2020/21

Development Contributions Policy

Tauranga City

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Contents

Introduction to development and financial contributions

Development and financial contributions are fees payable to Council to fund capital infrastructure required for growth. This infrastructure includes new pipes, roads and parks. These contributions may be required on resource consents (subdivision and land use), building consents and service connections in situations where development will have additional impact on infrastructure.

Financial contributions can be used to mitigate the effects of development on natural and physical resources of the city in accordance with provisions of the Resource Management Act 1991.

The Local Government Act 2002 sets out the provisions for using development contributions and requires Council to adopt a policy on development or financial contributions regardless of whether Council decides to charge development contributions, financial contributions, a mixture of both or neither. Tauranga City Council has adopted development contributions as the primary mechanism to fund growth related infrastructure and only uses financial contributions (instead of development contributions) in a few situations as set out within Section 2.

If Council did not use development or financial contributions, then generally this would result in ratepayers subsidising the cost of development.

For further information about development contributions or about this policy please read sections 4 and 6 of this policy.

Types of development contribution charges

Tauranga City Council has two types of Development Contribution charges; local development contributions and citywide development contributions.

Local development contributions fund infrastructure that services the particular area in which the development is occurring. For the purposes of local development contributions Tauranga City Council has identified catchments known as ‘urban growth areas’. The boundaries of the urban growth areas are shown in Section 1. The cost of infrastructure differs within each of these areas, due to factors such as topography, existing infrastructure and timing of expenditure, and therefore the local development contributions can vary significantly between growth areas. Development occurring within each urban growth area will be required to pay contributions applicable to that specific growth area.

Local development contributions would usually be payable on a subdivision consent. They may also be required on land use consent, building consent, authorisation for service connection or certificate of acceptance if they have not already been paid.

Citywide development contributions are fees that contribute towards infrastructure that services the entire city. This is generally large infrastructure assets that tend to be used by everyone in the city regardless of where they live or work. Because all developments benefit from citywide infrastructure these fees are set at the same level across the city.

Citywide development contributions are usually payable at the time the building consent is issued. This reflects that increased capacity for citywide infrastructure is required when residential dwellings and other buildings are built and occupied. Citywide development contributions may also be required on land use consent, authorisation for service connection or certificate of acceptance.

When development contributions are required

A development contribution may be required if you:

- Subdivide,
- Build, alter, or expand a residential or non-residential building,
- Change the use of an existing building,
- Relocate a building to a new site, or
- Connect to Council's water and/or wastewater networks.

The amount that you will be required to pay depends on several factors including the type, size and location of the development.

For example, if you subdivide a property you may be required to pay a local development contribution. The local development contribution depends on which urban growth area the property that you are subdividing is located, the City Plan zoning, the number of lots you are creating and in some cases the size of the lots. The boundaries of the urban growth areas and the local development contributions that apply in each area are shown in Section 1.

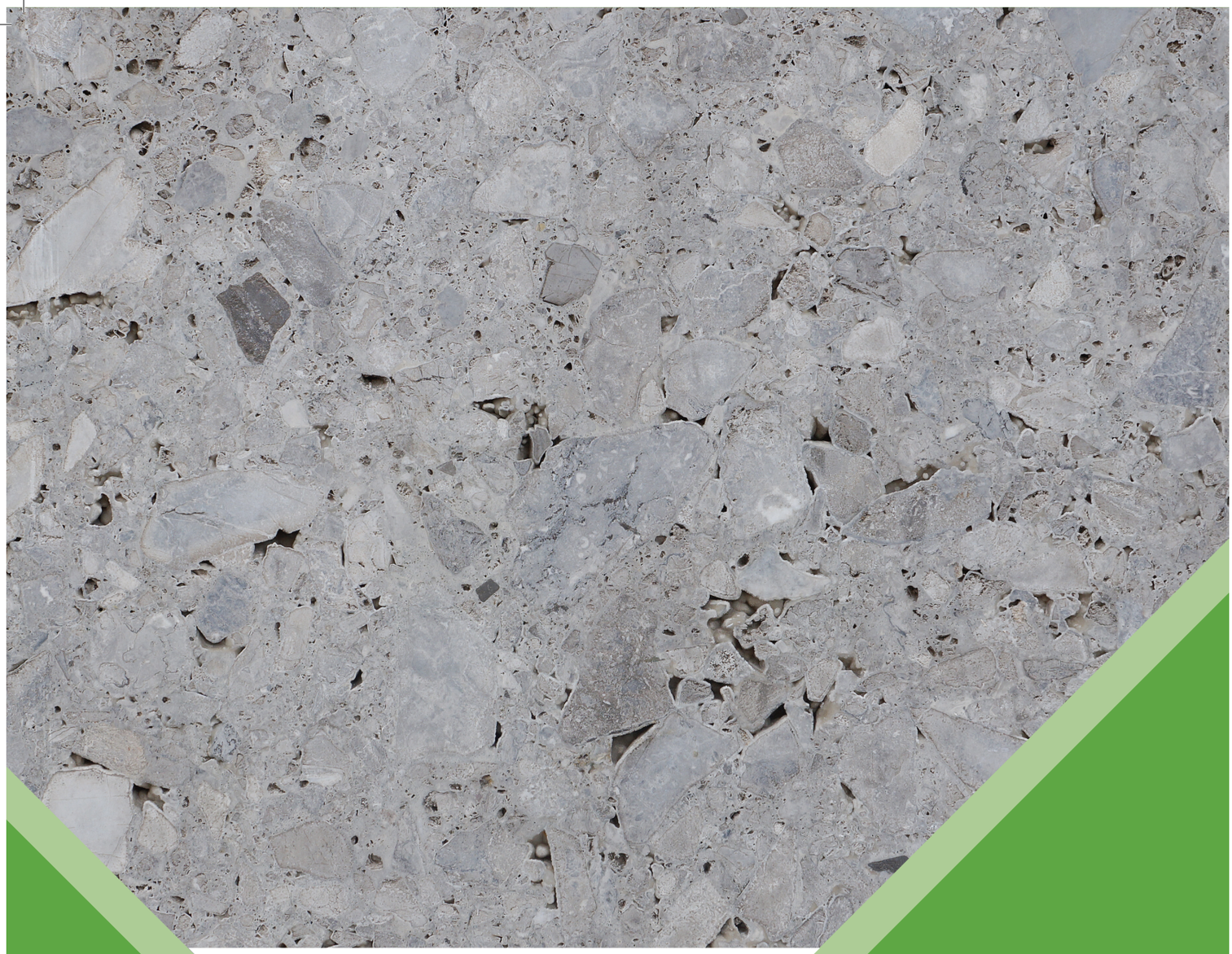
Local development contributions are calculated either, on a per lot basis or a site area basis, depending on the underlying zoning and the location in which the development is occurring.

If you are building a new residential dwelling, then you may be required to pay a citywide development contribution. Factors that may influence the citywide development contribution include the number of dwellings, the number of bedrooms and the services required (for example if you are not connecting to Council's wastewater network then you would not be required to pay the contribution towards the wastewater network infrastructure).

Citywide development contributions are charged on a per dwelling basis for residential development and per square metre of gross floor area (GFA) for non-residential development.

In some circumstances, you may be required to pay both a citywide and a local development contribution. For example, if you are building a second (or additional) dwelling on an allotment before or without subdividing. Both types of contributions are also required if you are completing a non-residential development within Tauranga Infill.

Disclaimer: The information on pages 2 and 3 is for general purposes only and intended to assist those who have limited knowledge of development contributions. Decisions should be made based on the full policy and advice from Council staff. Key details for determining the amount of a development contribution that may be payable are set out in Section 1 and 2.



01

Fees, maps & definitions

Section 1. Definitions, Fees and Maps

1.1 Definitions

Where a word or words is given a defined meaning below, any other grammatical form in respect of such word or words has a corresponding meaning.

Active Reserves means large reserves that provide for a wide range of activities, including formal sports, events and casual use, and provide wide open green space within the urban environment.

Activity means a good or service provided by the Council (as defined by section 5 of the Local Government Act 2002) and for which development contributions may be collected.

Allotment means an allotment as defined by Section 218 of the Resource Management Act 1991

Business Activity means the use of land and buildings for business purposes in accordance with the provisions of the Tauranga City Plan or resource consent. It also includes the use of land and buildings for visitor accommodation purposes, or for purposes that are not principally for commercial gain but provide employment (this includes but is not limited to schools and other educational facilities, public hospitals, police and fire stations and not-for-profit or voluntary organisations).

Citywide Infrastructure means the bulk services (network infrastructure), reserve land or community infrastructure provided for the development of the whole city, either as additional assets or by increasing the capacity of existing assets required as a result of demand from growth-related development, and which is not specifically provided by a development as part of local infrastructure. Citywide infrastructure may include infrastructure projects that individually do not provide for growth across the whole city but as a network they do provide for growth across the whole city in circumstances where Council has adopted this approach.

Commercial Zones means commercial zones as defined in Chapter 3 of the Tauranga City Plan.

Community Infrastructure has the same meaning as that used in the Local Government Act 2002. Community infrastructure also means any work or project to which Clause 5B of Schedule 1AA of the Local Government Act 2002 applies.

Community Organisation means the use of land or buildings for activities where people congregate on an organised basis for community activities such as recreation, worship or culture. This is limited to religious facilities, not-for-profit sports and social clubs, Marae, museums, art galleries, libraries, community centres and community halls.

Council Outcomes are defined in the Long Term Plan (also referred to as “Community Outcomes”) and are required in accordance with the Local Government Act 2002.

Development means 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 does not include the pipes or lines of a network utility operator.

Development Contribution means a contribution –

(a) provided for in a development contribution policy adopted under section 102(1) of the LGA 2002; and

(b) calculated in accordance with the methodology set out in schedule 13 of the LGA 2002, and comprising:

  (i) money, or

  (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise, or

  (iii) both.

Financial Contribution has the same meaning as in Section 108(9) of the Resource Management Act 1991.

Gross Floor Area (GFA) means the sum of the floor area or floors of a building or buildings measured from the external walls, or from the centreline of walls separating two buildings, including mezzanine floors and internal balconies but excluding car parking.

Household Unit means a building or part of a building intended to be used as an independent residence, including, but not limited to, apartments, semi-detached or detached houses, units, town houses, caravans and other mobile forms of accommodation (where used as a place of residence or occupied for a period exceeding six months in a calendar year).

For calculating development contributions, a dwelling with two separate self-contained areas consented for family use only will be treated as one household unit. In addition, a secondary independent dwelling unit as defined in the Tauranga City Plan shall not be treated as a household unit for the purpose of calculating local development contributions, but it shall be treated as a household unit for the purpose of calculating citywide development contributions.

To avoid doubt, visitor accommodation units that are separately unit titled shall be considered as household units.

For the purposes of this definition the following activities shall not be assessed as a household unit:

> Caravans and other mobile forms of accommodation located and serviced within an approved camping ground (that is: one that has received a resource consent or has existing use rights under Section 10 of the Resource Management Act 1991).
>
> Premises or parts thereof complying with the visitor accommodation provisions of the plan, up to and including 30 September 2000, or with resource consent to operate as visitor accommodation in which each unit is not separately unit titled.

Household Unit Equivalent (HUE) means a 'unit of demand' that equates to the typical demand for infrastructure by an average household unit. For the purposes of calculating the number of household unit equivalents under this policy for a residential activity that is not a household unit, the household unit equivalent shall be the number of occupants the building is designed or licensed to accommodate, divided by 2.5 persons.

Industrial Zones means industrial zones as defined in Chapter 3 of the Tauranga City Plan.

Local Infrastructure means those bulk services (network infrastructure), reserve land or community infrastructure provided for Tauranga City's Urban Growth Areas, either as additional assets or by increasing the capacity of existing assets required because of demand from growth-related development. A local infrastructure project may provide for the development of multiple urban growth areas although not for development across the whole city.

Low Demand Business Activity means the use of land and buildings for the purposes of storage, warehousing, distribution or the operation of utility networks in circumstances where Council is satisfied that the proposed activity will have a relatively minor impact on its water and wastewater network on a per m^2 gross floor area basis relative to the impact of an average business activity as measured on the same basis.

Multi-unit residential development means one or more household units on a site over and above any existing household unit and includes two or more comprehensively planned and designed residential dwelling units, a residential activity that is not a household unit or visitor accommodation units.

Neighbourhood Reserve means land that primarily provides for use by local communities for casual recreation, play, relaxation, community activity, and links to other areas or quiet open space. Neighbourhood reserves also provide visual contrast in the urban environment.

Network Infrastructure means the provision of roads and other transport, water, wastewater and stormwater collection and management, and includes land required for these purposes.

Ngati Kahu Kaumatua Household Unit means a household unit of not more than 50m^2 gross floor area erected within the Ngati Kahu Papakainga Zone at West Bethlehem. The household unit must contain no more than three habitable rooms.

Non-Residential Activity means any activity that is not defined as a dwelling unit, household unit or residential activity in the Policy. It includes but is not limited to, a business activity, a low demand business activity or a community organisation.

One Bedroom Dwelling means a household unit that has not more than two rooms, excluding a kitchen, laundry, bathroom, toilet or any room used solely as an entrance hall, passageway or garage. This includes studio apartments. One bedroom dwelling also means any household unit in a retirement village that is registered pursuant to Section 10 of the Retirement Villages Act 2003.

Planning Period means the period over which Council expects growth-related infrastructure to be built. This may vary for the different Council-provided activities. Council expects most of the development expected in an area to take place before the end of the relevant planning period.

Reserves mean the provision of land for recreation, conservation, amenity and utilities such as stormwater catchment areas. These areas contribute to the open space network which provides community focal points, pedestrian and open space connections, high levels of amenity and feelings of openness, and a range of recreational opportunities.

Residential Activity means a building or part of a building that is intended to be lived in that does not meet the definition of a household unit or visitor accommodation. This includes but is not limited to the portion of retirement villages and residential health care facilities where 24-hour on-site medical support to residents is provided and shared accommodation. For the purposes of this policy a **household unit equivalent** shall be used as the basis for calculating the contribution from a Residential Activity.

Residential Zones means residential zones as defined in Chapter 3 of the Tauranga City Plan.

Service Connection has the same meaning as in section 197 of the Local Government Act 2002.

Two Bedroom Dwelling means a household unit that has not more than three rooms, excluding a kitchen, laundry, bathroom, toilet or any room used solely as an entrance hall, passageway or garage.

Unit of Demand means the number of household units, household unit equivalents, gross floor area, additional allotment of subdivision, or site area.

Urban Growth Area means a part of Tauranga City where residential and/or business growth is expected and in which growth-related local infrastructure projects have been identified. The boundaries of the urban growth areas are shown in Section 1. To avoid doubt, the urban growth areas include the Tauranga Infill area.

Visitor Accommodation means land or buildings which are offered for temporary accommodation of persons and includes bed and breakfast establishments, backpackers' accommodation, home stay facilities, motels, hotels, tourist lodges, holiday flats, tourist cabins, motor inns and ancillary workrooms, reception areas and accessory buildings or ancillary activities on the site. This definition does not include activities defined in this policy as household unit or residential activity nor does it include any developments in which each unit is separately unit titled. Each separately unit titled unit will be assessed as a household unit. Visitor accommodation developments are treated as business activities for the purpose of this Policy.

1.2 Fees

1.2.1 The fees in this section are applicable from 1 August 2020[1] and are applied in accordance with circumstances set out in Section 2. **All fees shown are exclusive of GST.**

Table 1: Citywide development contributions

Activity type and basis of charge	Water	Wastewater	Stormwater	Transport	Reserves	Community Infrastructure	Total Excl. GST	Total Incl. GST
	$	$	$	$	$	$	$	$
Residential dwelling that is not 1 or 2 bedrooms	3,615.40	5,739.56	0.00	179.06	545.13	536.72	10,615.87	12,208.25
2-bedroom residential dwelling (0.65 HUE)	2,350.01	3,730.71	0.00	116.39	354.33	348.87	6,900.31	7,935.36
1-bedroom residential dwelling (0.5 HUE)	1,807.70	2,869.78	0.00	89.53	272.57	268.36	5,307.94	6,104.13
Business activities $ per 100m2 GFA	812.37	1,665.82	0.00	209.55	0.00	0.00	2,687.74	3,090.90
Low Demand Business $ per 100m2 GFA	203.09	376.15	0.00	209.55	0.00	0.00	788.79	907.11
Community Organisation $ per 100m2 GFA	913.92	1450.88	0.00	33.53	0.00	0.00	2,398.33	2,758.08

Table 2: Local development contributions for non-residential development in commercial/industrial zones[2]

Urban growth area and basis of charge	Water	Wastewater	Stormwater	Transport	Community Infrastructure/ Reserves	Total Excl. GST	Total Incl. GST.
	$	$	$	$	$	$	$
Papamoa $ per hectare	5,088.70	12,464.24	89,398.12	35,147.79	0.00	142,098.85	163,413.68
Pyes Pa West $ per hectare	21,727.43	127,774.49	259,188.65	266,047.02	0.00	674,737.59	775,948.23
Tauranga $ per 100m2 GFA	0.00	373.83	0.00	0.00	0.00	373.83	429.90
West Bethlehem $ per hectare	8,804.27	185,525.03	109,229.71	179,567.27	0.00	483,126.28	555,595.22

[1] The fees set out in this policy will remain operative until superseded by a new Development Contributions Policy adopted by Council

[2] Local development contributions for non-residential development that is in Tauriko, Wairakei or that is not within a commercial/industrial zone will be calculated in accordance with fees set out in Table 3 and based on the methodology set out in Section 2.

Table 3: Local development contributions[3]

Urban growth area[4] and basis of charge	Water	Wastewater	Stormwater	Transport	Reserves	Total Excl. GST	Total Incl. GST
	$	$	$	$	$	$	$
Bethlehem $ per household/lot	641.15	5,407.31	2,932.65	3,569.44	0.00	12,550.55	14,433.13
Mount Infill $ per household/lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ohauiti $ per household/lot	4,607.45	4,809.26	673.99	1,094.34	0.00	11,185.04	12,862.80
Papamoa $ per household/lot	254.44	934.82	3,657.20	3,163.30	718.93	8,728.69	10,037.99
Pyes Pa $ per household/lot	406.62	3,614.00	1,003.35	1,774.41	0.00	6,798.38	7,818.14
Pyes Pa West $ per household/lot	1,143.55	6,724.97	11,781.30	7,601.34	2,720.79	29,971.95	34,467.74
Tauranga $ per household/lot	0.00	3,614.00	0.00	0.00	0.00	3,614.00	4,156.10
Tauriko $ per hectare	21,919.44	139,302.48	41,378.08	184,517.36	0.00	387,117.36	445,184.96
Tauriko Pond B1 $ per hectare	21,919.44	139,302.48	114,834.44	184,517.36	0.00	460,573.72	529,659.78
Tauriko Pond C $ per hectare	21,919.44	139,302.48	89,813.62	184,517.36	0.00	435,552.90	500,885.84
Wairakei Catchment A $ per hectare	46,044.06	98,644.23	229,061.71	131,578.62	0.00	505,328.63	581,127.92
Wairakei Catchment B $ per hectare	46,044.06	84,565.82	91,516.14	131,578.62	0.00	353,704.64	406,760.34
Wairakei Catchment C $ per hectare	46,044.06	119,077.40	358,319.89	131,578.62	0.00	655,019.97	753,272.97
Welcome Bay $ per household/lot	1,599.68	4,407.34	974.01	1,517.14	0.00	8,498.17	9,772.90
West Bethlehem[5] $ per household/lot	463.38	9,764.48	4,964.99	5,130.49	7,297.39	27,620.73	31,763.84
West Bethlehem $ per hectare	6,255.66	131,820.42	67,027.32	69,261.66	98,514.75	372,879.81	428,811.78

[3] There are currently no community infrastructure projects funded by local development contributions

[4] The general boundaries of the urban growth areas to which the local development contributions relate are shown in Figure 1 on the following page. More detailed structure plans are contained in Section 6 including the boundaries that relate to the Wairakei and Tauriko sub-catchments.

[5] The charge per lot for West Bethlehem only applies to land zoned Ngati Kahu Papakainga or Rural Residential.

Figure 1. Boundaries for urban growth areas

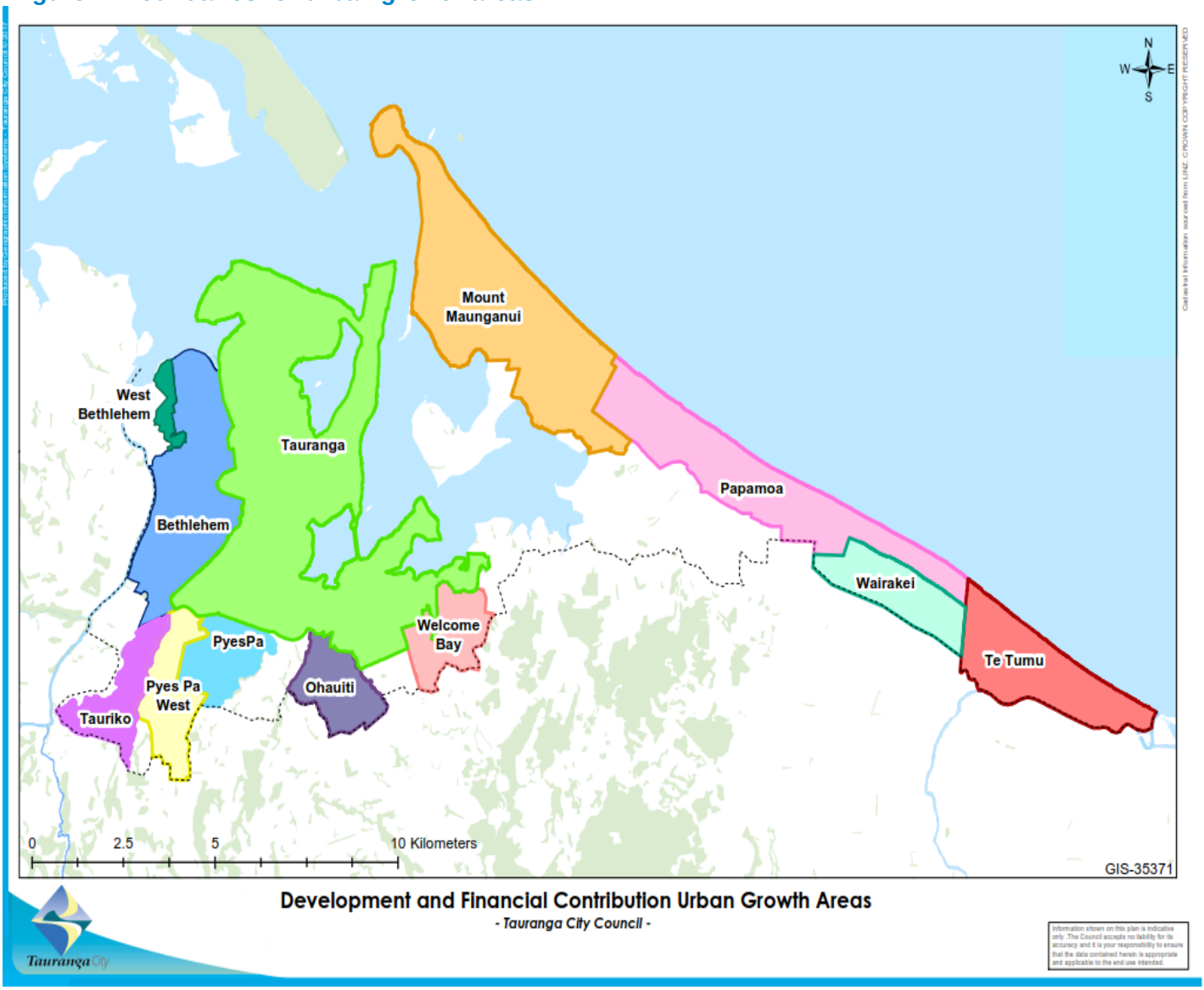


Figure 2. Boundaries of the Bethlehem and West Bethlehem Urban Growth Areas

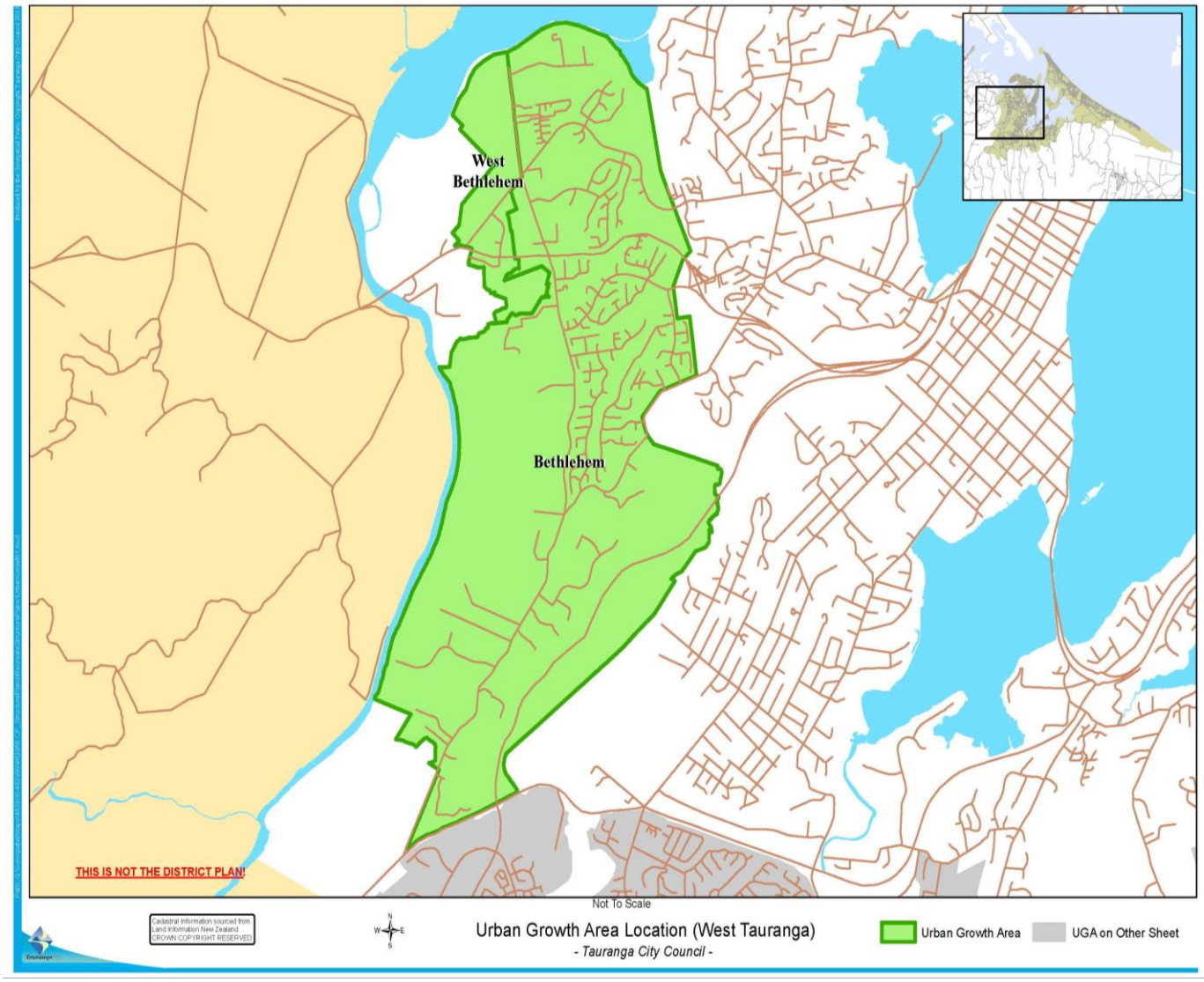


Figure 3. Boundaries of the Tauriko, Pyes Pa West, Pyes Pa, Ohauiti and Welcome Bay Urban Growth Areas

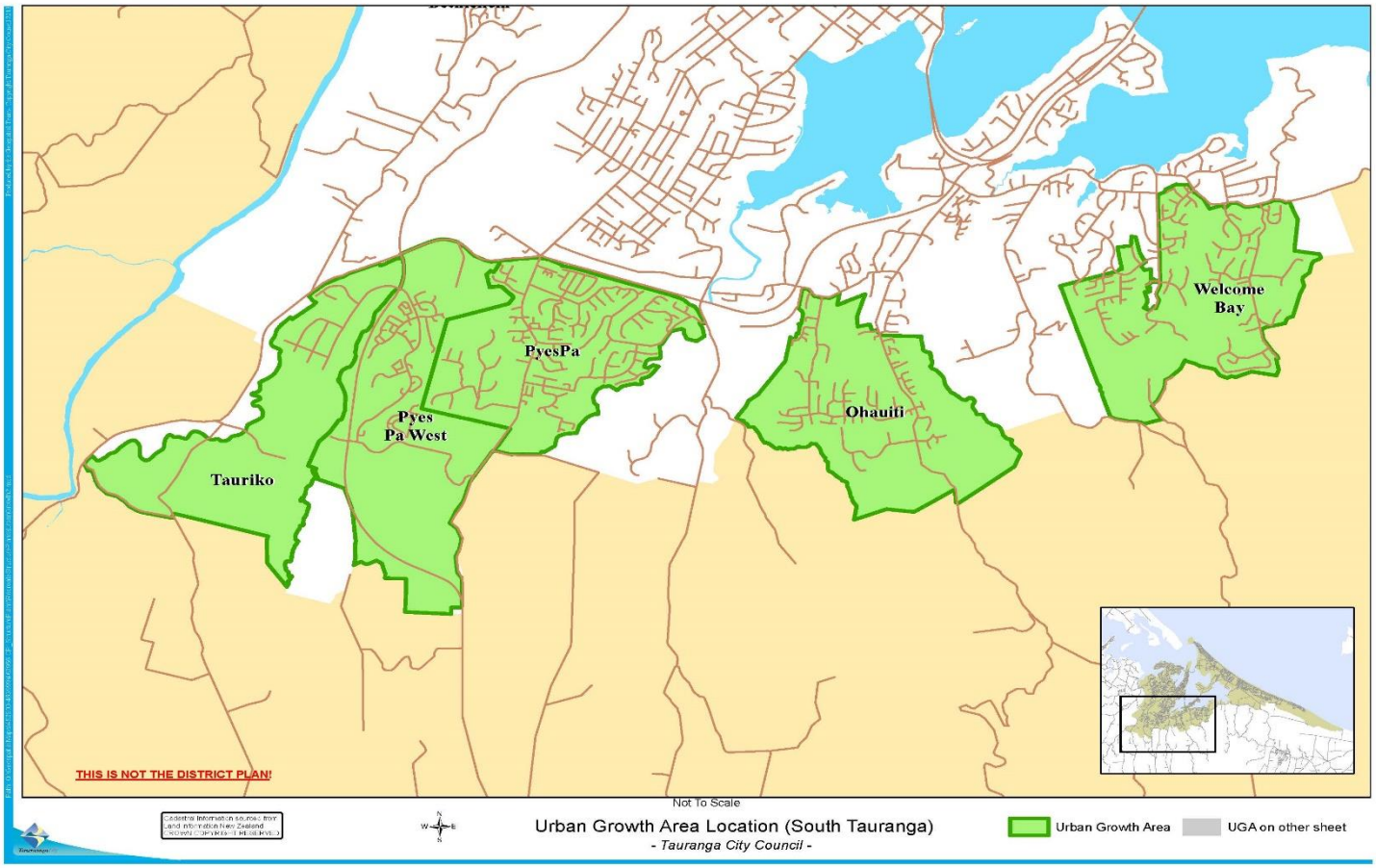
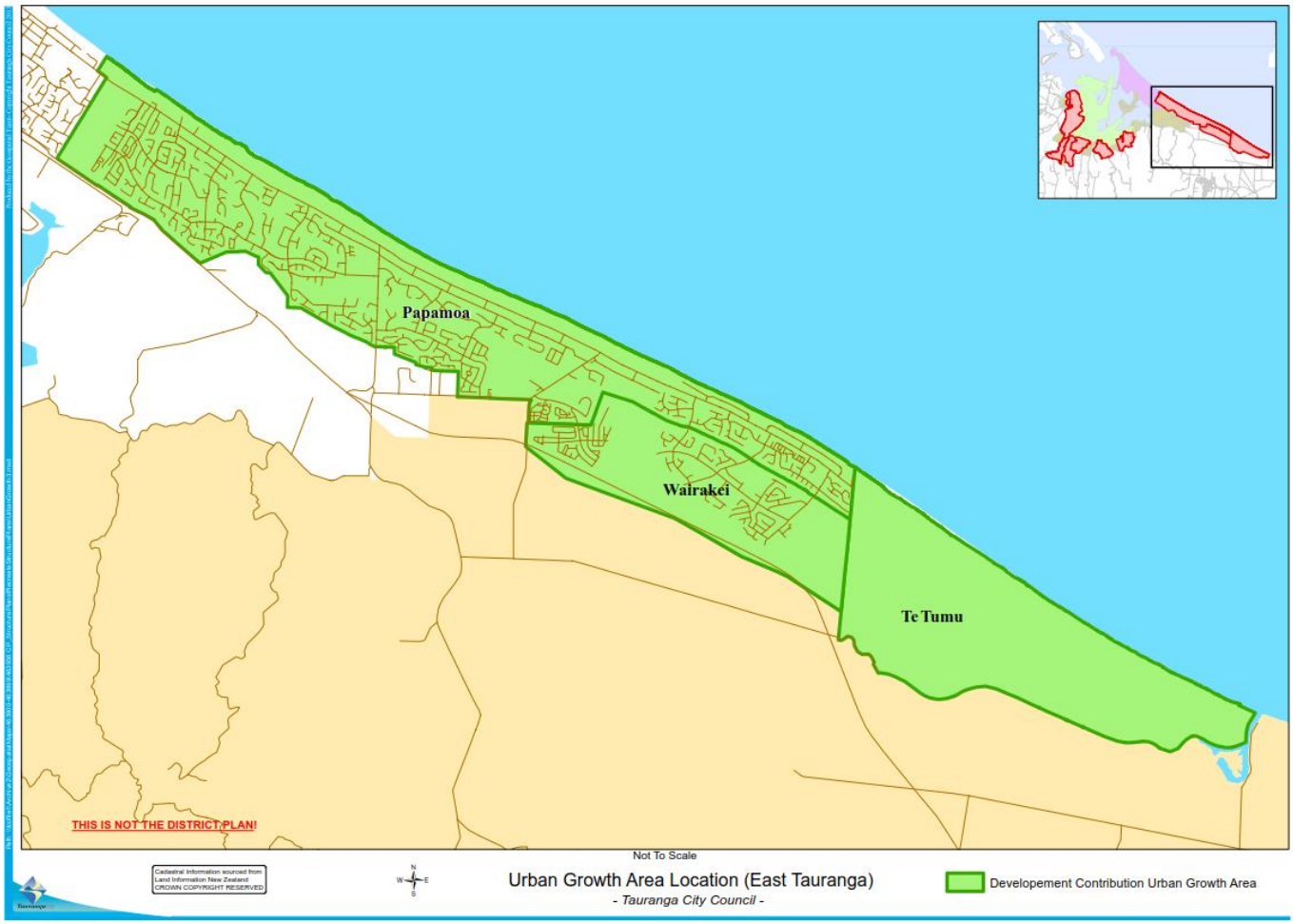


Figure 4. Boundaries of the Papamoa and Wairakei Urban Growth Areas



1.3 Summary of changes made to the policy compared to the previous policy

1.3.1 The Development Contributions Policy is reviewed each year in conjunction with the Annual or Long Term Plan. As part of this process a draft Development Contributions Policy is put out for public consultation. Any organisation, group or member of the public may make a submission on the draft Development Contributions Policy.

1.3.2 The 2020/21 Development Contributions Policy did not change materially compared to the compared to the 2019/20 Development Contributions Policy. The following is a summary of the key differences in these two versions of the Policy:

(a) Some minor formatting changes, updates to Structure Plans and a new map updated to more clearly show the sub catchment boundaries within Wairakei.

(b) Citywide development contributions increased from $8,538 to $10,616 per residential dwelling. This increase was largely driven by the costs of the Te Maunga Wastewater upgrades which are required to ensure that the wastewater network can adequately provide for both current and future growth across the City.

(c) Local development contributions for Wairakei sub catchment A increased by 4.6% and for Wairakei sub catchment B increased by 6.5%.

(d) Local development contribution for Tauriko increased by 7%.

(e) Development contribution levies for West Bethlehem increased by 4.9%. These fees increase annually as the Councils subsidy for West Bethlehem development contributions decreases.

1.4 Expected changes to future development contribution policies

Future increases to citywide development contributions

1.4.1 The citywide development contribution fee is expected to increase significantly in the 2021/22 Development Contributions Policy when Council starts collecting for the Waiāri Water Supply Scheme. The exact quantum of the increase cannot be calculated until project costs are finalised but is expected to be an increase of between $5,000 and $9,000 per residential dwelling compared to the 2020/21 citywide development contribution fee.

1.4.2 The Waiāri Water Supply Scheme is a new water treatment facility, which is planned to become operational in the 2021/22 financial year. The scheme includes a new water abstraction facility on the Waiāri Stream, a water treatment plant at No.1 Road in Te Puke, and 22 kilometres of underground pipeline from the plant out to Papamoa. The project is expected to cost between $146 and $177 million dollars and will be funded via citywide development contributions.

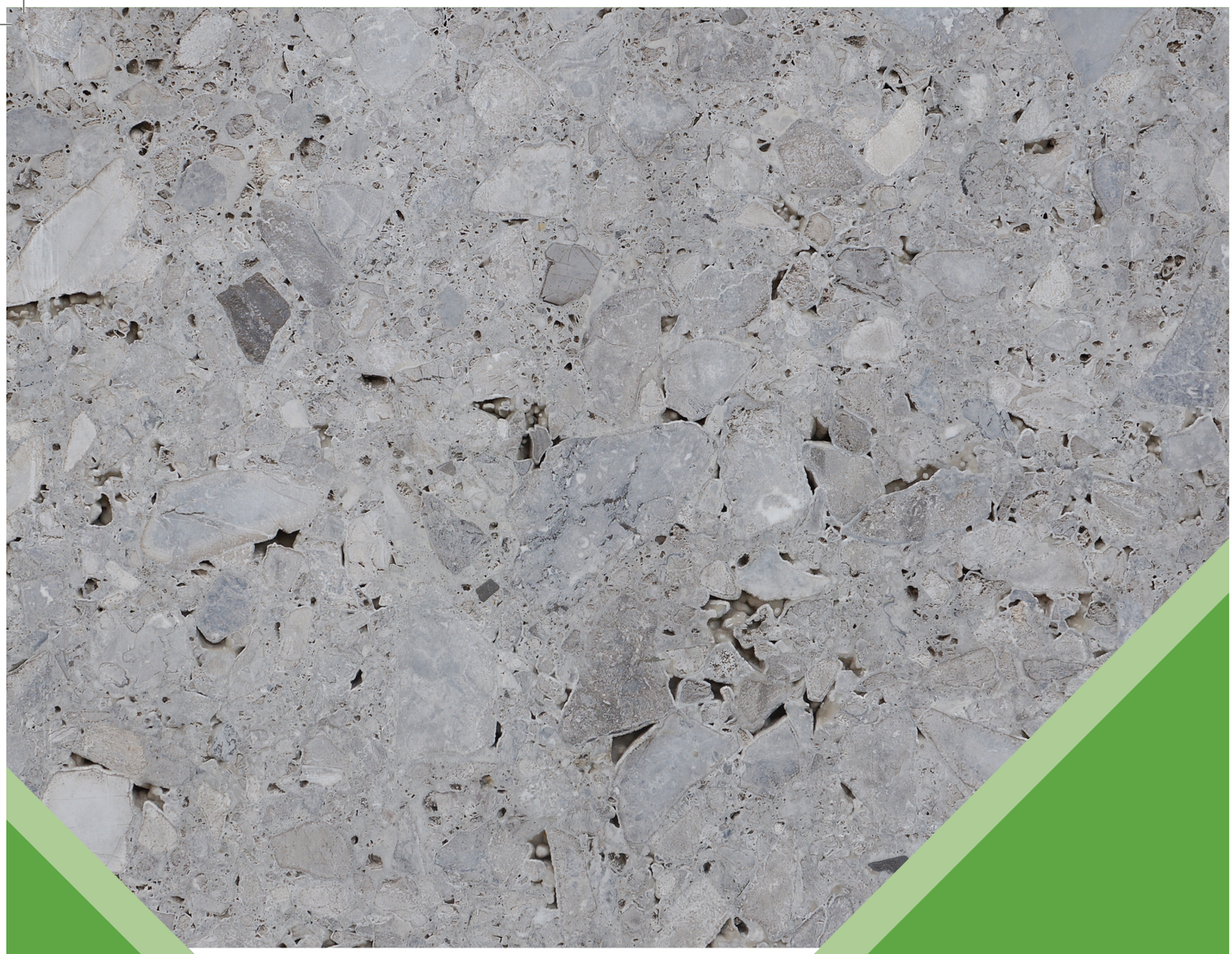
1.4.3 The total cost payable per residential dwelling will depend on the final cost of the Waiāri project and will be subject to any other Council decisions made through the upcoming long term plan process, for example as detailed below they may consider using citywide development contributions to fund some of the planned community infrastructure projects.

Community Facilities

1.4.4 Amendments have been made to the Local Government Act 2002, which include the widening of the definition of community infrastructure. Council has a number of community facility projects, such as swimming pools and community halls, which are budgeted in the Long Term Plan. Some of these projects could now potentially be funded using development contributions. Council is in the process of reviewing some of these community facility projects and as part of the 2021-2031 Long Term Plan process will consider options to fund some of the project costs with development contributions.

Development Contributions Policy Distribution List

1.4.5 If you want to be kept informed about changes to the Development Contributions Policy then please email developmentcontributions@tauranga.govt.nz to be added to the policy distribution list.



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Policy application

Section 2. Policy application

2.1 Assessment of each development proposal

2.1.1 In accordance with the Local Government Act 2002, Council may require a Citywide Development Contribution and/or a Local Development Contribution in circumstances where an individual development proposal (an application for resource consent, building consent, certificate of acceptance or authorisation for service connection) meets the following three criteria:

(a) It will generate a demand for reserves, network infrastructure or community infrastructure, and

(b) Either alone or in combination with another development, it requires new or additional assets or assets of increased capacity (reserves or infrastructure) which causes the Council to incur capital expenditure, and

(c) The Development Contributions Policy provides for the payment of a Citywide Development Contribution and/or a Local Development Contribution in the given circumstance.

2.1.2 If, in the Council's opinion, these three criteria are not all met, development contributions will not be required on an individual consent/authorisation application. However, they may be required on a future consent/authorisation application in relation to the same development proposal / development site if in that subsequent event each of the three criteria were met.

2.1.3 If a development contribution for a development is not required by Council due to an error or omission on its part[5] this development contribution may be required on a future subdivision consent, land use consent, building consent or authorisation for service connection (at the Council's discretion) associated with that same development if the landowner or developer, for all intents and purposes, is the same landowner / developer as at the time the contribution ought to have been required and it is fair and equitable in the specific circumstance to do so.

2.1.4 In some cases, the provisions of Section 2 allow for a development contribution to be required at multiple points within the development process (various combinations of subdivision consent, land use consent, building consent, authorisation for service connection and certificate of compliance). To avoid doubt, if the Council does not require the development contribution at the first opportunity in these instances, it does not forfeit its right to do so at a later opportunity.

2.1.5 The Council may reassess development contributions in relation to the same development at each stage in the development process and may require additional development contributions in accordance with the provisions of Section 2 if a development is shown to have increased in scale or intensity[6].

[5] An error or omission should not be interpreted as being the same as the Council exercising is discretion as provided for in Section 2 as to whether a development contribution should be required and/or when to require a development contribution if multiple consent/authorisation triggers exist.

[6] For example if additional allotments are added to a subdivision.

2.2 Citywide Development Contributions

2.2.1 The following general provisions apply in respect of the calculation of the amount of Citywide Development Contributions payable:

(a) The dollar amount of Council's Citywide Development Contributions is set out in Section 1,

(b) In circumstances where the development is unable to connect to Council's reticulated water network the Citywide Development Contribution for the water activity is not payable,

(c) In circumstances where the development is unable to connect to Council's reticulated wastewater network the Citywide Development Contribution for the wastewater activity is not payable,

(d) The Citywide Development Contribution for the reserve and community infrastructure activity is not payable in relation to a development defined under this Policy as a business activity, low demand business activity or community organisation.

2.2.2 A Citywide Development Contribution may be required in each of the following circumstances in all parts of the Tauranga City District:

Additional household units

(a) For each additional household unit, Ngati Kahu Kaumatua household unit or household unit equivalent associated with other types of residential development that falls within the scope of the defined term residential activity:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) The amount payable for a Ngati Kahu Kaumatua household unit is 50% of the amount set out in Section 1 of this Policy for a household unit that is not a one bedroom dwelling or a two bedroom dwelling.

Non-residential gross floor area

(b) For each m^2 of new or additional gross floor area in relation to a business activity, low demand business activity or community organization:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) The contribution amounts set out in Section 1 are based on $100m^2$ of gross floor area and will be pro-rated upwards or downwards as appropriate to the nearest m^2 based on the actual amount of new or additional gross floor area.

Change of use of an existing building

(c) Where the use of an existing building is to be changed and the Citywide Development Contribution that would currently be payable to establish the proposed new use would be greater than the Citywide Development Contribution that would currently be payable to establish the existing use of that building:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) The amount payable will be determined by comparing the Citywide Development Contributions that would be payable to establish the proposed use in accordance with the contribution amounts set out in Section 1 against the Citywide Development Contributions that would be payable to establish the existing use in accordance with the contribution amounts set out in Section 1,

(iii) This assessment will take place individually for each activity for which a Citywide Development Contribution may be required. To the extent that the amount of Citywide Development Contributions payable to establish the proposed use for each activity is greater than the amount of Citywide Development Contributions that would be payable to establish the existing use, then the difference between these two amounts is the Citywide Development Contribution that would be payable for that activity,

(iv) To avoid doubt, where the contribution that would be payable to establish the proposed use for an activity is less than the contribution that would be payable to establish the existing use for that activity, the difference between these amounts cannot be used to offset the Citywide Development Contributions payable in relation to another activity. Likewise, a refund will not be provided in that situation.

Extensions or alterations

(d) Where a household unit that previously paid a Citywide Development Contribution as a one bedroom dwelling or a two bedroom dwelling is to be altered or extended such that it would no longer meet that definition, or where a Ngati Kahu Kaumatua household unit as defined in this Policy is to be extended beyond the allowable 50m^2 limit:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) The table below outlines how the amount payable is calculated in each circumstance.

Table 4: Development contributions payable for alterations or extensions

Circumstance	Amount payable
One bedroom dwelling altered or extended such that it becomes a two bedroom dwelling.	15% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.
One bedroom dwelling altered or extended such that it does not met the definition of a one bedroom dwelling or a two bedroom dwelling.	50% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.
Two bedroom dwelling altered or extended such that it does not met the definition of a one bedroom dwelling or a two bedroom dwelling.	35% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.
Ngati Kahu Kaumatua household unit as defined in this Policy extended beyond the allowable 50m^2 limit.	50% of the Citywide Development Contribution payable for a household unit that is not a one bedroom dwelling or a two bedroom dwelling as set out in Section 1.

Service connection (water and/or wastewater)

(e) In a situation where an existing building that is not connected to Council's reticulated water and/or wastewater network connects to Council's reticulated water and/or wastewater network:

(i) This development contribution will be required on an authorisation for service connection,

(ii) The amount payable to connect an existing building to Council's reticulated water network will be the amount payable for the water activity only as if the building was a new building,

(iii) The amount payable to connect an existing building to Council's reticulated wastewater network will be the amount payable for the wastewater activity as if the building was a new building.

2.3 Local Development Contributions

2.3.1 The following general provisions apply in respect of the calculation of the amount of Local Development Contributions payable:

(a) The dollar amount of Council's Local Development Contributions is set out in Section 1,

(b) In circumstances where the development is unable to connect to Council's reticulated water network the Local Development Contribution for the water activity is not payable,

(c) In circumstances where the development is unable to connect to Council's reticulated wastewater network the Local Development Contribution for the wastewater activity is not payable,

(d) For rural residential development in the Rural Residential Zone, Local Development Contributions for the stormwater, reserve and community infrastructure activities are not payable. A Local Development Contribution is also not payable for the wastewater activity unless Council provides an exemption that allows connection to the wastewater network,

(e) The Local Development Contributions for the reserve and/or community infrastructure activities in the Papamoa Urban Growth Area only apply to resource consents that were lodged between 1 July 2004 and 30 June 2009 and to development that did not require a resource consent for which building consent or authorisation for service connection was granted between these same dates. Otherwise these contributions are required as financial contributions under the Resource Management Act 1991 rather than as development contributions under the Local Government Act 2002,

(f) The Local Development Contributions for the reserve and community infrastructure activities are not payable in the Rural Marae Community, Urban Marae Community or Ngati Kahu Papakainga Zones, or for the development of multiple owned Maori land within 500m of these Zones provided that Council is satisfied that the development is to provide housing for the shareholders of each block of multiple owned Maori land and/or their wider families,

(g) To avoid doubt, where multiple owned Maori land is being developed for the purpose of commercial gain or requires subdivision consent under the Resource Management Act 1991 the Local Development Contributions for the reserve and community infrastructure activities are payable unless any other provision of this Policy states otherwise,

(h) The Local Development Contributions which are calculated on a site area basis are set out in Section 1 and are based on either 1 hectare of site area or 900m^2 of site area and will be prorated upwards or downwards as appropriate to the nearest m^2 based on actual site area,

(i) In the Wairakei Urban Growth Area Local Development Contributions are calculated on the entire site area associated with a development except site area associated with:

(i) Stormwater reserves,

(ii) Active reserves,

(iii) Historic reserves,

(iv) The road corridor associated with designated roads (Land associated with local reserves and all non-designated roads is included in local development contribution calculations).

(j) In the West Bethlehem Urban Growth Area Local Development Contributions are calculated on the entire site area associated with a development except site area associated with:

(i) Stormwater reserves,

(ii) Historic reserves,

(iii) Local / neighbourhood reserves,

(iv) Non-buildable area resulting from historic / cultural considerations,

(v) The road corridor associated with non-local roads (roads with a land corridor more than 20m in width).

(k) In the West Bethlehem Urban Growth Area, the Local Development Contribution for the wastewater activity will be that of the Bethlehem Urban Growth Area rather than the West Bethlehem Urban Growth Area for land zoned residential or rural residential and with a scheduled site overlay in the City Plan,

(l) In the Papamoa Urban Growth Area the Local Development Contributions for the water and wastewater activities are not payable for development in the “serviced area” of Papamoa which is shown in the Papamoa structure plans contained in this Policy,

(m) In no circumstances will Local Development Contributions be payable for the reserve and community infrastructure activities for the development of a business activity, low demand business activity or community organization,

(n) In the West Bethlehem or Wairakei Urban Growth Areas where Local Development Contributions are calculated on a site area basis, if a multi-unit residential development is delivered in a staged manner through multiple building consents, the allocation of the total amount of Local Development Contributions payable for the development to each building consent can be dealt with on a case-by-case basis.

2.3.2 A Local Development Contribution may be required in each of the following circumstances in all parts of the Tauranga City District (unless otherwise stated):

Subdivision

(a) For each additional allotment created by subdivision for which local infrastructure is planned to be provided by Council except for non-residential allotments in Commercial Zones or Industrial Zones within the Tauranga infill area:

(i) This development contribution may be required on subdivision resource consent unless deferred in accordance with Section 2.10,

(ii) To avoid doubt, an allotment includes an allotment (as defined in Section 218 of the Resource Management Act 1991) created through unit title and cross lease subdivision,

(iii) It should be noted that in most cases a subdivision that occurs outside Council's Urban Growth Areas will not be provided with local infrastructure and therefore will not have to pay Local Development Contributions. However, if a subdivision (or other development) outside Council's Urban Growth Areas is serviced by local infrastructure provided to service an Urban Growth Area the Local Development Contributions for that Urban Growth Area will be payable,

(iv) In circumstances where the actual yield of the development in all Urban Growth Areas except the Wairakei, West Bethlehem and Tauranga infill Urban Growth Areas exceeds the expected yield for that Urban Growth Area (or part of that urban growth area) as set out in this Policy, then the maximum number of Local Development Contributions payable will be calculated in accordance with the following formula:

(expected yield per hectare x site area in hectares) + 10%

(v) The yield of a development is calculated as the average number of allotments per hectare of site area.

Multiple household units on a single allotment

(b) For each household unit or household unit equivalent associated with other types of residential development that falls within the scope of the defined term residential activity, on an allotment that is in addition to the first household unit or household unit equivalent on that allotment:

(i) The Local Development Contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) In circumstances where the actual yield of the development in all urban growth areas except the Wairakei, West Bethlehem and Tauranga infill Urban Growth Areas exceeds the expected yield for that Urban Growth Area (or part of that urban growth area) as set out in this Policy, then the maximum number of Local Development Contributions payable will be calculated in accordance with the following formula:

(expected yield per hectare x site area in hectares) + 10%

(iii) In this case, the yield of a development is calculated as the average number of household units, or household unit equivalents per hectare of site area.

Non-residential development where local development contributions have not been required on subdivision consent

(c) In a situation where a non-residential development is to be established in a Commercial Zone, Industrial Zone or in the Commercial (Waewae) subzone, within the Pyes Pa West, Tauriko, Papamoa, Wairakei or West Bethlehem Urban Growth Areas and local development contributions have not been required on subdivision resource consent[7].

(i) Development contributions will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

[7] This may be because a subdivision consent has not been granted or for other reasons pursuant to clause 2.1.2 or 2.1.3 or 2.1.4, or because the Council chose not to exercise its discretion to require these contributions at the subdivision consent opportunity.

(ii) The Local Development Contribution payable will be calculated on a site area basis in accordance with the contribution amounts set out in Section 1.

Non-residential development outside commercial/industrial zones

(d) In a situation where a non-residential development is to be established or is to be expanded onto a vacant allotment in any Zone except Commercial Zones or Industrial Zones:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) The Local Development Contribution payable to establish or to expand a business activity, low demand business activity or community organisation onto an adjoining vacant allotment is the amount of Local Development Contributions that would be expected to be paid if residential development took place on the site at the expected yield for that urban growth area (or part of an urban growth area) as set out in this Policy,

(iii) In the Rural Residential Zone across the city the expected yield for rural residential development is 1.6 house units per hectare. In the residential zones within Tauranga Infill area the calculation will be based on 15 household units per hectare. In the Ngati Kahu Papakainga Zone the calculation will be based on 12 household units per hectare and in the remaining part of West Bethlehem the calculation will be based on 13.5 household units per hectare,

(iv) To avoid doubt, the expansion of an existing business activity, low demand business activity or community organisation that occurs wholly within the boundaries of the allotment(s) on which it is currently located will not require the payment of any Local Development Contribution.

Non-residential development – Tauranga Infill

(e) For each m^2 of new or additional gross floor area in relation to a business activity, low demand business activity or community organisation in the Commercial Zones or Industrial Zones within the Tauranga Infill area:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) The contribution amounts set out in Section 1 are based on $100m^2$ of gross floor area and will be pro-rated upwards or downwards as appropriate to the nearest m^2 based on the actual amount of new or additional gross floor area.

Ngati Kahu Kaumatua household units

(f) For each Ngati Kahu Kaumatua household unit as defined in this Policy:

(i) This development contribution will be required on a building consent, certificate of acceptance or an authorisation for service connection at Council's discretion,

(ii) The Local Development Contribution for each additional allotment is 50% of the amount for a household unit as set out in Section 1,

(iii) In a situation where a Ngati Kahu Kaumatua household unit as defined in this Policy is to be extended beyond the allowable $50m^2$ limit:

- This development contribution will be required on a building consent, certificate of acceptance or an authorisation for service connection at Council's discretion,
- The Local Development Contribution for each additional allotment is 50% of the amount set out in Section 1 of this Policy.

Change of use

(g) In a situation where the use of an existing building is to be changed and the Local Development Contribution that would currently be payable to establish the proposed new use would be greater than the Local Development Contribution that would currently be payable to establish the existing use of that building:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection or land use resource consent at Council's discretion,

(ii) The amount payable will be determined by comparing the Local Development Contributions that would be payable to establish the proposed use in accordance with the contribution amounts set out in Section 1 against the Local Development Contributions that would be payable to establish the existing use in accordance with the contribution amounts set out in Section 1,

(iii) This assessment will take place individually for each activity for which a Local Development Contribution may be required. To the extent that the amount of Local Development Contributions payable to establish the proposed use for each activity is greater than the amount of Local Development Contributions that would be payable to establish the existing use, then the difference between these two amounts is the Local Development Contribution that would be payable for that activity,

(iv) To avoid doubt, where the contribution that would be payable to establish the proposed use for an activity is less than the contribution that would be payable to establish the existing use for that activity, the difference between these amounts cannot be used to offset the Local Development Contributions payable in relation to another activity. Likewise, a refund will not be provided in that situation.

Service connections

(h) In a situation where an existing building that is not connected to Council's reticulated water and/or wastewater network connects to Council's reticulated water and/or wastewater network:

(i) This development contribution will be required on an authorisation for service connection,

(ii) The amount payable to connect an existing building to Council's reticulated water network will be the amount payable for the water activity as if the building was a new building,

(iii) The amount payable to connect an existing building to Council's reticulated wastewater network will be the amount payable for the wastewater activity as if the building was a new building.

(i) Clause (h) above does not apply to the connection of a dwelling to Council's reticulated wastewater network if that dwelling was built prior to the reticulated wastewater network being available for connection.

Unforeseen impacts on local infrastructure

(j) In a situation where the Local Development Contribution payable in accordance with any of the above circumstances is insufficient in relation to the effect that a development will have on the available capacity of existing or planned Local Infrastructure within the general vicinity of where the development is to be located:

(i) This development contribution will be required on a building consent, certificate of acceptance, authorisation for service connection, land use resource consent or subdivision resource consent at Council's discretion,

(ii) The additional Local Development Contribution payable in this situation will be calculated by equating the additional infrastructure demand into a number of units of demand and then applying the relevant contribution amounts from Section 1,

(iii) The developer may be required to provide detailed calculations of the demand on local infrastructure to enable Council to calculate the contribution amount in conjunction with the developer and with the final approval of the Chief Executive,

(iv) To avoid doubt, this approach recognises that it is not always possible to foresee all the possible permutations and special circumstances which arise in the growth of the city. Some developments may warrant a specific development contributions response by Council in consultation with the developer.

2.4 Financial contributions

2.4.1 Financial contributions are payable in accordance with the relevant provisions of Chapter 11 of the Tauranga City Plan.

2.4.2 Situations in which Council will require financial contributions pursuant to the Resource Management Act 1991 (rather than development contributions pursuant to the Local Government Act 2002) are:

(a) For building, subdivision or land use consents issued up to and including 30 June 2004,

(b) Where development contributions would normally be payable, but the consent applicant has a statutory exemption from paying development contributions,

(c) Unforeseen effects of the subdivision use or development of land in circumstances where the consent applicant has a statutory exemption from paying development contributions,

(d) For local reserve land purchase and local reserve development in the Papamoa urban growth area except in relation to resource consents lodged between 1 July 2004 and 30 June 2009,

(e) For street landscaping in industrial areas, and

(f) For the removal of protected trees.

2.5 Applicable charges

2.5.1 For development contributions required to be made in respect of a resource consent (subdivision consent or land use consent) granted under the Resource Management Act 1991, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for consent, accompanied by all required information, is submitted apply to that development.

2.5.2 However, in circumstances where Local Development Contributions are payable on subdivision resource consents granted prior to 1 July 2011 under Council's Development Contributions Policy, the contributions payable will be those that are operative at the time the 224(c) certificate under the Resource Management Act 1991 is granted. If this results in the contributions payable being higher than the operative contribution charges at the time the subdivision consent was granted, then this matter can be addressed through Council's Development Contribution Waiver Panel.

2.5.3 For development contributions required to be made in respect of a building consent granted under the Building Act 2004, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for consent, accompanied by all required information, is submitted apply to that development.

2.5.4 For development contributions required to be made in respect of an authorisation for a service connection, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for authorisation for a service connection, accompanied by all required information, is submitted apply to that development.

2.5.5 For development contributions required to be made in respect of a certificate of acceptance, the development contribution charges in the Council's operative Development Contributions Policy at the time the application for certificate of acceptance, accompanied by all required information, is submitted apply to that development.

2.6 Credits

2.6.1 Credits are provided in some circumstances to recognise infrastructure demand already generated on a allotment where a development is being undertaken. A credit offsets the amount of development contributions payable, either fully or in part.

2.6.2 The following general provisions should be viewed as a guide to the application of development contribution credits. Each individual case will be considered on its own merits and the credit provided (if any) may not be consistent with the following provisions. If this occurs the reasons for this will be documented by the Development Contribution Waiver Panel and approved by the Chief Executive or his/her delegated representative:

(a) Where a development is replacing an existing building on the same allotment, the Citywide Development Contribution and Local Development Contribution that would currently be payable to establish the building being replaced will be deducted from the respective development contributions payable for each individual activity for which a Citywide Development Contribution and/or Local Development Contribution is required,

(b) Where a development is replacing a building that previously existed on the same allotment, the Citywide Development Contribution and Local Development Contribution that would currently be payable to establish the building being replaced will be deducted from the respective development contributions payable for each individual activity for which a Citywide Development Contribution and/or Local Development Contribution is required provided that the building existed on-site on or after the date that Council first started charging the Citywide Development Contribution or Local Development Contribution (noting that the respective development contributions may have previously had a different name). If the building was removed, demolished or destroyed prior to the Citywide Development Contribution or Local Development Contribution first being charged by Council then no credit will be provided to offset these development contributions,

(c) To avoid doubt, credits are deducted at an activity level and are not transferable across activities or between Citywide Development Contributions and Local Development Contributions. In circumstances where a credit is not fully exhausted by a new development, the remaining portion of the credit will be applied against subsequent development on that allotment if further development occurs. Council will in no circumstances refund development contribution credits that have not been fully exhausted by development,

(d) In exceptional circumstances Council may decide not to charge a Citywide Development Contribution where gross floor area associated with a business activity, low demand business activity or community organisation is relocated from one site within the Tauranga City District to another site within the Tauranga City District on the basis that this does not increase demand for citywide infrastructure. If this occurs, it should be noted that a credit for the gross floor area that is relocated will not be provided on the allotment from which the gross floor area is relocated.

2.7 Special assessments

Residential citywide development contributions

2.7.1 If a household unit or household unit equivalent associated with other types of residential development that falls within the scope of the defined term residential activity is likely to have a significantly lesser impact on infrastructure or a significantly greater impact on infrastructure than the anticipated average demand on which the Citywide Development Contributions are based, a special assessment may be undertaken at the discretion of Council to determine the amount of Citywide Development Contributions payable.

2.7.2 To provide greater certainty, a special assessment may be undertaken at Council's discretion where demand for a activity or activities for which a Citywide Development Contribution is required is likely to be either 50 percent below or 100 percent above the anticipated average demand on which the Citywide Development Contribution is based. On this basis, the thresholds for special assessment are shown in the tables below in terms of demand per day per one-bedroom dwelling, per two-bedroom dwelling and per household unit that is not a one bedroom dwelling or a two bedroom dwelling.

Table 5: Special assessment conditions for residential development - one-bedroom dwelling

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<170 litres	340 litres	>640 litres
Wastewater	<125 litres	250 litres	>500 litres
Transportation	<2.5 vehicle movements	5 vehicle movements	>10 vehicle movements
Community infrastructure	<0.64 people	1.27 people	>2.54 people
Reserves	<0.64 people	1.27 people	>2.54 people

Table 6: Special assessment conditions for residential development - two-bedroom dwelling

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<230 litres	460 litres	> 920 litres
Wastewater	<170 litres	340 litres	> 680 litres
Transportation	<3.25 vehicle movements	6.5 vehicle movements	>13 vehicle movements
Community infrastructure	<0.86 people	1.71 people	>3.42 people
Reserves	<0.86 people	1.71 people	>3.42 people

Table 7: Special assessment conditions for residential development - residential dwelling

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<370 litres	740 litres	>1,480 litres
Wastewater	<275 litres	550 litres	>1,100 litres
Transportation	<5.5 vehicle movements	11 vehicle movements	>22 vehicle movements
Community infrastructure	<1.37 people	2.74 people	>5.48 people
Reserves	<1.37 people	2.74 people	>5.48 people

Non-residential citywide development contributions

2.7.3 If a business, low demand business or community organisation development is likely to have a significantly lesser impact on infrastructure or a significantly greater impact on infrastructure than the anticipated average demand on which the Citywide Development Contributions are based, a special assessment may be undertaken at the discretion of Council to determine the amount of Citywide Development Contributions payable.

2.7.4 To provide greater certainty, a special assessment may be undertaken at Council's discretion where demand for a particular activity or activities for which a Citywide Development Contribution is based is likely to be either 50 percent below or 100 percent above the anticipated average demand on which the Citywide Development Contributions are based. On this basis, the thresholds for special assessment are shown in the tables below in terms of demand per day per 100m^2 of gross floor area.

Table 8: Special assessment conditions for non-residential development - business activities

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<80 litres	160 litres	>320 litres
Wastewater	<74.5 litres	149 litres	>298 litres
Transportation	<6.25 vehicle movements	12.5 vehicle movements	>25 vehicle movements

Table 9: Special assessment conditions for non-residential development - low demand business activities

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<18 litres	36 litres	>72 litres
Wastewater	<17.5 litres	35 litres	>70 litres
Transportation	<6.25 vehicle movements	12.5 vehicle movements	>25 vehicle movements

Table 10: Special assessment conditions for non-residential development - community organisations

Activity	Low demand special assessment threshold	Average demand	High demand special assessment threshold
Water	<91 litres	182 litres	>364 litres
Wastewater	<91 litres	182 litres	>364 litres
Transportation	<1.0 vehicle movements	2.0 vehicle movements	>4.0 vehicle movements

Local development contributions

2.7.5 The special assessment mechanism does not apply to Local Development Contributions.

Administrative details

2.7.6 A special assessment may be initiated by Council, the applicant or an agent working on behalf of an applicant. Applications for special assessment should be made in writing as follows:

General Manager; Strategy & Growth:

Tauranga City Council

Private Bag 12022

Tauranga 3143

2.7.7 The applicant may be required to provide detailed information of their development's present and anticipated demand on infrastructure. Upon reasonable request from Council to the applicant for disclosure of relevant information the applicant's request for special assessment will be suspended until such time that the requested information has been disclosed.

2.8 Timing of Payment

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

Subdivision resource consent

2.8.2 For a development contribution required in respect of a subdivision resource consent granted under the Resource Management Act 1991, the development contribution is payable immediately prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991 in relation to that consent.

However, where a building consent is granted on an allotment, - to which a subdivision consent relates before the development contribution required on the subdivision consent has been paid, the council may at its sole discretion require a portion of the local development contribution to be paid immediately prior to the issue of a building consent for the development proposed. Where this situation applies the proportion of the local development contribution payable will be calculated on a site area or per lot basis as applicable.

2.8.3 In a circumstance where a certificate under section 224(c) of the Resource Management Act 1991 that relates only to a particular stage or certain allotments of a subdivision, the Local Development Contributions payable for subsequent stages or allotments in that subdivision will be payable when a further certificate (or certificates) under section 224(c) of the Resource Management Act 1991 relating to these allotments is (are) granted in the future.

Land use resource consent

2.8.4 For a development contribution required in respect of a land use resource consent granted under the Resource Management Act 1991, the development contribution is payable prior to the commencement of the land use permitted by the resource consent or such other time as specified in an advice note to that consent.

Building consent

2.8.5 For a development contribution required in respect of a building consent granted under the Building Act 2004, the development contribution is payable immediately prior to the issue of that consent.

Service connection authorisation

2.8.6 For a development contribution required in respect of a service connection authorisation, the development contribution is payable immediately prior to the issue of that authorisation.

Certificate of acceptance

2.8.7 For a development contribution required in respect of a certificate of acceptance granted under the Building Act 2004, the development contribution is payable immediately prior to the issue of that certificate.

2.9 Private Development Contribution Agreements

2.9.1 Where it is in the best interests of all parties, at its sole discretion, Tauranga City Council may enter into a private development contribution agreement with a developer in respect of the development contributions payable for a specific development. An agreement of this nature will clearly set out any departures from Council's Development Contributions Policy.

2.10 Deferral/postponement of a development contribution payment

Site area basis

2.10.1 In circumstances where Local Development Contributions are calculated on a site area basis, at Tauranga City Council's sole discretion, it may decide not to require the payment of these development contributions on a particular allotment or allotments associated with a subdivision consent and instead defer the requirement for these contributions until a future subdivision consent, or future building consents, authorisations for service connection or certificates of acceptance that relate to a land use consent, if it is in Council's view:

(a) Overwhelmingly likely that the allotment(s) will be further subdivided or the subject of a land use consent prior to development commencing on it, and

(b) The allotment(s) in question will not generate additional demand for Council provided infrastructure after the initial subdivision is completed, and

(c) This Policy provides for the Local Development Contributions to be required on forthcoming subdivision, building consents, authorisations for service connection or certificates of acceptance, and

(d) The developer and landowner expressly commit to advising prospective land purchasers that payment of Local Development Contributions has been deferred and will become payable upon the future development of the allotment(s) in question.

Subdivision consent

2.10.2 Payment of development contributions required on subdivision resource consents may be deferred until the sale of an allotment or a period of one year from the date of the s224(c) certificate under the Resource Management Act 1991 relating to that allotment being issued by Council, whichever comes first, in accordance with the following provisions:

(a) For the purpose of the deferral of payment of development contributions, the developer or subdivision resource consent applicant must apply in writing to Council to become an "approved developer",

(b) The applicant must sign up to Council's terms and conditions to become an "approved developer". These terms and conditions include, but are not limited to:

(i) A bank bond or first ranking mortgage is in place which, to Council's sole satisfaction, adequately secures the full amount of the development contribution in the event of payment default,

(ii) Deferment of payment only relates to development contributions and not to other Council fees and charges associated with subdivision consents and associated 224(c) certificates,

(iii) All costs associated with putting a bank bond or first ranking mortgage in place, including costs incurred by Tauranga City Council, are payable by the "approved developer",

(iv) Interest is payable on the amount of the development contribution being deferred over the period of deferral at Council's borrowing rate. Council's borrowing rate changes over time. Council will provide information about its current borrowing rate upon request.

(c) If payment is not made in accordance with the above conditions, a penalty interest rate of 15% per annum will apply on the amount of the development contribution being deferred for the period between when payment was due and when payment is made,

(d) By application to Council's Waiver Panel, alternate arrangements for the deferral of payment of development contributions will be considered if these arrangements have no financial cost to Council and incorporate enough security to recover deferred development contributions in the event of payment default,

(e) If an "approved developer" does not abide by Council's terms and conditions for the deferral of development contributions, deferment of development contributions will not be made available in the future.

Building Consent

2.10.3 Payment of development contributions required on building consents may be deferred until immediately before the issue of a code of compliance certificate under the Building Act 2004 if the following criteria can be satisfied:

(a) Application in writing must be made by a builder or building consent applicant to Council to become an "approved developer" for the purpose of the deferral of payment of development contributions,

(b) The applicant must sign up to Council's terms and conditions to become an "approved developer". These terms and conditions include, but are not limited to:

(i) Deferment of payment only relates to development contributions and not to other Council fees and charges associated with building consents,

(ii) Deferment is only available to building contracts that specify that the code of compliance certificate under the Building Act 2004 must be obtained before final payment is released. A copy of the building contract must be provided to Council. Final payment for the building work must not be released until the code of compliance certificate is issued by Council and thus the development contributions have been paid,

(iii) Deferment is only available in relation to building contracts that are for a fixed price,

(iv) Deferment will be for a maximum period of six months from the date of the building consent being issued,

(v) Interest is payable on the amount of the development contribution being deferred over the period of deferral at Council's borrowing rate. Council's borrowing rate changes over time. Council will provide information about its current borrowing rate upon request.

(c) If payment is not made in accordance with the above conditions, a penalty interest rate of 15% p.a. will apply on the amount of the development contribution being deferred for the period between when payment was due and when payment is made,

(d) By application to Council's Waiver Panel, alternate arrangements for the deferral of payment of development contributions will be considered if these arrangements have no financial cost to Council and incorporate sufficient security to recover deferred development contributions in the event of payment default,

(e) If an "approved developer" does not abide by Council's terms and conditions for the deferral of development contributions, deferment of development contributions will not be made available in the future.

2.11 Overdue payments

2.11.1 Until a development contribution required in relation to a development has been paid or made, Council may use one or more of the following powers provided to it in accordance with section 208 of the Local Government Act 2002:

(a) In the case of a development contribution required in relation to a resource consent:

(i) withhold a certificate under section 224(c) of the Resource Management Act 1991 or,

(ii) Prevent the commencement of a resource consent under the Resource Management Act 1991.

(b) In the case of a development contribution required in relation to a building consent, withhold a code compliance certificate under section 95 of the Building Act 2004,

(c) In the case of a development contribution required in relation to a service connection authorisation, withhold a service connection to the development,

(d) In the case of a development contribution required in relation to a certificate of acceptance, withhold a certificate of acceptance under section 99 of the Building Act 2004,

(e) In each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

2.11.2 In addition to this Council may pursue an overdue development contribution through its normal debt collection processes.

2.12 Reconsideration of a development contribution

2.12.1 In accordance with section 199A of the Local Government Act 2002 a person may request that the Council reconsiders the requirement for a development contribution if that person has grounds to believe that:

(a) The development contribution was incorrectly calculated or assessed under the Council's Development Contributions Policy, or

(b) The Council incorrectly applied its Development Contributions Policy, or

(c) The information used to assess the person's development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

2.12.2 A request for reconsideration must be lodged within 10 working days after the date on which the person lodging the request received notice from the Council of the development contribution amount required. An application for reconsideration must be made in writing and addressed as follows:

General Manager: Strategy & Growth

Tauranga City Council

Private Bag 12022

Tauranga 3143

2.12.3 The application should include all relevant details regarding the development for which the development contribution was assessed and clearly outline the basis for the request of the reconsideration.

2.12.4 All requests for reconsiderations will be considered in the first instance by the Tauranga City Council Development Contributions Advisor. If the DC Advisor agrees that an error was made, or the policy was applied incorrectly then a recalculation of the development contribution notice will be issued. If the DC Advisor confirms the original assessment, then they shall give written notice of this decision to the applicant.

2.12.5 If the applicant (person lodging the reconsideration request) objects to the decision of the DC Advisor, then they may request that the decision is considered by the Tauranga City Council's Development Contribution Waiver Panel (the "Waiver Panel").

2.12.6 The Waiver Panel will consider the request against the requirements of the development contributions policy and will make a recommendation to the General Manager: Strategy & Growth whom will decide on the issue.

2.12.7 The council must, within 15 working days after the date on which it received all required relevant information relating to the request give written notice of the outcome of its reconsideration to the person who made the request.

2.13 Objections to a development contribution

2.13.1 In accordance with section 199C of the Local Government Act 2002 a person may object to the assessed amount of the development contribution. The objection may only be made on the grounds that the Council has:

(a) Failed to properly consider features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities, or

(b) required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments, or

(c) required a development contribution in breach of section 2002 of the Local Government Act 2002, or

(d) Incorrectly applied its development contributions policy to the development.

2.13.2 The right of objection does not apply to challenges to the content of the development contribution policy.

2.13.3 The decision of any development contribution objection is to be made by a development contribution commissioner named in the approved register and selected by the Council.

2.13.4 In accordance with section 150A of the Local Government Act 2002, if a person objects to a development contribution the Council recover from the person its actual and reasonable costs in respect of the objection for:

(a) the selection, engagement, and employment of the development contributions commissioners, and

(b) the secretarial and administrative support of the objection process, and

(c) preparing for, organising, and holding the hearing.

2.13.5 Staff time will be calculated in accordance with hourly rates as set out for the relevant staff member within the User Fees and Charges section of Tauranga City Councils operative Annual Plan.

2.13.6 Schedule 13A of the Local Government Act 2002 sets out the procedure for development contribution objections.

2.14 Remission and refund of development contributions

2.14.1 Refunds of development contributions will be made in accordance with sections 209 and 210 of the Local Government Act 2002.

2.14.2 There will be no remission or postponement of development contributions except in exceptional circumstances at the sole discretion of the Chief Executive or his or her nominated representative that are consistent with the principles or broad intent of the Policy, or direction provided by elected members. Any such request for remission or postponement shall be made to Council in writing.

2.14.3 Where Council has required a development contribution and the subdivision, land use or building consent or service connection authorisation lapses, then the original development contribution amount will be refunded to the consent holder or his or her personal representative upon written application to Council, after the consent period has lapsed. This refund does not prevent Council requiring development contributions on future subdivision, land use, building consent or service connection authorisation applications related to the subject land, when the circumstances for which a development contribution is payable are present. In determining the amount of refund Council will retain a portion of the contribution of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance as provided for in section 210 of the Local Government Act 2002.

2.14.4 Council will consider making grants to offset development contributions payable in relation to developments undertaken by or for the benefit of community groups through submissions received to the Annual Plan or Long Term Plan processes.

2.14.5 Any refund will not be subject to any interest or inflationary adjustment.

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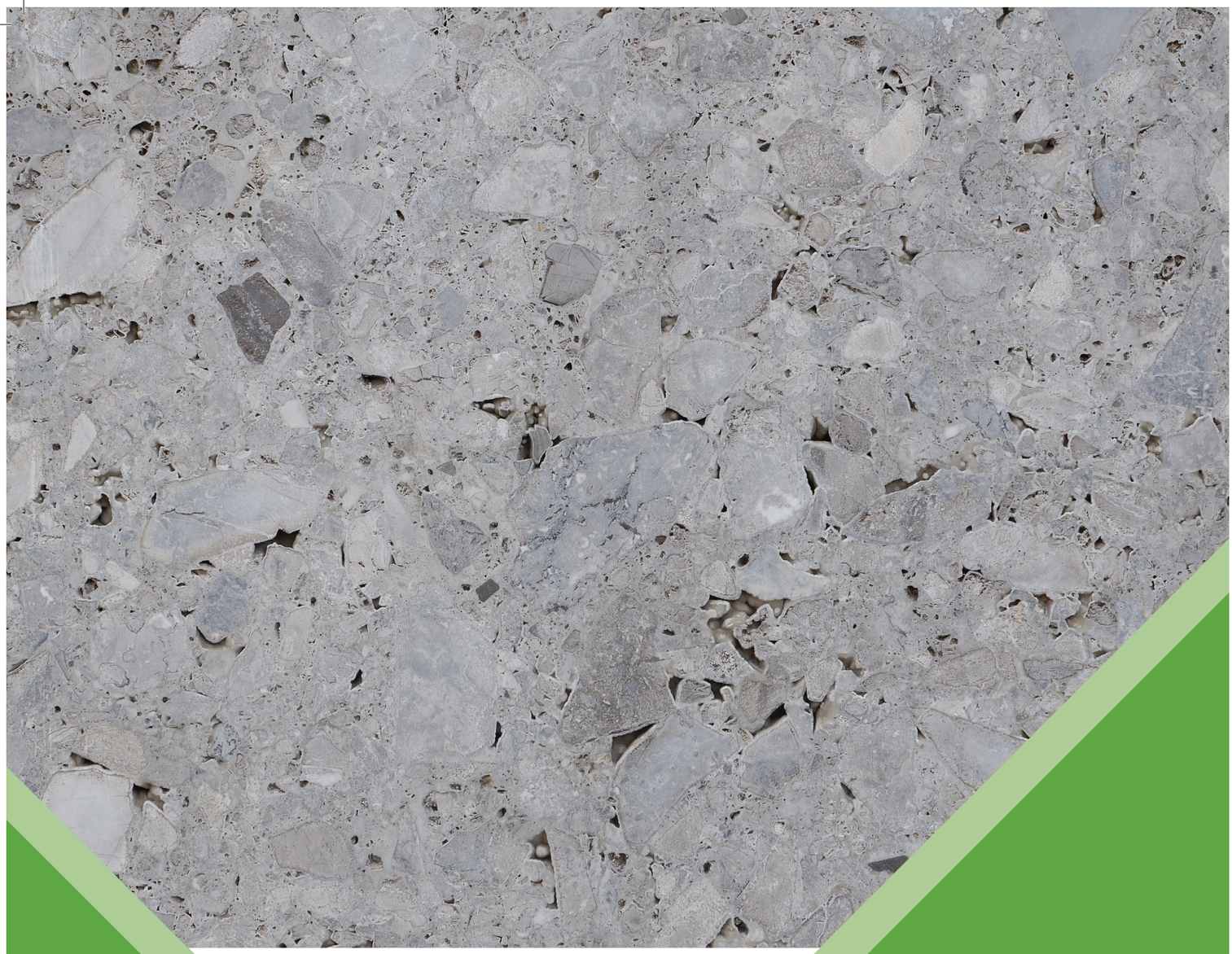

03

Policy statement

Section 3. Policy Statement

3.1 Policy summary

3.1.1 **Policy title:** Development Contributions Policy

3.1.2 **Lead policy:** Revenue and Financing Policy

3.1.3 **Support documents:**

(a) Tauranga City Council Long Term Plan and Annual Plan,

(b) Tauranga City Council City Plan (Chapter 11 Financial Contributions),

(c) Western Bay of Plenty SmartGrowth Strategy,

(d) Infrastructure Development Code.

3.2 Policy objectives

3.2.1 To ensure that new development contributes fairly to the funding of Tauranga's infrastructural and servicing requirements.

3.2.2 To charge a development or financial contribution for residential and non-residential development in the city to fund capital expenditure for citywide network infrastructure, reserve land and community infrastructure.

3.2.3 To collect a development or financial contribution from residential and non-residential subdivision and development in the city to fund capital expenditure for local network infrastructure, reserve land and community infrastructure.

3.3 Purpose and principles of development contributions

3.3.1 The Development Contributions Policy has been developed to be consistent with the purpose of the development contribution provisions as stated in Section 197AA the Local Government Act 2002.

3.3.2 In the preparation and adoption of the Development Contributions Policy Council has considered the development contribution principles in Section 197AB of the Local Government Act 2002.

3.3.3 A supplementary document containing a full analysis of the way the development contributions purpose has been considered and the principles considered is available from Council on request.

3.4 Policy principles

3.4.1 Effective planning, provision and funding of infrastructure can assist sustainable resource use and prudent financial management by the Council. The expected capital expenditure on network infrastructure: new or additional assets or assets of increased capacity resulting from the effects of new development should be contributed to by that development.

3.4.2 Development contributions and financial contributions should be based on the likely and foreseeable capital expenditure that Council expects to incur from growth in the city. This includes capital expenditure Council has already incurred in anticipation of growth.

3.4.3 Development contributions and financial contributions should be applied in a fair and equitable manner and have due regard to Council's other financial management policies. This includes assessing the benefits that may accrue to the whole or parts of the community.

3.4.4 Development contributions and financial contributions are reviewed on an annual basis, having regard to changes that affect the provision of services by Council, including cost estimates and construction costs.

3.4.5 Development contributions can be applied at both a local and city-wide infrastructure level, based on the activity type or geographic spread of the service. The following approach is generally applied in Tauranga City.

Table 11: Types of infrastructure funded by development contributions

Activity Type	Type of infrastructure funded
Water	Local: Clearly services a locally defined area or catchment. Citywide: Main trunk network that services the entire city including water treatment plants.
Wastewater	Local: All wastewater pipes and related infrastructure such as pump stations that convey untreated wastewater. Citywide: Wastewater treatment plants and outfall pipelines.
Stormwater	Local: Clearly services a locally defined area or catchment. Citywide: Not applicable.
Transportation	Local: Transportation infrastructure only needed for growth in the area or areas. Citywide: Transportation infrastructure where the origin and destination of trips is from all over the city, beyond local trips.
Reserves	Local: Neighbourhood reserves generally located within 400-500m of residential properties Citywide: Active reserves designed to cater for a range of active sports and recreation needs of the city population.
Community Infrastructure	Local: Specific local facility or development of local facility. Citywide: Interconnected network of facilities or development of facilities serving a city or sub regional catchment.

3.5 Contents of the development contributions policy

3.5.1 The following is a summary of the contents required by the Local Government Act 2002 (LGA) and an indication of where they are located within this policy.

Table 12: Contents of the development contributions policy

LGA Section	Summary of the requirements of the LGA	Location within this policy
106	A summary and explanation of the total cost of capital expenditure identified in the long-term plan that Council expects to incur to meet the increased demand for community facilities resulting from growth.	Section 3 Section 4 Section 6
106	The proportion of total cost of capital expenditure that will be funded by: • development contribution, • financial contributions, • other sources of funding.	Section 3 Section 6
106	An explanation of why Council has determined to use development (and/or financial) contributions to fund the total cost of growth related capital expenditure. This explanation must be in terms of the matters required to be considered under section 101(3) of the LGA.	Section 3 Section 5
106	Identify each activity or group of activities for which a development contribution or a financial contribution will be required.	Section 5 Section 6
106	In relation to each activity or group of activities specify the total amount of funding to be sought by development (or financial) contributions.	Section 1 Section 6

LGA Section	Summary of the requirements of the LGA	Location within this policy
106	Summarise the provisions that relate to financial contributions in the district plan or regional plan prepared under the Resource Management Act 1991.	Section 2
197AB	The development contribution principles must be considered when preparing a development contributions policy or requiring development contributions.	Section 3
201	An explanation of and justification for the way each development contribution is calculated.	Section 4 Section 5
201	The significant assumptions underlying the calculation 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.	Section 3 Section 4
201	The conditions and criteria that will apply in relation to the remission, postponement, or refund of development contributions, or the return of land.	Section 2
201A	A schedule of assets for which development contributions will be used.	Section 6
202	The development contributions payable in each district, calculated in accordance with the methodology in respect of: • reserves, and • network infrastructure, and • community infrastructure, and	Section 1 Section 6
202	The event that will give rise to a requirement for a development contribution	Section 2
202A	Information about how reconsideration of a development contribution request can be lodged and the steps that Council will apply when reconsidering the requirement for a development contribution.	Section 2
Schedule 1AA		
8 (3)	If development contributions are collected for community infrastructure under the transitional provisions of Schedule 1AA (Section 8(2)) the items must be identified along with the total cost of capital expenditure still to be recovered and the date by which Council expects to complete recovery.	Section 6
9 (3)	No later than 30 June 2015 the development contribution policy must be amended to comply with the act as amended by specified provisions.	
10 (3)	The development contributions policy must be amended to comply with Section 202A of the LGA no later than the dates set out in Section 10 (1) of Schedule 1AA.	

3.6 Delegations

3.6.1 The authority to set the quantum of development contributions or financial contributions is the responsibility of the elected members of Council.

3.6.2 The implementation of this policy and the charging of development contributions or financial contributions are delegated to the Chief Executive or his/her sub delegate.

3.7 Information available to the public

3.7.1 The operative objectives, policies and rules relating to Financial Contributions set out in Chapter 11 of the City Plan are available for public inspection at Council offices.

3.7.2 The assumptions, methodology and financial details for growth-related infrastructure and funding sources as set out in this policy can be made available for public inspection upon request at Council's main customer service centre, Civic Offices, Willow Street, Tauranga.

3.8 Growth-Related Capital Expenditure

3.8.1 Strong growth rates are anticipated for the city as outlined in the SmartGrowth Strategy, the Long Term Plan and the City Plan. This has been translated into population, household and non-residential growth projections so that development contributions can be calculated. For non-residential growth, gross floor area projections have been prepared based on historical building consent information and the adopted population projections.

3.8.2 The proportion of growth-related capital expenditure for each activity or group of activities that is funded by various funding sources, including development contributions, over the relevant planning periods has been estimated as set out in Section 4.

3.8.3 Where possible Council will seek to initiate direct negotiations with appropriate parties including developers and Government agencies, to enter into voluntary agreements to forward fund growth-related capital expenditure.

3.9 Reasons for using development contributions

Strategic

3.9.1 Council plays a significant role in facilitating and where appropriate, coordinating development and providing infrastructure in a timely manner.

3.9.2 Council considers its role in the provision of network infrastructure as an essential part of its leadership and facilitation, public health and safety, growth management and sustainable development obligations to the city. It is a strategic role which neither individuals, the community, the private sector nor Central Government can appropriately fulfil on their own.

3.9.3 The physical effects of growth, particularly the cumulative effects of individual subdivision and development decisions, requires Council to incur capital expenditure, acting on behalf of the wider community, to appropriately provide for new or additional services including in many circumstances' capital expenditure in anticipation of growth. Funding tools such as development contributions are fundamental in meeting these needs.

3.9.4 Council's decision making framework identifies the strategies and plans, Council Outcomes, and City Vision Statements that all guide decisions made by Council for the community. The activities to be funded by development contributions all support this framework in some way. This is identified in the Policy for each activity.

Fairness and Equity

3.9.5 A fair and equitable approach needs to be taken to funding the provision of infrastructure having regard to existing and future populations. The existing population has already made considerable investment in services and enjoys the benefit of using those services. Those undertaking new development benefit from using, connecting to or extending existing services or supplying new services and should pay a fair share of the capital expenditure for this. Developers and new residents/businesses are also the segment of the community that creates the need to undertake growth-related projects in respect of the activity types covered by the Development Contributions Policy.

3.9.6 Funding the capital expenditure for new or extended growth-related infrastructure from development contributions is considered a fair and equitable funding approach. They are to be applied alongside other funding tools to provide the appropriate balance of funding between the community, Council and those undertaking development.

3.9.7 Providing for infrastructure in anticipation of growth is also a core Council obligation in the promotion of the social, economic, environmental and cultural well-being of the community, in the present and for the future. In these situations, development contributions will assist in recouping the growth-related portion of the public investment made by Council on behalf of the community.

3.9.8 Two further factors of equity to have regards to in relation to each activity are; the distribution of any benefits between the community as a whole, any identifiable part of the community and individuals, and the period over which benefits are expected to occur. This is reflected in the cost allocation methodology. For example, where people in the existing community may get benefit from an improved level of service. Council has assessed this in relation to each activity (this consideration is set out in Section 5 of this Policy) and for the major projects for which development contributions are proposed to be a funding source. Council recognises the period over which benefits are expected to occur by including, within the cost of growth to be funded by contributions under this policy, only the cost of providing additional capacity to meet demand within the planning period or the life of the asset.

3.9.9 It should be noted that just because the existing community may use new infrastructure it does not mean that they necessarily benefit from it. A number of growth-related infrastructure projects will result in the demand generated by the existing community being diverted from existing infrastructure to new infrastructure but with no noticeable change in the service provided by Council to the existing community (e.g. the Southern Pipeline and the Waiāri water treatment plant). In some cases, the diversion of existing flows is necessary to free up additional capacity in local or city-wide infrastructure to allow for further growth in areas where this existing infrastructure is at or near capacity. Where the diversion of existing demand occurs solely for this reason and the existing community notices no difference in the service provided by Council, a non-growth cost allocation associated with the diversion of existing flows is not recognised because there is no benefit to the existing community. However, Council will recognise a non-growth cost allocation if it is evident that the existing community will benefit from the diversion of flows (e.g. through a more satisfactory level of service) or where a project is required to replace existing infrastructure which is being abandoned.

Identification of Benefits

3.9.10 At a more detailed level the distribution of benefits in the funding of capital expenditure for growth related infrastructure can be identified by the percentage of development contribution/rates/other funding split for projects shown in the Schedule of assets for which development contributions are collected – Section 6.These benefits are either citywide (at the citywide services level), or localised neighbourhood/urban growth area (at the local services level) and differentiated between existing households (current population) and anticipated households (future population) for the planning period.

Section 101(3) Matters

3.9.11 Tauranga City has considered the matters included in section 101(3) of the Local Government Act 2002 in developing the existing policy and proposed amendments to it.

3.9.12 Using development contributions to fund the majority of growth related costs for these infrastructure activities (rather than rates or other funding tools) is appropriate for the following reasons:

(a) Development contributions are fair because they allocate growth costs to the section of the community that creates the need for Council to incur that expenditure, i.e. developers, new residents and new business activities,

(b) Development contributions allocate costs to those in the community who benefit most from the new assets or assets of additional capacity that are funded out of development contributions. They are based on the level of service that the Council has determined through the Long Term Plan. Some costs of growth are however still allocated to existing ratepayers (rather than the development community through development contributions); in recognition of the benefits they receive from these new or additional assets,

(c) Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth,

(d) Growth costs can be apportioned over time (a planning period or project life), so that members of the growth community pay for the capacity they use in the services network,

(e) Development contributions, as a dedicated funding source, offer secure and transparent funding toward the infrastructure needed to accommodate growth. This is weighed up against the sustainable level of rates, financial contributions and other funding sources to support the sustainable development of the city.

3.9.13 Overall, it is considered fair and reasonable, and that the social, economic, environmental and cultural well-being of the community is best advanced through using development contributions to fund most of the costs of growth-related capital expenditure for activities covered by the Policy. Again, judgements made on cost allocations (between growth and other parts of the sub regional and city community) reflect this overall principle (section 101(3)(b)).

3.10 Significant assumptions

Projected Growth

3.10.1 Under the SmartGrowth Strategy Tauranga City must accommodate approximately 84 percent of the anticipated sub-regional household growth plus significant business development, for the next 50 years. This growth will be accommodated through a mix of Greenfield and infill development.

3.10.2 This will place significant strain on the existing services assets with a need to provide and fund increased capacity or extension/additional services to meet growth demand.

3.10.3 To enable local development contributions to be calculated assumptions are made that the SmartGrowth population projections and the spatial allocation of these on the Tauranga City Council district accurately represent the future growth of the district.

Distribution of Benefits

3.10.4 An assumption is made that all growth within a catchment benefits equally from the development and therefore all lots created within that are pay an equal share of the cost of servicing the development. The only exception to this is in relation to the Southern Pipeline project and in circumstances where catchments have been further broken into sub-catchments.

Structure plans

3.10.5 Structure plans for each catchment have been prepared and indicate the location and extent of the local development contribution funded projects. In the case of any discrepancy between the structure plan and the project costing schedules contained in this policy the project costings take precedence.

Consistent Development Contributions Policy

3.10.6 It is assumed that the policy approach of recovering growth-related capital expenditure through development contributions will be retained in the foreseeable future and that Council will continue to need to undertake capital expenditure to accommodate the city's growth.

Other assumptions

3.10.7 Other general assumptions are that:

(a) the development contribution amounts are based on the inflation adjusted project cost estimates, and

(b) project costs are reviewed and updated annually, and

(c) development contributions fully include the cost of capital (debt servicing costs) as it is an integral component of funding growth-related infrastructure; and

(d) New Zealand Transport Agency subsidy or other funding tools will be available for some transportation projects, and

(e) methods of service delivery will remain similar to those at present,

(f) rounding used in calculations has generally been to the nearest hundred and applies to total value,

(g) Land values used to determine revenue and expenditure are G.S.T exclusive,

(h) Development contributions required are G.S.T exclusive. G.S.T will be added at the time of payment.

3.11 Risks and monitoring

3.11.1 Council considers there are risks associated with the use of development contributions as a funding source. Types of risks include:

(a) A decrease in development activity which will result in a decrease in development contribution revenue,

(b) Lags between expenditure incurred by council and contributions received as a result in land development trends,

(c) Differences in cost of capital to what was expected,

(d) Movements in capital costs of providing services and the link to project cost estimates.

3.11.2 Having regard to risk management, Council reviews and updates the Development Contributions Policy and associated schedules on an annual basis considering:

(a) Information on costs as monitored through the delivery of the capital works programme,

(b) Development activity as monitored using a combination of subdivision statistics and development sector information,

(c) Changes in policy direction as Council continues to implement the Long Term Plan, Revenue and Financing Policy and SmartGrowth Implementation plans,

(d) Changes in population/dwelling growth or the pattern of development in the city,

(e) Addition or deletion of growth projects,

(f) Changes in estimated costs as determined by market rates, valuations, by reference to price indexes, or tender prices,

(g) Changes to interest rates (relevant to the cost of capital),

(h) Correction of errors or omissions the project estimates,

(i) Incorporation of actual costs of completed projects.

3.12 Activities for Funding Capital Expenditure of Growth

3.12.1 Council activities for which development and financial contributions will be used to fund growth related capital expenditure are:

(a) Network infrastructure for stormwater, wastewater, water supply, transportation,

(b) Reserve land acquisition and development for sub-regional, active and neighbourhood reserves,

(c) Community infrastructure including the aquatic network and the indoors sports network.

3.13 Development contributions – Local Government Act 2002 Tests

3.13.1 A subdivision and/or development project within the city which forms the subject of a consent application, application for a certificate of acceptance or application for a service connection will be considered for whether payment of a development contribution is required.

3.13.2 First, Council will determine whether it is a development as defined by section 197 of the Local Government Act 2002. That is, whether it generates a demand for reserves, network infrastructure or community infrastructure.

3.13.3 Second, if a demand is generated Council will consider whether the subdivision or development, either alone or in combination with another development, requires new or additional assets or assets of increased capacity and, consequently, Council incurs or has incurred capital expenditure to provide appropriately for reserves, network infrastructure and/or community infrastructure.

3.13.4 Third, Council will check that the Development Contributions Policy provides for the payment of a contribution in the circumstances.

3.14 Use of Development Contributions

3.14.1 Funds collected by way of Development Contributions will only be spent on those projects / activities identified in Section 6 and any data supporting the asset schedules, or an alternate project that serves the same general purpose or provides the same level of service in that urban growth area or citywide. This may include new projects that were identified after the development contribution was required.

(e) Timeframes and costs for projects shown in Council's Long Term Plan are indicative. Final project timelines and costs are reviewed and confirmed on an annual basis.

3.16 Developer reimbursements

3.16.1 Where a developer undertakes to construct works contained in the Development Contributions Policy, and has requested through an Annual Plan submission that reimbursement of the Local Infrastructure (LDC) component will be sought, the reimbursement/refund will be provided for in the Long Term Plan or Annual Plan budget by Council where:

(a) The reimbursement achieves a ranking within the Council's Local Development Contribution project capital expenditure budget for that financial year using Council's ranking criteria. (Note the method of project funding allocation and the ranking criteria are set out above), and either:

(b) The project has been built and satisfactorily completed at the time the request is assessed by Council, or

(c) The project has been committed through the letting of a contract at the time the request is assessed by Council and evidence is provided to Council of that contractual obligation.

3.16.2 Where reimbursement has been provided for in the Long Term Plan or Annual Plan budget, payment will be made to the consent holder by 31 July of the year in which the project has been budgeted, or on completion of construction if not complete at that date.

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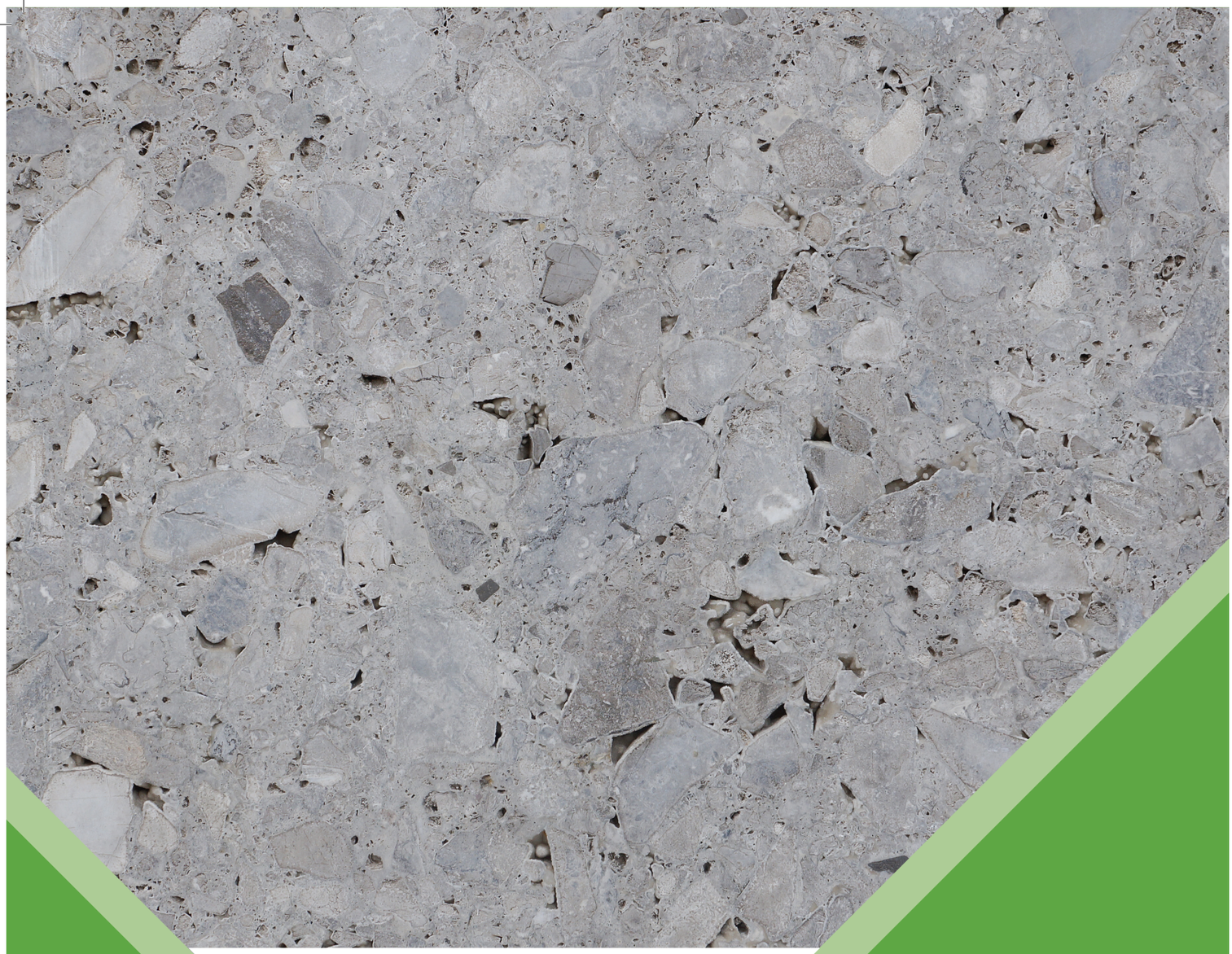
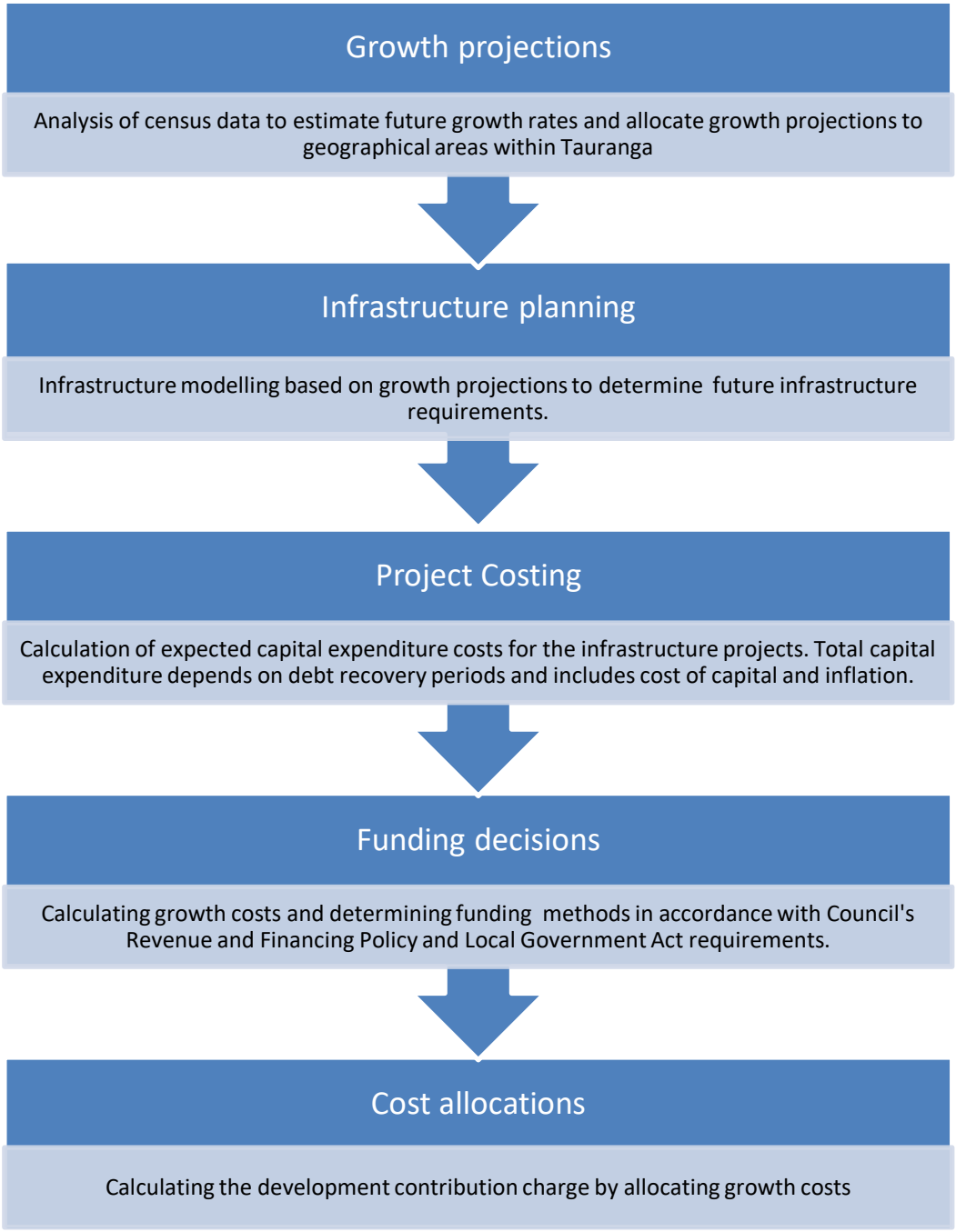


04

Methodology

Section 4. Methodology

The following flow chart provides an overview of the methodology used to calculate development contributions.



4.1 Growth projections

4.1.1 To calculate development contributions growth projections (location, quantity and timing) are required. The growth projections used in this policy are based on Statistics New Zealand census data and projections produced for the Western Bay of Plenty SmartGrowth Strategy.

4.1.2 The growth projections from 2013 on are based on the figures produced for the Western Bay of Plenty SmartGrowth. SmartGrowth projections are based on work by the National Institute of Demographic and Economic Analysis (NIDEA) which is carried out an in-depth study of the demographics of the area, considering such issues as births, deaths, age and gains and losses due to national and international migration. The NIDEA figures were city-wide and the Tauranga City Council Planning and Growth Team broke these down into an area unit projection for Tauranga City.

4.1.3 The NIDEA report produced a population projection and a projection of the number of dwellings required to house these people; and called this the household projection. However, this did not consider the average of 10 percent of houses that are unoccupied at the time of the census. The calculation for development contributions needs to consider the total number of houses built in the city, therefore the SmartGrowth Household projections have been modified by adding 10 percent to them to produce the Dwelling unit projection.

4.1.4 The original SmartGrowth figures were produced in January 2004 and have been subsequently reviewed and amended in 2007, 2012, 2014 and again in 2017.

4.1.5 The revised projections were adopted by SmartGrowth Committee on 16 May 2017 as part of the key assumptions to inform the development of the 2018-2028 Long Term Plan.

4.1.6 The Tauranga City Population and Household Projection review 2014 is available on Tauranga City Council's website

4.1.7 http://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/reports/population-and-household-projection-review

4.1.8 The revised projections identified in this report are in five yearly increments from 2013 to 2063. For the purposes of the Development Contributions Policy where necessary growth projections for the interim years have been prorated.

4.1.9 The population and household projections that have been used within this policy are set out in the following tables.

Table 14: Resident population and household projections - Tauranga City

Year	1996	2001	2006	2007	2012	2013	2014
Total population	79,800	93,500	106,900	109,100	115,688	119,800	122,760
Total dwellings		39,566	45,388	46,084	49,563	50,259	51,646

Year	2015	2016	2017	2018	2019	2020	2021
Total population	125,720	128,680	131,640	134,600	136,840	139,080	141,320
Total dwellings	53,033	54,420	55,807	57,193	58,520	59,847	61,174

Year	2022	2023	2024	2025	2026	2027	2028
Total population	143,560	145,800	147,620	149,440	151,260	153,080	154,900
Total dwellings	62,501	63,829	65,122	66,415	67,708	69,001	70,295

Year	2029	2030	2031	2033	2036	2038	2043
Total population	156,737	158,574	160,411	164,084	170,003	173,949	181,293
Total dwellings	71,597	72,899	74,201	76,806	80,751	83,383	88,241

Year	2048	2051	2053	2058	2059	2060	2061
Total population	186,693	189,051	190,623	194,769	195,490	196,211	196,932
Total dwellings	91,692	93,201	93,206	96,868	97,373	97,878	98,383

Year	2062	2063
Total population	197,653	198,37
Total dwellings	98,888	99,394

Table 15: Resident population and household projections - Western Bay of Plenty

Year	1996	2001	2006	2013	2026	2036	2051
Total population	35,600	39,000	43,000	46,110	53,853	58,591	60,036
Total dwellings		16,503	18,355	20,085	25,202	28,432	30,056

Table 16: Population and household growth - Tauranga City

Year	2001-2006	2001-2007	2001-2012	2001-2013	2001-2014	2001-2015	2001-2016
Population growth	13,400	15,600	22,188	26,300	29,260	32,220	35,180
Household growth	5,822	6,518	9,997	10,693	12,080	13,467	14,854

Year	2001-2017	2001-2018	2001-2019	2001-2020	2001-2021	2001-2022	2001-2023
Population growth	38,140	41,100	43,340	45,580	47,820	50,060	52,300
Household growth	16,241	17,627	18,954	20,281	21,608	22,935	24,263

Year	2001-2024	2001-2025	2001-2026	2001-2027	2001-2028	2001-2029	2001-2030
Population growth	54,120	55,940	57,760	59,580	61,400	63,237	65,074
Household growth	25,556	26,849	28,142	29,435	30,729	32,031	33,333

Year	2001-2031	2001-2033	2001-2036	2001-2038	2001-2043	2001-2048	2001-2051
Population growth	66,911	70,584	76,503	80,449	87,793	93,193	95,551
Household growth	34,635	37,240	41,185	43,817	48,675	52,126	53,635

Year	2001-2053	2001-2058	2001-2059	2001-2060	2001-2061	2001-2062	2001-2063
Population growth	97,123	101,269	101,990	102,711	103,432	104,153	104,873
Household growth	54,640	57,302	57,807	58,497	58,817	59,322	59,828

Year	2012-2022	2020-2028	2007-2051	2016-2051	2017-2051	2020-2051	2020-2053
Population growth	27,872	15,820	79,951	60,371	57,411	49,971	51,543
Household growth	12,938	10,448	47,117	38,781	37,394	33,354	34,359

Year	2020-2058	2020-2063
Population growth	55,689	59,293
Household growth	37,021	39,547

4.2 Infrastructure planning

4.2.1 Infrastructure modelling based on growth projections is used to determine future infrastructure requirements.

4.2.2 For local infrastructure, Council has identified the capital infrastructure that needs to be in place when a growth area is full. Structure plans for each catchment have been prepared and indicate the location and extent of the local development contribution funded projects. In the case of any discrepancy between the structure plan and the project costing schedules contained in this policy the project costings take precedence.

4.2.3 For citywide infrastructure, Council has determined infrastructure requirements by looking at the impacts of projected future population growth on demand and identifying the point at which new infrastructure is required (such as additional water and wastewater treatment capacity).

4.2.4 The Annual Plan and Long Term Plan provide a full list of all planned infrastructure projects. Section 6 of this policy shows those projects which will be funded by development contributions.

4.3 Project costing

4.3.1 Capital expenditure used in both the Long Term Plan and in this policy are based on the best available knowledge at the time of preparation. Costs consider all known or likely construction costs, land values, inflation and cost of capital. Project costs are reviewed, and if necessary updated, annually.

4.3.2 The level of confidence in the accuracy of costs increases as the detailed knowledge of the project increases. The range of accuracy (from least to most accurate) is:

(a) Desktop assessment based on knowledge and experience with similar projects,

(b) Estimated based on site visits and understanding of the extent of the work,

(c) Engineer estimates prepared after project design,

(d) A contract price for the work,

(e) Actual costs (after the work is complete).

Inflation

4.3.3 The impact of estimated future inflation on project cost estimates that are done in today's dollars is included in the calculation of development contributions. The inflation rates used are currently drawn from work specifically done for Local Government by BERL. The inflation rates used are reviewed annually to ensure they remain appropriate.

Cost of Capital

4.3.4 The total cost of capital expenditure (on which development contribution charges are based) includes the cost of capital. Cost of capital is the interest paid on loans that are used as an interim funding mechanism when expenditure occurs before the full amount of development contribution revenue is received.

4.3.5 Cost of capital calculations are based on the interest rates and assumptions as set out in Council's operative Long Term Plan. For interest that will be incurred or received outside the Long Term Plan period the interest rates used are based on the best information available to Council.

4.3.6 For the purposes of calculating cost of capital, Council adjusts the debt levels to consider actual growth levels and the current development contribution charge. If the cost of capital was based on actual debt levels, then it would be set an unfairly high level due to low development contribution charges in the past.

4.3.7 The net funding position is determined annually and is based on structure plans, project schedules, expected and annual expenditure and revenue forecasts. A net deficit attracts finance costs through the loans. The accumulated interest for the planning period is allocated equally across the forecast number of units of demand. This amount is then added to the relevant contribution for both the citywide and local infrastructure costs. In some circumstances only, interest costs expected to be incurred within the Long Term Plan period are included in the project cost – these are this discussed below in the section regarding intergenerational equity.

4.3.8 In situations when the net funding position is in surplus Council earns interest instead of paying it. This reduces the development contributions payable.

Intergenerational equity

4.3.9 To achieve fairness across time in the amount of development contributions payable, Council's position is that the amount of development contributions payable should remain constant in real terms. This means that contribution amounts would increase over time in line with inflation or income growth. The provisions of the Local Government Act 2002 however restrict Council's ability to implement this approach.

4.3.10 To achieve a limited form of intergenerational equity, interest costs in relation the development contributions payable for the Southern Pipeline wastewater project and local infrastructure in Wairakei that are projected to be incurred beyond the period of the operative Long Term Plan are excluded from the calculation of development contributions. This results in contribution amounts being lower than they would if these interest costs had been included in their calculation.

4.3.11 Over time as new Long Term Plans are adopted these interest costs will progressively come with the calculation of these development contributions. This will lead to these contribution amounts increasing over time. The tables below show the projected development contribution if the interest costs were included and the projected increases to these contribution amounts based on the current methodologies.

Table 17: Projected development contributions if interest costs beyond the Long Term Plan were included

	Wairakei Area A	Wairakei Area B	Wairakei Area C	Southern Pipeline
Operative Charge	505,328.62	353,704.64	655,019.96	3,614
Charge if interest costs post Long Term Plan included	505,174.02	353,568.50	685,222.75	4,247

Table 18: Expected increases to development contributions as a result of interest costs currently outside the Long Term Plan being progressively included. Rounded to the nearest $100

Year	Wairakei Area A	Wairakei Area B	Wairakei Area C	Southern Pipeline[9]
20/21	505,328.62	353,704.64	655,019.96	3,614
21/22 to 23/24	521,666.25	366,672.57	670,725.19	3,997
24/25 to 26/27	534,780.79	377,902.35	707,633.05	4,660
27/28 to 29/30	543,580.71	386,192.45	721,717.91	4,933
30/31 to 32/33	545,855.88	388,466.62	723,992.09	5,148
33/34 to 35/36	545,855.88	388,466.62	723,992.09	5,224
36/37and beyond	545,855.88	388,466.62	723,992.09	5,224

Land purchase

4.3.12 Land purchase cost estimates are based on property valuation evidence in a manner consistent with the Public Works Act 1981 and relevant case law. This includes both betterment and injurious effect. The only exception to this is where agreement has been reached in advance with a landowner to a specific dollar amount or to an alternate valuation methodology. Cost estimates are initially prepared by Tauranga City Council staff who are registered valuers. They are then peer reviewed by external registered valuers. Aside from where agreement has been reached with landowners it should be noted that the land purchase cost estimates contained in this Policy are subject to annual review and therefore may change over time. It should also be noted that, aside from where agreement has been reached with landowners, the compensation payable (if any) for land will be subject to a more detailed assessment in accordance with the Public Works Act at the time it occurs. As such, the amount of compensation paid may differ from the estimated amount shown in the Policy. Council will actively seek forward agreement with landowners to land purchase amounts with the aim of ensuring land purchase cost estimates used in the calculation of development contributions are as accurate as possible.

4.4 Funding decisions

4.4.1 Section 6 of this policy contains asset schedules for each activity and for each catchment for which development contributions will be collected. The schedules list all the growth related capital expenditure projects which will be funded using development contributions.

4.4.2 The schedules state the relative proportion, shown as a percentage, of each project that will be funded by development (and/or financial contributions) versus alternative methods. Cost of capital for the proportion of the project funded by development contributions is calculated and added to the project cost.

4.4.3 In some instances, the project is determined to be 100% growth related. In these instances, 100% of the capital expenditure costs are recovered by development contributions.

[9] Please refer to Section 5.8 for further details regarding the Southern Pipeline charge.

4.4.4 If an infrastructure project is not deemed to be entirely growth related, then a portion will be funded by alternative methods. For example, a percentage may be rate funded, loan funded or funded by external providers such as New Zealand Transport Authority. Costs that are not deemed to be growth related cannot be recovered by Council as development contributions.

4.4.5 The tables below show the proportion of planned capital expenditure (grouped by activity) that is funded by development or financial contributions compared to other funding sources.

Table 19: Capital expenditure - water

Budget year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)
Total capital expenditure	67,090	71,440	28,285	32,561	45,334	40,369	29,677	27,848	14,801	11,507
Citywide DC's	56,280	53,674	8,662	11,574	20,847	21,618	14,757	14,181	13,095	4,435
Local DC's	1,931	1,611	1,311	7,066	7,632	2	0	0	0	0
Infill	0	0	0	0	0	0	0	0	0	0
Loans	1,526	5,712	8,913	6,823	9,525	8,597	5,494	5,968	1,072	6,598
Renewals	5,655	8,706	7,619	5,323	5,515	8,290	7,518	5,740	633	474
Other Sources	1,698	1,737	1,780	1,775	1,815	1,862	1,908	1,959	1	0
CDC Funded	84%	75%	31%	36%	46%	54%	50%	51%	88%	39%
LDC Funded	3%	2%	5%	22%	17%	0%	0%	0%	0%	0%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 20: Capital expenditure - wastewater

Budget year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)
Total capital expenditure	15,930	102,710	74,128	60,573	66,558	57,473	55,417	51,492	1,689	15,240
Citywide DC's	(5,161)	49,845	21,394	7,996	12,456	3,405	15,149	18,240	0	0
Local DC's	7,704	29,828	32,777	25,855	24,004	27,333	4,703	1,182	1,576	11,432
Infill	0	0	0	0	0	0	0	0	0	0
Loans	5,806	11,472	4,869	10,744	10,730	8,764	20,085	24,149	0	221
Renewals	4,926	7,357	12,307	13,208	16,532	14,658	12,501	4,862	114	3,586
Other Sources	2,655	4,208	2,781	2,770	2,836	3,313	2,979	3,059	(1)	1
CDC Funded	-32%	49%	29%	13%	19%	6%	27%	35%	0%	0%
LDC Funded	48%	29%	44%	43%	36%	48%	8%	2%	93%	75%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 21: Capital expenditure - stormwater

Budget year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)
Total capital expenditure	24,800	39,512	25,477	32,264	24,763	13,141	12,724	12,485	6,675	0
Citywide DC's	0	394	0	0	0	0	0	0	0	0
Local DC's	5,043	15,423	14,242	19,209	9,643	0	0	(2,464)	6,062	0
Infill	0	0	0	0	0	0	0	0	0	0
Loans	13,085	10,644	3,150	5,817	7,707	4,734	4,933	7,203	612	0
Renewals	0	0	0	0	0	0	0	0	0	0
Other Sources	6,672	13,051	8,085	7,238	7,413	8,407	7,791	7,746	1	0
CDC Funded	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%
LDC Funded	20%	39%	56%	60%	39%	0%	0%	-20%	91%	0%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 22: Capital expenditure - transportation

Budget year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)
Total capital expenditure	59,664	139,633	109,520	110,693	90,282	98,464	80,832	133,165	12,125	35,135
Citywide DC's	575	1,854	1,144	161	165	127	130	134	0	0
Local DC's	6,110	16,367	14,058	11,170	4,981	0	(2,670)	15,561	0	17,217
Infill	0	0	0	0	0	0	0	0	0	0
Loans	7,906	38,751	18,589	16,099	28,038	31,408	22,284	25,933	12,125	0
Renewals	5,006	7,188	8,931	14,811	7,690	10,250	13,261	15,750	(1)	0
Other Sources	40,067	75,473	66,798	68,452	49,408	56,679	47,827	75,787	1	17,918
CDC Funded	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%
LDC Funded	10%	12%	13%	10%	6%	0%	-3%	12%	0%	49%
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 23: Capital expenditure - community infrastructure (Bay Venues)

Budget year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)
Total capital expenditure	0	0	0	0	0	0	0	0		
Citywide DC's	0	0	0	0	0	0	0	0		
Local DC's	0	0	0	0	0	0	0	0		
Infill	0	0	0	0	0	0	0	0		
Loans	0	0	0	0	0	0	0	0		
Renewals	0	0	0	0	0	0	0	0		
Other Sources	0	0	0	0	0	0	0	0		
CDC Funded	0%	0%	0%	0%	0%	0%	0%	0%		
LDC Funded	0%	0%	0%	0%	0%	0%	0%	0%		
Infill Funded	0%	0%	0%	0%	0%	0%	0%	0%		

Table 24: Capital expenditure – reserves (Parks and Recreation)

Budget year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)	($000's)
Total capital expenditure	16,954	38,449	48,547	25,268	58,830	52,728	35,302	54,605	5,652	2,833
Citywide DC's	47	7,774	14,905	6,025	1,093	213	4,584	4,758	5,214	0
Local DC's	4,065	1,742	624	0	2,853	337	1,896	0	0	0
Infill	126	0	0	0	0	0	0	0	0	0
Loans	7,503	23,293	26,231	13,982	48,697	43,725	22,362	43,351	104	2,708
Renewals	2,771	3,143	4,229	2,712	3,494	5,687	3,624	3,587	333	124
Other Sources	2,442	2,497	2,558	2,549	2,693	2,766	2,836	2,909	1	1
CDC Funded	0%	20%	31%	24%	2%	0%	13%	9%	92%	0%
LDC Funded	24%	5%	1%	0%	5%	1%	5%	0%	0%	0%
Infill Funded	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%

4.4.6 The funding allocations have been decided following consideration of factors outlined in Tauranga City Councils Revenue and Financing policy and those as required by the Local Government Act 2002 including the matters set out under section 101(3);

(a) The community outcomes to which the activity primarily contributions, and

(b) the distribution of benefits between the community, any identifiable part of the community, and individuals, and

(c) the period in or over which those benefits are expected to occur, and

(d) the extent to which the actions or inaction of individuals or a group contribute to the need to undertake the activity, and

(e) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities, and

(f) the overall impact of any allocation of liability for revenue needs on the community.

4.4.7 An overview of considerations regarding each of these aspects is contained in Section 3. Specific considerations in relation to each activity for which development contributions are collected are set out within Section 5.

4.4.8 As part of the Council's funding considerations steps are taken to ensure that at a geographic level the groups that contribute to the need for the service contribute towards the cost. For this purpose, Council has identified 12 geographic catchments within the City. These catchments are:

(a) Citywide
(b) Bethlehem
(c) Mount Maunganui Infill
(d) Ohauiti
(e) Papamoa
(f) Pyes Pa
(g) Pyes Pa West
(h) Tauranga Infill
(i) Tauriko
(j) Wairakei
(k) Welcome Bay
(l) West Bethlehem

4.4.9 Catchment (a) is a citywide catchment. Projects are allocated to the citywide catchment if all developments across the city benefit equally from the provision of the infrastructure asset. Costs for these projects are recovered as a citywide development contribution.

4.4.10 Catchments (b) – (l) are local catchments and are known as 'urban growth areas'. Projects are allocated to the urban growth areas if the project will benefit the households and business within the geographic area of the urban growth area and will have no impact on households and businesses beyond its boundaries. Development contributions for these catchments are recovered as a local development contribution.

4.4.11 The following factors are taken into consideration in determining whether a project is funded by a local or a citywide development contribution:

Local	Citywide
• Households and businesses outside the direct geographic areas in which the projects are completed will not be impacted by the completion (or not) of these works • Completion of the project extends networks to provide capacity to geographic areas not serviced or not serviced with adequate capacity • The restricted geographic nature of the capital works projects will have no impact on all households and businesses in geographic areas beyond the individual growth areas • Completion of the projects only maintains the level of service outside the catchment they do not enhance it.	• All developments across the city benefit from the infrastructure • The project services the entire City • The project relates to interconnected networks rather than a series of discrete unconnected networks • The project/s will increase the total capacity of the citywide network creating the potential for new or existing properties to assume capacity in the network • Benefits will be conferred on new households and business across the city

4.4.12 Some infrastructure projects specifically service one local catchment in which case 100% of the growth project costs will be attributed to that growth area. Other projects service multiple local catchments and costs are shared on a percentage basis.

4.4.13 In some cases, individuals or groups undertaking development within a catchment may be exempt from a development contribution charge that would apply to others within the catchment. For example, those developments that cannot connect to Council's wastewater network will not pay the development contribution charge relating to the wastewater activities – at either a citywide or a local level. These types of case by case criteria are applied upon the assessment of consents. Situations in which a development may be exempt from a specific charge are identified in Section 2.

4.5 Cost allocation

4.5.1 Following the consideration of funding aspects discussed above the projects are allocated to the appropriate catchment/catchments and the level of development contribution funding is determined (on a percentage basis).

4.5.2 The cost of capital expenditure is then multiplied by the percentage of development contribution funding to give the 'total growth cost'. Inflation and cost of capital are added to give the total cost of capital expenditure.

4.5.3 The total growth costs then need to be apportioned across those that are expected to receive benefit from the growth projects. This is achieved by dividing total growth costs by a standardised unit of demand called a household unit equivalent (HUE).

$$\frac{Total\ growth\ cost}{Units\ of\ demand} = Development\ contribution\ per\ unit\ of\ demand$$

Units of demand divisor for citywide development contributions

4.5.4 For citywide infrastructure 1 HUE is equal to the demand of an average household for each Council provided service. In most cases the HUE divisor that is used to allocate growth costs to the citywide catchment is the expected increase in household unit equivalents over the capacity life of the project. The Citywide HUE divisor needs to account for both residential growth and non-residential growth. Residential growth is the expected increase in residential households over the capacity life of the project. Non-residential growth is converted to household unit equivalents using the following assumptions.

(a) Non-residential growth is made up of three components; business activities, low demand business activities and community organisations,

(b) Growth projections for business activities are 38.8m^2 of gross floor area per additional person. Of the 38.8m^2 of gross floor area per additional person it is assumed that 20 percent of the floor area will be low demand business activities,

(c) 5% of floor area will not attract citywide development contributions (e.g. because it is replacing existing floor area),

(d) Growth projections for community organisations are 1.59m^2 of gross floor area per additional person.

4.5.5 The expected increase in gross floor area can be calculated based on the above assumptions. The gross floor area is then converted to household unit equivalents based on comparisons between the average demands placed on Council services for non-residential activity to the demand placed on council services by an average household. For example, if a non-residential activity generates, on average, 10 times as many vehicle movements per 100m^2 of floor area than an average residential dwelling then 100m^2 of non-residential floor area is the equivalent of 10 residential dwellings for transportation purposes. The table below sets out the scaling factors for citywide development contribution for non-residential development per 100m^2 of gross floor area.

Table 25: Unit of demand scaling factors for citywide non-residential development contributions

	Business activities	Low demand business activities	Community organisations
Reserves & Community infrastructure [9]	0	0	0
Water	0.24	0.06	0.27
Wastewater	0.31	0.07	0.27
Transport	1.25	1.25	0.2

[9] Development contributions for reserves and community infrastructure are only charged for residential development. Therefore the expected increase in HUE's, used as the divisor is the expected increase in residential households over the capacity life of the projects.

4.5.6 The following is a worked example for converting the household unit equivalents for citywide development contributions. Tables with resulting household unit equivalents are shown on the following page.

Table 26: Worked example of calculating household unit equivalents for citywide development contributions

	Process	Example
1.	Identify the project type and the planning period	Project is for water and planning period is 2001-2026.
2.	Identify the increase in residential population over the planning period (as per growth tables)	The expected population growth between 2001 and 2026 is 52025
3.	Calculate the expected increase in gross floor area for each type of non-residential development	The expected increase in gross floor areas: Business activities: 52025x 30.88m^2 = 1606563m^2 Low demand business: 52025 x 7.92m^2 = 412038m^2 Community organisations: 52025x1.59m^2 = 82720m^2
4.	Reduce the gross floor area expectations by 5% based on the assumption that only 95% will attract development contributions	Business activities: 1606563m^2x95% =1526205m^2 Low demand business: 412038m^2x95% = 391,436m^2 Community organisations: 82720m^2 x 95% =78,584m^2
5.	Multiply the gross floor area calculations by the relevant scaling factors (for water, wastewater, or transportation)	Business activities: 1,526,205m^2/100 x 0.24= 3663 Low demand business: 391436m2/100 x 0.06= 235 Community organisations: 75584m2/100 x 0.27= 212
6.	Add the resulting figures for growth in business activities, low demand business activities, community organisations and growth in residential households	Expected residential households over this period is 25,261 + 3,856+247+212 Total household unit equivalents is 29,371

Table 27: Growth in household unit equivalents (residential and non-residential growth) [10]

Year	2001-2006	2001-2007	2001-2012	2001-2013	2001-2014	2001-2015	2001-2016
Reserves	5,822	6,518	9,997	10,693	12,080	13,467	14,854
Water	6,881	7,750	11,750	12,771	14,392	16,021	17,633
Wastewater	7,166	8,082	12,222	13,331	15,014	16,698	18,382
Transportation	12,037	13,753	20,287	22,890	25,650	28,410	31,169

Year	2001-2017	2001-2018	2001-2019	2001-2020	2001-2021	2001-2022	2001-2023
Reserves	16,241	17,627	18,954	20,281	21,608	22,935	24,263
Water	19,254	20,874	22,378	23,882	25,386	26,890	28,395
Wastewater	20,066	21,749	23,300	24,852	26,404	27,955	29,508
Transportation	33,929	36,688	39,054	41,420	43,786	46,151	48,518

Year	2001-2024	2001-2025	2001-2026	2001-2027	2001-2028	2001-2029	2001-2030
Reserves	25,556	26,849	28,142	29,435	30,729	32,031	33,333
Water	29,831	31,268	32,705	34,142	35,580	37,027	38,474
Wastewater	30,984	32,451	33,935	35,410	36,887	38,373	39,859
Transportation	50,655	52,792	54,929	57,066	59,205	61,358	63,512

Year	2001-2031	2001-2033	2001-2036	2001-2038	2001-2043	2001-2048	2001-2051
Reserves	34,635	37,240	41,185	43,817	48,675	52,126	52,629
Water	39,912	42,816	47,229	50,172	55,611	59,488	61,183
Wastewater	41,345	44,319	48,857	51,885	57,479	61,472	63,217
Transportation	65,666	69,975	76,665	81,127	89,391	95,346	97,949

Year	2001-2053	2001-2058	2001-2059	2001-2060	2001-2061	2001-2062	2001-2063
Reserves	54,640	57,302	57,807	58,312	58,817	59,322	59,828
Water	62,313	65,302	65,864	66,426	66,988	67,550	68,113
Wastewater	64,380	67,458	68,035	68,613	69,190	69,767	70,354
Transportation	99,683	104,268	105,107	105,946	106,786	107,625	108,465

Year	2012-2022	2020-2028	2007-2051	2016-2051	2017-2051	2020-2051	2020-2053
Reserves	12,938	10,448	47,117	38,781	37,394	33,351	34,359
Water	15,140	11,698	53,433	43,550	41,929	37,302	38,431
Wastewater	15,733	12,035	55,135	44,835	43,152	38,365	39,528
Transportation	25,864	17,786	84,196	66,779	64,020	56,529	58,263

Year	2020-2058	2020-2063
Reserves	37,021	39,547
Water	41,420	44,213
Wastewater	42,606	45,493
Transportation	62,848	67,045

[10] These are a sum of the expected increase in residential households and non-residential household unit equivalents for non-residential activity and are shown by activity type. No projections are shown for the stormwater activity as TCC are not currently recovering a citywide development contribution for the stormwater activity.

Unit of demand divisors for local development contributions

4.5.7 Each urban growth area has been assessed as to its potential for dwelling units in residential areas on a yield per hectare basis. In assessing each area, factors such as contour, accessibility and previous density patterns were considered. As a result, the following dwelling unit densities have been allowed for:

Table 28: Expected residential yield by urban growth area

Urban growth area	Expected number of residential dwellings per hectare (Expected yield)
Bethlehem	10 per hectare
Ohauiti	10 per hectare
Papamoa	11 per hectare
Pyes Pa	10 per hectare
Pyes Pa West	12.5 per hectare
Welcome Bay	9 per hectare
West Bethlehem	13.5 per hectare (average)
Wairakei	Not applicable, development contributions are assessed on a site area basis
Tauriko	Not applicable, development contributions are assessed on a site area basis

4.5.8 In rural residential areas a density of 1.6 dwellings per hectare has been allowed.

4.5.9 The yields include land associated with neighbourhood reserves and roads (except limited access roads) in their calculation but not land associated with stormwater reserves or active reserves.

4.5.10 The household unit equivalents used as the divisor for each of the urban growth areas are set out these divisors include all allowances for residential, rural and commercial household unit equivalents.

4.5.11 The household unit equivalents for business/industrial zones within Tauriko Business Estate, Papamoa, Pyes Pa West and West Bethlehem area based on comparisons between the average demands placed on Council services compared to standard household. For Tauriko, Pyes Pa West and West Bethlehem the household unit equivalents are measured per hectare of site area. In Papamoa the household unit equivalents are measured per 900m^2 of site area.

Table 29: Household unit equivalents for commercial land in urban growth areas

	HUE Per	Water	Wastewater	Stormwater	Transportation
Papamoa	Hectare	20	13	24	11
Tauriko	Hectare	19	19	22	35
Pyes Pa West	Hectare	19	19	22	35
West Bethlehem	Hectare	19	19	22	35

4.5.12 The above scaling factors for Tauriko, Pyes Pa West and West Bethlehem are based on the following assumptions and calculations:

Table 30: Assumptions and calculations for scaling of commercial household unit equivalents - water

Assumption	Calculation	Ratio	
Average household occupancy		2.5	People per household
Average site yield		15	Lots per hectare
Average people per hectare	(2.5 x 15)	37.5	People per hectare
Peak water flow @ 15 lots / hectare		0.8025	Litre/second/hectare
Peak flow per household unit	0.8025/15	0.0535	Litre/second/hectare
Peak design flow for commercial/industrial uses		1.0	Litre/second/hectare
Household unit equivalent for water per hectare for commercial/industrial land		19 HUE	

Table 31: Assumptions and calculations for scaling of commercial household unit equivalents - wastewater

Assumption	Calculation	Ratio	
Average household occupancy		2.5	People per household
Peak design flow per person per day		200	Litres per person
5 PF	200 x 5	1000	Litres per person
Peak design flow per household unit	1000 x 2.5	2500	Litres per day
Convert to seconds	2500 / (24x 60 x60	0.0289	Litres per second/hectare
Peak design flow for commercial/industrial use (average)		0.55	Litres per second/hectare
Household unit equivalent for wastewater use on commercial/industrial land	0.55/0.0289	19	

Table 32: Assumptions and calculations for scaling of commercial household unit equivalents - stormwater

Assumption	Calculation	Ratio
Average residential run off co-efficient		0.65
Average industrial runoff coefficient	0.95/0.65	0.95
Industrial vs Residential comparison		1.46
Average households per hectare		15
Household unit equivalent of stormwater runoff for stormwater/industrial land	1.46 x 15	22 HUE

Table 33: Assumptions and calculations for scaling of commercial household unit equivalents - transport

Assumption	Calculation	Ratio	
Average household vehicle movements per day		10	
Average vehicle movements per hectare for commercial/industrial[11]		350	Vehicles/hour
Household equivalent per hectare for transportation commercial/industrial land	350/10	35 HUE	

[11] Based on Maleme Street and Birch Avenue surveys

Planning periods

4.5.13 The planning periods for development of urban growth areas have been identified and the cost of capital and projected development contribution revenue has been calculated on these assumptions. The planning periods area:

Table 34: Planning periods for urban growth areas

Urban growth area	Planning period
Bethlehem	1991-2041
Ohauiti	1991-2026
Papamoa	1991-2036[12]
Pyes Pa	1991-2031
Pyes Pa West	2001-2026
Tauranga Infill	2001-2031
Tauriko	2006-2031
Wairakei	2011-2036
Welcome Bay	1991-2021
West Bethlehem	2001-2046

4.5.14 The funding periods for specific projects may differ from the planning periods where a project or group of projects will provide for growth for either materially shorter or materially longer periods.

Low demand dwellings

4.5.15 One and two bedroom dwellings on average will place a relatively lower demand on infrastructure. Because of this any dwellings that meet the definition in this Policy of either a one bedroom dwelling or a two bedroom dwelling will attract a lower unit of demand and thus lower citywide development contributions than other residential dwellings. The assumptions used to incorporate one and two bedroom dwellings into the Policy are that at a Citywide level:

(a) The standard unit of demand for a residential dwelling is 1.0 household unit equivalents,

(b) A one bedroom dwelling attracts 0.50 units of demand and therefore will pay 50% of the citywide development contribution,

(c) A two bedroom dwelling 0.65 units of demand and therefore will 65% of the citywide development contribution,

(d) 8.97% of dwellings to be two bedroom dwellings,

(e) 6.47% of all dwellings to be one bedroom dwellings.

4.5.16 The above projections are based on data from the 2001 and 2006 census periods. The gross floor area per person projections for both business activities and community organisation activities is based on actual building consent data for Tauranga City from 1991 to 2008 and the population growth that occurred over this period.

4.5.17 Assumptions for low demand dwellings reduce the number of units of demand but do not affect the total capital expenditure associated with growth that is attributable to residential development. Therefore an upwards adjustment to the residential citywide development contributions is required to recognise that the cost of this infrastructure will be funded over a reduced number of units of demand.

[12] The planning period for local reserves and local reserve development in the Papamoa urban growth area begins in 2010 (when the revised level of service for open space was adopted) and extends to 2036.

4.5.18 The adjustment has been designed in a revenue neutral manner. In other words the total amount of development contribution revenue collected after the adjustment has been made is projected to be equal to the development contribution revenue collected if all residential dwellings were treated as one unit of demand.

4.5.19 The calculations of low demand dwelling adjustment factors and resulting fees are shown in Section 6. The overall impact is that contributions for standard (not one or two bedroom) residential dwellings increase by 6.81%.

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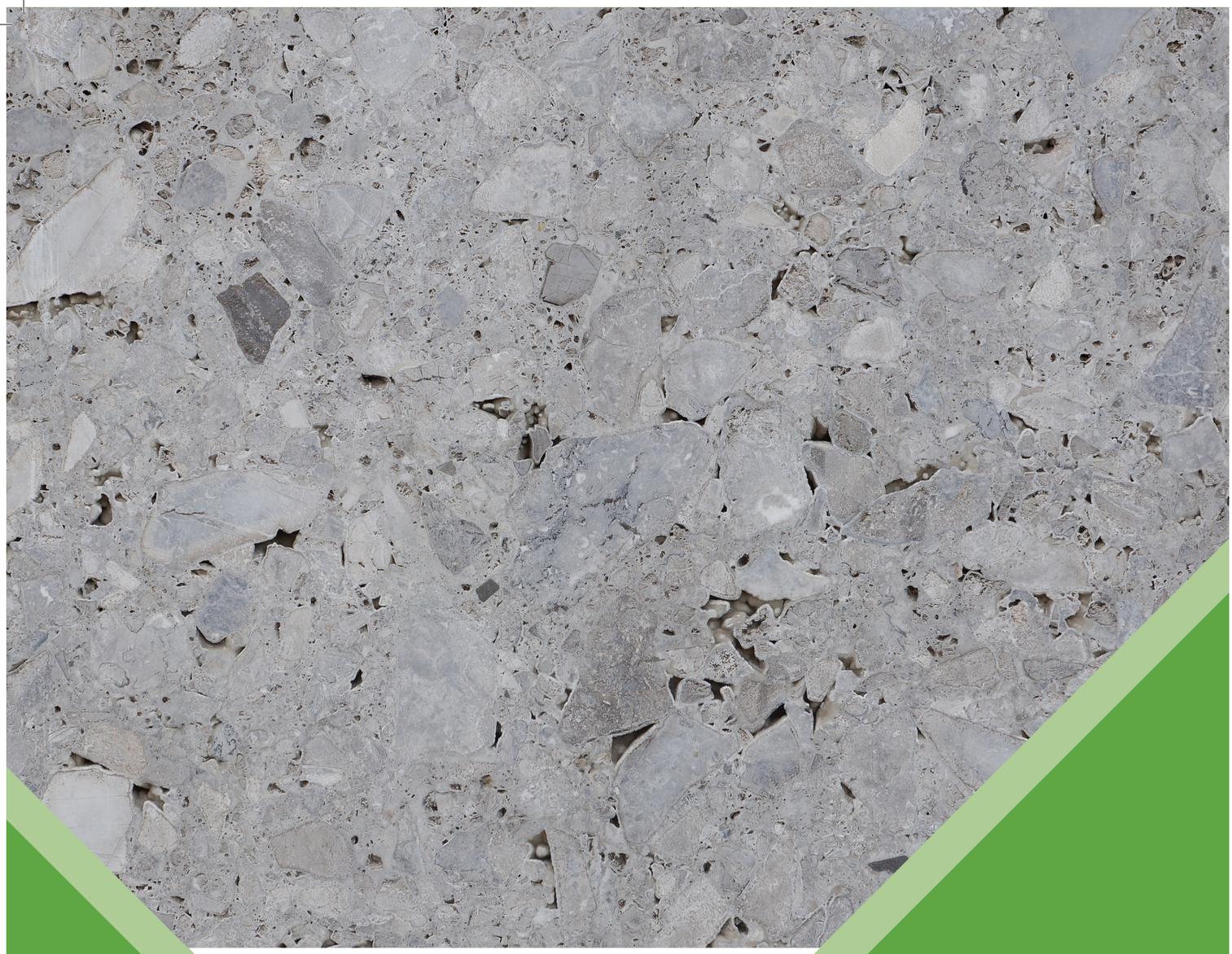

05

Infrastructure

Section 5. Infrastructure

5.1 Types of infrastructure funded by development contributions

5.1.1 In accordance with the Local Government Act 2002, Council may use development contributions for the funding of community facilities which includes:

(a) Reserves,

(b) Community Infrastructure,

(c) Network infrastructure (roads, transport, water, wastewater, stormwater).

5.1.2 The table below indicates which types of infrastructure projects are funded using development contributions within each catchment of Tauranga City:

	Water	Wastewater	Stormwater	Transport	Community Infrastructure	Reserves
Citywide	✓	✓		✓	✓	✓
Tauranga Infill		✓				
Mount Infill						
Ohauiti	✓	✓	✓	✓		
Welcome Bay	✓	✓	✓	✓		
Papamoa	✓	✓	✓	✓		✓
Pyes Pa	✓	✓	✓	✓		
Pyes Pa West	✓	✓	✓	✓		✓
Bethlehem	✓	✓	✓	✓		
West Bethlehem	✓	✓	✓	✓		✓
Wairakei	✓	✓	✓	✓		
Tauriko	✓	✓	✓	✓		

5.1.3 This section provides an overview of the infrastructure services for which Council has chosen to use development contributions as a funding method and methodologies for calculating development contributions applicable to each activity.

5.2 Water

5.2.1 The water activity aims to supply urban and rural residential properties with a constant, adequate, sustainable and high-quality water supply.

5.2.2 Projects that are funded by the citywide development contribution are water treatment plants, trunk mains and reservoirs which as a network service the entire reticulated part of the city. This network is interconnected rather than being a series of discrete unconnected networks.

5.2.3 Projects that are funded by local development contributions are those that reticulate water within the individual growth areas.

5.2.4 Projects that relate to the provision of water to individual households are normally completed by individual developers and given (vested) to Council.

5.2.5 Properties that are not able to connect to Tauranga City Councils reticulated water network including some within rural zones do not pay development contributions for the water activity.

5.3 Citywide - Water

5.3.1 Water infrastructure projects which are funded via citywide development contributions include the city's water treatment plants, trunk mains and reservoirs which as a network service the entire reticulated part of the city. The citywide charge for the water activity is applied to all developments which require a connection to Council's water network. Properties that are not able to connect to Tauranga City Councils reticulated water network including some within rural zones do not pay development contributions for the water activity.

5.3.2 As at 2020 Council has two operational water treatment plants, the Oropi and Joyce Road Water Treatment Plants. In 2019 construction of on the Waiāri Water Treatment Scheme started.

5.3.3 The construction of the Waiāri Water Treatment Scheme will increase the peak capacity of the citywide water networks from approximately 63,000m^3 per day to approximately 100,000m^3 per day (depending on final modelling). The total capital expenditure cost of the project is expected to be between $146 and $177 million dollars and the costs will be funded by citywide development contributions from the start of the 2022 financial year.

Local Government Act

5.3.1 Section 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is found in Section 6. The following sets out the considerations specifically related to the funding of the water activity for the citywide catchment in accordance with the principles of section 101(3)(a).

Community outcomes

5.3.2 The provision of a potable bulk water supply across the city contributes to the community outcome statements

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Attracts businesses, people & visitors,
- Inclusive, safe, resilient & healthy.

5.3.3 These projects are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

Distribution of benefits

5.3.4 The principal benefit that these projects convey is that they increase the total capacity of the citywide network, creating the potential for new or existing properties to assume capacity in the network. This benefit is conferred on new households and businesses across the city. Given the significant nature of these capital works, Council believes that the impact of not completing these works will increase the risk that individual households and businesses will have insufficient water for their needs. It also increases the risk that the supply of water is insufficient to meet fire-fighting requirements, particularly as the city continues to grow. Each project is assessed and the benefits of completing the project are split amongst two groups – the existing community and the growth community.

5.3.5 Individual projects, particularly those completed in the early 2000's involve a portion of catch-up. This catch-up is funded from rates. Apart from this catch-up portion there is little benefit to existing residents. Council's Level of Service for the supply of water is that all water provided meets the Aa water quality standard and NZ fire-fighting requirements. Given that this level of service is already being met we do not consider that the increase in capacity of the water supply is of significant benefit to the existing population except in relation to any catch-up.

Period in or over which benefits occur

5.3.6 The capital projects included are designed to ensure that all water supplied is potable and sufficient to meet fire-fighting requirements. Citywide development contribution funded costs are recovered over the period in which a project provides additional capacity to accommodate growth because once the capacity is reached a new project is required to provide additional capacity to allow growth to continue. The capacity period may differ from one project to another given the nature of each project. The number of units of demand expected over the capacity period of a project will be used to calculate development contributions.

Extent to which groups or individuals contribute to the need to undertake the activity

5.3.7 The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) across the city. Development contributions allocate the cost of these works to that growth community.

Costs and benefits of funding the activity distinctly from other activities

5.3.8 Given the benefits and causation factors outlined above, it is considered appropriate (for transparency and accountability reasons) for these works to be funded through a citywide development contribution rather than from a geographic area (local infrastructure contribution) or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

5.3.9 The calculation of a development contribution for citywide infrastructure entails the identification and calculation of the growth related infrastructure during a planning period. Once the capital projects are identified and quantified, the units that are attributable to each unit of demand are calculated based on the number of inputs and assumptions summarised in the table below.

Table 35: Summary of assumptions and data inputs for citywide water supply

Input			
Water Supply – Peak Day Demand: 450 litres/head/day			
Planning period			Household unit equivalents
-	2001-2020	Oropi and Joyce Road Treatment	20582
-	2020-2028	Citywide networks	32594
-	2001-2031	Citywide networks	37580
-	2019-2051	Projects constructed 2016-2020	43951
-	2020-2051	Waiāri water treatment plant, supply reservoirs and mains	39172
Storage reservoirs: 48 hours at average annual daily demand			
Adjustment for growth benefit: - Oropi Road Water Treatment Plant: 16.7% - Joyce Road Water Treatment Plant: 63.9%			

5.3.10 The peak day translates into different peaks depending on which part of the supply system is being considered. Typically, the treatment plants are sized for 1.1 times the peak day, the trunk mains leading from the treatment plants to the service reservoirs are sized to cope with 25 percent above the peak to handle downstream effect. The reservoirs are sized for 48 hours of normal day use (twice the Average Daily Demand (ADD)), and the reticulation supplying out of these reservoirs is then sized for peak hourly flows and fire flows.

5.3.11 In 2011 Council decided to reduce the peak daily water demand assumption from 500 l/h/d to 450 l/h/d in line with consumption trends in recent years. For the purpose of calculating the citywide development contribution for the water activity this 450 l/h/d assumption has been used. The peak day demand will be reviewed as consumption trends change.

5.3.12 The service reservoirs are sized to provide storage for 48 hours at average annual day demand which is currently 700 litres per head per day.

Planning periods:

5.3.13 Upgrades of the Oropi and Joyce Road Water Treatment Plants were originally designed to cater for population growth between 1996 and 2016. Lower growth and lower water consumptions levels have resulted in the planning period being extended to 2021. As such the costs of the projects are split between the 1996-2001 and the 2001-2021 periods. The following table shows Tauranga City's population and growth 1996, 2001 and 2021.

Table 36: Growth allocation for water projects

Population	
1996	79,800
2001	93,500
2020	131,468
Growth 1996-2020	51,668
Growth 2001-2020	37,968
% of total growth	73.4%

5.3.14 As the population growth over the 2001-2020 period is 73.4% of the total population growth over the 1996-2020 period, 73.4% of the cost of these treatment plant upgrades will be allocated to the 2001-2020 planning period.

5.3.15 The Waiāri treatment plant will provide capacity for growth from 2021 to 2051 and will therefore be funded over the growth that occurs in this period.

5.4 Local - Water

Local Government Act

5.4.1 Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is found in Section 6. The following sets out the considerations specifically related to the funding of the water activity for local catchments in accordance with the principles of section 101(3)(a).

Community outcomes

5.4.2 The provision of water within a growth area contributes to the following community outcome statements:

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Attracts businesses, people & visitors,
- Inclusive, safe, resilient & healthy.

5.4.3 These projects are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

Distribution of Benefits

5.4.4 The principal benefit of these projects is that they extend the network and provide capacity to a geographic area currently not serviced or not serviced to enough capacity. This benefit is conferred on new households and businesses in the growth areas.

5.4.5 Given the restricted geographic nature of these capital works, Council believes that completing, or not completing, these works will have no impact at all on households and businesses in geographic areas beyond the individual growth areas.

5.4.6 For most growth areas there was an existing population (normally with a significantly lower housing density) before the growth area was opened for development. These existing properties already had a water supply that met Council's Level of Service. Therefore, the benefit to the existing residents within these growth areas is assessed as minimal. The only benefit identified is a slight increase in the security of supply in some of these areas. Council's Level of Service for continuity of supply is currently set at no more than two hours per year without water and any loss of supply to be restored within two hours. Given that this level of service was/is already being met, we consider that the increase in security of supply is of no significant benefit to the existing households and businesses.

5.4.7 On this basis we have determined that, in the first instance, the entire benefit of the capital expenditure identified for this group of activities is received by the new developments. Despite this, the funding sources for each project are still considered on a case-by-case basis based on the merits of each situation.

Period In or Over Which Benefits Occur

5.4.8 The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's water system. In most cases we have therefore assessed the period over which the benefits will be received is the development period of the Greenfield area, from when the growth area is first opened until it is full (to the maximum allowed density). Where this approach has been adopted, the divisor used in our calculations is the expected number of new lots over this period.

Extent to which Groups or Individuals Contribute to the Need to Undertake the Activity

5.4.9 The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

5.4.10 Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the Citywide Development Contribution or other funding sources, such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

5.4.11 It is the intention to supply the water mains required to provide a primary service and from these, subdivisions can be developed. The system is designed to meet the firefighting standards and will be able to supply an "adequate and constant" supply in terms of the water supply referendum of 1995.

5.4.12 The following design parameters have been adopted for the determination of watermain sizes:

Table 37: Design parameters for local infrastructure water

House density	varies from 9 - 15 / ha
Population per dwelling	3.5[13]
Commercial areas	as for residential
Industrial areas	minimal allow for residential
Average daily demand	430 l/head/day
Storage	2 days supply @ average demand
Firefighting - residential	Class E : 25 l/s @ 100 kPa
Firefighting - industry/commercial	Class D: 50 l/s @ 100 kPa
Firefighting - large industrial	Class C: 100 l/s @ 100 kPa

Basis for costs estimates

5.4.13 The following sets out the cost estimates used in calculated estimated project costs[14]:

Table 38: Parameters for cost estimates - local - water

	DESCRIPTION	NOMINAL INTERNAL PIPE DIAMETER (mm)								
		100	**150**	**200**	**225**	**250**	**300**	**375**	**400**	**450**
Cost per lineal metre (incl. P & G, Contingency, Design & Supervision)										
Type 0A Greenfield under berm		$264	$375	$468	$753	$907	$958	$1102	$1257	$1413
Type 0B Greenfield under road		$336	$443	$531	$863	$1015	$1061	$1209	$1365	$1522
Type 1 under existing ashphaltic concrete		$503	$621	$715	$1064	$1223	$1274	$1442	$1610	$1780
Type 2 under existing chip seal		$432	$550	$644	$993	$1152	$1203	$1368	$1535	$1703
Type 3 under existing road berm		$375	$493	$587	$936	$1095	$1146	$1306	$1475	$1639
Typical rates as at February 2018										

[13] This criteria was used when urban growth areas were developed in 1992 and the occupancy rate of households was 2.7. A 30% safety factor was then applied to allow for variations to the planned density of both houses and occupants giving an occupancy rate of 3.5 people per dwelling.

[14] This table was prepared by analysing construction from recent contracts and may be updated from time to time on the same basis

5.5 Wastewater

5.5.1 Tauranga City Council has adopted a comprehensive approach to sanitary sewer reticulation designed to ensure that residential and business zoned properties within the Tauranga City are serviced.

5.5.2 The wastewater network is designed to collect wastewater on a continuous basis and transport through drains and pipelines to treatment facilities where the wastewater must be treated to a suitable standard and disposed back into the environment.

5.5.3 Wastewater projects funded by the citywide development contribution are major projects that upgrade the treatment of the wastewater or the discharge of that treated wastewater through to the ocean. This includes treatment facilities and disposal facilities.

5.5.4 The projects funded by the local wastewater contribution are those that collect wastewater from within individual growth areas and convey it to the treatment plants.

5.5.5 Projects that relate to the reticulation of wastewater from individual households are normally completed by individual developers and given (vested) to Council.

5.6 Citywide wastewater

Local Government Act

5.6.1 Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is in Section 6. The following sets out the considerations specifically related to the funding of the citywide wastewater infrastructure in accordance with the principles of section 101(3)(a).

Community outcomes

5.6.2 The bulk collection, treatment and discharge of wastewater across the city contributes to the following community outcome statements:

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Inclusive, safe, resilient & healthy.

Distribution of Benefits

5.6.3 The principal benefit that these projects convey is that they increase the total capacity of the citywide network, creating the potential for new or existing properties to assume capacity in the network. This benefit is conferred on new households and businesses across the city.

5.6.4 Given the significant nature of these capital works, Council believes that the impact of not completing these works will increase the risk that a significant contamination event will occur, particularly as the city continues to grow. Each project is assessed and the benefits of completing the project are split amongst two groups – the existing community and the growth community.

5.6.5 Individual projects, particularly those completed in the early 2000's involve a portion of catch-up. This catch-up is funded from rates. Apart from this catch-up portion there is little benefit to existing residents. Council's Level of Service for the treatment of wastewater is that all wastewater discharged into the ocean meets the ongoing resource consent conditions. Given that this level of service is already being met we do not consider that the increase in capacity of wastewater treatment is of significant benefit to the existing population except in relation to any catch-up.

Period in or over which benefits occur

5.6.6 The capital expenditure of wastewater infrastructure which provides additional capacity to the citywide network, and therefore is funded via the citywide development contribution fund, are recovered over the capacity life of the project. The capacity life is the period in which the project provides additional capacity to accommodate growth. The end of the capacity life is when maximum capacity is reached, and a new project is required to allow growth to continue. The capacity period may differ from one project to another given the nature of each project. The expected increase in household units (units of demand) expected over the capacity life period of a project is used to calculate the per household charge for each asset.

Extent to which groups or individuals contribute to the need to undertake the activity

5.6.7 Both residential and non-residential activities require the use of a functioning wastewater network. Growth within both groups create a need for the expanding network and therefore the contributions allocate the cost of these works to that growth community. The level of residential growth is based on the expected increases in household growth. The level of non-residential growth is calculated based on scaling assumptions and expectations of the increases in non-residential activities. Scaling factors and methodology are set out in Section 4.

Costs and benefits of funding the activity distinctly from other activities

5.6.8 Given the benefit and causation factors outlined above, it is considered appropriate (for transparency and accountability reasons) for these works to be funded through a citywide development contribution rather than from a particular geographic area (local development contribution) or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

5.6.9 Wastewater treatment plants are sized to meet the expected population with hydraulic capacity being expressed in terms of average dry weather flow. The rate of wastewater production is expressed in litres per head per day (l/h/d) and is used to estimate future loads to the treatment plants as follows:

5.6.10 For the purposes of the citywide development calculations, a flow of 270 l/h/d has been used[15].

[Wastewater capacity in m3 per day = l/h/d x projected population at end of planning period]

Table 39: Wastewater treatment plant capacities

Chapel Street plant		
Capacity in Base Year	2001	16,300 m³ / day
Current Capacity	2003	20,000 m³ / day ADWF
Actual Flow	2003	14,370 m³ / day (benchmarking 2003)
Upgrade to Te Maunga Treatment Plant	2008	25,000 m³ / day ADWF
Capacity in Base Year	2001	11,000 m³ / day (1997)
Current Capacity	2003	11,000 m³ / day ADWF
Actual Flow	2003	7,583m³ / day (benchmarking 2002)
Capacity Upgrade - Reactor No. 2	2015	40,000 m³ / day
Estimated Year of Full Capacity Reactor No. 2	2051	

Project Cost Apportionment

5.6.11 Infrastructure projects completed early 2001 provided benefit to both the existing community (i.e. the existing population as at 2001) as well as the growth community and so those projects are funded partly via development contributions and partly attributed to the existing population. The table below sets out the basis for determining the percentage of capacity required to serve growth, with the balance being the benefit received by the existing population prior to 1991.

[15] This represents the total wastewater loading, i.e. it includes all residential, industrial and commercial loading.

Table 40: Planning period 1991-2011

Plant	Capacity 1991 (m^3 per day)	Capacity 2011 (m^3 per day)	Capacity Increase	% Increase of total capacity
Chapel Street	16,300	25,000	8,700	**35%**
Te Maunga Stage 1	5,800[16]	11,000	5,200	**47%**

5.6.12 Some projects in the 1991 to 2011 planning period are only growth related and therefore are a 100 percent funded from development contributions.

Te Maunga Wastewater Treatment Plant

5.6.13 Prior to the adoption of the 2018/19 Long Term Plan and 2018/19 Development Contributions Policy detailed design and infrastructure planning was completed in relation to the upgrades for the Te Maunga Wastewater Treatment Plant. Full details regarding the planned upgrades are set out in the Tauranga City Council Wastewater Management 30 Year Plan (available from Council on request).

5.6.14 The capital expenditure projects identified within the Schedule of Assets for the Te Maunga Wastewater Treatment Plants have been updated to reflect the new design work and project costing. The schedules set out each component of the upgrade and the expected capacity life (planning period) for those specific components. The funding percentages have been calculated based on increased capacity flows that each component will provide. Some aspects of the upgrades are to provide increased level of services or to replace existing infrastructure and so are not development contribution funded.

5.6.15 Some of the upgrade works identified are not required for the current growth community and therefore have a capacity life/planning period which starts in a future year. The costs of these projects do not currently make up part of the current development contribution charges, but these projects be progressively incorporated into the development contribution charges in the years identified within the schedules.

5.7 Local wastewater

Local Government Act

5.7.1 Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is found in section 6. The following sets out the considerations specifically related to the funding of the wastewater activity for the citywide catchment in accordance with the principles of section 101(3)(a).

Community outcomes

5.7.2 The provision of wastewater reticulation within a growth area contributes to the community outcome statement

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Inclusive, safe, resilient & healthy.

5.7.3 These projects are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

[16] The capacity of the oxidation ponds prior to the Stage 1 upgrade was considerably less than the 11,000 m^3 / day ADWF plant commissioned in 1996. Inflows of 5,800 m^3 / day were recorded in 1992. This flow has been used as the capacity of the ponds as higher flows resulted in a reduction in effluent quality.

Distribution of Benefits

5.7.4 The principal benefit of these projects is that they extend the network and provide capacity to a geographic area currently not serviced or not serviced to sufficient capacity. This benefit is conferred on new households and businesses in the growth areas.

5.7.5 Council believes that the impact of completing, or not completing, these works will have no impact at all on households or businesses in geographic areas beyond the individual growth areas except for the limited benefits the Southern Pipeline project will provide to the existing community.

5.7.6 For most growth areas there was (or will be) an existing population (normally with a significantly lower housing density) before the growth area was opened for development. These existing properties already had a wastewater treatment system (many on-site) that met/meets Council's Level of Service. Therefore, the benefits to existing residents within these growth areas are assessed as minimal. The only benefit identified is in the rare instance where a house is still on septic tank can now connect to the reticulation system (and in most of these instances the original house is removed anyway). Given the lack of identifiable beneficiaries, we do not consider that there any targetable benefit to the existing population.

5.7.7 On this basis we have determined that, in the first instance, the entire benefit of the capital expenditure identified for this group of activities is received by the new developments. Despite this, the funding sources for each project are still considered on a case-by-case basis based on the merits of each situation.

Period In or Over Which Benefits Occur

5.7.8 The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's wastewater system. In most cases we have therefore assessed the period over which the benefits will be received is the development period of the Greenfield area, from when the growth area is first opened until it is full (to the maximum allowed density). Where this approach has been adopted, the divisor used in our calculations is the expected number of new lots over this period.

5.7.9 In some situations, it is appropriate to use a 'capacity life' approach to determine the divisor. The capacity life is the period beginning when an infrastructure asset is first needed to accommodate growth and ending when this asset is at maximum capacity and another asset is required to accommodate further growth. Where this approach has been adopted, the divisor used in our calculations is the expected number of new lots over the capacity life of the project.

5.7.10 The Southern Pipeline project is now expected to reach capacity in 2046 due to higher than anticipated growth, matching the funding recovery period adopted by Council in the 40 year funding methodology.

Extent to Which Groups or Individuals Contribute to the Need to Undertake the Activity

5.7.11 The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

5.7.12 Given the benefits and causation factors outlined above, it is considered appropriate (for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

5.7.13 The following parameters have been adopted for all Urban Growth Areas, except for Papamoa where some modifications have been made. It is noted that these parameters are conservative values.

Table 41: Design parameters for local wastewater projects[17]

Housing density per hectare	Varies
Population per dwelling	3.5
Average daily flow per person	200 litres
Peak flow factor	5
Average dry weather flow per hectare	0.09 l/s
Peak wet weather flow per hectare	0.45 l/s

Basis for costs estimates

5.7.14 The basis for cost estimates is summarised in the table below. This table was prepared by analysing construction costs from recent contracts and may be updated from time to time on the same basis.

Table 42: Parameters for wastewater cost estimates

Nominal Internal pipe diameter	100mm	150mm	200mm	225mm	300mm	375mm	450mm	500mm
Cost per lineal metre (incl. P & G, Contingency, Design & Supervision)								
Type 1 Gravity (under existing AC)	$528	$628	$721	$831	$1017	$1183	$1338	$1702
Type 2 Gravity (under existing chip seal)	$453	$551	$642	$751	$934	$1097	$1249	$1611
Type 3A Gravity (greenfield – under berms)	$245	$318	$391	$481	$594	$716	$828	$1125
Type 3B Gravity (greenfield - under road/path)	$335	$414	$492	$583	$746	$877	$1025	$1348
Rising Mains Type 1 (under existing asphalt)	$528	$583	$651	$893	$1106	$1358	$1690	$1961
Rising Mains Type2 (under existing chip seal)	$441	$494	$560	$800	$1008	$1257	$1583	$1846
Rising Mains Type 3A (greenfield under berm)	$228	$265	$314	$538	$667	$883	$1143	$1344
Rising Mains Type 3B (greenfield under road)	$343	$392	$452	$690	$884	$1125	$1440	$1690

[17] This criteria was used when the growth areas were developed in 1992 when the occupancy rate of households was 2.7. A 30 percent safety factor was then applied to allow for variations to the planned density of both houses and occupants, thus giving an occupancy rate of 3.5 people per dwelling.

5.7.15 The cost estimates above comprise:

(a) Pipe supply for each of

(i) PVC,

(ii) Rubber Ring Joint Concrete (RRJC),

(iii) Concrete Lined Steel (CLS),

For nominal diameters of 150mm, 225mm, 375mm and 450mm

(b) Base laying rate including excavation and backfilling based on an average bedding condition typically firm to stiff silts or clays (natural ground of volcanic ash origin and above groundwater levels).

(c) The cost of standard 1050 mm diameter manholes normally 2.0 to 2.5 metres deep including materials, excavated, backfill and benching to Council standard.

(d) Extra over costs for pipe laying for:

(i) Piping across soft ground,

(ii) Specialist reinstatement of ground surfaces,

(iii) Welding of concrete lined steel pipes,

(iv) Dewatering, and

(v) Thrusting.

5.7.16 Composite rates for pipelines for each pipe diameter are then summarised at the bottom of the table 1 and three types of ground type are nominated:

(a) Type 1: Open country (generally PVC or concrete pipes, low reinstatement standard),

(b) Type 2: Carriageways (generally PVC or concrete pipes, higher reinstatement standard),

(c) Type 3: Swampy areas (concrete lined steel pipe, supported on piles).

5.8 Southern Pipeline

5.8.1 The Southern Pipeline project consists of trunk wastewater pipes and pump stations which are being built to transport wastewater from developments on the Tauranga harbour side of the City to the wastewater treatment plant in Te Maunga. The project is primarily required to provide for growth that occurred after 2006 (i.e. if no growth had occurred after 2006 then the project would not have been required).

5.8.2 The project is expected to be completed in 2020 with a total construction costs (excluding inflation) expected to come in at $107 million. The growth portion of the costs to be recovered as development contributions are based on the following:

Table 43: Cost sharing for Southern Pipeline

Total Southern Pipeline Cost (excluding inflation)	107,607,540
Less Renewal and Catch Up	-8,794,000
Less Betterment (5% of total cost less catch up & renewal)	-4,940,677
Less Transparent Discount	-3,500,000
Less Omokoroa (5,552 lots)	-12,999,790
Less Residential lots pre 1 July 2006	-3,622,240
Less 25% of other commercial/industrial	-958,984
Growth Related Share of Total Cost	**$72,791,849**

(a) The renewal and catch up allocation is the cost of bringing the storage at the Memorial Park and Judea pump stations up to Council's level of service. This covers abandoning the existing Memorial Park and Maleme St pump stations which are part way through their useful lives and replacing them with new pump stations,

(b) The betterment allocation of 5% is to recognise the general benefits that the wider community will accrue from this project. They largely relate to emergency management benefits and the reduced risk of sewage overflows into the city's waterways and the harbour,

(c) The $3.5m 'transparent' discount was a negotiated outcome between Council and developers,

(d) 1,547 lots developed in the 2004/05 and 2005/06 financial years have been included in the funding model because local development contributions were first collected for the Southern Pipeline (or the Welcome Bay diversion as it was known then) from 1 July 2004.

5.8.3 The growth costs are to be funded by development occurring within the existing Bethlehem, Ohauiti, Pyes Pa, Pyes Pa West, Tauranga Infill, Tauriko, Welcome Bay and West Bethlehem urban growth areas as well as from future urban growth areas.

5.8.4 The wastewater from some new properties within these catchments may not necessarily flow through the Southern Pipeline. However, the capacity in the pipes in which they will flow has been created by redirecting wastewater from existing properties to the Southern Pipeline. These existing properties do not benefit from the Southern Pipeline (i.e. there will no difference to them when the pipe becomes operational) whereas the new development could not take place if the Southern Pipeline was not completed.

5.8.5 The Southern Pipeline is now expected to have operational capacity to service growth over a 40-year period (2006 – 2046), this was previously 45 years. The following table shows the expected number of lots to be developed over this period and share of this growth between residential and non-residential development.

Table 44: Number of Lots share of growth costs for future urban growth area in the Southern Pipeline catchments

Current and Future Urban Growth Area forming the Southern Pipeline Catchment	Number of lots	Lots %	Cost Share Per Urban Growth Area
Residential post 2005/06 (Total)	24,930	80.2%	$58,379,063
Tauriko	4,494	14.5%	$10,554,818
Other commercial/industrial	1,664	5.3%	$3,857,968
	31,088	**100%**	**$72,791,849**

5.8.6 Higher growth rates currently experienced and projected for the future within Tauranga City mean that the period over which the costs are recovered (the “recovery period”) are now based on a period equal to the capacity life of the project (i.e. 40 years). The number of lots which are expected to benefit from the Southern Pipeline project over the 40 year period are 31,088 lots as per the previous year’s Policy.

5.8.7 As with other development contribution funded projects the cost of capital that is expected to be incurred because of debt used to fund the growth-fund portion of the project is added to the development contribution charge. The cost of capital is calculated using the following assumptions:

(a) Lots developed, and growth distribution based on SmartGrowth projections (excludes rural residential lots not connecting to Councils wastewater network),

(b) Interest rate assumptions set out in the annual plan (6% for 2018/19 onwards).

5.8.8 For the Southern Pipeline project Council only includes the cost of capital that is estimated to be incurred in the current Long Term Plan period (or earlier). This means that as consecutive Long Term Plans are adopted by Council the cost of capital progressively increases and therefore the charge per lot will increase over time (please read discussions regarding intergenerational equity in paragraph 4.3.9 for further information). If this approach was not adopted and instead the total cost of capital was spread over the recovery period, then the contribution amount for this project would be $3,684 per lot.

Southern Pipeline charge for non-residential development

5.8.9 For non-residential development (business activities, low demand business activities and community organisations) in business zones within the Tauranga Infill area, a local development contribution towards the Southern Pipeline is payable based on additional gross floor area rather than a per lot basis. The calculation of the amount payable is set out in the table below:

Table 45: Calculation of Southern Pipeline charge for non-residential development

Total capital cost allocated to non-residential development (present value)	$3,857,968
25% downwards adjustment	$(964,249)
Total capital cost in today's dollars to be recovered	$2,893,476
Total gross floor area projections (2006-2046)	1,327,500
Total gross floor area less 10% (multiples of 100m^2)	11,944,750
Total capital cost divided by total gross floor area	$242.18
Plus, inflation and cost of capital (calculated as per below)	$131.65
Per 100m^2 additional gross floor area contribution	**$373.83**

(a) The calculation of the total cost allocated to non-residential is set out in Table 44 (5.3%),

(b) Of that amount, 4.0% relates to additional floor area because some additional flows will be generated from the more intensive use of existing buildings (e.g. more employees or longer working hours),

(c) The projected amount of floor area to be consented over the funding period for the Southern Pipeline within the business zones in the Tauranga Infill area is 1,327,500 (based on actual development over the ten years from the beginning of 1998 to the end of 2007). 10% of this floor area will not attract the local development contribution because it is replacing existing floor area, is in a residential zone (and therefore already pays a contribution towards the Southern Pipeline) or it will not be connected to the wastewater network,

(d) Cost of capital and inflation is added to the project cost in the same proportions as for residential development. i.e. the Southern Pipeline charge per residential allotment before cost of capital and inflation is $2,341. The amount of interest and inflation that is added to the residential charge is $1,227.00 which is 52% of $2,341. 52% of $242.11 is $125.90. The total charge for non-residential development for Southern Pipeline is $368.01 per 100m^2 of gross floor area.

5.9 Stormwater

5.9.1 A comprehensive approach to stormwater management designed to maintain water quality, avoid erosion, minimise flooding risk and protect downstream properties and the Tauranga Harbour has been adopted.

5.9.2 The projects funded through the Stormwater local development contribution are those projects that reticulate and treat stormwater from within a specified growth area.

5.9.3 Projects that relate to reticulating stormwater from individual households are normally completed by individual developers and given (vested) to Council.

5.9.4 The Urban Growth Areas have been broken down into further sub catchments which have been analysed to calculate stormwater runoffs and determine the most appropriate method of control.

5.10 Local Stormwater

Local Government Act

5.10.1 Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is in Section 6. The following sets out the considerations specifically related to the funding of the stormwater activity in accordance with the principles of section 101(3)(a).

Community outcomes

5.10.2 The provision of stormwater reticulation within a growth area contributes to the following Community outcomes:

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Attracts businesses, people & visitors,
- Inclusive, safe, resilient & healthy.

5.10.3 These projects are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

Distribution of Benefits

5.10.4 The principal benefit that these projects convey is that they mitigate the impact of increasing the amount of impermeable surface within a growth area. If these projects are not completed there may be a significant detrimental impact on geographic areas not included in the individual growth areas. However, completing these projects only maintains the level of service outside the growth area, they do not enhance it. As such households and business areas outside the growth area do not benefit from the construction of these projects.

5.10.5 For most growth areas there was an existing population (normally with a significantly lower housing density) before the growth area was opened for intensification. These existing properties either already had a stormwater reticulation system that met Council's Level of Service or the density was such that no such system was required. The new dwellings within the growth area increase the potential for a detrimental stormwater impact on these existing properties. Therefore, these existing properties should not be required to fund the costs of this mitigation.

5.10.6 On this basis it has been determined that, in the first instance, the entire benefit of the capital expenditure identified for this group of activities is received by the new developments.

Period In or Over Which Benefits Occur

5.10.7 The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's stormwater system. We have therefore assessed the period over which the benefits will be received is the development period of the urban growth area, from when the growth area is first opened until it is full (to the maximum allowed density). The divisor used in our calculations is the expected number of new lots over this period.

Extent to Which Groups or Individuals Contribute to the Need to Undertake the Activity

5.10.8 The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

5.10.9 Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

5.10.10 Stormwater Retention devices are designed for a 1:50 or 1:100 year event with overland flow paths to cope with larger flows.

5.10.11 The Rational Formula has been used to calculate the storm flows. The runoff factor has been analysed from recent subdivisions and 0.55 has been used in most cases. A rural value of 0.3 has generally been used for the existing rural regime calculation.

5.10.12 The water quality improvement is designed from the ARC Manual Publication No 10 and is for a 1:2 year event approximately.

5.10.13 New areas being urbanised are designed to discharge at no higher rate than the existing rural regime discharge.

Basis for Cost Estimates

5.10.14 The unit rate costs are updated annually using the rates applying to the Tauranga area at the time.

Table 46: Unit rate estimates for Stormwater infrastructure

PIPE DIAMETER (mm)		225	300	375	450	525	600	675	750	900	1050	1200	1350	1500	1650	1800	2400
		$	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Cost per lineal metre (incl. P&G, Contingency, Design & Supervision)																	
	Type 1 (under existing AC)	664	730	813	883	1064	1203	1346	1471	1670	2065	2475	2885	3778	4436	5490	7733
	Type 2 (under existing chip seal)	583	647	727	794	972	1109	1248	1370	1563	1952	2357	2760	3648	4299	5348	7567
	Type 3A (Greenfield under berm)	407	457	506	556	688	808	931	1037	1196	1538	1907	2283	3127	3725	4728	6767
	Type 3B (Greenfield under road)	488	547	622	683	857	988	1122	1239	1421	1800	2191	2583	3457	4096	5133	7306

OTHER WORK			
	Main Drain	315	per lin. metre
	Earthworks	8	per m3
	Strip topsoil and stockpile	6	per m3
	Cut to waste	16	per m2
	Respread Topsoil and Sow in Grass	5	per m3
	Concrete Invert	72	per lin. metre
1	Landscaping/Planting	13	per m2
2	Landscaping/Planting	60	per lin. metre
3	Landscaping/Planting - Wairaki Stream	84	per lin. metre
	Pond Construction - rate 1	22	per m3
	Pond Construction - rate 2	95	per m3
	Floodway (Clearing and Formation)	4	per m3
	Headwalls	5,145	each
	Outlet Structure	6,400	each
	Spillway	198	per lin. metre (10m wide.)
	Swales	210	per metre (20m wide, 2m deep)
	Retaining Walls - 1m high	231	per lin. metre
	Retaining Walls – 2m high	660	per lin. Metre
	Retaining Walls – 3m high	1465	Per lin. metre.
	Embankments	7	per m3
	Testing Compaction	735	each

	Gabion Baskets - forebays etc.	95	m3
	Geofabric	3	m2
	Rock fill for subbase to structures	63	m3
	Culvert 600mm Type 3	371	M
	Culvert 1050mm Type 3	795	m
	Floodgate	8,400	each
	Associated inlet / outlet structures	10,500	each

5.10.15 Rates for roading associated stormwater are as follows:

ROADING ASSOCIATED WORKS (incl. 12% Contingencies, Design & Supervision)			
	Rate 1 (> 1Km, Avg 600mm dia)	611	
	Rate 2 (500m - 1Km, Avg 375mm dia)	457	
	Rate 3 (< 500m, Avg 300mm dia)	420	

5.10.16 These figures allow for supply, lay, manholes, reinstatement, outlet structures, some dewatering and imported fill. Cesspits and cesspit construction are part of the roading costs.

5.11 Transportation

5.11.1 The transportation network is an essential component of the physical environment. Its maintenance is necessary, not only to protect the resource in its own right but is essential if the community is to be able to provide for its social and economic well-being. Therefore, planning of the roads must ensure a safe and efficient system of moving people and goods about the district. This is achieved by ensuring correct carriageway widths are allowed for now to cater for the predicted traffic densities of the future and the alignments are located so that the most efficient network can be achieved, while all the time addressing safety issues.

5.11.2 The projects funded by through the Transportation Citywide Development Contributions are those projects that are citywide in nature and cannot be tied to any particular growth area or areas and that are only being completed, at least in part, because of growth. It does not relate to projects that replace existing assets or projects that provide access to the transportation network within individual growth areas.

5.11.3 The projects funded through local development contributions are those projects that will primarily be used by residents within that growth area as collector and arterial roads within that area.

5.11.4 Projects that relate to providing road access to individual households are normally completed by individual developers and given (vested) to Tauranga City Council.

5.11.5 Other transport related assets, such as walkways, will be funded based on benefits received.

5.12 Citywide - Transportation

Local Government Act

5.12.1 The following sets out the considerations specifically related to the funding of the transportation network within the citywide catchment in accordance with the principles required by the Local Government Act section 101(3)(a).

Community outcomes

5.12.2 The provision of the citywide transportation assets contributes to the community outcomes

- Predictable travel times & transport choice.

5.12.3 These projects are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

Distribution of benefits

5.12.4 The principal benefit of these projects is that they expand and extend critical portions of the existing transportation network and allow greater numbers of residents to gain access to existing parts of the city. This benefit is conferred on new households and businesses across the city. In the short term, these projects also reduce congestion at these critical portions of the network. This benefit is conferred on existing households and businesses across the city.

5.12.5 Given the nature of these capital works Council believes that the impact of not completing these works will increase the congestion levels and therefore the travel times of all residents and businesses within the city as the city grows.

5.12.6 For each project, Council will identify costs related to addressing backlog (rates funded) and costs not related to backlog (growth). For the costs not related to backlog council will attribute 25 percent to rates to reflect benefit to the community from improvements in the network (the short-term reduction in congestion). The remaining 75 percent of costs not related to backlog will be funded from Development Contributions.

Period in or over which benefits occur

5.12.7 Citywide development contribution funded transportation costs are recovered over the period in which a project provides additional capacity to accommodate growth because once the capacity is reached a new project is required to provide additional capacity to allow growth to continue. The capacity period may differ from one project to another given the nature of each project. The number of units of demand expected over the capacity period of a project will be used to calculate development contributions.

Extent to which groups or individuals contribute to the need to undertake the activity

5.12.8 The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) across the city. Development contributions allocate the cost of these works between existing residents and that growth community.

Costs and benefits of funding the activity distinctly from other activities

5.12.9 Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for the balance of these works, after considering the benefit to existing ratepayers, to be funded through a citywide development contribution rather than from a particular geographic area (local development contribution) or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

5.12.10 A citywide development contribution for the transportation activity was introduced in the 2006/7 financial year. This is intended to recover transportation costs already incurred or planned to be incurred before the end of the Long Term Plan period throughout the city where the respective projects are of a citywide nature and cannot be tied directly to any particular growth area or areas.

5.12.11 The criteria to establish whether a project should be included as a citywide development contribution funded project is to ask the question: If growth were to stop now, would we still proceed with this project at the planned size and scale? If the answer is no, then the following methodology is to be applied:

(a) For each project identify:

  (i) Costs related to addressing backlog (rates funded),

  (ii) Costs not related to backlog (growth),

(b) For the Costs not related to backlog attribute:

  (i) 25 percent to rates to reflect benefit to community from improvements in the network,

  (ii) 75 percent to growth (to be funded by transportation citywide network development contribution) to reflect that it primarily causes the need to incur the expenditure and receives the main benefit of that expenditure.

5.13 Local - Transportation

Local Government Act

5.13.1 Sections 106(c) of the Local Government Act 2002 require that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is in Section 6. The following sets out the considerations specifically related to the funding of the transportation network within local catchments in accordance with the principles of section 101(3)(a).

Community outcomes

5.13.2 The provision of access to the transportation network within a growth area contributes to the following community outcome statements

- Predictable travel times & transport choice.

5.13.3 These projects are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

Distribution of benefits

5.13.4 The principal benefit of these projects is that they extend the transportation network and allow local residents to gain access to (and be accessed from) the wider transportation network. For non primary arterial roads this benefit is conferred on new households and businesses in the growth areas. Households and businesses located outside the growth areas gain a relatively minor benefit in being able to access properties located in the growth areas. However, given the restricted geographic nature of most of these capital works and the connectedness of those households and businesses to an existing network, Council believes that any impact on geographic areas beyond the individual growth areas is likely to be neutral or minor.

5.13.5 Projects that relate to primary arterial roads will be examined using Council's traffic modelling software. This software will be used to assess what vehicles are likely to use the roads and how often. The costs of this road will then be apportioned according to the distribution of road usage. The proportion of road usage by existing residents will be funded from rates. The cost of replacing any portion of the road that already exists will also be paid for by existing ratepayers. The proportion of road usage by new residents will be funded from Development Contributions.

5.13.6 For most growth areas there was an existing population (normally with a significantly lower housing density) before the growth area was opened for intensification. These existing properties already had a transportation network in place. Therefore, the benefits to existing residents within these growth areas is assessed as low. The only benefit identified is a short-term reduction in congestion, but in the long term expected to be neutral. Given that, at the local road component level, the road widening will not actually create an extra lane. The actual impact on congestion will not be significant. Also given that the upgrading to the roading will generally be done in sections as the growth area is developed the benefit would be relatively short lived, maybe only two to three years. The replacement portion of any existing roading upgrade will be paid for by the existing ratepayers. On this basis we consider that projects funded by the transportation local development contribution provide no significant benefit to the existing population in growth areas.

Period In or Over which Benefits Occur

5.13.7 The capital projects included are designed to ensure that all units of demand within the growth area can connect to Council's transportation network. We have therefore assessed the period over which the benefits will be received is the development period of the urban growth area, from when the growth area is first opened until it is full (to the maximum allowed density). The divisor used in our calculations is the expected number of new lots over this period.

Extent to Which Groups or Individuals Contribute to the Need to Undertake the Activity

5.13.8 The group that creates the need for these works is residential and non-residential growth (i.e. new households and businesses) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and Benefits of Funding the Activity Distinctly from Other Activities

5.13.9 Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge. Given the low nature of the impact and the relatively short duration of the benefit, we do not believe that collecting funds from existing ratepayers in a growth area, such as through a targeted rate, to be an efficient process, or justified in the circumstances.

Design Parameters and assumptions

5.13.10 The structure plans and development contribution system are designed to ensure that each growth area is provided with the trunk services that are required to service the ultimate development of the area and that the developer pays a fair share of the cost of this work. In the case of transportation, the trunk services are the arterial, collector and sub-collector roads as defined in Council's City Plan and Infrastructure Development Code. In addition to the streets listed within the Urban Growth Areas, the status of a number of peripheral streets identified in the roading hierarchy as arterials and collectors will require to be improved and widened to accommodate the increased traffic generated as a result of urban growth.

Carriageway Widths

5.13.11 The following parameters have been used for the development of the Urban Growth Area structure plans and are taken from Council's Infrastructure Development Code.

Table 47: Carriage way widths

Road Type	Indicative Traffic Volume (VPD)	Carriageway width
Secondary Arterial	7,000 – >15,000	12m plus
Collector	3,000 – >15,000	10m plus
Local	< 3,500	3m – 10m
Commercial	Varies	Varies
Industrial	Varies	Varies

5.13.12 The following assumptions have been used in relation to traffic generation:

(a) Residential: 10 vehicle trips per day per dwelling unit,

(b) Commercial/Industrial: Specific design based on the Road Traffic Authority of NSW "Guide to Traffic Generating Developments". The Transfund research report No. 209 "Trips and Parking Related to Land Use" (TRR209); and the Institution of Transportation Engineers Trip Generation ("ITE Guide"). Data sourced in New Zealand, Australia and United States is adopted in that order of preference dependent on the availability of relevant data.

Unit rates parameters for cost estimates

5.13.13 Unit Rates for various aspects of the construction works have been determined from recent Council contract rates. In some instances, substantial earthworks will be required, and this has been independently assessed and built into the estimate. The rates are summarised as follows:

Table 48: Parameters for cost estimates - transportation

ITEM	DESCRIPTION	RATE	UNITS
1.0	**Enabling Works**		
1.1	Clear site of obstructions	$5.00	m^2
1.2	Break up and remove existing kerbs	$20.00	Per m of road
1.3	Remove existing cesspits and leads	$500.00	Ea.
1.4	Break up and remove existing footpath	$15.00	m^2
1.5	Break up and remove road construction	$20.00	m^2
2.0	**Earthworks**		
2.1	Strip topsoil and stockpile	$13.00	m^3
2.2	Cut to fill	$25.00	m^3
2.3	Cut to waste	$26.00	m^3
2.4	Import fill (pumice)	$40.00	m^3
2.5	Undercut soft material	$26.00	m^3
2.6	Trim and compact sub-grade	$3.00	m^2
2.7	Respread topsoil and sow in grass	$16.80	m^2
3.0	**Infrastructure**		
3.1	Machine laid vertical kerb and channel ($61 each side)	$122.00	Per m of road
3.2	Machine laid kerb and nib to median ($58 each side)	$116.00	Per m of road
3.3	Under kerb channel and rain garden drain ($35 each side)	$70.00	Per m of road
3.4	Sumps (two @ $2,528 each/70m spacing)	$72.20	Per m of road
3.5	Concrete footpaths 1.5m wide ($69 each side)	$138.00	Per m of road
3.6	Concrete footpaths 2.5m wide ($115 each side)	$230.00	Per m of road
3.7	Common service trenching	$67.00	Per m of road
3.8	Street lighting minor road	$133.00	Per m of road
3.9	Street lighting collector road	$113.30	Per m of road
3.10	Street lighting arterial road	$128.57	Per m of road
3.11	Small roundabout - single lane local road	$209,000.00	Ea.
	Major roundabout – dual lane arterial road	$1,320,000.00	Ea.
	Traffic signals (cross-roads)	$407,000	Ea.
4.0	**Pavement**		
4.1	Prepare subgrade	$3.00	m^2
4.2	Subgrade improvement (stabilised)	$22.50	m^2
4.3	Sub-base (supply, place and compact) GAP 65	$102.00	m^3
4.4	Basecourse (supply, place and compact) M/4 AP40	$119.00	m^3
4.5	1^{st} coat seal	$6.00	m^2
4.6	2^{nd} coat seal	$5.50	m^2
4.7	Asphalt/concrete 25mm thick (M/10 mix 10 incl. waterproof membrane)	$25.00	m^2
4.8	Asphalt/concrete 40mm thick (M/10 mix 14 incl. waterproof membrane)	$35.00	m^2
4.9	Asphalt/concrete 25mm thick (M/10 mix 10 incl. waterproof membrane)	$70.00	m^2
5.0	**Additional Construction Allowances**		
5.1	Environmental works	1.5%	
5.2	Traffic management areas (incl signs and associated infrastructure)	5.0%	

Cost Sharing for Carriageways Over 10m Wide

5.13.14 In the case where the structure plan shows a requirement for a road over ten metres wide, and that road benefits other land outside the subdivision, the Local Development Contributions are designed to recompense the developer for the extra road width. A comparison of construction costs for carriageway widths has shown that the relationship between ten, twelve, thirteen and fifteen metre carriageways is:

Table 49 - Cost sharing for carriageways over 10m wide

IDC Road Section ref	Road Width (m)	Cost c.f. 10m Carriageway	Reimbursement rate
T114 or 115	10 or 10.4	1	Nil
Historical	12	1.56	35%
T111	13.4	1.66	40%
T110	15.9	1.83	45%

5.13.15 This table was updated for the 2016/17 DRAFT Development Contributions Policy in accordance with the Infrastructure Development Code criteria. In previous policies, the cost sharing was based on carriageways over 8m wide. Cost allocations for completed sections of roads (as at 2015) remain in accordance with previous cost sharing tables which are set out in the 2014/15 Development Contribution Policy.

Other Works

5.13.16 In addition to quantified improvements in the widths and lengths of road, the consequences of urban growth can also extend to the requirement for the provision and improvements of traffic control measures to manage the increased traffic volumes.

5.13.17 These measures range from intersection controls based on signals, roundabouts or grade-separated facilities, to traffic calming measures designed to manage the consequences of increased traffic speeds resulting from “add-on” sequential growth. These consequences may also require the provision of pedestrian facilities, particularly where residential suburbs are remote from community services.

5.14 Reserves and community infrastructure

5.14.1 The citywide development contribution for reserves is used to fund the land purchase and development of active reserves (sports fields) and sub-regional parks.

5.14.2 Local reserve contributions are used to fund the purchase and development of neighbourhood reserves within the following urban growth areas:

(a) West Bethlehem,

(b) Pyes Pa West (the land outside The Lakes development),

(c) The Papamoa urban growth area in relation to resource consents granted in circumstances where applications were made between 1 July 2004 and 30 June 2009.

5.14.3 Citywide development contributions for community infrastructure are used to fund the development of:

(a) Baywave TECT Aquatic and Leisure Centre, and

(b) Trustpower Arena at Baypark.

Development contributions are not currently used to fund local community infrastructure projects.

5.15 Citywide - Reserves & community infrastructure

Local Government Act

5.15.1 The following sets out the considerations required by the Local Government Act 2002 – section 101(3)(a) relating to the funding of the citywide reserves, sub-regional parks and community infrastructure.

Community outcomes

5.15.2 The provision of active reserves and sub-regional parks and community infrastructure across the city contributes to the community outcomes

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Inclusive, safe, resilient & healthy.

5.15.3 Provision of the citywide reserves, sub-regional parks and community infrastructure are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth. This sub regional focus means that in some cases both Tauranga City Council and Western Bay of Plenty District Council will make capital contributions to joint projects that provide for the sub regional population.

Distribution of benefits

5.15.4 The principal benefit of providing citywide reserves, sub-regional parks and community infrastructure is that they provide destination locations and space for a diverse range of leisure, social and cultural opportunities across the city. This benefit is conferred on new households across the city. In the short term, these projects also increase capacity (and therefore the level of service) and access to these opportunities. This benefit is conferred on existing households across the city. To recognise the benefit to both existing households and to new households the general approach is to recover 50% project costs as development contributions. The methodology section sets out more details about how this percentage has been determined and how growth costs are distributed.

Period in or over which benefits occur

5.15.5 The capital projects included are designed to ensure that all residents have access to a diverse range of leisure, social and cultural opportunities across the city. The period over which the benefits occur is assessed based on the SmartGrowth planning periods, the expected life or the asset or the point at which it is expected that there will be no surplus capacity based on Council's level of service. The divisors are generally based on the increase in household unit equivalents over the planning period.

Extent to which groups or individuals contribute to the need to undertake these services

5.15.6 The group that creates the need for these works is residential growth (i.e. new households) across the city. Development contributions allocate the cost of these works to that growth community.

Costs and benefits of funding these services distinctly from other services

5.15.7 Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through the citywide development contribution rather than from a particular geographic area (local development contribution) or other funding sources such as rates or a Uniform Annual General Charge.

General approach

5.15.8 Council adopted the Active Reserves Level of Service Policy (2012) to provide clear principles and levels of service for Council's approach to the provision, development and management of the existing and future active reserve network.

5.15.9 Council's level of service approach for code specific surfaces (e.g. hockey, bowls, and tennis) is to assess involvement on a case by case basis and in accordance with the criteria and levels of service framework outlined in Schedule 3 of the Active Reserves Level of Service Policy.

5.15.10 Council's Sport and Active Living Strategy and Aquatics Strategy set out the requirements for existing and future provision of facilities in Tauranga. These strategies take a network approach and, in most circumstances, refer to a network of a key sub-regional or citywide facility supported by a number of smaller local or suburban facilities that are more accessible to the local community.

5.15.11 Section 203(1) of the Local Government Act 2002 sets out the maximum contribution that may be required for reserves. Reserve contributions must not exceed the greater of 7.5 percent of the value of the additional allotments created by a subdivision or the value equivalent of 20m^2 of land for each additional household unit created by a development.

5.15.12 Schedule 13 of the Local Government Act 2002 outlines the methodology for relating the cost of community facilities, including reserves and community infrastructure, to units of demand.

5.15.13 Council has obtained costings for all active reserve development. This costing information has enabled Council to apply consistent assumptions and costings to the entire active reserve network. Where development is related to growth and contributes towards achieving the level of service this has been included in the capital expenditure for active reserves.

Methodology - Active Reserves

5.15.14 The current Active Reserves Level of Service Policy (2012) can be summarised as follows:

- Focuses on the demand and supply of sportsfields,
- Uses field hours per week as the measure to determine demand and supply,
- Uses a Sportsfield Demand Model to help determine sports code demand,
- Relies on a mix of projects that both increase supply (land purchase) as well as increase capacity of existing sportsfields and active reserves (through improvements such as floodlights and irrigation/drainage).

5.15.15 A Sportsfield Demand Model has helped to identify current and projected sports code demand. A range of factors are used to provide projections for this for each code, including population growth. The demand information is reviewed every three years to align with the Long Term Plan process.

5.15.16 Approximately 50% of the sports code demand information can be attributed to population growth. In other words, if growth was to slow down then this it is likely to see a reduction in the demand from sports codes. To this extent 50% of the costs of projects that achieve the active reserve level of service are conferred on new households across the city, recognising the benefits that the growth population will receive from increased capacity and/or increased supply of sports fields. This proportion of Council's capital expenditure projects that increase capacity and/or supply of grass sportsfields are funded from development contributions.

5.15.17 The remaining 50% of demand information relates to a range of factors that are not directly influenced by population growth including code popularity and sport development trends. To this extent 50% of the cost of projects that achieve the active reserve level of service is conferred on existing households across the city recognising the benefits that the existing population will also receive from increased capacity and/or increased supply of sports fields. The costs to provide the level of service to existing households will be funded from rates to reflect this benefit.

5.15.18 For the projects which increase the supply of active reserves (i.e. land purchase):

(a) The planning periods are based on the periods from when the project was identified to the time at which the project is likely to be fully developed and utilized,

(b) The divisors are the number of households over the planning period,

(c) It should be noted that Parau Farms also provides for a neighbourhood reserve. The costs associated with land purchase for this have been deducted from the total cost of the active reserve and are recovered via the local development contribution for West Bethlehem (project ID 2296).

5.15.19 For projects which increase the capacity of sportsfields on existing reserves (such as floodlighting, irrigation and draining):

(a) The planning period adopted is 2012-2022. This recognises the time at which a new level of service was first put in place to the time over which the projects that achieve the new level of service will be implemented,

(b) As per the discussion above 50% of the costs of these projects are recovered as development contributions. This 50% is not directly reflected in the asset schedules for all projects as the total capital expenditure shown includes other developments such as new toilet blocks or improved car parking,

These projects do not directly increase the capacity or supply of sportsfields on the active reserves and therefore are not funded by development contributions. The 50% is amended to reflect the portion of these costs.

5.15.20 Changes to the location, type, cost and timing of these projects may occur across the active reserve network if priorities change or demand information changes. These changes could occur through Council's Long Term Plan and Annual Plan processes and will be reflected in Council's annual review of the Development Contributions Policy if required.

5.15.21 Consideration of further development contribution funding for these reserves will be considered in the future. The timing of need for development of these reserves will be considered in each Long Term Plan process in response to the review of information in the Sportsfield Demand Model.

Methodology – Sub regional parks (purchase and development)

5.15.22 The TECT All Terrain Park and the Huharua Harbour Parks were purchased in accordance with the joint Tauranga City Council and WBOPDC Sub regional parks policy. The land purchase and the development of these parks is funded by citywide reserve contributions.

(a) The planning period of 2001-2051 has been adopted. This is to recognise that the benefits received from the purchase and development of these parks will be enjoyed by people now and into the future,

(b) The divisors are the number of new households over this period,

(c) The distribution of benefits is determined by calculating the proportion of population growth over the planning period as a percentage of the total population growth at the end of the planning period. The growth proportion will then be discounted by 25 percent. The 25 percent is to reflect additional benefit to the existing community in the sense that they are key facilities in that network and provide a wide range of services and higher level of service than local community facilities,

(d) The balance of the benefits received is attributable to existing residents and will be collected from rates. The total amount collected from both these sources is the net cost of the projects after all other external funding has been applied (including donations, external grants and contributions from other local authorities),

(e) The table below shows the calculation of the development contribution funding percentages and unit of demand divisors shown in the asset schedules.

Table 50: Funding percentage for sub regional parks

Total households at start of planning period (2001)	39,566
Total households at end of planning period (2051)	93,201
New households in planning period	53,635
New households as a percentage of total households	57.55%
Less 25% discount	14.39%
Proportion of project cost to be recovered through development contributions	43.16%

Methodology - Community infrastructure

5.15.23 Two projects are funded by community infrastructure development contributions; The Baywave TECT Aquatic and Leisure Centre and the Trustpower Arena at Baypark.

5.15.24 The planning periods for these projects are based on the point at which it is expected there will be no surplus capacity based on Council's level of service. These have been determined based on:

(a) SmartGrowth projections for Tauranga City Council and the Western Bay of Plenty District Council,

(b) The Aquatics Strategy adopted in 2001 and reviewed in 2012. This guides the development and provision of swimming pool facilities in Tauranga,

(c) The Sport and Living Strategy (adopted in 2005 and updated in 2012). This strategy sets out the vision and goals for sport and active living in Tauranga. The Indoor Facilities Blueprint outlines a facilities plan for indoor sports centre in Tauranga.

5.15.25 The benefits apportioned to the growth community and funded by development contributions has been calculated as the number of new households as a percentage of total households over the planning period. That proportion is then discounted by 25 percent to reflect the additional benefit to the existing community of that asset/network.

5.15.26 The following table shows the calculation of the development contribution funding percentages and unit of demand divisors for the Baywave TECT Aquatic and Leisure Centre. The percentage shown in the asset schedules has been amended to account for external funding and the costs funded by commercial user fees and charges.

Table 51: Development contribution divisor for Baywave TECT Aquatic and Leisure

Baywave TECT Aquatic and Leisure (LIPS 280308)	TCC	WBOPDC	20% of WBOP	Total Households[19]
Total households at start of planning period (2001)	39,566	16,503	3,301	42,867
Total households at end of planning period (2026)	67,708	25,202	5,040	72,748
New households in planning period (2001-2026)	28,142	8,699	1,739	29,881
New households as a percentage of total households				41.07%
Less 25% discount				10.27%
Development contributions as a % of TCCs costs				**30.8%**
Total project cost				19,300,000
Less external funding				9,740,000
Total project cost to TCC				9,560,000
Total project costs to be recovered via TCC Development contributions ($9,560,000 x 30.8%)				2,944,480
Development contributions as a % of total project costs ($2,770,488/$19,300,000) %				15.26%

5.15.27 In relation to Baywave TECT Aquatic and Leisure Centre as at 30 June 2021 the amount of capital expenditure still to be recovered through development contributions is $1,014,643. It is expected that these funds will be recovered by 2026.

Trustpower Arena at Baypark

5.15.28 The table below shows the calculation of the development contribution funding percentages and unit of demand divisors for the Trustpower Arena at Baypark.

Table 52: Development contribution divisor for Trustpower Arena at Baypark

Trustpower Arena at Baypark (LIPS 361)	TCC	WBOPDC	40% of WBOP	Total Households[20]
Total households at start of planning period (2006)	45,388	18,355	7,342	52,730
Total households at end of planning period (2036)	80,751	28,432	11,373	92,124
New households in planning period (2006-2036)	35,363	10,077	4,031	39,394
New households as a percentage of total households				42.76%
Less 25% discount				10.69%
Development contributions as a % of TCC costs				**32.07%**
Total project cost				41,000,000
Less external funding and commercial component				18,000,000
Total project cost to TCC				23,000,000
Total project costs to be recovered via TCC Development contributions ($9,560,000 x 28.98%)				7,376,100
Development contributions as a % of total project costs ($7,242,700/$41,000,000) %				17.99%

5.15.29 In relation to the Trustpower Arena at Baypark as at 30 June 2021 the amount of capital expenditure still to be recovered through development contributions is $5,162,781. It is expected that these funds will be recovered by 2036.

[19] Total households = 100% of TCC households + 20% of Western Bay of Plenty District Council
[20] Total households = 100% of TCC households + 40% of Western Bay of Plenty District Council

5.16 Local - Reserves

Local Government Act

5.16.1 Section 106(c) of the Local Government Act 2002 requires that this policy sets out why Council has determined to use development contributions as a funding source. A general discussion around the use of development contributions is in Section 6. The following sets out the considerations specifically related to the funding of neighbourhood reserves in accordance with the principles of section 101(3)(a).

Community outcomes

5.16.2 The provision of neighbourhood reserves across the city contributes to the community outcome statements

- Protects and enhances the natural environment,
- Compact and well planned, with a variety of successful & thriving centres,
- Inclusive, safe, resilient & healthy.

5.16.3 Provision of these reserves are also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth.

Distribution of benefits

5.16.4 The principal benefit of providing neighbourhood reserves is that they provide a focal point for local communities and space for a diverse range of leisure opportunities within a local area (within 400 or 500 metres of each property). The benefit of this activity is conferred on both new and existing households in the growth areas. Given the restricted geographic nature of these capital works Council believes that completing, or not completing these works will have little if any impact at all on households and businesses in geographic areas beyond the individual growth areas.

Period in or over which benefits occur

5.16.5 The capital projects included are designed to ensure that all households within the growth area can have access to neighbourhood reserves. Council has therefore assessed that the period over which the benefits will be received is the development period of the greenfield area, from when the growth area is first opened until it is full (to the maximum allowed density). The divisor used in Council's calculations is the expected number of new lots over this period.

Extent to which groups or individuals contribute to the need to undertake the activity

5.16.6 The group that creates the need for these works is residential growth (i.e. new households) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

Costs and benefits of funding the activity distinctly from other activities

5.16.7 Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the citywide development contribution or other funding sources such as rates or a Uniform Annual General Charge.

Design parameters and assumptions

5.16.8 The reserve requirement for local catchments has been determined by Council's Open Space Level of Service Policy and supported by the relevant structure plan and Plan Change information. The Policy outlines the open space level of service standards relating to the quality, function, quantity and accessibility of the open space network. This replaced the previous hectares of reserve land per 1000 people standard.

5.16.9 Reserve contributions for the purchase and development of open space in the Papamoa Urban Growth Area will be taken as financial contributions under the Operative Tauranga City Plan rather than as development contributions under this Policy. For convenience these level of service projects and contributions are shown in the summary of fees schedule within Section 10 even though they are not required as development contributions.

5.16.10 Reserve contributions for the purchase and development of neighbourhood reserves are not required in The Lakes development in Pyes Pa West, or in Wairakei as Council has (or intends to have) agreements with the developers in these areas that they will provide and develop the reserve land instead of Council.

5.16.11 Section 203(1) of the Local Government Act 2002 sets out the maximum contribution that may be required for reserves. Reserve contributions must not exceed the greater of 7.5 percent of the value of the additional allotments created by a subdivision or the value equivalent of 20m^2 of land for each additional household unit created by a development.

5.16.12 As per Council's Open Space Level of Service Policy, contributions towards local reserves and the development of local reserves are not required in areas outside the urban growth areas or in the Rural Residential, Rural Marae Community, Urban Marae Community and Ngati Kahu Papakainga zones within the urban growth areas. In addition, contributions towards local reserves and the development of local reserves are not required on multiple-owned Maori land within 500 metres of the Rural Marae Community, Urban Marae Community and Ngati Kahu Papakainga zones.

5.16.13 The methodology for calculation of neighbourhood reserve requirements is based on applying the open space level of service standards (outlined in the Open Space Level of Service Policy) to each growth area. The neighbourhood reserve requirements and the associated cost of this is then calculated as a total cost and divided by the number of household units projected to be accommodated within the relevant planning period for the relevant growth area.

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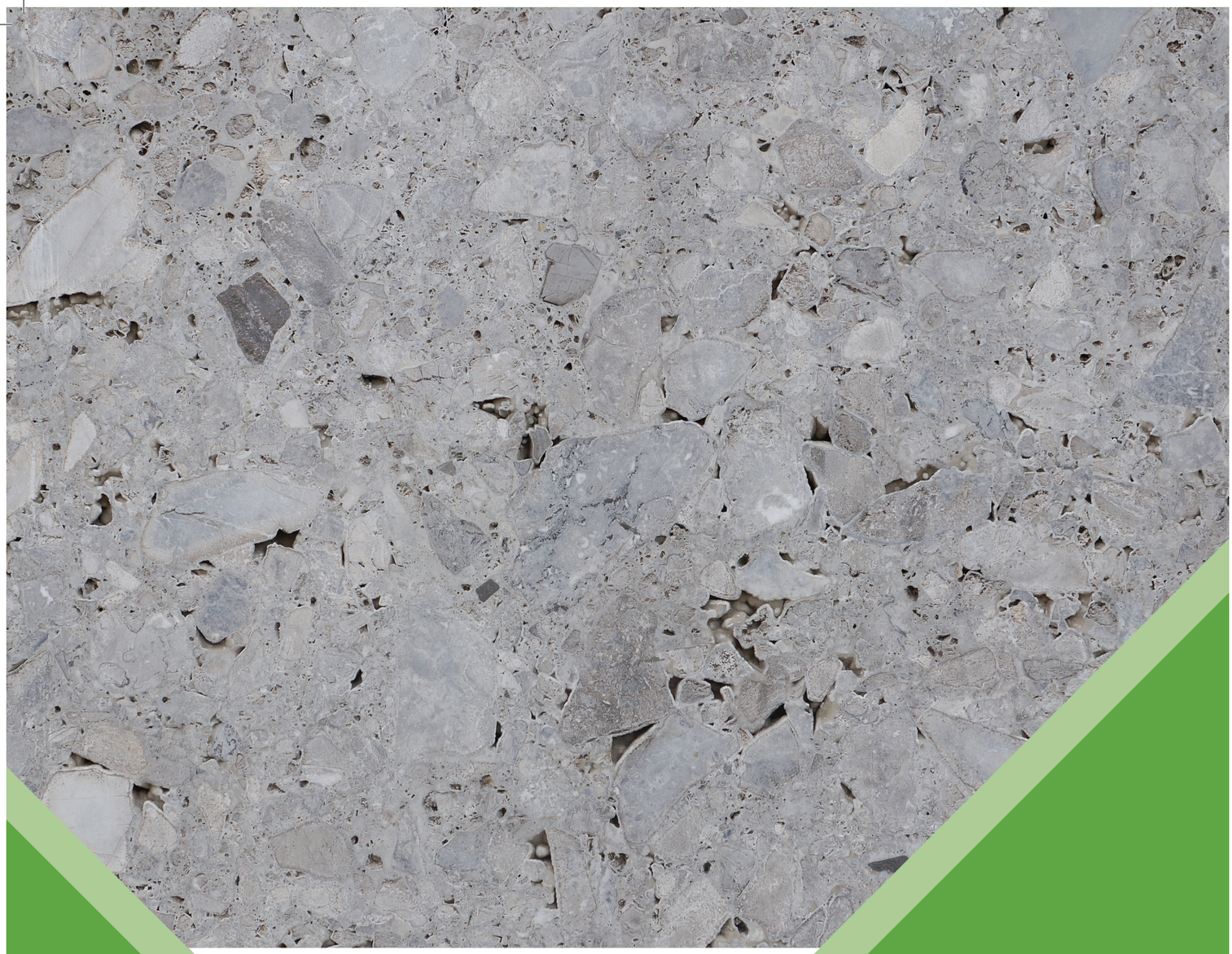

06

Schedule of assets

Section 6. Schedule of assets

This section contains tables (schedules) which set out detailed costing information for each asset (or group of assets) for which council collects development contributions. The schedules contained within this section have been prepared in accordance with requirements of the Local Government Act 2002 which requires that the schedules:

(a) list each new asset, additional asset, asset of increased capacity, or programme of works for which development contributions are intended to be used or have already been used, and

(b) state the estimated capital cost and the proportion to be recovered through development contributions versus other sources, and

(c) group assets into logical and appropriate groups of assets that reflect the intended or completed programme of works or capacity expansion, and

(d) group assets according to the district or parts of the district for which development contribution is required, and by the activity or group of activities for which the development contribution is required.

The tables within this policy are grouped by the catchment. Each section also includes copies of the catchment structure plans relating to the proposed development. The purpose of the structure plans is to guide subdivision and development generally so that there is a consistency between the land use and subdivision pattern that will evolve and Council's planning objectives and policies for that area – as outlined in the Tauranga City Plan.

Structure plans also provide clear illustration of the bulk service infrastructure needed to support urbanisation of the urban growth area including the projects to be funded by development contributions for local infrastructure. Structure plans are reviewed annually, along with the various projects and will be amended as required from that review process.

Citywide

6.1 Citywide

6.1.1 The basis for the requirement of development contributions for citywide network infrastructure is the effects of development, the demand for additional assets and assets of increased capacity as the result of the growth of the city.

6.1.2 To make adequate and timely provision for services required because of development in the city, development contributions to fund growth related infrastructure are required.

6.1.3 Citywide network infrastructure generally includes the following:

Water supply

- Raw water abstraction facilities
- Pumping stations
- Conveyance mains
- Treatment facilities
- Storage facilities

Wastewater

- Treatment facilities
- Disposal facilities

Transportation

- Traffic lights
- Travel demand management
- Walkways/cycleways
- Land purchase and road construction

Reserves

- Land purchase and development of active reserves and sub-regional parks

Community infrastructure

- Baywave TECT Aquatic and Leisure Centre
- Trustpower Arena and Baypark

Planning periods

6.1.4 The following is a summary of the planning periods and unit of demand divisors that have been identified for the citywide projects. These are based assumptions, growth projections, design parameters and methodology set out in Sections 4 and 5.

Table 1: Citywide projects - planning periods and household unit equivalent divisors

Project types	Planning period start	Planning period end	Divisor (Household unit equivalents)
Oropi and Joyce Road Water Treatment Plant	2001	2021	25,386
Citywide water mains 2001 - 2028	2001	2028	35,580
Citywide water mains 2001 – 2031	2001	2031	39,921
Water mains projects expected to be constructed 2016-2020	2016	2051	43,550
Waiāri Treatment Plant, supply, reservoirs, mains	2022	2051	34,291
Wastewater treatment mains	2001	2026	33,935
Wastewater treatment plants 2007-2051	2007	2051	55,135
Te Maunga Wastewater Treatment Plant Stage 5	2019	2051	39,917
Citywide Transport Networks	2001	2026	54,929
Active reserves - land purchase - Parau Farms	2001	2031	34,635
Active reserves - land purchase - Mount Greens	2001	2026	28,142
Sub regional Parks - purchase & development (LIPS 280309, 143,144)	2001	2051	53,635
Active reserve development	2012	2022	12,938
Baywave TECT Aquatic and Leisure Centre (LIPS 280308)	2001	2026	29,876
Trustpower Arena at Baypark (LIPS 361)	2006	2036	39,266

Calculation of the low demand dwelling adjustment

6.1.5 As a result of the assumptions relating to low demand dwellings (Section 4) an adjustment needs to be made to the citywide charges. The following table sets out the development contribution charge per household before the low demand adjustment. The subsequent tables show the methodology for incorporated low demand dwellings without reducing total contribution revenue.

Table 2: Citywide development contribution per household unit equivalent before low demand discount

	Water	Wastewater	Transport	Reserves	Community infrastructure	Total excluding GST
Cost per household unit	3,384.89	5,373.62	167.64	510.37	502.50	(a) $9,939.02

Table 3: Projected revenue from 100 dwellings assuming no low demand adjustments

	Number of dwellings	Rate	Non adjusted rate	Total revenue
Standard dwellings	100	1.00	9,939.02	(b) 993,902

Table 4: Projected revenue from 100 dwellings with low demand dwelling assumptions

	Number of dwellings	Rate	Non adjusted rate	Total revenue
Standard dwellings	84.56	1.00	9,939.02	840,443.53
2 bedroom dwellings	8.97	0.65	6,460.36	57,949.43
1 bedroom dwelling	6.47	0.50	4,969.51	32,152.73
				(c) $930,545.69

Table 5: Calculations showing adjustments required to offset low demand dwellings

Loss in revenue by applying discount (b-c)	(d)	63,356.31
Percentage loss (d/c x 100)	(e)	6.81%
Unit increase required for full recovery (a x e)	(f)	676.85
Adjusted unit rate required to prevent any revenue loss (a + f)		$10,615.87

Table 6: Revised revenue from 100 dwellings with adjusted unit rate

	Number of dwellings	Rate	Adjusted rate	Total revenue
Standard dwellings	84.56	1.00	10,615.87	897,678
2 bedroom dwellings	8.97	0.65	6,900.32	61,896
1 bedroom dwelling	6.47	0.50	5,307.94	34,342
Proof that the revenue from the non-adjusted rate is equal to the revenue from the adjusted rate				(g) $993,916

6.1.6 The revenue from 100 dwellings at the non-adjusted rate (b) is approximately equal to the revenue from 100 dwellings at the adjusted rate (g). This shows that low demand adjustment is revenue neutral, i.e. does not increase or decrease development contribution revenue collected by Council.

Calculation of citywide development contribution for non-residential development

6.1.7 To applying development contributions to non-residential development the charge per household unit equivalent is scaled based on the unit of demand factors set out in Section 4.

Table 7: Citywide development contributions for non-residential development

	Water	Wastewater	Transport	Total
Charge per household unit equivalent (before low demand discount)	**3,384.89**	**5,373.62**	**167.64**	**$8,926.15**
Scaling factor for business activities	0.24	0.31	1.25	
Charge per 100m2 of gross floor area Business activities	**812.37**	**1,665.82**	**209.55**	**$2,687.74**
Scaling factor low demand business activities	0.06	0.07	1.25	
Charge per 100m2 of gross floor area low demand business activities	**203.09**	**376.15**	**209.55**	**$ 788.79**
Scaling factor for community organisations	0.27	0.27	0.20	
Charge per 100m^2 of gross floor area community organisations	**913.92**	**1,450.88**	**33.53**	**$2,398.33**

Citywide | Water

Project ID	Project Group	Project Name	Planned expenditure timeframe	Planning period	Total Project Cost $	% Non DC Funded	% DC Funded Other Areas	% DC Funded Citywide	$ Citywide DC	% to be recovered this period	Dwelling Units	$ per unit
280192	Joyce Road Mains	Domain Rd to Bell Rd 300mm	Complete	2001-2021	630,461			100.00	630,461	100%	25,386	24.83
280321	Joyce Road Mains	Historic Revenue received 1992-2001	Complete	2001-2021	-2,509,118			100.00	- 2,509,118	100%	25,386	-98.84
280194	Joyce Road Mains	Joyce Rd trunk main syphon	Complete	2001-2021	84,237			100.00	84,237	100%	25,386	3.32
280193	Joyce Road Mains	Joyce Rd trunk pipe supply & installation	Complete	2001-2021	608,005			100.00	608,005	100%	25,386	23.95
280195	Joyce Road Mains	Kairua Rd to Domain Rd	Complete	2001-2021	265,482			100.00	265,482	100%	25,386	10.46
280196	Joyce Road Mains	Mangatawa to Kairua Stage 1	Complete	2001-2021	201,824			100.00	201,824	100%	25,386	7.95
280197	Joyce Road Mains	Mangatawa to Kairua Stage 2	Complete	2001-2021	178,546			100.00	178,546	100%	25,386	7.03
280198	Joyce Road Mains	Mangatawa to Kairua Stage 3	Complete	2001-2021	157,317			100.00	157,317	100%	25,386	6.20
280199	Joyce Road Mains	Matapihi old PRV removal	Complete	2001-2021	35,192			100.00	35,192	100%	25,386	1.39
280200	Joyce Road Mains	Matapihi PRV upgrade to 12"	Complete	2001-2021	51,407			100.00	51,407	100%	25,386	2.03
280201	Joyce Road Mains	Maungatapu Bridge 450mm	Complete	2001-2021	111,565			100.00	111,565	100%	25,386	4.39
280202	Joyce Road Mains	Ohauiti Rd cross over	Complete	2001-2021	75,923			100.00	75,923	100%	25,386	2.99
280203	Joyce Road Mains	Oropi Rd high pressure valve pit	Complete	2001-2021	250,000			100.00	250,000	100%	25,386	9.85
280204	Joyce Road Mains	SH 29 to Ohauiti installation	Complete	2001-2021	497,590			100.00	497,590	100%	25,386	19.60
280205	Joyce Road Mains	Tara Rd trunk	Complete	2001-2021	162,466			100.00	162,466	100%	25,386	6.40
280206	Joyce Road Mains	Waiorohi Valley 450mm	Complete	2001-2021	486,377			100.00	486,377	100%	25,386	19.16
280207	Joyce Road Mains	Welcome Bay - Kairua Stage 1	Complete	2001-2021	427,933			100.00	427,933	100%	25,386	16.86
280208	Joyce Road Mains	Welcome Bay - Kairua Stage 2	Complete	2001-2021	373,590			100.00	373,590	100%	25,386	14.72
280209	Joyce Road Mains	Welcome Bay - Kairua Stage 3	Complete	2001-2021	413,404			100.00	413,404	100%	25,386	16.28
280191	Joyce Treatment	Joyce Road Treatment Plant	Complete	2001-2021	14,129,686	36.10		63.90	9,028,869	100%	25,386	355.66
280177	Oropi Supplies	Cambridge Rd p/s upgrade	Complete	2001-2021	260,903			100.00	260,903	100%	25,386	10.28
280180	Oropi Supplies	Barkes Cnr to Cambridge Rd dupl.	Complete	2001-2021	871,152			100.00	871,152	100%	25,386	34.32
280178	Oropi Supplies	Cambridge Rd standby generator	Complete	2001-2021	335,102	83.30		16.70	55,962	100%	25,386	2.20
280179	Oropi Supplies	Cambridge Res to St Andrews Dr	Complete	2001-2021	22,844			100.00	22,844	100%	25,386	0.90
280184	Oropi Supplies	Oropi Booster pump station	Complete	2001-2021	40,100			100.00	40,100	100%	25,386	1.58
280181	Oropi Supplies	Oropi Rd trunk main	Complete	2001-2021	1,878,622			100.00	1,878,622	100%	25,386	74.00
280185	Oropi Supplies	Oropi TP to P/S main stage 1	Complete	2001-2021	825,000			100.00	825,000	100%	25,386	32.50
280182	Oropi Supplies	Oropi Trunk Stage 1	Complete	2001-2021	388,536			100.00	388,536	100%	25,386	15.31
280183	Oropi Supplies	Oropi Trunk Stage 2 -Pyes Pa Rd	Complete	2001-2021	864,154			100.00	864,154	100%	25,386	34.04
280176	Oropi Treatment Plant	Oropi Road Treatment plant	Complete	2001-2021	13,155,375	83.30		16.70	2,196,948	100%	25,386	86.54
280189	Oropi Reservoir	Cambridge Rd reservoir land purchase	Complete	2001-2028	249,196			100.00	249,196	100%	35,580	7.00
280186	Oropi Reservoir	Cambridge Rd reservoir No.3	Complete	2001-2028	753,559		34.50	65.50	493,581	100%	35,580	13.87
280188	Oropi Reservoir	Cambridge Rd reservoir overflow	Complete	2001-2028	35,846			100.00	35,846	100%	35,580	1.01
280187	Oropi Reservoir	Cambridge Rd reservoir preload	Complete	2001-2028	112,638		34.50	65.50	73,778	100%	35,580	2.07
280305	Mains networks	Coronation Park to Nikau Cres - P15	Complete	2001-2028	75,239			100.00	75,239	100%	35,580	2.11
615	Oropi Supplies	Joyce Rd main (Pyes Pa Rd to Res)	Complete	2001-2028	2,639,270			100.00	2,639,270	100%	35,580	74.18
280210	Joyce Road Reservoir	Joyce Rd reservoir	Complete	2001-2028	1,863,258	12.00		88.00	1,639,667	100%	35,580	46.08
280211	Joyce Road Reservoir	Kaitemako Rd reservoir inlet main	Complete	2001-2028	92,796			100.00	92,796	100%	35,580	2.61
256	Mains networks	Link Main Sandhurst/SH2 to coast	Complete	2001-2028	604,887			100.00	604,887	100%	35,580	17.00
280173	Mains networks	Mangatawa to Gloucester - P10	Complete	2001-2028	27,404			100.00	27,404	100%	35,580	0.77
280306	Mains networks	Mount reservoir to Adams Ave - P16	Complete	2001-2028	586,354			100.00	586,354	100%	35,580	16.48
238	Mains networks	Nikau Cres to Hull Road main (design costs only)	Complete	2001-2028	943			100.00	943	100%	35,580	0.03
153	Oropi Reservoir	Oropi Rd reservoir No.3 land purchase	Complete	2001-2028	205,242			100.00	205,242	100%	35,580	5.77
255	Mains networks	Parton Rd main (Bell Rd to Tara Rd)	Complete	2001-2028	2,375,151			100.00	2,375,151	100%	35,580	66.76
273	Mains networks	Parton Road (Tara Rd to coast)	Complete	2001-2028	315,537			100.00	315,537	100%	35,580	8.87
280212	Joyce Road Reservoir	Poplar Lane reservoir purchase	Complete	2001-2028	925,054			100.00	925,054	100%	35,580	26.00
307	Oropi Reservoir	Reservoir land - Pyes Pa	Complete	2001-2028	500,000			100.00	500,000	100%	35,580	14.05
2223	Mains networks	Site 14 to Kairua Rd (Stage1)	Complete	2001-2028	1,053,863			100.00	1,053,863	100%	35,580	29.62
280174	Mains networks	The Mall to Coronation Park - P14	Complete	2001-2028	896,000			100.00	896,000	100%	35,580	25.18

Citywide | Water

Project ID	Project Group	Project Name	Planned expenditure timeframe	Planning period	Total Project Cost $	% Non DC Funded	% DC Funded Other Areas	% DC Funded Citywide	$ Citywide DC	% to be recovered this period	Dwelling Units	$ per unit
280213	Joyce Road Reservoir	Waikite Rd reservoir No.2	Complete	2001-2028	481,625			100.00	481,625	100%	35,580	13.54
280214	Joyce Road Reservoir	Waikite Rd reservoir preload	Complete	2001-2028	102,094			100.00	102,094	100%	35,580	2.87
280215	Joyce Road Reservoir	Waikite reservoir inlet main	Complete	2001-2028	180,522			100.00	180,522	100%	35,580	5.07
171	Oropi Reservoir	Pyes Pa West RL60 reservoir No.1	2019	2001-2028	5,681,885			100.00	5,681,885	100%	35,580	159.69
162	Joyce Road Reservoir	Joyce Rd reservoir No.2	2019	2001-2028	6,372,839	50.00		50.00	3,186,420	100%	35,580	89.56
170	Reservoir	Eastern reservoir No. 1	2019	2001-2028	6,290,984			100.00	6,290,984	100%	35,580	176.81
610	Oropi Supplies	Welcome Bay high level main	2020	2001-2028	3,811,838			100.00	3,811,838	100%	35,580	107.13
1847	Joyce Road Mains	Distribution Mains Improvements	2020	2001-2031	466,039			100.00	466,039	100%	39,921	11.67
1849	Oropi Supplies	Chadwick Rd and Lincoln Tce main	2021	2001-2031	941,000			100.00	941,000	100%	39,921	23.57
1843	Joyce Road Mains	Ohauiti Rd main (Taylor to Summerhaven)	Complete	2001-2031	128,000			100.00	128,000	100%	39,921	3.21
280190	Oropi Reservoir	Oropi Rd treatment plant reservoir No.2	Complete	2001-2031	2,790,154			100.00	2,790,154	100%	39,921	69.89
2418	Mains networks	SH2 Main (Welcome Road to Mangatawa)	2020 - 2022	2001-2031	36,131,000			100.00	36,131,000	100%	39,921	905.06
1851	Joyce Road Mains	Thornlea Dr main	Complete	2001-2031	7,000			100.00	7,000	100%	39,921	0.18
1848	Joyce Road Mains	Truman Lane main	Complete	2001-2031	15,000			100.00	15,000	100%	39,921	0.38
1850	Joyce Road Mains	Waitaha Rd main	2019	2001-2031	371,170			100.00	371,170	100%	39,921	9.30
148	Oropi Reservoir	Cambridge Rd reservoir No.4	2025	2016-2051	2,996,902			100.00	2,996,902	100%	43,550	68.82
304	Oropi Supplies	Chadwick Rd. - Church Rd.	2026	2016-2051	1,219,400			100.00	1,219,400	100%	43,550	28.00
168	Reservoir	Eastern reservoir No. 2	2023	2016-2051	3,930,000			100.00	3,930,000	100%	43,550	90.24
166	Oropi Reservoir	Oropi reservoir No.3	2030	2016-2051	3,565,069			100.00	3,565,069	100%	43,550	81.86
178	Oropi Reservoir	Pyes Pa West RL60 reservoir No.2	2031	2016-2051	3,565,069			100.00	3,565,069	100%	43,550	81.86
3780	Mains networks	Oropi Capacity Upgrade	2022	2022-2051	3,130,000			100.00	3,130,000	0%	34,291	0.00
242	Mains networks	SH2 Main- Mangatawa Lane to Domain Road	Complete	2022-2051	1,884,729			100.00	1,884,729	0%	34,291	0.00
272	Mains networks	Tara Road Main (Domain to Parton Road)	Complete	2022-2051	1,574,459			100.00	1,574,459	0%	34,291	0.00
2221	Mains networks	Eastern Reservoir Inlet and Outlet Mains	Complete	2022-2051	5,721,802			100.00	5,721,802	0%	34,291	0.00
870	Mains networks	Subregional water resource agreement	Complete	2022-2051	200,000			100.00	200,000	0%	34,291	0.00
876	Mains networks	Waiari water project - planning and consents	Complete	2022-2051	619,641			100.00	619,641	0%	34,291	0.00
280171	Mains networks	Waiari WS - Land purchase	Complete	2022-2051	2,078,480			100.00	2,078,480	0%	34,291	0.00
1604	Mains networks	Waiari Reservoir	Complete	2022-2051	340,164			100.00	340,164	0%	34,291	0.00
1597	Waiari Stream Treatment	Waiari intake and water treatment plant	2019-2022	2022-2051	76,655,459			100.00	76,655,459	0%	34,291	0.00
253	Waiari Stream Mains	Poplar Lane Inlet Main (SH2 - Poplar Lane Res)	2020-2022	2022-2051	2,000,000			100.00	2,000,000	0%	34,291	0.00
1942	Waiari Stream Mains	SH2 Main- From Poplar Lane to Domain Road	2020-2022	2022-2051	20,000,000			100.00	20,000,000	0%	34,291	0.00
1614	Waiari Stream Mains	Trunk main - Wairai to Poplar Lane	2020-2023	2022-2051	39,043,199			100.00	39,043,199	0%	34,291	0.00
247	Waiari Stream Mains	Welcome Bay Road Main (Eastern Res to SH2)	2020-2023	2022-2051	6,000,000			100.00	6,000,000	0%	34,291	0.00
3601	Waiari Stream Reservoir	No 1 Road Reservoir Land Purchase	2022	2022-2051	1,000,000			100.00	1,000,000	0%	34,291	0.00
3366	Mains networks	Water Lane Pump Station - resilience project for future Welcome Bay supply	2023	2022-2051	840,000			100.00	840,000	0%	34,291	0.00

Subtotal	288,721,435		168,218,071	3,034.07
Cost of Inflation				206.53
Cost of Capital				144.29
$ per unit				3384.89
Plus impact of low demand dwelling				230.51
$ per standard dwelling				3615.40

Citywide | Wastewater

Project ID	Project Group	Project Name	Planned expenditure timeframe	Planning Period	Total Project Cost $	% Non DC Funded	% DC Funded Other Areas	% DC Funded Citywide	$ Citywide DC	% to be recovered this	Dwelling Units	$ per unit
1902	Te Maunga WWTP Upgrades	Te Maunga WWTP Upgrade (actual completed costs)	2019	2001 - 2026	32,817,835	36.00		64.00	21,003,414	100	33,935	618.93
280322	Historic Revenue	Less Historic Revenue Received 1992-2001	Complete	2001 - 2026	-4,117,585	0.00		100.00	- 4,117,585	100	33,935	- 121.34
280150	Chapel St WWTP	General works	Complete	2001 - 2026	14,000	68.08		31.92	4,469	100	33,935	0.13
280154	Chapel St WWTP	SCADA system upgrade	Complete	2001 - 2026	137,857	68.08		31.92	44,004	100	33,935	1.30
280145	Chapel St WWTP	Admin building	Complete	2001 - 2026	365,000	68.08		31.92	116,508	100	33,935	3.43
280153	Chapel St WWTP	Standby generator upgrade	Complete	2001 - 2026	372,262	68.08		31.92	118,826	100	33,935	3.50
280170	Discharge Improvements	Wastewater resource consent ocean outfall	Complete	2001 - 2026	1,824,149	54.60		45.40	828,164	100	33,935	24.40
280168	Discharge Improvements	Te Maunga outfall pump station upgrade	Complete	2001 - 2026	390,000	54.60		45.40	177,060	100	33,935	5.22
280149	Chapel St WWTP	Professional services	Complete	2001 - 2026	819,578	68.08		31.92	261,609	100	33,935	7.71
280155	Chapel St WWTP	Chapel St Wastewater Treatment Plant	Complete	2001 - 2026	1,054,432	8.80		91.20	961,642	100	33,935	28.34
280143	Chapel St WWTP	Pre-treatment works	Complete	2001 - 2026	1,127,000	68.08		31.92	359,738	100	33,935	10.60
280158	Chapel St WWTP	Odour control works	Complete	2001 - 2026	1,164,084	68.08		31.92	371,576	100	33,935	10.95
280146	Chapel St WWTP	UV disinfection	Complete	2001 - 2026	1,199,000	68.08		31.92	382,721	100	33,935	11.28
280144	Chapel St WWTP	Sludge handling	Complete	2001 - 2026	1,274,000	68.08		31.92	406,661	100	33,935	11.98
280156	Chapel St WWTP	Final Effluent pump wetwell	Complete	2001 - 2026	1,400,000	8.80		91.20	1,276,800	100	33,935	37.62
295	Chapel St WWTP	Stage 1B Upgrade	Complete	2001 - 2026	10,050,379	8.80		91.20	9,165,946	100	33,935	270.10
280152	Chapel St WWTP	Chapel Street Wastewater Plant	Complete	2001 - 2026	1,847,333	68.08		31.92	589,669	100	33,935	17.38
280147	Chapel St WWTP	Flow balancing	Complete	2001 - 2026	1,949,858	8.80		91.20	1,778,270	100	33,935	52.40
280159	Te Maunga WWTP Upgrades	Treatment Plant	Complete	2001 - 2026	11,180,000	53.00		47.00	5,254,600	100	33,935	154.84
280160	Te Maunga WWTP Upgrades	Wetland	Complete	2001 - 2026	2,000,000	53.00		47.00	940,000	100	33,935	27.70
280162	Te Maunga WWTP Upgrades	Standby generator	Complete	2001 - 2026	99,439	53.00		47.00	46,736	100	33,935	1.38
280161	Te Maunga WWTP Upgrades	Aeration	Complete	2001 - 2026	446,063	53.00		47.00	209,650	100	33,935	6.18
291	Te Maunga WWTP Upgrades	Stage 3 Upgrade	Complete	2001 - 2026	3,186,211	0.00		100.00	3,186,211	100	33,935	93.89
280169	Discharge Improvements	Chapel Street Wetlands	Complete	2001 - 2026	3,300,000	68.08		31.92	1,053,360	100	33,935	31.04
280167	Discharge Improvements	Chapel Street to Te Maunga Transfer Station	Complete	2001 - 2026	3,660,000	68.08		31.92	1,168,272	100	33,935	34.43
2165	Chapel St WWTP	Upgrade	2019	2001 - 2026	5,813,783	84.00		16.00	930,205	100	33,935	27.41
280163	Te Maunga WWTP Upgrades	Stage 2 Upgrade	Complete	2001 - 2026	6,100,000	0.00		100.00	6,100,000	100	33,935	179.76
293	Discharge Improvements	Te Maunga - Ponds to Wetlands and Lanscaping - actual costs	Complete	2007 - 2051	13,069	49.00		51.00	6,665	100	55,135	0.12
1556	Discharge Improvements	Outfall Pipeline - Seaward Section Upgrade	Complete	2007 - 2051	434,392	73.92		26.08	113,289	100	55,135	2.05
1550	Discharge Improvements	Outfall Pipeline - Landward Section	2019	2007 - 2051	3,051,131	73.92		26.08	795,735	100	55,135	14.43
3672	Te Maunga WWTP Upgrades	Headworks	2019 - 2021	2017 - 2035	15,015,618	0.00		100.00	15,015,618	100	24,046	624.45
3605	Te Maunga WWTP Upgrades	Site Services, Biofilter, Lift Pumps and 2nd Biorecator	2019 - 2025	2019 - 2051	50,530,958	0.00		100.00	50,530,958	100	39,917	1,265.90
3608	Te Maunga WWTP Upgrades	Flume and Effluent Bypass	2019 - 2020	2019 - 2051	9,079,565	20.00		80.00	7,263,652	100	39,917	181.97
3677	Te Maunga WWTP Upgrades	Effluent Bypass	2019 - 2021	2019 - 2051	1,501,500	90.00		10.00	150,150	100	39,917	3.76
3606	Te Maunga WWTP Upgrades	Landward section of outfall	2019-2022	2019 - 2051	30,660,900	51.00		49.00	15,023,841	100	39,917	376.38
3673	Te Maunga WWTP Upgrades	Clarifier 3	Budget 2021 - 2024	2022 - 2042	6,684,086	0.00		100.00	6,684,086	-	24,046	-
3678	Te Maunga WWTP Upgrades	Sludge Treatment	Budget 2022 - 2025	2025 - 2051	15,886,111	40.00		60.00	9,531,667	-	39,917	-
3676	Te Maunga WWTP Upgrades	Outfall Pumpstation	Budget 2023 - 2025	2025 - 2051	2,710,569	51.00		49.00	1,328,179	-	39,917	-
3674	Te Maunga WWTP Upgrades	Aeration	Budget 2027	2025 - 2051	840,000	0.00		100.00	840,000	-	39,917	-
3607	Te Maunga WWTP Upgrades	Marine Outfall and Pump Station	Budget 2019 - 2028	2028 - 2051	68,289,740	51.00		49.00	33,461,973	-	26,328	-

Subtotal					261,354,482				172,360,924			4,019.65
Cost of Inflation												217.21
Cost of Capital												1,136.76
$ per unit												5,373.62
Plus low demand dwelling												365.94
$ per standard dwelling												5,739.56

Citywide | Transport

Project ID	Project Group	Project Name	Planned expenditure timeframe	Planning period	Total Project Cost $	% Non DC Funded	% DC Funded Other Areas	% DC Funded Citywide	$ Citywide DC	% to be recovered this period	Dwelling Units	$ per unit
280921	Road Widening	Upgrading of Welcome Bay Road (Rural) - Historic Costs	Complete	2001 - 2026	278,087	50.00		50.00	139,044	100%	54,929	2.53
69	Travel Demand Management	Real Time Electronic Bus Timetable Info/Travel Demand	Complete	2001 - 2026	498,047	61.31		38.69	192,694	100%	54,929	3.51
225	Intersection upgrades	Brookfield Intersection upgrade	Complete	2001 - 2026	1,108,081	46.74		53.26	590,164	100%	54,929	10.74
557	Land Purchase	Widening District Wide	Ongoing	2001 - 2026	4,056,509	25.00		75.00	3,042,382	100%	54,929	55.39
567	Pedestrian underpass / overbr	Pedestrian Underpasses/Overbridges	2019	2001 - 2026	3,582,475	65.40		34.60	1,239,536	100%	54,929	22.57
43	Traffic Lights	Cameron Road / 9th Avenue Traffic Signals	2019	2001 - 2026	1,210,426	57.74		42.26	511,526	100%	54,929	9.31
52	Traffic Lights	Waihi Road/Bellevue Road	2022	2001 - 2026	325,000	63.25		36.75	119,438	100%	54,929	2.17
21	Road Widening	Upgrading of Welcome Bay Road (Rural)	2012 - 2023	2001 - 2026	2,441,100	50.00		50.00	1,220,550	100%	54,929	22.22
1883	Road Widening	Totara Street Widening/Hewletts Road	Complete	2001 - 2026	8,704,285	79.68		20.32	1,768,711	100%	54,929	32.20
50	Traffic Lights	Cameron Road North (CDB) Traffic Signal Installation	2019 - 2020	2001 - 2026	649,676	63.25		36.75	238,756	100%	54,929	4.35
53	Traffic Lights	Fraser Street/Courney Road/Baycroft Avenue	2020 - 2021	2001 - 2026	630,000	63.25		36.75	231,525	100%	54,929	4.21
49	Traffic Lights	Devonport Road/ 11th Avenue Traffic Signals	2021 - 2022	2001 - 2026	630,000	63.25		36.75	231,525	100%	54,929	4.21
Subtotal					24,113,686				9,525,850			173.42
Cost of Inflation												6.62
Cost of Capital												-12.40
$ per unit												167.64
Plus low demand dwelling												11.42
$ per dwelling												179.06

Citywide | Reserves

Project ID		Project Name	Planned expenditure timeframe	Planning year	Total Project Cost $	% Non DC Funded	% DC Funded Other Areas	% DC Funded Citywide	$ Citywide DC	% to be recovered this period	Dwelling Units	$ per unit
144	Sub Regional Parks	TECT All Terrain Sub Regional Park Development	Ongoing	2001 - 2051	4,156,515	56.84		43.16	1,793,952	100%	53,635	33.45
143	Sub Regional Parks	Huharua Harbour Park Development	Complete	2001 - 2051	597,396	56.84		43.16	257,836	100%	53,635	4.81
280309	Sub Regional Parks	TECT All Terrain & Huharua Harbour Park	Complete	2001 - 2051	2,800,000	56.84		43.16	1,208,480	100%	53,635	22.53
2131	Active Reserves	Mount Greens Land Purchase	Complete	2001 - 2026	6,676,497	50.00		50.00	3,338,249	100%	28,142	118.62
280312	Active Reserves	Parau Farms Land Purchase	Complete	2001 - 2031	4,065,798	50.00		50.00	2,032,899	100%	34,635	58.69
2405	Active Reserves	Links Avenue Reserve Sportsfield training lights	Complete	2012 - 2022	104,718	50.00		50.00	52,359	100%	12,938	4.05
2458	Active Reserves	Mitchell Park - Training lights and car park sealing	Complete	2012 - 2022	99,412	64.30		35.70	35,490	100%	12,938	2.74
2403	Active Reserves	Arataki/Grenada Park	Complete	2012 - 2022	105,000	86.83		13.17	13,829	100%	12,938	1.07
2461	Active Reserves	Blake Park	Complete	2012 - 2022	999,741	98.20		1.80	17,995	100%	12,938	1.39
2401	Active Reserves	Morland fox irrigation	Complete	2012 - 2022	78,966	50.00		50.00	39,483	100%	12,938	3.05
460	Active Reserves	Waipuna Park - Irrigation - Top and middle fields	Complete	2012 - 2022	819,584	59.30		40.70	333,571	100%	12,938	25.78
2404	Active Reserves	Wharepai Domain Irrigation	Complete	2012 - 2022	143,813	50.00		50.00	71,907	100%	12,938	5.56
419	Active Reserves	Fergusson Park Development	Complete	2012 - 2022	556,915	50.00		50.00	278,458	100%	12,938	21.52
749	Active Reserves	Ocean down Reserves	2019-2028	2018 - 2028	1,634,697	51.92		48.08	785,962	100%	13,102	59.99
3315	Future Reserve Purchase	Te Tumu Land Purchase for Social Infrastructure	2022 - 2021	2022 - 2051	22,000,000	50.00		50.00	11,000,000	0%	30,700	0.00
3325	Future Reserve Purchase	Western Corridoor Active Reserve - Ohauiti Reserve	2022 - 2025	2022 - 2051	6,839,533	50.00		50.00	3,419,767	0%	30,700	0.00
3320	Future Reserve Purchase	Western Corridoor Active Reserve	2027 - 2029	2027 - 2051	9,100,000	50.00		50.00	4,550,000	0%	30,700	0.00
3300	Future Reserve Purchase	Western Corridor Land Purchase for Social Infrastructure	2020 - 2021	2027 - 2051	16,200,000	50.00		50.00	8,100,000	0%	30,700	0.00
Subtotal					76,978,585							363.25
Cost of Inflation												1.02
Cost of Capital												146.10
$ per unit												510.37
Plus low demand dwelling												34.76
$ per standard dwelling												545.13

Citywide | Community Infrastructure

Project ID	Project Group	Project Name	Planned expenditure timeframe	Planning period	Total Project Cost $	% Non DC funding	% DC funded other areas	% DC Funded Citywide	$ Citywide DC	% to be recovered this period	Dwelling Units	$ per unit
280308	Recreation Facilities	Baywave TECT Aquatic & Lesiure Facility	Complete	2001 - 2026	19,300,000	84.74		15.26	2,945,180	100.00	29,876	98.58
361	Recreation Facilities	Trustpower Arena at Baypark	Complete	2006 - 2036	39,922,373	82.01		17.99	7,182,035	100.00	39,266	182.91
Subtotal					59,222,373				10,127,215			281.49
Cost of Inflation												0.00
Cost of Capital												221.01
$ per unit												502.50
Plus low demand dwelling												34.22
$ per standard dwelling												536.72

Bethlehem

6.2 Bethlehem

6.2.1 The Bethlehem Urban Growth Area is made up of four distinct sections, North East Bethlehem, the Bethlehem Triangle, Bethlehem West and South Bethlehem. These are shown on Structure Plan 1 through to Structure Plan 4.

- Structure Plan 1 shows North East Bethlehem. This consists of land north of State Highway 2 and east of Bethlehem Road. The northern part is largely covered by a Marae zone which is currently rural. It is anticipated that this will change in the future to an Urban Marae and all the services and development contributions have been set up ready for this to occur,
- Structure Plan 2 shows the Bethlehem Triangle. This area is primarily zoned residential and is bounded by Moffat Road, Cambridge Road and Stage Highway 2,
- Structure Plan 3 shows Bethlehem West. This area is west of Moffat Road is primarily zoned rural residential,
- Structure Plan 4 shows South Bethlehem. This is the area between Cambridge Road and Takitimu Drive.

6.2.2 The expected yield for Bethlehem is based on 10 dwellings per hectare.

6.2.3 The planning period used is 1991-2041.

6.2.4 The household divisor used to calculate the per unit rates for each activity are set out below.

Table 8: Household unit divisors for Bethlehem

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	2850	3000	2850	2850	
Rural Residential	249			249	
Less: Growth 1992-2001					
Total	**3099**	**3000**	**2850**	**3099**	**0**

6.2.5 The attached schedules set out the infrastructure projects planned for Bethlehem Urban Growth Area and funded by local development contributions.

Bethlehem | Water

Project Id	Item	Project Name	Project status	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
280216		Beaumaris Boulevard Link	Complete					57,816			100.00	57,816	3099	18.66
280251		Bethlehem Rd Stage 2 Watermains - Bethlehem to end	Complete					102,863			100.00	102,863	3099	33.19
280250		Bethlehem Rd Stage 2 Watermains - Marae to end	Complete					92,690			100.00	92,690	3099	29.91
280005		Bethlehem Road (SH2 to Carmichael) 300mm dia	Complete					99,850			100.00	99,850	3099	32.22
280249		Bethlehem Rd Watermains - Carmichael Road to Marae	Complete					133,717			100.00	133,717	3099	43.15
280248		Cambridge Road (south of Moffat) - 200mm dia	Complete					114,412			100.00	114,412	3099	36.92
280902		Castlewold Drive - watermains 150mm dia difference	Complete					13,830			100.00	13,830	3099	4.46
280300		Mayfield Road to Carmichael Link - 150mm dia	Complete					92,509			100.00	92,509	3099	29.85
280002		Moffat Road	Complete					310,903			100.00	310,903	3099	100.32
280001		Orange Lane	Complete					13,002			100.00	13,002	3099	4.20
280004		Reservoir, Cambridge Road	Complete					866,197	64.50		35.50	307,500	3099	99.23
280903		St Andrews Drive - watermains dia difference	Complete					36,000			100.00	36,000	3099	11.62
280003		Water Main from Reservoir to Moffat Road - 300mm dia	Complete					94,220			100.00	94,220	3099	30.40
920		Beaumaris Boulevard Link - 150mm dia 200m	Complete					48,992			100.00	48,992	3099	15.81
1163		Mayfield Road to Carmichael Road Link - 150mm dia - 1400m	Complete					26,455			100.00	26,455	3099	8.54
Subtotal								2,103,456.00				1,544,759		498.47
Cost of Inflation														-
Cost of Capital														142.68
Total														641.15

Bethlehem | Wastewater

Project Id	Item	Project Name	Project status	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$	3000	$
280055		Bethlehem Triangle - Jonathon Street to Cambridge/Moffat Road Intersection	Complete					705,596			100.00	705,596	3000	235.20
280056		Mayfield Lane to Point B, Rising Main, Thrusting, + 2 x Pumpstations	Complete					683,596	10.00	24.30	65.70	449,123	3000	149.71
280057		Point B Southwest to SH2	Complete					265,183	10.00	24.30	65.70	174,225	3000	58.08
280058		Point B to Carmichael Road	Complete					294,400	10.00	24.30	65.70	193,421	3000	64.47
280252		Carmichael Road to Bethlehem Road (cross country) -	Complete					432,723			100.00	432,723	3000	144.24
280253		Carmichael Road to Bethlehem Road - 200mm dia Type 1	Complete					375,000	10.00	24.30	65.70	246,375	3000	82.13
280059		Bethlehem to Birch Avenue to Judea pump station and pipe	Complete					1,652,687	50.70	6.60	42.70	705,697	3000	235.23
280060		Judea rising main and pump station upgrade	Complete					836,802	63.50	4.50	32.00	267,777	3000	89.26
280061		Bethlehem pump station construction	Complete					1,289,808	50.70	6.60	42.70	550,748	3000	183.58
1467		Beaumaris Boulevard Link	Complete					128,761			100.00	128,761	3000	42.92
2122		Carmichael Road to Bethlehem Road (cross country) - pump station and 1500mm dia rising main	Complete					460,528	10.00	72.00	18.00	82,895	3000	27.63
297		Southern Pipeline						107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
		*** Details regarding the Southern Pipeline are set out in Section 5.8. The total cost of the project is currently estimated at $107,607,540. Approximately 1/3 of costs are funded via development contributions. The per unit cost shown in this table is inclusive of the inflation and interest costs.	Non standard				107,607,540							
Subtotal								114,732,624				76,710,856		4,926.45
Cost of Inflation (excluding Southern Pipeline)														-
Cost of Capital (excluding Southern Pipeline)														480.86
Total														5,407.31

Bethlehem | Stormwater

Project Id	Item	Project Name	Project status	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects showing actual final costs						$	$	$	%	%	%	$		$
280102		Ponds A1 & A2 (land purchase, construction, landscaping)	Complete					171,726			100.00	171,726	2850	60.25
280103		Pond A4 (land purchase, construction, landscaping)	Complete					55,736			100.00	55,736	2850	19.56
280104		Pond A5 - land purchase, construction and landscaping	Complete					223,857			100.00	223,857	2850	78.55
280105		Pond A6 - Land purchase (easement)	Complete					132,310			100.00	132,310	2850	46.42
280106		Pond A7 (land purchase, construction of Pond and Outlet)	Complete					276,387			100.00	276,387	2850	96.98
280107		Pond B1 (land purchase, construction, landscaping)	Complete					401,455			100.00	401,455	2850	140.86
280108		Roading Associated - Moffat Road	Complete					286,460	46.00		54.00	154,688	2850	54.28
280109		Roading Associated - Cambridge Rd	Complete					581,450	72.00		28.00	162,806	2850	57.12
280110		Roading Associated -South Cambridge	Complete					433,200	64.00		36.00	155,952	2850	54.72
280222		Bethlehem SIF Pond E - Land Purchase	Complete					71,100			100.00	71,100	2850	24.95
280238		Pond C - Roading Associated	Complete					504,836	6.29		93.71	473,082	2850	165.99
280239		Pond D - Dam Construction	Complete					319,470			100.00	319,470	2850	112.09
280240		Pond D - Roading Associated	Complete					150,197			100.00	150,197	2850	52.70
280241		Pond H	Complete					169,218		20.00	80.00	135,374	2850	47.50
280242		Carmichael Farm Ponding Area	Complete					2,184,733	30.00	3.50	66.50	1,452,847	2850	509.77
280269		Roading associated stormwater - Millers to Bellevue	Complete					193,938			100.00	193,938	2850	68.05
280271		Carmichael Road south - Roading associated stormwater	Complete					86,426			100.00	86,426	2850	30.32
280272		Bethlehem SIF Pond A3 (previously Lips 981) - land purchase and landscaping and planting	Complete					266,851			100.00	266,851	2850	93.63
1360		Beaumaris Boulevard Link - Roading Associated	Complete					637,549			100.00	637,549	2850	223.70
981		Bethlehem SIF Pond F - dam construction	Complete					135,040			100.00	135,040	2850	47.38
1573		Bethlehem SIF Pond E Construction, Damn, Landscaping	Complete					91,490			100.00	91,490	2850	32.10
Projects scheduled for completion in future financial years														
1582		Bethlehem SIF Pond G Reticulation						281,990		70.00	30.00	84,597	2850	29.68
	1	300mm Type 2 (items 2,4,6,8)	Standard	70	m	420.00	29,400							
	2	450mm Type 2	Standard	126	m	535.00	67,410							
	3	675mm Type 2	Standard	235	m	788.00	185,180							
1578		Bethlehem SIF Pond E Reticulation						750,330			100.00	750,330	2850	263.27
	1	300mm Type 2 (under chip seal)	Standard	220	mm	647.00	142,340							
	2	525mm Type 2	Standard	220	mm	972.00	213,840							
	3	900mm Type 2	Standard	170	mm	1,563.00	265,710							
	4	1050mm Type 3	Standard	80	mm	1,538.00	123,040							
	5	Land purchase Pond A3	Actual cost	1	l.s	5,400.00	5,400							
1581		Bethlehem SIF Pond G Construction & Land Purchase						1,062,400		70.00	30.00	318,720	2850	111.83
	1	Pond Construction including inlet and outlet structures	Non standard	1		461,000.00	461,000							
	2	Landscaping/Planting	Standard	5000	m2	13.00	65,000							
	3	Land Purchase	Valuation	0.95	ha		536,400							
1580		Bethlehem SIF Pond F Reticulation						365,070			100.00	365,070	2850	128.09
	1	450mm Type 2	Standard	390	m	535.00	208,650							
	2	750mm Type 3	Standard	220	m	711.00	156,420							
Subtotal								9,833,219						2,549.82
Cost of Inflation														11.69
Cost of Capital														371.14
Total														2,932.65

Bethlehem | Transport

Project Id	Item	Project Name	Project status	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects showing actual final costs						$	$	$	%	%	%	$		$
280226		Millers Rd Reconstruction Ext to Mayfield Lane	Complete					300,764	37.00		63.00	189,481	3099	61.14
280035		Millers Road Widening (Unformed Section) - 390m - 930m	Complete					615,785	67.00		33.00	203,209	3099	65.57
280030		Moffat Road Widening - 2.1km	Complete					943,763	46.00		54.00	509,632	3099	164.45
280033		Orange Lane Widening - 0.465km	Complete					126,924			100.00	126,924	3099	40.96
280036		Pavement Widening - Mayfield Subdivision	Complete					442,650	80.00		20.00	88,530	3099	28.57
280031		Road Widening.- Moffat Road - Land Purchase	Complete					1,370,625	46.00		54.00	740,138	3099	238.83
280273		Beaumaris Boulevard Link	Complete					401,301			100.00	401,301	3099	129.49
280034		Bethlehem Road Widening (SH2 to Carmichaels Rd)	Complete					672,271	50.79		49.21	330,825	3099	106.75
280029		Cambridge Road Widening (Moffat Rd intersection south)	Complete					776,894	64.00		36.00	279,682	3099	90.25
280032		Cambridge Road Land Purchase	Complete					206,938	64.00		36.00	74,498	3099	24.04
280225		Cambridge Road Upgrade	Complete					379,470	72.00		28.00	106,252	3099	34.29
280263		Carmichael Rd Upgrading (previously Lips 174)	Complete					454,088	4.00		96.00	435,924	3099	140.67
280258		Intersection Upgrades - Bethlehem/Carmichael Road	Complete					503,881	20.00	40.00	40.00	201,552	3099	65.04
280274		Millars Rd Reconstruction From Bellevue Rd	Complete					767,456	37.00		63.00	483,497	3099	156.02
280278		Mayfield Lane to Carmichael Rd	Complete					665,540	56.00		44.00	292,838	3099	94.49
145		Beaumaris Boulevard Link (carriageway construction)	Complete					3,166,079	15.23		84.77	2,683,885	3099	866.05
163		Bethlehem Rd widening Carmichael Road to 200m nt	Complete					842,855	31.00	34.50	34.50	290,785	3099	93.83
227		Mayfield Lane to Carmichael Road (1.045km new road)	Complete					238,931			100.00	238,931	3099	77.10
175		Mayfield Lane Upgrading	Complete					31,279	8.00		92.00	28,777	3099	9.29
177		Millers Rd Reconstruction Ext to Mayfield Lane	Complete					855,805	37.00		63.00	539,157	3099	173.98
Projects scheduled for completion in future financial years														
142		Cambridge Road Upgrade						304,304	86.28		13.72	41,751	3099	13.47
	1	Realign Corners, widen from 10m-12m. K&C Footpath 1	Non standard	208	m		304,304							
2247		Bethlehem Rd Reconstruction Stage 2						1,052,130	31.00	34.50	34.50	362,985	3099	117.13
	1	Road widening etc	Non standard				831,810							
	2	Renewal Component	Non standard				220,320							
164		Bethlehem Rd Upgrading Stage 3 (from Marae Corner to 610m east)						1,464,330	15.00	14.45	70.55	1,033,085	3099	333.36
	1	Widening 6.2m seal to 8m wide	Non standard	610	m		478,319							
	2	Land Purchase	Valuation	0.3466	ha		836,561							
	4	Renewal Component	Non standard	610	m		149,450							
165		Bethlehem Road Upgrading Stage 4						216,450	31.20		68.80	148,918	3099	48.05
	1	Renewal component	Non standard	150	m		40,650							
	2	Widening 5.2m seal to 8m carriageway, kerb footpatch,	Non standard	150	m		175,800							
229		Walkways Bethlehem						242,424	43.00		57.00	138,182	3099	44.59
	1	Construction 2.5 formation with a 1.4m concrete footpath - Mayfield Ln Ext/ Bethlehem Rd	Non standard	970	m		147,221							
	2	Construction of 2.5 formation with a 1.4 m concrete footpath. Westwood Dr/Carmichael Rd	Non standard	1500	m		95,203							
Subtotal								17,042,937.00				8,112,823		3,217.40
Cost of Inflation														11.59
Cost of Capital														340.45
Total														3,569.44

Ohauiti

6.3 Ohauiti

6.3.1 Ohauiti Urban Growth Area borders the Tauranga Infill area on the Southern boundary of Tauranga City Council. Development within the catchment is a mixture of infill development and Greenfield development. Structure plan 6 sets out bulk infrastructure provisions for the Ohauiti.

6.3.2 The planning period used for all infrastructure in Ohauiti growth area is 1991-2026.

6.3.3 The expected yield for Ohauiti growth area is based on 10 dwellings per hectare.

6.3.4 The growth divisors are based on the following:

Table 9: Household unit divisors for Ohauiti

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	1293	1293	1293	1293	
Residential Development 1992-1995	3	3	3	3	
Rural Residential development 1995-1995	74			74	
Total	**1370**	**1296**	**1296**	**1370**	

Ohauiti | Water

Project ID	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other UGA %	DC funding this UGA %	UGA Costs	Divisor	$ per unit
						$	$	$	%	%	%	$		$
280217		Hollister Lane Extension	Complete					41,500			100.00	41,500	1370	30.29
280007		Hollister Lane	Complete					30,994			100.00	30,994	1370	22.62
280008		Hollister Lane Link	Complete					12,686			100.00	12,686	1370	9.26
280010		Land Purchase for Reservoir	Complete					188,750			100.00	188,750	1370	137.77
280006		Ohauiti Road	Complete					394,914			100.00	394,914	1370	288.26
280009		Pump Station	Complete					528,691			100.00	528,691	1370	385.91
1180		Ohauiti High Level Reservoir	Complete					4,309,684			100.00	4,309,684	1370	3,145.75
Subtotal								5,507,219				5,507,219		4,019.87
Cost of Inflation														-
Cost of Capital														587.58
Total														4,607.45

Ohauiti |Wastewater

Project ID	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other UGA %	DC funding this UGA %	UGA Costs	Divisor	$ per unit
						$	$	$	%	%	%	$	1296	$
280064		McFetridge Lane to Rowe Property, 225mm dia + 150m rising main	Complete					183,114			100.00	183,114	1296	141.29
280067		Northwest of Hollister Lane to Windermere Drive	Complete					78,934			100.00	78,934	1296	60.91
280066		Poike Road to West of Hollister Lane	Complete					169,709			100.00	169,709	1296	130.95
280068		Pump Station and Rising Main	Complete					210,038			100.00	210,038	1296	162.07
280065		Up Gully East of Hollister Lane	Complete					211,009			100.00	211,009	1296	162.82
302		Ohauiti Sewer Duplication	Complete					478,112			100.00	478,112	1296	368.91
297		Southern Pipeline						107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
	1	*** Details regarding the Southern Pipeline are set out in Section 5.8. The total cost of the project is currently estimated at $$107,607,540. Approximately 1/3 of costs are funded via development contributions. The per unit cost shown in this table is inclusive of the inflation and interest costs.	Non standard				107,607,540							
Subtotal							107,607,540	108,938,456				74,104,431		4,640.94
Cost of Inflation														-
Cost of Capital (excluding Southern Pipeline)														168.32
Total														4,809.26

Ohauiti | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
280114		Hollister Lane- Roading Associated	Complete					143,900			100.00	143,900	1296	111.03
280113		Hollister Lane Pond	Complete					323,640			100.00	323,640	1296	249.72
280112		McFetridge Lane Roading Associated	Complete					210,258	71.00		29.00	60,975	1296	47.05
280111		McFetridge Lane Pond	Complete					156,015			100.00	156,015	1296	120.38
Subtotal							-	833,813				684,530		528.19
Cost of Inflation														-
Cost of Capital														145.80
Total														673.99

Ohauiti | Transport

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
Completed projects with known final costs														
280038		Hollister Lane - 0.57km (widen 4.m to 11m + upgrades)	Complete					375,223			100.00	375,223	1370	273.89
280229		Hollister Lane Extension	Complete	212	m			262,794	82.00		18.00	47,303	1370	34.53
280228		Ohauiti Rd (Boscobel South - 1st stage - widen to 12m)	Complete	1300	m			752,419	71.00		29.00	218,202	1370	159.27
280037		Poike Road - 1.04km (widen from 6m to 12m)	Complete	1040	m			734,178	29.18		70.82	519,945	1370	379.52
104		Hollister Lane Extension	Complete					32,240	82.00		18.00	5,803	1370	4.24
Projects scheduled for completion in future financial years														
103		Ohauiti Rd (Boscobel to City Boundary + Corner improvements)						402,800	85.79		14.21	57,238	1370	41.78
	1	Boscabel to City Boundary	Non standard				292,800							
	2	Corner Improvements	Non standard				110,000							
Subtotal								2,559,654.00						893.22
Cost of Inflation														4.02
Cost of Capital														197.10
Total														1,094.34

Papamoa

6.4 Papamoa

6.4.1 The Papamoa Urban Growth Area starts at Maranui Street and continues along the coast out to the boundary of the Te Tumu blocks. The Papamoa growth area borders the Mount Infill area, the Wairakei Urban Growth Area and the future Te Tumu Urban Growth Area.

6.4.2 Development within Papamoa is a mix of infill and greenfield development along with some commercial. There are 4 structure plans for Papamoa:

- Structure Plan 8 starts at Maranui Street through to Evans Road/Hartford Avenue area,
- Structure Plan 9 continues from Evans to Domain Road/Opal Road area,
- Structure Plan 10 is from Opal Drive through to the end of Simpson Road near Taylors Reserve,
- Structure Plan 11 shows from Taylors Road to the end of Papamoa. This plan also shows the outline of the area which is now Wairakei Urban Growth Area (which is detailed in structure plan 15).

6.4.3 The planning period for all projects within the Papamoa Urban Growth area, except Reserves, is 1991-2036. This planning period was extended in 2015 to reflect actual development trends and revised growth projections. The planning period for local reserves in the Papamoa Urban Growth Area begins in 2010 (when the revised level of service for open space was adopted) and extends to 2036.

6.4.4 The expected yield used for calculating residential divisors for Papamoa is 11 dwelling per hectare. The total expected household units and commercial scaling factors are set out below. In Papamoa the household unit equivalents for non-residential development (and the commercial scaling factors) are based on 900m^2 sections.

Table 10: Household unit divisors for Papamoa

	Water	Wastewater	Stormwater	Transport	Reserves[1]
New Residential	5660	5660	5660	5660	2584
Serviced Infill			1045	1045	
Development 1992-1995	499	499	499	499	
Commercial Lots	439	439	439	439	439
x Commercial Multiplier	*1.80*	*1.20*	*2.20*	*1.00*	*0.00*
Subtotal Commercial	790	527	966	439	0
Total	**6949**	**6686**	**8170**	**7643**	**2584**

[1] The reserve and community infrastructure divisor in the Papamoa Urban Growth Area is significantly different from the other divisors because it only includes growth from 1 July 2009 to 30 June 2026.

Papamoa | Water

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects						$	$	$	%	%	%	$		$
280011		Grenada Street extension	Complete					22,137			100.00	22,137	6949	3.19
280012		Evans Road Extension	Complete					2,121			100.00	2,121	6949	0.31
280013		Gravatt Road	Complete					125,108			100.00	125,108	6949	18.00
280014		Domain Road	Complete					98,676			100.00	98,676	6949	14.20
280015		Longview Drive	Complete					14,914			100.00	14,914	6949	2.15
280016		Papamoa Beach Road (200 dia main from Pap Beach to Majori Lane)	Complete					507,937			100.00	507,937	6949	73.09
280218		Gloucester Street Extension	Complete					92,078			100.00	92,078	6949	13.25
280219		SH2/Maranui Street	Complete					223,132			100.00	223,132	6949	32.11
280276		Wairakei Stream Crossing - Emerald Shores	Complete					8,100			100.00	8,100	6949	1.17
1089		Doncaster Drive Watermain	Complete					71,405			100.00	71,405	6949	10.28
929		Wairakei Stream Crossing: Golden Sands	Complete					13,232			100.00	13,232	6949	1.90
949		Parton Road Reconstruction - Watermain (200mm dia)	Complete					275,000			100.00	275,000	6949	39.57
Projects scheduled for completion in future financial years														
948		Gloucester/ Grenada Watermain (150mm dia difference)						10,350			100.00	10,350	6949	1.49
	1	150mm dia. difference	Actual	450	m	23.00	10,350							
Subtotal								1,464,190.00						210.71
Cost of Inflation														0.03
Cost of Capital														43.70
Total														254.44

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT

Commercial scaling factor for 900m2 sites (water)	*1.80*
$ per 900m2 site for commercial development in Papamoa	457.98
$ per hectare for commercial development in Papamoa	5,088.70

Papamoa | Wastewater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
Completed projects														
280069		Pump Stations - Catchment No 2	Complete					102,591			100.00	102,591	6686	15.34
280070		Pump Stations - Catchment No 4	Complete					239,553			100.00	239,553	6686	35.83
280071		Pump Stations - Catchment No 6	Complete					126,050			100.00	126,050	6686	18.85
280072		Pump Stations - Catchment No 7 + rising main	Complete					126,705			100.00	126,705	6686	18.95
280073		Pump Station - Catchment 13	Complete					75,813			100.00	75,813	6686	11.34
280074		Pump Stations - Catchment No 15	Complete					58,454			100.00	58,454	6686	8.74
280075		Pump Stations - Catchment No 18	Complete					107,981			100.00	107,981	6686	16.15
280076		Pump Stations - Catchment No 20	Complete					72,046			100.00	72,046	6686	10.78
280077		Pump Stations - Catchment 22	Complete					80,200			100.00	80,200	6686	12.00
280078		Pump Stations - Catchment No 23	Complete					97,200			100.00	97,200	6686	14.54
280079		Pump Stations - Catchment No 26	Complete					28,503			100.00	28,503	6686	4.26
280080		Pump Stations - Catchment No 27	Complete					102,474			100.00	102,474	6686	15.33
280081		Pump Stations - Catchment No 28	Complete					138,888			100.00	138,888	6686	20.77
280082		Pump Stations - Catchment No 29	Complete					66,400			100.00	66,400	6686	9.93
280083		Pump Stations - Catchment No 30	Complete					124,355			100.00	124,355	6686	18.60
280084		Pump Stations - Catchment No 34	Complete					215,325			100.00	215,325	6686	32.21
280085		Pump Stations - Catchment No 36	Complete					134,365			100.00	134,365	6686	20.10
280086		Pump Stations - Catchment No 38	Complete					110,480			100.00	110,480	6686	16.52
280087		Pump Stations - Catchment No 40	Complete					100,251			100.00	100,251	6686	14.99
280088		Pump Station (connection from Doncaster Dr to Summerlands Subdvision)	Complete					12,403			100.00	12,403	6686	1.86
280089		Efford Block (150mm pipe through Gordon Spratt)	Complete					8,475			100.00	8,475	6686	1.27
280090		Trunk Rising Main - Opal Drive to Truman Lane	Complete					1,416,074	30.00		70.00	991,252	6686	148.26
280091		Trunk Rising Main - Marjorie Lane to Opal Drive	Complete					1,374,776	26.00		74.00	1,017,334	6686	152.16
280092		Crisp Subdivision Reticulation	Complete					29,759			100.00	29,759	6686	4.45
280093		Pump Station Upgrade - Opal Drive Biofilter	Complete					52,110	30.00		70.00	36,477	6686	5.46
280221		Opal Drive Pump Station	Complete					439,274	41.00		59.00	259,172	6686	38.76
2071		Pump Station Catchment 17 + rising main	Complete					265,122			100.00	265,122	6686	39.65
Projects scheduled for completion in future financial years														
2073		Pump station - Catchment 10 - OTS Block						188,510			100.00	188,510	6686	28.19
	1	Pump station	Standard	1			187,000							
	2	150mm dia rising main	Standard	10	m	151.00	1,510							
1658		Pump Station - Catchment 31 - Mangatawa Block						266,500			100.00	266,500	6686	39.86
	1	150mm dia rising main	Standard	300	m	265.00	79,500							
	2	Pump station	Standard	1	Each		187,000							
Subtotal								6,160,637						775.15
Cost of Inflation														4.52
Cost of Capital														155.15
Total														934.82

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT

Commercial scaling factor for 900m2 sites (wastewater)	*1.20*
$ per 900m2 site for commercial development in Papamoa	1,121.78
$ per hectare for commercial development in Papamoa	12,464.24

Papamoa | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
Completed projects														
280115		Upgrade/duplicate existing culvert under SH2 to Maungatawa Drain	Complete					332,434			100.00	332,434	8170	40.69
280116		Upgrade - deepen and widen existing channel	Complete					124,183			100.00	124,183	8170	15.20
280117		Harrisons Cut Catchment	Complete					875,983	41.00		59.00	516,830	8170	63.26
280118		Harrisons Cut Catchment- Beach Waters	Complete					290,106	41.00		59.00	171,163	8170	20.95
280119		Harrisons Cut Catchment - Evans Road Culvert	Complete					82,984	41.00		59.00	48,961	8170	5.99
280120		Harrisons Cut Catchment - Hartford Road Culvert	Complete					65,000	41.00		59.00	38,350	8170	4.69
280121		Harrisons Cut Catchment - Domain Road Culvert	Complete					256,711	41.00		59.00	151,459	8170	18.54
280122		Harrisons Cut Catchment Land Purchases	Complete					1,520,806			100.00	1,520,806	8170	186.15
280123		Harrisons Cut Catchment - Roading Associated	Complete					71,624	33.00		67.00	47,988	8170	5.87
280124		Grant Place Catchment - Main Channel, Extend discharge from Commercial zone to Wairakei stream	Complete					837,491			100.00	837,491	8170	102.51
280125		Grant Place Catchment - Parton Rd Culvert	Complete					171,589	16.00		84.00	144,135	8170	17.64
280126		Grant Place Catchment - Opal Drive Culvert	Complete					155,637	16.00		84.00	130,735	8170	16.00
280127		Grant Place Catchment - Land Purchase	Complete					458,668			100.00	458,668	8170	56.14
280128		Grant Place Catchment - Roading Associated	Complete					179,015	16.00		84.00	150,373	8170	18.41
280129		Parton Rd./Tara Rd.	Complete					24,200			100.00	24,200	8170	2.96
280130		600 stormwater channel for 'catchment 34. Land purchase, landscaping and planting	Complete					551,935			100.00	551,935	8170	67.56
280246		Johnson Estate Tara Rd - Land Purchase	Complete					601,251			100.00	601,251	8170	73.59
280268		Wairakei Stream Channel (Parton Rd - Marjorie Ln)	Complete					792,489		32.02	67.98	538,734	8170	65.94
280279		Roading Associated - Papamoa Beach Rd/Motiti Rd	Complete					30,987	33.00		67.00	20,761	8170	2.54
280280		Roading Associated - Papamoa Beach Rd/Karewa Pde/Short	Complete					600,553	33.00		67.00	402,371	8170	49.25
280281		Roading Associated - Papamoa Beach Rd/Marjorie Lane	Complete					189,383	33.00		67.00	126,887	8170	15.53
280284		Maranui SIF - Channel parallel to SH2	Complete					186,453			100.00	186,453	8170	22.82
280285		Maranui SIF - Channel parallel to SH2 thru 2A	Complete					139,259			100.00	139,259	8170	17.05
280286		Maranui SIF - Channel parallel to SH2 thru 4B (previously Lips 1571)	Complete					83,521			100.00	83,521	8170	10.22
280287		Maranui SIF - Channel through 4A	Complete					105,685			100.00	105,685	8170	12.94
280288		Maranui SIF - Channel within 7B	Complete					22,988			100.00	22,988	8170	2.81
280289		Maranui SIF - Channel parallel to SH2 through 7B	Complete					32,053			100.00	32,053	8170	3.92
280290		Maranui SIF - Channel parallel to SH2 through Lot 1 DPS 65969	Complete					105,422			100.00	105,422	8170	12.90
280291		Maranui SIF - Channel parallel to SH2 through Lot 1 DPS	Complete					45,190			100.00	45,190	8170	5.53
280292		Maranui SIF - Channel on 7D east boundary (to school)	Complete					173,876			100.00	173,876	8170	21.28
280293		Maranui SIF Projects - Land	Complete					3,456,365			100.00	3,456,365	8170	423.06
280297		Western Channel 20 metres wide x 280m	Complete					41,289			100.00	41,289	8170	5.05
280304		Wairakei Stream - Land Purchase	Complete					1,750,000		32.02	67.98	1,189,650	8170	145.61
280920		Wairakei Stream - Overflow to Kaituna	Complete					371,906		66.67	33.33	123,956	8170	15.17
2037		Johnson Estate Tara Road - Eastern Channel	Complete					45,288			100.00	45,288	8170	5.54
1026		Roading Asscciated Stormwater for Parton Road	Complete					457,736	16.00		84.00	384,498	8170	47.06
1570		Sandhurst Dr (Ex Channel on 2A / 4B boundary) - Stormwater pond adjoing Sandhurst interchange and whitepine development	Complete					1,352,349			100.00	1,352,349	8170	165.53
1918		Wairakei Stream Culvert Upgrade: Palm Springs Blvd - Twin Culverts	Complete					558,176		41.62	58.38	325,863	8170	39.89
1919		Wairakei Stream Culvert Upgrade: Golden Sands Drive - Twin Culverts	Complete					667,094		41.62	58.38	389,449	8170	47.67
2014		Wairakei Stream Realignment and landscpaing -	Complete					300,000		32.02	67.98	203,940	8170	24.96
2168		Harrisons Cut Catchment - Landscaping	Complete					33,477	41.00		59.00	19,751	8170	2.42

Papamoa | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Projects planned for completion in this Long Term Plan Period														
2197		Land Purchase for Stream Realignment						1,966,949		32.02	67.98	1,337,132	8170	163.66
	1	Refer to Wairakei Schedule for cost breakdown	Valuation											
992		Domain Road Stormwater Upgrades						969,893	33.00		67.00	649,828	8170	79.54
	1	Domain Rd	Standard	600	m	323.67	194,202							
	2	Twin 1600dia Culverts	Engineer	1			193,781							
	3	Engineering design	Actual				28,000							
	4	Extend 1050 dia pipe towards Wairakei stream	Standard	410	mm	1,351.00	553,910							
1044		Roading Associated Stormwater - Maranui Street						342,750	67.12		32.88	112,696	8170	13.79
	1	Maranui Street	Standard	750	m	457.00	342,750							
2166		Grant Place - Main Channel Landscaping						137,832			100.00	137,832	8170	16.87
	1	Landscaping	Standard	1,363	m	80.00	108,327							
	2	Actual costs	Actual				29,505							
995		Wairakei Stream Landscaping						863,184		32.02	67.98	586,792	8170	71.82
	1	Channel - Earthworks	Standard	1,764	m	315.00	555,660							
	2	Landscaping and Planting	Standard	3,661	m	84.00	307,524							
1920		Wairakei Stream Culvert Upgrade: Emerald Shores Drive						750,000		41.62	58.38	437,850	8170	53.59
	1	Twin 4 x 2 Box Culverts	Engineer				750,000							
2480		Wairakei Stream - Overflow to Kaituna (project funded by Papamoa, Wairakei and Te Tumu)						43,534,703		66.67	33.33	14,510,117	8170	1,776.02
	1	* see Wairakei schedules for cost details												
Projects not scheduled in this Long Term Plan Period (2018-2021)														
1561		Stormwater channel Thru Mangatawa block (perpendicular to SH2)						802,466			100.00	802,466	8170	98.22
	1	Earthworks	Standard	21,000	m3	8.00	168,000							
	2	Landscaping	Standard	340	m	84.00	28,560							
	3	Pipe- Gravatt Rd to Sandhurst Dr (1200mm)	Standard	383	m	1,582.00	605,906							
1577		Land Purchase Block A 11.1.1 ('Maranui SIF Projects)						608,396			100.00	608,396	8170	74.47
	1	Land Purchase	Valuation	77,000	m3		608,396							

Subtotal							4,474,521	68,117,329				34,549,669		4,228.85
Cost of Inflation														135.88
Cost of Capital													-	707.53
Total														3,657.20

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT

Commercial scaling factor for 900m2 sites (stormwater)	*2.20*
$ per 900m2 site for commercial development in Papamoa	8,045.83
$ per hectare for commercial development in Papamoa	89,398.12

Papamoa | Transport

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects														
280039		Papamoa Beach Road - widen, kerb, channel	Complete					1,577,791	33.00		67.00	1,057,120	7643	138.31
280040		Range Road - 0.91km widen, kerb, channel, footpath	Complete					240,174	50.00		50.00	120,087	7643	15.71
280041		Logan Road - 0. 09km	Complete					13,992	50.00		50.00	6,996	7643	0.92
280042		Percy Road - 0.75km, widen, kerb, channel, footpath	Complete					76,880	87.00		13.00	9,994	7643	1.31
280043		Stella Place - 0.09km - widen, kerb, channel	Complete					23,050	87.00		13.00	2,997	7643	0.39
280044		Dickson Road - 0.88km - widening	Complete					89,083	25.00		75.00	66,812	7643	8.74
280045		Grant Place - 0.11km - road widening	Complete					33,763	16.00		84.00	28,361	7643	3.71
280046		McCallum Place - 0.11km - widen	Complete					26,967	16.00		84.00	22,652	7643	2.96
280047		Simpson Road - 0.97km - widen, kerb, channel	Complete					243,571	16.00		84.00	204,600	7643	26.77
280048		Kirkpatrick Place - 0.10km - widening	Complete					28,067	8.00		92.00	25,822	7643	3.38
280049		Longview Drive Pavement Widening	Complete					254,346	85.00		15.00	38,152	7643	4.99
280050		Golden Sands Subdivision Pavement Widening	Complete					380,000	63.00		37.00	140,600	7643	18.40
280051		Emerald Shores Subdivision Pavement Widening	Complete					315,100	63.00		37.00	116,587	7643	15.25
280052		Gravatt Rd. - Evans Drain Crossing	Complete					37,456	-		100.00	37,456	7643	4.90
280053		Wairaki Stream Crossings - longview Drive	Complete					291,983			100.00	291,983	7643	38.20
280231		Maranui St Kerb And Channelling	Complete					4,869	33.00		67.00	3,262	7643	0.43
280232		Tara Rd/Parton Rd Intersection Control - Land Purchase	Complete					929,748	5.00	46.34	48.66	452,415	7643	59.19
280301		Gravatt Road Pavement Widening	Complete					3,718,539	63.00		37.00	1,375,859	7643	180.02
280302		Grenada Street Pavement Widening	Complete					1,158,078	63.00		37.00	428,489	7643	56.06
280303		Doncaster Drive Pavement Widening	Complete					929,791	63.00		37.00	344,023	7643	45.01
265		Doncaster Drive Road Widening	Complete					497,809	63.00		37.00	184,189	7643	24.10
258		Sandhurst Drive Extension - Grenada and Gravatt	Complete					1,161,252			100.00	1,161,252	7643	151.94
264		Grenada St Extension (Pavement Widening)	Complete					134,092	85.00		15.00	20,114	7643	2.63
563		Land Purchase Domain Rd	Complete					909,921	39.00		61.00	555,052	7643	72.62
564		Land Purchase Tara Rd (1460m x 10m)	Complete					827,003	30.00	34.14	35.86	296,563	7643	38.80
137		Mangatawa interchange SH2 (Sandhurst link)	Complete					10,710,966	67.31		32.69	3,501,415	7643	458.12
2355		Maranui Street / Sandhurst Dr Upgrade & Traffic Signals	Complete					575,234	-		100.00	575,234	7643	75.26
245		Parton Rd Reconstruction	Complete					2,132,987	49.91		50.09	1,068,413	7643	139.79
2259		Parton Road / Papamoa Beach Road Roundabout	Complete					364,207		48.78	51.22	186,547	7643	24.41
260		Sandhurst Extension - Gravatt to SH2 and Truman Link	Complete					4,018,716			100.00	4,018,716	7643	525.80
246		Tara Rd Planning & Reconstruction	Complete					10,411,319	46.10	26.95	26.95	2,805,850	7643	367.11
249		Roundabout - Tara/Parton Road	Complete					2,140,345	5.00	46.34	48.66	1,041,492	7643	136.27
268		Wairakei Stream Crossing - Golden Sands (Developer	Complete					761,358		48.78	51.22	389,968	7643	51.02
267		Wairakei Stream Crossing - Motitit Road Shopping Centre	Complete					329,818		48.78	51.22	168,933	7643	22.10
Projects scheduled for completion in this long term plan period														
244		Domain Road						12,597,123	68.94		31.06	3,912,666	7643	511.93
	1	Upgrading to arterial standard	Engineer estimate				10,321,714							
	2	Sale of excess land	Actual				- 220,145							
	3	Design fees	Complete				512,313							
	6	Actual completed construciton costs	Actual				37,882							
	8	Tendered construction costs	Engineer				1,945,359							
240		Maranui St Kerb And Channelling						1,401,596	33.00		67.00	939,069	7643	122.87
	1	Widen 10m to 12m, kerb, channel, footpath both sides	Non standard	940	m		1,401,596							
269		Wairakei Stream Crossing - Emerald Shores Subdivision						696,600	51.00	25.10	23.90	166,487	7643	21.78
	1	Wairakei Stream Crossing - Emerald Shores Subdivision	Engineer	120	m	5,805.00	696,600							

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continued - Papamoa | Transport

Projects scheduled for completion in future financial years												
2924		Papamoa Beach Road Intersection improvements					1,552,335	28.96		71.04	1,102,779	7643	144.29
	2	Coast Boulevard Land Purchase	Actual (reimbursement paid)			64,500							
	5	New round about coast boulevard	Actual (reimbursement paid)			606,400							
	1	Land Purchase Sunrise Avenue - Land Purchase	Valuation			366,087							
	4	Sunrise Avenue - improvements	Estimate			75,000							
	3	Coastlands Land Purchase	Valuation			250,348							
	6	Coastlands Retirement village - roundabout	Standard			190,000							
252		Gloucester Street Extension					2,172,925	92.65		7.35	159,710	7643	20.90
	1	Extensions of road associated with subdivision development (cost is for difference of collector vs. local road)	Engineers estimate	575 m		2,172,925							
Subtotal							63,768,854				27,028,717		3,536.40
Cost of Inflation													17.43
Cost of Capital													- 390.53
Total													3,163.30

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT

Commercial scaling factor for 900m2 sites (transport)	*1.00*
$ per 900m2 site for commercial development in Papamoa	3,163.30
$ per hectare for commercial development in Papamoa	35,147.79

Pyes Pa

6.5 Pyes Pa

6.5.1 Pyes Pa Urban Growth Area sits at the southern edge of the Tauranga Infill area and the West of the newer Pyes Pa West Urban Growth Area. Structure Plan 5 shows the original infrastructure planning models for Pyes Pa. The Pyes Pa land is a mix of rural and residential development.

6.5.2 The expected yield for Pyes Pa is based on 10 dwellings per hectare.

6.5.3 The planning period for projects is 2001-2031. Growth that occurred prior to 2001 is removed from the divisor.

Table 11: Household unit divisors for Pyes Pa

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	2104	2104	2104	2104	
Rural Residential	65			65	
Residential Development 1992-2001	84	84	84	84	
Rural Residential Development 1995-2001	23			23	
Total	**2276**	**2188**	**2188**	**2276**	**0**

Pyes Pa | Water

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
280021		Cheyne Road	Complete					85,803			100.00	85,803	2276	37.70
280020		Freeburn Road	Complete					14,535			100.00	14,535	2276	6.39
280018		Pyes Pa Road North	Complete					137,066			100.00	137,066	2276	60.22
280019		Pyes Pa Road South	Complete					258,407			100.00	258,407	2276	113.54
280023		Reservoir - Joyce Road	Complete					1,863,258	88.00		12.00	223,591	2276	98.24
280022		Second supply from Oropi Main	Complete					12,500			100.00	12,500	2276	5.49
280401		Pyes Pa Booster Pump Station	Complete					87,868		95.90	4.10	3,603	2276	1.58
331		Pyes Pa Booster P/S	In progress					1,539,642		95.90	4.10	63,125	2276	27.74
		*** details regarding costing for this project are shown in Pyes Pa West schedules												
Subtotal							-	3,999,079				798,630		350.89
Cost of Inflation														-
Cost of Capital														55.73
Total														406.62

Pyes Pa | Wastewater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
297		Southern Pipeline						107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
	1	*** Details regarding the Southern Pipeline are set out in Section 5.8. Approximately 1/3 of costs are funded via development contributions. The per unit cost shown in this table is inclusive of the inflation and interest costs.	Non standard				107,607,540							
Subtotal								107,607,540				72,773,515		3,614.00
Cost of inflation														-
Cost of capital														-
Total														3,614.00

Pyes Pa | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$	2188	$
280131		Pond 1 (Southwest of Cheyne Road to Pyes Pa Road)	Complete					53,926			100.00	53,926	2188	24.65
280132		Pond 2 (South Side SH No.29 west to Pyes Pa Road)	Complete					93,357			100.00	93,357	2188	42.67
280133		Pond 3 (South side of Cheyne Road toward Oropi Road)	Complete					580,653			100.00	580,653	2188	265.38
280134		Pond 4 (South Side of SH9 east towards Oropi Road)	Complete					171,287			100.00	171,287	2188	78.28
280135		Roading Associated - Cheyne Road	Complete					524,290	6.00		94.00	492,833	2188	225.24
280136		Roading Associated - Pyes Pa Road	Complete					777,138	64.00		36.00	279,770	2188	127.87
280267		Roading Associated - Pyes Pa Rd / Cheyne Rd	Complete					344,630	64.00		36.00	124,067	2188	56.70
Subtotal								2,545,281				1,795,892		820.79
Cost of Inflation														-
Cost of Capital														182.56
Total														1,003.35

Pyes Pa | Transport

Project Id	Item	Project Name	Cost basis	Quantity Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
					$	$	$	%	%	%	$		$
COMPLETED PROJECTS													
280259		Cheyne Road Stage 3 (previously Lips 37)	Complete				1,911,268	6.00		94.00	1,796,592	2276	789.36
280261		Pyes Pa Joyce Rd to Kennedy Rd	Complete				189,335	66.00		34.00	64,374	2276	28.28
280227		Pyes Pa Proposed Collector to Cheyne Rd	Complete				771,161	82.00		18.00	138,809	2276	60.99
280260		Pyes Pa Rd - 2.25km	Complete				2,873,703	66.00		34.00	977,059	2276	429.29
44		Pyes Pa Proposed Collector to Cheyne Rd	Complete				222,680			100.00	222,680	2276	97.84
Projects planned for completion in current financial year													
1167		Pyes Pa Road upgrade to city boundary	In progress				3,004,635	83.27		16.73	502,675	2276	220.86
		Widen from 9.8m	Engineers estimate			3,004,635							
Subtotal							8,972,782				3,702,189		1,626.62
Cost of Inflation													4.40
Cost of Capital													143.39
UGA Total													1,774.41

Pyes Pa West

6.6 Pyes Pa West

6.6.1 The Pyes Pa West Urban Growth Area is bordered by the Pyes Pa catchment and Tauriko. Structure Plan 13 for Pyes Pa West was updated in 2015 and shows the existing and planned infrastructure for the growth area. The growth area can be viewed in three sections.

- The northern section bordering Stage Highway 29 is known as the Hastings Road area. This is of a mix of rural and rural residential properties,
- The bulk of Pa West including the area running parallel to Takitimu Drive and the southern section of Pyes Pa West is known as “The Lakes”,
- The third section is known as the Kennedy Road area. This is the middle section of the area either side of Kennedy Road.

6.6.2 The planning period is 2001-2026.

6.6.3 The divisors for the Lakes are area based on actual built or consented works. The dwellings for the Kennedy Road and Hastings road area are based on the expected yield for Pyes Pa West of 12.5 dwellings.

Table 12: Household unit divisors for Pyes Pa West

Pyes Pa West	Water	Wastewater	Stormwater	Transport	Reserves[2]
Residential	2560	2560	2560	2560	888
Rural Residential	11			11	
Subtotal Residential	**2571**	**2560**	**2560**	**2571**	**888**
Commercial Area (hectares)	2	2	2	2	2
Commercial Scaling Factor	*19*	*19*	*22*	*35*	*0*
Subtotal Commercial	**38**	**38**	**44**	**70**	**0**
Total	**2609**	**2598**	**2604**	**2641**	**888**

[2] The Pyes Pa West divisor for local reserves and community infrastructure only includes the land in Hastings Road and Kennedy Road as the developers of the Lakes are required to provide and development local reserves themselves.

Pyes Pa West | Water

Project Id	Item	Project Name		Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects (showing final actual costs)						$	$	$	%	%	%	$		$
331		Pyes Pa Back Up Booster Pumpstation	Complete					1,539,642		28.20	71.80	1,105,463	2609	423.71
1407		Pyes Pa Boosted Main - Reservoir to East (300mm dia)	Complete	210	m			82,608			100.00	82,608	2609	31.66
1626		Bradley Ave 200 DIA link main (Kennedy to Bradley)	Complete	365	m			186,129	7.20		92.80	172,728	2609	66.20
1668		Kennedy Rd (Northern Collector to the West)	Complete	320	m			5,656			100.00	5,656	2609	2.17
1669		South Collector Lakes/Matai pacific south to SH36	Complete					126,908			100.00	126,908	2609	48.64
2380		Kennedy Road Water Supply	Complete					97,241			100.00	97,241	2609	37.27
2642		Southern Trunk Main from Reservoirs to Boulevard	Complete					368,797		75.00	25.00	92,199	2609	35.34
3172		Pyes Pa Road Upgrade - Joyce to Kennedy Watermain	Complete					210,886			100.00	210,886	2609	80.83
280017		SH 29/Route K Roundabout to Kennedy Rd. Extension	Complete					186,090			100.00	186,090	2609	71.33
280236		Trunk Mains from Barkes Corner	Complete					936,043		63.20	36.80	344,464	2609	132.03
280254		Bradley Ave connection for supply above 40m contour	Complete					14,000	50.00		50.00	7,000	2609	2.68
280256		Hastings Road Loop	Complete					70,810			100.00	70,810	2609	27.14
280294		Kennedy Rd (South Collector to Northern Collector)	Complete					48,000			100.00	48,000	2609	18.40
280295		Bradley Ave 200 DIA link main (Kennedy to Bradley)	Complete					114,821	7.20		92.80	106,554	2609	40.84
280400		Pump Station Pressure Reducing Valve (was LIPS 2992)	Complete					81,198			100.00	81,198	2609	31.12
280401		Pyes Pa Booster Pump Station (was LIPS 2992)	Complete					87,868		28.20	71.80	63,089	2609	24.18
Projects planned for completion in current or next financial year														
1670		Hastings Road						227,996			100.00	227,996	2609	87.39
	2	Stage 1 upgrades completed 2019	Actual				77,996							
	1	Stage 2 upgrades	Engineers estimate				150,000							
Subtotal								4,384,693				3,028,890		1,160.94
Cost of Inflation														-
Cost of Capital													-	17.39
Total														1,143.55

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT

Commercial scaling factor (water)		*19*
$ per hectare	$	21,727.43

Pyes Pa West | Wastewater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
Completed projects showing actual final costs														
1653		Kennedy Rd Extension - Pump Station (Vested)	Complete					920,083			100.00	920,083	2598	354.15
1671		Trunk Main along Bypass Rd - South of Kennedy	Complete	1400	m			345,327			100.00	345,327	2598	132.92
2271		Hastings Road - Pump Station	Complete					1,049,398			100.00	1,049,398	2598	403.93
280094		Lakes Boulevard to Hastings Road	Complete					223,252			100.00	223,252	2598	85.93
280234		Kopurererua Bridge System - Design Costs, land purchase (Lot	Complete					5,502,029		55.10	44.90	2,470,411	2598	950.89
280235		Gravity Main Barkes Cnr - Maleme St Pump Station (450mm dia +	Complete					1,346,107	4.30	52.70	43.00	578,826	2598	222.80
280320		Kennedy Road and Extension Pyes Pa West	Complete					134,537			100.00	134,537	2598	51.78
280327		Trunk Main along Bypass Rd North of Kennedy Rd (300mm)	Complete					825,701			100.00	825,701	2598	317.82
280402 / 3133		Pump Station 163 - Pyes Pa Gully (Land, Rising Main and large	Complete					550,169		54.50	45.50	250,327	2598	96.35
280403		Reticulation to Pyes Pa Gully Pump Station (LIPS 3234)	Complete					51,904			100.00	51,904	2598	19.98
297		Southern Pipeline * Costs for this project are shown inclusive of cost of capital and inflation - full details for funding aportionments are set out in Section 5.8	Complete					107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
Projects planned for completion in current or next financial years														
1674		Kennedy Rd Pump Station Pyes Pa West						1,453,580			100.00	1,453,580	2598	559.50
	1	Design, consents and earthworks (actuals as at June 2018)	Actual	1			250,760							
	2	150mm dia. Thrusting	Standard	60	m	414.00	24,840							
	3	150 mm dia Type 3	Standard	600	m	318.00	190,800							
	4	Pump station - Large	Standard	1	each	550,000.00	550,000							
	5	Rising Main 150mm dia. (berm)	Standard	600	m	265.00	159,000							
	7	9 hours storage*	Non standard	172	m3		115,240							
	8	Land purchase	Non standard				162,940							
Subtotal								120,009,627				81,076,861		6,810.05
Cost of Inflation														12.36
Cost of Capital Excluding Southern Pipeline														- 97.44
Total														6,724.97

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT	
Commercial scaling factor (wastewater)	*19*
$ per hectare	$ 127,774.49

Pyes Pa West | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
Completed projects showing actual final costs														
1956		Dam 2 - Land Purchase (Pyes Pa West)	Complete					26,494			100.00	26,494	2604	10.17
1555		Dam 2 - Construction (Pyes Pa West)	Complete					1,326,105			100.00	1,326,105	2604	509.26
2125		Dam 21 - Land Purchase (Pyes Pa West)	Complete					8,791			100.00	8,791	2604	3.38
280405		Dam 21 - Construction (Vested Assets) *(was Lips	Complete					1,306,091			100.00	1,306,091	2604	501.57
280910		Floodway F1 - Land Purchase (Actuals at July 2010)	Complete					199,705			100.00	199,705	2604	76.69
1966		Floodway F1 - Land Purchase (costs incurred after 2010)	Complete					51,043			100.00	51,043	2604	19.60
280406		Floodway F3 - Construction /(33,000m3) / Was LIPS 1568	Complete					251,145			100.00	251,145	2604	96.45
280407		Floodway F3 - Land Purchase (was 1968)	Complete					55,526			100.00	55,526	2604	21.32
280323		Kennedy Road Extension - Roading Associated Stormwater	Complete					991,966	63.00		37.00	367,027	2604	140.95
2995		Overland flow path from Matai Pacific - Pyes Pa West	Complete					94,572			100.00	94,572	2604	36.32
1923		Pond 1 - Land Purchase	Complete					24,199	33.33		66.67	16,133	2604	6.20
1531		Pond 1 - Pyes Pa West - Construction and Landscaping	Complete					306,700	27.00		73.00	223,891	2604	85.98
280410		Pond 2 - Construction (was 1532)	Complete					308,507			100.00	308,507	2604	118.47
280411		Pond 2 - Land purchase (was 1951)	Complete					66,874			100.00	66,874	2604	25.68
280412		Pond 2 - Roading associated (was 2989)	Complete					315,228	60.00		40.00	126,091	2604	48.42
280243		Pond 12 - Construction, land purchase and	Complete					982,985			100.00	982,985	2604	377.49
280244		Pond 12 - Roading Associated Stormwater	Complete					72,000	63.00		37.00	26,640	2604	10.23
1962		Ponds 13,14,15,16 -Land Purchase (Pyes Pa West)	Complete					51,361			100.00	51,361	2604	19.72
280907		Pond 13, 14, 15 ,Lake - Construction including inlet and outlet	Complete					5,103,398			100.00	5,103,398	2604	1959.83
280908		Pond 13, 14, 15 - Lake - Land Purchase	Complete					576,380			100.00	576,380	2604	221.34
1554		Pond 13,14,15,16 - Landscaping - Lakes Construction (Pyes Pa West)	Complete					36,837			100.00	36,837	2604	14.15
2377		Southern Collector - Roading Related Stormwater	Complete					727,955	49.00		51.00	371,257	2604	142.57
280909		Pond 16 - Construction	Complete					20,086			100.00	20,086	2604	7.71
2990		Pond 16 - Roading associated Stormwater (West of Takitimu round about)	Complete					95,466	55.00		45.00	42,960	2604	16.50
280408		Pond 21 - Construction (was 1563)	Complete					1,191,281			100.00	1,191,281	2604	457.48
1961		Pond 21 - Land Purchase	Complete					70,558			100.00	70,558	2604	27.10
2991		Pond 21 - Roading associated (From NR21 to Pond 21)	Complete					344,051	60.00		40.00	137,620	2604	52.85
1950		Pond 11 - Land Purchase (Pyes Pa West)	Complete					188,674			100.00	188,674	2604	72.46
1545		Pond 11 - Construction and Landscaping	Complete					1,138,647			100.00	1,138,647	2604	437.27
2278		Pond 11 - Roading Associated SW Works	Complete					80,000			100.00	80,000	2604	30.72
1549		Pond 11A - Construction	Complete					944,704			100.00	944,704	2604	362.79
1953		Pond 11A - Costs of land design etc	Complete					2,728			100.00	2,728	2604	1.05
1551		Pond 11A - Roading Associated Works	Complete					452,399			100.00	452,399	2604	173.73
1565		Roading associated works from Kennedy Road to Pond 25	Complete					430,900			100.00	430,900	2604	165.48
1536		Roading associated works from Pyes Pa Road to Pond 25	Complete					383,009			100.00	383,009	2604	147.08
1964		Land Purchase for Ponds 3 and 25 (budgets from LIPS 1952 merged into this project)	Complete					1,296,311			100.00	1,296,311	2604	497.82
Projects in current or next financial year														
Pond 7														

Pyes Pa West | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
2065		Pond 7 - Land Purchase						1,200,210			100.00	1,200,210	2604	460.91
	1	Land Purchase	Standard	5,500	m2	218.22	1,200,210							
1542		Pond 7 - Construction (Pyes Pa West)						2,904,088			100.00	2,904,088	2604	1,115.24
	1	Construction (inc. inlet and outlet)	Engineers estimate	3,500	m2		2,904,088							
Pond 12B and Floodway F2														
2993		Land purchase for Floodway F2 and Pond 12B						688,860			100.00	688,860	2604	264.54
	1	Floodway F2 - and Pond 12B Land purchase	In progress				688,860							
2994		Floodway F2 - Construction						240,000			100.00	240,000	2604	92.17
	1	Construction (clearing and formation)	Standard	3	ha	37,800.00	120,000							
	2	Landscaping	Standard	2	ha	60,000.00	120,000							
2280		Pond 12B - Construction						1,444,200			100.00	1,444,200	2604	554.61
	1	Construction (inlet and outlet)	Engineers estimate	6,000	m3		1,420,200							
	2	Landscaping	Engineers estimate	2,000	m2		24,000							
2279		Pond 12B - Inlet Pipelines						300,000			100.00	300,000	2604	115.21
	1	Roading associated	Engineers estimate	200	m		300,000							
Floodway F4, 2 Dams, Ponds 5 and 25														
1965		Land Purchase - Pond 5, Floodway F4, 2 Dams						1,345,660			100.00	1,345,660	2604	516.77
	1	Land purchase	Standard	2	ha		95,660							
	2	Land purchase - South of Kennedy Rd Line	Non Standard	4	ha		1,250,000							
1569		Floodway F4 - Construction						678,000			100.00	678,000	2604	260.37
	1	1000m x 60m average width construction	Non standard	60,000	m3	10.00	600,000							
	2	Landscaping	Standard	6,000	m2	13.00	78,000							
1538		Pond 5 - Construction (Pyes Pa West)						4,350,000			100.00	4,350,000	2604	1,670.51
	1	Construction (inc. inlet and outlet)	Engineers estimate	1	Ls		4,000,000							
	2	Consent and design	Engineers estimate				350,000							
Pond 25 (budgets for Pond 3 were merged with Pond 25)														
1564		Pond 25 - Construction						3,008,152	50.87		49.13	1,477,905	2604	567.55
	1	Design, consent and assessment costs (to end of June 2018)	Actual				133,152							
	2	Design and consent fees	Engineers estimate				175,000							
	3	Construction (inc. inlet and outlet)	Engineers estimate		m2		2,700,000							
Subtotal								35,681,846				7,851,565		12,513.69
Cost of Inflation														110.10
Cost of Capital														- 842.49
Total														11,781.30

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT

Commercial scaling factor (stormwater)	*22*
$ per hectare	$ 259,188.65

Pyes Pa West | Transport

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects						$	$	$	%	%	%	$		$
63		Pyes Pa West Land Costs 3 lots in Lieu - vested assets	Complete					534,312			100.00	534,312	2641	202.31
1685		Kennedy Road Extension - funding for extra width required by TCC	Complete	300	m			355,647	55.00		45.00	160,041	2641	60.60
2397		Pyes Pa West Noise Wall Stage 2 and 3	Complete			-		872,809			100.00	872,809	2641	330.48
2641		Kennedy Road Roundabout	Complete					392,477			100.00	392,477	2641	148.61
2986		Southern Collector -Stage 1 from Kennedy Road to Neighbour Reserve 21 (15.9w width)	Complete	1250	m			3,121,138	49.00		51.00	1,591,780	2641	602.72
2988		Southern Collector - roundabout @ intersection of Southern Collector and Neighbourhood reserve 21	Complete					225,657			100.00	225,657	2641	85.44
280262		Lakes Boulevard - North Collector (Pyes Pa West)	Complete					428,400	63.00		37.00	158,508	2641	60.02
280264		Contribution to Route K Southern Extension to Pyes Pa Rd SH36	Complete					6,600,000	50.00		50.00	3,300,000	2641	1,249.53
280324		Route K Extension Overpass	Complete					750,000		8.97	91.03	682,725	2641	258.51
280325		Kennedy Road extension	Complete					1,434,432	63.00		37.00	530,740	2641	200.96
280326		Lakes Boulevard Underpass	Complete					437,597			100.00	437,597	2641	165.69
280409		Southern Collector - Stage 2 - From Neighbour Reserve to SH36 underpass (was 2378)	Complete	850	m			2,052,045	60.00		40.00	820,818	2641	310.80
Works scheduled for completion in current or next financial year														
102		Pedestrian Overbridges at the Lakes/Tauriko.						5,841,515	50.80	4.41	44.79	2,616,415	2641	990.69
	1	Construct pedestrian overbridge at SH36	Engineers estimate				5,841,515							
3730		Kennedy Road Embankment Dam						2,500,000			100.00	2,500,000	2641	946.61
	1	Construct embankment	Engineers estimate				2,500,000							
2379		Pyes Pa West Land Costs 3 lots in Lieu						121,552			100.00	121,552	2641	46.02
	1	1 x Lot		800	m2	152	121,552							
59		Hastings Road Upgrade (Pyes Pa West)						3,813,768	50.47		49.53	1,888,959	2641	715.24
	1	Upgrade Stage 1 - complete	Actual				1,897,863							
	2	Upgrade Stage 2 (schedule 2022)	Engineers estimate	360m	m		1,915,905							
56		Kennedy Road Upgrade						6,434,259	56.16		43.84	2,820,779	2641	1,068.07
	1	Widen 6m seal to Collector std 9m -bank protection, kerb & channel, footpath 1 side, street lighting	Actual costs	600	m		5,960,051							
	2	Post Construction Costs	Tendered costs				474,208							
45		Pyes Pa Road - Kennedy to Joyce						1,851,292	36.57		63.43	1,174,275	2641	444.63
	1	Upgrade 9.8m seal to District Arterial Std, 13m carriageway, kerb, channel, footpath	Engineers estimate	360	m		1,851,292							
Subtotal								37,766,900				20,829,444		7,886.95
Cost of Inflation														6.19
Cost of Capital													-	291.80
Total														7,601.34

CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT

Commercial scaling factor (transport)	35
$ per hectare	$ 266,047.02

Tauranga Infill

6.7 Tauranga Infill

6.7.1 The boundaries of the Tauranga Infill area are shown on the catchment maps in Section 1. Local development contributions for development within this area are only collected in relation to the Southern Pipeline.

6.7.2 Local development contributions for residential development are charged per additional allotment.

6.7.3 For non-residential development local development contributions are charged per additional m^2 of gross floor area.

6.7.4 Further information regarding the calculation of the charges for the Southern pipeline are contained within Section **Error! Reference source not found.**.

Tauranga Infill |Wastewater

Project ID	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	% Non DC funded	% DC funding other UGA	% DC funding this UGA	UGA Costs	Divisor	$ per unit
Project ID	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	% Non DC funded	% DC funding other UGA	% DC funding this UGA	UGA Costs	Divisor	$ per unit
297		Southern Pipeline						107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
	1	* Details regarding the Southern Pipeline are set out in Section 5.8. The total cost of the project is currently estimated at $107,607,540. Approximately 1/3 of costs are funded via development contributions. The per unit cost shown in this table is inclusive of the inflation and interest costs.	Non standard				107,607,540							

Tauriko

6.8 Tauriko

6.8.1 Tauriko Business Estate consists of an area of approximately 256 hectares bounded by the Kopurererua Stream to the north and east, SH29 to the west and Belk Rd to the south. The net industrial land area is approximately 195 hectares (net) or 236.5 hectares (gross). No residential activities are envisaged in this area.

6.8.2 The Local Development Contributions are payable on a per (gross) hectare basis and are calculated by dividing the total costs for each activity by the number of (gross) hectares.

6.8.3 The planning period for Tauriko is currently based on 2006-2031.

6.8.4 The infrastructure is shown on Structure Plan 14.

Table 13: Household unit divisors for Tauriko

	Water	Wastewater	Stormwater	Transport	Reserves
Commercial Area	236.5	236.5	236.5	236.5	236.5
Commercial Scaling Factor	*19*	*19*	*22*	*35*	*0*
Total	**4493**	**4494**	**5203**	**8277**	**0**

Development contributions for Tauriko Stormwater

6.8.5 Tauranga City Council has reached a funding agreement with IMF New Zealand Limited regarding development contributions for stormwater ponds (The Dataworks reference number for the funding agreement including drawing SK110 Rev 3 is 1226653). The agreement refers to the drawing titled "Pond Catchment Areas for Development Contributions" SK 110 Rev 3 dated 2 November 2006 (see Figure 1). The principals of the agreement are as follows:

Ponds G12A, A, B2, D1 and D2

(i) Ponds G12A, A, B2, D1 and D2 serve catchments that are exclusively owned by IMF and will be constructed by IMF, or subsequent landowners within the catchments shown on the above-mentioned drawing. Construction includes inlet and outlet structures and landscaping in consultation with Tauranga City Council development Engineers and is subject to any Engineering Approval conditions,

(ii) No Development Contributions will be collected by Tauranga City Council or reimbursement claimed by IMF or subsequent landowners within the catchments shown on the above-mentioned drawing for these ponds. Stormwater local development contributions for other stormwater infrastructure will still be payable,

(iii) Ponds will be vested in Tauranga City Council by IMF or subsequent landowners as per the Development Contributions Policy and normal procedure,

(iv) IMF shall advise any potential purchasers of land owned by IMF (or subsidiaries etc) within the catchments of Ponds G12A, A, B2, D1 and D2 of landowner obligations to construct ponds and / or portions of ponds as per conditions above i.e. engineering approval, inlet, outlet, landscaping,

Ponds B1 and C

(v) The catchments for ponds B1 and C include landowners other than IMF,

(vi) IMF will construct ponds B1 and C including inlet and outlet structures and landscaping, in consultation with Tauranga City Council development engineers and subject to any engineering approval conditions,

(vii) The cost of construction and pond land is to be divided by the stormwater catchment area (divisor) for each pond, as per the Tauranga City Council Development Contributions Policy. Resulting in pond B1 costs / Household Unit Equivalent and pond C1 costs / Household Unit Equivalent (HUE),

(viii) No development contributions will be collected from IMF for ponds B1 and C. Based on the drawing titled “Pond Catchment Areas for Development Contributions” SK 110 Rev 2 dated 31 November 2006. Development contributions will be charged to "land owned by others” shown on the drawing. As some changes to stormwater catchments have occurred since the stormwater catchment map was prepared it is necessary to clarify that land owned by others that is physically serviced by Pond B1 will attract the Pond B1 stormwater catchment charge even if this is inconsistent with the stormwater catchment map. In addition, land owned by others that was planned to be serviced by Pond C but will be physically serviced by Pond D will still attract the Pond C charge (noting this charge would be lower than a charge for Pond D if it was introduced),

(ix) As the "land owned by others" pay costs / HUE and provided the relevant ponds have been constructed, IMF will be reimbursed at the costs/HUE rate in accordance with Tauranga City Council Development Contributions Policy,

(x) IMF will receive reimbursement only up to the dollar value of Development Contributions collected for each of Ponds B1 and C,

(xi) IMF shall advise any potential purchasers of land owned by IMF (or subsidiaries etc) within the catchments of Ponds B1 and C of landowner obligations to construct ponds and / or portions of ponds. Construction includes inlet and outlet structures and landscaping in consultation with Tauranga City Council development engineers and will be subject to any engineering approval conditions,

(xii) Values for ponds B1 and C have been agreed between Tauranga City Council and IMF through a valuation process and will not be further updated or amended in future.

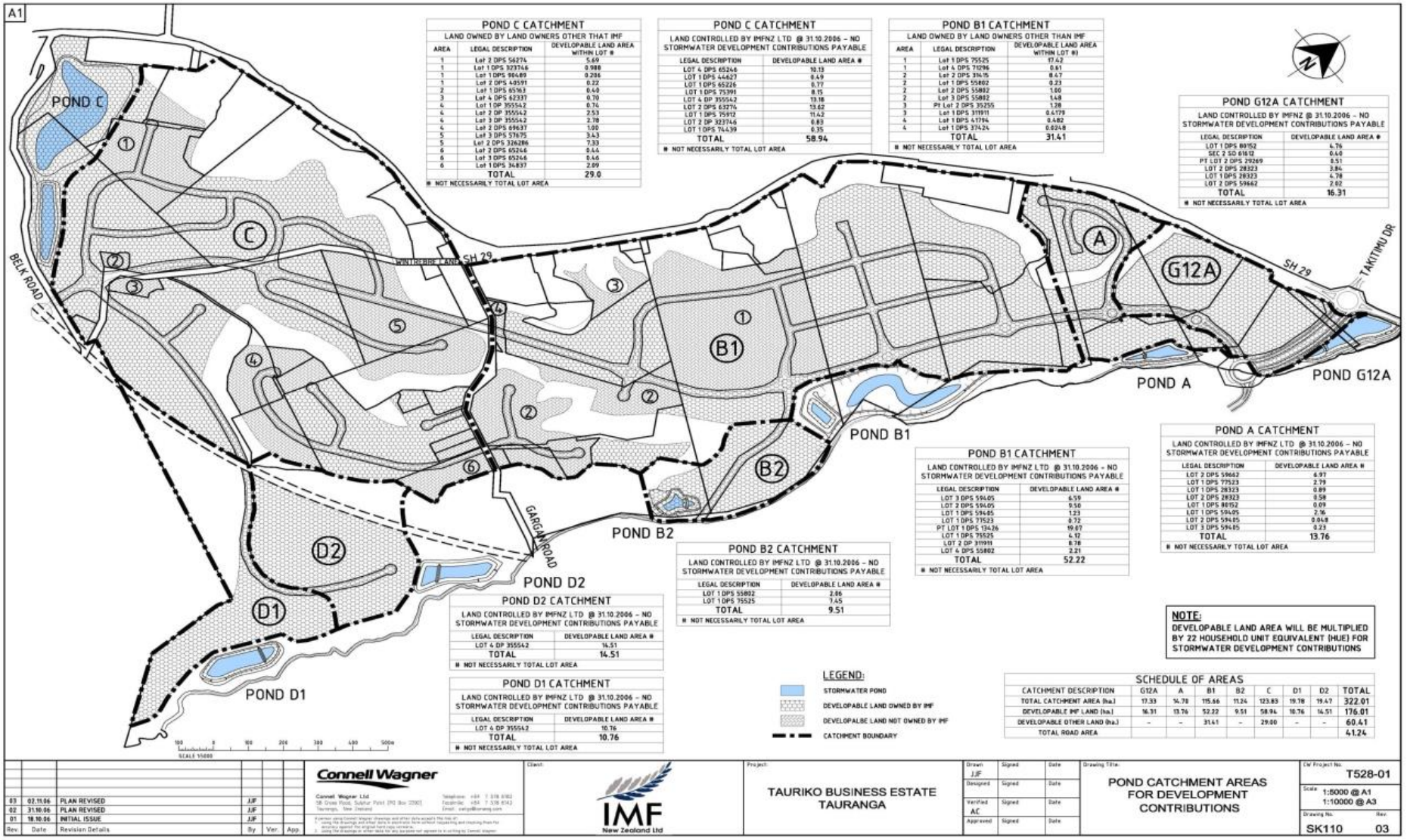
6.8.6 Local development contributions for Tauriko stormwater will be applied in the following manner:

(a) All Household Unit Equivalents (HUE) will pay a Tauriko Stormwater local development contribution, based on the fee shown in Section 1,

(b) The drawing titled “Pond Catchment Areas for Development Contributions”, SK 110 Rev 3 dated 31 November 2006 identifies the Pond B1 and Pond C catchments owner by “other owners”. Subject to clause viii above, developments within the Pond B1 catchment will pay the Local development contribution charge for Tauriko Pond B1 (this includes the charge for Tauriko stormwater plus items that relate to Pond B1. Developments within the Pond Catchment will pay the Local development contribution charge for Tauriko Pond C (this includes the charge for Tauriko stormwater plus items that relate to Pond C,

(c) Subject to clause viii above, in the Pond G12A, A, B2, D1 and D2 catchments all HUEs will pay a Tauriko Stormwater local development contribution.

Figure 1: Pond Catchment Areas for Development Contribution in Tauriko



Tauriko | Water

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	% Not DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed project with actual final costs						$	$	$	%	%	%	$		$
280236		Trunk Mains from Barkes Corner '450mm dia bulk main (Thrusting Cameron Rd included)	Complete					936,043		36.80	63.20	591,579	4493	131.67
1165		Trunk Water Mains from Reservoir to Kennedy Road Bridge	Complete					261,077			100.00	261,077	4493	58.11
1860		Trunk Water Mains from Reservoir to Kennedy Road Bridge	Complete					450,222			100.00	450,222	4493	100.21
280401		Pyes Pa Booster Pump Station	Complete					87,868		75.90	24.10	21,176	4493	4.71
2642		Southern Trunk Main from Reservoirs to Kennedy	Complete					368,797		25.00	75.00	276,598	4493	61.56
331		Pyes Pa Booster P/S						1,539,642		75.90	24.10	371,054	4493	82.58
1620		Boosted Trunk Main from Kennedy Bridge to Gargan Plateau						915,309			100.00	915,309	4493	203.72
1898		Southern Trunk Main From Taurikura to Kennedy Road Bridge						135,780			100.00	135,780	4493	30.22
1835		Tauriko - Catchment D Ringmain to Kennedy	Complete					706,860			100.00	706,860	4493	157.32
695		Tauriko Internal Reticulation Mains	Complete					560,706			100.00	560,706	4493	124.80
Projects to be completed within current or next financial year														
1834		Gargan Road to Roundabout closest to Belk Road						622,440			100.00	622,440	4493	138.54
	1	250mm dia	Standard	1330	m	297.00	395,010							
Subtotal								6,584,744				4,912,801		1,093.43
Cost of Inflation														3.81
Cost of Capital														56.41
Total (per lot)														1,153.65
Commercial scaling factor (water)														*19.00*
$ per hectare														21,919.44

Tauriko | Wastewater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	% Not DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
Completed project with actual final costs														
280235		Barkes Corner to Maleme Street Pump Station	Complete					1,346,107	4.30	43.00	52.70	709,398	4493	157.89
280234		Kopurererua Bridge System	Complete					5,502,029		44.90	55.10	3,031,618	4493	674.74
780		Tauriko Business Estate Stage 1 Pump Station	Complete					275,837			100.00	275,837	4493	61.39
1515		Trunk Main from Spine Rd Sipon at Pond A to Pump Station	Complete					654,178			100.00	654,178	4493	145.60
1516		Trunk Main - Taurikura from Gargan to 375mm	Actual					290,856			100.00	290,856	4493	64.74
1517		Trunk Main Kennedy Rd to Spine Rd	Actual					221,891			100.00	221,891	4493	49.39
1518		Trunk Main Gargan Rd & Gargan Plateau	Actual					96,778			100.00	96,778	4493	21.54
1522		Catchment D Pump Station	Actual					863,598			100.00	863,598	4493	192.21
Projects to be completed within current or next financial year														
1519		Internal Tauriko Stormwater Mains for Stage 3A/Pump						390,780			100.00	390,780	4493	86.98
	1	150mm dia. Type 1 conditions	Standard	1200	m	243.00	291,600							
	2	225mm dia. Type 1 conditions	Standard	290	m	342.00	99,180							
3784		Stage 1A Western Wastewater						20,948,201	-	61.00	39.00	8,169,798	4493	1,818.34
	1	Main Tauriko Pump Station	Engineers Estimate	1	each		5,097,149							
	2	Emergency and operational storage for Tauriko PS		1	each		8,262,000							
	3	Rising Main : crossing of Kopurererua Stream from Tauriko PS to east of Takitimu Drive	Engineers Estimate	2003	m	1,458.00	2,920,374							
	4	Rising main- Connection to Kennedy Road PS	Engineers Estimate	570	m	1,085.40	618,678							
	5	Retrofit Storage and Kennedy	Engineers Estimate	1	each	4,050,000.00	4,050,000							
SOUTHERN PIPELINE														
297		Southern Pipeline						107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
	1	*** Details regarding the Southern Pipeline are set out in Section 5.8.	Non standard				107,607,540							
Subtotal							128,946,521.00	138,197,795.00				87,478,247.76		6,886.81
Cost of Inflation														52.88
Cost of Capital (excludes Southern Pipeline)														392.02
Total														7,331.71
Commercial scaling factor (wastewater)														*19.00*
$ per hectare														139,302.48

Tauriko | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	% Not DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Tauriko Business Estate - Charges for all areas						$	$	$	%	%	%	$		$
Completed project with actual final costs														
1001		Tauriko Business Estate - Floodway Catchment A & Floodway 2 Assoc with Pond G12A						252,426			100.00	252,426	5203	48.52
2360		Tauriko Business Estate - Floodway Catchment A	Completed					28,308			100.00	28,308	5203	5.44
1602		Reticulation - Gargan Plateau to Kennedy Rd & Pond B1						572,259			100.00	572,259	5203	109.99
Projects to be completed within current or next financial year														
1611		Tauriko - Floodway Catchment B						294,045			100.00	294,045	5203	56.51
	1	1100mx30m average width construction (clearing and	Non standard	22000	m2	3.60	106,445							
	2	Landscaping	Standard	7600	m2	13.00	98,800							
	3	Land purchase	Standard	22200	m2	4.00	88,800							
1600		Reticulation - Spine Rd North of Gargan Rd to Pond B1						1,940,374			100.00	1,940,374	5203	372.93
	4	Reticulation 900mm dia Type 3 Conditions - portion to be completed 2019	Engineers Estimate				150,000							
	7	Reticulation 900mm/1200mm/1350mm dia Type 3 conditions	Actual				1,790,374							
1613		Tauriko - Floodway Catchment D						793,201			100.00	793,201	5203	152.45
	1	1000mx30m average width construction (clearing and	Non standard	45800	m2	3.60	221,599							
	2	Landscaping	Standard	15600	m2	13.00	202,800							
	3	Land purchase	Standard	4.58	ha	80,524.45	368,802							
2398		Tauriko - Gargan Plateau to Pond D1						1,623,083			100.00	1,623,083	5203	311.95
	1	Actual works completed 2018	Actual				1,538,083							
	2	Works to be completed 2019	Engineers Estimate				85,000							
1616		Tauriko - Walkways/Cycleways	Actual					157,800	51.00		49.00	77,322	5203	14.86
	1	From Access C around pond C	Non standard	1690	m	60.00	101,400							
	2	From Access D to Kennedy Rd extension	Non standard	940	m	60.00	56,400							
1683		Tauriko Business Estate - Stormwater Bypass Channel at Pond C						34,998			100.00	34,998	5203	6.73
	1	Channel to discharge stormwater from pre-development catchment	Non standard	900	m2	38.89	34,998							
Projects scheduled for completion in future financial years														
1605		Reticulation Spine Rd from Gargan Road - Pond C	Engineers estimate					3,265,774			100.00	3,265,774	5203	627.67
Subtotal								8,962,268				8,881,790		1,707.05
Cost of Inflation														8.87
Cost of Capital														164.90
Total for Tauriko (excludes costs for Pond B1 and Pond C)														1,880.82

Stormwater continued next page

Tauriko | Stormwater

Tauriko Business Estate - Additional charges that apply to land owners related to Pond B1

1458/280413		Tauriko Business Estate - Pond B1					6,143,623			100.00	6,143,623	1840	3,338.93
	1	Earthworks	Standard	130000	m3	8.00	1,040,000						
	3	Manholes	Standard	3	each	8,731.00	26,193						
	4	Landscaping	Standard	28400	m2	13.00	369,200						
	5	Spillway	Standard	135	m	198.00	26,730						
	6	Outlet Structure	Standard	3	Each	6,400.00	19,200						
	7	Low lying non developable land	Non standard	1.64	ha	40,000.00	65,600						
	8	Low lying developable land	Non standard	2.83	ha	450,000.00	1,281,200						
	9	Developable land	Non Standard	3.49	ha	950,000.00	3,315,500						
Subtotal								6,143,623.00			6,143,623.00		3,338.93
Cost of Inflation													-
Cost of Capital													-
Total Charge for Pond B1 (in addition to the charge for Tauriko)													3,338.93

Tauriko Business Estate - Additional charges that apply to land owners related to Pond C

1607		Tauriko Business Estate - Pond C					4,226,651			100.00	4,226,651	1935	2,184.32
	1	Earthworks	Standard	130000	m3	8.00	1,040,000						
	2	Pipework 1800mm dia.	Standard	55	m	2,662.00	146,410						
	3	Manholes	Standard	3	mm	9,168.00	27,504						
	4	Landscaping	Standard	46800	m2	13.00	608,400						
	5	Spillway	Standard	150	m	198.00	29,700						
	6	Outlet Structure	Standard	3	Each	6,400.00	19,200						
	7	Land Purchase Developable Land	Standard	8.15	m2	124,574.00	1,015,278						
	8	Land Purchase Developable Land	Standard	5.11	m2	262,262.00	1,340,159						
Subtotal								4,226,651			4,226,651		2,184.32
Cost of Inflation													17.30
Cost of Capital													-
Total Charge for Pond C (in addition to the charge for Tauriko)													2,201.62

Total for all land excluding Pond B1 and Pond C (includes cost of capital and inflation)	1,880.82
Total charge for Pond B1 (including cost of capital and inflation)	5,219.75
Total charge for Pond C (including cost of capital and inflation)	4,082.44

Per hectare charges for development in Tauriko Business Estate (charges above multiplied by the commercial scaling factors)

Commercial scaling factor (stormwater)	*22.00*
$ per hectare - Landowners not in catchments for Pond B1 and Pond C	41,378.08
$ per hectare - charge for landowners in catchments for Pond B1	114,834.44
$ per hectare - charge for landowners in catchments for Pond C	89,813.62

Tauriko | Transport

Project Id	Item	Project Name	Cost basis	Quantity Unit	Unit rate	Item Cost	Project Cost	% Not DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
					$	$	$	%	%	%	$		$
Completed project with actual final costs													
280233		Road Widening 1 metre - Tauriko	Complete				1,262,900	69.00		31.00	391,499	8277	47.30
280324		Route K Extension Overpass	Complete				750,000		91.03	8.97	67,275	8277	8.13
280904		Spine Rd sub-arterial	Complete				860,363	92.00		8.00	68,829	8277	8.32
280264		Capital Contribution to Route K Southern Extension to Pyes Pa Rd SH36	Complete				6,600,000		50.00	50.00	3,300,000	8277	398.70
280905		Tauriko Business Park Land Costs	Complete				2,377,378			100.00	2,377,378	8277	287.23
74		Bridge over Kopurererua Stream on Kennedy Road	Complete				5,629,151			100.00	5,629,151	8277	680.10
72		Kennedy Rd Land Costs (land purchase for link across SH36 from Tauriko)	Complete				1,417,384			100.00	1,417,384	8277	171.24
Projects to be completed within current or next financial year													
73		Construct Link to Kennedy Rd					1,164,299			100.00	1,164,299	8277	140.67
	2	Construct 13m wide Industrial carriageway	Actual			1,064,299							
	1	Further works to be complete	Engineers			100,000							
100		Land Mark Entry Features Tauriko Business Estate					292,209			100.00	292,209	8277	35.30
	2	Landmark entry feature	Actual	1	72,209.00	72,209							
	1	Landmark entry feature	Non standard	2	110,000.00	220,000							
102		Pedestrian Overbridges at the Lakes/Tauriko.					5,841,515	50.80	44.78	4.42	258,195	8277	31.19
	1	Construct pedestrian overbridge SH36	Contract	1		5,841,515							
2070		SH29/SH36 and Taurikura Drive Roundabout Improvements (includes sliplanes)					5,507,771			100.00	5,507,771	8277	665.43
	1	Construction	Engineers			5,168,735							
	5	Land	Actual			339,036							
82		Tauriko Business Estate Land Purchase For Offroad Cyclepaths					256,161	51.00		49.00	125,519	8277	15.16
	1	Land purchase for 9m wide accessways - Access A - 9 X 50m	Actual	313 m2	207.67	65,001							
	2	Land purchase for 9m wide accessways - Access C - 9 X 60m	Non standard	540 m2	177.00	95,580							
	3	Land purchase for 9m wide accessways - Access D - 9 X 60m	Non standard	540 m2	177.00	95,580							
75		Gargan Rd Widening Land Purchase					220,596			100.00	220,596	8277	26.65
76		Gargan Road Widening					3,014,997			100.00	3,014,997	8277	364.26
1173		Roundabouts Tauriko Business Estate					814,479	31.34		68.66	559,221	8277	67.56
	1	Extra over for nine roundabouts	Non standard	7	71,500.00	547,334							
	2	Extra over for roundabouts	Actual	2	68,572.50	137,145							
	3	Extra Over for Roundabouts	Actual	2	65,000.00	130,000							
Projects scheduled for completion in future financial years													
68		Tauriko Business Park Land Costs					4,209,560	39.20		60.80	2,559,412	8277	309.22
	1	Future land purchases - Taurikura Drive	Engineers			1,944,000							
	2	Land purchase for 22m to 27m of Taurikura	Actual	ha		297,689							
	2	Land purchase from TBE	Actual	ha		703,977							
	3	Land Purchase for 3 Roundabouts	Actual	2899 m2	202.11	585,923							
	4	Land Purchase Splays for Roundabouts	Actual	1267 m2	161.00	203,987							
	5	Land Purchase 22m to 27m (5m to 3262m)	Actual	2944 m2	161.00	473,984							
70		Taurikura Drive					5,960,022	92.46		7.54	449,386	8277	54.29
	1	Developer reimbursement	Actual			486,011							
	2	Construct 12m wide carriageway with island 1048m - 3672m	Non standard	1714 m		5,474,011							
71		Bus Shelters - Tauriko					220,000	51.00		49.00	107,800	8277	13.02
		Bus bay and shelter		10	22,000.00	220,000							
3426		Belk Road Upgrade - Land purchase					241,500	51.00		49.00	118,335	8277	14.30
	1	Land purchase for roundabout splays	Standard	0.15 ha	1,610,000.00	241,500							
1172		Road upgrade - Taurikura Drive to SH29					3,859,420	51.00		49.00	1,891,116	8277	228.48

Tauriko | Transport

Project Id	Item	Project Name	Cost basis	Quantity Unit	Unit rate	Item Cost	Project Cost	% Not DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
	1	Reconstruct 6.6m seal to 13m wide industrial carriageway	Non standard	1340 m	2,363.00	3,166,420							
	2	New roundabout Belk/Taurikura intersection	Non standard	1 L.S	693,000.00	693,000							
1405		SH29 Intersection Upgrade					6,820,000			100.00	6,820,000	8277	823.97
	1	Roundabout solution Tauriko/SH 29 Intersecton	Non standard	1 L.S	6,820,000.00	6,820,000							
Subtotal							57,319,705				30,135,391		4,390.52
Cost of Inflation													196.15
Cost of Capital													685.25
Total													5,271.92
Commercial scaling factor (transport)													*35.00*
$ per hectare													184,517.36

Wairakei

6.9 Wairakei

6.9.1 The Wairakei Urban Growth Area is located towards the eastern end of Papamoa. The Local Development Contributions are payable on a per (gross) hectare basis and are calculated by dividing the total costs for each activity by the number of (gross) hectares.

6.9.2 Each hectare of land is treated equally regardless of underlying zoning. The justification for this is that local infrastructure costs are primarily determined by the land area to be serviced as opposed to the underlying infrastructure demand (i.e. usage) generated by different types of land uses (e.g. residential, commercial and industrial).

6.9.3 Wairakei has been separated into three different stormwater catchments, Area A, Area B and Area C as shown on the attached map - Figure 2. In Area B most stormwater infrastructure is developer funded. In Areas A and C stormwater infrastructure is funded by development contributions and consequently the per hectare rates are higher in these areas than they are in Area B.

6.9.4 At the time this Policy became operative:

- The boundary between Areas A and B was the boundary of Lot 2 DPS 24826 (Area B) with Lot 3 DPS 82613, Lot 1 DP 429801 and Section 4 SO 410927 (Area A) and the boundary of Section 4 SO 428937 (Area B) with Section 4 SO 410937 (Area A),
- The exact boundary between Area B and Area C had not been determined. Further work will be undertaken to define this boundary accurately prior to development being undertaken within close vicinity of this boundary.

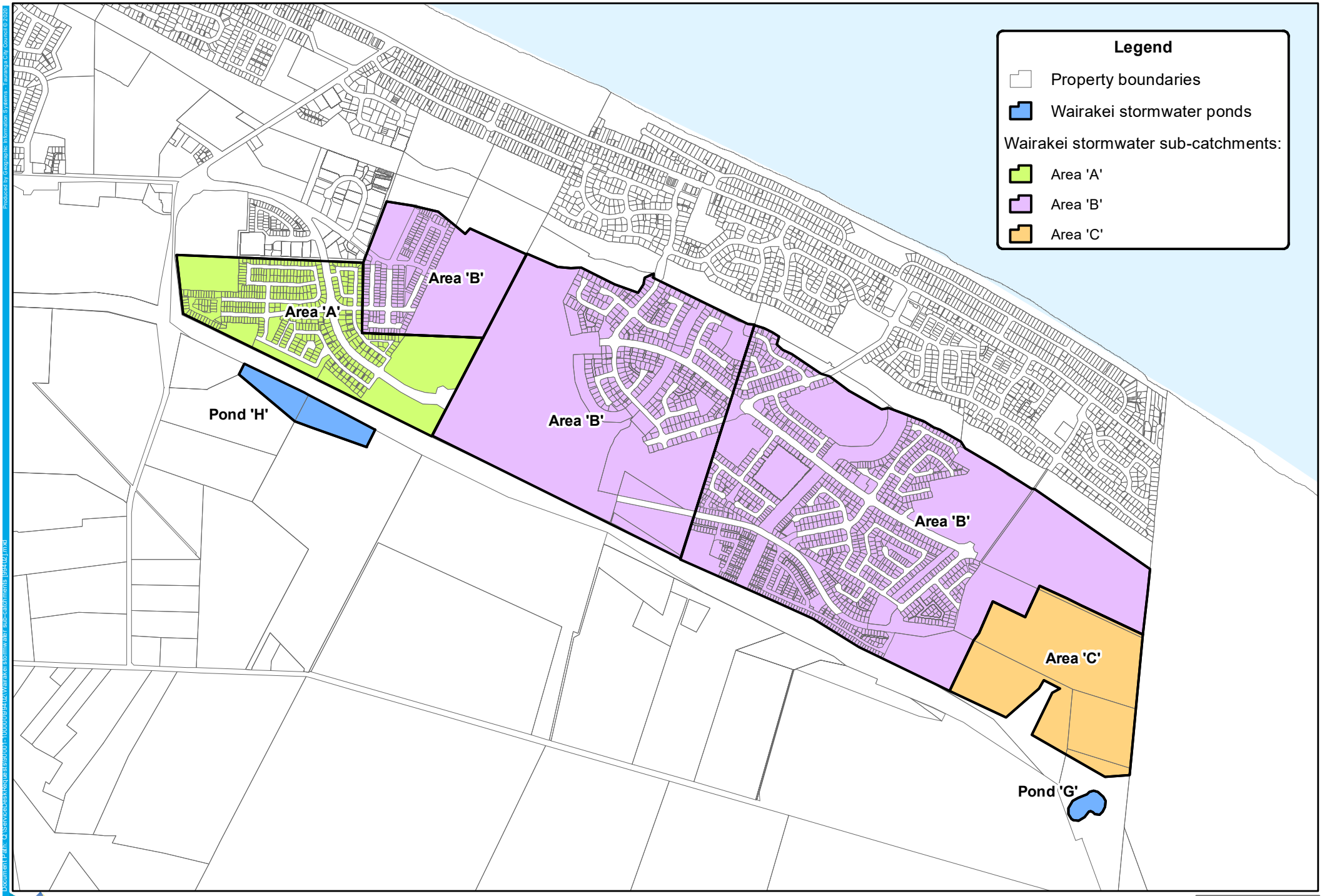
6.9.5 The planning period for the area is 2011-2036.

6.9.6 The total land area used in the divisors is as follows:

Table 14: Land area divisors for Wairakei (hectares)

	Water	Wastewater	Stormwater	Transport	Reserves[3]
Total land area (hectares)	383	383	383	383	
Less:					
Stormwater Reserves	-17	-17	-17	-17	
Historic Reserves	-18	-18	-18	-18	
Road designations	-13	-13	-13	-13	
Total	**335**	**335**	**335[4]**	**335**	

[3] The Wairakei divisor for local reserves and the development of them is 0 because the developers in this area are Wairakeirequired to provide and develop the reserves themselves.
[4] For the stormwater activity, 43 hectares is located in Stormwater area A, 255 hectares is located in Stormwater Area B and 37 hectares is located in stormwater area C



Wairakei stormwater sub-catchments

- Tauranga City Council -

Wairakei | Water

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
Completed Project														
2110		Parton Road/Te Okuroa Drive Watermains	Complete					310,898			100.00	310,898	335	928.05
Projects scheduled to be completed in current or next financial year														
710		Wairakei Te Okuroa Drive Water Mains						3,669,718			100.00	3,669,718	335	10,954.38
	1	Actual costs including design spent to end of June 2018	Actual	1			986,505							
	3	300mm Te Okuroa Drive up to Stevenson Drive	Engineer				1,109,553							
	4	300mm Dia main - Stevenson Drive to Sands	Standard	860	m	1,061.00	912,460							
	5	375 mm Main - Sands to Te Tumu	Standard	600	m	1,102.00	661,200							
	1	Design and Earthworks	Actual	1			986,505							
	2	300mm Dia main	Engineer	3087	m		1,120,211							
	12	300 mm dia Main	Actual	1598	m		294,741							
	13	375 mm Main	Standard	375	m	1,102.00	413,250							
274		Bell Road SH2 to End						1,094,613			100.00	1,094,613	335	3,267.50
	1	Pipe ID. 63 450mm dia. Trunk along Bell Rd.	Engineer	1			1,035,000							
	2	Bell Road Water Main Upgrade	Actual	1			59,613							
2229		Wairakei Watermain						531,845			100.00	531,845	335	1,587.60
	1	Watermain Papamoa	Engineer	1			531,845							
728		Wairakei Reticulation Mains						3,173,466			100.00	3,173,466	335	9,473.03
	1	Actual Reimbursements for works to date	Actual				166,075							
	2	200mm dia difference	Standard	670	m	204.00	136,680							
	3	200mm dia difference	Standard	290	m	204.00	59,160							
	4	200mm dia difference	Standard	330	m	375.00	123,750							
	5	200mm dia difference	Standard	730	m	204.00	148,920							
	6	Actual - 200mm difference	Standard	1320	m	204.00	174,026							
	7	250mm dia	Standard	880	m	907.00	798,160							
	8	200mm dia difference	Standard	680	m	204.00	138,720							
	9	250mm dia	Standard	580	m	907.00	526,060							
	10	150mm dia difference	Standard	355	m	111.00	39,405							
	11	250mm dia.	Standard	550	m	907.00	498,850							
	12	375mm dia.	Standard	330	m	1,102.00	363,660							
Projects scheduled to be completed in future financial years														
3376		Bell Road 450mm Main - Wairakei and Te Tumu						12,068,400		50.00	50.00	6,034,200	335	18,012.54
	1	450mm Te Puke Highway to Te Okuroa Drive	Standard	6780	m	1,780.00	12,068,400							
Subtotal								20,848,940.00				14,814,740.00		44,223.10
Cost of Inflation														2,163.76
Cost of Capital														- 342.80
Total														46,044.06

Wairakei | Wastewater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
ALL CATCHMENTS														
280922		Opal Drive Pump Station - Actual costs	Complete					230,412	31.00	-	69.00	158,984	335	474.58
296		Papamoa East Trunk Main. Investigation & Design	Complete					770,042	50.00		50.00	385,021	335	1,149.32
Projects scheduled to be completed in current or next financial year														
3614		Opal Drive Pump Station						22,300,000	44.00	41.00	15.00	3,345,000	335	9,985.07
	2	Pump station	Engineer	1			22,300,000							
Projects scheduled to be completed in future financial year														
1596		Main Wairakei Rising Main - Papamoa East.						39,050,000	71.00	21.00	8.00	3,124,000	335	9,325.37
	1	Rising Main	Engineer				39,050,000							
1598		Opal Drive Rising Main						460,057	50.00	37.00	13.00	59,807	335	178.53
	1	Opal drive rising main	Engineer	1			460,057							
3613		Main Wairakei Pump Station - Papamoa East.						17,550,000		74.00	26.00	4,563,000	335	13,620.90
	1	Pump Station	Engineer				17,550,000							
3586		Opal Drive to Te Maunga Rising Main						56,031,000		70.00	30.00	16,809,300	335	50,177.01
	1	3250m of 450id Pipe	Engineer				56,031,000							
2936		Ashley Place Sewer Upgrades						598,470			100.00	598,470	335	1,786.48
	1	200mm Type 1 Gravity sewer	Standard	395	m	408.00	161,160							
	2	225mm Type 1 Gravity Sewer	Standard	520	m	476.00	247,520							
	3	225mm Type 1 Rising Main	Standard				189,790							
Subtotal								136,989,981				29,043,582		86,697.26
Cost of Inflation														6,799.70
Cost of Capital													-	8,931.14
Total														84,565.82
CATCHMENT A (Fees that apply in addition to those above for all catchments)														
1595		Pump Stations Catchment 16 Papamoa East	Actual					446,690			100.00	446,690	43	10,388.14
Subtotal								446,690				446,690		10,388.14
Cost of Inflation														-
Cost of Capital														3,690.27
Total														14,078.41
CATCHMENT C (Fees that apply in addition to those above for all catchments)														
1585		Pump Stations Catchment 2 Papamoa East						750,000			100.00	750,000	37	20,270.27
	1	Pump Station Catchment No 2	Standard	1		535,528.00	535,528							
	2	225mm dia. Rising Main	Standard	712	m	231.00	164,472							
	3	Design	Engineer	1	each		50,000							
Subtotal								750,000				750,000		20,270.27
Cost of Inflation														356.76
Cost of Capital														13,884.55
Total														34,511.58
Catchment A Base Cost								137,436,671						97,085.40
Catchment A Total Including Cost of Capital and Inflation														98,644.23
Catchment B Base Cost								136,989,981						86,697.26
Catchment B Total Including Cost of Capital and Inflation														84,565.82
Catchment C Base Cost								137,739,981						106,967.53
Catchment C Total Including Cost of Capital and Inflation														119,077.40

Wairakei | Stormwater

PROJECTS THAT SERVICE ALL CATCHMENTS IN WAIRAKEI

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects														
280257		Forward Planning, Consents and Design for Wairkei Stormwater						915,431			100.00	915,431	335	2,732.63
1918		Palm Springs Blvd Culverts - Twin 3 x 2 Culverts						558,176		58.38	41.62	232,313	335	693.47
1919		Golden Sands Culverts - Twin 4 x 2 Culverts	Completed					667,094		58.38	41.62	277,645	335	828.79
Projects scheduled for completion in current or next financial year														
1679A		Wairakei Pond G Construction & Land						2,236,601	5.00	54.46	40.54	906,718	335	2,706.62
	1	Detailed design estimates	Engineers estimate				2,236,601							
1920		Wairakei Stream Culvert Upgrade: Emerald Shores Drive						750,000		58.38	41.62	312,150	335	931.79
	1	Twin 4 x 2 Box Culverts	Engineer estimate				750,000							
Subtotal for projects that relate to sub catchments A, B and C								5,127,302				2,644,256		7,893.30
Cost of Inflation														20.50
Cost of Capital														5,474.91
Total for Area A B and C														13,388.71

PROJECTS THAT ONLY SERVICE CATCHMENT A in WAIRAKEI

				$	$	$			%	%	%	$		$
Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
Completed projects with final costs														
1509		Pond H - Land Purchase (Ex Pattie Block)						809,900			100.00	809,900	43	18,834.88
1648		Pond H - Historical Costs for design, consents and earthworks						252,560			100.00	252,560	43	5,873.49
1649		Pond H - Construction - Historical costs related to Culverts						247,143			100.00	247,143	43	5,747.51
Projects scheduled for completion in current or next financial year														
3101		Pond H - Land Purchase (Ex Steiner Block)						892,987			100.00	892,987	43	20,767.14
1647		Pond H Superpond Construction						2,726,645			100.00	2,726,645	43	63,410.35
	1	Culverts	Standard				405,650							
	2	Construction Costs	Engineer				2,320,995							
1650		Te Okuroa Drive - Stormwater Management - Area 4 - Pond H						640,826			100.00	640,826	43	14,902.93
	1	Actual costs to date	Non standard				640,826							
	2	Costs to come	Non Standard											
Subtotal for projects that relate to Area A only								5,570,061				5,570,061	153,988.25	129,536.30
Cost of Inflation														30.66
Cost of Capital														50,202.83
Total														179,769.79

PROJECTS THAT ONLY SERVICE AREAS A and C

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
1619		Papamoa East I - Bell Rd Flood Pump Station	Complete					2,480,232	46.59		53.41	1,324,692	80	16,558.65
Subtotal for projects that relate to Area A and C							-	2,480,232				1,324,692		16,558.65
Cost of Inflation														-
Cost of Capital														19,344.56
Total for Area A and C														35,903.21

Wairakei | Stormwater

PROJECTS THAT ONLY SERVICE SUB CATCHMENT B

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
COMPLETED														
280920		Wairakei Stream - Overflow to Kaituna - Historic/Actual Costs	Complete					371,906		66.67	33.33	123,956	255	486.10
280304		Wairakei Stream - Land Purchase	Complete					1,750,000		67.98	32.02	560,350	255	2,197.45
280268		Wairakei Stream Channel (Parton Rd - Marjorie Ln)	Complete					792,489		67.98	32.02	253,755	255	995.12
2014		Wairakei Stream Reserve East of Parton	Complete					300,000		67.98	32.02	96,060	255	376.71
1514		Area 2/1 and 2/1 -Te Okuroa Drive and UGA Associated	Complete					2,026,438	49.42		50.58	1,024,972	255	4,019.50
IN PROJECTS (Bulk of budget in current or next financial year)														
2480		Wairakei Stream - Overflow to Kaituna						43,534,703		66.67	33.33	14,510,117	255	56,902.42
	1	Overflow to Kaituna	Engineer				43,534,703							
1678		Te Okuroa Drive - Servicing SW Area 3						2,051,549			100.00	2,051,549	255	8,045.29
	1	Actuals	Non standard				223,355							
	2	Engineers estimate for remaining works	Non standard				1,828,194							
2197		Papamoa - Wairakei Stream Land Purchase						1,966,949		67.98	32.02	629,817	255	2,469.87
	1	Land Purchase Wairakei Stream Corridor (actuals to end of June 2018)	Actual	15.4	ha		886,949							
	2	Land Purchase (NgaPotiki and Waitaha Blocks)	Valuation	6.0	ha		1,020,000							
	3	Proffesional fees and contingencies	Engineers estimate				60,000							
995		Wairakei Stream Landscaping						863,184		67.98	32.02	276,392	255	1,083.89
	1	Channel - Earthworks	Standard	1764	m	315.00	555,660							
	2	Landscaping and Planting	Standard	3661	m	84.00	307,524							
Subtotal for projects that relate to Area B only								53,657,218				19,526,968		76,576.34
Cost of Inflation														4,919.60
Cost of Capital													-	3,368.52
Total - Area B														78,127.42

PROJECTS THAT ONLY SERVICE CATCHMENT C

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
CURRENT PROJECTS (bulk of budget in 2019, 2020 and 2021)														
1512		Te Okuroa Drive Servicing Area 5 Pond G Discharge						1,126,390	49.42		50.58	569,728	37	15,398.06
	1	Servicing SW Area 5 - Discharging to Pond G	Tender				1,126,390							
1679		Wairakei Pond G Construction & Land						5,751,258			100.00	5,751,258	37	155,439.42
	1	Detailed design estimates	Engineers estimate				5,264,568							
	21	Land Purchase	Actual	3.3723	ha		486,690							
1680		Wairakei Pond G Roading Associated						273,100	51.00		49.00	133,819	37	3,616.73
	1	Engineers estimate					273,100							
Subtotal for projects that relate to Area C only								7,150,748					Base	174,454.20
Cost of Inflation													Inflation	1,792.90
Cost of Capital													COC	132,780.87
Total costs for Area C													Total per hectare	309,027.97

Summary of Fees are shown on the next page

Wairakei | Stormwater

SUMMARY OF CHARGES

Wairakei Catchment A	
Base cost	153,988.25
Inflation	51.16
Cost of Capital	75,022.30
Includes Cost of Capital and Inflation	229,061.71

Wairakei sub catchment B	
Base cost	84,469.65
Inflation	4,940.10
Cost of Capital	2,106.39
Total cost per hectare	91,516.14

Wairakei sub catchment C	
Base cost	198,906.15
Inflation	1,813.40
Cost of Capital	157,600.34
Total cost per hectare	358,319.89

Wairakei | Transport

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	% Not DC funded	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
All subcatchments (Stormwater area A,B&C)						$	$	$	%	%	%	$	335	$
Completed projects														
280277		Designations in Papamoa (previously Lips 916)	Complete					35,000		57.32	42.68	14,938	335	44.59
280232		Tara Rd/Parton Rd Intersection Control	Complete					929,748	5.00	48.66	46.34	430,845	335	1,286.11
2262		Te Okuroa Dr - Boulevard Intersection	Complete					1,364,783			100.00	1,364,783	335	4,073.98
249		Tara Rd/Parton Rd Intersection Control	Complete					2,140,345	5.00	48.66	46.34	991,836	335	2,960.70
2259		Parton Road / Papamoa Beach Road Roundabout						364,207		51.22	48.78	177,660	335	530.33
267		Wairakei Stream Crossing - Shopping Centre	Complete					329,818		51.22	48.78	160,885	335	480.25
268		Wairakei Stream Crossing - Golden Sands	Complete					513,007		51.22	48.78	250,245	335	747.00
246		Tara Rd Planning & Reconstruction	Complete					10,411,319	46.10	26.95	26.95	2,805,850	335	8,375.67
564		Land Purchase Tara Rd	Complete					827,003	30.00	35.86	34.14	282,339	335	842.80
2933		Te Okuroa Drive Roundabout at CH870	Complete					620,011	-		100.00	620,011	335	1,850.78
2984		Te Okorua Drive signalised intersections	Complete					1,399,669			100.00	1,399,669	335	4,178.12
Projects scheduled for completion in current or next financial year														
1171		Bus Bays and Shelters						110,000	51.00		49.00	53,900	335	160.90
	1	4 Shelters Te Okuroa Drive	Non standard	4			110,000							
269		Wairakei Stream Crossing - Emerald Shores						696,600	51.00	23.90	25.10	174,847	335	521.93
	1	4 arm 2 land circulating roundabout	Non Standard	1			696,600							
2260		Te Okuroa Drive - Parton Rd to Wairakei Boundary						2,496,782	67.31		32.69	816,198	335	2,436.41
	1	Road construction	Non standard				1,000,005							
	2	Road construction	Standard				1,496,777							
Projects scheduled for completion in future financial year														
2263		Te Okuroa Dr - Sands Avenue Intersection						3,564,000	53.49	26.65	19.86	707,810	335	2,112.87
	1	Intersection construction	Engineer	1	L.S	-	3,564,000							
259		Te Okuroa Drive - Wairakei Boundary to Sands Ave						18,861,094	48.43		51.57	9,726,666	335	29,034.82
	1	Land purchase (approx)	Actual				3,839,116							
	3	Construction costs to Stevenson	Actual				10,537,697							
	4	Construction costs Stevenson to Sands	Engineers estimate				4,484,281							
2261		Te Okuroa Dr - Sands Avenue to Te Tumu						6,285,624	39.81	34.50	25.69	1,614,777	335	4,820.23
	1	Road construction	Tender	350	m		4,906,000							
	3	Land purchase	Actual	1.7	ha	-	1,379,624							
261		Sands Avenue - Te Okuroa Drive to PEI						4,180,000	53.45	26.69	19.86	830,148	335	2,478.05
	1	Construct Sands Avenue btwn Te Okurua drive and The Boulevard	Non standard	300	m		2,812,368							
	2	Land Purchase	Non standard				1,367,632							
262		Papamoa East Interchange						70,009,381	40.28	34.24	25.48	17,838,390	335	53,248.93
		Land required to service stage 1 (339 Bell Road and PEI)	Actual	2.5	ha		2,557,484							
		Land purchase for PEI (excl. land for stormwater)	Actual	11.1559	ha		14,825,244							
		Initial design	Actual				353,194							
		Detailed design and engineers costs	Non standard				178,700							
		Landscaping	Engineer estimate				66,000							
		Construction costs of Interchange	Engineer				50,469,559							
		Preloading for overbridge and ramps	Engineer estimate				1,559,200							
3633		Sale of Land linked to PEI - LIPS 262						- 10,224,578	39.76	34.53	25.71	- 2,628,739	335	- 7,846.98
	1	Sale of surplus land	Valuation				- 10,224,578							
Subtotal							95,978,903	114,913,813				37,633,058.89		112,337.49
Cost of Inflation														2313.60
Cost of Capital														16,927.53
Total														131,578.62

Welcome Bay

6.10 Welcome Bay

6.10.1 The Welcome Bay Urban Growth Area is located on the South East side of Tauranga. It borders the Tauranga Infill catchment. Structure Plan 7 shows the boundaries of the growth area. The majority of the infrastructure provisions are complete. The schedules identify which costs are complete (Actual costs) and which costs are still planned (standard estimates or nonstandard estimates).

6.10.2 The expected yield and divisor for Welcome Bay is based on 9 dwellings per hectare. The planning period is 1991-2021.

Table 15: Household unit divisors for Welcome Bay

	Water	Wastewater	Stormwater	Transport	Reserves
Residential	1421	1421	1421	1421	
Rural Residential	159			159	
Residential Development 1992-1995	39	39	39	39	
Rural Residential development 1995-1995	10			10	
Total	**1629**	**1460**	**1460**	**1629**	

Welcome Bay | Water

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$	1629	$
280028		Pump station	Complete					140,000			100.00	140,000	1629	85.94
280027		Waikite Reservoir - 1000m3	Complete					74,309			100.00	74,309	1629	45.62
280025		Waikite Road	Complete					79,712			100.00	79,712	1629	48.93
280024		Waitaha road	Complete					87,200			100.00	87,200	1629	53.53
280307		Welcome Bay Reservoir	Complete					1,760,266			100.00	1,760,266	1629	1,080.58
280026		Welcome Bay Road	Complete					20,419			100.00	20,419	1629	12.53
Subtotal								2,161,906				2,161,906		1,327.14
Cost of Inflation														-
Cost of Capital														272.54
Total														1,599.68

Welcome Bay | Wastewater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
280237		Sewer in Central Gully - Welcome Bay	Complete					430,256			100.00	430,256	1460	294.70
280099		Sewer from end of Meander Street	Complete					128,997			100.00	128,997	1460	88.35
280100		Road Crossings across Welcome Bay Road	Complete					19,401			100.00	19,401	1460	13.29
280101		Pump station upgrade - Waitaha road Rising Main	Complete					345,091			100.00	345,091	1460	236.36
297		Southern Pipeline						107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
	1	*** Details regarding the Southern Pipeline are set out in Section 5.8. The total cost of the project is currently estimated at $$107,607,540. Approximately 1/3 of costs are funded via development contributions. The per unit cost shown in this table is inclusive of the inflation and interest costs.	Non standard				107,607,540							
Subtotal								108,531,285				73,697,260		4,246.70
Cost of Inflation														-
Cost of Capital														160.64
Total														4,407.34

Welcome Bay | Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$	1460	$
280137		Resolution Road Catchment - Pond W2	Complete					115,511			100.00	115,511	1460	79.12
280138		Resolution Road Catchment - Pond W3	Complete					201,615			100.00	201,615	1460	138.09
280139		Waitaha Rd by Osprey Drive	Complete					8,028	5.00		95.00	7,627	1460	5.22
280141		Waitaha Road North (W5)	Complete					231,365			100.00	231,365	1460	158.47
280140		Waitaha Road South (W4)	Complete					205,838			100.00	205,838	1460	140.98
280223		Welcome Bay SIF: Waioraki Stream	Complete					42,213			100.00	42,213	1460	28.91
280265		Welcome Bay SIF: Waioraki Stream (previously Lips 978)	Complete					30,000			100.00	30,000	1460	20.55
280224		Welcome Bay SIF: Waitaha/Waikite Road	Complete					209,340	9.00		91.00	190,499	1460	130.48
1175		Waitaha Road Top End						237,640	5.00		95.00	225,758	1460	154.63
	1	Waitaha Road Top End	Standard	520	m	457.00	237,640							
Subtotal							-	1,281,550				1,250,426		856.46
Cost of Inflation														3.40
Cost of Capital														114.15
Total														974.01

Welcome Bay | Transport

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
280230		Waitaha Road	Complete					453,904	5.00		95.00	431,209	1629	264.71
280270		Waikiti Road Upgrade	Complete					1,286,795	9.00		91.00	1,170,983	1629	718.84
105		Welcome Bay Road Upgrade						1,375,209	76.97		23.03	316,711	1629	194.42
	1	Upgrading 9m -14.4m formation to arterial standard 16m carriageway	Non standard	870	m		1,375,209							
107		Waitaha Road						567,525	5.00		95.00	539,149	1629	330.97
	2	Widening 1180m to 1705m section	Non standard	525	m		567,525							
Subtotal								3,683,433				2,458,052		1,508.93
Cost of Inflation												-		43.06
Cost of Capital													-	34.85
Total												2,458,052		1,517.14

West Bethlehem

6.11 West Bethlehem

6.11.1 The West Bethlehem Urban Growth Area was zoned for development in 2001. Based on current growth projections the land development is expected to be complete by 2046. West Bethlehem includes a mixture of residential and rural residential zoned land with approximately one hectare of commercial zone. Structure plan 12 shows the boundaries of the West Bethlehem area and the bulk infrastructure services planned.

6.11.2 For most of West Bethlehem (excluding the Papakainga zone and the rural residential zone) local development contributions are calculated based on the entire site area associated with a development except site area associated with:

(i) Stormwater reserves,

(ii) Historic reserves,

(iii) Local/neighbourhood reserves,

(iv) Non-building area resulting from historical/cultural considerations,

(v) The road corridor associated with non-local roads (roads with a land corridor more than 20m in width).

6.11.3 Land zoned residential or rural residential and with a scheduled site overlay in the City Plan the charge for the wastewater activity will be that of the Bethlehem Urban Growth Area rather than the West Bethlehem Urban Growth Area

Planning period: 2001-2046 **Expected yield: 13.5 per hectare (average)**

6.11.4 The potential yield for future dwelling units in West Bethlehem is based on an average anticipated yield of 13.5 lots per hectare across the Carmichael West structure plan excluding the Ngati Kahu Papakainga Zone and the Northwest Bethlehem structure plan (the expected yield within Northwest Bethlehem is 15 lots per hectare). The expected yield in the Ngati Kahu Papakainga Zone of Carmichael West is 12 lots per hectare.

Household unit equivalents / residential divisors

6.11.5The divisors used in the determination of the per unit divisor shown in the asset schedules are based on the following tables.

Table 16: Divisors for West Bethlehem

	Water	Wastewater	Stormwater	Transport	Reserves
Residential – Carmichael West	379	229	379	379	229
Residential – North West Beth	191	191	191	191	191
Rural Residential – North West Beth	11			11	
Subtotal Residential	**581**	**420**	**570**	**581**	**420**
Commercial area (hectares)	1	1	1	1	1
Commercial scaling factor	*19*	*19*	*22*	*35*	*0*
Subtotal commercial	**19**	**19**	**22**	**35**	**0**
Total	**600**	**439**	**592**	**616**	**420**

Table 17: Divisors for West Bethlehem Excluding the Papakainga Zone

	Water	Wastewater	Stormwater	Transport	Reserves
Total land area (hectares)	61.04	46.11	61.04	61.04	61.04
Less:					
Non-local roads	-1.72	-1.72	-1.72	-1.72	-1.72
Local Reserves	-0.43	-0.43	-0.43	-0.43	-0.43
Stormwater Reserves	-3.09	-1.81	-3.09	-3.09	-3.09
Non-buildable area	-4.10	-1.05	-4.10	-4.10	-4.10
Rural Residential	-13.62	-7.52	-13.62	-13.62	-13.62
Total	**38.08**	**33.58**	**38.08**	**38.08**	**38.08**

6.11.6 The following table sets out the Development Contribution Fees that will be payable in the West Bethlehem catchment for the next 6 financial years. The fee will increase by 6.5% each financial year as the development contribution fees are subsidised by Council.

Table 18: Future local development contribution for West Bethlehem as discount reduces

Year	$ per lot Ngati Kahu and Rural Residential	$ per hectare
2020/21	$28,134.93	$379,821.46
2021/22	$29,963.70	$404,509.85
2022/23	$31,911.34	$430,803.00
2023/24	$33,985.58	$458,805.20

West Bethlehem | Water

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
946		Carmichael Road to Bethlehem Road	Complete					134,186	11.00		89.00	119,426	600	199.04
FUTURE PROJECTS														
2346		Carmichael Road Watermain (Bethlehem - SH2) Stage 2						300,000	62.00		38.00	114,000	600	190.00
	1	270m waterpipelines	Engineer	270	m		300,000							
Subtotal								434,186				233,426		389.04
Cost of Inflation														-
Cost of Capital														285.83
Total before Council discount														674.87
Less reduction adopted by Council													-	211.49
Total														463.38
Expected yield per hectare														13.50
$ charge per hectare														6,255.66
Commercial scaling factor (water)														19.00
$ charge per hectare for commercial development														8,804.27

West Bethlehem | Wastewater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$	439	$
COMPLETED PROJECTS														
280061		Bethlehem Pump Station	Complete					1,289,808	50.70	42.70	6.60	85,127	439	193.91
280059		Bethlehem to Birch Avenue to Judea Pump Station	Complete					1,652,687	50.70	42.70	6.60	109,077	439	248.47
280060		Judea Pump Station Rising Main and Pump Station Modifications	Complete					836,802	63.50	32.00	4.50	37,656	439	85.78
280056		Mayfield Lane to Point B	Complete					683,596	10.00	65.70	24.30	166,114	439	378.39
280057		Point B Southwest toward State Highway 2	Complete					265,183	10.00	65.70	24.30	64,439	439	146.79
280058		Point B to Carmichael Road	Complete					294,400	10.00	65.70	24.30	71,539	439	162.96

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$	439	$
COMPLETED PROJECTS														
280061		Bethlehem Pump Station	Complete					1,289,808	50.70	42.70	6.60	85,127	439	193.91
280059		Bethlehem to Birch Avenue to Judea Pump Station	Complete					1,652,687	50.70	42.70	6.60	109,077	439	248.47
280060		Judea Pump Station Rising Main and Pump Station Modifications	Complete					836,802	63.50	32.00	4.50	37,656	439	85.78
280056		Mayfield Lane to Point B	Complete					683,596	10.00	65.70	24.30	166,114	439	378.39
280057		Point B Southwest toward State Highway 2	Complete					265,183	10.00	65.70	24.30	64,439	439	146.79
280058		Point B to Carmichael Road	Complete					294,400	10.00	65.70	24.30	71,539	439	162.96

280253		Carmichael Rd to Bethlehem Rd (previously Lips 772)	Complete					375,000	10.00	65.70	24.30	91,125	439	207.57
280299		Block A West Bethlehem	Complete					75,050	10.00		90.00	67,545	439	153.86
1663		Block A West Bethlehem						114,077	10.00		90.00	102,669	439	233.87
2122		Carmichael Road to Bethlehem Road (cross country)	Complete					460,528	10.00	18.00	72.00	331,580	439	755.31
2235		Block C West Bethlehem Sewer (6.1.3)						52,510	10.00		90.00	47,259	439	107.65
775		Bethlehem West SIF Projects - Block D	Complete					364,482	10.00		90.00	328,034	439	747.23
FUTURE PROJECTS														
1664		Block B West Bethlehem and Carmichael Road						951,550	10.00		90.00	856,395	439	1,950.79
	1	150mm dia Thrustng under SH2	Standard	30	m	264.00	7,920							
	2	150mm dia Type 3	Standard	410	m	243.00	99,630							
	3	Design costs - Carmichael Road Wastewater main	Engineers estimate				200,000							
	4	Construction Carmichael Road Water Main	Engineers estimate				644,000							
297		Southern Pipeline						107,607,540	33.36	-	66.64	72,773,515	31,088	3,614.00
		*** Details regarding the Southern Pipeline are set out in Section 5.8. The total cost of the project is currently estimated at $107,607,540. ~~Approximately 1/3 of costs are funded via development~~ contributions. The per unit cost shown in this table is inclusive of the inflation and interest costs.	Non standard				107,607,540							
Subtotal								115,023,213				75,132,076		8,986.58
Cost of Inflation														15.78
Cost of Capital														2,172.85

West Bethlehem |Stormwater

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$	592	$
280242		Carmichael Farm Ponding Area	Complete					2,184,733	30.00	66.50	3.50	76,466	592	129.16
280283		Parau Pond Farm Reticulation associated with pond	Complete					31,086			100.00	31,086	592	52.51
280238		Pond C - Roading Associated	Complete					504,836		93.71	6.29	31,754	592	53.64
280241		Pond H	Complete					169,218		80.00	20.00	33,844	592	57.17
280255		Reticulation Block A	Complete					557,844			100.00	557,844	592	942.30
280298		Reticulation Block C	Complete					168,153			100.00	168,153	592	284.04
280282		Roading Associated - Carmichael Rd - Eastern End	Complete					165,077			100.00	165,077	592	278.85
1583		Reticulation Block C - West Bethlehem SIF Pond G Roading Associated	Complete					89,155			100.00	89,155	592	150.60
FUTURE PROJECTS														
1581		Bethlehem Pond G Construction & Land Purchase						1,062,400		30.00	70.00	743,680	592	1,256.22
	1	Pond Construction incl. inlet & outlet structures	Non standard	1		461,000.00	461,000							
	2	Landscaping/Planting	Standard	5,000	m2	13.00	65,000							
	3	Land Purchase	Standard	1	ha		536,400							
1582		Bethlehem SIF Pond G Reticulation						281,990		30.00	70.00	197,393	592	333.43
	1	300mm Type 2	Standard	70	m	420.00	29,400							
	2	450mm Type 2	Standard	126	m	535.00	67,410							
	3	675mm Type 2	Standard	235	m	788.00	185,180							
1661		Bethlehem West: Roading Associated - Carmichael Road						305,000			100.00	305,000	592	515.20
	1	Construction Swale - 500m	Engineer	500	m	210.00	105,000							
	2	Landscaping - 500m	Engineer				50,000							
	3	Preliminary and detailed design	Engineer				100,000							
	4	Entranceway intergration	Engineer				50,000							
1659		Bethlehem West: Stormwater Management						1,631,960			100.00	1,631,960	592	2,756.69
	1	750mm Type 3	Standard	215	m	747.00	160,605							
	2	750mm Thrust	Non standard	20	m		16,198							
	3	600mm Type 3	Standard	145	m	508.00	73,660							
	4	525mm Type 3	Standard	90	m	469.00	42,210							
	5	Sumps and Soakholes	Actual	1			62,143							
	6	300mm Type 3	Standard	110	m	341.00	37,510							
	7	Swales and Wetland	Non standard	1			976,634							
	8	Land purchase - swales and wetlands	Engineer	13,150	m2	20.00	263,000							
Subtotal								7,151,452				4,031,411		6,809.82
Cost of Inflation														92.94
Cost of Capital														2,002.37
Total before Council discount														8,905.13
Less low demand or discount													-	3,940.14
Total														4,964.99
Expected yield per hectare														13.50
$ charge per hectare														67,027.32
Commercial scaling factor (stormwater)														22.00
$ charge per hectare for commercial development														109,229.71

West Bethlehem | Transport

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
280275		Designation process for Roads in Bethlehem Plan Change 15 (previously Lips 922)	Complete					2,113			100.00	2,113	616	3.43
280258		Intersection Upgrades - Bethlehem Rd/Carmichael Rd (previously Lips 224)	Complete					503,881	20.00	40.00	40.00	201,552	616	327.20
230		Bethlehem SH2 Roundabout	Complete					3,600,592	49.00		51.00	1,836,302	616	2,981.01
163		Bethlehem Rd	Complete					842,855	31.00	34.50	34.50	290,785	616	472.05
COMPLETED PROJECTS														
2247		Bethlehem Rd reconstruction Stage 2						1,052,130	31.00	34.50	34.50	362,985	616	589.26
	1	Road widening, Kerb,channel and footpath	Non standard	510	m		831,810							
	2	Renewals	Non standard	510			220,320							
235		Carmichael Rd SH2 To Te Paeroa Rd						1,186,000	65.00		35.00	415,100	616	673.86
	1	Upgrade to 12m kerb and channel, footpath	Actual	400	m		473,200							
	2	Upgrade to 8m, kerb and channel, footpath	Engineer	360	m		395,640							
	3	Renewal Component	Non standard	360	m		317,160							
Subtotal								7,187,571				3,108,837		5,046.81
Cost of Inflation														301.04
Cost of Capital														5,335.34
Total before Council discount														10,683.19
Less discount adopted by Council													-	5,552.70
Total														5,130.49
Expected yield per hectare														13.50
$ charge per hectare														69,261.66
Commercial scaling factor (transport)														35.00
$ charge per hectare for commercial development														179,567.27

West Bethlehem | Reserves

Project Id	Item	Project Name	Cost basis	Quantity	Unit	Unit rate	Item Cost	Project Cost	Non DC funded %	DC funding other catchments	DC funding for this catchment	Cost for Catchment	Divisor	Cost per unit
						$	$	$	%	%	%	$		$
		Catchment A (Te Paeroa Reserve)												
632		Reserve Land Purchase	Complete	0.3	ha			1,836,677	46.00		54.00	991,806	420	2,361.44
700		Reserve Developments	Non standard	0.3	ha			168,750	10.00		90.00	151,875	420	361.61
		Catchment B (Parau Farms)												
280900		Reserve Developments	Non standard	0.234				103,500	10.00		90.00	93,150	420	221.79
2296		Reserve Land Purchase	Non standard	0.234				110,000	10.00		90.00	99,000	420	235.71
Subtotal								2,218,927				1,335,831		3,180.55
Cost of Inflation												-		10.73
Cost of Capital														4,106.11
Total before Council discount												1,335,831		7,297.39
Discount														-
Total ($ per lot)														7,297.39
Expected yield per hectare														13.50
$ charge per hectare														98,514.75

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