------------------------|
| Transport | 0.3 | 0.1 |
| Community | No charge | No charge |
| Stormwater drainage | No charge | No charge |
| Water | 0.44 | 0.4 |
| Wastewater | 0.44 | 0.4 |

12.8 Special assessment calculations

- a. Council may consider that a specific development will generate impact on infrastructure which materially differs from that used for typical assessments found under clause 12.7.
- b. Generally, a special assessment will be done when the demand for an Activity is expected to be either greater or lesser than double the identified average value for that type of activity,

or where a land use is not adequately described within the Land Use Activity Tables (clause 15) of the Policy.

- c. It is solely a matter for Council, in its discretion, whether to carry out a special assessment.
- d. A special assessment uses a 'first principles assessment' approach. This means that the development will be assessed on its actual (proposed) demand, as opposed to the average demand identified in the Land Use Activity Tables in clause 15.
- e. A special assessment may require the applicant to provide detailed calculations of the expected demand of the development. These calculations will need to be provided by a suitably qualified person.
- f. The information supplied in clause 12.8.d above will be converted to HUEs to undertake an assessment in accordance with clause 12.
- g. Council encourages developers to provide this information at the feasibility stage of their project prior to lodging an application.
- h. Council may consider a development agreement an appropriate mechanism to document the outcome of a special assessment should the development fall within the criteria and circumstances under clause 24 of this Policy.

Related information

Examples of land use types that may require a special assessment

- Sports or convention centres that may generate large volumes of traffic at specific peak times.
- Trucking and courier activities that may have a consistent above average road use.
- Concrete plants that use significant amounts of water as part of their manufacturing process.
- A quarry or quarry extension because it can generate significant vehicle movements but at the same time may not have a building associated with the activity.

13. Credits

- 13.1 Credits may be recognised by Council, due to previously paid development contributions, financial contributions under the RMA, or historical impact. Credits are calculated in HUEs and describe the existing or historical (i.e., pre-development) level of demand associated with a site. This includes but is not limited to:
 - a. Existing residential dwelling units on site.
 - b. Historical credits of one HUE per Activity on vacant land for which a registered title existed 19 April 2005.
 - c. GFA of existing non-residential buildings on the site.
 - d. Previous lawfully established activity or consented buildings on a site.
- 13.2 The number of credits (in HUEs) a site may have will be determined in the same manner as additional demand is determined under clause 12.
- 13.3 Credits are based on lawfully established activities.
- 13.4 Credits remain with the relevant site and may not be transferred to another site.
- 13.5 Credits are not transferable from one Activity to another (i.e., credits for Transport and Rooding will only be applied to that activity, credits for reserves to reserves etc.).
- 13.6 For clarity, surplus development contribution credits are not redeemable by other means (either land or money).
- 13.7 Council established a base line demand on 19 April 2005 with its first Development Contributions Policy 2005 and all credits are benchmarked against the level of demand generated by lawfully established activity or lawfully consented buildings on the site as of 19 April 2005.
- 13.8 The following sections detail the specific approaches for determining credits for residential and non-residential developments:

a. Residential:

- i. Any undeveloped existing lot with a registered title at 19 April 2005 is deemed to have one HUE credit in respect of an Activity provided to the lot. This excludes small road severances or titles that are unable to be built on.
- ii. Cross leases that are converted into 'Fee Simple' titles will not attract development contributions if the conversion does not increase demand for Council infrastructure.

b. Non-residential:

- i. Any undeveloped existing lot with a registered title at 19 April 2005 is deemed to have one HUE credit in respect of an Activity provided to the lot. This excludes small road severances or titles that are unable to be built on.
- ii. Credits will not be given if the existing activity is non-residential and a contribution was not required at the time the activity commenced, because that activity did not require any form of consent but placed additional demand on Councils services.
- iii. For developments that extend buildings or demolish buildings that are re-built to the same or higher intensity, the assessment of credits will be based on the pre-existing development.
- iv. Sites that contained buildings that were demolished or destroyed prior to 19 April 2005 will be deemed to be vacant lots for the purpose of credits.

14. Development Contribution Fees Schedule

- 14.1 This Schedule is provided in accordance with ss201(2) and 202 of the LGA, and details the fees charged per HUE by Activity and Catchment.
- 14.2 All fees below are GST exclusive.
- 14.3 All figures in the Development Contribution Charges Schedule are expressed in 2025 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction (PPI) on an annual basis.

14.4 2025 - 2037 Development Contributions Charges

Table 2: 2025 - 2037 Development Contributions Charges

| | Catchment (\$) | District Wide (\$) | Total Charges (\$) |
|------------------------------------|----------------|--------------------|--------------------|
| Community | | | |
| Eastern Wards | 4,222 | 0 | 4,222 |
| Roading | | | |
| Roading East (all urban and rural) | 10,913 | 307 | 11,220 |
| District (all urban and rural) | 307 | 0 | 307 |
| Stormwater | | | |
| Baylys Beach | 12,476 | 0 | 12,476 |
| Dargaville | 436 | 0 | 436 |
| Kaiwaka | 3,227 | 0 | 3,227 |
| Mangawhai | 1,989 | 0 | 1,989 |
| Wastewater Treatment | | | |
| Dargaville | 14,522 | 0 | 14, 522 |
| Kaiwaka | 21,416 | 0 | 21,416 |
| Maungatūroto | 223 | 0 | 223 |
| Mangawhai | 51,656 | 0 | 51,656 |
| Water Supply | | | |
| Dargaville/Baylys Beach | 9,802 | 0 | 9,802 |
| Maungatūroto | 3,772 | 0 | 3,772 |

Related information for the table above

Council may require development contributions in accordance with clause 10.1 and this Schedule when granting:

- a building consent, including a certificate of acceptance
- a resource consent
- an authorisation for a service connection
- a certificate of acceptance.

See clause 16 for invoicing.

15. Land Use Activity Tables**15.1 Base demand units for residential HUE**

- a. This table assumes an average household occupancy rate of 2.6 people per dwelling, based on the Kaipara District population projections as at August 2024. See significant assumptions for further explanation of the occupancy rate).

Table 3: Base demand units for residential HUE

| Activity | Base Unit per HUE | Demand per HUE | Comment |
|----------------------------|------------------------------|-----------------------------------|--|
| Transportation and Rooding | 10 vehicle movements per day | | Vehicle movements are 1 in 1 out |
| Water Supply | m ³ per day | 0.75 m ³ or 750 litres | Based on average flow (design average) |
| Wastewater | m ³ per day | 0.8 m ³ or 800 litres | Based on peak flow and providing sufficient capacity to safely and effectively discharge wastewater. |
| Community | per capita basis | | Based on assumed average occupancy |

15.2 Base demand units for commercial HUE

Table 4: Base demand units for commercial HUE

| Activity | Base Unit per HUE | Demand per HUE | Comment |
|----------------------------|------------------------------|--|---|
| Transportation and Rooding | 10 vehicle movements per day | See 15.3 Transport and rooding and Table 4 Demand calculated per 100m ² | Based on average trip generation tables per land use type |
| Water | m ³ per day | 0.75 m ³ or 750 litres | Based on average flow by land use type see table 6 |
| Wastewater | m ³ per day | See Table 6 Note that wastewater is based on peak flow of 0.8 m ³ or 800 litres. Council must provide adequate capacity to safely and effectively discharge wastewater | See Table 6 Based on average usage by land use type |

15.3 Transport and rooding

- To establish transport and rooding contributions, Council uses Table 4below, which shows average HUEs per 100m² of Gross Floor Area.
- However, some Land Use Activities do not rely on GFA, these are separately identified in Table 5 below.
- If an activity is not covered by the categories within Table 4 and Table 5, or has identified demand significantly different from the tables, Council may request an assessment be provided by a qualified Traffic Engineer and reserves the right to have any such assessments peer reviewed at the applicant's expense. To clarify, this is not undertaken as a special assessment process.

15.4 Table 4 – The following ACTIVITIES use the indicated factors (instead of GFA) to convert to HUEs.

Table 5: Activity conversion tables

| Land Use Activity | HUEs Per 100m ² of GFA |
|---------------------|-----------------------------------|
| Primary production | 0.31 |
| Commercial activity | 1.5 |
| Community facility | 0.83 |
| Industrial activity | 0.6 |

| | |
|--------------------------|------|
| Freight and distribution | 4.92 |
| Visitor accommodation | 0.41 |
| Public storage | 0.08 |

- a. Many trips include multiple stops for other activities. To average the level of activity, it has been assumed that traffic activities fall into the following categories:
 - i. **Primary usage:** the portion of the trip that is solely to visit a single business. This assumes that 50% of the trips are directly attributable to that business land-use.
 - ii. **Secondary usage:** the portion of the trip is to visit several businesses. This assumes that 20% of the trips are attributable to that business land-use.
 - iii. **Incidental usage:** the portion of the trip that is incidental to the land-use. This assumes that the primary purpose of the trips is to visit somewhere else however, 3% of the trip is an incidental stop at the business land-use i.e., a stop at a service station for petrol or fast-food drive through.

Table 6: Activity calculation

| Activity | Factor | HUEs |
|------------------------------------|--|------|
| Independent Dwelling Unit | per dwelling unit over 100m ² | 1.00 |
| Child Care Facilities | per child | 1.2 |
| Petrol Stations without a car wash | per pump | 7.9 |
| Rest Homes | per bed | 2.3 |

Related information

Transport and roading contributions are calculated on trips generated by a development activity. The unit of measure is based on the average annual daily trips for a weekday. The traffic activity used for this Policy is established from the New Zealand Trips and Parking Surveys database and locally established traffic activity by location and land use. The trips data has been adjusted to reflect that the trips observed at the gate are influenced by the start and end destinations.

For example, a car driven from home to a place of work has activity equally allocated to both the residential and the work elements of the trip. It is further recognised that some level of traffic activity has multiple causes, and this is reflected in these calculations.

15.5 Table 6 – Average water usage by commercial land use types

Water use is based on the “average” usage per household in the district divided by the average occupancy per household. The design average for residential household water usage is 0.75m³ or 750 litres per day.

- a. Calculation of water use for a business land-use activity is based on the district-wide average water used by an industry type.
- b. If the average water use for an activity in the district is identifiable then the following example will be followed:
 - i. Assuming the average water use for commercial office space in Dargaville is 1.30 litres per m² of GFA. If the proposed building has a GFA of 400 m² the water use is calculated to be 1.3 litres x 400m² = 520 litres. This is then divided by the HUE base rate (750 litres) to identify the contributions. Therefore, $520 \div 750 = 0.693 \times \$1,389.00 = \$963.00$.

Table 7: Average water usage by commercial land use type

| Average water usage by commercial land-use type | |
|--|---------------------|
| Use | Ltr/1m ² |
| Community facility | 2.07 |
| Commercial services | 0.83 |
| Retail | 1.81 |
| High water use activity (car washes, garden centres, food processing, etc) | 29.11 |
| Industrial activity | 2.16 |
| Large mass buildings | 0.22 |
| Hospitality | 7.88 |
| Visitor accommodation | 6.83 |
| Freight and distribution | 1.83 |

Part C: Invoices and payments

16. Invoices

- 16.1 The applicant may request an invoice be issued for development contributions payable, on any occasion that contributions are assessed. Except where the developer has requested and the Council has already issued an invoice, the Council will generate an invoice before the relevant 'no later than' date in clause 18.
- 16.2 Invoices must be paid in full on or before the 20th day of the following month of issue, but in no case later than the relevant time specified in clause 18.1.
- 16.3 Invoicing and payments are in accordance with the Council's financial and debt recovery practices.

17. Goods and Services Tax (GST)

- 17.1 The total end-to-end process for calculation of development contributions is exclusive of GST. Once all the calculations are complete, GST is added to the final amount to be invoiced (see clause 11).

18. Timing of Payments

ss198(1)(a), (b), and (c); s208

- 18.1 Development contribution invoices must be paid no later than the following times:
 - a. For contributions required when granting subdivision consent:
 - i. Prior to issue of a s224(c) certificate under the RMA.
 - b. For contributions required when granting building consent:
 - i. When an inspection of building work is requested (the inspection type will be determined by the building consent authority based on the classification of building consent granted); or
 - ii. Prior to the release of a Code Compliance Certificate under the Building Act 2004.
 - c. For land use consents without an associated building consent:
 - i. When Council's monitoring staff are satisfied the consent has been given effect to.
 - d. When an authorisation for a service connection is granted:
 - i. Prior to actual connection.
- 18.2 In addition to the powers provided in s208 LGA, Council may avail itself of all, other legal methods of collecting unpaid development contributions as it sees fit.

Related information

Section 208 LGA provides Council with a range of powers, should payment not be received as outlined in this Policy.

Part D: Postponements, remissions, and refunds

19. Remissions

s201(1)(c)

- 19.1 This Policy does not provide for remissions on payment of development contributions.
- 19.2 In general, the policy does not provide for remissions or reductions to development contributions for the following reasons:
- The greater the number and range of remissions, the less transparent the administration of development contributions becomes.
 - If the Council decides to advance particular strategic objectives, it is important that it does so transparently and effectively via a separate means, rather than through remitting or reducing development contributions.

20. Postponements

s201(1)(c)

- 20.1 This Policy does not provide for postponements on payment of development contributions.
- 20.2 Council reserves discretion to enter into agreements to delay payments in extraordinary circumstances as approved by the CE.

21. Refunds

ss201(1)(c), 209, 210(1)(a)(b)

- 21.1 The Council will refund any development contributions that have been paid to the consent holder, when any of the circumstances set out in section 209(1)(a)-(d) of the LGA apply.
- 21.2 If a development contribution has been paid for a specified reserve purpose, Council will refund the money received for that purpose if the money is not applied to that purpose within 20 years of receiving the money.
- 21.3 If land was acquired in lieu of a cash development contribution for a specified reserve purpose and has not been used for that purpose, Council will return that land in accordance with section 210(1)(b) LGA.
- 21.4 Except in relation to development contributions or land taken for a specified reserve purpose as provided in this Policy, Council will not refund a contribution where a specific capital Project does not proceed but will apply the contribution to assets or projects of the same general function and purpose.
- 21.5 The amount of any refund will be the contribution paid, less any costs incurred by Council in relation to the development and its discontinuation, but may include any interest earned, depending on the circumstances of the case.

Related information

S209 outlines the circumstances in which Council is required to refund money paid or return land, including who the refund must be paid to, or the land must be returned to.

S210 prescribes the circumstances for refunds of money or return of land where this was required for a specified reserve purpose.

- Both sections provide for the retention of money or land to cover costs incurred by Council.

Part E: Reconsiderations, and objections

22. Reconsiderations

ss199A(2), 202A(2)

22.1 Section 199A LGA allows a person who has been charged development contributions to request a reconsideration of the charges.

22.2 Council must, in this Policy state the process for requesting a reconsideration in accordance with s202A(2).

22.3 Council's process for reconsideration is as follows:

- a. A request for reconsideration must be made to the Council within 10 working days after the date on which a person has received notice from Council of the assessment for development contributions.
- b. If requested, Council may provide the applicant an extension of time to supply relevant supporting information.
- c. Council may require additional relevant information from the applicant.
- d. The Council will, in accordance with s199B LGA, notify the person of the outcome of the reconsideration within 15 working days after the day it receives all required information in relation to the request.
- e. Council will review the original assessment and prepare a report that will include, but is not limited to, consideration of the following matters:
 - i. the grounds on which the request for reconsideration was made, including any new information provided;
 - ii. the purpose and principles of development contributions under ss197AA and 197AB;
 - iii. the provisions of the Policy;
 - iv. any other relevant matters.
- f. The reconsideration request and report will be provided as part of an agenda report for a public meeting of the Council or Council Committee with the relevant delegations and Terms of Reference to consider the request.
- g. The Council will consider the information provided and will make a decision.

Related information

Sections 199A and 199B outline the process and requirements for a reconsideration, including timeframes. A reconsideration request must:

- Be in writing
- Be lodged with Council within 10 working days after the date on which a development contribution notice was received
- Contain the grounds on which the person believes that:
 - The development contribution was incorrectly calculated or assessed under the Policy or a previous Policy; or
 - Council incorrectly applied the current or previous Policy; or
 - The information used to assess the person's development, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

Council must notify in writing the outcome of a reconsideration request within 15 working days of receiving all required information relating to the request.

A request for reconsideration cannot be made if an objection under section 199C has already been lodged.

23. Objections

ss199C-199K, Schedule 13A

23.1 Council will consider objections in accordance with the legislative requirements.

Related information

Objections made under section 199C must be lodged within 15 working days, either:

- After the date on which a person has received notice from Council of the assessment of development contributions; or
- After the person has been advised of a decision in writing on a reconsideration request.

A person may lodge an objection regardless of whether a reconsideration request under section 199A has been lodged with Council.

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Part F: Other matters

24. Development Agreements

ss207A-207F

- 24.1 Development agreements allow councils and developers to agree on an alternative way of providing or contributing to the cost of infrastructure outside of the Policy.
- 24.2 Council or Council Committee with the relevant delegations and Terms of Reference to consider the request may, at its sole discretion, enter into a development agreement where it considers that such an agreement will be in the best interests of all parties; and
- 24.3 The development agreement complies with the statutory framework provided under sections 207A – 207F of the LGA.
- 24.4 Section 207D determines that no development agreement obliges the Council or any other consent authority to:
 - a. Grant a resource consent under the Resource Management Act 1991; or
 - b. Issue a building consent under the Building Act 2004; or
 - c. Issue a code of compliance certificate under the Building Act 2004; or
 - d. Grant a certificate under section 224 of the Resource Management Act 1991; or
 - e. Grant authorisation for a service connection.

Related information

A Development Agreement is defined in the LGA. Sections 207A-207C provide the framework within which Council can consider a request to enter into a Development Agreement, or by which Council can request a developer to consider entering into a Development Agreement with Council. This also includes that Council must consider any request without unnecessary delay.

25. Acceptance of land or works in place of development contributions

- 25.1 Council requires development contributions to be paid in cash rather than land. In exceptional circumstances, and at the sole discretion of Council, an offer of land instead of cash may be considered, as part of a development agreement (**clause 24**).
- 25.2 Council will only accept land in lieu of a cash development contribution if the following criteria are met:
 - a. Council considers a piece of land offered would adequately meet the purposes for which the contribution is sought or;
 - b. All other matters relating to the acceptance of land in lieu of a cash are satisfactorily agreed in a Development Agreement.
- 25.3 For clarity, Council will not accept land in lieu of a cash development contribution for esplanade reserves for the purpose set out in s229(a) of the RMA or for a local purpose reserve (drainage reserve) under the Reserves Act 1977.
- 25.4 For clarity, undertaking works in compliance with Council's Engineering Standards and/or specific conditions of consent imposed under the RMA may not be offset against the requirement to pay development contributions.

26. Exemptions

- 26.1 Council is exempt from paying any development contributions on any development that is funded by Council if the project itself is a capital project for which development contributions would otherwise be required.
- 26.2 The LGA does not bind the Crown (s8) and therefore the Crown is exempt from paying development contributions.

Part G: Legislative Framework and Policy Approaches

27. Legislative framework ss101,102,106,197AA-211, Schedules 13 and 13A

- 27.1 In developing and producing this Policy, the Council is required to consider and apply a range of matters provided for in the LGA. The LGA also stipulates some specific content requirements for the Policy to provide certainty and support understanding of the various approaches chosen and applied by Council. In many cases, the content in this Policy is informed by multiple sections and subsections of the Act. **Parts G to Section 2** of this Policy focus on these legislative requirements.
- 27.2 **Parts G to K (clause 27 – clause 49)** of this Policy describe and summarise the methodology, approaches used, including the legislative justifications and significant assumptions, including growth, that inform the Schedules of Assets in **Section 1** and the Development Contributions Charges Schedule in **Section 2**.
- 27.3 In developing this Policy, Council has also given due consideration to section 101 LGA. See **clauses 29-34** below.
- 27.4 The Schedules of Assets in **Section 1** are separated into Catchments and the financial split between growth and other funding that are required to be included in this Policy in accordance with s201A(1).
- 27.5 In accordance with s204(1), Council will only expend development contributions on the Activity for which they are collected (e.g., contributions collected for roading will only be spent on roading) and must not be spent on other types of infrastructure Projects. However, the Council may use development contributions for reserves in the manner allowed under ss 205 and 206 LGA.
- 27.6 This Policy is informed by Council's Long-Term Plan, and this is noted where appropriate throughout the Policy.

28. Policy approaches and drivers s197AA, Schedule 13

- 28.1 Council has determined to use development contributions as a funding source for growth related capital expenditure on additional, network infrastructure and community infrastructure, or to increase the capacity of, network infrastructure and community infrastructure.
- 28.2 The purpose of the development contributions provisions in the LGA is to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
- 28.3 The options chosen and explained in this Policy will enable Council to fund its capital Projects in a fair, predictable, and reasonable manner as part of a consistent, integrated, and equitable approach to planning and providing for the District.
- 28.4 Growth within the District drives a significant portion of Councils capital works. Council considers it equitable that those undertaking a development should contribute to the costs that Council has or will incur to service such growth.
- 28.5 Council does not consider it appropriate that ratepayers should fully fund Projects that are required because of growth. This would be a disproportionate burden relative to the benefits ratepayers receive.
- 28.6 The District has experienced a long-term trend of growth. While the actual rate of growth has been variable over the short- term, the long-term trend remains positive. With the advantages of growth comes the difficulty of funding the essential infrastructure necessary to support it.
- 28.7 Non-growth-related capital expenditure is funded by rates and other sources because these costs would have been incurred even if there had been no growth and/or there is a benefit to

the wider community. Ratepayers may also contribute to the cost of growth to recognise that there may be benefits from growth that accrue to the existing community.

- 28.8 Capital Projects provided by Council may be required for multiple reasons. These include the requirement to meet the demands attributable to growth (the growth element), to renew existing network and community infrastructure (renewal), or to meet the Level of Service (**clause 47**) required for current demand (backlog). Development contributions fund only the growth element of infrastructure capital Projects.

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Part H: Rationale for funding growth with development contributions

29. Introduction

ss106(2)(c), 101(3)

- 29.1 In adopting this Policy, Council has determined that the growth community should bear a proportionate share of the cost of providing infrastructure that is required to meet that growth.
- 29.2 Development contributions promote sustainable development in that they require developers to consider the true cost of their developments, including the cost of Council provided infrastructure.
- 29.3 Council considers that for ratepayers to fully fund the cost of growth-related capital works would cause unsustainable rate increases and would be inequitable.
- 29.4 In determining the funding sources for the growth-related components of Capital Projects, this section provides Council's considerations for each of the matters required under section 101(3) (a) and (b) of the LGA.

30. Community outcomes

s101(3)(a)(i)

- 30.1 Council's Community Outcomes are identified in the LTP. Council needs to consider the community outcomes to which the Activity primarily contributes in relation to its associated Activities, programmes and projects.
- 30.2 The table below shows the Activities for which development contributions may be required and an assessment of the level of contribution (high, medium, low) to each Community Outcome.
- 30.3 A more complete explanation of the community outcomes to which each of the Activities primarily contributes is included in the LTP.

Table 8: Community Outcomes Matrix

| | Activity | | | | | | | | |
|---------------------|---------------------|------------------|---------|--------------------|--------------|------------------------------------|------------|-------------|------------|
| Community Outcome | Roading & Footpaths | Parks & Reserves | Library | Community Outcomes | Water Supply | Flood Protection and Land Drainage | Stormwater | Solid Waste | Wastewater |
| Vibrant Communities | √√√√ | √√√ | √√√√√ | √√√√ | √√ | √√√ | √√ | √√√ | √√ |
| Dependable Rooding | √√√ | √ | - | √ | - | √ | √ | - | - |
| Prosperous Economy | √√√√ | √√ | √√ | √ | √ | √√√√ | - | √ | √√ |
| Healthy Environment | √ | √√ | √√ | √ | √√ | √√√ | √√√ | √√√√√ | √√ |
| Affordable Housing | √ | | √ | - | - | - | √ | √ | √ |

31. Distribution of Benefits

- 31.1 Council recognises that there are benefits for the greater community that flow from the extra capacity in community facilities provided in response to growth. These benefits flow to the existing community and the new growth community.
- 31.2 For each Activity including Projects that require capital expenditure, Council assesses whether the assets being created or modified will benefit, the existing community, the growth community, or both.
- 31.3 The benefits are assumed to have a value proportionate to the capital expenditure and similar to the benefits which flow from the underlying service activity that the consumers of the services receive as value from the availability of the capital assets.
- 31.4 In summary, how the capital expenditure and benefit allocation is analysed can be seen in the table below

Table 9: Capital expenditure and benefit allocation

| Capital Expenditure | Explanation |
|-----------------------------|--|
| Renewal expenditure | Benefits the existing community only and replaces the existing asset base. |
| Backlog expenditure | New asset capacity is of benefit to the existing community only, to meet any short fall in the current Level of Service. |
| Increased Levels of Service | Capital expenditure that benefits all the community including the growth community. |
| New service expenditure | Capital expenditure to provide benefits to both the existing and the growth community on a pro-rata basis. |
| Growth expenditure | That which benefits and is needed to meet projected growth in the community, estimated over the next 10 years. Asset capacity which provides benefits beyond that period will be allocated to future growth communities and may form part of future development contributions. |

- 31.5 The Level of Service supplied for most Activities generates a benefit that is enjoyed by the whole community, both existing and growth. There is no mechanism to exclude one group from the higher service level at which the activity is provided. Similarly, both existing and growth communities share proportionately in the benefits of excess capacity up to the point that it is consumed by the expanding community.
- 31.6 The existing community and the expanding existing community will fund any excess until future demand beyond 10 years occurs and the development contributions include recovery of that excess.
- 31.7 There is recognition of transitional benefits to the existing community and the incoming growth community that may occur in some circumstances because of excess capacity provided in anticipation of growth. This is often perceived as an improvement in Level of Service, but if there has been no change in the planned Level of Service this is an 'improvement' that will be eroded over time as growth takes up that additional capacity.
- 31.8 Council's Cost Allocation Methodology (clause 38) takes account of this transitional benefit where appropriate and allocates it between the growth community and the existing community.
- 31.9 It is recognised that there are components built into the existing network with excess capacity which will benefit the growth community. Some of these components are included in the development contributions calculations as past Projects with residual capacity for anticipated growth, and some are not. Therefore, the growth community benefits from some significant past capital expenditure without incurring any additional charges.
- 31.10 The process of cost and benefit allocation uses a modelling tool, which calculates and records:
- The decisions made about the drivers of a Project, i.e., the reasons Council has undertaken the Project and who will benefit from the Project
 - The allocation of costs between the beneficiaries
 - The share of infrastructure cost that can be attributed to the existing and growth communities, through rates and development contributions respectively.

32. Benefits period

s101(3)(a)(iii)

32.1 Council determines:

- Within individual Asset/Activity Management Plans, the length of time over which an asset created will provide a benefit to the community; and

- b. The capacity of that asset; and
- c. The amount of capacity that will be utilised by the growth community.

32.2 There are benefits that accrue to both existing and incoming growth communities over the lifetime of the assets, and both communities share proportionately in the benefits of excess capacity up to the point that it is consumed by the expanding community.

33. Contributions to the need for the Activity s101(3)(a)(iv), Schedule 13

33.1 The development community creates the need for the Activity, to the extent that the Activity is servicing growth. Council has estimated the extent of growth within the District, both residential and non-residential and has translated that to the expected household equivalents which constitute that growth (HUEs) in accordance with Schedule 13 of the LGA.

33.2 For each Activity, this then creates a profile of the demand that can be expected for that Activity, and the assets necessary to accommodate that demand over time.

33.3 Council has identified the capital expenditure necessary to provide the capacity to meet the needs of the growth community. This is identified in the Schedules of Assets in Section 1.

33.4 Where the existing capacity of community facilities is insufficient to provide the Level of Service (as set out in the LTP) to new residential and non-residential users, those new users/ the growth community, are therefore principally the ones who create the need for new or expanded community facilities.

33.5 However, Council also recognises that there may be capital expenditure necessary to increase the Level of Service for all, due to:

- a. Community demand for increased Levels of Service,
- b. Obligations on Council to raise the Levels of Service to meet resource consent or statutory obligations and conditions, and
- c. Visitors to the District creating additional demand on facilities.

34. Transparency of funding ss101(3)(a)(v), 197AB, 101(3)

34.1 To support transparency and legislative requirements, this section explains how the Activities (as identified in Part B, clause 9) are separated and the catchments are established.

34.2 Activities

- a. Funding at an Activity level allows:
 - i. for improved transparency and efficiency, and assists in defining the appropriate share of actual costs to be paid by the growth community;
 - ii. the decision making to be more transparent and accountable by providing reasoning as to why a Project is being undertaken
 - iii. consideration of whether ratepayers are being asked to contribute to infrastructure capacity that they do not require. This contributes substantially to intergenerational equity.
- b. Council has however, for the reasons of administrative and economic efficiency, allocated some potential-growth related expenditure over all Activities to the existing community. This is because the cost of determining the proportionate growth component would be greater than the costs likely to be recovered through development contributions.

34.3 Catchments

- a. In determining catchments, Council has endeavoured to balance service delivery considerations, growth patterns, administrative efficiency, benefits, costs and wider considerations of public good and fairness.
- b. The use of catchments assists in transparency and efficiency by identifying the variations in the cost of providing infrastructure according to the characteristics of a particular locality and the nature of the works required.
- c. Council has provided catchment areas for each Activity and determined to use those

catchments detailed in Section 2 having regard to ss101(3) and 197AB, and taking into account a range of considerations, including:

- i. the predicted growth within the catchments;
 - ii. the Projects planned within the catchments and who creates the need for, and will benefit from, those Projects;
 - iii. the administrative efficiency of managing assets at a practical level;
 - iv. geographical and technical aspects of Projects;
 - v. Levels of Service;
 - vi. matters of consistency;
 - vii. balancing of practical and administrative efficiencies with fairness and equity;
 - viii. the avoidance of district-wide catchments where practical.
- d. In seeking to apportion development contribution charges in a fair and equitable manner Council has identified some specific capital Projects as being unique to certain areas of the district, and the growth in these areas as the primary driver behind Projects. Council has separated out these areas and the associated Projects as individual catchments (see Section 2). Capital Projects within the catchments will attract defined, catchment related development contribution charges.
 - e. After considering the distribution of benefits and impact on and from the local and district-wide community on these Projects, Council has decided that the development growth within the catchments should contribute proportionately towards funding the Catchment Projects, and in some cases the district-wide Projects also.
 - f. However, the use of particularly small catchments, together with varying market conditions and the decisions of individual developers and purchasers has the potential to create anomalies within the development contributions, and the funding of infrastructure. Council balances administrative efficiency and transparency in determining Catchment size and locality.
 - g. Should a development straddle more than one Catchment, the HUEs will be allocated on a pro-rata basis.

35. Impact on community wellbeing

s101(3)(b)

35.1 General

- a. This Policy will enable Council to provide appropriate levels of community facilities that are necessary to service the growing community.
- b. Ensuring an appropriate balance between the various sources of funding for the provision of community facilities is central to Council being able to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.
- c. Funding part of the cost of providing increased capacity in Council's community facilities through development contributions, rather than rates and/or serviced debt, promotes inter-generational equity between the existing and incoming communities within the District.
- d. By funding growth infrastructure from the appropriate sources, funds that might otherwise have come from the existing community are available to that community.

Part I: Capital Expenditure

36. Expected expenditure & incurred expenditure

ss199(2), 201A(1)

- 36.1 Section 199) of the LGA allows for Council to require a development contribution from a development for capital expenditure:
- a. expected to be incurred as a result of growth; or
 - b. already incurred in anticipation of growth.
- 36.2 The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand for community facilities, is summarised in the Schedules of Assets in Section 1.
- 36.3 The growth element of the Projects selected by Council will be funded or part-funded by development contributions. This amount is arrived at after funding from other sources has been deducted. Backlog and renewal portions of capital expenditure will be funded from sources other than development contributions (e.g. depreciation funding, rates, user charges, etc.).
- 36.4 Where Council anticipates funding from a third party for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the total estimated growth component to be funded by development contributions.
- 36.5 In the recent past Council has incurred significant expenditure in anticipation of growth. Council will recover the cost of the growth component of these Projects implemented to support the future community. Those 'Past Projects with Residual Capacity' are included in schedule 1 and 2 of Section 1.

Part J: Determination of development contribution charges

37. Calculation Summary

ss202, 201(a)

- 37.1** This section of the Policy sets out in summary form an explanation and justification of how the development contributions have been calculated for the Development Contributions Charges Schedule (Section 1).
- 37.2** From Council's capital expenditure Projects identified in the LTP, Council has:
- Determined the Activities for which development contributions will be required;
 - Determined the Levels of Service for each Activity;
 - Recorded the Catchment where the project provides capacity to meet demand (Section 1);
 - Summarised the capital Projects (with growth component identified) that are included in determining the development contributions charges. These include completed Projects that were constructed to provide capacity for future demand and that have a remaining surplus capacity (clause 14);
 - Deducted from the project costs all reasonably anticipated funding from third parties and allocated the costs between growth and non-growth;
 - Recorded the capacity and life of the Projects, the growth cost share that will be assigned to the demand reported in the Growth Model;
 - Allocated costs to each Household Unit Equivalent; and
 - Assessed each Activity, (and Project where appropriate) that is to be funded wholly or in part by development contributions against the considerations in s101(3)(a) LGA.
- 37.3** To undertake a cost allocation analysis using the Cost Allocation Methodology (clause 38) to determine the share of cost to growth, Council has considered:
- the capacity and demand requirements of the current levels of service identified in the LTP, to determine the growth share of the Project cost as well as the renewal, and level of service investment portions to be funded by rates;
 - The outcomes of the Cost Allocation Methodology are summarised in this Policy stating the proportion of capital expenditure to be funded by development contributions and other sources of funding (Section 1).
- 37.4** The Growth Model (clause 42) shows the changes in household numbers and a similar level of growth is assumed for business floor areas. Based on this, Council has determined for each Activity and Activity Catchment:
- the changes in demand for service from the existing and growth communities over the capacity life of the Project;
 - the measures of household and business demand.
- 37.5** In undertaking a funding analysis of each Project to determine the total cost of growth for each unit of demand, Council has:
- Determined the project growth cost share funded by development contributions from each of the incoming growth demand units in the Catchments serviced by the Project over the capacity life of the Project; and
 - Aggregated the outcomes of the funding analysis for each project by Activity and Catchment to determine the development contributions charge for the Activity and Activity Catchment.
- 37.6** This process includes internal and external reviews of the Projects, cost allocation analysis and funding analysis to test and verify the assumptions and accuracy of the Project data.

38. Cost Allocation Methodology introduction

s106(3), Schedule 13

- 38.1 The Cost Allocation Methodology (the CAM) used in this Policy is based on an assessment of the underlying drivers of expenditure. The CAM is applied to the programmes of capital expenditure delivering the levels of services defined in the LTP at an Activity level for:
- capital expenditure set out in the LTP or in the process of being included in the next LTP; and
 - expenditure on past projects with residual capacity for growth.
- 38.2 For the purpose of the above, 'programmes' are planned capital expenditure designed to deliver defined Levels of Service, and 'projects' are planned or completed projects delivering the programme. These are described as Projects throughout this Policy. The analysis to determine the cost of growth has been undertaken at both programme and project level as appropriate for that Level of Service and Activity.
- 38.3 The CAM takes the planned costs of a proposed project and, where applicable, identifies and assigns a growth component. Only the growth component or part of the growth component of a Project is recovered through development contributions.

39. Summary of Cost Allocation Methodology

ss197AB(g), 201(1)(a)

- 39.1 This section provides a summary of the CAM, and a high-level description of the process used to determine the Development Contribution Charges Schedule (**Clause 14**).
- The scope and gross cost of a qualifying Project is reviewed, and any non-capital (operations and maintenance costs) are excluded.
 - Catchments are established after taking into account the principles in s197AB (clause 34.3).
- 39.2 To determine the growth component of projects, a two-stage process is followed, (see clause 39.3 below).
- First is to identify any renewals component of investment to reach "Growth Attributable Cost".
 - Secondly, is to determine the underlying drivers for investment to identify which proportion of the "Growth Attributable Cost" is recovered from development contributions.
- 39.3 The following flow chart is used to identify the renewal component, and GAC of projects which include replacement of existing assets:

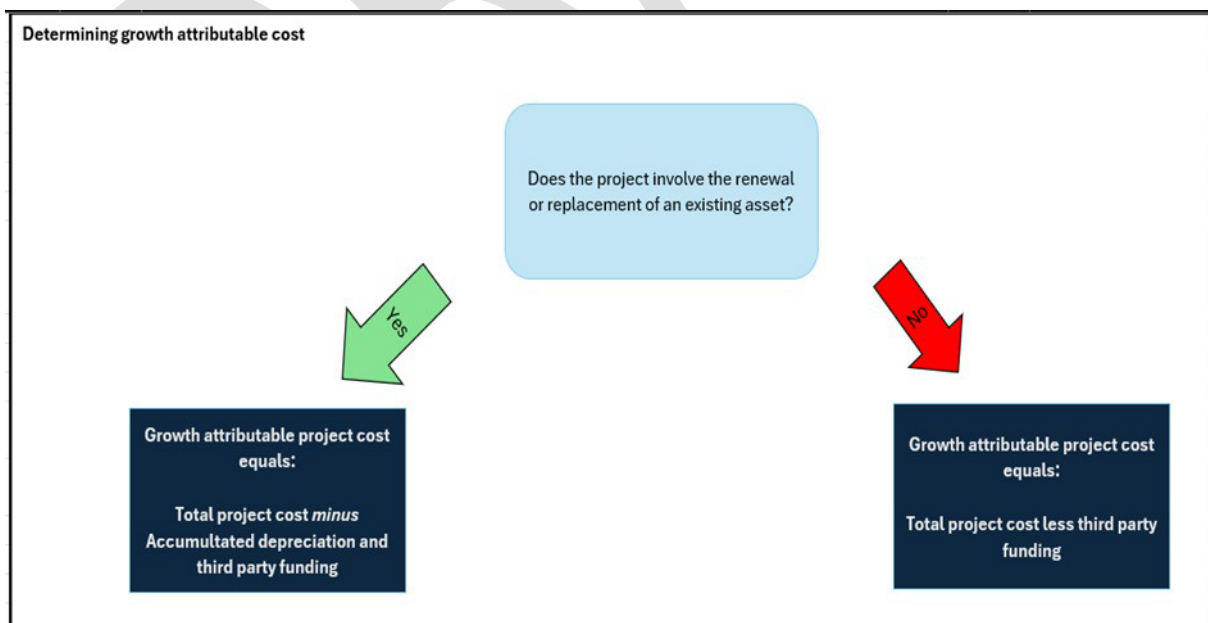


Figure 1: Determining growth attributable cost

- 39.4 Once the GAC has been determined, an assessment is completed to determine the growth share of costs.
- 39.5 The growth share of costs is determined based on the extent to which growth causes the need

for infrastructure ('exacerbator pays') and the extent to which the growth community benefits from the infrastructure ('beneficiary pays').

39.6 The exacerbator pays and the beneficiary pays principles have been assumed to be equally applicable for all infrastructure.

39.7 The following flow chart is used to identify the proportion of a project's GAC that is able to be recovered from the growth community:

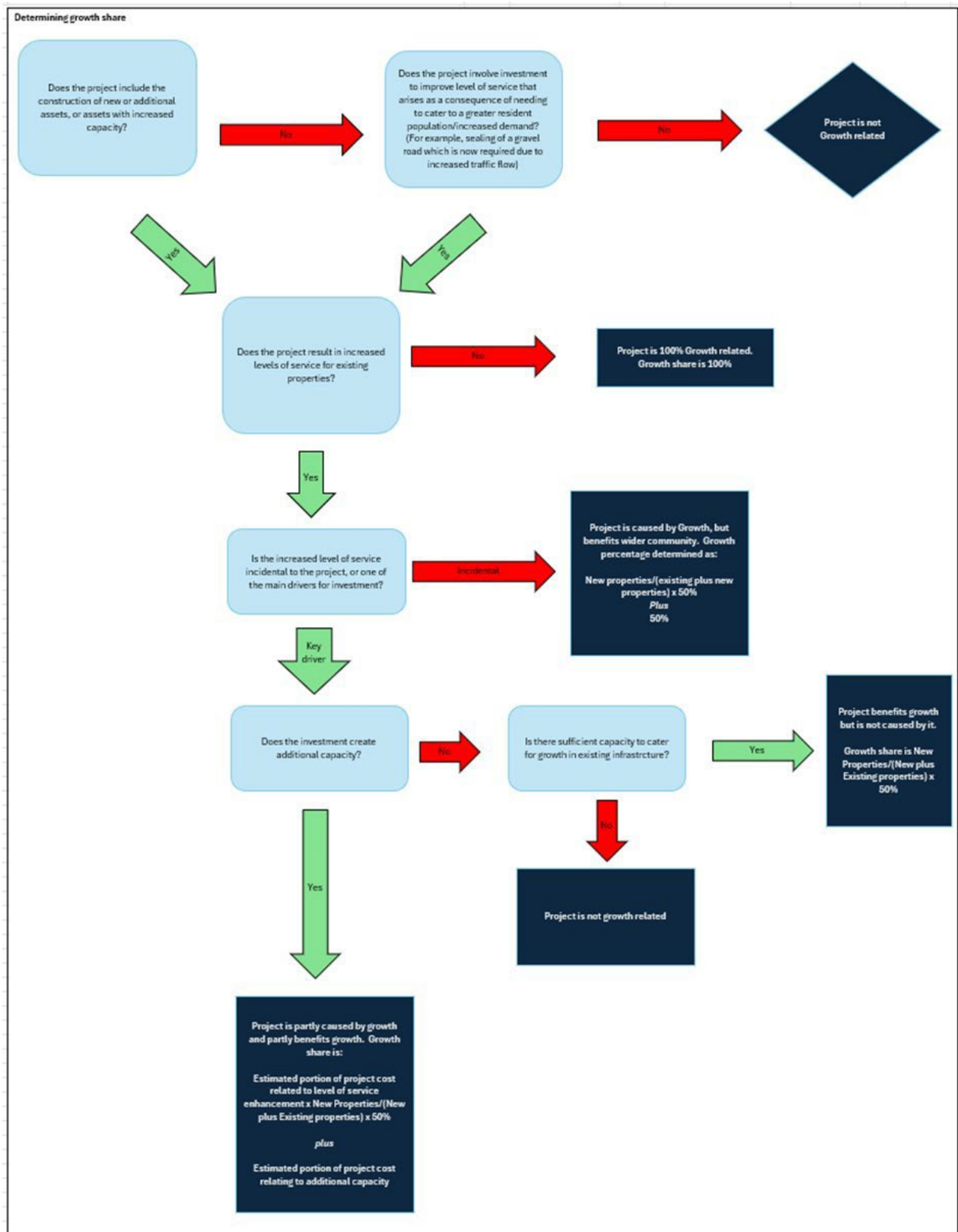


Figure 2: Determining growth share

39.8 Any remaining share is defined as 'unallocated' and is not funded by development contributions. This share is ultimately funded from rates (though debt may be used to finance this investment).

39.9 Capacity, useful life information and funding periods are used to determine the period over which contributions are identified to be collected.

39.10 The Funding Model (**clause 40**) is then used to identify the appropriate portion of the cost of growth (that which is allocated to the growth community) after considering all the factors outlined in **Part H**.

40. The Funding Model

Schedule 13

40.1 The purpose of the Funding Model is to ensure an equitable assessment of the funding requirements to support development contributions calculations and to provide a consistent and legislatively compliant methodology in accordance with Schedule 13 of the LGA.

40.2 The Funding Model determines the development contribution charge necessary to fund the total cost of the capital expenditure supporting growth.

40.3 The Funding Model takes that portion of gross costs allocated to the growth community by Project and calculates costs in relationship to the Growth Model projections (**Clause 42.1**) by Household Unit Equivalents.

40.4 The resulting development contribution charges are calculated in accordance with the Methodology for calculating Development Contributions in Schedule 13 of the LGA.

40.5 The Funding Model takes into account:

- a. The funding requirements to support the cost of growth infrastructure.
- b. Equitable application of those funding requirements to the incoming growth community.
- c. Interest on borrowing to implement growth infrastructure.
- d. Interest on contributions received in advance of provision of growth infrastructure.

Part K: Significant assumptions

41. Introduction

s201(1)(b)

- 41.1 Section 201(1)(b) LGA requires the Policy to state significant assumptions underlying the calculation of the schedule of development contributions. Throughout the process of determining the development contributions schedules of this Policy, Council has used the best available information at the time.
- 41.2 All relevant components of the assumptions provided in this section are reviewed and updated as part of each statutory review. Any significant change to these assumptions may trigger an out of cycle review.

42. Growth

- 42.1 Council adopted the Kaipara District Spatial Plan - Ngā Wawata 2050 which sets out a community-based vision for sustainable development within the District. This strategy informs Council's decision-making about how the District is expected to develop.
- 42.2 The Growth Model for the Kaipara District has been developed using projections provided by Infometrics, with adjustments made where necessary to reflect known areas of higher growth within the District and was last reviewed in August 2024.
- a. The Growth Model assumes:
- i. Kaipara is growing and is expected to do so for the next 30 years. Our population is anticipated to reach 35,700 by 2054 in the medium scenario. Kaipara's population is projected to grow 1.3% per year between 2024 and 2034, and total dwellings will increase from 40,007 homes in 2024 to over 45,405 homes by 2034, and 54,000 by 2054.
 - b. The total business floor area will increase at a similar rate to population growth.
- 42.3 Growth projections are subject to uncertainties as to the quantum, timing and location of growth. Regular reviews will be undertaken as a key component of planning future network and community infrastructure requirements.
- 42.4 The Kaipara District Spatial Plan - Ngā Wawata 2050 provides substantial long-term analysis of the anticipated growth, and guides Council's infrastructure planning and strategic activities.
- 42.5 Council's growth assumptions for the 10-year term of the LTP inform the Asset/Activity Management Plans and capital expenditure budgets in the LTP. These have been made based on the best information available at the time of Policy development.
- 42.6 Additionally, Council's Infrastructure Strategy informs Council decision making in the short and long term and includes scenarios for the Long-Term Plan period 2024-2027 and for the Asset Management period 2024-2054 (30 years).
- 42.7 The LTP details capital Projects to be undertaken over a 10-year timeframe. Development contributions also include some past Projects that have residual (growth) capacity as well as capital Projects (with a growth element) included within the LTP. A long-term horizon has been used to develop the Growth Model, and various timeframes have been used for the development of Asset and Activity Management Plans in line with the expected life of the asset. Therefore, any single Project has a number of different variables that must be taken into account when calculating a development contribution.
- 42.8 The predicted rates of growth have been used to calculate growth in terms of HUEs. Predicted HUEs are shown per Activity and per Activity Catchment within the Funding Model. A HUE is defined as being equivalent to the demand generated by an average dwelling. It is recognised that household units vary throughout the District and the demands they generate have a broad range. Given the size of the Catchments used in calculating development contributions an implied averaging is used. This approach is considered appropriate in terms of the principles of development contributions and in accordance with Schedule 13 of the LGA.

43. Risks and growth-related assumptions

- 43.1 There is a risk that the Growth Model assumptions will not eventuate, resulting in a change to the assumed rate of development. However, modelling suggests that any difference between the actual growth and the assumed growth would only have minor impacts on the total development contribution charge for each HUE. While these assumptions are reviewed every three years due to statutory review requirements, Council can also choose to undertake a review earlier if circumstances require.
- 43.2 That the lag between expenditure incurred by Council and contributions received is different from that assumed in the Funding Model and that the costs of capital Projects are greater than expected. This would result in an increased debt servicing cost. Conversely growth at a faster rate would reduce debt servicing and thus incurring lower charges in future policies.

44. Capital Projects – assumptions

- 44.1 To support anticipated growth, Council has assumed the budgeted capital Projects programme of the LTP will be necessary. If the anticipated growth does not occur, it is most likely that the capital Projects programme will be re-sequenced or subtly accelerated or slowed rather than substantially changed.
- 44.2 Capital Projects may be substituted within an activity group or programme of projects that will not necessarily have an effect on the development contributions calculated for that activity.

45. Estimated cost of capital expenditure

- 45.1 It is likely that actual expenditure will differ from estimated expenditure due to factors beyond Council's control, including, but not limited to:
- Changes in the price of raw materials and labour; and
 - The timing of capital Projects occurring.
- 45.2 Council makes every effort to incorporate these variables into cost calculations and updates all relevant information to inform future reviews.

46. Interest rates

- 46.1 The interest rates used within the Funding Model are set at the Long-Term Plan and are found in the Significant Forecasting Assumptions source documentation for interest received or paid, to account for the borrowing Council has undertaken to complete capital projects in anticipation of growth requirements.

47. Level of Service

- 47.1 A Level of Service is the standard of a service that Council provides for each Activity.
- 47.2 The Activity/Asset Management Plans and their defined 'Level of Service' statements form the basis of identifying capital Projects required to meet projected growth.
- 47.3 Any requirement to increase the Level of Service for existing users will be funded by rates and other funding mechanisms and will not be funded by way of development contributions.
- 47.4 Where a project results in increased level of service for the future growth community, a portion of the project costs relating to that benefit may be recovered through development contributions.

48. Financial assumptions

ss106(2B)(2C), 197

- 48.1 The following financial assumptions have been applied:
- All future Project costs are based on current known infrastructure prices at present value;
 - Income generated from rates and user charges will be sufficient to meet the operating costs of growth-related capital expenditure into the future;
 - All NZTA (Waka Kotahi) subsidies will continue at present levels and that eligibility criteria will remain unchanged; and
 - The methods of service delivery will remain substantially unchanged.

- 48.2 All figures in the Development Contribution Charges Schedule (clause 14) are expressed in 2025 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction (PPI) on an annual basis.
- 48.3 For clarity, and as stated in clause 6.2, Council may vary the Schedules of Assets from time to time in accordance with section 201A(5) of the LGA.

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Section 1: Schedules of Assets

49. Introduction

ss106(2)(b), 201A

- 49.1 All projects included in the schedules of assets for both past and future capital expenditure have or are projects included in the relevant Long-Term Plans.
- 49.2 This part contains the two different Schedules of Assets for which development contributions will be used.
- 49.3 The calculations and documentation supporting the capital expenditure are available for examination at the offices of Kaipara District Council.

50. Schedule of Assets 1 – Growth related expenditure for past Projects with residual capacity

ss201A(3), 106(2)(d)

- 50.1 Schedule of Assets 1 only includes Projects that have expenditure prior to the LTP period. All other Projects (current and future) in the LTP period appear in Schedule of Assets 2.

Table 10: Schedule of Assets 1 (Water supply and Stormwater)

| Catchment | Programme / Project Name | Expenditure Already Incurred | Expenditure to be Recovered from Development Contributions | Expenditure to be Recovered from Other |
|------------------------------|---|------------------------------|--|--|
| Water supply | | | | |
| Dargaville/Baylys | 14070 Dargaville Watermain Upgrade to Awakino Plant 2km | 59,566 | 45,897 | 13,669 |
| Maungatūroto | Maungatūroto South, South Valley, Bickerstaff Rd 670m Watermain | 67,847 | 66,021 | 1,826 |
| Water supply Subtotal | | 127,413 | 111,918 | 15,495 |
| Stormwater | | | | |
| Mangawhai | Mangawhai Stormwater Discharge Consent Renewal | 58,000 | 17,980 | 40,020 |
| Mangawhai | 11093 Mangawhai SW | 64,243 | 12,206 | 52,037 |
| Mangawhai | 13022 Mangawhai SW | 437,379 | 26,243 | 411,136 |
| Mangawhai | 9999 246 Mangawhai SW Taranui increase upstream capacity and install wetland at 10 Taranui Place | 54,000 | 34,020 | 19,980 |
| Mangawhai | 5.2.1.1.4.1.5 Cap Dev (Los Enh) Network Improvements Asset Man Dev Mangawhai Stormwater Management Plan | 169,000 | 52,390 | 116,610 |
| Dargaville | 11098 Dargaville SW | 89,704 | 44,852 | 44,852 |
| Baylys Beach | 11082 Chases Gorge Investigation | 23,450 | 8,911 | 14,539 |
| Baylys Beach | 12037 Chases Gorge | 307,242 | 112,177 | 195,065 |
| Stormwater Subtotal | | 1,203,018 | 308,779 | 894,239 |

Table 11: Schedule of Assets 1 (Wastewater)

| Catchment | Programme / Project Name | Expenditure Already Incurred | Expenditure to be Recovered from Development Contributions | Expenditure to be Recovered from Other |
|----------------------------|---|------------------------------|--|--|
| Wastewater | | | | |
| Maungatūroto | 14035 Maungaturoto WW Growth | 12,230 | 12,230 | - |
| Mangawhai | Indense system | 1,433,285 | 1,433,285 | - |
| Mangawhai | Mangawhai WW upgrades | 14,995,270 | 5,394,203 | 9,601,067 |
| Mangawhai | Mangawhai WW upgrades | 41,569,894 | 20,784,947 | 20,784,947 |
| Mangawhai | Mangawhai WW upgrades | 265,000 | 82,150 | 182,850 |
| Mangawhai | Mangawhai WW upgrades | 14,155 | 6,228 | 7,927 |
| Mangawhai | 10462 Wastewater Reticulation Extension 2015/2016 | 176,372 | 176,372 | - |
| Mangawhai | 10413 Additional Capacity for Growth-Council Contribution 2015/16 | 16,797 | 16,797 | - |
| Mangawhai | 10515 Estuary Drive Pumping Station | 8,400 | 6,300 | 2,100 |
| Mangawhai | 10059 Effluent Discharge Options | 165,158 | 123,869 | 41,290 |
| Mangawhai | 10769 Upgrade PS-VA | 512,868 | 323,107 | 189,761 |
| Mangawhai | 11040 Upgrade WWTP | 1,521,288 | 958,412 | 562,877 |
| Mangawhai | 11041 Upgrade Existing Reticulation | 1,128,934 | 1,128,934 | - |
| Mangawhai | 11072 Extend Irrigation System | 466,759 | 294,058 | 172,701 |
| Mangawhai | B11034 Additional Capacity for Growth - Council Contribution | 68,050 | 68,050 | - |
| Mangawhai | 10543 MCWWS Resource Consent Variation 2016/17 | 81,000 | 15,390 | 65,610 |
| Mangawhai | 13028 Extend Reticulation (8years) | 789,493 | 789,493 | - |
| Mangawhai | 13047 MCWWS Balance Tank Stage 1 2020-2021 | 4,424,495 | 2,787,432 | 1,637,063 |
| Mangawhai | 14038 Capacity upgrades to 5000 connections | 303,499 | 285,289 | 18,210 |
| Mangawhai | 14039 Extensions to reticulation including new disposal system | 362,681 | 362,681 | - |
| Mangawhai | 14040 Mangawhai Wastewater small extensions right of ways | 97,054 | 61,144 | 35,910 |
| Mangawhai | 15032 PS-K Rising Main Diversion | 100,447 | 100,447 | - |
| Wastewater Subtotal | | 68,412,681 | 35,110,369 | 33,302,312 |

Table 12: Schedule of Assets 1 (Roding)

| Catchment | Programme / Project Name | Expenditure Already Incurred | Expenditure to be Recovered from Development Contributions | Expenditure to be Recovered from Other |
|------------------------|---|------------------------------|--|--|
| Roding | | | | |
| District | 11116 Drainage Improvements (Kaipara network) | 21,432 | 502 | 20,930 |
| District | 11129 Kelly Str. RP0-388 - new footpaths SP1 | 96,060 | 11,614 | 84,446 |
| District | 13004 New Footpath 20/21 | 59,500 | 8,818 | 50,682 |
| District | 13006 Paths; Walkways and Cycleways 20/21 | 949,700 | 140,746 | 808,954 |
| District | 10071 Estuary Road- Seal Extension | 333,442 | 166,721 | 166,721 |
| District | 10058 Estuary Drive | 242,207 | 121,104 | 121,104 |
| District | 10130 Moir Point Road - Seal widening | 154,577 | 77,288 | 77,288 |
| District | 10085 Jack Boyd | 23,794 | 11,897 | 11,897 |
| District | 10069 Estuary Drive | 19,835 | 9,918 | 9,918 |
| District | 10237 Settlement Road - Seal Extension | 8,295 | 4,148 | 4,148 |
| District | 10548 Settlement Road Seal Extension 2017/18 | 757,563 | 378,782 | 378,782 |
| District | 10235 Settlement Road | 164,156 | 82,078 | 82,078 |
| Roding East | Mangawhai Shared Path | 12,633,786 | 1,800,314 | 10,833,471 |
| Roding East | 11144 Moir Street Shared Path | 632,550 | 212,157 | 420,393 |
| Roding East | 11125 Insley/Moir Intersection (Intersection 1) | 565,072 | 132,227 | 432,845 |
| Roding East | 11146 Moir/Molesworth Intersection (Intersection 2) | 564,997 | 132,209 | 432,788 |
| Roding East | 11122 Insley Street Shared Path | 14,131 | 4,740 | 9,392 |
| Roding East | 12000 Wood Street - Mainstreet redevelopment | 7,868 | 1,013 | 6,855 |
| Roding East | 12034 MCP Paths; Walkways and Cycleways 19/20 | 11,574 | 1,128 | 10,446 |
| Roding Subtotal | | 17,260,539 | 3,297,402 | 13,963,137 |

51. Schedule of Assets 2 – Growth related expenditure for current and future Projects included in the LTP ss 201A(3), 106(2)(d)

51.1 Planned expenditure covers current and future expenditure on Projects in the LTP (including those costs beyond the LTP period). Charges are only calculated on those costs within the LTP period.

Table 13: Schedule of Assets 2 (Water Supply, Stormwater and Wastewater)

| Catchment | Programme / Project Name | Planned Expenditure | Expenditure to be Recovered from Development Contributions | Expenditure to be Recovered from Other |
|------------------------------|---|---------------------|--|--|
| Water supply | | | | |
| Dargaville/Baylys | Dargaville Hokianga Road to Awakino Road water supply upgrade | 1,417,558 | 1,240,364 | 177,195 |
| Dargaville/Baylys | Dargaville Rotu pumpstation water upgrades | 4,374,180 | 1,079,429 | 3,294,751 |
| Maungatūroto | Maungatūroto water treatment plant upgrade | 2,041,137 | 190,511 | 1,850,626 |
| Water supply Subtotal | | 7,832,876 | 2,510,304 | 5,322,572 |
| Stormwater | | | | |
| Mangawhai | Mangawhai stormwater network extensions | 1,709,080 | 1,709,080 | 0 |
| Mangawhai | Mangawhai Jack Boyd Drive stormwater improvements | 1,633,567 | 612,588 | 1,020,980 |
| Kaiwaka | Kaiwaka stormwater networks extensions | 623,303 | 115,311 | 507,992 |
| Stormwater Subtotal | | 3,965,950 | 2,436,979 | 1,528,971 |
| Wastewater | | | | |
| Mangawhai | Mangawhai wastewater effluent transfer and storage new | 5,255,083 | 5,255,083 | 0 |
| Mangawhai | Mangawhai wastewater treatment plant upgrade | 37,971,951 | 33,225,457 | 4,746,494 |
| Mangawhai | Mangawhai wastewater effluent disposal new | 1,889,280 | 1,582,146 | 307,134 |
| Dargaville | Dargaville wastewater treatment plant upgrade | 510,535 | 319,084 | 191,451 |
| Dargaville | Dargaville Wastewater PS1 & PS4 Upgrades | 2,582,675 | 2,162,043 | 420,632 |
| Kaiwaka | Kaiwaka wastewater treatment plant upgrade | 2,713,612 | 745,893 | 1,967,719 |
| Wastewater Subtotal | | 50,923,135 | 43,289,706 | 7,633,429 |

Table 14: Schedule of Assets 2 (Roding and Community)

| Catchment | Programme / Project Name | Planned Expenditure | Expenditure to be Recovered from Development Contributions | Expenditure to be Recovered from Other |
|---------------------------|--|---------------------|--|--|
| Roding | | | | |
| Roding East | Cove Road Connection to Mangawhai Central | 7,418,332 | 6,491,041 | 927,292 |
| Roding East | Kaiwaka Eastern Link Road Growth | 356,385 | 178,193 | 178,193 |
| Roding East | Kaiwaka Oneriri Road Intersection Upgrade | 287,500 | 107,813 | 179,688 |
| Roding East | Mangawhai Wood Street revitalisation roading works | 6,000,000 | 1,680,000 | 4,320,000 |
| Roding Subtotal | | 14,062,217 | 8,457,046 | 5,605,172 |
| Community | | | | |
| Eastern Wards | Mangawhai Community Library new build | 6,000,000 | 3,000,000 | 3,000,000 |
| Community Subtotal | | 6,000,000 | 3,000,000 | 3,000,000 |

Section 2: Development Contribution Activity-Catchment Areas

52. Development Contribution Activity Catchment Areas

Table 15: Activity Catchment 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 wastewater scheme area | Development in any separate wastewater scheme |
| Water Supply | Dargaville/Baylys, Glinks Gully, Ruawai, Mangawhai and Maungaturoto Scheme areas | Development in any water supply scheme |
| Stormwater Management | Mangawhai, Dargaville, Te Kopuru, Maungaturoto, Kaiwaka and Baylys Scheme areas | Development in any separate urban stormwater scheme |

53. Roading East/Eastern Wards Activity Catchment Area



Figure 3: Roading East/ Eastern Wards Activity Catchment Area