

Thames-Coromandel District Council

DEVELOPMENT CONTRIBUTIONS POLICY

June 2018

Development Contributions Policy

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Overview of the Development Contributions Policy

What is the Development Contributions Policy?

The Development Contributions Policy is a policy adopted by the Council under the Local Government Act 2002. It allows the Council to require contributions of money or land when new development occurs. The Council then uses the funds collected to carry out capital works needed to service that development (alone or together with others), for the following services:

- transportation
- water supply
- wastewater
- stormwater, environmental protection works, flood protection and mitigation works reserves (for residential development only)
- community infrastructure, such as public conveniences, community centres and halls, play equipment on community area reserves and – for established projects only – community area parks, libraries, harbours, airfields, swimming pools, strategic land and buildings, cemeteries and solid waste facilities.

How do you know when a development contribution is payable?

In general you will pay a development contribution when you cause any additional demand on Council services by:

- creating additional lots by subdivision, including the subdivision or cross lease of an existing lot
- building additional dwellings on a lot
- providing additional retirement units or units of commercial accommodation
- extending the area of business activity on a lot
- extending the area of any other activity such as kindergartens, churches or clubs
- obtaining a new or additional service connection, or
- converting areas of temporary use to permanent use.

A development contribution will be payable by each additional “unit of demand” created by development activity for the services provided in the area or “catchment” within which it falls.

What is a “unit of demand”?

The Development Contributions Policy considers any new residential or rural lot or any new business lot of 1000m² or more created in a subdivision to be one additional “unit of demand” for services.

For residential activities, a new dwelling is also considered to be a unit of demand while some smaller accommodation units or small commercial lots are charged less than this – for example a one-bedroom commercial accommodation unit is assessed at half a unit of demand. For commercial and other activities, the Development Contributions Policy contains formulas that use the “gross business area” (for commercial/industrial developments) or the “gross floor area” (for any other activity such as kindergartens, churches, and clubs) to calculate the units of demand generated.

In requiring a development contribution, the Council will give credits for any legally established unit of demand in existence at the time the development or subdivision takes place because it deems this to have paid its contribution already*. For example:

- if a dwelling (one new unit of demand) is built on an existing residential lot (one existing Unit of Demand), then no contribution is payable, the residential lot being deemed to have paid a contribution when it was created. (Hence 1 new - 1 paid = 0) *
- if two dwellings (two new units of demand) are built on an existing lot (one existing Unit of Demand), then one contribution is payable. (2 new - 1 paid = 1)*

* with the exception of water and wastewater contributions where only existing lots or developments already connected to water and wastewater networks are deemed to have paid contributions in the past.

How are development contributions calculated?

Development contribution amounts originate from historical capital expenditure made in between 2000-2018 for growth that has not yet been recovered from new developments historical capital costs, and from planned capital expenditure in the Council's Long Term Plan from 2018-2028 that is required to service new developments. The Council then divides this expenditure by the amount of development that is expected to take place.

Development contributions cannot be used to fund the costs of renewing or replacing infrastructure to ensure existing development enjoys the appropriate levels of service.

Contributions payable will depend on location

The contributions payable for any new development or subdivision will depend on where the activity is situated.

The Development Contributions Policy uses a number of service areas or “catchments” to which expenditure is allocated. Only development taking place within a particular catchment will contribute towards its infrastructure.

Catchments range in size depending on the types of service. For example:

- There is a single district-wide transportation catchment. Any new development in the District, wherever it is located, gives rise to the need for capital expenditure on the District transportation network as a whole and should contribute toward it.
- There are a number of community board area catchments. These are used to assign the costs of works undertaken to deal with growth in particular parts of the District such as community transportation works, halls and community centres.
- There are a number of local settlement catchments for services like wastewater, stormwater and water supply. These small catchments are used to assign the costs of works only to those developments that are serviced by or derive benefit from a particular scheme.

In general, a subdivision in a rural area will pay district-wide and community board contributions but will not pay toward water, wastewater or stormwater services which are usually limited to the urban settlements.

Reserve Contributions

Contributions are also payable for community area reserves in urban settlements in the District.

Reserve contributions are only payable for residential activities occurring in urban residential zones, including the *Coastal Village*, *Coastal Residential* and *Rural Village* zones in the District Plan.

The method of calculating reserve contributions is proposed to change from 1 July 2015 to align with the method for calculating other services. Currently, reserve contributions are based on property values but it is proposed that these will be based on an equal contribution towards the planned expenditure in that catchment per unit of demand.

What amounts of development contribution are payable?

Refer to Appendix B of the attached Development Contribution Policy for the contribution amounts payable for services in each part of the District.

Introduction

Statutory Requirements

Local authorities are required, under section 102 of the Local Government Act 2002, (“the Act”) to adopt funding and financial policies as part of their financial management obligations. The Revenue and Financing Policy, required to be adopted under section 102(2)(a) of the Act must state, amongst other things, the Council’s policies in respect of the funding of capital expenditure from sources including development contributions and financial contributions. One such policy is a policy on development contributions or financial contributions. Development contributions may be sought to meet the increased demand for community facilities resulting from growth and new development in a district.

This document contains the Development Contributions Policy accompanying the Thames-Coromandel District Council 2018-2028 Long Term Plan.

Section 106(6) of the Act requires that a development contributions policy must be reviewed at least once every three years using a consultation process that gives effect to the requirements of section 82 the Act.

In adopting its first Development Contributions Policy 2004, the Council considered the options available to it and determined that a development contributions policy was the most practical and efficient means of securing sources and levels of funding to meet costs associated with growth and new development. The Council still considers this to be the case in 2018.

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

- that the decision to amend the Development Contributions Policy is a significant decision;
- that it believes it has met the decision-making and consultation requirements of the Local Government Act 2002 to the extent required; and
- that the Special Consultative Procedure under section 83 of the Act, provides an appropriate level of consultation for the review of the Development Contributions Policy.

The Act requires a development contributions policy to include a schedule of assets listing assets or programmes of works for which development contributions are to be required. Refer to Appendix H for the schedule of assets.

Sources of Funding

Section 106(2) of the Act requires a policy on development contributions to summarise and explain the capital expenditure that the Council expects to incur to meet the increased demand for community facilities resulting from growth.

It also requires the Council to state the proportion of capital expenditure that will be funded from other sources and the total amount of funding to be sought by development contributions for each activity or group of activities.

Appendix C shows the approximate total amount of funding to be sought by development contributions for each type of Council infrastructure. As above, final figures are not available at the time this draft Policy is required to be publicly released. Updated numbers will be included when these are finalised.

Other sources of funding of capital expenditure may include:

- (a) Outside sources such as New Zealand Transport Authority subsidies, grants, regional council or central government funding;
- (b) Funding from sources such as rates and sale of assets;
- (c) Funding from financial contributions previously made for the same activity, in accordance with section 207 of the Act.

Growth Projections

- 1.2.1 The Council acknowledges that new development is occurring throughout the Thames-Coromandel District. This places demands on the Council to provide a range of new and upgraded infrastructure. This Policy provides the means by which the Council may seek development contributions from new development where the effect of that development requires the Council to incur capital expenditure to provide for reserves and infrastructure.
- 1.2.2 The successful application of this Development Contributions Policy is dependent on reliable estimates of the amount of new development that is expected to occur in the District and different parts of it. Estimates are required:
 - to inform infrastructure planning; and
 - to give the Council some assurance as to the reliability of its predicted reserve and infrastructure requirements, and that development will occur from which the Council can expect to recover growth-related expenditure.
- 1.2.3 This Development Contributions Policy uses the growth projections as set out in the Forecasting Assumptions section of the 2018-2028 Long Term Plan.
- 1.2.4 While projections of new development, measured as rating units, have been prepared for the District, the Council faces the risk of under-recovering development contributions that it expects to receive under this Policy where:
 - a) a proportion of the numbers of new rating charges estimated to be establishing in any one year, does not constitute “*development*” as defined under the Act; or
 - b) it allows reductions or waivers to the amounts of development contribution normally payable on developments for various reasons.

Policy on Growth

- 1.3.1 The Council is aware of the vibrancy and economic benefits that growth and development can bring to the Thames-Coromandel District and acknowledges new growth. However the Council also recognises the potentially high costs of providing new infrastructure for development and intends to ensure that these costs are adequately and sustainably accounted for. It has made it clear that:
- a) development must be sustainable;
 - b) services must be adequate and affordable;
 - c) the Council itself must remain financially sustainable in the long-term;
 - d) it must be prudent in its financial management; and
 - e) it must be fair and equitable.
- 1.3.2 In view of the expenditure undertaken providing infrastructure, often in advance of new development and the risks of under-recovering that expenditure, the Council does not accept a “growth at all costs” approach and will only provide servicing for growth where the above criteria are met.
- 1.3.3 When this Policy is reviewed, the Council will compare the expected increase in units of demand (using forecast rating units or dwellings as a proxy for increases in infrastructure demand) on service infrastructure for each activity catchment with the actual number of units of demand that have occurred in the catchment since the Policy was last adopted. It may adjust its projections of units of demand for the catchment and may reduce or increase (as the case may be) growth related capital expenditure for the catchment accordingly.
- 1.3.4 For the purposes of calculating development contributions, each new rating unit in a catchment will constitute one Unit of Demand for infrastructure in that catchment. Projections of rating units cover all types of development in the District including residential, commercial, industrial and other developments and provide a reasonable measure of the amount of existing development in the District and all development that is expected to occur over the capacity life of the asset. However, dwelling projections have been used to calculate reserves and community infrastructure Units of Demand as these activities do not apply to commercial or other non-residential activities therefore enabling these activities to be removed from the calculations for these development types. The growth projections have been supplied to the Council by external consultants.

Financial Management Policies and Strategy

- 1.4.1 This Policy is a financial policy and as such it has been prepared in the wider context of the Council’s overall financial management policies including the Revenue and Financing Policy.
- 1.4.2 This Policy is made in accordance with directions in the Revenue and Financing Policy.

Development Contributions Policy

The Council has considered all matters it is required to consider under the Act when making a development contributions policy. The policies resulting from these considerations are set out in this section.

The purpose of this development contributions policy is to enable the Council to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to serve growth over the long term.

This policy takes account of the principles in section 197AB of the Act in the way the Council requires, determines and uses development contributions, and allocates the costs of assets.

Requirement to Pay Development Contributions

- 2.1.1 In accordance with section 197AB(a) and section 199 of the Act, a development contribution may be required in relation to a development if the effect of the development (including the cumulative effect in combination with other developments) is to require new or additional assets or assets of increased capacity and, as a consequence, the Council incurs capital expenditure to provide appropriately for reserves, network infrastructure or community infrastructure..
- 2.1.2 Whether an application for a consent or a service connection relates to a "development" as defined in the LGA will be assessed on a case by case basis. However, in general, a "development" may occur when:
- (a) additional lots are created by subdivision, including the subdivision or cross lease¹ of existing lots;
 - (b) additional dwellings, retirement units or commercial accommodation units are built on lots;
 - (c) the area of business activity is increased on lots;
 - (d) the area of any other activity such as schools, churches, hospitals or clubs is increased;
 - (e) new or additional service connections are made to infrastructure networks by existing activities;
 - (f) areas of temporary use are converted to permanent use.
- 2.1.3 Where there is a "development", in accordance with section 198(1) of the Act the Council may require a development contribution of money or land or both when:
- (a) a resource consent is granted under the Resource Management Act 1991;
 - (c) a building consent is granted under the Building Act 2004;
 - (c) an authorisation for a service connection is granted;

¹ A development contribution will apply to a cross lease only where an additional unit of demand is created. The development contribution will generally have been required on the granting of a building consent for that additional unit of demand.

(d) a certificate of acceptance is granted under the Building Act 2004.

In accordance with section 198(2) of the Act, the Council may only require a development contribution as provided for in this or a previous development contributions policy.

2.1.4 In terms of this Policy, development contributions will be required to meet the growth related component of capital expenditure on the following activities:

- (a) District transportation
- (b) Community transportation
- (c) Local community infrastructure – community centres and halls, public conveniences and play equipment on community area reserves
- (d) Water supply
- (e) Wastewater treatment
- (f) Stormwater - urban stormwater, environmental protection works, flood protection and mitigation works
- (g) Reserves - land and development.

2.1.5 In addition to those activities listed in **Section 2.1.4** above, for the following activities, development contributions will be required to meet the growth related component of capital expenditure only for projects completed or substantially progressed before 8 August 2014:

- (a) Cemeteries
- (b) Parks and reserves infrastructure
- (c) Harbour facilities
- (d) Libraries
- (e) Solid waste
- (f) Swimming pools
- (g) Airfields.
- (h) District community infrastructure – strategic land and buildings

Limitations on Contributions

2.2.1 While the Council is able to seek both development contributions for infrastructure under the Local Government Act 2002 and financial contributions under the Resource Management Act 1991, section 200 of the Local Government Act 2002 contains certain limitations. The Council must not require a development contribution for a reserve, network infrastructure, or community infrastructure where it has imposed a contribution requirement on the same development for the same purpose under the Resource Management Act 1991, where developers or other parties fund the same infrastructure or where a contribution has been required for the same purpose on a building consent or certificate of acceptance.

2.2.2 Although under the Resource Management Act 1991, the Council may impose a *financial contribution* as a condition of resource consent for various purposes set out in the district plan, it shall instead take development contributions under this Policy on subdivisions and development for the equivalent activities set out in this policy. The exception is where Structure Plans in the district plan make provision for reserves including specifying the

appropriate location: in those cases the Council will require a financial contribution rather than a development contribution for reserves – land and development under this policy.

- 2.2.3 However, the financial contribution requirements for car parking in the Thames-Coromandel District Plan will be retained and development contributions under this Policy will not be sought for this activity.
- 2.2.4 Nothing in this Policy will detract from any requirements under the District Plan (such as landscaping conditions and parking requirements) which impose works or financial contributions to avoid, remedy or mitigate the adverse effects of any development on the environment.
- 2.2.5 Nothing in this Policy, including the amounts of development contribution payable in **Appendix B**, will detract from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid by agreement with the Council.
- 2.2.6 The Council will not require a development contribution for any lot that:
- a) is held in perpetuity pursuant to an open space covenant, provided for by section 22 of the Queen Elizabeth the Second National Trust Act 1977;
 - b) is unable to be developed or used for any activity that would cause the Council to incur expenditure on infrastructure, as a result of restrictions on the title of the lot.

Limits on Costs Eligible for Inclusion in Development Contributions

- 2.3.1 In calculating development contributions under this Policy, the capital expenditure on which contributions are based shall not include the value of any project or work or part of any project or work required for:
- a) Rehabilitating or renewing an existing asset; or
 - b) Operating and maintaining an existing asset.

Subsidies and Other Sources of Funding

- 2.4.1 The value of any subsidy or grant toward the value of any project or work shall be deducted prior to the allocation for funding of the balance portion project cost between development contributions and other sources of Council funding.

Vested Assets

- 2.5.1 Except as provided for in **Section 2.12.5**, the value of assets vested or expenditure made by a developer, pursuant to a requirement under the Resource Management Act 1991, shall not be used to offset development contributions payable on development unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for the Council to

provide an asset that is included in its capital works programme, for which development contributions are sought.

- 2.5.2 The value of assets vested or expenditure made voluntarily by a developer, to enhance a development shall not be used to offset development contributions payable on development other than by agreement with the Council.

Surplus Capacity

- 2.6.1 In accordance with section 199(2) of the Act, development contributions may be used to fund capital expenditure already incurred by the Council in anticipation of development prior to the first adoption of this Policy on 1 October 2004.
- 2.6.2 The Council has in recent years undertaken works or acquired land in anticipation of development, which it seeks to recover in development contributions yet to be made. The Council may include in its calculation of development contributions, capital expenditure made in anticipation of development since 1 July 2000, and the value of such expenditure will be known as “surplus capacity.”

Service Levels

- 2.7.1 There will be no requirement under this Policy for new development to be serviced above Service Standards.

Cumulative Effects

- 2.8.1 In accordance with section 199(3) of the Act, development contributions may be required under this Policy where the cumulative effect of a development, in combination with other developments, is to require new or additional assets or assets of increased capacity and, as a consequence, the Council incurs capital expenditure to provide appropriately for reserves, network infrastructure, or community infrastructure. .

Appropriate Sources of Funding

- 2.9.1 Section 101(3)(a) of the Act states that the funding needs of a local authority must be met from those sources that the local authority determines to be appropriate.
- 2.9.2 The Council has made its considerations about appropriate sources of funding in the preparation of its Revenue and Financing Policy. These included considerations about development contributions as a source of funding, in reaching this conclusion it has considered all the factors set out in section 101(3) of the Act (see Section 5.4.1). The Council has determined that:
- a) Development contributions are an appropriate source of funding for recovering capital expenditure for a range of community facilities set out in **Sections 2.1.4 and 2.1.5** above;
 - b) While visitors and tourists benefit from and cause capital expenditure in most of the community facilities listed, expenditure cannot be cost-effectively determined or recovered from these groups. Funding is likely to come from District rates and/or community board rates in view of the benefits that tourists and visitors bring to the community as a whole;
 - c) Subsidies and grants provide an appropriate source of funding in combination with rates and development contributions for capital expenditure under some activities;
 - d) Capital expenditure (including past expenditure) can provide benefit to the existing community, new members of the community arriving in the Long Term Plan period and future residents and businesses arriving after the Long Term Plan period. It is appropriate to fund community infrastructure capital expenditure over an extended period of time. To distribute the benefits accordingly, the Development Contributions Calculation Period should cover assets provided in the past (in anticipation of growth), with remaining spare capacity and assets provided in the Long Term Plan period with capacity up to twenty years into the future. Where capacity may exceed twenty years, the calculation covers the asset until it reaches full capacity. (See **Section 2.14**) This is consistent with the principle in Section 197AB(b) of the Act;
 - e) It is appropriate to identify and source development contributions funding from a range of areas (catchments) as set out in Appendix E, ranging from district wide areas for activities such as transportation to local areas for activities such as water supply and wastewater treatment (See **Section 2.11**).

Principle of Project Cost Allocation

- 2.10.1 The capital cost of any project or work identified in the Development Contributions Calculation Period shall, after deductions for subsidies and other sources of funding, be allocated between:
- a) the Existing Rateable Properties (ERP) Cost; and
 - b) the Additional Capacity (AC) Cost.
- 2.10.2 The Council will allocate project costs between ERP Costs for *improving levels of service and/or renewals* to existing households and businesses, and AC Costs for providing *additional capacity* to accommodate development of new households and businesses, using the methodology described in **Section 5.0** – Methodology for Cost Allocation.
- 2.10.3 The methodology used is a Unit of Demand approach to the cost allocation of all Projects based on the capacity life of each project (principle in Section 197AB(b) of the Act), and for Combined Projects it ensures that these costs are fairly and equitably spread over existing ratepayers and additional capacity (principle in Section 197AB(c) of the Act).
- 2.10.4 Council has produced a schedule of assets (principle in Section 201A of the Act) which sets out, for each new asset, additional asset or asset of increased capacity, the estimated cost of each asset and the proportion of the capital cost the Council proposes to recover through development contributions and the proportion Council proposes to be recovered through other sources. Refer to Appendix H for the Schedule of Assets.
- 2.10.5 There is a requirement to state Remaining Service Life (RSL) of an existing asset and Additional Service Life (ASL) given by the new asset as a crosscheck for audit purposes but with these two variables not brought into the calculation.
- 2.10.6 Development contributions will be used in accordance with the principles in section 197AB(d) of the Act.

Areas of Service (Catchments)

- 2.11.1 The principle in section 197AB(g) of the Act states that when calculating and requiring development contributions, the Council may group together certain developments by geographic area or categories of land use provided:
- a) The grouping balances practical and administrative efficiencies with considerations of fairness and equity; and
 - b) Grouping by geographic area avoids grouping across an entire district wherever practical.

The Council considers that for most activities development contributions should be required from developments on an area-by-area or catchment basis. The development contribution catchments are set out in **Appendix E**. An analysis pursuant to section 197AB(g) is set out in **Appendix G**.

- 2.11.2 The catchment is the geographic area within which growth and development is occurring, which is likely to give rise, either solely or cumulatively, to the need for particular works or groups of works.
- 2.11.3 In general the Council uses community board areas for the recovery of costs more closely associated with growth within and around recognised local communities. Activities at this catchment level include community transportation, libraries, community area parks, community area reserves, harbours, community centres and halls, solid waste, swimming pools, public conveniences, cemeteries and airfields.
- 2.11.4 The Council uses large district-wide or sub-district catchments for the recovery of the costs of projects, which occur as a result of the cumulative effects of growth in the whole district or large parts of it. District-wide areas of benefit are used for facilities such as the district transportation network and strategic land and buildings.
- 2.11.5 The Council uses local settlement areas for the recovery of costs in specific areas such as water and wastewater connection areas, where growth relates to the need for new infrastructure.
- 2.11.6 In general, a subdivision in a rural area will pay district-wide and community contributions but will not pay toward water, wastewater or stormwater services, which are usually confined to the urban settlements.
- 2.11.7 In the case of stormwater, the Council considers that works in the wider stormwater funding catchment, such as flood protection and mitigation works, environmental protection works, works in the public domain, in town centres, on roads, community area reserves and waterfront areas, can be of benefit to communities within those developments through the protection of their health, safety, convenience and amenity. Stormwater funding catchments may cover wider areas including whole urban areas and need not be limited to the areas of physical stormwater drainage catchments.
- 2.11.8 In those cases where funds or land have previously been collected through financial or development contributions, the Council will offset the value of these contributions against proposed expenditure on the same activity in the same activity catchment for which it was collected.

Reserves

- 2.12.1 Under this Policy and pursuant to section 199(1) of the Act the Council may require a development contribution for reserves.
- 2.12.2 Reserves contributions will be collected to fund a programme of reserve land purchases and development of any kind that enables the reserve to be used for its intended purpose.
- 2.12.3 Pursuant to Section 203(1) of the Act, the amount of such contributions shall not exceed the greater of 7.5% of the value of additional lots created by subdivision and the value equivalent of 20 square metres of land for each additional household unit created by development.

- 2.12.4 No reserve contributions shall be payable on any rural residential activity or on any non-residential activity in urban or rural areas. Reserve contributions shall be payable on any residential activity in any Coastal Village, Coastal Residential, Coastal Living, Rural Village or Rural Lifestyle zone or in any other zone within 500 metres of any residential or village zone where residential lots of less than 2500m² in area are created or developed.
- 2.12.5 Structure Plans in the District Plan make provision for the level of reserve considered appropriate to the location covered by the Plan. Where land is shown as reserve or proposed reserve for recreational purposes on a Structure Plan under the District Plan the Council may require that land to be vested in Council as a condition of resource consent. The value of the reserve land vested shall be determined pursuant to a valuation provided by a registered property valuer.
- 2.12.6 That where a financial contribution for reserves is required then a development contribution for reserves may not be required consistent with the requirements of section 200.

Significant Assumptions as required by the Act

- 2.13.1 Section 201(1)(b) of the Act requires this policy to set out the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.
- 2.13.2 The significant assumptions underlying the calculation of the schedule of development contributions are that:
- a) The rate, level and location of growth will occur as forecast in the 2018-2028 Long Term Plan;
 - b) Capital expenditure will be in accordance with the capital works programme in the 2018-2028 Long Term Plan;
 - c) No significant changes to service standards are expected to occur in the Long Term Plan period other than those planned for in the Asset Management Plan;
 - d) The level of third party funding (such as NZ Transport Agency subsidies) will continue at anticipated levels as set out in the 2018-2028 Long Term Plan;
 - e) There will be no significant variations to predicted rates of interest and inflation to those set out in the 2018-2028 Long Term Plan;
 - f) The revenue from rates will be sufficient to meet the operating and maintenance costs of capital expenditure funded by development contributions.
- 2.13.3 An assessment of effects, if there is a significant level of uncertainty as to the scope and nature of the effects, is set out in **Appendix F** of this Policy.

Development Contributions Calculation Period

- 2.14.1 In order to include in the calculation of development contributions the expenditure incurred by the Council prior to the first adoption of this Policy on 1 October 2004, to be known as

“surplus capacity” (See **Section 2.6**), the commencement of the Development Contributions Calculation Period is 1 July 2000.

- 2.14.2 Capital expenditure on infrastructure that will serve new development should be recovered over the take-up period of the project, or a period of time sufficient to allow recovery from all development that caused and will benefit from that expenditure, consistent with the principle in section 197AB(b) of the Act.
- 2.14.3 The Council has considered the period over which the benefits of capital expenditure for new development are expected to occur. The Council considers that capital expenditure on infrastructure during the long term plan period should be recovered over the full take-up period of each asset, from all development that caused that expenditure or will benefit from capacity it provides, including development occurring after the long term plan period.
- The full take-up period referred to above shall be the expected full take-up period of the asset or 40 years from the date of adoption of this policy whichever is the earlier period.
- 2.14.4 It has determined that:
- a) new development occurring in the long term plan period will contribute only to that proportion of additional asset capacity that it is expected to consume;
 - b) future development occurring after the long term plan period will contribute toward the remaining surplus capacity in assets at the end of that period.
- 2.14.5 In calculating the development contributions payable by new development for each activity type, the Council will:
- a) include the value of any past surplus capacity in assets provided after 1 July 2000, (See **Section 2.6**), that is expected to be consumed by new development;
 - b) include the value of capacity in assets to be provided in the long term plan period, that is expected to be consumed by new development; and
 - c) exclude the value of remaining surplus capacity in assets at the end of the long term plan period, which is likely to be consumed by future development.
- 2.14.6 Recovery of the whole of a project’s cost from only those households and businesses establishing in the long term plan period, may place an unfair burden on them. Households and businesses developing after the period would arrive to a fully paid up asset with spare capacity for their developments.
- 2.14.7 This Policy therefore uses a development contributions calculation period extending from 1 July 2000 (to include past surplus capacity) to 30 June 2055, 40 years after the adoption of this current Policy to ensure more equitable attribution under Schedule 13 of the Act.
- 2.14.8 The value of remaining surplus capacity in assets at the end of the long term plan period is not to be included in the calculation of development contributions as provided for in this Policy.
- 2.14.9 The Council has considered the fair attribution of growth related capital expenditure to new development occurring in the long term plan period and has determined that it may allocate

the asset capacity of any project to new (N) development in the long term plan period, before that project is built. It may do this where that new development will eventually consume capacity in the project when it is built but has been serviced temporarily using capacity normally allocated to existing development.

Policy on Existing Lots or Development

- 2.15.1 The Council shall not seek development contributions retrospectively for lots or development (Units of Demand) already legally established at the date of granting consent, other than as set out in sections 2.15.2 to 2.15.5 below.
- 2.15.2 **Section 2.15.1** shall not apply to any lot or development for which a contribution has been required and has not yet been paid.
- 2.15.3 The Council may require a development contribution to be paid for any existing legally established lot or activity, which is to be connected for the first time to either the water supply network or the wastewater network, as the case may be, where no development contribution or other such payment for these services can be shown to have been previously made and:
- a) the connection generates a demand for water supply or wastewater infrastructure; and
 - b) the connection (either alone or cumulatively with other connections) requires new or additional water supply and wastewater assets or assets of increased capacity which has already or will cause the Council to incur expenditure; and
 - c) there is no alternative source of funding for those assets.
- 2.15.4 The Council may require a development contribution to be paid for any existing legally established lot, that has previously been prevented from being developed by any open space covenant or by any other restriction registered against the title of the lot and that covenant or restriction has been removed.
- 2.15.5 **Sections 2.15.1, 2.15.2, 2.15.3 and 2.15.4** shall apply to any lot or development that:
- a) was already legally established at the date on which the Development Contributions Policy first became operative other than in the case of a development contribution payable for water supply and wastewater services where a credit will not apply to any existing lot or development not already connected to either network and for which no development contribution can be shown to have been previously paid;
 - b) has been legally established since the date on which the Policy first became operative and for which a development contribution has already been paid.

Exemptions on Network and Community Infrastructure

- 2.16.1 Pursuant to section 197 of the Act, which excludes the pipes and lines of network utility operators from the definition of “development”, the Council will not seek development contributions for the installation or expansion of network utility infrastructure, including

pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems.

- 2.16.2 In addition to the exemption provided in **Section 2.16.1**, development contributions shall not be required on any development that provides or supports the provision of Council network infrastructure, community infrastructure, or the purchase or development of reserve land.

Best Available Knowledge

- 2.17.1 The estimates of capital expenditure in this Policy, for all activities, are in keeping with the long term plan and are based on the best available knowledge of projects, their costs, their staging and timing and other related information, at the time of adoption of this Policy.
- 2.17.2 The absence of particular information on any asset or work at any given time, shall not be deemed to be reason for not requiring development contributions under this Policy.

Financial Policy

- 2.18.1 Previous headworks policies have no effect and no development contributions shall be sought under those policies.
- 2.18.2 The project cost amounts used in calculating development contributions under this Policy will be those in the Council's financial statements, which include adjustments for inflation and there will be no provisions in this Policy for an annual increase for inflation.
- 2.18.3 Interest on borrowings to provide additional capacity in infrastructure, to accommodate development, will be determined and included in the calculation of the development contributions by:
- a) in each catchment and for each activity determining the opening balance of loans raised for additional capacity in each year, and adding further borrowing forecast (which will equate to the net cost of capital works less forecast contributions) during the year, to provide the principal sum owing;
 - b) calculating interest on the principal sum owing using the "real" rates of interest to be arrived at by taking the budgeted rate of interest in the Ten Year Plan, less the "inflation factor". The "inflation factor" will be the forecast movement in the Consumer Price Index (CPI) for the year in question. The forecast movement in the CPI for the year in question is the CPI forecast released as part of the Reserve Bank Monetary Policy Statement in March each year and this will apply to the following Council financial year;
 - c) applying interest calculated in (b) above, as simple interest, to contributions budgeted to be received in that year, in the proportion to which they bear to the principal sum owing.
- 2.18.4 The Council will not introduce an adjustment to the development contribution amounts, to take account of any possible long term cross subsidy from rates paid by new ratepayers to

fund part of the interest on borrowings for works to deal with any service level deficiencies being experienced by existing ratepayers.

- 2.18.5 Depreciation of capital expenditure related to growth will be funded through rates on existing and new development, and not capitalised and collected through development contributions and a depreciation adjustment will not be included in the calculation of development contributions to offset any possible cross-subsidy between existing and new ratepayers.

Practical Application

Requirement for Development Contribution

- 3.1.1 Upon granting:

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

the Council shall determine whether the activity to which the consent or authorisation relates is a “development” under the Act, which:

- a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by the Council in anticipation of development);
- b) as a consequence requires (or has required) the Council to incur capital expenditure to provide appropriately for those assets.

- 3.1.2 In accordance with sections 2.1.4 and 2.1.5, upon determining that the activity is a development, the Council may require development contributions for:

- a) reserves;
- b) network infrastructure, comprising roads, water supply, wastewater and stormwater infrastructure;
- c) community infrastructure.

- 3.1.3 The Council shall calculate, in accordance with section 198(2A) of the Act, the development contribution payable in accordance with the policy in force at the time the application for consent or authorisation (accompanied by all required information) is lodged.

- 3.1.4 The grantee of consent or authorisation shall pay the development contribution calculated:

- (a) in the case of a land use consent, by no later than the activity commencing;
- (b) in the case of a subdivision consent, before a section 224 completion certificate is issued
- (c) in the case of a building consent, before the first building inspection takes place;
- (d) in the case of a service connection, before the service connection is made; and

- (e) in the case of a certificate of acceptance, upon the granting of the certificate of acceptance.

3.1.5 Until a development contribution required in relation to a development has been paid or otherwise made (subject to Section 208 of the Act), Council may,

- (a) in the case of a development contribution required for resource consent granted under the Resource Management Act 1991,
 - (i) withhold the section 224 completion certificate.
 - (ii) prevent the commencement of a resource consent.
- (b) in the case of a development contribution required for building consent granted under the Building Act 2004, withhold code compliance certificate,
- (c) in the case of a development contribution where a certificate of acceptance is required and granted under the Building Act 2004, withhold that certificate of acceptance,
- (d) in the case of a development contribution is required for a service connection, withhold that service connection to the development.

Amount of Total Development Contribution

3.2.1 Development contributions are assessed according to the number of "Units of Demand" the activity represents. For example, the Policy considers any new dwelling or any new residential lot, business lot (of 1000m² or more) or rural lot created in a subdivision to be one additional "Unit of Demand" for services.

The Units of Demand applicable to various activities are set out in **Section 3.3**.

3.2.2 The total development contribution payable when granting any resource or building consent, certificate of acceptance or service connection authorisation, shall be the sum of the development contribution payable for each activity, calculated as:

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

Where:

(a) = the applicable development contribution per Unit of Demand determined from **Appendix B**.

Σ = the sum of the terms inside the brackets.

(n) = for each lot at the completion of the consent or authorisation application, the total Lot Units of Demand OR the total Activity Units of Demand, whichever is the greater.

(x) = for each lot in existence (or for which a section 224 Resource Management Act 1991 certificate has been issued), prior to the date of the consent or authorisation application, the total Lot Units of Demand OR the total Activity Units of Demand for the existing development OR the total Activity Units of Demand for any previous legally established development located on the lot no more than ten years prior to the date of lodgment of the application, whichever is the greater.

3.2.3 In determining the value (a) in **Section 3.2.1**, the Council will:

- a) identify the catchment area in which the development falls, using **Appendix E**
- b) identify the development contribution per Unit of Demand for each Council infrastructure type applicable to that catchment area using **Appendix B**.

Determination of Units of Demand

3.3.1 In accordance with Schedule 13 of the Act, the additional capacity (AC) component of capital expenditure associated with new development in any activity catchment will be allocated equally between the numbers of new Units of Demand expected to occur in that catchment during the Development Contributions Calculation Period.

3.3.2 The Council has determined that Units of Demand generated by different land use types shall be those reflected in **Table 1**.

3.3.3 Demand for services may be necessitated by the creation of new lots that are required to be serviced in advance of their occupation. Demand for services may also be generated by the use and development of lots including the intensification or expansion of uses on those lots.

Table 1 Units of Demand generated by subdivision and development	
Lot Unit of Demand	Units of Demand
One residential or rural lot	1.0
One mixed use residential/ commercial lot	1.0
One commercial or industrial lot with an area of less than 1000m ²	Lot area divided by 1000m ²
One commercial or industrial lot with an area of 1000m ² or more	1.0
For the purposes of calculating water supply and wastewater development contributions ONLY, any existing legally established lot not connected to either the water supply network or the wastewater network or any proposed lot not to be connected to either the water supply network or the wastewater network as the case may be	0
Any lot designated as a reserve under the Reserves Act 1977	0
One lot: <ul style="list-style-type: none"> ▪ wholly covenanted in perpetuity as provided for by section 22 of the Queen Elizabeth the Second National Trust Act 1977; ▪ the title of which prevents any form of development on the lot 	0

Activity Unit of Demand	Units of Demand
One dwelling unit	1.0
One minor unit	0.5
One retirement unit	0.5 except district transportation 0.3
One commercial accommodation unit including any hotel, motel or building for residential use of two or more bedrooms per unit	1.0
One commercial accommodation unit including any hotel, motel or building for residential use of one or less bedrooms per unit	0.5
School or camp dormitory room normally accommodating more than 3 persons	The number of persons accommodated in the room divided by 6.
One self-contained cabin or site for a permanent caravan, campervan, etc, containing own water and/or wastewater facilities	For water and wastewater, 0.73 units of demand. For all other services, 0.39 units of demand.
One cabin that is not self-contained	For water and wastewater, 0.4745 units of demand. For all other services, 0.39 units of demand.
One campsite for a tent, caravan, campervan, etc, not independently supplied with water or wastewater facilities	For water and wastewater, 0.4745 units of demand. For all other services, 0.17 units of demand.
One commercial or industrial unit including the commercial part of any activity but excluding any part that comprises commercial accommodation units	For transportation, water supply, sewerage, stormwater and solid waste infrastructure only, the gross business area of the activity multiplied by the applicable unit of demand factors in this table.
Any other activity not specified above (including farm buildings)	For transportation, water supply, sewerage, stormwater and solid waste infrastructure only, the gross floor area of the activity multiplied by the applicable unit of demand factors in this table.
For the purposes of calculating water supply and wastewater development contributions ONLY , any existing legally established development not connected to either the water supply network or the wastewater network or any proposed development not to be connected to either the water supply network or the wastewater network as the case may be	0
Network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
Any Council development providing or supporting the provision of network or community infrastructure	0
Unit of Demand Factors	
Transportation	0.0020 per m ²
Water supply	0.0017 per m ²
Sewerage	0.0017 per m ²

Stormwater and solid waste	0.0010 per m ²
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- 3.3.4 The different Units of Demand generated by a unit of commercial or industrial activity as compared with a unit of residential activity, arise mainly from the scale of activity. This Policy uses lot size in the case of subdivision and gross business area in the case of business development as a proxy for assessing the different Units of Demand on services, likely to be generated respectively by residential and business activity.
- 3.3.5 Further, this Policy assumes that as well as the scale of activity, business activity has the potential to place different demands on services as compared to residential activity, as a result of the nature of the activity (e.g. as a result of higher and heavier traffic volumes). This Policy incorporates multipliers (Unit of Demand Factors) that are intended to take account of the potentially different effect of business activity on service infrastructure.
- 3.3.6 The assumptions used in this Policy to derive the Units of Demand Factors for business in **Table 1** are described in **Appendix D**.

Information Requirements

- 3.4.1 The applicant for any consent and authorisation listed under **Section 3.1.1**, shall provide all information necessary for the Council to calculate the amount of a development contribution including, in the case of commercial or industrial development, the gross business area of the development.
- 3.4.2 The applicant shall be responsible for providing proof of the legal establishment of existing Units of Demand under **Section 3.2**.

Special Assessments

- 3.5.1 Developments that have special features, which mean their demands on the Council's infrastructure are not well represented through the assessment procedure set out in this policy and by the Units of Demand in **Table 1**, may be subject to a special assessment at the discretion of an authorised officer.
- 3.5.2 Examples of activities which special assessments will be applied are petrol stations.
- 3.5.3 In carrying out a special assessment, the Council will use (and may require an applicant to provide) such information as it considers necessary to more accurately represent the Units of Demand generated by a development.

Private Developer Agreements

- 3.6.1 The Council may enter into a development agreement for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in accordance with the Act.
- 3.6.2 A development agreement will not be used to provide a discount on any development contributions assessed on a development, but may be used to provide flexibility as to the manner and timing of the payment of the assessed contributions.
- 3.6.3 A development agreement must clearly state the departures from the standard processes and calculations under this Policy, and the reasons for these departures.
- 3.6.4 In deciding whether to enter into any development agreement and the terms of that agreement, the Council shall take into account the requirements of its Procurement Policy.
- 3.6.5 In making decisions and declining or entering into private development agreements, the Council will conduct its business in an open, transparent and democratically accountable manner and ensure prudent stewardship of its resources in the interests of the District. The Council will manage its financial dealings prudently and in a manner that promotes the current and future interests of the community.
- 3.6.6 Accounting treatment of transactions included in development agreements will be in accordance with those under **Section 3.7** (vested assets).

Credits for Work Done or Land Vested

- 3.7.1 The Council shall apply to a development contribution calculated under **Section 3.2**, a credit equal to the actual and reasonable costs of works (including the value of any land to be vested) incurred by the applicant on behalf of and by prior agreement with the Council, which prevents the Council from having to undertake capital expenditure identified in the calculation of development contributions under this Policy.
- 3.7.2 Subject to **Section 2.12.5**, in the event that the credit payable under **Section 3.7.1**:
- a) is less than or equal to the amount of development contribution otherwise payable, then the amount of the contribution shall be reduced by the amount of the credit;
 - b) is greater than the amount of development contribution otherwise payable, then a refund will be payable by the Council upon granting any consent or authorisation.
- 3.7.3 Where
- a) assets are vested in or expenditure is made to Council by a developer; and
 - b) this contribution to Council can be proven to reduce the need for Council to provide an asset within its capital works programme; or
 - c) a development agreement has been entered into under **Section 3.6** of this policy between Council and the developer providing land or works in exchange for development contributions on infrastructure;

a credit will be provided against the development contribution deemed payable by that developer (as assessed in accordance with the procedures in this Policy).

The credit will reflect either the market value of the assets provided or the actual physical contribution made by the developer. The market value of any vested assets will be determined by Council (in conjunction with its external valuer).

- 3.7.4 If a development agreement is entered into for a developer to provide network infrastructure, community infrastructure or reserves (land or development) in a catchment other than that in which their development is located, the Council will ensure that the value of the works or land will be credited against the relevant activity or activities in the catchment for which development contributions were required.

Reconsideration under section 199A(1) of the Act of Development Contributions Assessed

- 3.8.1 An applicant who is required to make a development contribution may request a reconsideration of the requirement if they believe that:
- (a) the development contribution was incorrectly calculated or assessed under this Policy; or
 - (b) this Policy was incorrectly applied; or
 - (c) the information used to assess the development against this Policy, or the way the information was recorded or used, was incomplete or contained errors.
- 3.8.2 A request for reconsideration must be provided in writing to the Council within 10 working days of the applicant or their agent receiving notice from the Council of the development contributions that the Council requires.
- 3.8.3 If an applicant considers the assessment breaches **Section 2.12.3** which sets out the maximum reserve contribution that may be collected, they may provide within 20 working days of the applicant or agent receiving notice of the development contributions requirement a valuation obtained at their expense to support their request for reconsideration. The valuation provided must be determined no more than 90 days prior to the request for reconsideration.
- 3.8.3 The Council will check the development contributions assessment made against the grounds for reconsideration made by the applicant and will, within 15 working days of receiving all required relevant information in relation to the request, advise in writing the outcome of the reconsideration to the applicant who has lodged the reconsideration request.
- 3.8.4 The Council delegates to its Chief Financial Officer the responsibility for overseeing reconsideration requests. The Chief Financial Officer will ensure that the reconsideration is not undertaken by the staff member who carried out the initial assessment.

- 3.8.5 The Council will not accept an application for a reconsideration if an objection to the development contribution requirement has already been lodged under **Section 3.10** of this Policy.

Review of Development Contributions Payable on a Development

- 3.9.1 The Council will, at the request of an applicant, when considering an application for consent or authorisation for development, consider whether a reduction of a development contribution is appropriate and may require a lesser development contribution than that normally calculated.
- 3.9.2 Any applicant who is required to make a development contribution at the time a consent or authorisation for development is granted, may formally request the Council to review the development contributions required. Any such request shall be made in writing no later than 15 working days after the Council has advised in writing of the development contributions required, or such longer time as the Council may allow, setting out the reasons for the review.
- 3.9.3 In considering requests for review of development contributions, the Council will take into account:
- (a) the extent to which the value and nature of works proposed by the applicant reduces the need for works or the purchase of land proposed by the Council in its capital works programme;
 - (b) the extent to which the nature of the development reduces the need for works or purchase of land proposed by the Council in its capital works programme.
- 3.9.4 The Council will waive or reduce the reserve contribution required where:
- (a) an oversupply of reserve land already exists in the general locality of the subdivision or development; or
 - (b) the Council does not intend to or is unlikely to incur costs in acquiring reserve land in the general locality within the Development Contributions Calculation Period.
- 3.9.5 In considering an application by a non-profit organisation for consent or authorisation for development, the Council may reduce or waive a development contribution where it considers there is a fair and reasonable justification for doing so and this results in a clear benefit created towards social, economic, environmental or cultural well-being within the district community.
- 3.9.6 Prior to accepting any request for review, the Council may require the applicant to provide specific details of the manner in which its proposals will reduce the need for works or purchase of land proposed by the Council in its capital works programme.
- 3.9.7 In undertaking the review of the development contribution the Council or a Committee or staff member of the Council so delegated:

- (a) shall, as soon as reasonably practicable, consider the request;
- (b) may determine whether to hold a hearing for the purposes of the review and if it does so, hold that hearing within 90 days of receipt of the request and give at least 5 working days' notice to the applicant, of the date, time and place of the hearing;
- (c) may at its discretion uphold, reduce, postpone or waive the original amount of development contribution required and shall advise the person in writing of its decision within 10 working days of making that decision;
- (d) may charge such fee as determined in its annual schedule of fees, to consider the request.

3.9.8 In making any decision under **Section 3.9.7**, the Council shall be satisfied that:

- (a) the value and nature of works proposed by the applicant or the nature of the development reduces the need for works or the purchase of land proposed by the Council in its capital works programme to a similar extent to that by which the contribution is sought to be reduced; and/or
- (b) there is an oversupply of reserves in the area or the Council does not intend to acquire reserve land in the area (in relation to reserve contributions only); or
- (c) waiving or reducing development contributions on a proposed development by a non-profit organisation will provide a public benefit in accordance with **Section 3.9.5**.

3.9.9 A waiver or reduction of development contributions granted to a non-profit organisation on the basis of benefit to the community does not eliminate the need for the infrastructure required to service that development. Where a waiver or reduction is granted on this basis, the Council will fund the cost of the contributions assessed from ratepayer funds collected for social development. Where the benefit is to the local community, the funding will be drawn from community rates. Where a benefit is considered to be provided to the wider District, funding will be obtained from rates collected District-wide.

Right to Object to Independent Commissioner

3.10.1 A person who requested a reconsideration under section 199A(1) of the Act who is required to make a development contribution may lodge an objection to the development contributions assessed to an independent commissioner in accordance with the Act.

Refunds of Development Contributions

3.11.1 The Council will refund development contributions in accordance with the requirements of the Act. In doing so, the Council shall retain a development contribution taken for a specific reserve purpose for a period of 20 years commencing the date upon which the contribution was made, as provided for by the Act.

Statement on GST

3.12.1 Any development contribution referred to in this Policy and any development contribution required in the form of money pursuant to this Policy is exclusive of Goods and Services Tax. GST is payable on all development contributions except any interest component required under **Section 2.17.5**.

Audit

This Policy shall not be subject to any audit procedures other than those included in the Act.

Methodology for Cost Allocation

The calculation of the separate portions of the cost of any project between that for improving levels of service or providing additional service life to existing households and businesses (i.e. renewal) , (the ERP Costs) and that for providing additional capacity to accommodate new development of households and businesses (the AC Cost), as required by **Section 2.10.1**, shall be carried out using the following methodology.

Listing Projects and Information Required

- 5.1.1 Every project in the capital works programme of the long term plan shall be listed.
- 5.1.2 Where possible, distinct stages of a project or distinct parts of a project shall be listed as separate projects and separate calculations carried out for each.
- 5.1.3 The Council may include in the calculation of development contributions, capital expenditure projects carried out in anticipation of development since 1 July 2000.
- 5.1.4 Each project in the capital works programme shall be categorised as one of the following project types:
 - a) *Existing shortfall or renewal project* – a project intended to deal only with shortfalls in levels of service to existing households and businesses or to provide for the renewal or replacement of an asset. The cost of the project shall be allocated to ERP Costs only.
 - b) *Additional capacity project* - a project intended to provide additional capacity to service new and future households and businesses. The cost of the project shall be allocated to AC Costs only.
 - c) *Combined project* – a project intended to deal with shortfalls in existing levels of service, renewal or replacement of existing assets and to provide capacity for further growth. The cost of the project shall be allocated between ERP Costs and AC Costs using the methodology in this section.
- 5.1.5 The *total project cost* of each project shall be listed.
- 5.1.6 The amount of any *subsidy or grant* toward the project from any other source of funding shall be deducted from the *total project costs* to give the *net project cost*.
- 5.1.7 For each combined project the following information shall be provided or calculated:
 - a) the reasons for carrying out the project;
 - b) the reason for the service level deficiency, replacement or renewal;
 - c) the year in which the project was/will be carried out, the year in which project capacity started or will start being consumed and the total capacity of the project so that the year in which the total capacity of the project will be reached can be calculated;
 - d) the *remaining service life (RSL)* of the asset serving existing *rating charges*;
 - e) the *economic life (EL)* that the combined project will give existing *rating charges*;

- f) the *AC units of demand* being the number of additional new and future households and businesses stated as *rating charges*, that the *combined project* will provide capacity for.

Cost Allocation of Combined Projects

5.2.1 The Unit of Demand approach shall be carried out as follows:

- (a) the cost of the project less any subsidies (from NZTA, or other third party) received or expected to be received is calculated to determine the Net Project Cost.
- (b) the number of *ERP units of demand* for the project is calculated as the number of *rating charges* at the project commencement year (unless this was prior to 1 July 2008. Where this is the case the number of rating charges at 1 July 2008 are used);
- (c) the *total units of demand* for the project is the *ERP units of demand* plus the *AC units of demand*, which is equal to the capacity of the project;
- (d) the *ERP Cost* is calculated as the Net Project Cost divided by the total units of demand multiplied by the *ERP units of demand*;
- (e) the *AC Cost* is calculated as the *net project cost* less the *ERP Cost* or the Net Project Cost divided by the total units of demand multiplied by the *AC units of demand*.

AC Cost allocation Between New and Future Rating Charges

5.3.1 The following information for each *combined project* and each *additional capacity project*, shall be used to fairly attribute *AC cost* between *new and future rating charges*:

- a) the year in which capacity of the project started or will start to be taken up;
- b) the year in which the capacity of the project is expected to be reached or 40 years from the date of adoption of this policy whichever is the earlier.

5.3.2 The *AC Cost* of the project shall be divided between *new rating charges (N)* arriving in the catchment in the long term plan period and *future rating charges (F)* arriving after the end of the long term plan period, as follows:

- a) the *AC Cost to F* is the *AC Cost* determined in **Section 5.2** above multiplied by the years of capacity take up after the long term plan period divided by total years of capacity take up;
- b) the *AC Cost to N* is the *AC Cost* less the *AC Cost to F*; and
- c) the *AC Cost per AC Unit of Demand* remains the same for N as for F as prescribed under the Act.

5.3.3 Only the *AC Cost to N* shall be used in the calculation of development contributions.

Consideration of Appropriate Funding Sources

5.4.1 The Council has considered the matters referred to in section 101(3)(a) of the Act and considers these matters to be well reflected in its cost allocation methodology, in particular through the categorisation of projects under section 5.1.4, the analysis of combined projects under section 5.1.7, and the allocation of costs of combined projects under sections 5.2 and 5.3 between existing ratepayers (who pay the ERP cost) and new and future growth who pay

(through development contributions) the AC cost to N and AC cost to F respectively. The Council has also considered under section 101(3)(b) of the Act the overall impact on the community of the proposed allocation of the cost of capital expenditure set out in Appendix C of this policy, and considers this impact to be fair and reasonable.

Growth Projection Methodology

Calculation of Development Contributions

Development contribution amounts originate from the 10-year capital costs in the long term plan.

Council calculates in accordance with **Section 5.0** that part of total capital expenditure in the 10-year programme that is related to new development and growth. It then divides this expenditure by the amount of development (measured in new units of demand) that is expected to take place. Development projections are measured as rating units. Annual rating unit estimates to 2045 are provided for each catchment by applying expected percentage rating unit growth rates to the known numbers of rating units at the start of the long term plan period.

Only the resulting additional capacity (AC) costs are taken into account. They are totalled for the catchment and that total expenditure is divided between all new and future units of demand expected to consume the additional capacity or otherwise benefit from that expenditure. Put simply:

$$\text{Contribution amount (\$) per Unit of Demand} = \frac{\text{Total AC capital expenditure (\$) for catchment divided by the:}}{\text{Number of new and future units of demand expected in the catchment}}$$

- 6.1 In order to calculate the amount of development to which the growth related portion of capital expenditure (AC Costs) for infrastructure will be attributed, catchment projections of new and future units of demand for services in the period 2018-2048 are required.
- 6.2 The Council maintains a detailed rating database that provides the numbers of rating units for different activities in all areas of the District.
- 6.3 The numbers of rating units provide a close correlation with numbers of lots in the District and the number of multiple units of activity on any lot where this is the case. They are therefore considered to provide a reasonably sound measure of units of demand for services.
- 6.4 Notwithstanding that projections are based on rating units this shall not exempt any development that is currently an existing rating unit from paying a development contribution under this policy.
- 6.5 Assumptions have been made as to the expected annual increase in the numbers of rating units and hence units of demand for services out to 2045,, in all areas of benefit, using District and area growth rates for rating units.

- 6.6 Development in each catchment will be monitored. The Council may adjust its projections of units of demand for the area of service upward or downward and may reduce or increase (as the case may be) growth related capital expenditure for the area accordingly.

APPENDIX A - Definitions

The definitions of terms contained in the Council's Generally Accepted Accounting Practice (GAAP) and in the Glossary of Terms Used in the Long Term Plan, shall apply to any term not defined below.

AC cost:

the cost for providing additional capacity in reserves and community and network infrastructure to service the development of new households and businesses, to be expressed as the AC Cost.

Accommodation units:

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 short term rental accommodation

Activity unit of demand:

the demand for Council infrastructure generated by development activity other than subdivision.

Additional capacity project or AC project:

a capital project in the Long Term Plan intended only to provide additional capacity in reserves and community and network infrastructure to service new and future households and businesses.

Additional service life or ASL:

the number of years of service at the service standard, in addition to the remaining service life, that a new asset will give existing households and businesses.

Area of service:

see "catchment"

Bedroom:

a room used for sleeping, normally accommodating no more than 3 persons.

Catchment:

the whole or any part of the District, set out in Appendix E, which will be served by a particular public service or infrastructure type.

Combined project or AC/ERP project:

a project in the Long Term Plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life and to provide capacity for further growth.

Community Area Parks development contributions:

contributions collected for projects providing infrastructure on reserves where such projects which were completed or for which substantial progress or effort had been made toward completion prior to 8 August 2014.

Community Area Reserve:

reserve land that is primarily provided for use by local communities for casual recreation, play, relaxation, community activity, links to other areas, or quiet open space

Community facilities:

has the meaning given to it in section 197 of the Local Government Act 2002. At time of the draft Policy being prepared, the definition is "reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199" of the Act.

Community infrastructure:

has the meaning given to it in section 197 of the Local Government Act 2002 (which at time of the draft Policy being prepared comprised community centres and halls, play equipment on community area reserves and public conveniences) for projects commenced on or after 8 August 2014; and for projects substantially progressed prior to this date including swimming pools, airfields, solid waste, harbour facilities, wharves, boat ramps, libraries, cemeteries, and community area parks and community area reserves.

Development:

has the meaning given to it in section 197 of the Local Government Act 2002. At time of the draft Policy being prepared, the definition is:

- “(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 Contributions Calculation Period:

the period commencing 1 July 2000 and ending on a date when the capacity of growth related projects are reached or such date as the Council may determine under any review of this Policy.

Dwelling Unit:

any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household.

Farm Buildings:

structures designed for farming and agricultural practices, including but not limited to the growing and harvesting of crops or trees and raising livestock and small animals.

Gross Business Area:

- (a) the gross floor area of any building measured from the outer faces of the exterior walls; plus
- (b) the area of any part of the lot used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the lot.

The "gross business area" will exclude permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The "gross business area" will also exclude the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but will include the area of buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.

The "gross business area" does not include the areas of any lot used solely for primary production such as mineral or aggregate extraction sites.

Gross Floor Area:

the gross floor area of any building measured from the outer faces of the exterior walls but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The "gross floor area" does not include the areas of any lot used solely for primary production such as, forest areas, land used for cropping and for grazing livestock.

The "gross floor area" also does not include any area of a lot used to provide or support the provision of Council infrastructure.

ERP cost:

the cost of improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

Improved level of service project or ERP project:

a capital project in the Long Term Plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

Legally established:

for the purposes of this Policy, means :

- any lot for which a title has been issued, or for which a section 224 Resource Management Act 1991 certificate has been issued;
- any building granted Building Consent/Permit prior to 31 March 2005;
- any building granted a Building Consent since 31 March 2005 and a Code Compliance Certificate;
- any building for which a Certificate of Acceptance has been issued; or
- any development that has been granted a land use consent.

Lot:

any land and/or building capable of being disposed of separately.

Lot unit of demand:

the demand for Council infrastructure generated by the creation of lots through subdivision.

Network infrastructure

The provision of roads and other transport, water, wastewater, and stormwater collection and management.

Remaining Service Life (RSL) of an asset:

the number of years before an asset serving existing households and businesses will require replacement or substantial renewal in order to maintain the service standard.

Reserve Contributions:

funding for a programme of reserve land purchases and development of any kind that enables a reserve to be used for its intended purpose.

Residential Activity:

the use of land or buildings as permanent or temporary accommodation such as a dwelling, commercial accommodation, retirement unit and school or camp dormitory.

Retirement Unit:

any residential unit in a retirement village where retirement village has the meaning specified in section 6 of The Retirement Villages Act 2003.

Service Standard:

a level of service for any network infrastructure, community infrastructure or reserves set by the Council having due regard to one or more of *the following factors*:

- a) demand data based on market research;
- b) widely accepted and documented engineering or other minimum standards;
- c) politically endorsed service levels based on community consultation;
- d) safety standards mandated by local or central government;
- e) environmental standards mandated by local or central government including those in the Council's District Plan;
- f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification;
- g) efficiency considerations where service standards must take account of engineering and economic efficiency requirements which require a long term approach to optimality.

Surplus Capacity:

Infrastructure provided prior to the adoption of the Development Contributions Policy in October 2004, for and in advance of new development anticipated to occur at a future time.

Unit:

any independent unit capable of being used separately and independently of any other unit whether or not it is dependent on common or shared facilities of any kind.

Unit of demand:

a unit of measurement by which the relative demand for Council infrastructure, generated by different types of development activity, (existing or proposed) can be assessed. A unit of demand may be expressed as a lot unit of demand or an activity unit of demand.

APPENDIX B - Schedule of reserve and development contributions payable by area –(including GST)

For the year ending 30 June 2019

Catchment	District	Strategic	Community	Solid	Community	Community	Community	Community	Swimming	Libraries	Cemeteries	Public	Airfields	Water	Wastewater	Stormwater	TOTAL
	Transportation	Land &	Area	Waste	Transportation	Area	Centres	Area	Pools			Conveniences		Supply	Treatment		
		Buildings	Reserves			Parks	& Halls	Harbours									
Hahei	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	2,315	2,649	0	15,799.16
Matarangi	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	86	5,901	468	17,289.44
Whitianga	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	2,565	5,200	869	19,468.64
Whangapoua	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	0	0	0	10,834.62
Cooks Beach	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	0	1,378	0	12,212.83
Opito Bay	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	0	0	0	10,834.62
Kuaotunu West	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	0	0	0	10,834.62
Kuaotunu	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	0	0	0	10,834.62
Hot Water Beach	1,806	81	6,143	0	1,272	1,078	0	22	0	0	204	229	0	0	0	0	10,834.62
Tairua	1,806	81	0	0	391	0	116	0	0	0	0	0	0	1,417	8,046	507	12,363.20
Pauanui	1,806	81	0	0	391	0	116	0	0	0	0	0	0	1,508	8,046	34	11,981.85
Thames	1,806	81	0	0	338	131	0	0	0	147	0	94	120	223	590	1,734	5,263.26
Matatoki	1,806	81	0	0	338	131	0	0	0	147	0	94	120	4,712	0	0	7,428.29
Thames Valley	1,806	81	0	0	338	131	0	0	0	147	0	94	120	1,934	0	0	4,649.70
Whangamata	1,806	81	0	0	1,130	0	241	0	0	0	0	0	0	3,297	8,450	319	15,323.37
Onemana	1,806	81	0	0	1,130	0	241	0	0	0	0	0	0	0	0	0	3,257.66
Coromandel	1,806	81	0	0	449	1,246	0	0	0	0	0	0	0	0	4,541	75	8,198.24
Oamaru Bay	1,806	81	0	0	449	1,246	0	0	0	0	0	0	0	0	0	0	3,582.37
Rural Mercury Bay	1,806	81	0	0	1,272	1,078	0	22	0	0	204	229	0	0	0	0	4,691.76
Rural Tairua Pauanui	1,806	81	0	0	391	0	116	0	0	0	0	0	0	0	0	0	2,393.96
Rural Thames	1,806	81	0	0	338	131	0	0	0	147	0	94	120	0	0	0	2,715.95
Rural Whangamata	1,806	81	0	0	1,130	0	241	0	0	0	0	0	0	0	0	0	3,257.66
Rural Coromandel Colville	1,806	81	0	0	449	1,246	0	0	0	0	0	0	0	0	0	0	3,582.37

Schedule of reserve and development contributions payable by area –(including GST)

For the year ending 30 June 2020

Catchment	District	Strategic	Community	Solid	Community	Community	Community	Community	Swimming	Libraries	Cemeteries	Public	Airfields	Water	Wastewater	Stormwater	TOTAL
	Transportation	Land &	Area	Waste	Transportation	Area	Centres	Area	Pools			Conveniences		Supply	Treatment		
		Buildings	Reserves			Parks	& Halls	Harbours									
Hahei	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	2,387	2,816	0	16,227.36
Matarangi	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	2,246	2,489	44	15,802.12
Whitianga	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	350	6,174	527	18,075.57
Whangapoua	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	2,428	5,051	828	19,329.58
Cooks Beach	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	0	304	0	11,327.22
Opito Bay	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	0	1,225	0	12,248.14
Kuaotunu West	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	0	0	0	11,023.62
Kuaotunu	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	0	0	0	11,023.62
Hot Water Beach	1,838	89	6,164	0	1,306	1,161	0	23	0	0	208	236	0	0	0	0	11,023.62
Tairua	1,838	89	0	0	403	0	119	0	0	0	0	0	0	1,461	8,289	530	12,728.30
Pauanui	1,838	89	0	0	403	0	119	0	0	0	0	0	0	1,730	8,289	34	12,501.08
Thames	1,838	89	0	0	344	131	0	0	0	151	0	97	132	269	608	1,789	5,447.51
Matatoki	1,838	89	0	0	344	131	0	0	0	151	0	97	132	4,870	0	0	7,651.36
Thames Valley	1,838	89	0	0	344	131	0	0	0	151	0	97	132	2,094	0	0	4,875.56
Whangamata	1,838	89	0	0	1,183	0	279	0	0	0	0	0	0	3,723	8,713	334	16,157.67
Onemana	1,838	89	0	0	1,183	0	279	0	0	0	0	0	0	0	0	0	3,387.95
Coromandel	1,838	89	0	0	458	1,285	0	0	0	0	0	0	0	0	4,712	78	8,459.29
Oamaru Bay	1,838	89	0	0	458	1,285	0	0	0	0	0	0	0	0	0	0	3,669.64
Rural Mercury Bay	1,838	89	0	0	1,306	1,161	0	23	0	0	208	236	0	0	0	0	4,860.10
Rural Tairua Pauanui	1,838	89	0	0	403	0	119	0	0	0	0	0	0	0	0	0	2,448.71
Rural Thames	1,838	89	0	0	344	131	0	0	0	151	0	97	132	0	0	0	2,781.84
Rural Whangamata	1,838	89	0	0	1,183	0	279	0	0	0	0	0	0	0	0	0	3,387.95
Rural Coromandel Colville	1,838	89	0	0	458	1,285	0	0	0	0	0	0	0	0	0	0	3,669.64

Schedule of reserve and development contributions payable by area –(including GST)

For the year ending 30 June 2021

Catchment	District	Strategic	Community	Solid	Community	Community	Community	Community	Swimming	Libraries	Cemeteries	Public	Airfields	Water	Wastewater	Stormwater	TOTAL
	Transportation	Land &	Area	Waste	Transportation	Area	Centres	Area	Pools			Conveniences		Supply	Treatment		
		Buildings	Reserves			Parks	& Halls	Harbours									
Hahei	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	2,451	2,967	0	16,542.32
Matarangi	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	92	5,882	509	17,606.89
Whitianga	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	2,812	5,465	945	20,345.22
Whangapoua	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	0	0	0	11,124.26
Cooks Beach	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	0	1,663	0	12,787.62
Opito Bay	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	0	0	0	11,124.26
Kuaotunu West	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	0	0	0	11,124.26
Kuaotunu	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	0	0	0	11,124.26
Hot Water Beach	1,866	96	6,120	0	1,329	1,237	0	23	0	0	211	242	0	0	0	0	11,124.26
Tairua	1,866	96	0	0	413	0	123	0	0	0	0	0	0	1,500	8,510	551	13,057.39
Pauanui	1,866	96	0	0	413	0	123	0	0	0	0	0	0	1,961	8,510	34	13,001.22
Thames	1,866	96	0	0	349	131	0	0	0	155	0	99	144	313	625	1,836	5,615.04
Matatoki	1,866	96	0	0	349	131	0	0	0	155	0	99	144	5,008	0	0	7,848.81
Thames Valley	1,866	96	0	0	349	131	0	0	0	155	0	99	144	2,246	0	0	5,086.67
Whangamata	1,866	96	0	0	1,231	0	315	0	0	0	0	0	0	4,139	8,944	347	16,936.73
Onemana	1,866	96	0	0	1,231	0	315	0	0	0	0	0	0	0	0	0	3,506.93
Coromandel	1,866	96	0	0	466	1,319	0	0	0	0	0	0	0	0	4,862	81	8,690.51
Oamaru Bay	1,866	96	0	0	466	1,319	0	0	0	0	0	0	0	0	0	0	3,746.89
Rural Mercury Bay	1,866	96	0	0	1,329	1,237	0	23	0	0	211	242	0	0	0	0	5,004.53
Rural Tairua Pauanui	1,866	96	0	0	413	0	123	0	0	0	0	0	0	0	0	0	2,497.46
Rural Thames	1,866	96	0	0	349	131	0	0	0	155	0	99	144	0	0	0	2,841.13
Rural Whangamata	1,866	96	0	0	1,231	0	315	0	0	0	0	0	0	0	0	0	3,506.93
Rural Coromandel Colville	1,866	96	0	0	466	1,319	0	0	0	0	0	0	0	0	0	0	3,746.89

APPENDIX C – Sources of funding

	District Transportation	Strategic Land & Buildings	Solid Waste	Local Transportation	Local Community Infrastructure	Community Area Reserves	Water Supply	Wastewater Treatment	Stormwater	TOTAL
Total Cost of Capital Works Projects	\$184,038,655	\$64,453,174	\$7,209,647	\$35,124,165	\$83,070,009	\$13,885,298	\$71,278,860	\$146,991,538	\$47,085,324	\$653,136,670
Cost of Capital Works Projects - Historic	\$80,806,295	\$19,352,937	\$2,278,747	\$20,820,588	\$44,557,641	\$6,500,421	\$35,214,752	\$101,534,275	\$22,344,047	\$333,409,703
Cost of Capital Works Projects - Projected	\$103,232,360	\$45,100,237	\$4,930,900	\$14,303,577	\$38,512,368	\$7,384,877	\$36,064,107	\$45,457,263	\$24,741,277	\$319,726,967
Other Sources of Funding	\$49,955,072	\$0	\$0	\$1,567,594	\$0	\$0	\$0	\$0	\$0	\$51,522,666
Other Sources of Funding - Historic	\$14,751,664	\$0	\$0	\$41,453	\$0	\$0	\$0	\$0	\$0	\$14,793,117
Other Sources of Funding - Projected	\$35,203,409	\$0	\$0	\$1,526,141	\$0	\$0	\$0	\$0	\$0	\$36,729,549
Total Existing Rateable Properties Component	\$124,555,848	\$63,937,636	\$7,195,650	\$29,107,463	\$75,456,950	\$4,957,606	\$65,456,372	\$129,903,079	\$43,874,972	\$544,445,576
Total Existing Rateable Properties Component - Historic	\$60,365,962	\$18,837,400	\$2,264,750	\$18,058,523	\$37,077,317	\$4,957,606	\$29,392,264	\$86,628,827	\$19,133,695	\$276,716,342
Total Existing Rateable Properties Component - Projected	\$64,189,887	\$45,100,237	\$4,930,900	\$11,048,940	\$38,379,633	\$0	\$36,064,107	\$43,274,252	\$24,741,277	\$267,729,233
Total ILOS Component	\$78,665,611	\$31,478,263	\$2,916,154	\$26,069,172	\$49,041,227	\$4,957,606	\$44,708,799	\$104,192,517	\$25,468,670	\$367,498,019
Total ILOS Component - Historic	\$43,836,350	\$15,759,062	\$1,356,742	\$17,334,207	\$31,836,181	\$4,957,606	\$24,661,415	\$83,891,672	\$17,132,550	\$240,765,785
Total ILOS Component - Projected	\$34,829,262	\$15,719,201	\$1,559,412	\$8,734,965	\$17,205,045	\$0	\$20,047,384	\$20,300,845	\$8,336,120	\$126,732,234
Total RENEWAL Component	\$45,890,237	\$32,459,374	\$4,279,495	\$3,038,290	\$26,415,723	\$0	\$20,747,573	\$25,710,562	\$18,406,302	\$176,947,557
Total RENEWAL Component - Historic	\$16,529,612	\$3,078,338	\$908,008	\$724,315	\$5,241,135	\$0	\$4,730,850	\$2,737,155	\$2,001,145	\$35,950,558
Total RENEWAL Component - Projected	\$29,360,625	\$29,381,036	\$3,371,488	\$2,313,975	\$21,174,588	\$0	\$16,016,723	\$22,973,408	\$16,405,157	\$140,996,999
Total Capital Expenditure for Growth (To be funded by Development Contributions)	\$9,527,735	\$515,537	\$13,997	\$4,449,108	\$7,613,059	\$8,927,693	\$5,822,488	\$17,088,459	\$3,210,352	\$57,168,428
Total Capital Expenditure for Growth (To be funded by Development Contributions) - Historic	\$5,688,670	\$515,537	\$13,202	\$2,720,612	\$6,588,795	\$1,542,815	\$5,822,488	\$14,905,448	\$3,210,352	\$41,007,920
Total Capital Expenditure for Growth (To be funded by Development Contributions) - Projected	\$3,839,065	\$0	\$0	\$1,728,496	\$132,735	\$7,384,877	\$0	\$2,183,011	\$0	\$15,268,184
Total Capital Expenditure for Growth (To be funded by Development Contributions from N)	\$4,888,580	\$386,879	\$13,997	\$2,384,556	\$5,719,393	\$8,178,742	\$4,241,345	\$9,499,531	\$2,649,052	\$37,962,076
Total Capital Expenditure for Growth (To be funded by Development Contributions from F)	\$1,210,382	\$44,414	\$0	\$606,769	\$532,221	\$169,214	\$482,558	\$1,954,231	\$134,784	\$5,134,572
Total Capital Expenditure for Growth (To be funded by Development Contributions post F)	\$3,428,773	\$84,244	\$0	\$1,457,783	\$1,361,445	\$579,736	\$1,098,585	\$5,634,697	\$426,516	\$14,071,780

APPENDIX D – Demand factors for business development and other activities

Schedule 13(2) of the Act requires the Council to demonstrate in its methodology that it has attributed units of demand to particular developments or types of development on a consistent and equitable basis. It cannot simply assume that a business development or other activity will generate 1 unit of demand for infrastructure, as would a single dwelling unit.

The assumptions for the calculations of business units of demand for transportation, have been in place some time. Council has benchmarked these assumptions and have determined that these remain a reasonable basis for demand. Water supply and wastewater calculations have been updated to incorporate current data on residential and non-residential water consumption.

For the purposes of the Transportation, Community Infrastructure and Solid Waste unit of demand calculations in D.1 and D.3 below, the demand placed on infrastructure by business developments is assumed to bear some relationship to the number of employees measured as Full Time Equivalents (FTE's) on a given business area. It is considered that employee numbers give a reasonable indication of likely trip generation from a business site and the use of community facilities. Trips generated by employees and use of community facilities by employees is then compared to trip generation and resident numbers in the average dwelling (1 Unit of Demand)

While it is accepted that for transportation, customers and suppliers may generate additional trips, and the Units of Demand for business could be raised accordingly, the Courts have accepted it is not always possible to predict the particular types of business that will locate in catchments. Retail businesses may generate high customer trips numbers while offices, warehouse or storage facilities may generate low customer and supplier trip numbers. The Transportation calculation therefore uses employment as a proxy measure for trip generation on business sites.

The water supply and wastewater calculations in D.2 use current district wide water consumption data for residential and business premises. The stormwater calculation is based comparisons of average gross business area when compared to the area of an average sized dwelling.

The assumption for the stormwater demand factor of business activity in D.3 is based on the gross business area of a development and the assumption that this will act as a measure of the level of development activity occurring which will benefit from and cause the need for additional capacity to be provided in the local stormwater area.

Activities other than residential and business activities can take various forms. The assumption used in this Policy is that the levels of activity and hence the units of demand generated by other activities will be similar to those generated by businesses. The units of demand for other activities will be calculated using the unit of demand factors in D.1 to D.3 multiplied by the gross floor area of the activity and the units of demand will be subject to any review under Sections 3.8 and 3.9.

D.1 Transportation

Assumptions

Average business site size = 1500m²

Gross Business Area is 60% of site - 1000m²

Employees/ha of business = 30 FTE's/ha (FTE (Full Time Equivalent))

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

Sites per net ha = 5 (7500m² sites, 2500m² roads)

Gross business area per hectare = 5 X 1000 = 5000m²

Each site of 1500m² and each 1000m² of Gross Business Area has = 30/5 FTE's = 6FTE's

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

Unit of Demand Factor = 18/9 = 2 per 1000m² of Gross Business Area OR 0.002 per m² of Gross Business Area

D.2 Water and Wastewater

Assumptions

Residential consumption of a dwelling occupied over half the year 180,624 litres per year = 1 Unit of Demand

Average business water consumption 260 litres per year per m² gross business area

Unit of Demand factor is 0.0014 per m² of Gross Business Area.

D.3 Community Infrastructure, Stormwater and Solid Waste

Assumptions

Average household occupancy 2.7 persons

Average business site size = 1500m²

Gross Business Area is 60% of site - 1000m²

Employees/ha of business = 30 FTE's/ha (FTE (Full Time Equivalent))

Sites per net ha = 5 (7500m² sites, 2500m² roads)

Gross business area per hectare = 5 X 1000 = 5000m²

Each site of 1500m² and each 1000m² of Gross Business Area has = 30/5 FTE's = 6FTE's

Assumption is that a 1000m² of Gross Business Area (6FTE's) will generate the equivalent demand of a single household unit (2.7 persons)

Unit of Demand Factor is 1.0 for 1000m² of business area OR 0.0010 per m² of business area.

APPENDIX E – Development contribution catchments

Council Infrastructure	Catchment	Development to which Development Contribution applies
District transportation	District	Development anywhere in the District will pay the contribution
Strategic land and buildings	District	Development anywhere in the District will pay the contribution
Public conveniences and cemeteries	Thames, Mercury Bay, Whangamata, Coromandel and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Community transportation	Thames, Mercury Bay, Whangamata, Coromandel and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Community Area Parks	Thames, Mercury Bay, Whangamata, Coromandel and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Community Area Reserves	Thames, Mercury Bay, Whangamata, Coromandel and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Community area harbours	Thames, Mercury Bay, Whangamata, Coromandel and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Community Centres and Halls	Thames, Mercury Bay, Whangamata, Coromandel and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Solid waste	Thames, Mercury Bay, Whangamata, Coromandel and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Libraries	Thames, Mercury Bay and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Airfields	Thames and Tairua /Pauanui community board areas	Development in each community board area will pay the contribution for that area
Swimming pools	Thames community board area	Development in the Thames Community Board Area will pay the contribution for that area
Water supply	Areas served by water supply schemes	Development connecting to a scheme will pay the contribution for that scheme
Wastewater treatment	Areas served by wastewater treatment schemes	Development connecting to a scheme will pay the contribution for that scheme
Stormwater	Areas served by urban stormwater networks	Development in any urban stormwater area

APPENDIX F – Assessment of effects in relation to significant assumptions

Assumption	Level of uncertainty	Potential effects
The rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan	High	Lower than forecast growth will result in a significant under-recovery of development contributions revenue
Capital expenditure will be in accordance with the capital works programme in the Long Term Plan	Moderate	In current circumstances significant changes to the capital programme are unlikely
No significant changes to service standards are expected to occur other than those planned for in the asset management plans	Low	No significant effects anticipated
The level of third party funding (such as New NZ Transport Agency subsidies) will continue at anticipated levels set out in the Long Term Plan	Low	No significant effects anticipated
There will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan	Low	No significant effects anticipated, however periods of high inflation and interest may necessitate revision of the capital works programme due to affordability.
The revenue from rates will be sufficient to meet the operating and maintenance costs of capital expenditure funded by development contributions	Low	No significant effects anticipated

APPENDIX G – Assessment of grouping by geographic area - section 197AB(g) of the Local Government Act 2002

Section 197AB(g) of the Act requires that when calculating and requiring development contributions, the Council groups together developments by geographic areas or by categories of land use. When grouping for development contribution purposes, the Council must:

- a) group in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
- b) ensure grouping by geographic area avoids grouping across the entire district wherever practical.

1. Grouping by geographic areas or by land use.

The Council has previously grouped for development contribution purposes using geographic areas or “catchments”. The legislation now also allows grouping by land use – in other words, the council may calculate and require different contributions for different types of land use.

After considering the matter, the Council is satisfied that its current method of calculating and requiring contributions for different types of land use by assessing the varying demands that each type place on network infrastructure, community infrastructure and reserves using Table 1 of the development contribution policy, is an appropriate method of grouping by land use. The table applies different demands to different land uses and exempts certain land uses from paying particular contributions.

2. Grouping by geographic areas

Activity	Current geographic area “catchment”	Practical and administrative efficiency s197AB(g)(i)	Fairness and equity s197AB(g)(i)	District wide grouping avoided wherever practical s197AB(g)(ii)	Consideration of factors	Proposed geographic area
District transportation	District	Practically and administratively efficient to operate with a single catchment. Retaining status quo is practical and workable	District transport network is available to whole community. Single geographic area is fair and equitable	Not practical to avoid a district catchment and try and collect different contributions from communities and groups that all use and benefit from the same network	All s197AB(g) factors combine to favour a single district wide geographic grouping	District
Public conveniences and cemeteries	District	Practically and administratively efficient to operate as a single network at a district level BUT it would not be unduly complex to use local community board geographic areas. Smaller areas may become more complex and impractical to administer	A single district geographic area may be acceptable if levels of service are common across the district. Any variations in levels of service across the district favour separate geographic groupings	It would be practical to avoid a single district wide catchment	There are variations in levels of service across the district. It is practical to administer contributions at a community board level and this grouping is favoured when considering s197AB(g) factors. It becomes more complex to administer smaller groupings e.g. individual urban areas	Community board areas
Community	Five community	Reasonably practical and	There is a good case for	A district wide grouping	All s197AB(g) factors	Community

Activity	Current geographic area “catchment”	Practical and administrative efficiency s197AB(g)(i)	Fairness and equity s197AB(g)(i)	District wide grouping avoided wherever practical s197AB(g)(ii)	Consideration of factors	Proposed geographic area
transportation	board areas	efficient to operate at a community board level. Retaining status quo is practical and workable	separate local community based geographic groupings to ensure fairness and equity if there are significant budgeted capital expenditure differences or levels of service between community board areas	can be practically avoided.	combine to favour separate community based groupings	board areas
Community centres and halls	Five community board areas	As for community transportation	As for community transportation	As for community transportation	As for community transportation	Community board areas
Community area parks	Five community board areas	As for community transportation	As for community transportation	As for community transportation	As for community transportation	Community board areas
Community area reserves	Five community board areas	As for community transportation	As for community transportation	As for community transportation	As for community transportation	Community board areas
Water supply	Areas served by water supply schemes	Each scheme is a closed system – relatively easy to combine any development connecting to each scheme into one group. Contributions by scheme are simple to administer.	Any significant cost differences between schemes can impose an unfair burden on some communities if costs are shared at district or sub-district levels. Price averaging across	A district wide grouping can be practically avoided.	All s197AB(g) factors combine to favour separate scheme-by-scheme based groupings	Water supply scheme

Activity	Current geographic area “catchment”	Practical and administrative efficiency s197AB(g)(i)	Fairness and equity s197AB(g)(i)	District wide grouping avoided wherever practical s197AB(g)(ii)	Consideration of factors	Proposed geographic area
		Retaining status quo (scheme-by-scheme) is practical and workable	<p>schemes can create inequities if levels of service vary between schemes.</p> <p>Within each scheme area parties enjoy a common level of service so smaller geographic groupings should not be necessary</p>			
Wastewater treatment	Areas served by wastewater treatment schemes	As for water supply	As for water supply	As for water supply	As for water supply	Wastewater treatment scheme
Stormwater	Areas served by urban stormwater networks	<p>Reasonably practical and efficient to use those main urban areas where stormwater service is provided for groupings.</p> <p>Becomes impractical and inefficient to group down to smaller, more localised parts of urban areas</p>	<p>Any significant cost differences between different urban areas can impose an unfair burden on some communities if costs are shared (averaged) at district or sub-district levels.</p> <p>Price averaging across different urban areas can also create inequities if levels of service vary between them</p>	A district wide grouping can be practically avoided	All s197AB(g) factors combine to favour separate geographic groups for each of the urban areas that have the stormwater service	Main urban areas

Activity	Current geographic area "catchment"	Practical and administrative efficiency s197AB(g)(i)	Fairness and equity s197AB(g)(i)	District wide grouping avoided wherever practical s197AB(g)(ii)	Consideration of factors	Proposed geographic area
Community infrastructure assets completed or significantly progressed						
Strategic land and buildings	District		Retain status quo until contributions fully recovered			
Community area harbours	Five community board areas		As above			
Solid waste	Five community board areas		As above			
Libraries	Three community board areas		As above			
Airfields	Two community board areas		As above			
Swimming pools	One community board areas		As above			

Appendix H - Development Contributions Schedule of Assets

Service Type	Asset Code	Road Sub Asset Code	Sub Area Code	Project Name	Project Classification	Capital Cost of Projects (Excludes Interest)	Capital Cost Attributable to Development Contributions (Excludes Interest)	Percentage funded by development contributions	Other Sources of Funding (Excludes Interest)	Percentage funded from other sources	Capital Costs already incurred (Excludes Interest)	Development Contributions already received (Excludes Interest)	Development Contributions to still be collected (Excludes Interest)	Development Contributions expect to be collected by	Projects no longer defined as Community Infrastructure but substantially progressed or complete
DISTRICT WIDE															
Land and Buildings	LandB	0	DW	44.Strat Assets - M/Bay New Admin Building	Comb-E	1,900,882	499,546	26.28%	1,401,336	73.72%	1,900,882	254,347	245,199	30 Jun 51	*
	LandB	0	DW	45.Strat Assets - Wmata Admin Building	Comb-E	84,166	15,991	19.00%	68,175	81.00%	84,166	12,374	3,617	30 Jun 23	*
District Transportation	Rd	non-subcon	DW	465.Dist Tspt - Kopu Bridge Roundabout 4th Arm	AC-E	58,595	58,595	100.00%	-	0.00%	58,595	9,921	48,674	30 Jun 58	
	Rd	rddrainage	DW	1.Dist Tspt - Area-wide Pavement Treatment	Comb-E	13,189,329	568,926	4.31%	12,620,403	95.69%	13,189,329	299,631	269,295	30 Jun 22	
	Rd	widen	DW	2.Dist Tspt - Major Drainage Control	Comb-E	1,172,169	130,572	11.14%	1,041,596	88.86%	1,172,169	23,179	107,393	30 Jun 56	
	Rd	bridge	DW	3.Dist Tspt - Seal Widening	Comb-E	549,391	61,199	11.14%	488,192	88.86%	549,391	10,864	50,335	30 Jun 56	
	Rd	bridge	DW	5.Dist Tspt - Koputauki Bridge	Comb-E	814,490	77,698	9.54%	736,793	90.46%	814,490	13,156	64,542	30 Jun 58	
	Rd	bridge	DW	6.Dist Tspt - Darkies Strm Bridge	Comb-E	212,466	19,515	9.19%	192,951	90.81%	212,466	3,464	16,051	30 Jun 56	
	Rd	bridge	DW	8.Dist Tspt - Pohue Creek Bridge	Comb-E	315,458	30,093	9.54%	285,365	90.46%	315,458	5,095	24,997	30 Jun 58	
	Rd	bridge	DW	10.Dist Tspt - McConnells Bridge	Comb-E	5,383	623	11.57%	4,760	88.43%	5,383	105	517	30 Jun 58	
	Rd	subcon	DW	13.Dist Tspt - Colville Rd Construction	Comb-E	782,653	59,460	7.60%	723,193	92.40%	782,653	13,297	46,162	30 Jun 47	
	Rd	subcon	DW	14.Dist Tspt - Puriri Rd Construction	Comb-E	127,245	12,138	9.54%	115,107	90.46%	127,245	2,055	10,083	30 Jun 58	
	Rd	subcon	DW	15.Dist Tspt - Kennedy Bay Flats Construction	Comb-E	230,669	21,187	9.19%	209,482	90.81%	230,669	3,761	17,426	30 Jun 56	
	Rd	subcon	DW	16.Dist Tspt - Kennedy Bay 3.55km Construction	Comb-E	358,124	32,894	9.19%	325,230	90.81%	358,124	5,839	27,055	30 Jun 56	
	Rd	minors	DW	17.Dist Tspt - Minor Safety Projects	Comb-E	2,272,349	160,308	7.05%	2,112,041	92.95%	2,272,349	39,139	121,170	30 Jun 44	
	Rd	minors	DW	18.Dist Tspt - Whangamata Causeway Lights	Comb-E	73,174	6,721	9.19%	66,453	90.81%	73,174	1,193	5,528	30 Jun 56	
	Rd	non-subcon	DW	19.Dist Tspt - Te Punga to Development Construction	Comb-E	252,192	49,285	19.54%	202,907	80.46%	252,192	8,749	40,536	30 Jun 56	
	Rd	pavetreat	DW	21.Dist Tspt - Area-wide Pavement Treatment	Comb-E	6,723,820	777,885	11.57%	5,945,935	88.43%	6,723,820	131,714	646,171	30 Jun 58	
	Rd	minors	DW	31.Dist Tspt - Minor Safety Projects	Comb-E	1,893,221	180,603	9.54%	1,712,618	90.46%	1,893,221	30,580	150,022	30 Jun 58	
	Rd	widen	DW	62.Dist Tspt - Seal Widening	Comb-E	325,852	37,698	11.57%	288,154	88.43%	325,852	6,383	31,315	30 Jun 58	
	Rd	bridge	DW	525.Dist Tspt - Rauparoa Bridge	Comb-E	226,178	36,560	16.16%	189,618	83.84%	226,178	8,176	28,384	30 Jun 47	
	Rd	pavetreat	DW	746.Dist Tspt - Area-wide Pavement Treatment	Comb-E	1,747,664	354,718	20.30%	1,392,946	79.70%	1,747,664	60,062	294,656	30 Jun 58	
	Rd	pavetreat	DW	747.Dist Tspt - Area-wide Pavement Treatment	Comb-E	833,767	169,227	20.30%	664,540	79.70%	833,767	28,654	140,573	30 Jun 58	
	Rd	pavetreat	DW	748.Dist Tspt - Area-wide Pavement Treatment	Comb-E	1,126,350	228,612	20.30%	897,738	79.70%	1,126,350	38,709	189,902	30 Jun 58	
	Rd	rddrainage	DW	756.Dist Tspt - Major Drainage Control	Comb-E	3,613,924	418,098	11.57%	3,195,826	88.43%	3,613,924	70,794	347,305	30 Jun 58	
	Rd	minors	DW	760.Dist Tspt - Minor Safety Projects	Comb-E	195,702	39,721	20.30%	155,981	79.70%	195,702	6,726	32,995	30 Jun 58	
	Rd	minors	DW	761.Dist Tspt - Minor Safety Projects	Comb-E	489,446	99,341	20.30%	390,105	79.70%	489,446	16,821	82,520	30 Jun 58	
	Rd	minors	DW	762.Dist Tspt - Minor Safety Projects	Comb-E	180,216	36,578	20.30%	143,638	79.70%	180,216	6,193	30,384	30 Jun 58	
	Rd	bridge	DW	776.Dist Tspt - Square Kauri Bridge	Comb-E	130,146	26,415	20.30%	103,731	79.70%	130,146	4,473	21,943	30 Jun 58	
	Rd	bridge	DW	778.Dist Tspt - Waikawau No. 3 Bridge	Comb-E	180,340	36,603	20.30%	143,737	79.70%	180,340	6,198	30,405	30 Jun 58	
	Rd	bridge	DW	779.Dist Tspt - Waikawau No. 4 Bridge	Comb-E	164,445	33,377	20.30%	131,068	79.70%	164,445	5,651	27,725	30 Jun 58	
	Rd	bridge	DW	818.Dist Tspt - Tai Manaia Rd Causeway	Comb-E	44,699	9,072	20.30%	35,627	79.70%	44,699	1,536	7,536	30 Jun 58	
	Rd	bridge	DW	835.Dist Tspt - McNeils Bridge	Comb-E	53,000	10,757	20.30%	42,243	79.70%	53,000	1,821	8,936	30 Jun 58	
	Rd	pavetreat	DW	976.Dist Tspt - Area-wide Pavement Treatment	Comb-E	23,143,847	2,802,277	12.11%	9,337,258	40.34%	4,506,605	474,491	2,327,786	30 Jun 58	
	Rd	rddrainage	DW	977.Dist Tspt - Major Drainage Control	Comb-E	10,413,897	1,284,545	12.33%	4,085,051	39.23%	2,260,104	217,503	1,067,042	30 Jun 58	
	Rd	minors	DW	981.Dist Tspt - Minor Safety Projects	Comb-E	11,976,130	1,409,135	11.77%	10,566,995	88.23%	1,931,355	238,599	1,170,536	30 Jun 58	
	Rd	subcon	DW	1352.Dist Tspt - Whitianga Town Centre Upgrade - Major Drainage	Comb-E	217,910	45,261	20.77%	51,795	23.77%	45,000	10,727	34,534	30 Jun 50	
	Rd	subcon	DW	1353.Dist Tspt - Whitianga Town Centre Upgrade - AWT	Comb-E	509,584	105,843	20.77%	121,122	23.77%	160,000	25,085	80,758	30 Jun 50	
	Rd	bridge	DW	1172.Dist Tspt - Tai Manaia Rd Causeway	Comb-E	473,935	96,193	20.30%	377,742	79.70%	473,935	16,288	79,905	30 Jun 58	

Service Type	Asset Code	Road Sub Asset Code	Sub Area Code	Project Name	Project Classification	Capital Cost of Projects (Excludes Interest)	Capital Cost Attributable to Development Contributions (Excludes Interest)	Percentage funded by development contributions	Other Sources of Funding (Excludes Interest)	Percentage funded from other sources	Capital Costs already incurred (Excludes Interest)	Development Contributions already received (Excludes Interest)	Development Contributions to still be collected (Excludes Interest)	Development Contributions expect to be collected by	Projects no longer defined as Community Infrastructure but substantially progressed or complete
COROMANDEL COLVILLE															
Parks and Reserves	Parks	0	coro	86.Pks & Res - Coro - Land Sports Ground	AC-E	991,339	991,339	100.00%	-	0.00%	991,339	448,310	543,029	30 Jun 44	*
	Parks	0	coro	82.Pks & Res - Coro Minor Roads and Car Parks	Comb-E	7,374	1,991	27.00%	5,383	73.00%	7,374	1,040	950	30 Jun 33	*
	Parks	0	coro	85.Pks & Res - Coro Signage	Comb-E	24,126	4,170	17.28%	19,956	82.72%	24,126	3,856	314	30 Jun 19	*
	Parks	0	coro	90.Pks & Res - Coro Minor Structures	Comb-E	13,607	2,774	20.39%	10,833	79.61%	13,607	2,093	681	30 Jun 22	*
Community Transportation	Rd	butts	coro	75.Cmty Tspt - Coro/Col Puriri Road Butt Seal	Comb-E	91,767	20,158	21.97%	71,609	78.03%	91,767	3,528	16,630	30 Jun 43	
	Rd	ftpath	coro	76.Cmty Tspt - Coro/Col Footpath Construction	Comb-E	73,328	16,108	21.97%	57,220	78.03%	73,328	2,819	13,288	30 Jun 43	
	Rd	ftpath	coro	77.Cmty Tspt - Coro Street Lighting	Comb-E	13,637	2,996	21.97%	10,641	78.03%	13,637	524	2,471	30 Jun 43	
	Rd	non-subcon	coro	78.Cmty Tspt - Coro Woollams Ave Carpark	Comb-E	316,303	69,481	21.97%	246,822	78.03%	316,303	12,162	57,319	30 Jun 43	
	Rd	non-subcon	coro	96.Cmty Tspt - Coro Hauraki Rd Cul-de-sac	Comb-E	51,810	13,654	26.35%	38,156	73.65%	51,810	1,880	11,774	30 Jun 50	
	Rd	ftpath	coro	794.Cmty Tspt - Coro/Col Footpath Construction	Comb-E	205,117	50,849	24.79%	154,268	75.21%	205,117	5,559	45,290	30 Jun 58	
	Rd	non-subcon	coro	799.Cmty Tspt - Coro Pottery Lane Sealing	Comb-E	130,786	40,634	31.07%	90,152	68.93%	130,786	4,442	36,192	30 Jun 58	
	Rd	ftpath	coro	1086.Cmty Tspt - Coro - Footpath Construction	Comb-E	772,888	144,033	18.64%	628,854	81.36%	155,529	15,746	128,288	30 Jun 58	
Stormwater	SW	0	coro	679.Strmwtr - Coro System Improvements	Comb-E	95,119	52,703	55.41%	42,416	44.59%	95,119	45,445	7,258	30 Jun 30	
Wastewater	WW	0	coro	99.Wstwtr - Coro Kauri Grove Reticulation	Comb-E	46,782	9,693	20.72%	37,089	79.28%	46,782	2,969	6,724	30 Jun 58	
	WW	0	coro	100.Wstwtr - Coro Consent Renewal	Comb-E	109,248	22,635	20.72%	86,613	79.28%	109,248	6,934	15,701	30 Jun 58	
	WW	0	coro	105.Wstwtr - Coro Treatment Upgrade	Comb-E	156,896	32,508	20.72%	124,388	79.28%	156,896	9,958	22,549	30 Jun 58	
	WW	0	coro	716.Wstwtr - Coro Treatment Plant Upgrade	Comb-E	1,752,271	363,057	20.72%	1,389,214	79.28%	1,752,271	111,218	251,839	30 Jun 58	
	WW	0	coro	1169.Wstwtr - Coro Treatment Plant Upgrade	Comb-E	1,222,725	253,339	20.72%	969,386	79.28%	1,222,725	77,607	175,732	30 Jun 58	

Service Type	Asset Code	Road Sub Asset Code	Sub Area Code	Project Name	Project Classification	Capital Cost of Projects (Excludes Interest)	Capital Cost Attributable to Development Contributions (Excludes Interest)	Percentage funded by development contributions	Other Sources of Funding (Excludes Interest)	Percentage funded from other sources	Capital Costs already incurred (Excludes Interest)	Development Contributions already received (Excludes Interest)	Development Contributions to still be collected (Excludes Interest)	Development Contributions expect to be collected by
MERCURY BAY														
Cemeteries	Cem		0 Mercury	1213.Cemeteries - M/Bay Cemetery Stage 3 Development	Comb	707,245	132,735	18.77%	574,510	81.23%	-	-	132,735	30 Jun 58
	Cem		0 Mercury	41.Cemeteries - M/Bay Land Purchase	Comb-E	408,964	136,875	33.47%	272,089	66.53%	408,964	60,117	76,758	30 Jun 58
	Cem		0 Mercury	607.Cemeteries - M/Bay Cem Dev Stg 1	Comb-E	280,701	93,947	33.47%	186,754	66.53%	280,701	41,262	52,685	30 Jun 58
	Cem		0 Mercury	879. Cemeteries - Mbay Cem Resource Consent	Comb-E	26,278	8,795	33.47%	17,483	66.53%	26,278	3,863	4,932	30 Jun 58
	Cem		0 Mercury	1139.Cemeteries - M/Bay Cemetery Stage 2 Development	Comb-E	452,948	146,626	32.37%	306,322	67.63%	452,948	67,680	78,945	30 Jun 55
Harbours	Harb		0 Mercury	467.Harb - Matarangi Boat Ramp	Comb-E	201,908	67,576	33.47%	134,332	66.53%	201,908	29,680	37,896	30 Jun 58
Parks and Reserves	Parks		0 DW	143.Pks & Res - Whiti Esplande Play Equipment	Comb-E	76,943	25,752	33.47%	51,191	66.53%	76,943	11,310	14,441	30 Jun 58
	Parks		0 Mercury	156.Pks & Res - M/Bay General Play Equipment	AC-E	19,450	19,450	100.00%	-	0.00%	19,450	10,338	9,112	30 Jun 47
	Parks		0 Mercury	135.Pks & Res - M/Bay Signage	Comb-E	34,892	9,696	27.79%	25,196	72.21%	34,892	5,567	4,129	30 Jun 43
	Parks		0 Mercury	140.Pks & Res - M/Bay Minor Tracks and Walks	Comb-E	29,119	9,746	33.47%	19,373	66.53%	29,119	4,280	5,465	30 Jun 58
	Parks		0 Mercury	145.Pks & Res - Whiti Esplande Parking	Comb-E	23,240	7,778	33.47%	15,462	66.53%	23,240	3,416	4,362	30 Jun 58
	Parks		0 Mercury	146.Pks & Res - Whiti Esplande Landscaping	Comb-E	101,510	33,974	33.47%	67,536	66.53%	101,510	14,922	19,052	30 Jun 58
	Parks		0 Mercury	148.Pks & Res - Whiti Sports Ground Development	Comb-E	8,842,069	2,959,326	33.47%	5,882,742	66.53%	8,842,069	1,299,761	1,659,565	30 Jun 58
	Parks		0 Mercury	149.Pks & Res - M/Bay Signage	Comb-E	41,037	8,826	21.51%	32,211	78.49%	41,037	7,117	1,709	30 Jun 22
	Parks		0 Mercury	150.Pks & Res - Whiti Skate Park	Comb-E	38,424	9,531	24.80%	28,893	75.20%	38,424	6,384	3,147	30 Jun 28
	Parks		0 Mercury	152.Pks & Res - M/Bay Shakespeare Improvements	Comb-E	15,480	3,454	22.32%	12,025	77.68%	15,480	2,657	798	30 Jun 23
	Parks		0 Mercury	157.Pks & Res - M/Bay Minor Roads and Car Parks	Comb-E	67,976	22,751	33.47%	45,225	66.53%	67,976	9,992	12,758	30 Jun 58
	Parks		0 Mercury	159.Pks & Res - M/Bay Other Development	Comb-E	17,180	5,750	33.47%	11,430	66.53%	17,180	2,525	3,225	30 Jun 58
Public Conveniences	WC		0 Mercury	50.Pub Conv - Mata Central Toilet	AC-E	134,217	134,217	100.00%	-	0.00%	134,217	58,949	75,268	30 Jun 58
	WC		0 Mercury	51.Pub Conv - Wpoua Wharf Toilet	AC-E	67,364	67,364	100.00%	-	0.00%	67,364	29,587	37,777	30 Jun 58
	WC		0 Mercury	55.Pub Conv - Wpoua River Mouth Toilet	AC-E	83,650	83,650	100.00%	-	0.00%	83,650	36,740	46,910	30 Jun 58
	WC		0 Mercury	57.Pub Convs - Otama Bch Toilet (MB)	AC-E	18,266	18,266	100.00%	-	0.00%	18,266	8,023	10,243	30 Jun 58
	WC		0 Mercury	54.Pub Conv - Hot Wat Bch Surf Beach Toilet	Comb-E	78,189	26,169	33.47%	52,020	66.53%	78,189	11,494	14,675	30 Jun 58
	WC		0 Mercury	1136.Pub Conv - Hot Water Beach Toilet Upgrade	Comb-E	697,411	233,414	33.47%	278,398	39.92%	697,411	102,518	130,897	30 Jun 58
	WC		0 Mercury	1137.Pub Conv - Bull Paddock New Toilet	Comb-E	107,237	35,891	33.47%	71,346	66.53%	107,237	15,764	20,127	30 Jun 58
	WC		0 Mercury	1166.Pub Conv - Buffalo Beach New Toilet	Comb-E	97,681	32,693	33.47%	64,988	66.53%	97,681	14,359	18,334	30 Jun 58
	WC		0 Mercury	1197.Pub Conv - Hot Water Beach Wastewater Disposal Field	Comb-E	196,922	65,907	33.47%	78,609	39.92%	196,922	28,947	36,960	30 Jun 58
Community Transportation	Rd	ftpath	Mercury	118.Cmty Tspt - M/Bay Footpath Construction	Comb-E	620,759	150,492	24.24%	470,267	75.76%	620,759	29,219	121,273	30 Jun 58
	Rd	ftpath	Mercury	120.Cmty Tspt - Cks Bch Footpath and K&C	Comb-E	15,414	3,737	24.24%	11,677	75.76%	15,414	726	3,011	30 Jun 58
	Rd	ftpath	Mercury	122.Cmty Tspt - Mata Footpath and K&C	Comb-E	50,383	12,215	24.24%	38,169	75.76%	50,383	2,372	9,843	30 Jun 58
	Rd	ftpath	Mercury	125.Cmty Tspt - Whiti Footpath and K&C	Comb-E	289,456	63,939	22.09%	225,517	77.91%	289,456	14,012	49,927	30 Jun 53
	Rd	ftpath	Mercury	126.Cmty Tspt - Whiti Footpath for Entrance	Comb-E	64,910	14,338	22.09%	50,572	77.91%	64,910	3,142	11,196	30 Jun 53
	Rd	ftpath	Mercury	127.Cmty Tspt - M/Bay Ferry Landing Footpath	Comb-E	60,000	14,546	24.24%	45,454	75.76%	60,000	2,824	11,722	30 Jun 58
	Rd	non-subcon	Mercury	130.Cmty Tspt - Whiti Service Lanes	Comb-E	9,991	2,422	24.24%	7,569	75.76%	9,991	470	1,952	30 Jun 58
	Rd	non-subcon	Mercury	132.Cmty Tspt M/Bay - Te Punga Road Whangapoua	Comb-E	46,120	11,181	24.24%	34,939	75.76%	46,120	2,171	9,010	30 Jun 58
	Rd	non-subcon	Mercury	134.Cmty Tspt - Whiti Cable Undergrounding	Comb-E	100,083	24,263	24.24%	75,820	75.76%	100,083	4,711	19,553	30 Jun 58
	Rd	stlight	Mercury	136.Cmty Tspt - M/Bay Street Lighting	Comb-E	129,433	31,379	24.24%	98,054	75.76%	129,433	6,092	25,286	30 Jun 58
	Rd	ftpath	Mercury	801.Cmty Tspt - Mbay Footpath Construction	Comb-E	1,626,982	394,433	24.24%	1,232,549	75.76%	1,626,982	76,581	317,852	30 Jun 58
	Rd	non-subcon	Mercury	804.Cmty Tspt - Whiti CBD Upgrade	Comb-E	360,372	87,366	24.24%	273,006	75.76%	360,372	16,962	70,403	30 Jun 58
	Rd	ftpath	Mercury	1150.Cmty Tspt - M/Bay Footpath Construction	Comb-E	3,927,212	952,083	24.24%	2,975,129	75.76%	3,927,212	184,850	767,232	30 Jun 58
	Rd	non-subcon	Mercury	1153.Cmty Tspt - Whiti Town Upgrade	Comb-E	5,022,213	1,043,135	20.77%	1,193,723	23.77%	1,294,683	247,228	795,908	30 Jun 50
Reserve Contributions	NR		0 Mercury	1180.Pks & Res - Whiti Boat Ramp Reclamation	AC-E	7,384,877	7,384,877	100.00%	-	0.00%	-	3,687,641	3,697,237	30 Jun 24
	NR		0 Mercury	838.Pks & Res - Whiti Sports Ground Purchase	Comb-E	6,500,421	1,542,815	23.73%	4,957,606	76.27%	6,500,421	322,826	1,219,989	30 Jun 58
COOKS BEACH														
Wastewater	WW		0 cooks	457.Wstwtr - Cks Bch Treatment and Reticulation	AC-E	450,000	450,000	100.00%	-	0.00%	450,000	61,107	388,893	30 Jun 58
	WW		0 cooks	726.Wstwtr - Cks Bch Treatment Disposal	AC-E	6,604	6,604	100.00%	-	0.00%	6,604	994	5,610	30 Jun 58
HAHEI														
Wastewater	WW		0 hah	191.Wstwtr - Hahei Treatment Plant	Comb-E	347,247	49,825	14.35%	297,422	85.65%	347,247	10,776	39,049	30 Jun 58
Water	Wat		0 hah	168.Water - Hahei - New Source	AC-E	33,550	33,550	100.00%	-	0.00%	33,550	3,294	30,256	30 Jun 58
	Wat		0 hah	672.Water - Hahei System Improvements	Comb-E	47,676	5,945	12.47%	41,731	87.53%	47,676	584	5,361	30 Jun 58
	Wat		0 hah	697.Water - Hahei Consent Renewals	Comb-E	1,350	168	12.47%	1,182	87.53%	1,350	17	152	30 Jun 58

Service Type	Asset Code	Road Sub Asset Code	Sub Area Code	Project Name	Project Classification	Capital Cost of Projects (Excludes Interest)	Capital Cost Attributable to Development Contributions (Excludes Interest)	Percentage funded by development contributions	Other Sources of Funding (Excludes Interest)	Percentage funded from other sources	Capital Costs already incurred (Excludes Interest)	Development Contributions already received (Excludes Interest)	Development Contributions to still be collected (Excludes Interest)	Development Contributions expect to be collected by
MERCURY BAY														
MATARANGI														
Stormwater	SW		0 mat	733.Strmwtr - Mata Improvements	Comb-E	686,591	134,038	19.52%	552,553	80.48%	686,591	25,592	108,446	30 Jun 58
Wastewater	WW		0 mat	1340.Wstwtr - Matarangi Treatment Plant Upgrade	Comb	11,318,760	1,597,393	14.11%	9,721,366	85.89%	-	-	1,597,393	30 Jun 58
	WW		0 mat	194.Wstwtr - Mata Consent Renewals	Comb-E	20,035	1,939	9.68%	18,096	90.32%	20,035	890	1,050	30 Jun 24
	WW		0 mat	855.Wstwtr - Mata Treatment Upgrade MFU	Comb-E	49,052	4,747	9.68%	44,305	90.32%	49,052	2,178	2,570	30 Jun 24
	WW		0 mat	1026.Wstwtr - Mata Treatment - Aeration and Filters	Comb-E	511,719	101,014	19.74%	176,603	34.51%	511,719	20,189	80,825	30 Jun 58
	WW		0 mat	1035.Wstwtr - Mata Consent Renewal - Land Disposal	Comb-E	236,836	30,711	12.97%	-	0.00%	236,836	9,930	20,780	30 Jun 45
Water	Wat		0 mat	169.Water - Mata Telemetry Upgrades	Comb-E	43,045	2,954	6.86%	40,091	93.14%	43,045	2,107	847	30 Jun 20
	Wat		0 mat	670.Water - Matarangi System Improvements	Comb-E	28,303	5,660	20.00%	22,643	80.00%	28,303	1,190	4,470	30 Jun 58
	Wat		0 mat	696.Water - Matarangi Consent Renewals	Comb-E	86,138	17,227	20.00%	68,911	80.00%	86,138	3,622	13,605	30 Jun 58
WHITIANGA														
Stormwater	SW		0 whi	216.Strmwtr - Whiti Brophy's Bch Outfall	Comb-E	16,217	4,853	29.93%	11,364	70.07%	16,217	1,706	3,147	30 Jun 58
	SW		0 whi	680.Strmwtr - Whiti System Improvements	Comb-E	3,688,303	1,103,753	29.93%	2,584,550	70.07%	3,688,303	388,111	715,642	30 Jun 58
	SW		0 whi	729.Strmwtr - Whiti CBD Upgrades	Comb-E	9,151	2,739	29.93%	6,412	70.07%	9,151	963	1,776	30 Jun 58
Wastewater	WW		0 whi	201.Wstwtr - Whiti Effluent Disposal - Inlet	AC-E	60,920	60,920	100.00%	-	0.00%	60,920	14,154	46,767	30 Jun 58
	WW		0 whi	531.Wstwtr - Whiti Joan Gaskill to Jackamn Ave Trunk Main - inlet	AC-E	13,340	13,340	100.00%	-	0.00%	13,340	3,099	10,241	30 Jun 58
	WW		0 whi	201.Wstwtr - Whiti Effluent Disposal - SBR	AC-E	37,349	37,349	100.00%	-	0.00%	37,349	29,372	7,977	30 Jun 20
	WW		0 whi	201.Wstwtr - Whiti Effluent Disposal - Tert	AC-E	19,307	19,307	100.00%	-	0.00%	19,307	4,486	14,822	30 Jun 58
	WW		0 whi	206.Wstwtr - Whiti Main Joan Gaskell to Jackman Ave Trunk Main	AC-E	902,149	902,149	100.00%	-	0.00%	902,149	209,596	692,553	30 Jun 58
	WW		0 whi	1328.Wstwtr - Whiti Treatment Plant Balance Tank	Comb	4,234,051	585,618	13.83%	3,648,433	86.17%	-	-	585,618	30 Jun 53
	WW		0 whi	200.Wstwtr - Whiti SH25 Trunk Main - Inlet	Comb-E	962,650	243,311	25.28%	719,339	74.72%	962,650	56,528	186,783	30 Jun 58
	WW		0 whi	198.Wstwtr - Whiti Treatment Upgrade and Reticulation Extension - Int	Comb-E	6,317,593	1,596,782	25.28%	4,720,811	74.72%	6,317,593	370,979	1,225,803	30 Jun 58
	WW		0 whi	202.Wstwtr - Whiti BioSolid Infrastructure	Comb-E	91,493	23,125	25.28%	68,368	74.72%	91,493	5,373	17,752	30 Jun 58
	WW		0 whi	203.Wstwtr - Whiti Consent Renewal - Inlet	Comb-E	371,610	93,925	25.28%	277,685	74.72%	371,610	21,822	72,103	30 Jun 58
	WW		0 whi	728.Wstwtr - Whiti CBD Upgrades - Inlet	Comb-E	3,629	917	25.28%	2,712	74.72%	3,629	213	704	30 Jun 58
	WW		0 whi	732.Wstwtr - Whiti Treatment Plant Disposal - Inlet	Comb-E	729,173	184,300	25.28%	544,873	74.72%	729,173	42,818	141,481	30 Jun 58
	WW		0 whi	860.Wstwtr - Whiti Biosolid Infrastructure	Comb-E	1,395,675	352,759	25.28%	1,042,916	74.72%	1,395,675	81,956	270,803	30 Jun 58
	WW		0 whi	198.Wstwtr - Whiti Treatment Upgrade and Reticulation Extension - SBR	Comb-E	3,873,198	351,875	9.08%	3,521,323	90.92%	3,873,198	276,719	75,156	30 Jun 20
	WW		0 whi	198.Wstwtr - Whiti Treatment Upgrade and Reticulation Extension - Tert	Comb-E	2,002,213	506,063	25.28%	1,496,151	74.72%	2,002,213	117,573	388,490	30 Jun 58
	WW		0 whi	200.Wstwtr - Whiti SH25 Trunk Main - SBR	Comb-E	590,183	53,617	9.08%	536,566	90.92%	590,183	42,165	11,452	30 Jun 20
	WW		0 whi	200.Wstwtr - Whiti SH25 Trunk Main - Tert	Comb-E	305,089	77,112	25.28%	227,978	74.72%	305,089	17,915	59,197	30 Jun 58
	WW		0 whi	203.Wstwtr - Whiti Consent Renewal - SBR	Comb-E	227,827	20,698	9.08%	207,129	90.92%	227,827	16,277	4,421	30 Jun 20
	WW		0 whi	203.Wstwtr - Whiti Consent Renewal - Tert	Comb-E	117,773	29,767	25.28%	88,006	74.72%	117,773	6,916	22,852	30 Jun 58
	WW		0 whi	728.Wstwtr - Whiti CBD Upgrades - SBR	Comb-E	2,225	202	9.08%	2,023	90.92%	2,225	159	43	30 Jun 20
	WW		0 whi	728.Wstwtr - Whiti CBD Upgrades - Tert	Comb-E	1,150	291	25.28%	860	74.72%	1,150	68	223	30 Jun 58
	WW		0 whi	732.Wstwtr - Whiti Treatment Plant Disposal - SBR	Comb-E	447,042	40,613	9.08%	406,429	90.92%	447,042	31,939	8,674	30 Jun 20
	WW		0 whi	732.Wstwtr - Whiti Treatment Plant Disposal - Tert	Comb-E	231,095	58,410	25.28%	172,685	74.72%	231,095	13,570	44,839	30 Jun 58
	WW		0 whi	1027.Wstwtr - Whiti Plant Optimisation	Comb-E	210,590	19,132	9.08%	191,458	90.92%	210,590	15,046	4,086	30 Jun 20
Water	Wat		0 whi	171.Water - Whiti Raw Water Main - Wade Rd to Treatment Plant	AC-E	26,816	26,816	100.00%	-	0.00%	26,816	7,671	19,145	30 Jun 58
	Wat		0 whi	174.Water - Whiti Upgrade Whangamaroro Intake	AC-E	867,324	867,324	100.00%	-	0.00%	867,324	248,107	619,217	30 Jun 58
	Wat		0 whi	184.Water - Whiti Wade Road Trunk Main	AC-E	635,135	635,135	100.00%	-	0.00%	635,135	181,687	453,448	30 Jun 58
	Wat		0 whi	185.Water - Whiti Additional Treatment Capacity	AC-E	219,038	219,038	100.00%	-	0.00%	219,038	62,658	156,380	30 Jun 58
	Wat		0 whi	172.Water - Whiti Treatment Plant Booster Pump	Comb-E	559,461	152,047	27.18%	407,414	72.82%	559,461	43,495	108,552	30 Jun 58
	Wat		0 whi	173.Water - Whiti Joan Gaskell Drive/Jackman	Comb-E	712,736	193,703	27.18%	519,033	72.82%	712,736	55,411	138,292	30 Jun 58
	Wat		0 whi	175.Water - Whiti New Pipeline and Intake	Comb-E	269,012	54,169	20.14%	214,843	79.86%	269,012	22,936	31,233	30 Jun 41
	Wat		0 whi	176.Water - Whiti Pipeline Upgrade	Comb-E	253,552	68,909	27.18%	184,643	72.82%	253,552	19,712	49,197	30 Jun 58
	Wat		0 whi	177.Water - Whiti Trunk Main Treatment Plant to SH25	Comb-E	1,261,201	342,761	27.18%	918,439	72.82%	1,261,201	98,050	244,711	30 Jun 58
	Wat		0 whi	186.Water - Whiti Trunk Main Joan Caskell Drive	Comb-E	404,228	109,859	27.18%	294,369	72.82%	404,228	31,426	78,432	30 Jun 58
	Wat		0 whi	671.Water - Whiti System Improvements	Comb-E	69,886	18,993	27.18%	50,893	72.82%	69,886	5,433	13,560	30 Jun 58
	Wat		0 whi	727.Water - Whiti CBD Upgrades	Comb-E	9,361	2,544	27.18%	6,817	72.82%	9,361	728	1,816	30 Jun 58
	Wat		0 whi	950.Water - Ohuka Park AOB Extension	Comb-E	200,634	46,962	23.41%	153,672	76.59%	200,634	16,406	30,557	30 Jun 49

Service Type	Asset Code	Road Sub Asset Code	Sub Area Code	Project Name	Project Classification	Capital Cost of Projects (Excludes Interest)	Capital Cost Attributable to Development Contributions (Excludes Interest)	Percentage funded by development contributions	Other Sources of Funding (Excludes Interest)	Percentage funded from other sources	Capital Costs already incurred (Excludes Interest)	Development Contributions already received (Excludes Interest)	Development Contributions to still be collected (Excludes Interest)	Development Contributions expect to be collected by	Projects no longer defined as Community Infrastructure but substantially progressed or complete
TAIRUA-PAUANUI															
Community Transportation	Rd	rddrainage	tai	815.Cmty Tspt - Tai Hornsea Road Kerb & Channel	Comb-E	19,231	4,721	24.55%	14,510	75.45%	19,231	710	4,011	30 Jun 58	
	Rd	non-subcon	tai	816.Cmty Tspt - Tai Cory Park Parking Improvements	Comb-E	67,888	16,666	24.55%	51,222	75.45%	67,888	2,506	14,160	30 Jun 58	
	Rd	non-subcon	TP	48.Cmty Tspt - Tairua Service Lane/Car Park	Comb-E	296,871	72,880	24.55%	223,991	75.45%	296,871	10,961	61,920	30 Jun 58	
	Rd	ftpath	TP	224.Cmty Tspt - Tai/Pau Footpath Construction	Comb-E	587,408	144,205	24.55%	443,203	75.45%	587,408	21,687	122,518	30 Jun 58	
	Rd	ftpath	TP	226.Cmty Tspt - Tai/Pau - Beach Road Kerb and Channel	Comb-E	157,332	38,624	24.55%	118,708	75.45%	157,332	5,809	32,815	30 Jun 58	
	Rd	stlight	TP	229.Cmty Tspt - Tai/Pau Street Lighting	Comb-E	13,777	3,382	24.55%	10,395	75.45%	13,777	509	2,874	30 Jun 58	
	Rd	ftpath	TP	811.Cmty Tspt - Tai/Pau Footpath Construction	Comb-E	466,002	114,401	24.55%	351,601	75.45%	466,002	17,205	97,196	30 Jun 58	
	Rd	ftpath	TP	1109.Cmty Tspt - Tai/Pau Footpath Construction	Comb-E	609,310	31,424	5.16%	577,886	94.84%	124,398	16,535	14,889	30 Jun 23	
Halls	Halls		0 TP	569.Halls - Tai/Pau Halls Pauanui Community Centre	Comb-E	517,674	167,771	32.41%	349,903	67.59%	517,674	71,750	96,020	30 Jun 54	
Parks and Reserves	Parks		0 TP	238.Pks & Res - Pau Land Purchase & Development	AC-E	196,060	196,060	100.00%	-	0.00%	196,060	196,060	-	30 Jun 18	*
	Parks		0 TP	241.Pks & Res - Tai/Pau Play Equipment	AC-E	51,764	51,764	100.00%	-	0.00%	51,764	51,764	-	30 Jun 18	
	Parks		0 TP	242.Pks & Res - Tai/Pau Minor Roads and Car Parks	Comb-E	12,295	2,092	17.02%	10,203	82.98%	12,295	2,092	-	30 Jun 18	*
	Parks		0 TP	244.Pks & Res - Tai/Pau Sailors Grave Upgrade	Comb-E	11,277	1,919	17.02%	9,358	82.98%	11,277	1,919	-	30 Jun 18	*
	Parks		0 TP	245.Pks & Res - Tai/Pau Signage	Comb-E	41,579	7,075	17.02%	34,504	82.98%	41,579	7,075	-	30 Jun 18	*
	Parks		0 TP	252.Pks & Res - Tai/Pau Minor Structures	Comb-E	1,556	265	17.02%	1,291	82.98%	1,556	265	-	30 Jun 18	*
	Parks		0 TP	253.Pks & Res - Tai/Pau Signage	Comb-E	20,354	3,464	17.02%	16,890	82.98%	20,354	3,464	-	30 Jun 18	*
	Parks		0 TP	583.Pks & Res - Tai/Pau New playgrounds	Comb-E	27,154	4,621	17.02%	22,533	82.98%	27,154	4,621	-	30 Jun 18	
Wastewater	WW		0 TP	277.Wstwtr - Tai/Pau Effluent Pumpstation Upgrade and Rising Main - Ir	AC-E	446,103	446,103	100.00%	-	0.00%	446,103	75,937	370,166	30 Jun 58	
	WW		0 TP	277.Wstwtr - Tai/Pau Effluent Pumpstation Upgrade and Rising Main - SI	AC-E	252,374	252,374	100.00%	-	0.00%	252,374	123,322	129,052	30 Jun 25	
	WW		0 TP	277.Wstwtr - Tai/Pau Effluent Pumpstation Upgrade and Rising Main - Tr	AC-E	148,506	148,506	100.00%	-	0.00%	148,506	25,279	123,227	30 Jun 58	
	WW		0 TP	277.Wstwtr - Tai/Pau Effluent Pumpstation Upgrade and Rising Main - SI	AC-E	116,108	116,108	100.00%	-	0.00%	116,108	19,764	96,343	30 Jun 58	
	WW		0 TP	270.Wstwtr - Tai Treatment Plant Upgrade - Inlet	Comb-E	684,054	142,870	20.89%	541,185	79.11%	684,054	24,320	118,550	30 Jun 58	
	WW		0 TP	271.Wstwtr - Tai Treatment Upgrade and Reticulation - Inlet	Comb-E	8,952,263	1,869,743	20.89%	7,082,520	79.11%	8,952,263	318,274	1,551,469	30 Jun 58	
	WW		0 TP	272.Wstwtr - Tai Effluent Disposal - Inlet	Comb-E	1,781,551	372,089	20.89%	1,409,461	79.11%	1,781,551	63,338	308,751	30 Jun 58	
	WW		0 TP	273.Wstwtr - Tai BioSolid Infrastructure	Comb-E	1,599,742	334,117	20.89%	1,265,625	79.11%	1,599,742	56,875	277,243	30 Jun 58	
	WW		0 TP	271.Wstwtr - Tai Treatment Upgrade and Reticulation - SBR	Comb-E	5,064,574	512,058	10.11%	4,552,515	89.89%	5,064,574	204,581	307,477	30 Jun 30	
	WW		0 TP	271.Wstwtr - Tai Treatment Upgrade and Reticulation - Tert	Comb-E	2,980,168	622,429	20.89%	2,357,739	79.11%	2,980,168	105,952	516,477	30 Jun 58	
	WW		0 TP	271.Wstwtr - Tai Treatment Upgrade and Reticulation - Sludge	Comb-E	2,330,013	486,640	20.89%	1,843,374	79.11%	2,330,013	82,838	403,802	30 Jun 58	
	WW		0 TP	270.Wstwtr - Tai Treatment Plant Upgrade - SBR	Comb-E	386,991	39,127	10.11%	347,864	89.89%	386,991	15,632	23,495	30 Jun 30	
	WW		0 TP	270.Wstwtr - Tai Treatment Plant Upgrade - Tert	Comb-E	227,719	47,561	20.89%	180,158	79.11%	227,719	8,096	39,465	30 Jun 58	
	WW		0 TP	270.Wstwtr - Tai Treatment Plant Upgrade - Sludge	Comb-E	178,039	37,185	20.89%	140,855	79.11%	178,039	6,330	30,855	30 Jun 58	
	WW		0 TP	272.Wstwtr - Tai Effluent Disposal - SBR	Comb-E	1,007,879	101,902	10.11%	905,976	89.89%	1,007,879	40,713	61,190	30 Jun 30	
	WW		0 TP	272.Wstwtr - Tai Effluent Disposal - Tert	Comb-E	593,070	123,867	20.89%	469,203	79.11%	593,070	21,085	102,782	30 Jun 58	
	WW		0 TP	272.Wstwtr - Tai Effluent Disposal - Sludge	Comb-E	463,686	96,844	20.89%	366,842	79.11%	463,686	16,485	80,359	30 Jun 58	
PAUANUI															
Stormwater	SW		0 pau	282.Strmwtr - Pau Holland Stream Remedial Works	Comb-E	67,852	4,666	6.88%	63,186	93.12%	67,852	3,022	1,644	30 Jun 58	
	SW		0 pau	683.Strmwtr - Pau Systems Improvements	Comb-E	6,248	430	6.88%	5,818	93.12%	6,248	278	151	30 Jun 58	
Water	Wat		0 pau	255.Water - Pau Additional Supply	Comb-E	1,764,682	70,954	4.02%	1,693,728	95.98%	1,764,682	33,097	37,857	30 Jun 58	
	Wat		0 pau	428.Water - Pau Consent	Comb-E	390,607	15,705	4.02%	374,902	95.98%	390,607	7,326	8,379	30 Jun 58	
	Wat		0 pau	735.Water - Pau Treatment Plant Upgrade	Comb-E	123,014	4,946	4.02%	118,068	95.98%	123,014	2,307	2,639	30 Jun 58	
	Wat		0 pau	740.Water - Pau Aquifer Reconfiguration	Comb-E	493,217	19,831	4.02%	473,386	95.98%	493,217	9,251	10,581	30 Jun 58	
	Wat		0 pau	858.Water - Pau Oturu Intake Upgrade	Comb-E	11,257	453	4.02%	10,804	95.98%	11,257	211	241	30 Jun 58	
TAIRUA															
Stormwater	SW		0 tai	287.Strmwtr - Tai Improvements	Comb-E	182,815	24,649	13.48%	158,166	86.52%	182,815	11,355	13,294	30 Jun 24	
	SW		0 tai	289.Strmwtr - Tai Paku Hill Improvements	Comb-E	938,537	126,543	13.48%	811,994	86.52%	938,537	58,294	68,249	30 Jun 24	
	SW		0 tai	682.Strmwtr - Tai System Improvements	Comb-E	82,286	7,537	9.16%	74,749	90.84%	82,286	5,366	2,171	30 Jun 20	
	SW		0 tai	738.Strmwtr - Tai Outfalls	Comb-E	28,235	3,807	13.48%	24,428	86.52%	28,235	1,754	2,053	30 Jun 24	
Water	Wat		0 tai	266.Water - Tai Treatment Plant Upgrade	AC-E	110,871	110,871	100.00%	-	0.00%	110,871	32,110	78,761	30 Jun 31	
	Wat		0 tai	260.Water - Tai Valves	Comb-E	228,261	41,520	18.19%	186,741	81.81%	228,261	12,025	29,495	30 Jun 31	
	Wat		0 tai	263.Water - Tai Supply and Treatment Improvements	Comb-E	226,349	41,172	18.19%	185,177	81.81%	226,349	11,924	29,248	30 Jun 31	
	Wat		0 tai	264.Water - Tai Additional Treatment Improvements	Comb-E	698,792	127,107	18.19%	571,685	81.81%	698,792	36,812	90,295	30 Jun 31	
	Wat		0 tai	267.Water - Tai Consent	Comb-E	345,570	62,857	18.19%	282,713	81.81%	345,570	18,204	44,653	30 Jun 31	
	Wat		0 tai	673.Water - Tai System Improvements	Comb-E	133,689	12,993	9.72%	120,696	90.28%	133,689	7,772	5,221	30 Jun 21	
	Wat		0 tai	736.Water - Tai River Bank Filtration	Comb-E	115,502	8,438	7.31%	107,064	92.69%	115,502	6,894	1,544	30 Jun 19	
	Wat		0 tai	1170.Water - Tai River Bank Filtration	Comb-E	701,867	51,274	7.31%	650,593	92.69%	701,867	41,893	9,382	30 Jun 19	

Service Type	Asset Code	Road Sub Asset Code	Sub Area Code	Project Name	Project Classification	Capital Cost of Projects (Excludes Interest)	Capital Cost Attributable to Development Contributions (Excludes Interest)	Percentage funded by development contributions	Other Sources of Funding (Excludes Interest)	Percentage funded from other sources	Capital Costs already incurred (Excludes Interest)	Development Contributions already received (Excludes Interest)	Development Contributions to still be collected (Excludes Interest)	Development Contributions expect to be collected by	Projects no longer defined as Community Infrastructure but substantially progressed or complete
THAMES															
Airfields	Air		0 tha	305.Airfields - Tha Upgrade	Comb-E	535,124	84,404	15.77%	450,720	84.23%	535,124	51,798	32,606	30 Jun 58	*
Community Transportation	Rd	ftpath	tha	297.Cmty Tspt - Tha Footpaths Construction	Comb-E	120,765	12,896	10.68%	107,868	89.32%	120,765	2,025	10,872	30 Jun 58	
	Rd	stlight	tha	299.Cmty Tspt - Tha Street Lighting	Comb-E	28,718	3,067	10.68%	25,651	89.32%	28,718	481	2,585	30 Jun 58	
	Rd	stlight	tha	303.Cmty Tspt - Tha Street Lighting	Comb-E	4,485	479	10.68%	4,006	89.32%	4,485	75	404	30 Jun 58	
	Rd	ftpath	tha	788.Cmty Tspt - Tha Footpath Construction	Comb-E	209,554	22,378	10.68%	187,176	89.32%	209,554	3,513	18,865	30 Jun 58	
	Rd	ftpath	tha	791.Cmty Tspt - Hauraki Plains Cycleway Signage & Connections	Comb-E	48,381	5,167	10.68%	43,214	89.32%	48,381	811	4,356	30 Jun 58	
	Rd	ftpath	tha	859.Cmty Tspt - Tha Coastal Walkway	Comb-E	300,387	32,078	10.68%	268,309	89.32%	300,387	5,036	27,042	30 Jun 58	
	Rd	ftpath	tha	1066.Cmty Tspt - Tha Footpath Construction	Comb-E	1,713,210	107,388	6.27%	1,605,823	93.73%	300,820	16,858	90,530	30 Jun 58	
Libraries	Lib		0 tha	311.Libraries - Tha Furniture & Fittings	Comb-E	59,950	7,074	11.80%	52,875	88.20%	59,950	6,077	998	30 Jun 21	*
	Lib		0 tha	312.Libraries - Tha Library Books	Comb-E	412,497	48,676	11.80%	363,821	88.20%	412,497	41,811	6,865	30 Jun 21	*
	Lib		0 tha	558.Libraries - Tha Library Books	Comb-E	532,348	70,721	13.28%	461,627	86.72%	532,348	53,051	17,670	30 Jun 26	*
Public Conveniences	WC		0 tha	1061.Pub Conv - Tha New/Replacement Facilities	Comb-E	442,795	60,744	13.72%	343,846	77.65%	442,795	43,906	16,838	30 Jun 29	
Parks and Reserves	Parks		0 tha	537.Pks & Res - Ths Porritt Park Equipment	AC-E	18,691	18,691	100.00%	-	0.00%	18,691	16,055	2,636	30 Jun 21	
	Parks		0 tha	300.Pks & Res - Tha Minor Structures	Comb-E	137,950	21,487	15.58%	116,463	84.42%	137,950	13,384	8,103	30 Jun 56	*
	Parks		0 tha	308.Pks & Res - Tha Signage	Comb-E	47,100	5,558	11.80%	41,542	88.20%	47,100	4,774	784	30 Jun 21	*
	Parks		0 tha	316.Pks & Res - Tha Minor Roads and Car Parks	Comb-E	5,544	874	15.77%	4,670	84.23%	5,544	537	338	30 Jun 58	*
	Parks		0 tha	317.Pks & Res - Tha New Playgrounds	Comb-E	92,101	14,527	15.77%	77,574	84.23%	92,101	8,915	5,612	30 Jun 58	
	Parks		0 tha	318.Pks & Res - Tha Minor Tracks and Walks	Comb-E	18,129	2,859	15.77%	15,270	84.23%	18,129	1,755	1,105	30 Jun 58	*
Stormwater	SW		0 tha	339.Strmwtr - Tha Richmond Street	Comb-E	5,424,175	846,345	15.60%	4,577,830	84.40%	5,424,175	730,273	116,072	30 Jun 25	
	SW		0 tha	340.Strmwtr - Tha Albert St Upgrade	Comb-E	243,865	38,051	15.60%	205,814	84.40%	243,865	32,832	5,218	30 Jun 25	
	SW		0 tha	341.Strmwtr - Tha Kopu Drainage Upgrade	Comb-E	29,110	4,542	15.60%	24,568	84.40%	29,110	3,919	623	30 Jun 25	
	SW		0 tha	342.Strmwtr - Tha Parawai Rd Upgrade	Comb-E	80,701	12,592	15.60%	68,109	84.40%	80,701	10,865	1,727	30 Jun 25	
	SW		0 tha	343.Strmwtr - Tha Major Development	Comb-E	1,911,872	298,313	15.60%	1,613,559	84.40%	1,911,872	257,401	40,912	30 Jun 25	
	SW		0 tha	347.Strmwtr - Tha Coast Improvements	Comb-E	6,419	1,090	16.98%	5,329	83.02%	6,419	850	239	30 Jun 58	
	SW		0 tha	678.Strmwtr - Tha System Improvements	Comb-E	445,305	75,591	16.98%	369,714	83.02%	445,305	58,978	16,613	30 Jun 58	
Wastewater	WW		0 tha	330.Wstwtr - Tha Treatment Plant Upgrade	Comb-E	1,464,482	102,073	6.97%	1,362,409	93.03%	1,464,482	47,436	54,636	30 Jun 58	
	WW		0 tha	331.Wstwtr - Tha Consent Renewal	Comb-E	236,012	16,450	6.97%	219,562	93.03%	236,012	7,645	8,805	30 Jun 58	
Water	Wat		0 tha	326.Water - Tha Urban Kauaeranga Consent	Comb-E	11,267	770	6.83%	10,497	93.17%	11,267	349	420	30 Jun 58	
	Wat		0 tha	329.Water - Tha Urban Reservoir Replacements	Comb-E	190,538	13,015	6.83%	177,523	93.17%	190,538	5,907	7,109	30 Jun 58	
	Wat		0 tha	668.Water - Tha System Improvements	Comb-E	47,863	3,269	6.83%	44,594	93.17%	47,863	1,484	1,786	30 Jun 58	
	Wat		0 tha	857.Water - Tha Urban Treatment Upgrade	Comb-E	297,121	20,296	6.83%	276,825	93.17%	297,121	9,211	11,085	30 Jun 58	
THAMES VALLEY															
Water	Wat		0 thamat	705.Water - Mataatoki New Supply & Reticulations	Comb-E	467,841	111,974	23.93%	355,867	76.07%	467,841	11,862	100,112	30 Jun 58	
	Wat		0 thaval	704.Water - Tha Valley New Supply & Reticulations	Comb-E	500,849	43,636	8.71%	457,213	91.29%	500,849	24,714	18,922	30 Jun 58	

Service Type	Asset Code	Road Sub Asset Code	Sub Area Code	Project Name	Project Classification	Capital Cost of Projects (Excludes Interest)	Capital Cost Attributable to Development Contributions (Excludes Interest)	Percentage funded by development contributions	Other Sources of Funding (Excludes Interest)	Percentage funded from other sources	Capital Costs already incurred (Excludes Interest)	Development Contributions already received (Excludes Interest)	Development Contributions to still be collected (Excludes Interest)	Development Contributions expect to be collected by	Projects no longer defined as Community Infrastructure but substantially progressed or complete
WHANGAMATA															
Community Transportation	Rd	non-subcon	wha	349.Cmty Tspt - Wmata Boat Ramp Intersection Improvements	Comb-E	32,755	3,907	11.93%	28,848	88.07%	32,755	838	3,069	30 Jun 58	
	Rd	ftpath	wha	350.Cmty Tspt - Wmata Footpath Construction	Comb-E	418,394	49,901	11.93%	368,494	88.07%	418,394	10,698	39,203	30 Jun 58	
	Rd	non-subcon	wha	352.Cmty Tspt - Wmata Barbara Ave Extension	Comb-E	338,897	40,419	11.93%	298,477	88.07%	338,897	8,665	31,754	30 Jun 58	
	Rd	non-subcon	wha	353.Cmty Tspt - Wmata Hunt Road Construction	Comb-E	585,879	69,876	11.93%	516,002	88.07%	585,879	14,980	54,896	30 Jun 58	
	Rd	non-subcon	wha	354.Cmty Tspt - Wmata Town Centre Upgrade	Comb-E	3,236,394	385,997	11.93%	2,850,397	88.07%	3,236,394	82,752	303,245	30 Jun 58	
	Rd	stlight	wha	355.Cmty Tspt - Wmata Street Lighting	Comb-E	101,811	12,143	11.93%	89,668	88.07%	101,811	2,603	9,540	30 Jun 58	
	Rd	stlight	wha	356.Cmty Tspt - Wmata Christmas Lights	Comb-E	17,244	1,118	6.48%	16,126	93.52%	17,244	468	649	30 Jun 23	
	Rd	ftpath	wha	822.Cmty Tspt - Wmata Footpath Construction	Comb-E	776,466	92,607	11.93%	683,859	88.07%	776,466	19,854	72,754	30 Jun 58	
	Rd	ftpath	wha	1122.Cmty Tspt - Wmata Footpath Construction	Comb-E	167,224	19,944	11.93%	147,280	88.07%	167,224	4,276	15,669	30 Jun 58	
Halls	Halls		0 wha	365.Halls - Wmata Memorial Hall Extension	Comb-E	1,080,674	232,615	21.53%	848,059	78.47%	1,080,674	141,082	91,533	30 Jun 58	
Parks and Reserves	Parks		0 wha	1116.Pks & Res - Wmata Williamson Park Redevelopment	AC-E	890,861	890,861	100.00%	-	0.00%	890,861	890,861	-	30 Jun 18	*
	Parks		0 wha	362.Pks & Res - Wmata Minor Structures	Comb-E	23,013	3,282	14.26%	19,731	85.74%	23,013	3,282	-	30 Jun 18	*
	Parks		0 wha	363.Pks & Res - Wmata Signage	Comb-E	40,409	5,764	14.26%	34,645	85.74%	40,409	5,764	-	30 Jun 18	*
	Parks		0 wha	591.Pks & Res - Wmata New playgrounds	Comb-E	112	16	14.26%	96	85.74%	112	16	-	30 Jun 18	
Stormwater	SW		0 wha	392.Strmwtr - Wmata Improvements	Comb-E	336,046	40,988	12.20%	295,058	87.80%	336,046	22,053	18,935	30 Jun 58	
	SW		0 wha	393.Strmwtr - Wmata Town Centre Upgrade	Comb-E	214,234	26,131	12.20%	188,103	87.80%	214,234	14,059	12,071	30 Jun 58	
	SW		0 wha	394.Strmwtr - Wmata Flood Protection	Comb-E	572,473	69,826	12.20%	502,647	87.80%	572,473	37,569	32,257	30 Jun 58	
	SW		0 wha	685.Strmwtr - Wmata System Improvements	Comb-E	394,708	48,143	12.20%	346,565	87.80%	394,708	25,903	22,240	30 Jun 58	
Wastewater	WW		0 wha	382.Wstwtr - Wmata Irrigation Extension & UV - Inlet	AC-E	171,875	171,875	100.00%	-	0.00%	171,875	58,133	113,742	30 Jun 58	
	WW		0 wha	382.Wstwtr - Wmata Irrigation Extension & UV - SBR	AC-E	61,708	61,708	100.00%	-	0.00%	61,708	20,871	40,836	30 Jun 58	
	WW		0 wha	382.Wstwtr - Wmata Irrigation Extension & UV - Tert	AC-E	40,529	40,529	100.00%	-	0.00%	40,529	13,708	26,821	30 Jun 58	
	WW		0 wha	381.Wstwtr - Wmata Treatment Upgrade - Inlet	Comb-E	14,075,726	1,190,505	8.46%	12,885,221	91.54%	14,075,726	402,663	787,842	30 Jun 58	
	WW		0 wha	383.Wstwtr - Wmata Treatment and Disposal - Inlet	Comb-E	521,042	44,069	8.46%	476,973	91.54%	521,042	14,905	29,164	30 Jun 58	
	WW		0 wha	384.Wstwtr - Wmata Effluent Disposal - Inlet	Comb-E	5,200,123	439,819	8.46%	4,760,304	91.54%	5,200,123	148,760	291,060	30 Jun 58	
	WW		0 wha	385.Wstwtr - Wmata BioSolid Infrastructure	Comb-E	54,189	4,583	8.46%	49,606	91.54%	54,189	1,550	3,033	30 Jun 58	
	WW		0 wha	386.Wstwtr - Wmata Consent Renewal - Inlet	Comb-E	565,598	47,838	8.46%	517,761	91.54%	565,598	16,180	31,657	30 Jun 58	
	WW		0 wha	381.Wstwtr - Wmata Treatment Upgrade - SBR	Comb-E	5,053,565	427,423	8.46%	4,626,142	91.54%	5,053,565	144,567	282,857	30 Jun 58	
	WW		0 wha	381.Wstwtr - Wmata Treatment Upgrade - Tert	Comb-E	3,319,132	280,728	8.46%	3,038,404	91.54%	3,319,132	94,950	185,777	30 Jun 58	
	WW		0 wha	383.Wstwtr - Wmata Treatment and Disposal - SBR	Comb-E	187,068	15,822	8.46%	171,246	91.54%	187,068	5,351	10,471	30 Jun 58	
	WW		0 wha	383.Wstwtr - Wmata Treatment and Disposal - Tert	Comb-E	122,864	10,392	8.46%	112,473	91.54%	122,864	3,515	6,877	30 Jun 58	
	WW		0 wha	384.Wstwtr - Wmata Effluent Disposal - SBR	Comb-E	1,866,984	157,907	8.46%	1,709,077	91.54%	1,866,984	53,409	104,498	30 Jun 58	
	WW		0 wha	384.Wstwtr - Wmata Effluent Disposal - Tert	Comb-E	1,226,217	103,712	8.46%	1,122,505	91.54%	1,226,217	35,078	68,633	30 Jun 58	
	WW		0 wha	386.Wstwtr - Wmata Consent Renewal - SBR	Comb-E	203,065	17,175	8.46%	185,890	91.54%	203,065	5,809	11,366	30 Jun 58	
	WW		0 wha	386.Wstwtr - Wmata Consent Renewal - Tert	Comb-E	133,371	11,280	8.46%	122,091	91.54%	133,371	3,815	7,465	30 Jun 58	
Water	Wat		0 wha	370.Water - Wmata Wentworth Miscellaneous Improvements	AC-E	424,954	424,954	100.00%	-	0.00%	424,954	155,214	269,740	30 Jun 58	
	Wat		0 wha	742.Water - Wmata Wentworth Valley	AC-E	339,233	339,233	100.00%	-	0.00%	339,233	133,808	205,425	30 Jun 58	
	Wat		0 wha	371.Water - Wmata Wentworth Bores Supply/Storage	Comb-E	3,949,892	348,298	8.82%	3,601,595	91.18%	3,949,892	127,215	221,082	30 Jun 58	
	Wat		0 wha	374.Water - Wmata Beverly Hills/Otahu Trunk Main	Comb-E	412,657	36,388	8.82%	376,269	91.18%	412,657	13,291	23,097	30 Jun 58	
	Wat		0 wha	387.Water - Wmata Wentworth Consent	Comb-E	61,448	5,418	8.82%	56,030	91.18%	61,448	1,979	3,439	30 Jun 58	