



ATTACHMENTS

**Ordinary Council meeting
Separate Attachments 2**

Monday, 22 April 2024

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11.2 Adopt Tauranga City Council Development Contributions Policy 2024/25

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Attachment 2 – Table of final development contributions charges by catchment

| Table 1. Citywide development contributions | | | | 2023/24 Fee excl GST | | | DRAFT 2024/25 FEE Excl GST | | |
|--|----------------|----------------------|-----------------|-------------------------|----------|----------|----------------------------------|----------|----------|
| | | Final DC excl GST | Total inclusive | | Movement | % Change | | Movement | % Change |
| Residential activity | Large | 38,612 | 44,403 | n/a | n/a | n/a | 44,820 | - 6,208 | -13.9% |
| | 3 bedroom | 29,701 | 34,156 | 30,006 | - 305 | -1.0% | 34,477 | - 4,775 | -13.9% |
| | 2 bedroom | 19,306 | 22,202 | 19,504 | - 198 | -1.0% | 22,410 | - 3,104 | -13.9% |
| | 1 bedroom | 14,851 | 17,078 | 15,003 | - 152 | -1.0% | 17,238 | - 2,388 | -13.9% |
| Retirement Village | Charge per | 13,860 | 15,938 | | | | 15,125 | - 1,266 | -8.4% |
| | \$ per | 27,516 | 31,644 | | | | 29,838 | - 2,322 | -7.8% |
| Business Activities | \$ per 100m2 | 7,097 | 8,161 | 6,259 | 837 | 13.4% | 7,630 | - 533 | -7.0% |
| Low Demand Business | \$ per 100m2 | 1,862 | 2,141 | 1,754 | 108 | 6.2% | 1,998 | - 136 | -6.8% |
| Community Organisation | \$ per 100m2 | 7,030 | 8,085 | 6,083 | 948 | 15.6% | 7,663 | - 633 | -8.3% |
| | | | | | | | | | |
| Table 2 Local development contributions for non-residential development | | | | 2023/24 Fee excl GST | Movement | % Change | DRAFT 2024/25 FEE excl GST | Movement | % Change |
| Papamoa | \$ per hectare | 144,631 | 166,325 | 131,722 | 12,909 | 9.8% | 144,311 | 320 | 0.2% |
| Pyes Pa West | \$ per hectare | 869,181 | 999,558 | 821,514 | 47,667 | 5.8% | 858,565 | 10,616 | 1.2% |
| Tauranga Infill | \$ per 100 m2 | 413 | 475 | 380 | 33 | 8.8% | 413 | - | 0.0% |
| Te Papa Infill | \$ per 100 m2 | 7,572 | 8,708 | - | 7,572 | N/A | 6,732 | 840 | 12.5% |
| West Bethlehem | \$ per hectare | 591,318 | 680,015 | 564,592 | 26,726 | 4.7% | 596,300 | - 4,982 | -0.8% |

| Table 3 Local development contributions | | Final DC excl GST | Total inclusive | 2023/24 Fee excl GST | \$ Change | % Change | DRAFT 2024/25 FEE excl GST | Movement | % Change |
|---|-------------|-------------------|-----------------|----------------------|-----------|----------|----------------------------|----------|----------|
| Bethlehem | Per lot | 12,889 | 14,822 | 12,503 | 386 | 3.1% | 12,889 | - | 0.0% |
| Ohauti | Per lot | 11,569 | 13,305 | 11,201 | 369 | 3.3% | 11,569 | - | 0.0% |
| Papamoa | Per lot | 8,036 | 9,241 | 7,444 | 592 | 8.0% | 8,007 | 29 | 0.4% |
| Pyes Pa | Per lot | 7,252 | 8,340 | 6,911 | 341 | 4.9% | 7,252 | - | 0.0% |
| Pyes Pa West | Per lot | 40,525 | 46,604 | 38,121 | 2,404 | 6.3% | 40,404 | 121 | 0.3% |
| Tauranga Infill | Per lot | 3,997 | 4,597 | 3,676 | 321 | 8.7% | 3,997 | - | 0.0% |
| Tauriko | Per hectare | 363,195 | 417,674 | 369,157 | - 5,962 | -1.6% | 360,206 | 2,989 | 0.8% |
| Tauriko - Pond B | Per hectare | 436,651 | 502,149 | 442,613 | - 5,962 | -1.3% | 433,662 | 2,989 | 0.7% |
| Tauriko - Pond C | Per hectare | 411,250 | 472,937 | 417,212 | - 5,962 | -1.4% | 408,261 | 2,989 | 0.7% |
| Te Papa Infill (South) | Per lot | 8,953 | 10,296 | - | 8,953 | N/A | 8,286 | 667 | 8.0% |
| Te Papa Infill (North) | Per lot | 6,058 | 6,966 | - | 6,058 | N/A | 8,286 | - 2,228 | -26.9% |
| Wairakei A | Per hectare | 585,566 | 673,401 | 567,105 | 18,461 | 3.3% | 595,699 | - 10,133 | -1.7% |
| Wairakei B | Per hectare | 405,351 | 466,154 | 399,944 | 5,407 | 1.4% | 436,686 | - 31,335 | -7.2% |
| Wairakei C | Per hectare | 733,578 | 843,615 | 657,631 | 75,947 | 11.5% | 715,479 | 18,099 | 2.5% |
| Welcome Bay | Per lot | 9,124 | 10,493 | 8,805 | 319 | 3.6% | 9,170 | - 46 | -0.5% |
| West Bethlehem | Per lot | 31,011 | 35,662 | 30,216 | 795 | 2.6% | 31,100 | - 89 | -0.3% |
| West Bethlehem | Per hectare | 418,646 | 481,443 | 407,913 | 10,733 | 2.6% | 419,852 | - 1,206 | -0.3% |



Development Contributions Policy 2024/25



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Development Contributions Policy

2024/25



Tauranga City

2024/25 Development Contributions Policy

Over the next 10 years Tauranga City Council is projecting to receive approximately \$110 million in revenue from Development Contributions. Development contributions are a fee we charge for new developments to contribute to the costs building the infrastructure that supports them. This revenue is critical in ensuring that Tauranga can provide key infrastructure needed for the growing city.

This policy ensures that Council can continue to charge and use development contributions on an ongoing basis.

The Council's principle of growth pays for growth means that development contributions are one of the preferred sources to fund growth related infrastructure. Each project that forms part of Tauranga City Councils Long-term Plan is reviewed on a case by case basis to determine the fair and reasonable costs that can be funded via development contributions.

This policy document is very detailed in nature so that it meets all of the legal requirements set out in the Local Government Act 2002. It also provides clear, transparent information for developers and those building homes or commercial/industrial buildings who need to understand how the charge is calculated and what their development contribution payments are being used for.

The first two pages of this document provide a more simplistic introduction to development contributions. Other important and useful sections are Section 1 which summarises the fees payable, and Section 2 which details specific rules of when development contribution fees will be required.

The Council reviews and updates this policy on an annual basis to ensure that the growth revenue is maximised, and any changes can be incorporated as needed. Ongoing review work planned to the policy includes:

- Further investigation and development of funding mechanisms in relation to the Te Papa catchment and other infill growth areas
- Review of funding methods and categories used in relation to non-residential development typologies
- Ongoing reviews in relation to the definitions of the term household unit to ensure that these are suitable
- Reviewing the projects in the Transport System Plan to identify if any further costs should be funded using development contributions

Updating the development contributions policy to reflect the outcome of the ongoing water reform process. In its current form, this would mean removing all waters assets from the policy.

Any proposed changes will be included future development contributions policies an consulted on as necessary.

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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 / or 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 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
- 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 contribution that applies 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.

Section 1

Definitions, fees & maps

Section 1. Definitions, fees and maps

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.

Aged care facility means a building or part of a building located in a Retirement village that provides long-term accommodation for aged people and 24-hour on site medical support to residents. For the purposes of this policy a household unit equivalent shall be used as the basis for calculating the citywide development contributions for aged care units. The citywide contribution payable per household unit equivalents for aged care units is specified in Table 1 of Section 1.

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

Bedroom means an area of a household unit that is not:

- a. the kitchen, bathroom(s), laundry and toilet(s),
- b. the dining room or living room (but not both) whether open plan with the kitchen or not,
- c. entrance halls and passageways,
- d. garage, and
- e. any other room smaller than 5m² (including any internal wardrobes).

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 centers 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;
- 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 Māori land within the meaning of Te Ture Whenua Māori 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.

This definition excludes units within a retirement village which will be charged under the basis of a retirement 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.

Large-residential dwelling means a household unit with more than three bedrooms in total.

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 m2 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 50m2 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 household unit, retirement village unit, aged care 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 one bedroom. This includes studio apartments.

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, retirement village unit, aged care unit or visitor accommodation. This includes but is not limited to residential health care facilities where 24-hour on-site medical support to residents is provided, 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.

Retirement Unit any building or part of a building located within a retirement village that is not within an aged care facility.

Retirement Village a managed comprehensive residential development used to provide accommodation for aged people that is registered under section 10 of the Retirement Villages Act 2003.

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 two bedrooms in total.

Three Bedroom Dwelling means a household unit with not more than three bedrooms in total.

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.

1.1 Fees

The fees in this section are applicable from 1 July 2024 and are applied in accordance with circumstances set out in Section 2. All fees shown are exclusive of GST unless otherwise stated.

Table 1: Citywide development contributions

| Activity | Basis of charge | Water | Wastewater | Stormwater | Transport | Reserves | Community Infrastructure | Total Excl. GST | Total Incl. GST |
|------------------------|----------------------------------|--------|------------|------------|-----------|----------|--------------------------|-----------------|-----------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Residential activity | Large dwelling | 22,373 | 12,960 | 0 | 231 | 679 | 2,368 | 38,612 | 44,403 |
| Residential activity | 3 bedroom dwelling | 17,210 | 9,969 | 0 | 178 | 522 | 1,822 | 29,701 | 34,156 |
| Residential activity | 2 bedroom dwelling | 11,186 | 6,480 | 0 | 116 | 340 | 1,184 | 19,306 | 22,202 |
| Residential activity | 1 bedroom dwelling | 8,605 | 4,985 | 0 | 89 | 261 | 911 | 14,851 | 17,078 |
| Retirement Village | Charge per unit | 8,605 | 4,985 | 0 | 36 | 52 | 182 | 13,860 | 15,938 |
| Retirement Village | \$ per household unit equivalent | 17,210 | 9,969 | 0 | 45 | 65 | 228 | 27,516 | 31,644 |
| Business Activities | \$ per 100m2 Gross Floor Area | 3,938 | 2,947 | 0 | 212 | 0 | 0 | 7,097 | 8,161 |
| Low Demand Business | \$ per 100m2 Gross Floor Area | 984 | 665 | 0 | 212 | 0 | 0 | 1,862 | 2,141 |
| Community Organisation | \$ per 100m2 Gross Floor Area | 4,430 | 2,566 | 0 | 34 | 0 | 0 | 7,030 | 8,085 |

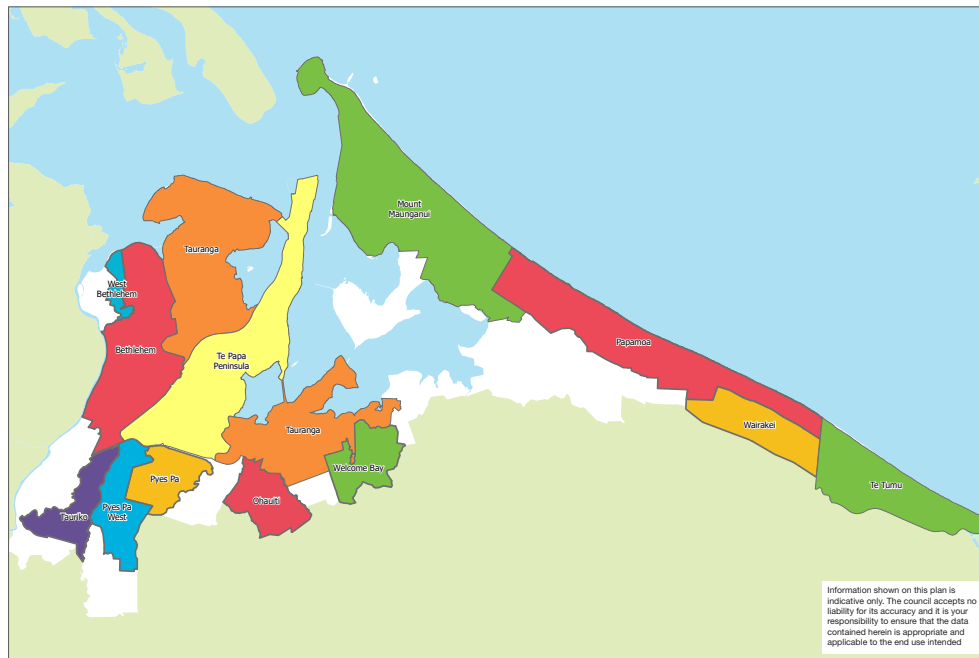
Table 2: Local development contributions for non-residential development in commercial/ industrial zone

| Urban growth area and basis of charge | Per | Water | Wastewater | Stormwater | Transport | Reserves | Community Infrastructure | Total Excl. GST | Total Incl. GST |
|---------------------------------------|-----------------------------------|--------|------------|------------|-----------|----------|--------------------------|-----------------|-----------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Papamoa | \$ per hectare | 4,771 | 11,614 | 94,031 | 34,216 | 0 | 0 | 144,631 | 166,325 |
| Pyes Pa West | \$ per hectare | 23,381 | 136,093 | 389,340 | 320,367 | 0 | 0 | 869,181 | 999,558 |
| Tauranga Infill | \$ per 100 m2 of gross floor area | 0 | 413.42 | - | - | 0 | 0 | 413 | 475 |
| Te Papa Infill | \$ per 100 m2 of gross floor area | 0 | - | - | 7,572 | 0 | 0 | 7,572 | 8,708 |
| West Bethlehem | \$ per hectare | 12,063 | 207,728 | 140,520 | 231,007 | 0 | 0 | 591,318 | 680,015 |

Table 3. Local development contributions

| Local catchments | Per | Water | Wastewater | Stormwater | Transport | Reserves | Community Infrastructure | Total Excl. GST | Total Incl. GST |
|------------------------|-------------|--------|------------|------------|-----------|----------|--------------------------|-----------------|-----------------|
| | | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Bethlehem | Per lot | 649 | 5,775 | 2,777 | 3,688 | 0.0 | 0 | 12,889 | 14,822 |
| Ohauti | Per lot | 4,609 | 5,189 | 672 | 1,099 | 0 | 0 | 11,569 | 13,305 |
| Papamoa | Per lot | 239 | 871 | 3,847 | 3,079 | 0 | 0 | 8,036 | 9,241 |
| Pyes Pa | Per lot | 410 | 3,997 | 1,013 | 1,832 | 0 | 0 | 7,252 | 8,340 |
| Pyes Pa West | Per lot | 1,231 | 7,163 | 17,697 | 9,153 | 5,281 | 0 | 40,525 | 46,604 |
| Tauranga Infill | Per lot | 0 | 3,997 | 0 | 0 | 0 | 0 | 3,997 | 4,597 |
| Tauriko | Per hectare | 20,692 | 116,780 | 40,599 | 185,124 | 0 | 0 | 363,195 | 417,674 |
| Tauriko - Pond B | Per hectare | 20,692 | 116,780 | 114,055 | 185,124 | 0 | 0 | 436,651 | 502,149 |
| Tauriko - Pond C | Per hectare | 20,692 | 116,780 | 88,654 | 185,124 | 0 | 0 | 411,250 | 472,937 |
| Te Papa Infill (South) | Per lot | - | - | - | 6,058 | 2,895 | 0 | 8,953 | 10,296 |
| Te Papa Infill (North) | Per lot | - | - | - | 6,058 | - | 0 | 6,058 | 6,966 |
| Wairakei A | Per hectare | 47,487 | 126,083 | 242,557 | 169,438 | 0 | 0 | 585,566 | 673,401 |
| Wairakei B | Per hectare | 47,487 | 111,246 | 77,179 | 169,438 | 0 | 0 | 405,351 | 466,154 |
| Wairakei C | Per hectare | 47,487 | 158,343 | 358,310 | 169,438 | 0 | 0 | 733,578 | 843,615 |
| Welcome Bay | Per lot | 1,604 | 4,796 | 986 | 1,738 | 0 | 0 | 9,124 | 10,493 |
| West Bethlehem | Per lot | 635 | 10,933 | 6,387 | 6,600 | 6,455 | 0 | 31,011 | 35,662 |
| West Bethlehem | Per hectare | 8,571 | 147,596 | 86,228 | 89,103 | 87,148 | 0 | 418,646 | 481,443 |

Figure 1. Boundaries for urban growth areas



* Development in the Te Papa catchment will pay local development contributions towards both the Te Papa and the Tauranga Infill infrastructure.

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

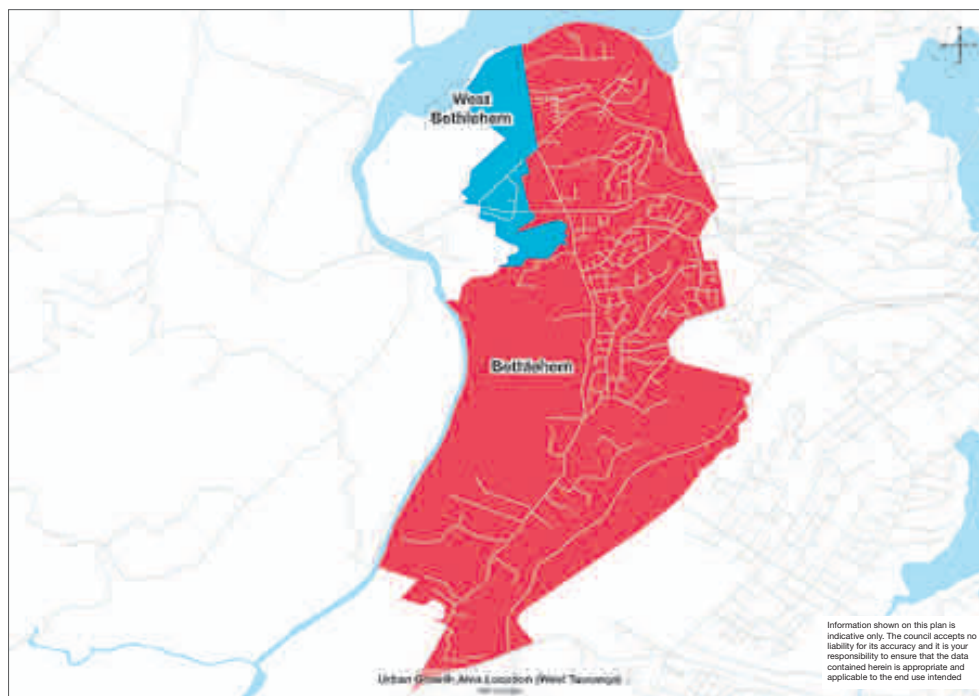


Figure 3. Boundaries of the Tauriko, Pyes Pā West, Pyes Pā, Ohauiti & Welcome Bay urban growth areas

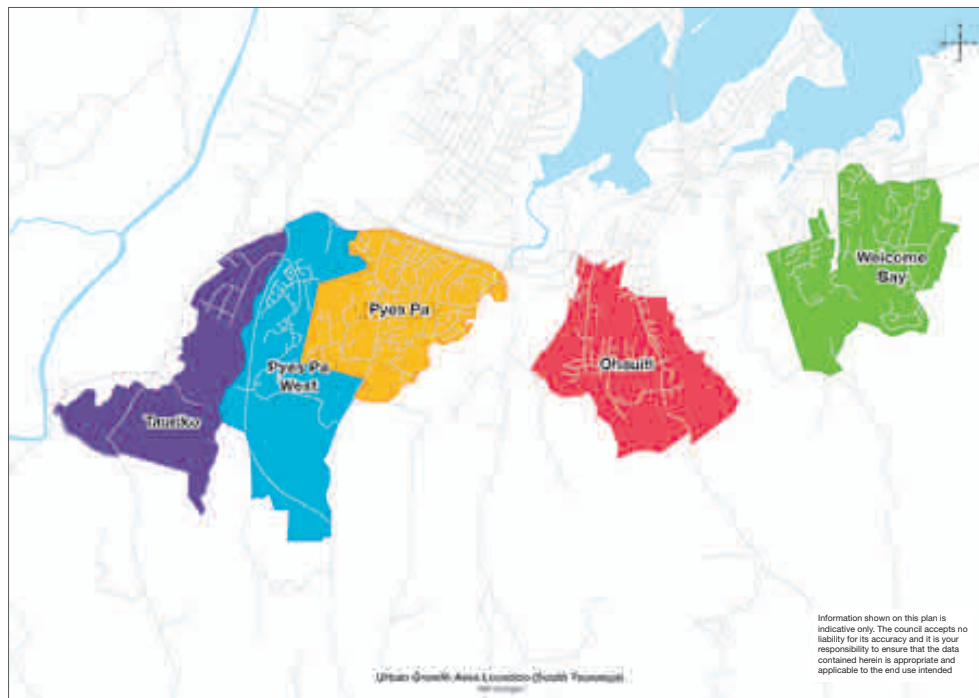


Figure 4. Boundaries of the Pāpāmoa and Wairakei Urban Growth Areas

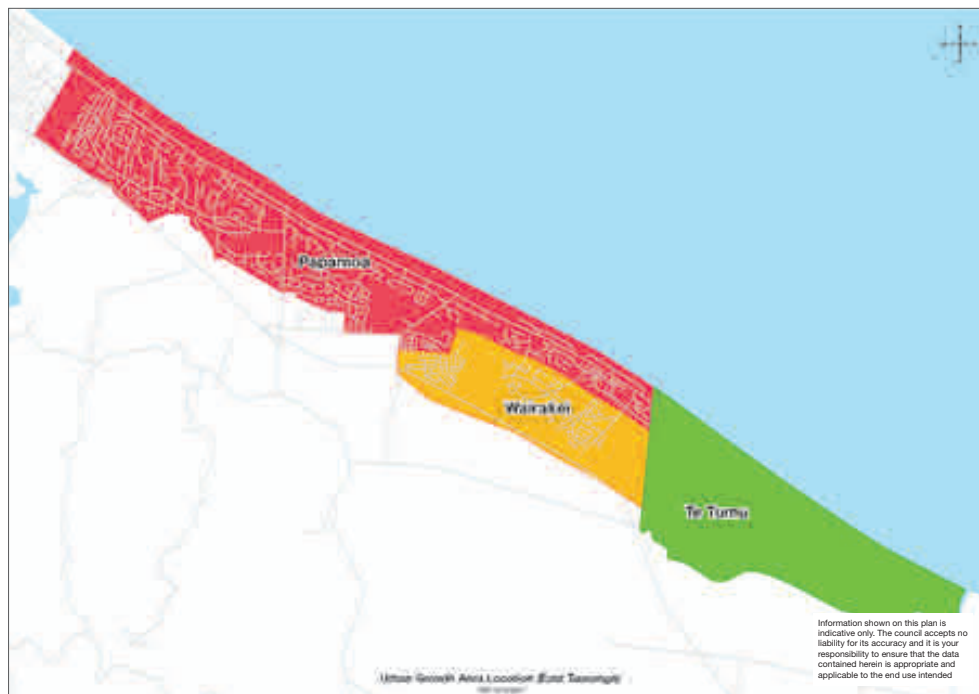


Figure 5. Te Papa Development and Financial Contributions Urban Growth Areas



Te Papa North and South Catchments are depicted above with the boundary differentiating the two located between 15th and 16th Avenues

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

- 1.2.1 The following is a summary of the key differences between the 2023/24 Development Contributions Policy and this 2024/25 Development Contributions Policy:

| Change | Reason for change |
|---|---|
| Updates to local development contributions | Local development contribution fees have been updated to reflect capital expenditure budgets. For most catchments this has not resulted in significant change to the local development contribution fees payable with the exception of Wairakei. Development Contributions for the Wairakei catchment have increased largely as a result of an increase in the underlying construction cost estimates for wastewater and stormwater infrastructure that is critical to housing capacity within the catchment. |
| Introduction of a 'Large Residential' Category when assessing residential Citywide Development Contributions | In order to improve the equitable application of the development contribution system, Council has analysed the average occupancy rate of dwellings with 4 or more bedrooms in Tauranga. On average, 4+ bedroom dwellings have 30% more occupants than a 3-bedroom dwelling. On this basis an additional category has been added alongside the existing 1, 2, and 3 bedroom categories to reflect the extra demand generated by properties with 4 or more bedrooms. This ensures they pay an appropriate share of infrastructure costs and are not subsidised by properties with fewer bedrooms. |
| Introduction of the Te Papa Catchment | Te Papa is a new local catchment in the center of Tauranga city running from the city center to Greerton. Council expects the Te Papa area to undergo significant intensification over the coming decades. Local development contributions will be introduced for transport and reserves only and are expected to fund ~20% of anticipated projects benefiting the catchment. This is a portion of the cost of new infrastructure that represents the distribution of benefits between new growth and the existing community. Reserves activities will be funded over the south of the catchment only (15th Ave to Greerton) reflecting the distribution of causation of benefit for this activity. |
| Retirement Village Citywide Development Contribution Charge Changes | An independent review was commissioned into infrastructure demand by retirement village residents which found that, on average, they have a demonstrably lower demand for Citywide Transport, Reserves, and Community Facilities infrastructure. Retirement Villages provide many on-site facilities which reduce the residents usage of roading, reserves and community facilities. This is especially applicable for aged care unit residents who have a higher need for 24/7 medical care and reduced mobility. As a result TCC proposes to reduce the Transport, Community Facilities, and Reserves charge components of Citywide DC's payable for aged care units and retirement village units to reflect this lower demand. |
| DC Deferral Clause 2.10.3 | This section has been updated to reflect a simplified criteria in relation to deferrals of DC's payable on building consent. The new criteria more closely reflects TCC's operational practice and removes the requirement to be an approved developer. |
| Community Infrastructure Funding | TCC has updated it's community infrastructure funding to: <ul style="list-style-type: none"> - Include IFF funding for the city library and reduce the growth funding allocation. - Increase the budget for the Memorial Park Aquatics Centre and update the growth funding allocation to reflect the outcome of the detailed design for this facility and the intended decommissioning of the Otumoetai aquatic centre. - Remove the Memorial Park Indoor Courts project and introduce the BayPark Arena Extension project which will deliver more indoor courts to provide for growth |

1.3 Changes to future development contribution policies

- 1.3.1 The following is a list of work programmes which Council has underway in relation to development contributions that may result in proposed changes to the way the development contributions policy is implemented.

| Change | Reason for change |
|--|--|
| Review of practices/policy/criteria in relation to secondary independent dwelling units | Staff are continuing work to update the policy and definitions related to secondary dwellings to ensure that DC's are charged in a clear and consistent manner and are in line with Councils wider strategic goals. |
| Future Western Corridor Catchment | Staff are reviewing a new local catchment in recognition of future expected growth along the Western Corridor. |
| Review of Key Assumptions | A full review of the key assumptions within the Development Contributions Policy will be undertaken to ensure our future projections and demand calculations are robust. i.e. residential occupancy rates, and non-residential growth projections; infrastructure demand factors. |
| Infill Local DC Catchments | Staff plan to investigate whether there are opportunities to introduce local catchments (like Te Papa) in the city where areas are expected to undergo large scale intensification. This work will compliment Central Government plans to enable increased density in brownfield areas to reduce the national housing deficit. |
| Three Waters Funding | Staff are reviewing three waters funding to identify if any further costs should be funded using development contributions. |

Section 2

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. The effects or cumulative effects of the development will create or have created a requirement for the Council to provide or to have provided new or additional assets or assets of increased capacity 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 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.

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 units

- a. For each additional household unit, retirement village unit, aged care 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 three-bedroom dwelling.

Non-residential gross floor area

- b. For each m2 of new or additional gross floor area in relation to a business activity, low demand business activity or community organisation:
 - 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 100m2 of gross floor area and will be pro-rated upwards or downwards as appropriate to the nearest m2 based on the actual amount of new or additional gross floor area.

Change of use of an existing building

- c. Where the permitted use of an existing building is to be changed and the Citywide Development Contribution that is currently payable to establish the proposed new use would be greater than the Citywide Development Contribution that is currently payable to establish the existing permitted 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, two or three 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 50m² 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 extensions or alterations

| Types of alterations | Citywide development contribution payable shown as a percentage of the three-bedroom DC charge as set out in Section 1 |
|---|--|
| Alterations to a dwelling which paid citywide development contributions for a one-bedroom dwelling | |
| Adding another bedroom to make it a two-bedroom dwelling | 15% |
| Adding two bedrooms to make it a three-bedroom dwelling | 50% |
| Adding three bedrooms to make it a large/four-bedroom dwelling | 80% |
| Alterations to a dwelling which paid citywide development contributions for a two-bedroom dwelling | |
| Adding one bedroom to make it a three-bedroom dwelling | 35% |
| Adding three bedrooms to make it a large/four-bedroom dwelling | 65% |
| Alterations to a dwelling which paid citywide development contributions for a three-bedroom dwelling | |
| Adding one or more rooms to make it a four bedroom/large dwelling ¹ | 30% |

¹ This charge will only apply to dwellings which were consented after 1 July 2024 when the four-bedroom/large dwelling development contribution charge was introduced. Dwellings consented before 1 July 2024 will not have to pay an additional citywide development contribution should they alter or expand the dwelling so that it has more than three bedrooms.

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

General provisions

- 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 or Greenbelt Zones, 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. In most cases development 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,
 - 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 Māori 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 Māori land and/or their wider families,
 - g. To avoid doubt, where multiple owned Māori 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 900m² of site area and will be prorated upwards or downwards as appropriate to the nearest m² 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. Local / neighbourhood reserves,
 - iv. Non-buildable area resulting from historic / cultural considerations,
 - v. The road corridor associated with non-local roads.
 - j. 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,

- k. In the Pāpāmoa Urban Growth Area the Local Development Contributions for the water and wastewater activities are not payable for development in the “serviced area” of Pāpāmoa which is shown in the Pāpāmoa structure plans contained in this Policy,
 - l. 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,
 - m. 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.
 - n. Development occurring within the Te Papa catchment will trigger the requirement to pay a local development contribution for both the Te Papa funded local infrastructure and the Tauranga infill funded infrastructure.
- 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.
 - 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. Where a development is in both the Te Papa Infill and Tauranga Infill catchments, both charges will apply.
- b. In circumstances where:
 - i. a parcel of land being subdivided is greater than 2 hectares and;
 - ii. it is located within Bethlehem, Ohauiti, Pāpāmoa, Pyes Pā, Pyes Pā West or Welcome Bay urban growth areas and;
 - iii. where the actual yield of the development exceeds the expected yield for 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:

$$(\text{expected yield per hectare} \times \text{site area in hectares}) + 10\%$$

- iv. The site area used in the calculation will include any land area to be vested as roads or local / neighbourhood reserves but will exclude any land to be vested with Council for Stormwater Reserve and any non-buildable land due to undevelopable escarpment, historic reserves or historic/cultural considerations,
- v. The number of underlying allotments being developed will not be subtracted from the maximum expected yield as the calculation is based on the amount of land area being developed and is not based on additional allotments

- vi. 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

- c. For each household unit, retirement unit, aged care 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 an existing household unit, household unit equivalent, retirement unit or aged care unit 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 a development exceeds the expected yield of the Urban Growth Area then the local development contributions may be calculated in the same manner as detailed in Section 2.3.2 (b) provided that all of the same criteria is met. In this case the yield for the development is calculated as the average number of household units, or household unit equivalents per hectare of site area.
 - iii. Where a development is in both the Te Papa Infill and Tauranga Infill catchments, both charges will apply.

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

- d. 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 Pā West, Tauriko, Pāpāmoa, Wairakei or West Bethlehem Urban Growth Areas and local development contributions have not been required on subdivision resource consent.
 - 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,
 - 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

- e. 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

- f. For each m2 of new or additional gross floor area in relation to a non-residential activity 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 100m2 of gross floor area and will be pro-rated upwards or downwards as appropriate to the nearest m2 based on the actual amount of new or additional gross floor area.
 - iii. Where a development is in both the Te Papa Infill and Tauranga Infill catchments, both charges will apply.

Non-residential development – Te Papa Infill

- g. For each m2 of new or additional gross floor area in relation to non-residential activity within the Te Papa Infill catchment:
 - 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 100m2 of gross floor area and will be pro-rated upwards or downwards as appropriate to the nearest m2 based on the actual amount of new or additional gross floor area.
 - iii. Where a development is in both the Te Papa Infill and Tauranga Infill catchments, both charges will apply.

Ngati Kahu Kaumatua household units

- h. For each Ngati Kahu Kaumatua household unit as defined in this Policy:
 - i. is 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 50m2 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

- i. 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

- j. 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.
- k. The clause 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

- l. 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 Pāpāmoa 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:
- i. 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,
 - ii. 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,
 - iii. 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,
 - iv. 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

Special assessments for 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 per three-bedroom dwelling and per Large-residential 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 | <32.5 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 - three-bedroom 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 |

Table 8: Special assessment conditions for residential development - large-residential dwelling

| Activity | Low demand special assessment threshold | Average demand | High demand special assessment threshold |
|--------------------------|---|----------------------|--|
| Water | <481 litres | 962 litres | >1,924 litres |
| Wastewater | <357 litres | 715 litres | >1,430 litres |
| Transportation | <7.15 vehicle movements | 14 vehicle movements | 28 vehicle movements |
| Community infrastructure | <1.78 people | 3.56 people | >7.12 people |
| Reserves | <1.78 people | 3.56 people | >7.12 people |

Special assessments for 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 100m² of gross floor area.

Table 9: 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 10: 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 11: 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 vehicle movements | 2 vehicle movements | 4 vehicle movements |

Special assessments for 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:

TCC Development Contributions Team:

Tauranga City Council, Private Bag 12022, Tauranga 3143

developmentcontributions@tauranga.govt.nz

- 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.
- 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.
- 2.8.3 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.
- 2.8.4 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.
- 2.8.5 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.
- 2.8.6 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.
- 2.8.7 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.
- 2.8.8 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 Council will consider applications to defer the timing of payment of development contributions required in respect of building consents:
- i. All applications to defer payment must be made in writing to the development contributions team at developmentcontributions@tauranga.govt.nz,
 - ii. Applications to defer will be considered on a case-by-case basis with the decision to be made at the discretion of Council and subject to the customer agreeing to certain terms and conditions,
 - iii. All deferred development contributions must be paid, at the latest, prior to the issue of the code of compliance certificate required under the Building Act 2004. Council will withhold the issue of the code of compliance certificate until the development contributions are paid.
 - iv. Only the GST exclusive portion of the development contribution invoice may be deferred. GST must be paid on the invoice due date. Deferment does not relate to other Council fees.
 - v. Approval to defer will be subject to the parties entering into a deferral agreement which outlines the conditions of such approval
 - vi. Interest is payable on the amount of the development contributions being deferred over the period of deferral at the Local Government Funding Agency 2 year fixed rate for non-guarantors and including a risk margin percentage. Council will provide information about its current rate upon request.
 - vii. 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
 - viii. In any circumstances where TCC does not approve a deferral, or the parties do not agree to enter into the deferral conditions must be paid prior to the issue of the building consent. Any development contributions fees not paid by the due date will be treated as an unpaid debt and pursued in accordance with Council's usual debt management processes. This may include the use of debt management services.

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:
- Development Contributions Team
- Tauranga City Council, Private Bag 12022, Tauranga 3143
- developmentcontributions@tauranga.govt.nz
- 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. Eligible groups may also apply for grants through the Papakainga and Community Housing Policy.
- 2.14.5 Any refund will not be subject to any interest or inflationary adjustment.

Section 3

Policy statement

Section 3

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:**

- Tauranga City Council Long-term Plan and Annual Plan,
- Tauranga City Council City Plan (Chapter 11 Financial Contributions),
- Western Bay of Plenty SmartGrowth Strategy,
- 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 citywide infrastructure level, based on the activity type or geographic spread of the service. The following approach is generally applied in Tauranga City.
- 3.4.6 Tauranga City Council has a legislative obligation under the Te Ture Whenua Maori Act 1993 to promote the retention of Maori land in the hands of its owners, their whanau and their hapu and to facilitate the occupation, development and utilisation of that land for the benefit of its owners, their whanau and their hapu.
- 3.4.7 Council achieves these outcomes by (i) operating a transparent, equitable and reliable development contributions scheme; and (ii) funding, procuring and delivering infrastructure to the boundary of Maori Land to enable development.

Table 12: Types of infrastructure funded by development contributions

| Activity type | Type of infrastructure funded |
|---------------------------------|---|
| Water | Local: A water asset that services a clearly 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 13: 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: <ul style="list-style-type: none"> • 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 4 Section 5 |
| 106 | Summarise the provisions that relate to financial contributions in the district plan or regional plan prepared under the Resource Management Act 1991 . | Section 3 Section 4 |
| 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 |

Table 14: Contents of the development contributions policy continued

| LGA Section | Summary of the requirements of the LGA | Location within this policy |
|---------------------|--|-----------------------------|
| 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: <ul style="list-style-type: none"> • reserves, and • network infrastructure, and • community infrastructure | 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 citywide 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:
- 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,
 - 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,
 - 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,
 - 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,
 - 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.

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 area 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 to 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 indoor 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.

3.15 Timing of expenditure

- 3.15.1 Except for the purchase of land, funding will be allocated to projects annually by way of the Annual Plan process or the Long-term Plan process. Project allocation will be considered in the following ways:
- Inclusion of the project in the Annual Plan/Long-term Plan by the relevant Asset Manager; or
 - Submission through the Annual Plan/Long-term Plan process by a developer or their representative, or
 - Submission to the Annual Plan/Long-term Plan by any other interested party.
- Where possible, ranking for consideration of Project funding will be assessed using the following table. However, due to the nature of some of the projects proposed by Asset Managers (such as bulk mains or arterial roads), these criteria will not always be applicable.

Table 15: Ranking of project funding

| Score | Consolidation of infrastructure | Sequencing | Construction |
|-------|--|---|--|
| 2 | The project is servicing development that is likely to be substantially sold within one year. | This is the next logical sequence for extension of the service. | All construction works completed |
| 1 | The project is servicing development that is likely to be substantially sold within one to two years. | Not entirely sequential for the service however it does promote sequential development of the land. | Construction works underway. |
| 0 | The project is servicing development that is likely to be substantially sold within two to three years. | Not sequential but is likely to support growth in the short term. | Construction contract let but works not yet started |
| -1 | The project is servicing development that is likely to be substantially sold within three to five years. | Not sequential but is likely to support growth in the medium term. | Construction contract being prepared |
| -2 | The project is servicing development that is unlikely to be substantially sold within five years. | Further use of the proposed service unlikely in the short to medium term. | Works proposed in the short term but not yet designed. |

- A cut-off score will be established, and those projects achieving that score or higher will be recommended to Council for inclusion in the Annual Plan/Long-term Plan budget,
- Council may exercise discretion to exclude projects that score above the cut-off line or include projects scoring below the cut-off line by having regard to other factors such as:
 - A project may achieve a score that should be recommended for approval, but that project may be reliant on other projects being completed beforehand,
 - A project may not achieve a score that would be high enough for recommendation for other reasons, Council believes the project should go ahead,
 - Council's overall capacity to undertake capital projects when assessed on both a funding and resource availability basis.
- In the case of developers, or applications on behalf of developers by their representatives, a submission will only be considered if a contract has been let for the project work or the project work is completed,
- Allocations shown in the Long-Term Plan are indicative. Final allocations are reviewed and confirmed on an annual basis by applying the above policy process,
- 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.

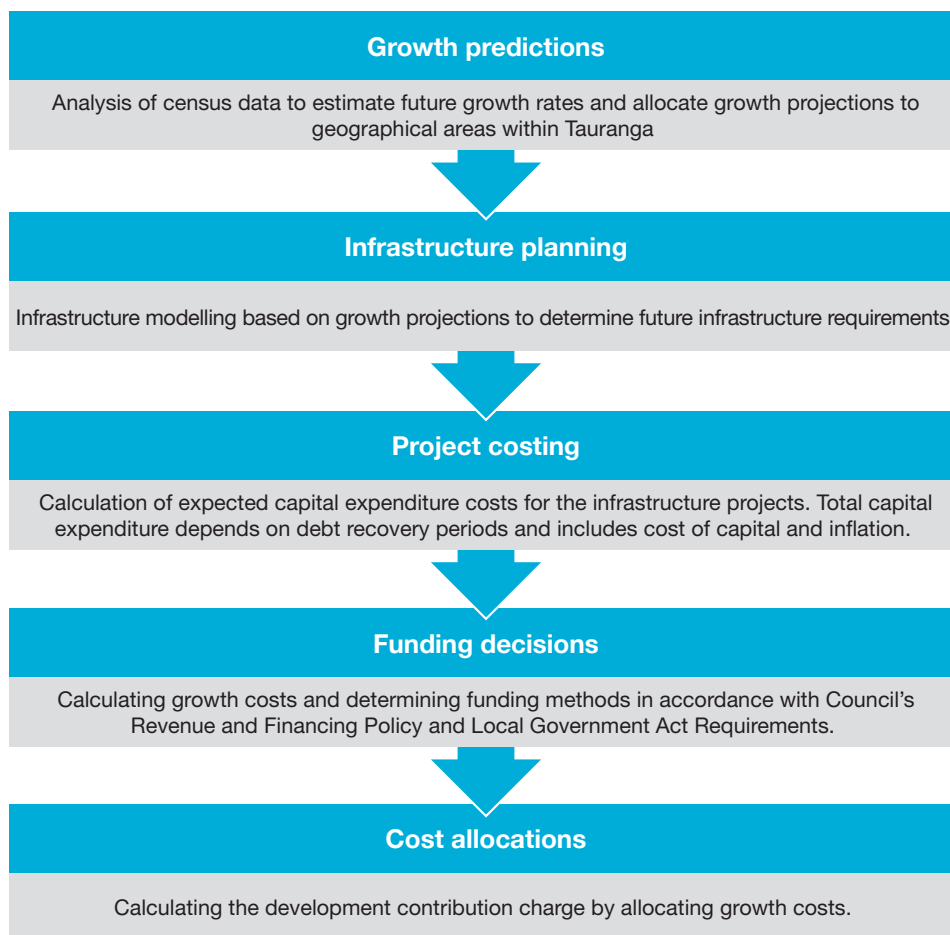
Section 4

Methodology

Section 4

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 has 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 citywide 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 16: 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| Dwellings | 91,692 | 93,201 | 93,206 | 96,868 | 97,373 | 97,878 | 98,383 |
| Year | 2062 | 2063 | | | | | |
| Total Population | 197,653 | 198,370 | | | | | |
| Dwellings | 98,888 | 99,394 | | | | | |

Table 17: 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 |
| Dwellings | | 16,503 | 18,355 | 10,085 | 25,202 | 28,432 | 30,056 |

Table 18: Population and household growth - Tauranga City

| Year | 2001-2006 | 2001-2007 | 2006-2012 | 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 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 to 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 19: 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 | \$595,700.14 | \$436,687.07 | \$715,479.76 | \$3,997 |
| Charge if interest costs post Long-term Plan included | \$578,214.11 | \$483,580.29 | \$736,077.36 | \$3,997 |

Table 20: 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 |
|--------------------|-----------------|-----------------|-----------------|-------------------|
| 2024 / 25 | \$595,700.14 | \$436,687.07 | \$715,479.76 | \$3,997 |
| 25 / 26 to 26 / 27 | \$595,700.14 | \$436,687.07 | \$715,479.76 | \$3,997 |
| 27 / 28 to 29 / 30 | \$569,941.38 | \$410,394.73 | \$693,826.07 | \$4,284 |
| 30 / 31 to 32 / 33 | \$570,115.94 | \$410,568.29 | \$693,999.64 | \$4,522 |
| 33 / 34 to 35 / 36 | \$570,115.94 | \$410,568.29 | \$693,999.64 | \$4,688 |
| 36 / 37 and beyond | \$570,115.94 | \$410,568.29 | \$693,999.64 | \$4,752 |

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.
- 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 Waka Kotahi 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 21: Capital expenditure - water

| Budget Year | 2024 AP | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) |
| Total Capital Expenditure | 42,901 | 61,206 | 73,295 | 55,239 | 73,244 | 54,182 | 57,738 | 55,008 | 98,017 | 104,310 |
| Capital Expenditure (Other Sources) | 1,757 | 2,171 | 2,792 | 2,207 | 3,164 | 1,955 | 1,933 | 2,386 | 1,139 | 1,165 |
| Capital Expenditure (Renewals) | 11,711 | 15,510 | 17,746 | 11,242 | 16,851 | 28,466 | 30,562 | 27,885 | 21,457 | 18,631 |
| Capital Expenditure (BIF) | 5,548 | 951 | 452 | 4,153 | 3,467 | 1,260 | 3,096 | 6,779 | 35,448 | 42,454 |
| Capital Expenditure (Infill) | 503 | 958 | 2,962 | 2,300 | 2,202 | - | - | - | - | - |
| Capital Expenditure (SIF) | 2,400 | 2,714 | 925 | 699 | - | - | 128 | - | - | - |
| Capital Expenditure (Loans) | 20,981 | 38,903 | 48,420 | 34,637 | 47,560 | 22,502 | 22,019 | 17,957 | 39,972 | 42,059 |
| Funded (BIF) | 12.93% | 1.55% | 0.62% | 7.52% | 4.73% | 2.32% | 5.36% | 12.32% | 36.17% | 40.70% |
| Funded (Infill) | 1.17% | 1.56% | 4.04% | 4.16% | 3.01% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Funded (SIF) | 5.60% | 4.43% | 1.26% | 1.26% | 0.00% | 0.00% | 0.22% | 0.00% | 0.00% | 0.00% |

Table 22: Capital expenditure - wastewater

| Budget Year | 2024 AP | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) |
| Total Capital Expenditure | 56,760 | 59,234 | 95,868 | 106,572 | 79,938 | 65,918 | 73,904 | 79,753 | 138,859 | 149,800 |
| Capital Expenditure (Other Sources) | 1,796 | 1,883 | 2,002 | 1,897 | 1,940 | 1,902 | 1,874 | 1,813 | 1,490 | 1,524 |
| Capital Expenditure (Renewals) | 21,110 | 24,159 | 45,050 | 42,459 | 32,405 | 24,568 | 22,812 | 26,570 | 27,874 | 25,994 |
| Capital Expenditure (BIF) | 15,428 | 12,636 | 24,140 | 29,015 | 18,942 | 19,182 | 20,758 | 20,662 | 47,102 | 53,584 |
| Capital Expenditure (Infill) | - | - | - | - | - | - | 4 | 38 | 237 | 753 |
| Capital Expenditure (SIF) | 11,787 | 12,853 | 17,588 | 22,379 | 14,544 | 3,838 | 382 | 720 | 22,618 | 24,154 |
| Capital Expenditure (Loans) | 6,640 | 7,703 | 7,088 | 10,822 | 12,108 | 16,428 | 28,073 | 29,951 | 39,538 | 43,792 |
| Funded (BIF) | 27.18% | 21.33% | 25.18% | 27.23% | 23.70% | 29.10% | 28.09% | 25.91% | 33.92% | 35.77% |
| Funded (Infill) | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.01% | 0.05% | 0.17% | 0.50% |
| Funded (SIF) | 20.77% | 21.70% | 18.35% | 21.00% | 18.19% | 5.82% | 0.52% | 0.90% | 16.29% | 16.12% |

Table 23: Capital expenditure - stormwater

| Budget Year | 2024 AP | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) |
| Total Capital Expenditure | 25,038 | 22,883 | 27,875 | 37,625 | 69,336 | 54,687 | 53,659 | 58,537 | 92,057 | 98,925 |
| Capital Expenditure (Other Sources) | 8,381 | 5,624 | 5,909 | 5,788 | 6,906 | 6,951 | 6,998 | 6,987 | 9,455 | 5,550 |
| Capital Expenditure (Renewals) | 1,154 | 1,197 | 2,480 | 4,644 | 4,855 | 4,347 | 1,686 | 2,393 | 3,435 | 3,175 |
| Capital Expenditure (BIF) | - | - | 435 | - | - | - | - | - | - | - |
| Capital Expenditure (SIF) | 9,252 | 9,079 | 3,258 | 2,885 | 1,739 | - | - | - | 16,355 | 1,622 |
| Capital Expenditure (Loans) | 6,251 | 6,983 | 15,793 | 24,308 | 55,837 | 43,388 | 44,975 | 49,157 | 62,811 | 88,578 |
| Funded (BIF) | 0.00% | 0.00% | 1.56% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Funded (SIF) | 36.95% | 39.68% | 11.69% | 7.67% | 2.51% | 0.00% | 0.00% | 0.00% | 17.77% | 1.64% |

Table 24: Capital expenditure - transportation

| Budget Year | 2024 AP | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) |
| Total Capital Expenditure | 134,997 | 154,214 | 162,791 | 183,444 | 205,171 | 143,600 | 130,731 | 160,729 | 115,348 | 132,148 |
| Capital Expenditure (Other Sources) | 78,253 | 110,638 | 115,973 | 128,131 | 126,312 | 79,411 | 71,899 | 75,889 | 47,495 | 51,384 |
| Capital Expenditure (Renewals) | 11,352 | 8,760 | 8,553 | 8,559 | 19,451 | 19,799 | 20,185 | 21,443 | 19,590 | 20,237 |
| Capital Expenditure (BIF) | 61 | - | - | - | - | - | 498 | 142 | 144 | 147 |
| Capital Expenditure (Infill) | - | - | - | - | - | - | - | - | - | - |
| Capital Expenditure (SIF) | 21,185 | 17,698 | 8,386 | 6,337 | 17,993 | 4,633 | 4,650 | 8,795 | 427 | 2,174 |
| Capital Expenditure (Loans) | 24,146 | 17,118 | 29,878 | 40,417 | 41,414 | 39,757 | 33,499 | 54,461 | 47,691 | 58,205 |
| Funded (BIF) | 0.05% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.38% | 0.09% | 0.12% | 0.11% |
| Funded (Infill) | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Funded (SIF) | 15.69% | 11.48% | 5.15% | 3.45% | 8.77% | 3.23% | 3.56% | 5.47% | 0.37% | 1.65% |

Table 25: Capital expenditure - Libraries

| Budget Year | 2024 AP | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) |
| Total Capital Expenditure | 40,697 | 23,611 | 5,854 | 1,591 | 9,305 | 9,037 | 1,606 | 1,700 | 1,450 | 1,884 |
| Capital Expenditure (Other Sources) | 29,632 | 15,849 | 6,841 | - | 7,500 | 7,500 | - | - | - | - |
| Capital Expenditure (Renewals) | 3,223 | 1,300 | 1,552 | 1,495 | 1,707 | 1,437 | 1,510 | 1,604 | 1,351 | 1,784 |
| Capital Expenditure (BIF) | 5,521 | 3,579 | 497 | - | - | - | - | - | - | - |
| Capital Expenditure (Loans) | 2,322 | 2,883 | (3,035) | 95 | 98 | 100 | 95 | 97 | 98 | 100 |
| Funded (BIF) | 13.57% | 15.16% | 8.48% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Table 26: Capital expenditure – Spaces & Places

| Budget Year | 2024 AP | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) | (\$000's) |
| Total Capital Expenditure | 73,147 | 67,222 | 70,392 | 127,498 | 86,539 | 57,665 | 61,131 | 55,061 | 48,133 | 49,563 |
| Capital Expenditure (Other Sources) | 19,948 | 20,649 | 9,578 | 25,132 | 3,832 | 1,231 | 1,213 | 1,173 | 964 | 986 |
| Capital Expenditure (Renewals) | 8,916 | 8,765 | 12,286 | 22,527 | 12,724 | 5,662 | 6,505 | 5,745 | 7,215 | 10,646 |
| Capital Expenditure (BIF) | 2,211 | 1,982 | 2,595 | 5,771 | 4,005 | 1,500 | 5,912 | 4,364 | 4,159 | 3,863 |
| Capital Expenditure (Infill) | - | - | - | - | - | - | - | - | - | - |
| Capital Expenditure (SIF) | 207 | 796 | 466 | 3,769 | 1,972 | 2,962 | 2,792 | 5,587 | 1,718 | 1,562 |
| Capital Expenditure (Loans) | 41,865 | 35,031 | 45,467 | 70,299 | 64,006 | 46,311 | 44,709 | 38,191 | 34,077 | 32,507 |
| Funded (BIF) | 3.02% | 2.95% | 3.69% | 4.53% | 4.63% | 2.60% | 9.67% | 7.93% | 8.64% | 7.79% |
| Funded (Infill) | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Funded (SIF) | 0.28% | 1.18% | 0.66% | 2.96% | 2.28% | 5.14% | 4.57% | 10.15% | 3.57% | 3.15% |

| | | | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|
| Funded Capital Expenditure (BIF) | 28,768 | 19,147 | 28,118 | 38,939 | 26,413 | 21,941 | 30,264 | 31,947 | 86,852 | 100,048 |
| Funded Capital Expenditure (Infill) | 503 | 958 | 2,962 | 2,300 | 2,202 | - | 4 | 38 | 237 | 753 |
| Funded Capital Expenditure (SIF) | 44,832 | 43,141 | 30,622 | 36,068 | 36,248 | 11,433 | 7,952 | 15,102 | 41,118 | 29,512 |
| Total Development Contributions Funding | 74,103 | 63,245 | 61,702 | 77,308 | 64,864 | 33,374 | 38,220 | 47,087 | 128,207 | 130,313 |

- 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\(3\)](#);
- the community outcomes to which the activity primarily contributes, and
 - the distribution of benefits between the community, any identifiable part of the community, and individuals, and
 - the period in or over which those benefits are expected to occur, and
 - the extent to which the actions or inaction of individuals or a group contribute to the need to undertake the activity, and
 - the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities, and
 - 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 13 geographic catchments within the city. These catchments are:

- a. Citywide
- b. Bethlehem
- c. Mount Maunganui Infill
- d. Ohauiti
- e. Pāpāmoa
- f. Pyes Pā
- g. Pyes Pā West
- h. Tauranga Infill
- i. Tauriko
- j. Te Papa Infill
- k. Wairakei
- l. Welcome Bay
- m. 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) – (m) 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 |
|--|---|
| <ul style="list-style-type: none"> 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. | <ul style="list-style-type: none"> 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. 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).

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

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 38.8m² of gross floor area per additional person. Of the 38.8m² 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 1.59m² 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 100m² of floor area than an average residential dwelling then 100m² 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 100m² of gross floor area

Table 27: Unit of demand scaling factors for citywide non-residential development contributions

| Local | Business activities | Low demand business activities | Community organisations |
|--|---------------------|--------------------------------|-------------------------|
| Reserves & Community infrastructure | 0 | 0 | 0 |
| Water | 0.24 | 0.6 | 0.27 |
| Wastewater | 0.31 | 0.7 | 0.27 |
| Transport | 1.25 | 1.25 | 0.2 |

- 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 28: 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: 52025 x 30.88m ² = 1606563m ² Low demand business: 52025 x 7.92m ² = 412038m ² Community organisations: 52025 x 1.59m 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 ² x 95% = 1526205m ² Low demand business: 412038m ² x 95% = 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: 391436m ² /100 x 0.06= 235 Community organisations: 75584m ² /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 29: Growth in household unit equivalents (residential and non-residential growth)

| 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 | 28,410 | 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 | 95,246 | 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 | 56,263 |
| 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 | | | | | |

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 30: 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 |
| Pāpāmoa | 11 per hectare |
| Pyes Pā | 10 per hectare |
| Pyes Pā 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 in the table below. 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, Pāpāmoa, Pyes Pā West and West Bethlehem area based on comparisons between the average demands placed on Council services compared to standard household. For Tauriko, Pyes Pā West and West Bethlehem the household unit equivalents are measured per hectare of site area. In Pāpāmoa the household unit equivalents are measured per 900m² of site area.

Table 31: Household unit equivalents for commercial land in urban growth areas

| Urban growth area | HUE Per | Water | Wastewater | Stormwater | Transportation |
|-------------------|---------|-------|------------|------------|----------------|
| Pāpāmoa | Hectare | 20 | 13 | 24 | 11 |
| Tauriko | Hectare | 19 | 19 | 22 | 35 |
| Pyes Pā West | Hectare | 19 | 19 | 22 | 35 |
| West Bethlehem | Hectare | 19 | 19 | 22 | 35 |

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

Table 32: 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 33: Assumptions and calculations for scaling of commercial household unit equivalents - wastewater

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

Table 34: 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 35: 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 | | 350 Vehicles/hour |
| Household equivalent per hectare for transportation commercial/industrial land | 350/10 | 35 HUE |

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 36: Planning periods for urban growth areas

| Urban growth area | Planning period |
|-------------------|-----------------|
| Bethlehem | 1991-2041 |
| Ohauti | 1991-2026 |
| Pāpāmoa | 1991-2036 |
| Pyes Pā | 1991-2031 |
| Pyes Pā West | 2001-2026 |
| Tauranga Infill | 2001-2031 |
| Tauriko | 2006-2031 |
| Te Papa Infill | 2024-2054 |
| 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.

Demand factor adjustments

- 4.5.15 Census data shows that on average, the more bedrooms a dwelling has, the more occupants it will have. Because of this, TCC has elected to charge an adjusted citywide development contribution charge for dwellings of different sizes. The assumptions used to adjust citywide development contribution charges for each different sized dwelling are set out below.

Demand adjustments

- a. A 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. A three bedroom dwelling attracts 1 units of demand and therefore will pay 100% of the Citywide development contribution,
- e. A large dwelling attracts 1.3 units of demand and therefore will pay 130% of the Citywide development contribution,

Expected growth projections by dwelling size

Based on data from actual building consents received between 2017- 2018, TCC projects that:

- a. 2.80% of all dwellings consented each year will be one-bedroom dwellings,
 - b. 25.60% of dwellings projected to be two-bedroom dwellings,
 - c. 47.30% of dwellings projected to be three bedroom dwellings,
 - d. 24.30% of dwellings projected to be large dwellings (four or more bedrooms).
- 4.5.16 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 The Citywide development contribution is adjusted to reflect the assumptions of lower and higher demand contributions to ensure a revenue neutral position. 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.
- 4.5.18 The calculations of low and high demand dwelling adjustment factors and resulting fees are shown in Section 6. The overall impact is that contributions for one,two, and three bedroom residential dwellings decrease by 3.41%.

4.6 Te Papa Infill catchment

- 4.6.1 Tauranga City Council introduced a Te Papa Infill catchment in the 2024/25 Development Contributions Policy. This catchment encompasses a brownfield area which is expected to undergo significant intensification over the coming decades.

In the Te Papa Infill catchment development contributions are collected for transport and reserves only.

The infrastructure projects funded from this catchment are designed to enable the projected growth in this area. As they will be delivered in an existing community, there is also substantial benefit to existing residents from this infrastructure. Consequently, only a portion of the costs of each project have been allocated to local development contribution funding. The projects and the relevant growth funding share are detailed in Section 6 and the methodology for calculating the growth funding share is detailed in Section 5.

Section 5

Infrastructure

Section 5

Section 5. Infrastructure

5.1 Types of infrastructure funded by development contributions

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).

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

| Urban growth area | Water | Wastewater | Stormwater | Transport | Community Infrastructure | Reserves |
|-------------------|-------|------------|------------|-----------|--------------------------|----------|
| Citywide | ✓ | ✓ | | ✓ | ✓ | ✓ |
| Tauranga Infill | | ✓ | | | | |
| Mount Infill | | | | | | |
| Ohauti | ✓ | ✓ | ✓ | ✓ | | |
| Welcome Bay | ✓ | ✓ | ✓ | ✓ | | |
| Pāpāmoa | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Pyes Pā | ✓ | ✓ | ✓ | ✓ | | |
| Pyes Pā West | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Bethlehem | ✓ | ✓ | ✓ | ✓ | | |
| West Bethlehem | ✓ | ✓ | ✓ | ✓ | | ✓ |
| Wairakei | ✓ | ✓ | ✓ | ✓ | | |
| Tauriko | ✓ | ✓ | ✓ | ✓ | | |
| Te Papa Infill | | | | ✓ | | ✓ |

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

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

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

- We value and protect our environment,
- We have a well-planned city,
- We support business and education,
- We are inclusive
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

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

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.

The following sections provide details on projects which are funded via citywide development contributions and those that are funded via local development contributions.

5.2 – Part 1. Citywide development contributions for water

Projects that are funded by citywide development contributions 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. These projects are funded over the expected capacity life which has been determined for each project, or group of projects. Tauranga City has two operative water treatment facilities; the Oropi Water Treatment Plant and the Joyce Road Water Treatment Plant. These facilities have largely been funded using citywide development contributions collected over the 2001-2021 period.

The Waiari Water Treatment Plant (WWTP) is currently under construction and is expected to be completed in 2022 financial year. The WWTP is required to ensure that future development in the city will have access to an adequate supply of high quality drinking water, without impacting the supply to the existing community. Without the completion of the WWTP and associated mains networks – together described as the Waiari Water Supply Scheme (WWSS) then future growth in the city would not be able to occur without significantly impacting on the water supply for the city as a whole.

The construction of the Waiāri Water Treatment Scheme is projected to increase the peak capacity of the citywide water networks from approximately 63000m³ per day to 100,000m³ per day, although this may depend on resource consents for water takes.

The schedule of assets in Section 6 includes a detailed list of all water related capital infrastructure projects which are funded via a citywide development contribution and their specified capacity life over which the project costs are funded. In general, the four main funding periods have been used which represent the expected capacity life for those projects.

| Capacity life/ recovery period | Generalised details of projects funded over this period |
|-----------------------------------|---|
| 2001—2028 | Several water mains and reservoirs which are required to support distribution of water from Joyce and Oropi Road treatment plants are funded over this timeframe. The projects funded over this period are expected to reach capacity and will need to be replaced or upgraded by 2028. |
| 2001-2031 | A small number of water mains projects primarily in the Ohauiti and Welcome Bay areas are funded over this time frame. These works were largely completed in 2019-2021 timeframe. |
| 2016-2051 | A number of additional water reservoirs required to increase the citywide capacity and improve the resilience of cities the water supply are funded over the 2016-2051 timeframe. |
| 2022-2052 | Waiari Water Supply Scheme and the associated mains networks will be funded over the expected capacity life of 2022-2052. |

Key assumptions used in determining the capacity life of projects and funding apportionments are:

- Peak day demand: 450 litres per person per day
- Treatment plants: Sized for 1.1 times the peak day
- Trunk mains: Sized to cope with 25% above the peak to handle downstream effect
- Reservoirs: Sized for 48 hours or normal day use (twice the average daily demand)
- Service reservoirs: Provide 40 hours storage at average annual day demand

Local Government Act considerations

The following sets out the considerations by Council when considering funding project specifically related to the funding of the water activity for the citywide catchment in accordance with the principles of section 101(3)(a).

Distribution of benefits

The principal benefit of projects funded via citywide developments 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.

Council's Level of Service for the supply of water is that all water provided meets the 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

The capital projects included are designed to ensure that all water supplied is potable and sufficient to meet fire-fighting requirements. Project costs funded via citywide development contributions are recovered over the period in which a project provides additional capacity to accommodate growth. This is because once a projects 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. The expected capacity life for each project funded via citywide development contributions is set out within the development contribution schedules in Section 6.

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

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. Individual properties who do not connect to Council's water network are not charged a development contribution for this activity.

Costs and benefits of funding the activity distinctly from other activities

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.

5.2 - Part 2. Local development contributions for water**Local Government Act**

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

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.

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

Distribution of benefits

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.

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.

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.

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

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

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

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

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 fire-fighting standards and will be able to supply an "adequate and constant" supply in terms of the water supply referendum of 1995.

The following design parameters have been adopted for the determination of water-main sizes:

Table 37: Design parameters for local infrastructure water

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

Basis for costs estimates

The following sets out the cost estimates used in calculated estimated project costs:

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 | \$1,102 | \$1,257 | \$1,413 |
| Type 0B Greenfield under road | \$336 | \$443 | \$531 | \$863 | \$1,015 | \$1,061 | \$1,209 | \$1,365 | \$1,522 |
| Type 1 under existing asphaltic concrete | \$503 | \$621 | \$715 | \$1,064 | \$1,223 | \$1,274 | \$1,442 | \$1,610 | \$1,780 |
| Type 2 under existing chip seal | \$432 | \$550 | \$644 | \$993 | \$1,152 | \$1,203 | \$1,368 | \$1,535 | \$1,703 |
| Type 3 under existing road berm | \$375 | \$493 | \$587 | \$936 | \$1,095 | \$1,146 | \$1,306 | \$1,475 | \$1,639 |
| Typical rates at February 2018 | | | | | | | | | |

5.3 Wastewater

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.

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.

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.

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.

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

5.3 Part 1- Citywide wastewater

Local Government Act

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

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

We value and protect our environment,

We have a well-planned city,

We are inclusive

Distribution of benefits

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 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.

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

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

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

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

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:

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

[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 m ³ / day |
| Current capacity | 2003 | 20,000 m ³ / day ADWF |
| Actual flow | 2003 | 14,370 m ³ / day (benchmarking 2003) |
| Upgrade to Te Maunga Treatment Plant | | |
| Capacity in base year | 2001 | 11,000 m ³ / day (1997) |
| Current capacity | 2003 | 11,000 m ³ / day ADWF |
| Actual flow | 2003 | 7,583m ³ / day (benchmarking 2002) |
| Capacity Upgrade - Reactor No. 2 | 2015 | 40,000 m ³ / day |
| Estimated Year of Full Capacity Reactor No. 2 | 2051 | |

Project Cost Apportionment

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.

Table 40: Planning period 1991-2011

| Plant | Capacity 1991 (m3 per day) | Capacity 2011 (m3 per day) | Capacity Increase | % Increase of total capacity |
|-------------------|-------------------------------|-------------------------------|-------------------|---------------------------------|
| Chapel Street | 16,300 | 25,000 | 8,700 | 35% |
| Te Maunga Stage 1 | 5,800 | 11,000 | 5,200 | 47% |

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

Te Maunga Wastewater Treatment Plant

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).

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.

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.

5.3 Part 2 - Local wastewater

Local Government Act

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

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

- We value and protect our environment,
- We have a well-planned city,
- We are inclusive
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of benefits

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.

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.

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.

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

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.

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.

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

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

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

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

Table 41: Design parameters for local wastewater projects

| | |
|--------------------------------------|------------|
| House 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

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

| Description | NOMINAL INTERNAL PIPE DIAMETER (mm) | | | | | | | |
|--|---|-------|-------|-------|---------|---------|---------|---------|
| | 100 | 150 | 200 | 225 | 300 | 375 | 450 | 500 |
| Cost per lineal metre (incl. P&G, Contingency, Design & Supervision) | | | | | | | | |
| Type 1 Gravity (under existing AC) | \$528 | \$628 | \$721 | \$831 | \$1,017 | \$1,338 | \$1,338 | \$1,702 |
| Type 2 Gravity (under existing chip seal) | \$453 | \$551 | \$642 | \$751 | \$934 | \$1,097 | \$1,249 | \$1,611 |
| Type 3A Gravity (greenfield – under berms) | \$245 | \$318 | \$391 | \$481 | \$594 | \$716 | \$828 | \$1,125 |
| Type 3B Gravity (greenfield - under road/path) | \$335 | \$414 | \$492 | \$583 | \$746 | \$877 | \$1,025 | \$1,348 |
| Rising Mains Type 1 (under existing asphalt) | \$528 | \$583 | \$651 | \$893 | \$1,106 | \$1,358 | \$1,690 | \$1,961 |
| Rising Mains Type2 (under existing chip seal) | \$441 | \$494 | \$560 | \$800 | \$1,008 | \$1,257 | \$1,583 | \$1,846 |
| Rising Mains Type 3A (greenfield under berm) | \$228 | \$265 | \$314 | \$538 | \$667 | \$883 | \$1,143 | \$1,344 |
| Rising Mains Type 3B (greenfield under road) | \$343 | \$392 | \$452 | \$690 | \$884 | \$1,125 | \$1,440 | \$1,690 |

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.

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).

Southern Pipeline

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).

The project was completed in 2020 with a total construction cost of approximately \$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.

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

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.

The Southern Pipeline is 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 |

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.

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).

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

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 100m²) | \$11,944,750 |
| Total capital cost divided by total gross floor area | \$242.18 |
| Plus, inflation and cost of capital (calculated as per below) | \$138.03 |
| Per 100m² additional gross floor area contribution | \$380.21 |

- The calculation of the total cost allocated to non-residential is set out in Table 42 (5.3%),
- 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),
- 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,
- 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 \$1,334.49 which is 57% of \$2,341. 57% of \$242.11 is \$138. The total charge for non-residential development for Southern Pipeline is \$380 per 100m² of gross floor area.

5.4 Stormwater

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.

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

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

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.

5.4 Local Stormwater

Local Government Act

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

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

- We value and protect our environment,
- We have a well-planned city,
- We support business and education,
- We are inclusive
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of benefits

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.

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.

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

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

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

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

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

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.

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

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

Basis for cost estimates

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 | 1,064 | 1,203 | 1,346 | 1,471 | 1,670 | 2,065 | 2,475 | 2,885 | 3,778 | 4,436 | 5,490 | 7,733 |
| Type 2 (under existing chip seal) | | 583 | 647 | 727 | 794 | 972 | 1,109 | 1,248 | 1,370 | 1,563 | 1,952 | 2,357 | 2,760 | 3,648 | 4,299 | 5,348 | 7,567 |
| Type 3A (Greenfield under berm) | | 407 | 457 | 506 | 556 | 688 | 808 | 931 | 1,037 | 1,196 | 1,538 | 1,907 | 2,283 | 3,127 | 3,725 | 4,728 | 6,767 |
| Type 3B (Greenfield under road) | | 488 | 547 | 622 | 683 | 857 | 988 | 1,122 | 1,239 | 1,421 | 1,800 | 2,191 | 2,583 | 3,457 | 4,096 | 5,133 | 7,306 |
| Other work | | | | | | | | | Other work | | | | | | | | |
| | Main Drain | 315 | Per lin. metre | | | | | | Spillway | | | | 198 | Per lin. metre (10m wide) | | | |
| | Earthworks | 8 | Per m ³ | | | | | | Swales | | | | 210 | Per metre (20m wide, 2m deep) | | | |
| | Strip topsoil and stockpile | 6 | Per m ³ | | | | | | Retaining Walls - 1m high | | | | 231 | Per lin. metre | | | |
| | Cut to waste | 16 | Per m ² | | | | | | Retaining Walls - 2m high | | | | 660 | Per lin. metre | | | |
| | Respread Topsoil & Sow In Grass | 5 | Per m ³ | | | | | | Retaining Walls - 3m high | | | | 1,465 | Per lin. metre | | | |
| | Concrete Invert | 72 | Per lin. metre | | | | | | Embankments | | | | 7 | Per m ³ | | | |
| 1 | Landscaping/Planting | 13 | Per m ² | | | | | | Testing Compaction | | | | 735 | Each | | | |
| 2 | Landscaping/Planting | 60 | Per lin. metre | | | | | | Gabion Baskets - forebays etc | | | | 95 | m ³ | | | |
| 3 | Landscaping/Planting - Wairakei Stream | 84 | Per lin. metre | | | | | | Geofabric | | | | 3 | m ² | | | |
| | Pond Construction - rate 1 | 22 | Per m ³ | | | | | | Rock fill for subbase to structures | | | | 63 | m ³ | | | |
| | Pond Construction - rate 2 | 95 | Per m ³ | | | | | | Culvert 600mm Type 3 | | | | 371 | m | | | |
| | Floodway (Clearing & Formation | 4 | Per m ³ | | | | | | Culvert 1050mm Type 3 | | | | 795 | m | | | |
| | Headwalls | 5,145 | Each | | | | | | Floodgate | | | | 8,400 | Each | | | |
| | Outlet Structure | 6,400 | Each | | | | | | Associated inlet / outlet structures | | | | 10,500 | Each | | | |

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 |

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.

5.5 Transportation

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.

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.

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

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

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

5.5 Part 1 - Citywide transportation

Local Government Act

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

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

- We can move around our city easily
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of benefits

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.

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.

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

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

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

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

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.

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.

5.5 Part 2 - Local transportation

Local Government Act

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

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

- We can move around our city easily
- We recognise we are an integral part of the wider Bay of Plenty region and upper North Island

Distribution of benefits

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.

Where possible, 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.

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

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

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

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

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

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 Types | Indicative Traffic Volume (VPD) | Carriageway width |
|--------------------|---------------------------------|-------------------|
| Secondary Arterial | 7,000 – >15,000 | 12m plus |
| Collector | 3000 – >15,000 | 10m plus |
| Local | < 3,500 | 3m – 10m |
| Commercial | Varies | Varies |
| Industrial | Varies | Varies |

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

- Residential: 10 vehicle trips per day per dwelling unit,
- 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

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 | Each |
| 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 |
| 3.9 | 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 | Each |
| | Major roundabout - dual lane arterial road | \$1,320,000.00 | Each |
| | Traffic signals (cross-roads) | \$407,000 | Each |
| 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 | 1st coat seal | \$6.00 | m ² |
| 4.6 | 2nd 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

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% |

This table was updated for the 2016/17 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

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.

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.

5.6 Te Papa Infill catchment

Tauranga City Council has used a different methodology to that described above to allocate funding shares for transport infrastructure in the Te Papa Infill catchment. This is because the identified projects are designed to facilitate transport mode-shift away from transport in private vehicles and encourage use of active and public transport. As such, Council's existing transport modelling, which focuses on vehicle trips, does not adequately reflect the causation and benefit of active and public transport options.

The following factors were considered when assessing the appropriate share of funding to be allocated to the Te Papa Infill catchment:

- The local and citywide benefit of each project;
- Forecast residential and non-residential development compared to the size of the existing population;
- The incremental nature of growth over a 30-year period so the infrastructure projects will provide greater benefit to those who live in the catchment earlier; and
- The inconvenience associated with project in brownfield growth areas and the long-term horizons for project delivery which is detrimental to the existing community.

Taken together, Tauranga City Council has assessed an appropriate funding allocation to the Te Papa Infill catchment to be 20% of capital expenditure after Waka Kotahi NZTA and Crown Infrastructure Partners Shovel Ready funding is applied.

This funding allocation has been allocated between residential and non-residential growth. Tauranga City Council has commissioned independent economic advice forecasting the expected residential and non-residential growth in Te Papa.

Residential growth has been forecast as a number of HUEs.

Non-residential has been forecast as an increase in the number of employees (12,400). This has been converted to a HUE number for comparative purposes by:

- Converting the increase in employee numbers to an increase in gross floor area by allowing 15 square meters of non-residential development for each employee. 15 square meters is less than for other areas of the city but considered appropriate for Te Papa given it is the most densely populated employment area in the city and an area that largely consists of offices, hospitality and retail development rather than industrial, low density development.
- Applying a 5% discount in floor area to allow for applications being assessed on a per 100 square meter basis.
- Divide by 100 to create a per square meter rate.
- Multiplying this by a scaling factor of 1.25 (see citywide development contributions section of this policy for an explanation of scaling factors).

This gives a HUE figure to compare to residential growth. On this basis, residential growth is allocated 75% of growth costs and non-residential growth is allocated 25% of growth costs.

The non-residential share has then been divided by the projected increase in gross floor area to get a development contribution per 100 meters of gross floor area.

5.7 Reserves

Introduction

The citywide development contribution for reserves is used to fund:

- Land purchase and development of active reserves (sports fields) and
- Land purchase and development of sub-regional parks.

The local development contribution for reserves is currently used to fund the land purchase and development of neighbourhood reserves within the following urban growth areas:

- West Bethlehem,
- Pyes Pā West (the land outside The Lakes development),

Part 1 - Citywide reserves

Rationale

- a. TCC's Community Facilities Investment Plan (2021) assesses the need for community facilities and active reserves across the network and recommends priorities for new facility development, upgrades or disposals. This analysis builds on previous strategies and considers population growth, demographic changes, quality, capacity, location and utilisation of community facilities across the network.
- b. Council adopted the Active Reserves Level of Service Policy (2012) to provide principles and levels of service for Council's approach to the provision, development and management of the existing and future active reserve network. The level of service is based on application of the Sportsfield Model which has been widely used nationally and internationally to provide sound evidence to support the demand for field space and provide a basis for establishing new field requirements.
- c. Active reserves and sub-regional parks are funded through a citywide development contribution. Active reserves function as an interconnected network designed to ensure all residents have access to and benefit from sport, recreation and leisure opportunities across the city. Within the network, there are different facilities, services and programmes meaning that users often travel from areas across the city depending on what sport they play and the sports draw at the time. This means that as new capacity is added to the network, this can often have a flow on effect to existing reserves by freeing up capacity for a period of time. Therefore, these facilities are funded through a citywide development contribution rather than a local development contribution.
- d. Cost allocations for active reserve development contributions are based on those who benefit from the assets as well as those who create the need for those assets. The Sportsfield Model helps to determine the allocation to those who create the need for active reserves.
- e. Sub-regional parks service the city and wider sub-region therefore they are funded through a citywide development contribution rather than a local development contribution.
- f. Costings have been obtained for all projects. These are refined further as the projects progress through to detailed design and as an outcome of community engagement processes and facility development.
- g. 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 20m² of land for each additional household unit created by a development.

Active reserves methodology and calculations

- h. The 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 and development) as well as increase capacity of existing sportsfields and active reserves (through improvements such as floodlights and irrigation/drainage).
- i. 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.
- j. 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 sportsfields. This proportion of Council's capital expenditure projects that increase capacity and/or supply of grass sportsfields are funded from development contributions.
- k. 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.
- l. For capital expenditure projects which relate to the purchase and development of new active reserves in the city:
 - 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,
 - The divisors are the number of households over the planning period,
 - 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).
- m. For capital expenditure projects on existing sports fields:
 - Only the elements of the project which will increase the capacity of the sports fields will be funded using development contributions. For example, additional floodlights can be funded via development contributions as the lighting extends the operational hours of the fields and therefore increase the capacity.
 - The planning periods adopted for these capacity improvement projects will be based on the planned delivery timeframes and will depend on the expected capacity life of the enhancements.
 - As per the discussion above 50% of the costs of the capacity projects are recovered as development contributions. This 50% is not directly reflected in the asset schedules as the total capital expenditure shown will include works which do not improve sports field capacity.

- n. Changes to the location, type, cost and timing of these projects may occur across the active reserve network if priorities or demand information changes. These changes will 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.
- o. TCC is reviewing the Sportsfield Demand Model for 2022. The outcome of this review will confirm what projects are required to meet existing and future demand by sports codes and is likely to include a mix of new land purchase and development in the eastern and western corridors and projects that capacity of the existing active reserves network such as the development of artificial surfaces.
- p. TCC intends to commence collection of development contributions for active reserves in 2023/2024, following completion of this review. The methodology and calculations for active reserves will be included in the 2023/2024 Development Contributions Policy.

Sub-regional parks methodology and calculations

- a. 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.
- b. 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. 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% |

Part 2 – Local reserves

Rationale

- a. 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.
- b. Local reserves service local communities therefore they are funded through a local development contribution rather than a citywide development contribution.
- c. Reserve contributions for the purchase and development of open space in the Pāpāmoa 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.
- d. Reserve contributions for the purchase and development of neighbourhood reserves are not required in The Lakes development in Pyes Pā 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.
- e. 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 Māori land within 500 metres of the Rural Marae Community, Urban Marae Community and Ngati Kahu Papakainga zones.

Reserves methodology and calculations

- f. 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.

Te Papa Infill catchment

- g. In the Te Papa Infill catchment Council has identified a series of projects which have been, in part, caused by and benefit new developments. These projects have been identified as providing a higher level of amenity than exists currently in order to support more intensive use of existing reserves or to fund land purchase to expand existing reserves.

The following factors were considered when assessing the appropriate share of funding to be allocated to the Te Papa Infill catchment:

- Each project is assumed to benefit the Te Papa catchment only (as opposed to having any citywide benefit).
- Population and dwellings in Te Papa are expected to grow by approximately 20% between 2024 and 2034.
- Intensification in Te Papa will result in less private outdoor space as higher density developments are delivered. This will place greater demand on, and result in increased use of, reserves and recreational assets.

Taken together, Tauranga City Council has assessed an appropriate funding allocation to the Te Papa Infill catchment to be 20% of capital expenditure.

Table 51: Local Government Act 2002 - Section 101(3)(a) assessment

| | Citywide Development Contributions for Active Reserves and Sub-regional Parks | Local Development Contributions for Local Reserves |
|---|--|--|
| Community outcomes | <p>The provision of active reserves, sub-regional parks and local reserves contributes to the community outcomes:</p> <ul style="list-style-type: none"> • We value and protect our environment, • We have a well-planned city, • We are inclusive, value culture and diversity, and people of all ages and backgrounds are included, feel safe, connected and healthy <p>Provision of active reserves and sub-regional parks is also important in implementing Western Bay of Plenty's growth management strategy, SmartGrowth. This sub-regional focus means that in some cases both TCC and Western Bay of Plenty District Council make capital contributions to joint projects that provide for the sub-regional population.</p> | |
| Distribution of benefits | <p>The principal benefit is provision of a network of destination spaces and places for a diverse range of sport, leisure, recreation, social and cultural opportunities.</p> <p>Active reserves also provide significant open space and amenity to surrounding communities.</p> <p>Some of this benefit is conferred on new households across the city as these facilities are required to ensure as the city grows, the community continue to have access to the benefits described above.</p> <p>Some of this benefit is conferred on existing households across the city as these facilities also increase capacity and access to these opportunities for the existing population. To recognise the benefit to both existing households and to new households the general approach is to recover the appropriate percentage of costs as development contributions and the balance to be funded from rates. The methodology section sets out more details about how each percentage has been determined and how growth costs are distributed.</p> | <p>The principal benefit is provision of a focal point for local communities and space for a diverse range of outdoor activity within a local area. They also minimise the extent that the community have to travel to access these facilities.</p> <p>The benefit of this activity is primarily conferred on new households within the catchment serviced by these facilities given the restricted nature of these capital works in terms of location, scope and capacity.</p> |
| Period in or over which benefits occur | <p>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.</p> | <p>The capital projects included are designed to ensure that all households within the growth area can have access to local 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 for growth portion of costs is the expected number of new lots over this period.</p> |
| Extent to which groups or individuals contribute to the need to undertake these services | <p>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.</p> | <p>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. Completion of these projects extends networks to provide capacity to geographic areas not serviced or not serviced with adequate capacity.</p> |
| Costs and benefits of funding these services distinctly from other services | <p>Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for the growth portion of 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.</p> | <p>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.</p> |

5.8 Community infrastructure

Community infrastructure means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and includes land that the territorial authority will acquire for that purpose. TCC collects community infrastructure development contributions for the expansion and development of:

- Aquatic centres
- Indoor sports centres
- Libraries
- Community centres and halls

Aquatic centres, indoor sports centres and libraries are funded via citywide development contributions, and community centres/halls are funded via local development contributions.

5.8 Part 1 - Citywide development contributions for community infrastructure

Rationale

TCC's Community Facilities Investment Plan (2021) assesses the need for community facilities across the network and recommends priorities for new facility development, upgrades or disposals. This analysis builds on previous strategies and considers population growth, demographic changes, quality, capacity, location and utilisation of community facilities across the network.

The Plan covers council's core 'multi-use' facilities, aquatic centres, indoor sports centres, libraries, community centres, and active reserves. It seeks to ensure the right facility is provided in the right place, at the right time, taking into consideration wider priorities for growth and investment, and financial constraints. It informs TCC's approach to community infrastructure projects in the LTP and Infrastructure Strategy.

Aquatic centres, indoor sports centres and libraries are funded through a citywide development contribution. These facilities function as an interconnected network designed to ensure all residents have access to and benefit from a diverse range of leisure, social and cultural opportunities across the city.

The network approach recognises that construction of new facilities frees capacity in existing facilities, providing benefits to catchments even if they are not close to the new facility. For example, if a new pool is built in the Tauranga Central area, more users from the Tauranga suburbs are likely to use this facility, therefore reducing capacity issues and improving user experience at Baywave.

Within the network, facilities can provide different programmes and services meaning that users often travel from areas across the city rather than only using local services. Access to these facilities is not restricted or limited to certain areas or catchment like other core infrastructure (e.g. water mains). Therefore, these facilities are funded through a citywide development contribution rather than a local development contribution.

Cost allocations for development contributions are based on those who benefit from the assets as well as those who create the need for those assets. To determine who is creating the need for community facilities, TCC uses a level of service guide for each facility category as detailed below.

Costings have been obtained for all projects. These are refined further as the projects progress through to detailed design and as an outcome of community engagement processes and facility development.

General methodology and assumptions

The following general methodology and assumptions have been used to calculate development contributions for aquatic centres, indoor sports centres and libraries:

- a. If the project includes a replacement or expansion of an existing facility, then a proportion of the costs will be funded as renewals funding.
- b. For each facility type TCC has identified a population-based target level of service. If the current facilities provided in TCC's existing network do not meet the targeted level of service, then that 'shortfall' or 'catchup' is funded from rates as it is for the benefit of existing residents.
- c. A minimum of 25% of any new capex project is funded from rates. The 25% recognises the higher level of benefit that the existing community and early facility users will receive compared to those who develop at a later stage when the facility has less capacity.
- d. The portion of a development over and above what is required to meet the level of service for the existing population will provide a service for future growth, and most will be funded through development contributions.
- e. There is likely to be growth in the network from causes other than property development (which pay development contributions) such as visitors to the area and Western Bay residents. In some cases, the minimum rate payer funding of 25% is sufficient to account for this. Where the shortfall in existing facilities is above 25%, an additional 5% will be funded through rates to account for non-property development related growth.
- f. Development contributions will only be collected on one new facility at a time and funded over the expected capacity life for that individual facility (calculated based on Council's level of service guidelines). This approach ensures that the funding recovery period aligns with the expected capacity life of the facility, reduces debt costs associated with longer term recovery periods and reduces the risk of potential refunds that could eventuate if the project does not get delivered. It should be noted that when funding projects sequentially (i.e. collecting for one project at a time) if a planned infrastructure project is delivered earlier than required for the adopted level of service targets, then the amount that can be funded via development contributions may decrease.
- g. The capacity life of community facilities is based on the level of service guidelines and measured in terms of population. Level of service guidelines may be adjusted from time to time and therefore may impact recommended growth funding allocations.
- h. We have assumed a level of external funding for some community infrastructure projects. For some projects the level of external funding assumed is significant. The total project cost used to calculate the split between rates and development contributions excludes any potential external funding. Any reduction in the assumed level of external funding would therefore increase both the rates and the development contribution cost.

Aquatic centre network - methodology and calculations

Level of service calculations

The level of service target for aquatic centers is 1m² of year-round pool space per 45 people. This is considered a reasonable and achievable level of service for the community, given usage rates, community expectations and growth.

The population of Tauranga in 2023 was approximately 161,206 people. The required amount of indoor pool space to meet the level of service target is over 3,582m².

There is currently 2,781m² of indoor pool space, meaning there is a level of service (LOS) shortfall of a 801m².

Planned projects

TCC's LTP and infrastructure strategy includes provision for three new aquatic facilities. The first planned project to be constructed is the Memorial aquatic facility.

The adopted methodology means that council will collect citywide development contributions towards the Memorial aquatic facility and will fund the future planned facilities sequentially as they are delivered.

Projects to be included in future years are provision of two additional aquatic centres to service the eastern and western growth areas of the city.

Growth funding calculations

The development at Memorial aquatic centre will provide an additional 1796m² of indoor pool space (over and above what exists currently across the city). When the Memorial aquatic centre becomes operational it is intended that the Otumoetai pool will close or otherwise be removed from the citywide network. The net increase in citywide aquatic network is 1096m². The development will provide over and above what is needed to meet the current level of service shortfall and therefore there is evidence that the facilities provide for both existing residents and for the future growth community.

Of the additional 1096m²; 801m² (or 73%) will meet the existing shortfall in service; and 295m² (or 27%) will future proof the facility to ensure that the level of service can be maintained even with population growth. Therefore 27% of the growth-related capex costs are to be funded via the growth community from 2023 onwards.

Some of the growth that the facility will provide for will be non-development related growth for example because of increases in users from outside of the city. To account for non-development related growth (that do not pay development contributions) the development contribution funding is reduced by 5%.

Summary:

- Level of service funding: 73%
- Development contribution funding: 22%
- Non-development related growth funding: 5%

The actual development contribution portion of the full capex cost may be less because development contributions are applied after renewal funding calculations and to reflect any external funding assumptions.

Funding period

The project will be funded over the period 2023-2030. This is reasonably consistent with the expected capacity life of the project.

Extending the funding period beyond the expected capacity life does not increase the portion of costs funded via development contributions - but it increases the number of households who will contribute towards the growth funded costs which therefore decrease the amount paid per household.

Council will update the funding period annually to reflect updated growth projections and any timing changes to projects.

Renewal and external funding

The following table shows the detailed calculations discussed above used to calculate growth funded and level of service portions. It also sets out the adjustments to these costs to reflect the portion of total capital costs already allocated to renewals funding and portions anticipated to be funded externally.

The project cost details and charges per HUE are shown in Section 6 of the development contributions policy and will be updated on an annual basis

Table 52: Memorial Aquatic Facilities

| Funding calculation for Memorial Aquatic Facilities | | |
|---|---------------|---------------------|
| Existing citywide indoor pool provisions | m2 | 2,781 |
| Proposed expansion to citywide network | m2 | 1,096 |
| Adopted level of service benchmark for indoor pools | People per m2 | 45 |
| Year start collecting DC's | 2023 | 2023 |
| Population at start year | Persons | 161,206 |
| Households at start year | HUEs | 62,624 |
| Pool space required to meet LOS target | m2 | 3,582 |
| Shortfall in current LOS (measured in m2) | m2 | 801 |
| Max population provided for by 2023 indoor pool network | Persons | 125,145 |
| Total population served by development | Persons | 49,320 |
| Shortfall in service (at start of DC funding period) | Persons | 36,061 |
| Beneficiaries - growth community | Persons | 13,259 |
| Proportion of development related to LOS catch up | 73% | 53% |
| Portion of development related to growth | 27% | 47% |
| Non property development related growth adjustment (5%) | 22% | 42% |
| Adjusted DC/LOS split to reflect other funding sources | | |
| Total construction cost (as at February 2024) | | \$114,600,080 |
| Less costs not funded via development contributions: | | |
| Expected cost of non-aquatic center/commercial development | | \$20,000,000 |
| Expected cost to renew/replace previous facility | | \$47,000,000 |
| Total cost to be funded using development contributions | | \$47,600,080 |
| Estimated external funding/grants | | \$11,309,077 |
| Cost to be funded via level of service/development contributions | | \$36,291,003 |
| Level of service | (78%) | 28,349,220 |
| Development contributions | (22%) | 7,941,784 |

Indoor sports centre network - methodology and calculations

Level of service calculations

The level of service guide for indoor sports centres is 1 court for every 13,000 people. This is considered a reasonable and achievable level of service for the community, given usage rates, community expectations and growth. Indoor sports centre are facilities that have fully marked courts for codes such as basketball and netball.

The population of Tauranga as at 2023 is approximately 161,206 people. The required number of indoor courts to meet the level of service is 12.5 courts.

There are currently 10 courts providing a level of service of 16,120 people per court, meaning there is a small shortfall from the recommended level of service (as more people are using the courts than what is intended).

Therefore, there is evidence that facilities are 'needed' in order to provide for both existing residents and for the future growth community.

Planned projects

The Long-Term plan includes provision to remove indoor court facilities at Memorial Park and replace these with an alternative indoor court facility within the City Centre. These will not be growth funded as they will replace existing courts. The Long-term plan also includes provision to build 6 new indoor courts at Baypark.

Growth funding calculations

The current indoor network provides indoor court facilities that meet the level of service expectations for 130,000. This means that the existing network has a shortfall of roughly 31,206 people. The 6 additional courts will provide a service benefit for 78,000 people. Of this, 46,794 will be beneficiaries from the future growth community.

40% of the benefit for the new courts are for existing residents in the form of increased service. 60% of the benefit will be conferred on the growth community.

Not all growth that will benefit from the increased capacity will be related to property development that pays development contributions resulting in 55% of costs being funded via development contributions

These above portions are prorated down to account for other funding sources with outcomes shown in the table below.

Funding period

Based on growth projections in 2023 and the LOS targets, the additional court facilities will for growth until 2048 and the costs will be funded over the expected increase in households constructed over that time period.

Council will update the funding period annually to reflect updated growth projections and any timing changes to projects.

Renewal and external funding

The following table shows the detailed calculations discussed above used to calculation growth funded and level of service portions. It also sets out the adjustments to these costs to reflect the portion of total capital costs already allocated to renewals funding and portions anticipated to be funded externally.

The project cost details and charges per HUE are shown in Section 6 of the development contributions policy and will be updated on an annual basis.

Table 53: Memorial Indoor Courts

| Funding calculation for Memorial Indoor Courts | | |
|---|------------------|--------------|
| Existing citywide indoor court provisions | Courts | 10 |
| Proposed additional courts at Baypark | Courts | 6 |
| Adopted level of service benchmark for indoor courts | People per court | 13,000 |
| Year start collecting DC's | | 2023 |
| Population at start year | Persons | 161,206 |
| Households at start year | Persons | 62,624 |
| Max population provided for by 2023 indoor court network | Persons | 130,000 |
| Total population served by development (based on benchmark LOS) | Persons | 78,000 |
| Shortfall in service (at start of DC funding period) | Persons | 31,206 |
| Beneficiaries - growth community | Persons | 46,794 |
| Catch-up portion to meet level of service requirements | | 40% |
| Proportion to provide for growth | | 60% |
| Non-development contribution funded portion | | 45% |
| Development contribution funding | | 55% |
| Adjusted DC/LOS split to reflect other funding sources | | |
| Total construction cost (as at March 2024) | | \$21,515,000 |
| Non-development contribution funded costs | 45% | \$9,683,405 |
| Development contribution funded costs | 55% | \$11,831,595 |
| Non-development contribution funded portion as percentage of total cost | | 45% |
| Development contribution funding as a proportion of total costs | | 55% |

Libraries network - methodology and calculations

Level of service calculations

The level of service guide for libraries is 12 people per m² of library space. This is considered a reasonable and achievable level of service for the community, given usage rates, community expectations and growth.

The population of Tauranga as at 2023 was approximately 161,206 people with the required amount of library space to meet the level of service being 13,434m².

There is currently 12,500m² of library space, servicing a maximum of 150,000, which means there is currently a shortfall in the level of service of 11,206 people. The new development will provide an additional 1,001m² of floor space servicing an additional 12,012 people. Given the current service shortfall, the new additional library cost is attributed as 93% renewal or level of service, and the balance to growth.

Planned projects

The Long-Term plan includes provision for three new library facilities at locations across the city. The first library will be constructed on Willow Street and will replace the previous city centre library.

The proposed development will provide approximately 4,619m² of floor space, of this 3,618m² will replacement of the recently removed city centre library and 1,001m² being additional space. Given the significant shortfall in the current level of service, only a small portion of the additional floor space will be funded via development contributions.

Projects to be included in future years are provision of two additional libraries to service the eastern and western growth areas of the city.

Growth funding calculations

To calculate the city centre library capital expenditure to be funded by growth, the total capex for this project is split between renewal and additional floorspace (78% renewal, 22% additional). The cost of the additional floorspace is then apportioned between level of service and growth as calculated above (93% and 7%) whereby the non-renewal portion provides for an existing level of service deficit and the remaining 7% for growth. The non-renewal capital expenditure dollar value, net of external funding, is then multiplied by 7% to give the total capital expenditure funded by growth, in this instance 0.7%.

Funding period

The Tauranga Central Library replacement and redevelopment will be funded from 2023 to 2028 (calculations below).

The development contributions portion for the city centre library additions will be collected over the period 2023-2028. This period reflects both the expected capacity life of the facility (based on current growth projections) and aligns with expected construction dates for future facilities.

Council will update the funding period annually to reflect updated growth projections and any timing changes to projects.

Renewal and external funding

The table below shows the calculation of the funding proportions calculated above. Along with adjustments required to reflect that the development contribution funding will only relate to the additional 1001m2 whereas costs are shown for the full development.

Funding is also adjusted to reflect anticipated external funding.

The project cost details and charges per HUE are shown in Section 6 of the development contributions policy and will be updated on an annual basis.

Table 54: Central Library

| Funding calculation for Central Library | | |
|--|----------------|---------------------|
| Existing indoor library provisions (citywide) | m2 | 12,500 |
| Proposed additional m ² at Central Library | m2 | 1,001 |
| Adopted level of service benchmark for libraries | People per m2 | 12 |
| Year start collecting DC's | Financial year | 2023 |
| Population at start year | Persons | 161,206 |
| Number of households at start year | Persons | 62,624 |
| Max population provided for by 2023 indoor pool network | Persons | 150,000 |
| Total population served by development | Persons | 12,012 |
| Shortfall in service (at start of DC funding period) | Persons | 11,206 |
| Beneficiaries - growth community | Persons | 806 |
| Level of service proportion | % | 93% |
| Growth proportion | % | 7% |
| Internal funding required (in addition to LOS) | % | 93% |
| Development contribution funding proportion | % | 7% |
| Population when new facilities (current + new) will exceed LOS benchmark | Persons | 162,012 |
| Expected capacity life end based on growth projections | Years | 2027 |
| Expected number of households when capacity reached | HUES | 65,656 |
| Funding recovery period | Years | 4 |
| Additional households expected over funding period | HUES | 3032 |
| Adjusted DC/LOS split to reflect other funding sources | | |
| Total construction cost (as at March 2024) | | \$93,876,141 |
| External funding | 50.2% | \$47,120,497 |
| Internal loans/ renewals funding | 49.1% | \$46,073,100 |
| Development contribution funding proportion | 0.7% | \$682,545 |
| Level of service funding portion as a proportion of total costs | 99.3% | \$93,193,596 |
| Growth funding as a proportion of total costs | 0.7% | \$682,545 |

5.8 Part 2 - Local development contributions for community infrastructure

Introduction

TCC's Community Facilities Investment Plan (2021) includes community centres/halls, and projects to replace, expand or develop these facilities are included in the LTP.

Community centres/halls provide a focal point for local communities and space for a diverse range of community, education, recreation and leisure opportunities. The location, scope and capacity of these facilities means that they are primarily used by the local community which they service. Therefore, these facilities are intended to be funded through a local development contribution rather than a citywide development contribution.

Given the local significance of community centres/halls, further work is being done to refine and articulate the approach to provision of community centres/halls, investment priorities and partnerships. The Community Centres Strategic Plan will determine the programme of projects required for community centres/hall replacement and development.

TCC intends to commence collection of development contributions for community centres in 2023/2024, following completion of the Community Centre Strategic Plan which will provide guidance on levels of service and cause/benefits associated with the provision of these facilities. The methodology and calculations for community centres will be included in the 2023/2024 Development Contributions Policy.

Table 55: Local Government Act 2002 Section 101(3)(a) assessment for community infrastructure

| | Citywide Development Contributions for Aquatic Facilities, Indoor Sports Centers and Libraries | Local Development Contributions for Community Halls |
|---|--|---|
| Community outcomes | <p>The provision of aquatic facilities, indoor sports centres and libraries contributes to the community outcomes:</p> <ul style="list-style-type: none"> We value and protect our environment We have a well-planned city We are inclusive, value culture and diversity, and people of all ages and backgrounds are included, feel safe, connected, and healthy | |
| Distribution of benefits | <p>All residents in the city will have the opportunity to access the community facilities being provided across the city.</p> <p>To ensure a fair and reasonable apportionment of this benefit, it is broken down as follows:</p> <ul style="list-style-type: none"> Those who use the community facilities Those in areas where existing facilities are already at or over capacity Future residents of the city Visitors <p>The methodology section explains how each percentage has been determined and how growth costs are distributed.</p> | |
| Period in or over which benefits occur | <p>Development contributions are collected on one new facility at a time and funded over the expected capacity life for that individual facility (based on Council's level of service guidelines).</p> <p>This is the period from when additional capacity is required to when it is expected there is no additional capacity based on the level of service. The divisors are based on the increase in household unit equivalents over the planning period.</p> | |
| Extent to which groups or individuals contribute to the need to undertake these services | <p>The need (or cause) for these projects has been created by under investment in existing facilities and residential growth impacting the capacity of these facilities.</p> | |
| Costs and benefits of funding these services distinctly from other services | <p>Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for the growth portion of 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.</p> | |

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Section 6

Schedule of assets

Section 6

Section 6. Schedule of assets

- 6.1.1 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:
- list each new asset, additional asset, asset of increased capacity, or program of works for which development contributions are intended to be used or have already been used, and
 - state the estimated capital cost and the proportion to be recovered through development contributions versus other sources, and
 - group assets into logical and appropriate groups of assets that reflect the intended or completed program of works or capacity expansion, and
 - 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.
- 6.1.2 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.
- 6.1.3 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.
- Maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

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Citywide

Citywide
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Schedule of assets: 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

- Memorial Park Recreation Hub
- Central Library Extension
- Memorial aquatics facility

6.1.4 The planning periods for the citywide projects are shown within the tables for each activity and are based on assumptions, growth projections and design parameters set out in Sections 4 and 5.

Calculation of the low demand dwelling adjustment

6.1.5 The following calculations show the methodology for incorporated assumptions for low demand dwellings without reducing total contribution revenue. 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.

Table 56: Calculation to show calculation of low demand discount percentage for citywide development contributions.

| Citywide development contribution per household unit before low demand discount adjustment | | % | 28,317.64 |
|--|---|------|---------------------|
| Step 1 | Total projected revenue from 100 dwellings if there were no low demand households (i.e. 1 and 2 bedroom dwellings) | | 2,831,764.26 |
| | Expected number of 1 bedroom dwellings (from 100 households) | 13.2 | |
| | Expected number of 2 bedroom dwellings (from 100 dwellings) | 15.3 | |
| | Expected number of dwellings with 3 (from 100 dwellings) | 47.2 | |
| | Expected number of dwellings with 4 or more bedrooms (from 100 dwellings) | 24.3 | |
| Step 2 | Expected revenue from 100 dwellings when low demand discounts applied without an adjusted HUE charge | | |
| | Revenue from 1 bedroom dwellings (charge fee of 0.5 HUE) | 0.5 | 186,461.43 |
| | Revenue from 2 bedroom dwellings (charge fee of 0.68 HUE) | 0.65 | 282,479.57 |
| | Revenue from 3 bedroom dwellings (charge fee of 1 HUE) | 1 | 1,335,427.08 |
| | Revenue from 4 bedroom dwellings (charge fee of 1.3 HUE) | 1.3 | 895,479.46 |
| | Total project revenue if no adjustment was made to the HUE charge | | 2,699,847.55 |
| Step 3 | Loss in revenue from applying discounted charge for 1 and 2 bedroom dwellings | | 131,916.71 |
| Step 4 | Percentage loss in revenue (revenue loss/total revenue) | | 4.8861% |
| Step 5 | Increase in fee required full revenue recovery | | 1,383.62 |
| Step 6 | Adjusted household charge for residential dwellings with 3 or more bedrooms | | 29,701.27 |
| Step 7 | Projected revenue from 100 dwellings with adjusted HUE charge to reflect low demand discount | | |
| | Revenue from 1 bedroom dwellings (charged 50% of the HUE charge) | 0.5 | 195,572.09 |
| | Revenue from 2 bedroom dwellings (charged 65% of the standard HUE charge) | 0.65 | 296,281.75 |
| | Revenue from 3 bedroom dwellings (charge fee of 1 HUE) | 1 | 1,400,677.12 |
| | Revenue from 4+ bedroom dwellings | 1.3 | 939,233.30 |
| | | | 2,831,764.26 |

Calculation of citywide development contribution for non-residential development

6.1.6 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 57: Citywide development contributions for non-residential development.

| | Water (\$) | Wastewater (\$) | Transport (\$) | Total (\$) |
|---|-------------|-----------------|----------------|-------------|
| Charge per household unit equivalent (before low demand discount) | \$16,407.93 | \$9,504.88 | \$169.73 | \$26,082.54 |
| Business activities charge | | | | |
| Scaling factors | 0.24 | 0.31 | 1.25 | |
| Charge per 100m2 of gross floor area for Business activities | \$3,937.90 | \$2,946.51 | \$212.16 | \$7,096.58 |
| Low Demand Business activities charge | | | | |
| Scaling factors | 0.06 | 0.07 | 1.25 | |
| Charge per 100m2 of gross floor area for Business activities | \$984.48 | \$665.34 | \$212.16 | \$1,861.98 |
| Community organisations | | | | |
| Scaling factors | 0.27 | 0.27 | 0.2 | |
| Charge per 100m2 of gross floor area for community organisations | \$4,430.14 | \$2,566.32 | \$33.95 | \$7,030.41 |

Citywide | Water

| Project ID | Project Group | Project Name | Expenditure period | Capacity life | Total CAPEX (\$) | % Non DC Funded | % Local DC funding | % DC Funded Citywide | \$ Citywide DC funded | % funded this period | Dwelling Units | \$ per unit |
|-------------|----------------|--|--------------------|---------------|------------------|-----------------|--------------------|----------------------|-----------------------|----------------------|----------------|-------------|
| 280210 | Reservoir | Joyce Rd reservoir | Complete | 2001-2028 | \$1,863,258 | 12.00 | | 88.00 | \$1,639,667 | 100% | 32,636 | \$50.24 |
| 162/121618 | Reservoir | Joyce Rd reservoir No.2 | Complete | 2001-2028 | \$6,373,000 | 50.00 | | 50.00 | \$3,186,500 | 100% | 32,636 | \$97.64 |
| 280211 | Reservoir | Kaitemako Rd reservoir inlet main | Complete | 2001-2028 | \$92,796 | | | 100.00 | \$92,796 | 100% | 32,636 | \$2.84 |
| 280212 | Reservoir | Poplar Lane reservoir purchase | Complete | 2001-2028 | \$925,054 | | | 100.00 | \$925,054 | 100% | 32,636 | \$28.34 |
| 280213 | Reservoir | Waikite Rd reservoir No.2 | Complete | 2001-2028 | \$481,625 | | | 100.00 | \$481,625 | 100% | 32,636 | \$14.76 |
| 280214 | Reservoir | Waikite Rd reservoir preload | Complete | 2001-2028 | \$102,094 | | | 100.00 | \$102,094 | 100% | 32,636 | \$3.13 |
| 280215 | Reservoir | Waikite reservoir inlet main | Complete | 2001-2028 | \$180,522 | | | 100.00 | \$180,522 | 100% | 32,636 | \$5.53 |
| 280305 | Mains networks | Coronation Park to Nikau Cres - P15 | Complete | 2001-2028 | \$75,239 | | | 100.00 | \$75,239 | 100% | 32,636 | \$2.31 |
| 256/0 | Mains networks | Link Main Sandhurst/SH2 to coast | Complete | 2001-2028 | \$604,886 | | | 100.00 | \$604,886 | 100% | 32,636 | \$18.53 |
| 280173 | Mains networks | Mangatawa to Gloucester - P10 | Complete | 2001-2028 | \$27,404 | | | 100.00 | \$27,404 | 100% | 32,636 | \$0.84 |
| 280306 | Mains networks | Mount reservoir to Adams Ave - P16 | Complete | 2001-2028 | \$586,354 | | | 100.00 | \$586,354 | 100% | 32,636 | \$17.97 |
| 255/0 | Mains networks | Parton Rd main (Bell Rd to Tara Rd) | Complete | 2001-2028 | \$2,376,137 | | | 100.00 | \$2,376,137 | 100% | 32,636 | \$72.81 |
| 273/0 | Mains networks | Parton Road (Tara Rd to coast) | Complete | 2001-2028 | \$315,537 | | | 100.00 | \$315,537 | 100% | 32,636 | \$9.67 |
| 2223/123338 | Mains networks | Site 14 to Kairua Rd (Stage1) | Complete | 2001-2028 | \$1,054,244 | | | 100.00 | \$1,054,244 | 100% | 32,636 | \$32.30 |
| 280174 | Mains networks | The Mall to Coronation Park - P14 | Complete | 2001-2028 | \$896,000 | | | 100.00 | \$896,000 | 100% | 32,636 | \$27.45 |
| 238/122058 | Mains networks | Nikau Cres to Hull Road main (design costs only) | Complete | 2001-2028 | \$943 | | | 100.00 | \$943 | 100% | 32,636 | \$0.03 |
| 280189 | Reservoir | Cambridge Rd reservoir land purchase | Complete | 2001-2028 | \$249,196 | | | 100.00 | \$249,196 | 100% | 32,636 | \$7.64 |
| 280186 | Reservoir | Cambridge Rd reservoir No.3 | Complete | 2001-2028 | \$753,559 | | 34.50 | 65.50 | \$493,581 | 100% | 32,636 | \$15.12 |
| 280188 | Reservoir | Cambridge Rd reservoir overflow | Complete | 2001-2028 | \$35,846 | | | 100.00 | \$35,846 | 100% | 32,636 | \$1.10 |
| 280187 | Reservoir | Cambridge Rd reservoir preload | Complete | 2001-2028 | \$112,638 | | 34.50 | 65.50 | \$73,778 | 100% | 32,636 | \$2.26 |
| 153/0 | Reservoir | Oropi Rd reservoir No.3 land purchase | Complete | 2001-2028 | \$205,242 | | | 100.00 | \$205,242 | 100% | 32,636 | \$6.29 |
| 171/122410 | Reservoir | Pyes Pa West RL60 reservoir No.1 | Complete | 2001-2028 | \$5,723,000 | | | 100.00 | \$5,723,000 | 100% | 32,636 | \$175.36 |
| 307/0 | Reservoir | Reservoir land - Pyes Pa | Complete | 2001-2028 | \$500,000 | | | 100.00 | \$500,000 | 100% | 32,636 | \$15.32 |
| 615/121620 | Mains networks | Joyce Rd main (Pyes Pa Rd to Res) | Complete | 2001-2028 | \$2,639,270 | | | 100.00 | \$2,639,270 | 100% | 32,636 | \$80.87 |
| 170/121237 | Reservoir | Eastern reservoir No. 1 | 2023-2024 | 2001-2028 | \$6,940,691 | | | 100.00 | \$6,940,691 | 100% | 32,636 | \$212.67 |
| 610/123335 | Mains networks | Welcome Bay high level main | 2021/22 | 2001-2028 | \$4,064,000 | | | 100.00 | \$4,064,000 | 100% | 32,636 | \$124.53 |
| 1843/0 | Mains networks | Ohauti Rd main (Taylor to Summerhaven) | Complete | 2001-2031 | \$128,000 | | | 100.00 | \$128,000 | 100% | 38,085 | \$3.36 |
| 280190 | Reservoir | Oropi Rd treatment plant reservoir No.2 | Complete | 2001-2031 | \$2,790,154 | | | 100.00 | \$2,790,154 | 100% | 38,085 | \$73.26 |

Continued on next page

Citywide | Water cont.

| Project ID | Project Group | Project Name | Expenditure period | Capacity life | Total CAPEX (\$) | % Non DC Funded | % Local DC funding | % DC Funded Citywide | \$ Citywide DC funded | % funded this period | Dwelling Units | \$ per unit |
|---|----------------|---|--------------------|---------------|----------------------|-----------------|--------------------|----------------------|-----------------------|----------------------|----------------|--------------------|
| 1851/0 | Mains networks | Thornlea Dr main | Complete | 2001-2031 | \$7,000 | | | 100.00 | \$7,000 | 100% | 38,085 | \$0.18 |
| 1848/0 | Mains network | Truman Lane main | Complete | 2001-2031 | \$15,000 | | | 100.00 | \$15,000 | 100% | 38,085 | \$0.39 |
| 1847/123198 | Mains networks | Distribution Mains Improvements | 2021/22 | 2001-2031 | \$416,000 | | | 100.00 | \$416,000 | 100% | 38,085 | \$10.92 |
| 148/120844 | Reservoir | Cambridge Rd reservoir No.4 | 2024-2029 | 2016-2051 | \$29,583,506 | | | 100.00 | \$29,583,506 | 100% | 37,480 | \$789.31 |
| 166/122167 | Reservoir | Oropi reservoir No.3 | 2027-2031 | 2016-2051 | \$15,568,542 | | | 100.00 | \$15,568,542 | 100% | 37,480 | \$415.38 |
| 178/122411 | Reservoir | Pyes Pa West RL60 reservoir No.2 | 2023-2029 | 2016-2051 | \$6,180,000 | | | 100.00 | \$6,180,000 | 100% | 37,480 | \$164.89 |
| 1942/122693 | Waiari | SH2 Main- From Poplar Lane to Domain Road | Complete | 2022-2052 | \$20,553,545 | | | 90.00 | \$18,498,191 | 100% | 30,685 | \$602.84 |
| 253/122313 | Waiari | Poplar Lane Inlet Main (SH2 - Poplar Lane Res) | Complete | 2022-2052 | \$4,236,187 | | | 90.00 | \$3,812,568 | 100% | 30,685 | \$124.25 |
| 242/0 | Waiari | SH2 Main- Mangatawa Lane to Domain Road | Complete | 2022-2052 | \$1,884,729 | | | 90.00 | \$1,696,256 | 100% | 30,685 | \$55.28 |
| 272/0 | Waiari | Tara Road Main (Domain to Parton Road) | Complete | 2022-2052 | \$1,574,459 | | | 90.00 | \$1,417,013 | 100% | 30,685 | \$46.18 |
| 2221/121236 | Waiari | Eastern Reservoir Inlet and Outlet Mains | Complete | 2022-2052 | \$5,741,175 | | | 90.00 | \$5,167,058 | 100% | 30,685 | \$168.39 |
| 870/122809 | Waiari | Subregional water resource agreement | Complete | 2022-2052 | \$200,000 | | | 90.00 | \$180,000 | 100% | 30,685 | \$5.87 |
| 876/0 | Waiari | Waiari water project - planning and consents | Complete | 2022-2052 | \$619,641 | | | 90.00 | \$557,677 | 100% | 30,685 | \$18.17 |
| 280171 | Waiari | Waiari WS - Land purchase | Complete | 2022-2052 | \$2,078,480 | | | 90.00 | \$1,870,632 | 100% | 30,685 | \$60.96 |
| 1604/0 | Waiari | Waiari Reservoir | Complete | 2022-2052 | \$340,164 | | | 90.00 | \$306,148 | 100% | 30,685 | \$9.98 |
| 1597/123179 | Waiari | Waiari intake and water treatment plant | 2023-2025 | 2022-2052 | \$120,892,577 | | | 90.00 | \$108,803,319 | 100% | 30,685 | \$3,545.81 |
| 1614/123183 | Waiari | Trunk main - Wairai to Poplar Lane | 2023-2024 | 2022-2052 | \$43,823,121 | | | 90.00 | \$39,440,809 | 100% | 30,685 | \$1,285.34 |
| 247/123339 | Waiari | Welcome Bay Road Main (Eastern Res to SH2) | Complete | 2022-2052 | \$4,923,187 | | | 90.00 | \$4,430,868 | 100% | 30,685 | \$144.40 |
| 3366/123290 | Mains network | Water Lane Booster Pump Station | 2023-2031 | 2022-2052 | \$6,305,416 | | | 90.00 | \$5,674,874 | 100% | 30,685 | \$184.94 |
| 2418/122760 | Mains networks | Coastal Water Trunk Main - Stage 1 (to Mangawata) | 2024-2030 | 2001-2031 | \$64,902,288 | | | 0.00 | \$- | 0% | 38,085 | \$- |
| 3782/123182 | Mains network | Coastal Water Trunk Main - Stage 2 (Mangatawa to Coast) | 2023-2035 | 2022-2052 | \$133,379,356 | | | 90.00 | \$120,041,420 | 100% | 30,685 | \$3,912.06 |
| Subtotal | | | | | \$503,321,062 | | | | \$400,054,641 | | | \$12,647.71 |
| Cost of Inflation | | | | | | | | | | | | \$1,074.43 |
| Cost of Capital | | | | | | | | | | | | \$2,685.79 |
| \$ per unit | | | | | | | | | | | | \$16,407.93 |
| Plus impact of low demand dwelling | | | | | | | | | | | | \$801.70 |
| \$ per standard dwelling | | | | | | | | | | | | \$17,209.63 |

Citywide | Wastewater

| Project ID | Project Group | Project Name | Expenditure period | Planned project completion | Planning Period | Total CAPEX (\$) | % Non DC Funded | % DC Funded Citywide | Citywide DC | % to be recovered this period | Capacity | \$ per unit |
|---------------|-------------------------|--|--------------------|----------------------------|-----------------|------------------|-----------------|----------------------|----------------|-------------------------------|----------|-------------|
| 280143-280151 | Chapel St WWTP | Chapel Street Plant Stage 3 Works | Complete | 2001 - 2026 | \$6,748,436 | 50.95 | | 49.05 | \$3,309,977.00 | 100 | 30,335 | \$109.11 |
| 280159-280162 | Te Maunga WWTP Upgrades | Te Maunga Treatment Plant - Stage 1 | Complete | 2001 - 2026 | \$13,725,502 | 53.00 | | 47.00 | \$6,450,986 | 100 | 30,335 | \$212.66 |
| 280163 | Te Maunga WWTP Upgrades | Stage 2 Upgrade | Complete | 2001 - 2026 | \$6,100,000 | 0.00 | | 100.00 | \$6,100,000 | 100 | 30,335 | \$201.09 |
| 280167 | Discharge Improvements | Chapel Street to Te Maunga Transfer Station | Complete | 2001 - 2026 | \$3,660,000 | 68.08 | | 31.92 | \$1,168,272 | 100 | 30,335 | \$38.51 |
| 280169 | Discharge Improvements | Chapel Street Wetlands | Complete | 2001 - 2026 | \$3,300,000 | 0.00 | | 100.00 | \$3,300,000 | 100 | 30,335 | \$108.79 |
| 280322 | Historic Revenue | Less Historic Revenue Received 1992-2001 | Complete | 2001 - 2026 | -\$4,117,585 | 0.00 | | 100.00 | -\$4,117,585 | 100 | 30,335 | \$(135.74) |
| 280152-280154 | Chapel St WWTP | Chapel Street Plant - Digester upgrade | Complete | 2001 - 2026 | \$2,357,452 | 68.08 | | 31.92 | \$752,499 | 100 | 30,335 | \$24.81 |
| 280155 | Chapel St WWTP | Chapel St Wastewater Treatment Plant | Complete | 2001 - 2026 | \$1,054,432 | 8.80 | | 91.20 | \$961,642 | 100 | 30,335 | \$31.70 |
| 295/0 | Chapel St WWTP | Stage 1B Upgrade | Complete | 2001 - 2026 | \$10,050,379 | 8.80 | | 91.20 | \$9,165,946 | 100 | 30,335 | \$302.16 |
| 280156 | Chapel St WWTP | Final Effluent pump wetwell | Complete | 2001 - 2026 | \$1,400,000 | 8.80 | | 91.20 | \$1,276,800 | 100 | 30,335 | \$42.09 |
| 280158/154 | Chapel St WWTP | Odour control works | Complete | 2001 - 2026 | \$1,164,084 | 68.08 | | 31.92 | \$371,576 | 100 | 30,335 | \$12.25 |
| 2165/121019 | Chapel St WWTP | Upgrade | Complete | 2001 - 2026 | \$5,813,783 | 84.00 | | 16.00 | \$930,205 | 100 | 30,335 | \$30.66 |
| 291/0 | Te Maunga WWTP Upgrades | Stage 3 Upgrade | Complete | 2001 - 2026 | \$3,186,211 | 0.00 | | 100.00 | \$3,186,211 | 100 | 30,335 | \$105.03 |
| 1902/122968 | Te Maunga WWTP Upgrades | Te Maunga WWTP Upgrade | Complete | 2001 - 2026 | \$31,087,500 | 36.00 | | 64.00 | \$19,896,000 | 100 | 30,335 | \$655.88 |
| 280168 | Discharge Improvements | Te Maunga outfall pump station upgrade | Complete | 2001 - 2026 | \$390,000 | 54.60 | | 45.40 | \$177,060 | 100 | 30,335 | \$5.84 |
| 280170 | Discharge Improvements | Wastewater resource consent ocean outfall | Complete | 2001 - 2026 | \$1,824,149 | 54.60 | | 45.40 | \$828,164 | 100 | 30,335 | \$27.30 |
| 293/122943 | Discharge Improvements | Te Maunga - Ponds to Wetlands and Landscaping - actual costs | Complete | 2007 - 2051 | \$4,613,069 | 0.00 | | 100.00 | \$4,613,069 | 100 | 49,012 | \$94.12 |
| 1556/122183 | Discharge Improvements | Outfall Pipeline - Seaward Section Upgrade | Complete | 2007 - 2051 | \$434,392 | 73.92 | | 26.08 | \$113,289 | 100 | 49,012 | \$2.31 |
| 1550/0 | Discharge Improvements | Outfall Pipeline - Landward Section | Complete | 2007 - 2051 | \$3,051,131 | 73.92 | | 26.08 | \$795,735 | 100 | 49,012 | \$16.24 |
| 3672/122960 | Te Maunga WWTP Upgrades | Headworks | 2023-2031 | 2017 - 2035 | \$68,427,494 | 0.00 | | 100.00 | \$68,427,494 | 100 | 25,202 | \$2,715.16 |
| 3605/122959 | Te Maunga WWTP Upgrades | Te Maunga WWTP Growth Related Upgrades | 2023-2026 | 2019 - 2051 | \$53,022,511 | 0.00 | | 100.00 | \$53,022,511 | 100 | 34,258 | \$1,547.74 |
| 3608/122969 | Te Maunga WWTP Upgrades | Flume Bypass | Complete | 2019 - 2051 | \$9,300,794 | 20.00 | | 80.00 | \$7,440,635 | 100 | 34,258 | \$217.19 |
| 3677/122958 | Te Maunga WWTP Upgrades | Effluent Bypass | Complete | 2019 - 2051 | \$90,599 | 90.00 | | 10.00 | \$9,060 | 100 | 34,258 | \$0.26 |
| 3606/122970 | Te Maunga WWTP Upgrades | Landward section of outfall | 2023-2024 | 2019 - 2051 | \$23,498,398 | 51.00 | | 49.00 | \$11,514,215 | 100 | 34,258 | \$336.10 |
| 3673/122957 | Te Maunga WWTP Upgrades | Clarifier 3 | 2023-2027 | 2022 - 2042 | \$30,495,219 | 0.00 | | 100.00 | \$30,495,219 | 100 | 25,992 | \$1,173.25 |
| 199783 | Te Maunga WWTP Upgrades | Te Maunga Plant - Picket Fence Thickner | 2023-2029 | 2022 - 2042 | \$4,279,600 | 40.00 | | 60.00 | \$2,567,760 | 100 | 25,992 | \$98.79 |
| 199782 | Te Maunga WWTP Upgrades | Te Maunga Plant - Bioreactor 3 | 2023-2030 | 2026 - 2051 | \$47,600,663 | 0.00 | | 100.00 | \$47,600,663 | | | |
| 3678/122954 | Te Maunga WWTP Upgrades | Sludge Treatment | 2028-2034 | 2026 - 2051 | \$74,460,002 | 40.00 | | 60.00 | \$44,676,001 | | | |
| 3676/122961 | Te Maunga WWTP Upgrades | Outfall Pumpstation | 2028-2034 | 2026 - 2051 | \$90,462,524 | 51.00 | | 49.00 | \$44,326,637 | - | | |

Continued on next page

Citywide | Wastewater cont.

| Project ID | Project Group | Project Name | Expenditure period | Planned project completion | Planning Period | Total CAPEX (\$) | % Non DC Funded | % DC Funded Citywide | Citywide DC | % to be recovered this period | Capacity | \$ per unit |
|---------------------------------|-------------------------|---------------------------------|--------------------|----------------------------|-----------------|----------------------|-----------------|----------------------|----------------------|-------------------------------|----------|-----------------|
| 3674/122955 | Te Maunga WWTP Upgrades | Aeration | 2027-2030 | 2026 - 2051 | \$1,770,000 | 0.00 | | 100.00 | \$1,770,000 | - | | |
| 3607/122971 | Te Maunga WWTP Upgrades | Marine Outfall and Pump Station | 2023-2034 | 2028 - 2051 | \$103,035,440 | 51.00 | | 49.00 | \$50,487,366 | - | | |
| Subtotal | | | | | | \$602,286,179 | | | \$421,617,406 | | | 7,973.31 |
| Cost of Inflation | | | | | | | | | | | | 539.55 |
| Cost of Capital | | | | | | | | | | | | 992.02 |
| \$ per unit | | | | | | | | | | | | 9,504.88 |
| Plus low demand dwelling | | | | | | | | | | | | 464.42 |
| \$ per standard dwelling | | | | | | | | | | | | 9,969.30 |

Citywide | Transport

| Project ID | Project Group | Project Name | Planned expenditure timeframe | Planning period | Total CAPEX (\$) | % Non DC Funded | % DC Funded Other Areas | % DC Funded Citywide | Citywide DC | % to be recovered this period | Dwelling Units | Cost 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% | 53,671 | \$2.59 |
| 69/122472 | Travel Demand Management | Real Time Electronic Bus Timetable Info/Travel Demand | Complete | 2001 - 2026 | \$498,047 | 61.31 | | 38.69 | \$192,694 | 100% | 53,671 | \$3.59 |
| 225/0 | Intersection upgrades | Brookfield Intersection upgrade | Complete | 2001 - 2026 | \$1,108,081 | 46.74 | | 53.26 | \$590,164 | 100% | 53,671 | \$11.00 |
| 567/122271 | Pedestrian underpass / overbridges | Pedestrian Underpasses/Overbridges | Complete | 2001 - 2026 | \$3,582,110 | 65.40 | | 34.60 | \$1,239,410 | 100% | 53,671 | \$23.09 |
| 43/120854 | Traffic Lights | Cameron Road / 9th Avenue Traffic Signals | Complete | 2001 - 2026 | \$1,210,472 | 57.74 | | 42.26 | \$511,545 | 100% | 53,671 | \$9.53 |
| 1883/123039 | Road Widening | Totara Street Widening/Hewletts Road | Complete | 2001 - 2026 | \$10,553,646 | 79.68 | | 20.32 | \$2,144,501 | 100% | 53,671 | \$39.96 |
| 50/120859 | Traffic Lights | Cameron Road North (CDB) Traffic Signal Installation | Complete | 2001 - 2026 | \$651,661 | 63.25 | | 36.75 | \$239,485 | 100% | 53,671 | \$4.46 |
| 53/123044 | Traffic Lights | Fraser Street/Cournety Road/Baycroft Avenue | 2026-2034 | 2001 - 2026 | \$716,880 | 63.25 | | 36.75 | \$263,453 | 100% | 53,671 | \$4.91 |
| 557/121674 | Land Purchase | Widening District Wide | 2023-2034 | 2001 - 2026 | \$3,522,937 | 25.00 | | 75.00 | \$2,642,203 | 100% | 53,671 | \$49.23 |
| 52/123047 | Traffic Lights | Waihi Road/Bellevue Road | 2024-2025 | 2001 - 2026 | \$160,000 | 63.25 | | 36.75 | \$58,800 | 100% | 53,671 | \$1.10 |
| 21/123336 | Road Widening | Welcome Bay Road | Complete | 2023 -2053 | \$1,470,603 | 50.00 | | 50.00 | \$735,302 | 100% | 53,671 | \$13.70 |
| Subtotal | | | | | | \$23,752,524 | | | \$8,756,601 | | | 163.16 |
| Cost of Inflation | | | | | | | | | | | | 5.20 |
| Cost of Capital | | | | | | | | | | | | 1.37 |
| \$ per unit | | | | | | | | | | | | 169.73 |
| Plus low demand dwelling | | | | | | | | | | | | 8.29 |
| \$ per dwelling | | | | | | | | | | | | 178.02 |

Citywide | Reserves

| Project ID | Project Group | Project Name | Planned expenditure timeframe | Planning period | Total CAPEX (\$) | % Non DC Funded | % Local DC funded | % Citywide DC Funded | Citywide DC | % to be recovered this period | Dwelling Units | Cost per unit |
|---------------------------------|--------------------|--|-------------------------------|-----------------|---------------------|-----------------|-------------------|----------------------|-------------|-------------------------------|----------------|-----------------|
| 144/123011 | Sub Regional Parks | TECT All Terrain Sub Regional Park Development | Complete | 2001 - 2051 | \$4,336,515 | 56.84 | | 43.16 | \$1,871,640 | 100% | 46,668 | \$40.11 |
| 143/121536 | Sub Regional Parks | Huharua Harbour Park Development | Complete | 2001 - 2051 | \$597,396 | 56.84 | | 43.16 | \$257,836 | 100% | 46,668 | \$5.52 |
| 280309 | Sub Regional Parks | TECT All Terrain - Active Rural | Complete | 2001 - 2051 | \$1,500,000 | 56.84 | | 43.16 | \$647,400 | 100% | 46,668 | \$13.87 |
| 280309 | Sub Regional Parks | TECT All Terrain - Passive Harbourside Park | Complete | 2001 - 2051 | \$1,300,000 | 56.84 | | 43.16 | \$561,080 | 100% | 25,565 | \$21.95 |
| 2131/0 | Active Reserves | Mount Greens Land Purchase | Complete | 2001 - 2026 | \$6,676,498 | 50.00 | | 50.00 | \$3,338,249 | 100% | 28,142 | \$118.62 |
| 749/122079 | Active Reserves | Ocean down Reserves | Complete | 2018 - 2028 | \$1,634,697 | 51.92 | | 48.08 | \$785,962 | 100% | 11,557 | \$68.01 |
| 3325/122098 | Western Corridor | Ohauti Reserve Development | 2030-2031 | 2022-2053 | \$3,002,532 | 50.00 | | 50.00 | \$1,501,266 | 100% | 26,847 | \$55.92 |
| Subtotal | | | | | \$19,047,638 | | | | | | | \$324.00 |
| Cost of Inflation | | | | | | | | | | | | \$68.32 |
| Cost of Capital | | | | | | | | | | | | \$105.81 |
| \$ per unit | | | | | | | | | | | | \$498.13 |
| Plus low demand dwelling | | | | | | | | | | | | \$24.34 |
| \$ per standard dwelling | | | | | | | | | | | | \$522.47 |

Citywide | Community Infrastructure

| Project ID | Project Group | Project name | Planned expenditure timeframe | Funding period | Total capital expenditure | Funding source | | | | | \$ funded via citywide DCs | % to be recovered this period | HUEs | Charge per HUE |
|--------------------------|-------------------|-----------------------------------|-------------------------------|----------------|---------------------------|-----------------------|------------------|---------------------|------------------|--------------|----------------------------|-------------------------------|-------|----------------|
| | | | | | | Internal loan/renewal | External funding | Non DC funded costs | Level of service | Citywide DCs | | | | |
| 123366 | Indoor courts | Baypark Arena Expansion | 2030-2033 | 2023-2048 | \$21,515,000 | - | - | - | 45 | 55 | \$11,831,595 | 100 | 24972 | 473.79 |
| 199773 | Aquatics facility | Memorial aquatics facility | 2024-2028 | 2023-2034 | \$114,600,080 | 41.0 | 9.9 | 17.5 | 24.7 | 6.9 | \$7,941,784 | 100 | 10877 | 730.14 |
| 121980 | Libraries | Central Library and Community Hub | 2023-2027 | 2023-2027 | \$93,876,141 | 49.5 | 49.8 | - | - | 0.73 | \$682,545 | 100 | 3032 | 225.11 |
| Subtotal | | | | | | | | | | | | | | 1,429.04 |
| Cost of Inflation | | | | | | | | | | | | | | 210.56 |
| Cost of Capital | | | | | | | | | | | | | | 97.37 |
| \$ per HUE | | | | | | | | | | | | | | 1,736.97 |
| Plus low demand dwelling | | | | | | | | | | | | | | 84.87 |
| \$ per standard dwelling | | | | | | | | | | | | | | 1,821.84 |

Bethlehem

Bethlehem

Schedule of assets: 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 58: Household unit divisors for Bethlehem

| | Water | Wastewater | Stormwater | Transport | Reserves |
|--------------------------|-------|------------|------------|-----------|----------|
| Residential | 2,850 | 3,000 | 2,850 | 2,850 | |
| Rural residential | 249 | | | 249 | |
| Less: growth 1992 - 2001 | | | | | |
| Total | 3,099 | 3,000 | 2,850 | | 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 | Project description | Cost basis | Total CAPEX (\$) | Funding sources (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|-------------------|--|------------|------------------|---------------------|------------------|-----------|-------------------------|---------|--------------------|
| | | | | Loan | Other catchments | Bethlehem | | | |
| 280216/920 | Beaumaris Boulevard Link | Complete | \$106,808 | | | 100.00 | \$106,808 | 3099 | \$34.47 |
| 280251/879 | Bethlehem Rd Stage 2 Watermains - Bethlehem to end | Complete | \$102,863 | | | 100.00 | \$102,863 | 3099 | \$33.19 |
| 280250/945 | 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 |
| 280249/943 | Bethlehem Rd Watermains - Carmichael Road to Marae | Complete | \$133,717 | | | 100.00 | \$133,717 | 3099 | \$43.15 |
| 280248/1085 | 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 |
| 280300/1163 | Mayfield Road to Carmichael Link - 150mm dia | Complete | \$118,964 | | | 100.00 | \$118,964 | 3099 | \$38.39 |
| 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 |
| Subtotal | | | \$2,103,456 | | | | \$1,544,759 | | \$498.48 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$150.74 |
| Total | | | | | | | | | \$649.22 |

Bethlehem | Wastewater

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding sources (%) | | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|---|---|------------|------------------|---------------------|---------|----------------|---------------|-------------------------|---------|--------------------|
| | | | | Loan | Renewal | West Bethlehem | Bethlehem DCs | | | |
| 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) - 150mm dia mains, rising main and pump station | 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 work | Complete | \$1,652,687 | 10.00 | 40.70 | 6.60 | 42.70 | \$705,697 | 3000 | \$235.23 |
| 280060 | Judea rising main and pump station upgrade | Complete | \$836,802 | 10.00 | 53.50 | 4.50 | 32.00 | \$267,777 | 3000 | \$89.26 |
| 280061 | Bethlehem pump station construction | Complete | \$1,289,808 | 10.00 | 40.70 | 6.60 | 42.70 | \$550,748 | 3000 | \$183.58 |
| 1467/0 | 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 |
| 297/122738 | Southern Pipeline. *The Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.8. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects. | Complete | \$103,718,735 | 10.00 | | 72.00 | | | | \$3,997.00 |
| Subtotal | | | \$110,843,818 | | | | | \$3,937,340 | | \$5,309.45 |
| Cost of Inflation (excluding Southern Pipeline) | | | | | | | | | | \$- |
| Cost of Capital (excluding Southern Pipeline) | | | | | | | | | | \$465.25 |
| Total | | | | | | | | | | \$5,774.70 |

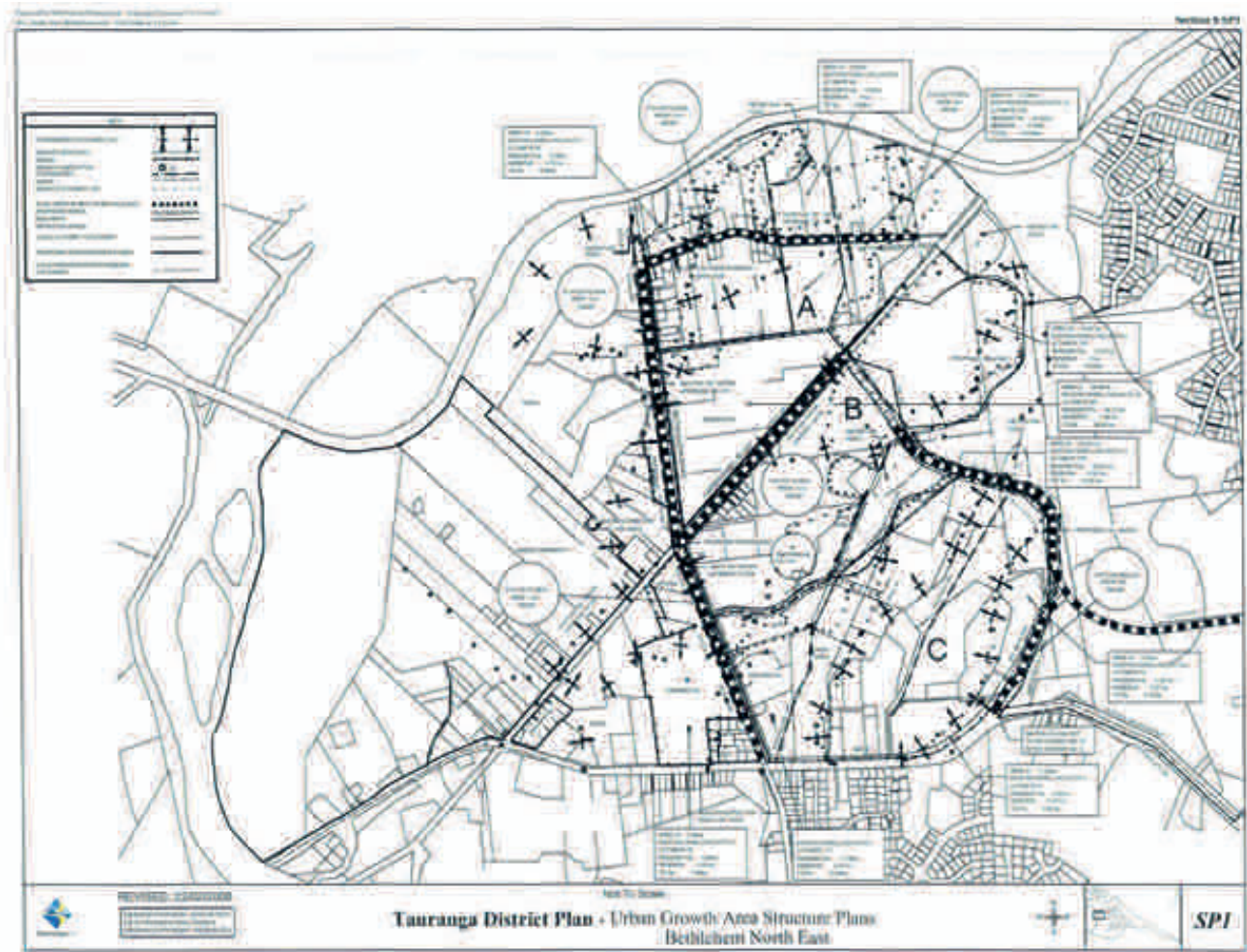
Bethlehem | Stormwater

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding sources (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--------------------------|--|--------------------|--------------------|---------------------|----------------|-----------|-------------------------|---------|--------------------|
| | | | | Loan | West Bethlehem | Bethlehem | | | |
| 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, construction, landscaping) | Complete | \$401,455 | | | 100.00 | \$401,455 | 2850 | \$140.86 |
| 280108 | Roading Associated - Moffat Road | Complete | \$286,460 | 46.00 | | 54.00 | \$154,689 | 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 | \$2,184,734 | 30.00 | 3.50 | 66.50 | \$1,452,848 | 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 |
| 1360/0 | Beaumaris Boulevard Link - Roading Associated | Complete | \$637,549 | | | 100.00 | \$637,549 | 2850 | \$223.70 |
| 981/0 | Bethlehem SIF Pond F - dam construction | Complete | \$135,040 | | | 100.00 | \$135,040 | 2850 | \$47.38 |
| 1573/0 | Bethlehem SIF Pond E Construction, Damn, Landscaping | Complete | \$91,490 | | | 100.00 | \$91,490 | 2850 | \$32.10 |
| 1578/120761 | Land Purchase of Simonek Property for A3 Pond in 2010 | Complete | \$5,400 | | | 100.00 | \$5,400 | 2850 | \$1.89 |
| 1582/120765 | Bethlehem Road East Stormwater Management Programme - Low Impact Design Option - Stage 1 (replaces Pond D and G works) | Engineers estimate | \$2,060,000 | | 70.00 | 30.00 | \$618,000 | 2850 | \$216.84 |
| Subtotal | | | \$9,438,830 | | | | | | \$2,235.65 |
| Cost of Inflation | | | | | | | | | \$19.73 |
| Cost of Capital | | | | | | | | | \$521.85 |
| Total | | | | | | | | | \$2,777.23 |

Bethlehem | Transport

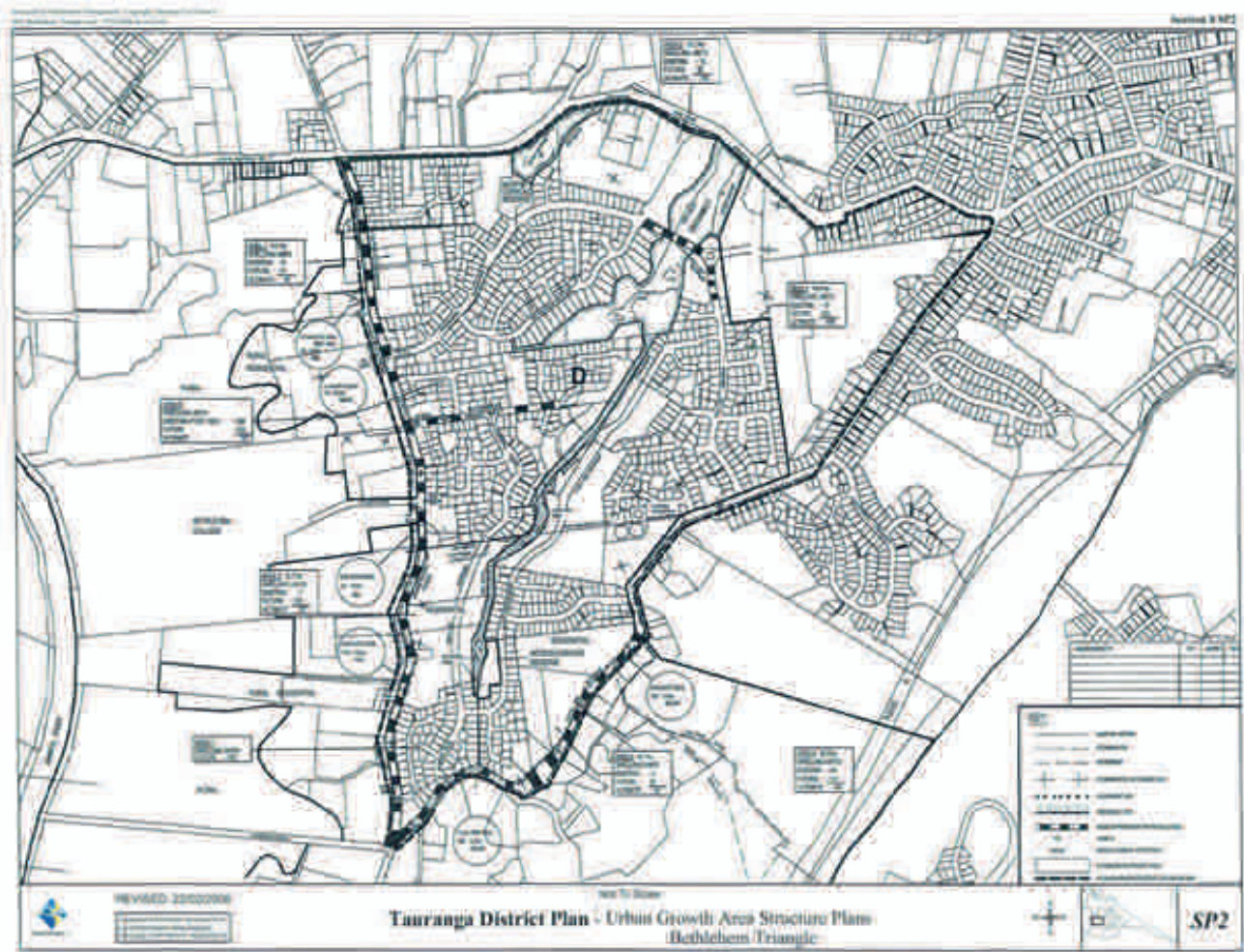
| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--------------------------|---|--------------------|---------------------|--------------------|---------|-------|----------------|-----------|-------------------------|---------|--------------------|
| | | | | Loan | Renewal | NZTA | West Bethlehem | Bethlehem | | | |
| 280226 | Millers Road 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 | \$431,800 | 80.00 | | | | 20.00 | \$86,360 | 3099 | \$27.87 |
| 280036 | Mayfield subdivision access (land) | Complete | \$10,850 | 80.00 | | | | 20.00 | \$2,170 | 3099 | \$0.70 |
| 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 | \$167,647 | | 50.79 | | | 49.21 | \$82,499 | 3099 | \$26.62 |
| 280034 | Bethlehem Rd (SH2- Carmichael)2 | Complete | \$504,624 | | 50.79 | | | 49.21 | \$248,325 | 3099 | \$80.13 |
| 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 |
| 145/0 | Beaumaris Boulevard Link (carriageway construction) | Complete | \$3,166,079 | | | 15.23 | | 84.77 | \$2,683,885 | 3099 | \$866.05 |
| 163/0 | Bethlehem Rd widening Carmichael Road to 200m nt | Complete | \$842,855 | 6.00 | 25.00 | | 34.50 | 34.50 | \$290,785 | 3099 | \$93.83 |
| 227/0 | Mayfield Lane to Carmichael Road (1.045km new road) | Complete | \$238,931 | | | | | 100.00 | \$238,931 | 3099 | \$77.10 |
| 175/0 | Mayfield Lane Upgrading | Complete | \$31,279 | 8.00 | | | | 92.00 | \$28,777 | 3099 | \$9.29 |
| 177/0 | Millers Rd (connect to Mayfield) | Complete | \$855,805 | 37.00 | | | | 63.00 | \$539,157 | 3099 | \$173.98 |
| 2247/120748 | Bethlehem Road Reconstruction Stage 2 - From House 109 to Marae Corner. Widening kerb and channel and footpath one side plus lighting | Engineers estimate | \$1,370,618 | 31.00 | | | 34.50 | 34.50 | \$472,863 | 3099 | \$152.59 |
| 164/120750 | Bethlehem Road Upgrading Stage 3 (from Marae Corner to 610m east). Requires land purchase | Engineers estimate | \$1,790,000 | 14.45 | 15.00 | | | 70.55 | \$1,262,845 | 3099 | \$407.50 |
| 165/120751 | Bethlehem Road Upgrading Stage 4, widening 5.2m seal to 8m carriageway, kerb and footpath (approx 150m) | Engineers estimate | \$258,615 | 14.00 | 17.20 | | | 68.80 | \$177,927 | 3099 | \$57.41 |
| Subtotal | | | \$17,182,532 | | | | | | \$10,159,453 | | \$3,278.31 |
| Cost of Inflation | | | | | | | | | | | \$63.46 |
| Cost of Capital | | | | | | | | | | | \$346.11 |
| Total | | | | | | | | | | | \$3,687.88 |

Urban Growth Area Structure Plans - Bethlehem North East



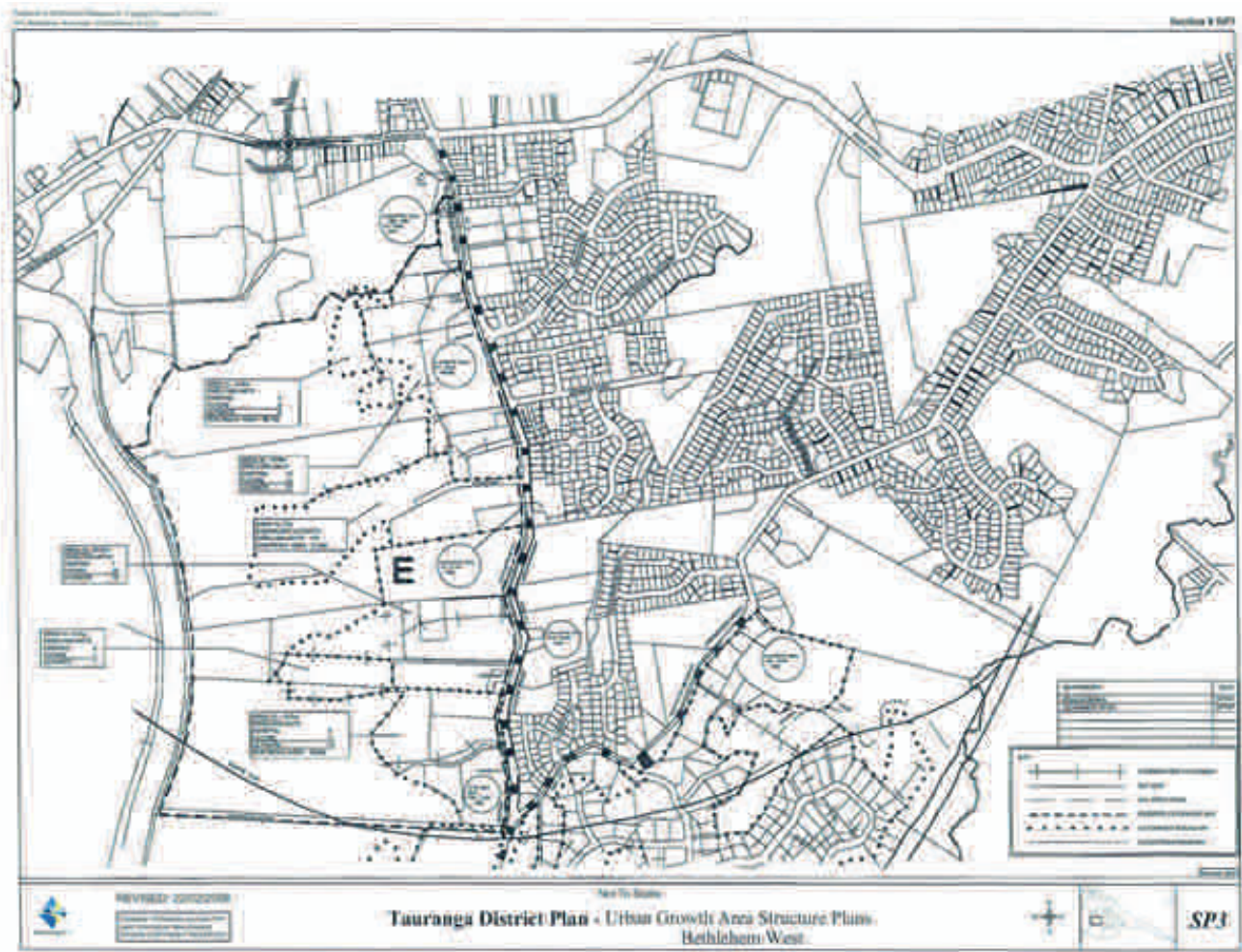
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Bethlehem Triangle



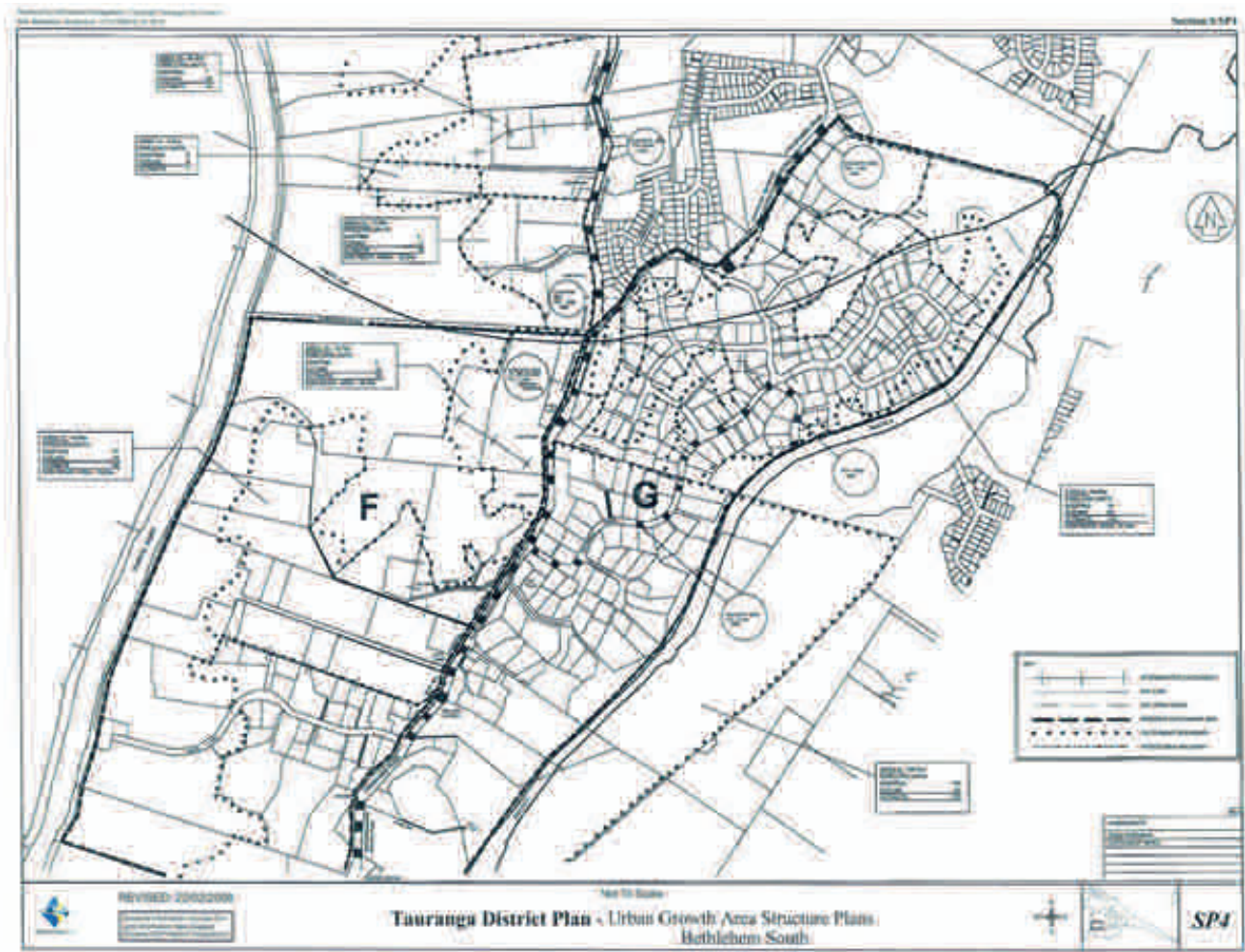
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Bethlehem West



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Bethlehem South



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

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Ohauti

Ohauti

Schedule of assets: Ohauti

- 6.3.1 Ohauti 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 Ohauti.
- 6.3.2 The planning period used for all infrastructure in Ohauti growth area is 1991-2026.
- 6.3.3 The expected yield for Ohauti growth area is based on 10 dwellings per hectare.
- 6.3.4 The growth divisors are based on the following:

Table 59: Household unit divisors for Ohauti

| | Water | Wastewater | Stormwater | Transport | Reserves |
|---|-------|------------|------------|-----------|----------|
| Residential | 1,293 | 1,293 | 1,293 | 1,293 | |
| Residential Development 1992-1995 | 3 | 3 | 3 | 3 | |
| Rural Residential development 1995-1995 | 74 | | | 74 | |
| Total | 1,370 | 1,296 | 1,296 | 1,370 | |

- 6.3.5 The attached schedules set out the infrastructure projects planned for Bethlehem Urban Growth Area and funded by local development contributions.

Ohauti | Water

| Project ID | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|--------------------------|-----------------------------|------------|--------------------|--------------------|----------|--------|-------------------------|---------|--------------------|
| | | | | Loan | External | Ohauti | | | |
| 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 |
| 280006 | Ohauti Road (200) | Complete | \$394,914 | | | 100.00 | \$394,914 | 1370 | \$288.26 |
| 280006 | Ohauti Road (300) | Complete | \$188,585 | | | 100.00 | \$188,585 | 1370 | \$137.65 |
| 280009 | Pump Station | Complete | \$528,691 | | | 100.00 | \$528,691 | 1370 | \$385.91 |
| 2800100 | Ohauti High Level Reservoir | Complete | \$4,309,684 | | | 100.00 | \$4,309,684 | 1370 | \$3,145.75 |
| Subtotal | | | \$5,507,054 | | | | \$5,507,054 | | \$4,019.74 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$589.40 |
| Total | | | | | | | | | \$4,609.14 |

Ohauti | Wastewater

| Project ID | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|---|--|------------|----------------------|--------------------|----------|--------|-------------------------|---------|--------------------|
| | | | | Loan | External | Ohauti | | | |
| 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 | Ohauti Sewer Duplication | Complete | \$478,112 | | | 100.00 | \$478,112 | 1296 | \$368.91 |
| 297 | Southern Pipeline | Complete | \$107,607,540 | 33.36 | | 1.37 | | | \$3,997.00 |
| *** 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. | | | | | | | | | |
| Subtotal | | | \$108,938,456 | | | | \$1,330,916 | | \$5,023.95 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital (excluding Southern Pipeline) | | | | | | | | | \$165.11 |
| Total | | | | | | | | | \$5,189.06 |

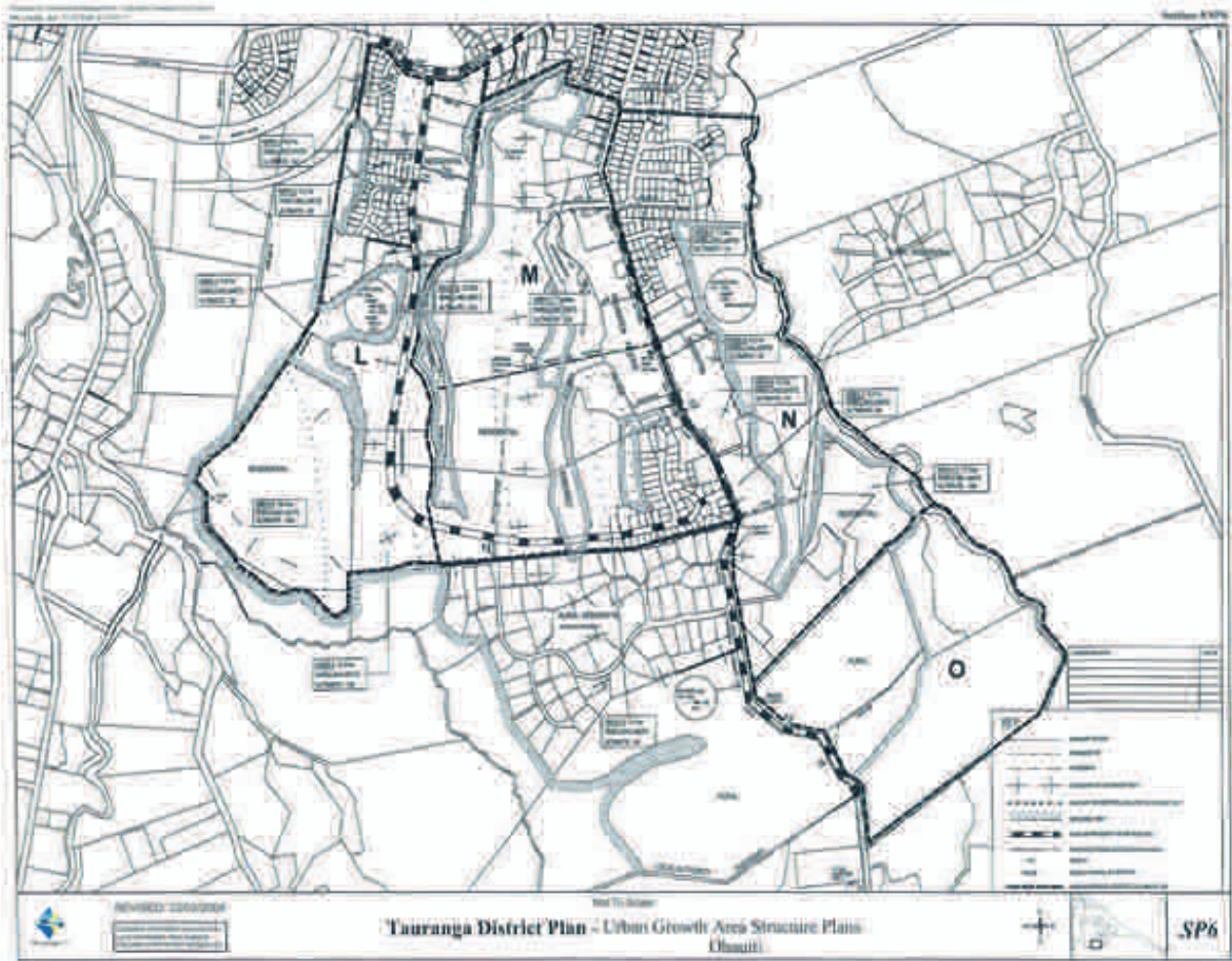
Ohauti | Stormwater

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|--------------------------|------------------------------------|------------|------------------|--------------------|----------|--------|-------------------------|---------|--------------------|
| | | | | Loan | External | Ohauti | | | |
| 280114 | Hollister Lane- Rooding Associated | Complete | \$143,900 | | | 100.00 | \$143,900 | 1296 | \$111.03 |
| 280113 | Hollister Lane Pond | Complete | \$323,640 | | | 100.00 | \$323,640 | 1296 | \$249.73 |
| 280112 | McFetridge Lane Rooding 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 | \$120.39 |
| Subtotal | | | \$833,813 | | | | \$684,530 | | \$528.20 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$144.10 |
| Total | | | | | | | | | \$672.30 |

Ohauti | Transport

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|--------------------------|--|--------------------|--------------------|--------------------|----------|------------|-------------------------|---------|--------------------|
| | | | | Loan | External | DC: Ohauti | | | |
| 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 | \$262,794 | 82.00 | | 18.00 | \$47,303 | 1370 | \$34.53 |
| 280228 | Ohauti Rd (Boscobel South - 1st stage - widen to 12m) | Complete | \$752,419 | 71.00 | | 29.00 | \$218,201 | 1370 | \$159.27 |
| 280037 | Poike Road - 1.04km (widen from 6m to 12m) | Complete | \$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 |
| 122097 | Ohauti Road upgrades (Boscobel development to City Boundary + Corner improvements) | Engineers estimate | \$481,265 | 85.79 | | 14.21 | \$68,388 | 1370 | \$49.92 |
| Subtotal | | | \$2,638,119 | | | | | | \$901.37 |
| Cost of Inflation | | | | | | | | | \$12.71 |
| Cost of Capital | | | | | | | | | \$184.74 |
| Total | | | | | | | | | \$1,098.82 |

Urban Growth Area Structure Plans - Ohauiti



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Pāpāmoa

Pāpāmoa

Schedule of assets: Pāpāmoa

- 6.4.1 The Pāpāmoa Urban Growth Area starts at Maranui Street and continues along the coast out to the boundary of the Te Tumu blocks. The Pāpāmoa growth area borders the Mount Infill area, the Wairakei Urban Growth Area and the future Te Tumu Urban Growth Area.
- 6.4.2 The planning period used for all infrastructure in Ohauti growth area is 1991-2026.
- 6.4.2 Development within Pāpāmoa is a mix of infill and greenfield development along with some commercial. There are 4 structure plans for Pāpāmoa:
- 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 Pāpāmoa. 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 expected yield used for calculating residential divisors for Pāpāmoa is 11 dwelling per hectare. The total expected household units and commercial scaling factors are set out below. In Pāpāmoa the household unit equivalents for non-residential development (and the commercial scaling factors) are based on 900m² sections.
- 6.4.4 The growth divisors are based on the following:

Table 60: Household unit divisors for Pāpāmoa

| | Water | Wastewater | Stormwater | Transport | Reserves |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|
| New Residential | 5,660 | 5,660 | 5,660 | 5,660 | 2,584 |
| Serviced Infill | | | 1,045 | 1,045 | |
| Development 1992-1995 | 449 | 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 | 6,949 | 6,686 | 8,170 | 7,643 | 2,584 |

Pāpāmoa | Water

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | Costs funded via Catchment | Growth divisor (HUE) | Cost per unit (\$) |
|--|---|--------------------|---------------------|--------------------|---------|--------------|----------------------------|----------------------|--------------------|
| | | | | Loan | Renewal | DCs: Pāpāmoa | | | |
| 280011 | Grenada Street extension | Complete | \$22,137 | | | 100 | \$22,137 | 6949 | \$3.19 |
| 280012 | Evans Road Extension | Complete | \$2,121 | | | 100 | \$2,121 | 6949 | \$0.31 |
| 280013 | Gravatt Road | Complete | \$125,108 | | | 100 | \$125,108 | 6949 | \$18.00 |
| 280014 | Domain Road 200 | Complete | \$39,053 | | | 100 | \$39,053 | 6949 | \$5.62 |
| 280014 | Domain Road 225 | Complete | \$59,623 | | | 100 | \$59,623 | 6949 | \$8.58 |
| 280015 | Longview Drive | Complete | \$14,914 | | | 100 | \$14,914 | 6949 | \$2.15 |
| 280016 | Pāpāmoa Beach to Majori Lane | Complete | \$507,937 | | | 100 | \$507,937 | 6949 | \$73.09 |
| 280218 | Gloucester Street Extension | Complete | \$92,078 | | | 100 | \$92,078 | 6949 | \$13.25 |
| 280219 | SH2/Maranui Street | Complete | \$14,382 | | | 100 | \$14,382 | 6949 | \$2.07 |
| 280219 | Link SH2-Maranui Street 225 | Complete | \$208,750 | | | 100 | \$208,750 | 6949 | \$30.04 |
| 280276 | Wairakei Stream Crossing - Emerald Shores | Complete | \$8,100 | | | 100 | \$8,100 | 6949 | \$1.17 |
| 1089/121220 | Doncaster Drive Watermain | Complete | \$71,405 | | | 100 | \$71,405 | 6949 | \$10.28 |
| 929/0 | Wairakei Stream Crossing: Golden Sands | Complete | \$13,232 | | | 100 | \$13,232 | 6949 | \$1.90 |
| 949/0 | Parton Road Reconstruction - Watermain | Complete | \$275,000 | | | 100 | \$275,000 | 6949 | \$39.57 |
| 121392 | Gloucester Street Watermain in new road corridor. | Engineers estimate | \$61,800 | | | 100 | \$61,800 | 6949 | \$8.89 |
| Subtotal | | | 1,515,639.24 | | | | | | \$218.11 |
| Cost of Inflation | | | | | | | | | \$0.50 |
| Cost of Capital | | | | | | | | | \$19.92 |
| Total development contribution charge per household unit equivalent (HUE) | | | | | | | | | \$238.53 |
| 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 Pāpāmoa | | | | | | | | | \$429.35 |
| \$ per hectare for commercial development in Pāpāmoa | | | | | | | | | \$4,770.60 |

Pāpāmoa | Wastewater

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | Costs funded via Catchment | Divisor (HUE) | Cost per unit (\$) |
|---|---|------------|------------------|--------------------|---------|-------------|----------------------------|---------------|--------------------|
| | | | | Loan | Renewal | DC: Pāpāmoa | | | |
| 280069 | Pump Stations - Catchment No 2 | Complete | \$102,591 | | | 100 | \$102,591 | 6686 | \$15.34 |
| 280070 | Pump Stations - Catchment No 4 | Complete | \$239,553 | | | 100 | \$239,553 | 6686 | \$35.83 |
| 280071 | Pump Stations - Catchment No 6 | Complete | \$126,050 | | | 100 | \$126,050 | 6686 | \$18.85 |
| 280072 | Pump Stations - Catchment No 7 + rising main | Complete | \$126,705 | | | 100 | \$126,705 | 6686 | \$18.95 |
| 280073 | Pump Station - Catchment 13 | Complete | \$75,813 | | | 100 | \$75,813 | 6686 | \$11.34 |
| 280074 | Pump Stations - Catchment No 15 | Complete | \$58,454 | | | 100 | \$58,454 | 6686 | \$8.74 |
| 280075 | Pump Stations - Catchment No 18 | Complete | \$107,981 | | | 100 | \$107,981 | 6686 | \$16.15 |
| 280076 | Pump Stations - Catchment No 20 | Complete | \$72,046 | | | 100 | \$72,046 | 6686 | \$10.78 |
| 280077 | Pump Stations - Catchment 22 | Complete | \$80,200 | | | 100 | \$80,200 | 6686 | \$12.00 |
| 280078 | Pump Stations - Catchment No 23 | Complete | \$97,200 | | | 100 | \$97,200 | 6686 | \$14.54 |
| 280079 | Pump Stations - Catchment No 26 | Complete | \$28,503 | | | 100 | \$28,503 | 6686 | \$4.26 |
| 280080 | Pump Stations - Catchment No 27 | Complete | \$102,474 | | | 100 | \$102,474 | 6686 | \$15.33 |
| 280081 | Pump Stations - Catchment No 28 | Complete | \$138,888 | | | 100 | \$138,888 | 6686 | \$20.77 |
| 280082 | Pump Stations - Catchment No 29 | Complete | \$66,400 | | | 100 | \$66,400 | 6686 | \$9.93 |
| 280083 | Pump Stations - Catchment No 30 | Complete | \$124,355 | | | 100 | \$124,355 | 6686 | \$18.60 |
| 280084 | Pump Stations - Catchment No 34 | Complete | \$215,325 | | | 100 | \$215,325 | 6686 | \$32.21 |
| 280085 | Pump Stations - Catchment No 36 | Complete | \$134,365 | | | 100 | \$134,365 | 6686 | \$20.10 |
| 280086 | Pump Stations - Catchment No 38 | Complete | \$110,480 | | | 100 | \$110,480 | 6686 | \$16.52 |
| 280087 | Pump Stations - Catchment No 40 | Complete | \$100,251 | | | 100 | \$100,251 | 6686 | \$14.99 |
| 280088 | Pump Station (Doncaster Dr to Summerlands Subd) | Complete | \$12,403 | | | 100 | \$12,403 | 6686 | \$1.86 |
| 280089 | Efford Block (150mm pipe through Gordon Spratt) | Complete | \$8,475 | | | 100 | \$8,475 | 6686 | \$1.27 |
| 280090 | Trunk Rising Main - Opal Drive to Truman Lane | Complete | \$1,416,074 | | 30 | 70 | \$991,252 | 6686 | \$148.26 |
| 280091 | Trunk Rising Main - Marjorie Lane to Opal Drive | Complete | \$1,374,776 | | 26 | 74 | \$1,017,334 | 6686 | \$152.16 |
| 280092 | Crisp Subdivision Reticulation | Complete | \$29,759 | | | 100 | \$29,759 | 6686 | \$4.45 |
| 280093 | Pump Station Upgrade - Opal Drive Biofilter | Complete | \$52,110 | | 30 | 70 | \$36,477 | 6686 | \$5.46 |
| 280221 | Opal Drive Pump Station | Complete | \$439,274 | 41 | | 59 | \$259,172 | 6686 | \$38.76 |
| 2071/0 | Pump Station Catchment 17 + rising main | Complete | \$265,122 | | | 100 | \$265,122 | 6686 | \$39.65 |
| Subtotal | | | \$5,705,627 | | | | | | \$707.10 |
| Cost of Inflation | | | | | | | | | \$55.15 |
| Cost of Capital | | | | | | | | | \$108.77 |
| Total | | | | | | | | | \$871.02 |
| 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 Pāpāmoa | | | | | | | | | \$1,045.22 |
| \$ per hectare for commercial development in Pāpāmoa | | | | | | | | | \$11,613.60 |

Pāpāmoa | Stormwater

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | Costs funded via Catchment | Divisor (HUE) | Cost per unit (\$) | |
|------------------------|--|------------|------------------|--------------------|--------------|-------------|----------------------------|---------------|--------------------|----------|
| | | | | Loan | DC: Wairakei | DC: Te Tumu | DC: Pāpāmoa | | | |
| 280115 | Upgrade culvert under SH2 to Maungatawa | Complete | \$332,434 | | | | 100 | \$332,434 | 8170 | \$40.69 |
| 280116 | Upgrade - deepen and widen existing channel | Complete | \$124,183 | | | | 100 | \$124,183 | 8170 | \$15.20 |
| 280117 | Harrisons cut stormwater detailed in historical DCP | Complete | \$1,570,784 | 41 | | | 59 | \$926,763 | 8170 | \$113.43 |
| 280122 | Harrisons Cut Catchment Land Purchases | Complete | \$1,520,770 | | | | 100 | \$1,520,770 | 8170 | \$186.14 |
| 280124 | Grant Place Catchment - Main Channel, Extend discharge from Commercial zone to Wairakei stream | Complete | \$837,491 | | | | 100 | \$837,491 | 8170 | \$102.51 |
| 280125 | Grant Place (LIPS 280125,280126,280128) | Complete | \$506,241 | 16 | | | 84 | \$425,241 | 8170 | \$52.05 |
| 280127 | Grant Place Catchment - Land Purchase + Discharge from commercial zone | Complete | \$1,296,159 | | | | 100 | \$1,296,159 | 8170 | \$158.65 |
| 280129 | Parton Rd./Tara Rd. | Complete | \$24,200 | | | | 100 | \$24,200 | 8170 | \$2.96 |
| 280130 | 600 stormwater channel for 'catchment 34. Land purchase, landscaping and planting | Complete | \$551,935 | | | | 100 | \$551,935 | 8170 | \$67.56 |
| 280246 | Johnson Estate Tara Rd - Land Purchase | Complete | \$601,251 | | | | 100 | \$601,251 | 8170 | \$73.59 |
| 280268 | Wairakei Stream Channel (Parton Rd - Marjorie Ln) | Complete | \$792,489 | | 32 | | 68 | \$538,734 | 8170 | \$65.94 |
| 280279, 280281, 280280 | Pāpāmoa Beach Roothing associated works (LIPS 280279,280280,208280, 280123) | Complete | \$892,547 | 33 | | | 67 | \$598,007 | 8170 | \$73.20 |
| 280284 | Maranui Street stormwater works - detailed in historical DC policies | Complete | \$186,453 | | | | 100 | \$186,453 | 8170 | \$22.82 |
| 280297 | Western Channel 20 metres wide x 280m | Complete | \$41,289 | | | | 100 | \$41,289 | 8170 | \$5.05 |
| 280304 | Wairakei Stream - Land Purchase | Complete | \$1,750,000 | | 32 | | 68 | \$1,189,650 | 8170 | \$145.61 |
| 280920 | Wairakei Stream - Overflow to Kaituna | Complete | \$371,906 | | 33 | 33 | 33 | \$123,956 | 8170 | \$15.17 |
| 2037/121612 | Johnson Estate Tara Road - Eastern Channel | Complete | \$45,288 | | | | 100 | \$45,288 | 8170 | \$5.54 |
| 1026/0 | Roothing Assciated Stormwater for Parton Road | Complete | \$457,736 | 16 | | | 84 | \$384,498 | 8170 | \$47.06 |
| 1570/121788 | Sandhurst Dr Stormwater pond adjoining Sandhurst interchange and whitepine development | Complete | \$1,352,349 | | | | 100 | \$1,352,349 | 8170 | \$165.53 |
| 1918/123233 | Wairakei Stream Culvert Upgrade: Palm Springs Blvd - | Complete | \$558,176 | | 42 | | 58 | \$325,863 | 8170 | \$39.89 |

Continued on next page

Pāpāmoa | Stormwater cont.

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | Costs funded via Catchment | Divisor (HUE) | Cost per unit (\$) | |
|---|--|-------------------|------------------|--------------------|--------------|-------------|----------------------------|---------------|--------------------|--------------|
| | | | | Loan | DC: Wairakei | DC: Te Tumu | DC: Pāpāmoa | | | |
| 1919/0 | Wairakei Stream Culvert Upgrade: Golden Sands | Complete | \$667,094 | | 42 | | 58 | \$389,449 | 8170 | \$47.67 |
| 2014/0 | Wairakei Stream Realignment and landscpaing - Reserve East of Parton adjoining Pāpāmoa Business Park | Complete | \$300,000 | | 32 | | 68 | \$203,940 | 8170 | \$24.96 |
| 2168 | Harrisons Cut Catchment - Landscaping | Complete | \$33,477 | 41 | | | 59 | \$19,751 | 8170 | \$2.42 |
| 992/121216 | Domain Road Stormwater Upgrades | Contracted | \$1,566,891 | 33 | | | 67 | \$1,049,817 | 8170 | \$128.50 |
| 1044/121793 | Maranui Street Roading Associated stormwater works | Contracted | \$353,018 | 67 | | | 33 | \$116,072 | 8170 | \$14.21 |
| 280285 | Maranui SIF Channel parallel to SH2 thru 2A | Complete | \$139,259 | | | | 100 | \$139,259 | 8170 | \$17.05 |
| 280286 | Maranui SIF Channel parallel to SH2 thru 4B | Complete | \$83,521 | | | | 100 | \$83,521 | 8170 | \$10.22 |
| 280287 | Maranui SIF Channel through 4A | Complete | \$105,685 | | | | 100 | \$105,685 | 8170 | \$12.94 |
| 280288 | Maranui SIF Channel parallel to SH2 thru 7B | Complete | \$22,988 | | | | 100 | \$22,988 | 8170 | \$2.81 |
| 280289 | Maranui SIF Channel parallel to SH2 thru 7B | Complete | \$32,053 | | | | 100 | \$32,053 | 8170 | \$3.92 |
| 280290 | Maranui SIF Channel parallel to SH2 thru Lot 1 DPS 6596 | Complete | \$105,422 | | | | 100 | \$105,422 | 8170 | \$12.90 |
| 280291 | Maranui SIF Channel parallel to SH2 thru Lot 1 DPS 4697 | Complete | \$45,190 | | | | 100 | \$45,190 | 8170 | \$5.53 |
| 280292 | Channel on 7D East Boundary (to school) | Complete | \$173,876 | | | | 100 | \$173,876 | 8170 | \$21.28 |
| 280293 | Maranui SIF Land Purchases | Complete | \$3,456,365 | | | | 100 | \$3,456,365 | 8170 | \$423.06 |
| 123243 | Wairakei Stream Culvert Upgrade: Emerald Shores Drive | Complete | \$772,500 | | 42 | | 58 | \$450,986 | 8170 | \$55.20 |
| 2166/121413 | Grant Place - Main Channel Landscaping | Complete | \$137,832 | | | | 100 | \$137,832 | 8170 | \$16.87 |
| 2197/122191 | Land Purchase for Wairakei Stream corridor. | Engineer estimate | \$1,605,000 | | 32 | | 68 | \$1,091,400 | 8170 | \$133.59 |
| 995/123237 | Wairakei Stream Landscaping and cultural plan | Engineer estimate | \$748,450 | | 32 | | 68 | \$508,796 | 8170 | \$62.28 |
| 2480/123224 | Wairakei Stream - Overflow to Kaituna | Engineer estimate | \$74,348,110 | | 33 | 33 | 33 | \$24,778,738 | 8170 | \$3,032.89 |
| Subtotal | | | \$98,510,414 | | | | | \$44,337,658 | | \$5,426.89 |
| Cost of Inflation | | | | | | | | | | \$752.79 |
| Cost of Capital | | | | | | | | | | \$(2,332.97) |
| Total | | | | | | | | | | \$3,846.71 |
| 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 Pāpāmoa | | | | | | | | | | \$8,462.76 |
| \$ per hectare for commercial development in Pāpāmoa | | | | | | | | | | \$94,030.69 |

Pāpāmoa | Transport

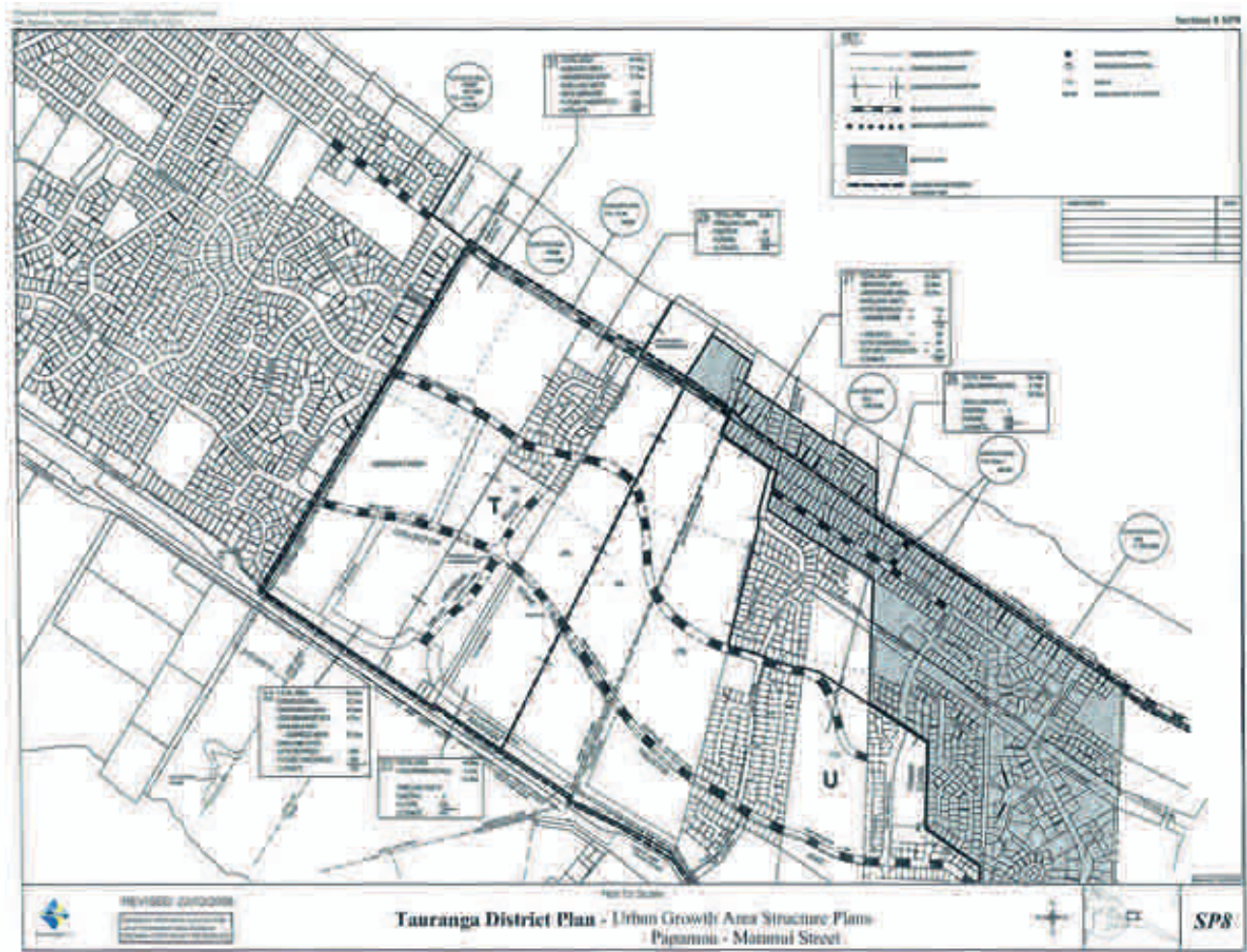
| Project Id | Project description | Cost basis | Total CAPEX (\$) | WK funding | Total CAPEX after WK subsidy | Funding source (%) | | | | | Cost funded via Catchment | Divisor | Cost per unit (\$) |
|-------------|---|------------|------------------|------------|------------------------------|--------------------|--------|------|--------------|-------------|---------------------------|---------|--------------------|
| | | | | | | Loan | Vested | NZTA | DC: Wairakei | DC: Pāpāmoa | | | |
| 280039 | Pāpāmoa Beach Road - widen, kerb, channel | Complete | \$1,577,791 | \$- | \$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 | \$- | \$240,174 | 50.00 | | | | 50.00 | \$120,087 | 7643 | 15.71 |
| 280041 | Logan Road - 0.09km | Complete | \$13,992 | \$- | \$13,992 | 50.00 | | | | 50.00 | \$6,996 | 7643 | 0.92 |
| 280042 | Percy Road - 0.75km, widen, kerb, channel, footpath | Complete | \$76,880 | \$- | \$76,880 | 87.00 | | | | 13.00 | \$9,994 | 7643 | 1.31 |
| 280043 | Stella Place - 0.09km - widen, kerb, channel | Complete | \$23,050 | \$- | \$23,050 | 87.00 | | | | 13.00 | \$2,996 | 7643 | 0.39 |
| 280044 | Dickson Road - 0.88km - widening | Complete | \$89,083 | \$- | \$89,083 | 25.00 | | | | 75.00 | \$66,812 | 7643 | 8.74 |
| 280045 | Grant Place - 0.11km - road widening | Complete | \$33,763 | \$- | \$33,763 | 16.00 | | | | 84.00 | \$28,361 | 7643 | 3.71 |
| 280046 | McCallum Place - 0.11km - widen | Complete | \$26,967 | \$- | \$26,967 | 16.00 | | | | 84.00 | \$22,652 | 7643 | 2.96 |
| 280047 | Simpson Road - 0.97km - widen, kerb, channel | Complete | \$243,571 | \$- | \$243,571 | 16.00 | | | | 84.00 | \$204,600 | 7643 | 26.77 |
| 280048 | Kirkpatrick Place - 0.10km - widening | Complete | \$28,067 | \$- | \$28,067 | 8.00 | | | | 92.00 | \$25,822 | 7643 | 3.38 |
| 280049 | Longview Drive Pavement Widening | Complete | \$254,346 | \$- | \$254,346 | 85.00 | | | | 15.00 | \$38,152 | 7643 | 4.99 |
| 280050 | Golden Sands Subdivision Pavement Widening | Complete | \$380,000 | \$- | \$380,000 | 63.00 | | | | 37.00 | \$140,600 | 7643 | 18.40 |
| 280051 | Emerald Shores Subdivision Pavement Widening | Complete | \$315,100 | \$- | \$315,100 | 63.00 | | | | 37.00 | \$116,587 | 7643 | 15.25 |
| 280052 | Gravatt Rd. - Evans Drain Crossing | Complete | \$37,456 | \$- | \$37,456 | | | | | 100.00 | \$37,456 | 7643 | 4.90 |
| 280053 | Wairaki Stream Crossings - longview Drive | Complete | \$291,983 | \$- | \$291,983 | | | | | 100.00 | \$291,983 | 7643 | 38.20 |
| 280231 | Maranui St Kerb And Channelling | Complete | \$4,869 | \$- | \$4,869 | 33.00 | | | | 67.00 | \$3,262 | 7643 | 0.43 |
| 280232 | Tara Rd/Parton Rd Intersection Control - Land Purchase | Complete | \$929,748 | \$- | \$929,748 | 5.00 | | | | 95.00 | \$883,261 | 7643 | 115.56 |
| 280301 | Gravatt Road Pavement Widening | Complete | \$3,718,539 | \$- | \$3,718,539 | 63.00 | | | | 37.00 | \$1,375,859 | 7643 | 180.02 |
| 280302 | Grenada Street Pavement Widening | Complete | \$1,158,078 | \$- | \$1,158,078 | 63.00 | | | | 37.00 | \$428,489 | 7643 | 56.06 |
| 280303 | Doncaster Drive Pavement Widening | Complete | \$929,791 | \$- | \$929,791 | 63.00 | | | | 37.00 | \$344,023 | 7643 | 45.01 |
| 265/0 | Doncaster Drive Road Widening | Complete | \$497,809 | \$- | \$497,809 | 63.00 | | | | 37.00 | \$184,189 | 7643 | 24.10 |
| 258/122654 | Sandhurst Drive Extension - Grenada and Gravatt | Complete | \$1,161,252 | \$- | \$1,161,252 | | | | | 100.00 | \$1,161,252 | 7643 | 151.94 |
| 264/0 | Grenada St Extension (Pavement Widening) | Complete | \$134,092 | \$- | \$134,092 | | 85.00 | | | 15.00 | \$20,114 | 7643 | 2.63 |
| 563/0 | Land Purchase Domain Rd | Complete | \$909,921 | \$- | \$909,921 | 39.00 | | | | 61.00 | \$555,052 | 7643 | 72.62 |
| 564/0 | Land Purchase Tara Rd (1460m x 10m) | Complete | \$827,003 | \$- | \$827,003 | 30.00 | | | 34.14 | 35.86 | \$296,563 | 7643 | 38.80 |
| 137/121782 | Mangatawa interchange SH2 (Sandhurst link) | Complete | \$10,710,966 | \$- | \$10,710,966 | 67.31 | | | | 32.69 | \$3,501,415 | 7643 | 458.12 |
| 2355/121792 | Maranui Street / Sandhurst Dr Upgrade & Traffic Signals | Complete | \$575,234 | \$- | \$575,234 | | | | | 100.00 | \$575,234 | 7643 | 75.26 |

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Pāpāmoa | Transport cont.

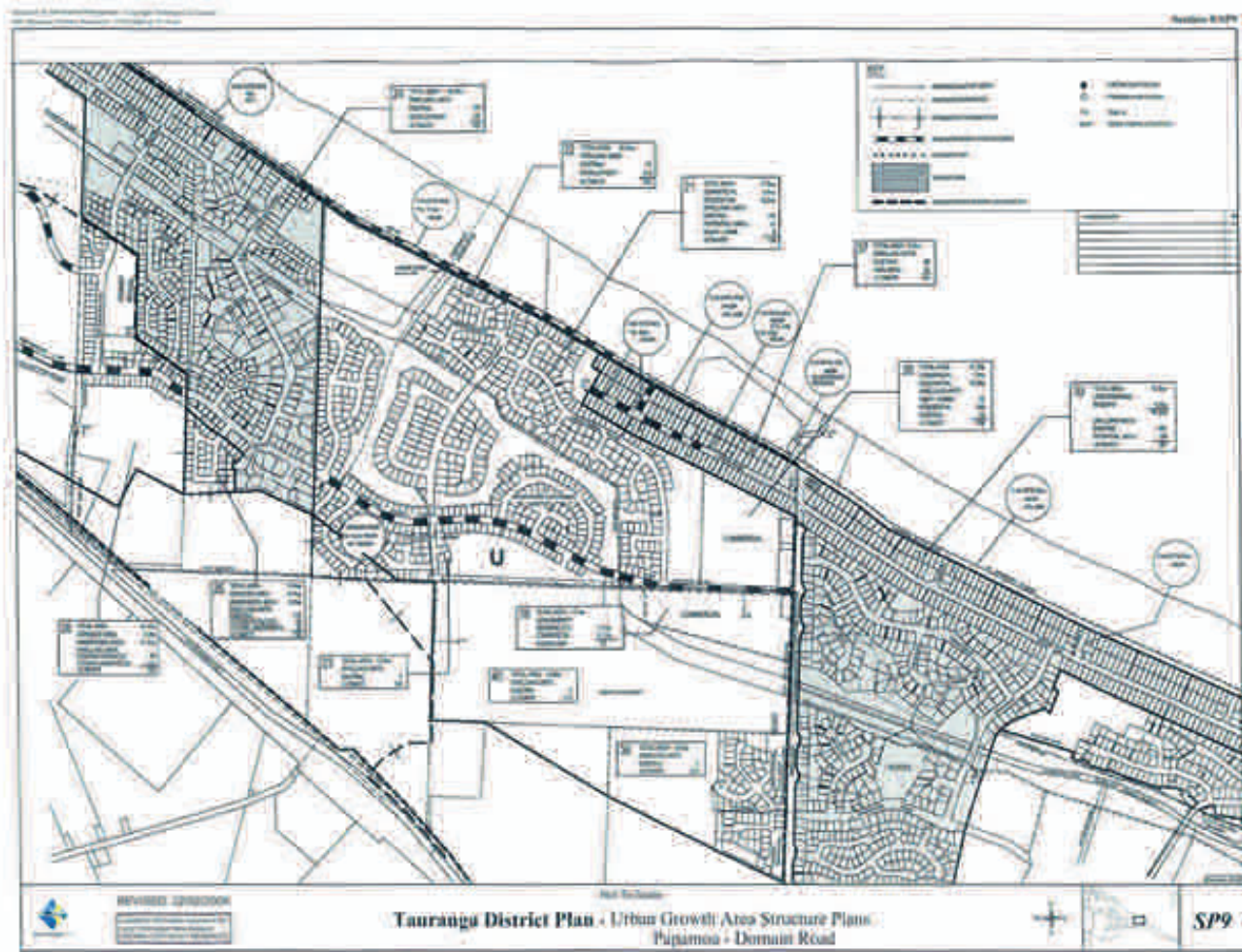
| Project Id | Project description | Cost basis | Total CAPEX (\$) | WK funding | Total CAPEX after WK subsidy | Funding source (%) | | | | Cost funded via Catchment | Divisor | Cost per unit (\$) | |
|---|---|--------------------|------------------|-------------|------------------------------|--------------------|-------|--------------|-------------|---------------------------|-------------|--------------------|-----------|
| | | | | | Loan | Vested | NZTA | DC: Wairakei | DC: Pāpāmoa | | | | |
| 245/0 | Parton Rd Reconstruction | Complete | \$2,132,987 | \$- | \$2,132,987 | 49.91 | | | | 50.09 | \$1,068,413 | 7643 | 139.79 |
| 2259/122195 | Parton Road / Pāpāmoa Beach Road Roundabout | Complete | \$364,207 | \$- | \$364,207 | 29.41 | 20.50 | | | 50.09 | \$182,431 | 7643 | 23.87 |
| 260/122653 | Sandhurst Extension - Gravatt to SH2 and Truman Link | Complete | \$4,018,716 | \$- | \$4,018,716 | | | | | 100.00 | \$4,018,716 | 7643 | 525.80 |
| 246/122833 | Tara Rd Planning & Reconstruction | Complete | \$10,411,319 | \$- | \$10,411,319 | 17.10 | 29.00 | | | 26.95 | \$2,805,850 | 7643 | 367.11 |
| 249/0 | Roundabout - Tara/Parton Road | Complete | \$2,140,345 | \$- | \$2,140,345 | 5.00 | | | | 46.34 | \$1,041,492 | 7643 | 136.27 |
| 268/0 | Wairakei Stream Crossing - Golden Sands (Developer Reimbursement) | Complete | \$761,358 | \$- | \$761,358 | | | | | 48.78 | \$389,968 | 7643 | 51.02 |
| 267/123227 | Wairakei Stream Crossing - Motitit Road Shopping Centre | Complete | \$329,818 | \$- | \$329,818 | | | | | 51.22 | \$168,933 | 7643 | 22.10 |
| 269/123239 | Wairakei Stream Crossing - Emerald Shores Subdivision | Complete | \$1,781,899 | \$- | \$1,781,899 | | | | | 51.00 | \$873,131 | 7643 | 114.24 |
| 244/121215 | Domain Road Upgrades | In progress | \$12,241,811 | \$4,992,150 | \$7,249,661 | 27.60 | | 9.00 | | 63.40 | \$4,596,285 | 7643 | 601.37 |
| 240/121791 | Maranui St Kerb And Channelling (widening from 10-12m, channel and footpath both sides). NZTA Subsidy approved through Low Cost Low Risk at 51% | Engineers estimate | \$2,966,495 | \$1,512,912 | \$1,453,583 | 38.00 | | | | 62.00 | \$901,221 | 7643 | 117.91 |
| 2924/122192 | Pāpāmoa Beach Road Intersection improvements | Engineers estimate | \$1,724,038 | | \$1,724,038 | 28.96 | | | | 71.04 | \$1,224,757 | 7643 | 160.25 |
| 121390 | Gloucester Street Extension | Engineers estimate | \$2,559,213 | \$1,305,199 | \$1,254,014 | | 69.40 | | | 30.60 | \$383,728 | 7643 | 50.21 |
| Subtotal | | | \$66,621,730 | | | | | | | \$29,153,856 | | 3,814.43 | |
| Cost of Inflation | | | | | | | | | | | | | 65.00 |
| Cost of Capital | | | | | | | | | | | | | (800.01) |
| Total | | | | | | | | | | | | | 3,079.42 |
| 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 Pāpāmoa | | | | | | | | | | | | | 3,079.42 |
| \$ per hectare for commercial development in Pāpāmoa | | | | | | | | | | | | | 34,215.78 |

Urban Growth Area Structure Plans - Pāpāmoa - Maranui Street



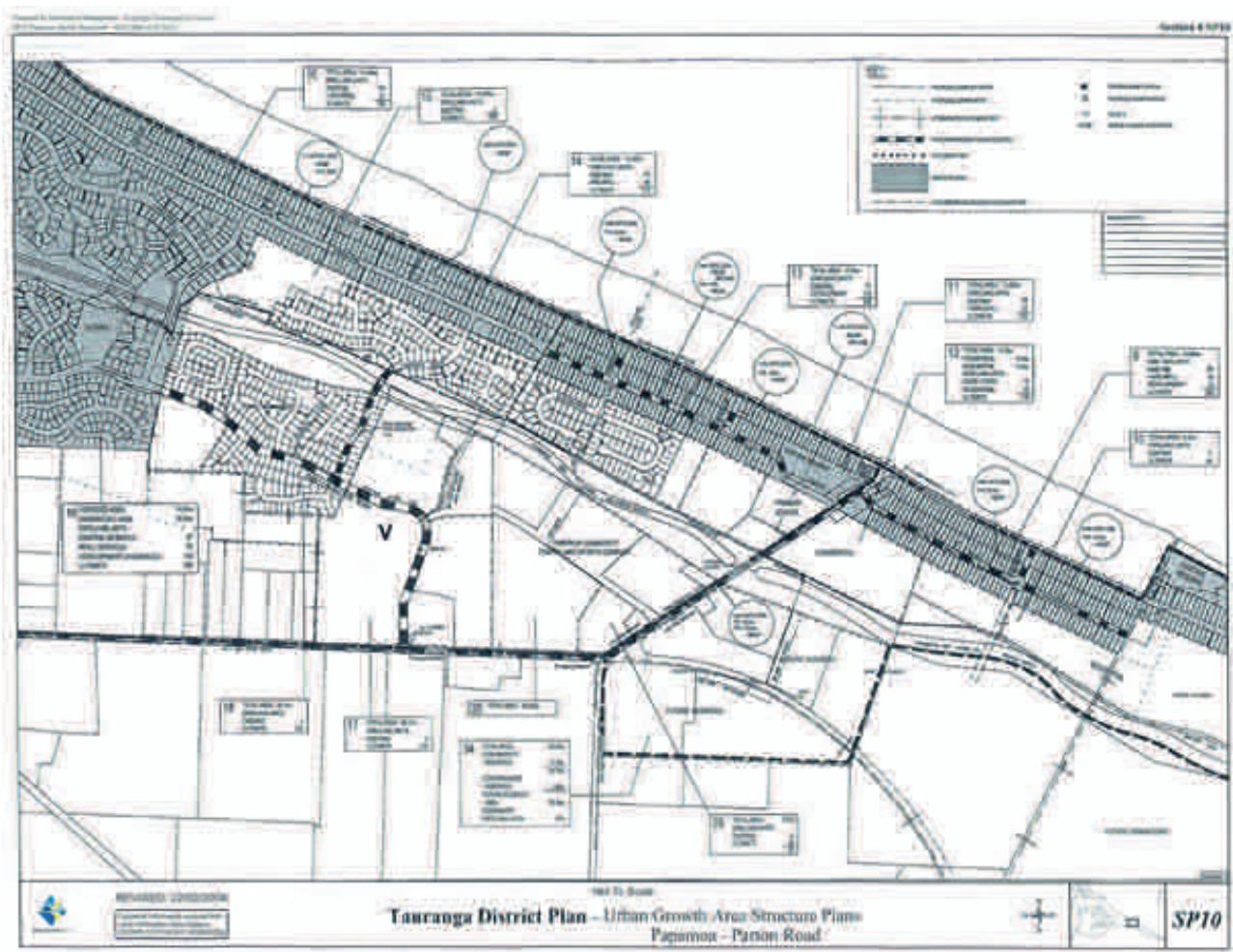
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Pāpāmoa - Domain Road



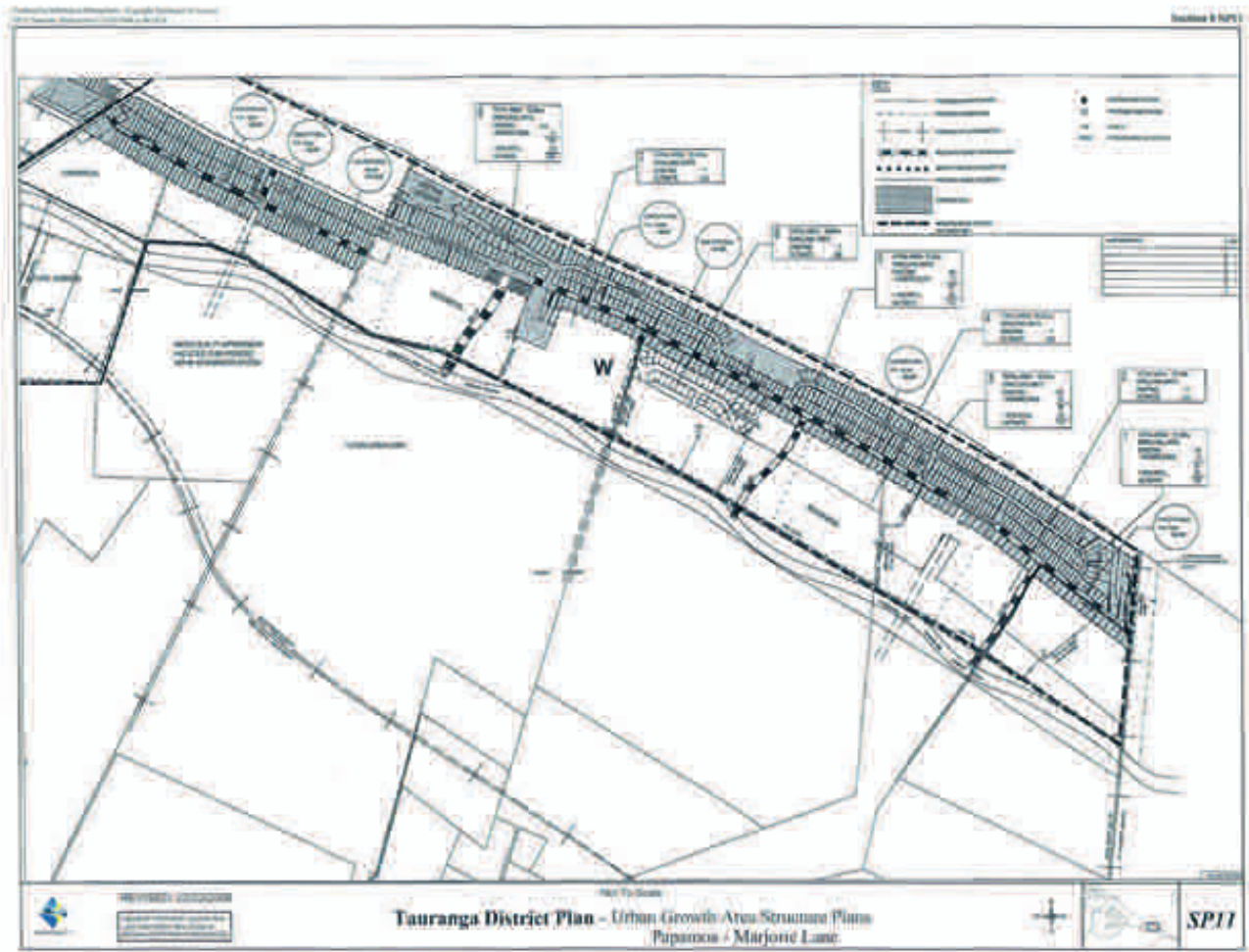
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Pāpāmoa - Parton Road



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Pāpāmoa - Marjorie Lane



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

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Pyes Pā
—

Pyes Pā

Schedule of assets: Pyes Pa

- 6.5.1 Pyes Pā Urban Growth Area sits at the southern edge of the Tauranga Infill area and the West of the newer Pyes Pā West Urban Growth Area. Structure Plan 5 shows the original infrastructure planning models for Pyes Pā. The Pyes Pā land is a mix of rural and residential development.
- 6.5.2 The expected yield for Pyes Pā 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 61: Household unit divisors for Pyes Pā

| | Water | Wastewater | Stormwater | Transport | Reserves |
|---|-------|------------|------------|-----------|----------|
| Residential | 2,104 | 2,104 | 2,104 | 2,104 | |
| Rural Residential | 65 | | | 65 | |
| Residential Development 1992-2001 | 84 | 84 | 84 | 84 | |
| Rural Residential Development 1995-2001 | 23 | | | 23 | |
| Total | 2,276 | 2,188 | 2,188 | 2,276 | 0 |

Pyes Pā | Water

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) | |
|-------------------|-------------------------------|------------|------------------|--------------------|--------------|---------|-------------------------|-----------|--------------------|------------|
| | | | | Loan | Pyes Pā West | Tauriko | Pyes Pā | | | |
| 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 Pā Road North | Complete | \$137,066 | | | | 100.00 | \$137,066 | 2276 | \$60.22 |
| 280019 | Pyes Pā 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 |
| 331 /122405 | Pyes Pā Booster Pump Station | Complete | \$1,602,447 | | 71.80 | 24.10 | 4.10 | \$65,700 | 2276 | \$28.87 |
| | High Level Supply | Complete | \$87,868 | | | | 4.10 | \$3,603 | 2276 | \$1.58 |
| Subtotal | | | \$4,061,883 | | | | | \$801,205 | | \$352.03 |
| Cost of Inflation | | | | | | | | | | \$513.07 |
| Cost of Capital | | | | | | | | | | \$(455.16) |
| Total | | | | | | | | | | \$409.94 |

Pyes Pā | Wastewater

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--------------------------|--|------------|------------------|--------------------|------------------|-----------------|-------------------------|---------|--------------------|
| | | | | External | Other catchments | Tauranga Infill | | | |
| 3754 / 297 | Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.8. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects. | | \$103,718,735 | 33.09 | 58.89 | 25.80 | | | \$3,997.00 |
| Subtotal | | | | | | | - | | \$3,997.00 |
| Cost of inflation | | | | | | | | | \$- |
| Cost of capital | | | | | | | | | \$- |
| Total | | | | | | | | | \$3,997.00 |

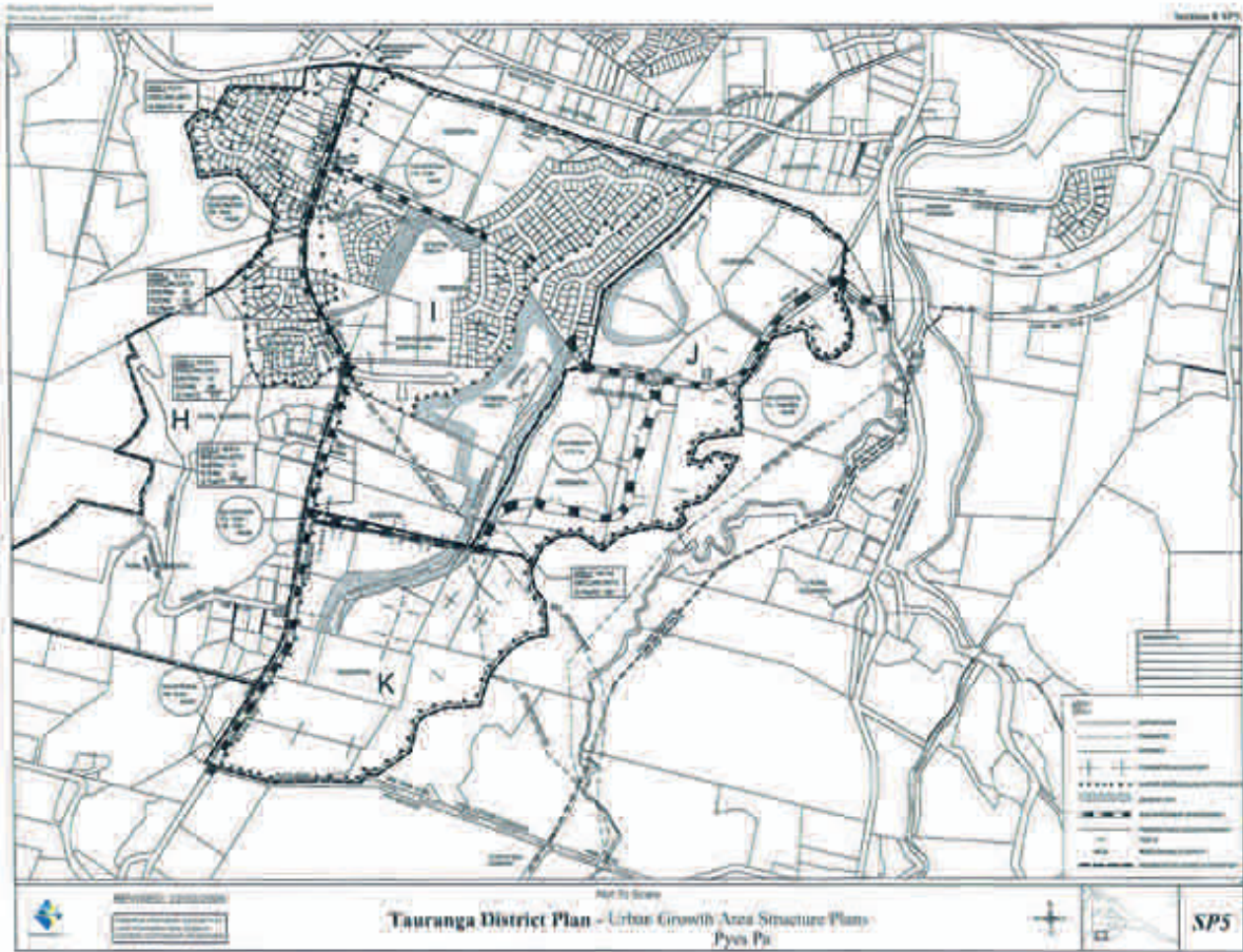
Pyes Pā | Stormwater

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--------------------------|--|------------|--------------------|--------------------|--------------|---------|-------------------------|---------|--------------------|
| | | | | Loan | Pyes Pā West | Pyes Pā | | | |
| 280131 | Pond 1 (Southwest of Cheyne Road to Pyes Pā Road) | Complete | \$53,926 | | | 100.00 | \$53,926 | 2188 | \$24.65 |
| 280132 | Pond 2 (South Side SH No.29 west to Pyes Pā 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 Pā Road | Complete | \$777,137 | 64.00 | | 36.00 | \$279,769 | 2188 | \$127.87 |
| 280267 | Roading Associated - Pyes Pā Rd / Cheyne Rd | Complete | \$344,630 | 64.00 | | 36.00 | \$124,067 | 2188 | \$56.70 |
| Subtotal | | | \$2,545,282 | | | | \$1,795,893 | | \$820.79 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$192.15 |
| Total | | | | | | | | | \$1,012.94 |

Pyes Pā | Transport

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--------------------------|--|------------|--------------------|--------------------|-------|---------|-------------------------|---------|--------------------|
| | | | | Loan | NZTA | Pyes Pā | | | |
| 280259 (was 37) | Cheyne Road Stage 3 | Complete | \$1,911,268 | 6.00 | | 94.00 | \$1,796,592 | 2276 | \$789.36 |
| 280261 & 280260 | Pyes Pā Joyce Rd to Kennedy Rd | Complete | \$3,063,038 | 66.00 | | 34.00 | \$1,041,433 | 2276 | \$457.57 |
| 280227 | Pyes Pā Proposed Collector to Cheyne Rd | Complete | \$771,161 | 82.00 | | 18.00 | \$138,809 | 2276 | \$60.99 |
| | Pyes Pā Rd - 2.25km | Complete | | 66.00 | | | | 2276 | |
| 44/0 | Pyes Pā Proposed Collector to Cheyne Rd | Complete | \$222,680 | | | 100.00 | \$222,680 | 2276 | \$97.84 |
| 1167/122412 | Pyes Pā Road upgrade | Complete | \$840,033 | 34.10 | | 65.90 | \$553,582 | 2276 | \$243.23 |
| 159386 | Pyes Pā Road upgrade from Aquinas college to City boundary | Complete | \$1,344,326 | 32.27 | 51.00 | 16.73 | \$224,906 | 2276 | \$98.82 |
| Subtotal | | | \$8,152,506 | | | | \$3,978,001 | | \$1,747.80 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$84.55 |
| UGA Total | | | | | | | | | \$1,832.35 |

Urban Growth Area Structure Plans - Pyes Pā



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Pyes Pā West

Pyes Pā
West

Schedule of assets: Pyes Pa West

6.6.1 The Pyes Pā West Urban Growth Area is bordered by the Pyes Pā catchment and Tauriko. Structure Plan 13 for Pyes Pā 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 Pyes Pā West including the area running parallel to Takitimu Drive and the southern section of Pyes Pā 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 expected yield for Pyes Pā West is 12.5 dwellings per hectare.

Table 62: Household unit divisors for Pyes Pā West

| | Water | Wastewater | Stormwater | Transport | Reserves |
|-----------------------------------|--------------|--------------|--------------|--------------|------------|
| Residential | 2,560 | 2,560 | 2,560 | 2,560 | 888 |
| Rural Residential | 11 | | | 11 | |
| Subtotal Residential | 2,571 | 2,560 | 2,560 | 2,571 | 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 | 2,609 | 2,598 | 2,604 | 2,641 | 888 |

Pyes Pā West | Water

| Project Id | Project description | Cost Basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--|--|------------|-----------------------|--------------------|---------|---------|-------------------------|--------------------|--------------------|
| | | | | Loan | Pyes Pā | Tauriko | Pyes Pā West | | |
| 331/122405 | Pyes Pā Back Up Booster Pumpstation | Complete | \$1,590,179 | | 4.10 | 24.10 | 71.80 | \$1,141,749 | \$437.62 |
| 1407/122404 | Pyes Pā Boosted Main - Reservoir to East (300mm dia) | Complete | \$82,608.00 | | | | 100.00 | \$82,608 | \$31.66 |
| 1626/120809 | Bradley Ave 200 DIA link main (Kennedy to Bradley) | Complete | \$186,129.00 | 7.20 | | | 92.80 | \$172,728 | \$66.20 |
| 1668/121633 | Kennedy Rd (Northern Collector to the West) | Complete | \$5,656.00 | | | | 100.00 | \$5,656 | \$2.17 |
| 1669/122732 | South Collector Lakes/Matai pacific south to SH36 | Complete | \$126,908.00 | | | | 100.00 | \$126,908 | \$48.64 |
| 2380/121643 | Kennedy Road Water Supply | Complete | \$97,242.00 | | | | 100.00 | \$97,242 | \$37.27 |
| 2642/122740 | Southern Trunk Main from Reservoirs to Boulevard | Complete | \$368,797.00 | | | 75.00 | 25.00 | \$92,199 | \$35.34 |
| 280017 | SH 29/Route K Roundabout to Kennedy Rd. Extension | Complete | \$55,005.00 | | | | 100.00 | \$55,005 | \$21.08 |
| 280236 | Trunk Mains from Barks Corner | Complete | \$936,043.00 | | | 63.20 | 36.80 | \$344,464 | \$132.03 |
| 280254 | Bradley Ave connection for supply above 40m contour | Complete | \$14,000.00 | 50.00 | | | 50.00 | \$7,000 | \$2.68 |
| 280256 | Hastings Road Loop | Complete | \$70,810.00 | | | | 100.00 | \$70,810 | \$27.14 |
| 280294 | Kennedy Rd (South Collector to Northern Collector) | Complete | \$48,000.00 | | | | 100.00 | \$48,000 | \$18.40 |
| 280295 | Bradley Ave 200 DIA link main (Kennedy to Bradley) | Complete | \$114,821.00 | 7.20 | | | 92.80 | \$106,554 | \$40.84 |
| 2992/122323 | Pump Station Pressure Reducing Valve (was LIPS 2992) | Complete | \$81,198.00 | | | | 100.00 | \$81,198 | \$31.12 |
| New 2992 | Pyes Pā Booster Pump Station (was LIPS 2992) | Complete | \$87,868.00 | | 4.10 | 24.10 | 71.80 | \$63,089 | \$24.18 |
| 1670/121488 | Hastings Road Water Reticulation | Complete | \$227,996.00 | | | | 100.00 | \$227,996 | \$87.39 |
| 3172/122413 | Pyes Pā Road Upgrade - Joyce to Kennedy Watermain | Complete | \$334,175.00 | | | | 100.00 | \$334,175 | \$128.09 |
| 280017 | Watermains | Complete | \$131,085.00 | | | | 100.00 | \$131,085 | \$50.24 |
| Subtotal | | | \$4,558,520.00 | | | | | \$3,188,465 | \$1,222.09 |
| Cost of Inflation | | | | | | | | | \$3.17 |
| Cost of Capital | | | | | | | | | \$5.32 |
| Total | | | | | | | | | \$1,230.58 |
| CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT | | | | | | | | | |
| Commercial scaling factor (water) | | | | | | | | | 19 |
| \$ per hectare | | | | | | | | | \$23,381.02 |

Pyes Pā West | Wastewater

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--|--|--------------------|----------------------|--------------------|---------|---------|-------------------------|---------------------|---------------------|
| | | | | Loan | Pyes Pā | Tauriko | Pyes Pā West | | |
| 1653/121642 | Kennedy Rd Extension - Pump Station (Vested) | Complete | \$920,083 | | | | 100.00 | \$920,083 | \$354.15 |
| 1671/122464 | Trunk Main along Bypass Rd - South of Kennedy | Complete | \$345,327 | | | | 100.00 | \$345,327 | \$132.92 |
| 2271/121487 | Hastings Road - Pump Station | Complete | \$1,049,398 | | | | 100.00 | \$1,049,398 | \$403.93 |
| 280094 | Lakes Boulevard to Hastings Road | Complete | \$223,252 | | | | 100.00 | \$223,252 | \$85.93 |
| 280234 | Kopurererua Bridge System - Design Costs, land purchase (Lot 188), landscaping, legal costs, rising mains | Complete | \$5,502,029 | | | 55.10 | 44.90 | \$2,470,411 | \$950.89 |
| 280235 | Gravity Main Barkes Cnr - Maleme St Pump Station (450mm dia + design and supervision costs) | Complete | \$1,346,107 | 4.30 | | 52.70 | 43.00 | \$578,826 | \$222.80 |
| 280320 | Kennedy Road and Extension Pyes Pā West | Complete | \$134,537 | | | | 100.00 | \$134,537 | \$51.78 |
| 280327 | Trunk Main along Bypass Road - South Kennedy | Complete | \$825,701 | | | | 100.00 | \$825,701 | \$317.82 |
| 3133/122463 | Pump Station 163 - Pyes Pā Gully (Land, Rising Main and large pumpstation) | Complete | \$557,699 | | | 54.50 | 45.50 | \$253,753 | \$97.67 |
| 3234/122422 | Reticulation to Pyes Pā Gully Pump Station (LIPS 3234) | Complete | \$10,000 | | | | - | \$- | \$- |
| 297/122738 | Southern Pipeline * Costs for this project are shown inclusive of cost of capital and inflation - full details for funding apportionments are set out in Section 5.8 | Complete | \$103,718,735 | 33.36 | | - | 66.64 | \$72,773,515 | \$3,997.00 |
| 280803 | Pyes Pā Gully Storage Reticulation to Pumpstation | Complete | \$51,904 | | | | 100.00 | \$51,904 | \$19.98 |
| 1674/121637 | Kennedy Rd Pump Station Pyes Pā West | Engineers estimate | \$1,675,713 | | | | 100.00 | \$1,675,713 | \$645.00 |
| Subtotal | | | \$116,360,485 | | | | | \$81,302,420 | \$7,279.87 |
| Cost of Inflation | | | | | | | | | \$69.43 |
| Cost of Capital Excluding Southern Pipeline | | | | | | | | | \$(186.50) |
| Total | | | | | | | | | \$7,162.80 |
| CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT | | | | | | | | | |
| Commercial scaling factor (wastewater) | | | | | | | | | 19 |
| \$ per hectare | | | | | | | | | \$136,093.26 |

Pyes Pā West | Stormwater

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding Source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|------------------|--|------------|------------------|--------------------|---------------|--------------|-------------------------|---------|--------------------|
| | | | | NZTA | Vested assets | Pyes Pā West | | | |
| 1531/122440 | Pond 1 | | \$306,700 | | 27.00 | 73.00 | \$223,891 | 2604 | \$85.98 |
| 1555/122426 | Dam 2 - Construction (Pyes Pā West) | Complete | \$1,105 | | | 100.00 | \$1,105 | 2604 | \$0.42 |
| 2125/121148 | Dam 21 - Land Purchase (Pyes Pā West) | Complete | \$8,791 | | | 100.00 | \$8,791 | 2604 | \$3.38 |
| 1646/121149 | Dam 21 - Construction (Vested Assets) | Complete | \$1,306,091 | | | 100.00 | \$1,306,091 | 2604 | \$501.57 |
| 280910 | Floodway F1 - Land Purchase | Complete | \$199,705 | | | 100.00 | \$199,705 | 2604 | \$76.69 |
| 1966/122428 | Floodway F1 - Land Purchase | Complete | \$51,043 | | | 100.00 | \$51,043 | 2604 | \$19.60 |
| 1568/122431 | Floodway F3 - Construction /(33,000m3) / | Complete | \$251,145 | | | 100.00 | \$251,145 | 2604 | \$96.45 |
| 1968/121326 | 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 |
| 2995/0 | Overland flow path from Matal Pacific - Pyes Pā West | Complete | \$94,572 | | | 100.00 | \$94,572 | 2604 | \$36.32 |
| 1923/122439 | Pond 1 - Land Purchase | Complete | \$24,199 | 33.33 | | 66.67 | \$16,133 | 2604 | \$6.20 |
| 1675/122303 | Pond 1 - Pyes Pā West - Construction and Landscaping | Complete | \$- | | 27.00 | 73.00 | \$- | 2604 | \$- |
| 1532/122451 | Pond 2 - Construction (was 1532) | Complete | \$308,507 | | | 100.00 | \$308,507 | 2604 | \$118.47 |
| 1951/122450 | Pond 2 - Land purchase (was 1951) | Complete | \$66,874 | | | 100.00 | \$66,874 | 2604 | \$25.68 |
| 2989/0 | 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 landscaping | 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 |
| 1962/122448 | Ponds 13,14,15,16 -Land Purchase (Pyes Pā 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 | \$1,959.83 |
| 280908 | Pond 13, 14, 15 - Lake - Land Purchase | Complete | \$576,380 | | | 100.00 | \$576,380 | 2604 | \$221.34 |
| 1554/122449 | Pond 13,14,15,16 - Landscaping - Lakes Construction (Pyes Pā West) | Complete | \$376,544 | | | 100.00 | \$376,544 | 2604 | \$144.60 |
| 2377/122733 | 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 |
| 2990/122305 | Pond 16 - Roading associated Stormwater (West of Takitimu round about) | Complete | \$95,466 | | 55.00 | 45.00 | \$42,960 | 2604 | \$16.50 |
| c 1563/122306 | Pond 21 - Construction (was 1563) | Complete | \$1,191,281 | | | 100.00 | \$1,191,281 | 2604 | \$457.48 |

Continued on next page

Pyes Pā West | Stormwater cont.

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding Source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--|---|--------------------|---------------------|--------------------|---------------|--------------|-------------------------|---------|---------------------|
| | | | | NZTA | Vested assets | Pyes Pā West | | | |
| 1961/122453 | Pond 21 - Land Purchase | Complete | \$70,558 | | | 100.00 | \$70,558 | 2604 | \$27.10 |
| 2991/122307 | Pond 21 - Roading associated (From NR21 to Pond 21) | Complete | \$344,051 | | 60.00 | 40.00 | \$137,620 | 2604 | \$52.85 |
| 1950/122442 | Pond 11 - Land Purchase (Pyes Pā West) | Complete | \$188,674 | | | 100.00 | \$188,674 | 2604 | \$72.46 |
| 1545/122441 | Pond 11 - Construction and Landscaping | Complete | \$1,138,647 | | | 100.00 | \$1,138,647 | 2604 | \$437.27 |
| 2278/122443 | Pond 11 - Roading Associated SW Works | Complete | \$80,000 | | | 100.00 | \$80,000 | 2604 | \$30.72 |
| 1549/122445 | Pond 11A - Construction | Complete | \$944,704 | | | 100.00 | \$944,704 | 2604 | \$362.79 |
| 1953/122446 | Pond 11A - Costs of land design etc | Complete | \$2,728 | | | 100.00 | \$2,728 | 2604 | \$1.05 |
| 1551/122444 | Pond 11A - Roading Associated Works | Complete | \$452,399 | | | 100.00 | \$452,399 | 2604 | \$173.73 |
| 1565/122454 | Roading associated works from Kennedy Road to Pond 25 | Complete | \$430,900 | | | 100.00 | \$430,900 | 2604 | \$165.48 |
| 1536/122423 | Roading associated works from Pyes Pā Road to Pond 25 | Complete | \$383,009 | | | 100.00 | \$383,009 | 2604 | \$147.08 |
| 1964/122456 | Land Purchase for Ponds 3 and 25 | Complete | \$1,296,311 | | | 100.00 | \$1,296,311 | 2604 | \$497.82 |
| 1542/122461 | Pond 7 - Construction | Complete | \$3,090,775 | | | 100.00 | \$3,090,775 | 2604 | \$1,186.93 |
| 2065/122462 | Pond 7 - Land Purchase | Complete | \$1,226,861 | | | 100.00 | \$1,226,861 | 2604 | \$471.14 |
| 2993/122429 | Floodway F2 and Pond 12B - Land purchase | In progress | \$411,554 | | | 100.00 | \$411,554 | 2604 | \$158.05 |
| 2994/122430 | Floodway F2 - Construction | Engineers estimate | \$284,280 | | | 100.00 | \$284,280 | 2604 | \$109.17 |
| 2280/122447 | Pond 12B - Construction | Engineers estimate | \$1,460,697 | | | 100.00 | \$1,460,697 | 2604 | \$560.94 |
| 2279/122304 | Pond 12B - Inlet Pipelines | Engineers estimate | \$918,000 | | | 100.00 | \$918,000 | 2604 | \$352.53 |
| 1569/122432 | Floodway F4 - Construction | Complete | \$246,436 | | | 100.00 | \$246,436 | 2604 | \$94.64 |
| 1965/122433 | Pond 5, Floodway F4, 2 Dams - Land purchase | Valuations | \$3,456,569 | | | 100.00 | \$3,456,569 | 2604 | \$1,327.41 |
| 1538/122460 | Damn 5 and Wetland 5 - consent, design and construction | Engineers estimate | \$16,380,635 | | | 100.00 | \$16,380,635 | 2604 | \$6,290.57 |
| 1564/122455 | Pond 25 - Construction | Engineers estimate | \$4,365,982 | | | 100.00 | \$4,365,982 | 2604 | \$1,676.64 |
| 1956/122420 | Pond 17 - Land | Complete | \$26,494 | | | 100.00 | \$26,494 | 2604 | \$10.17 |
| Subtotal | | | \$50,379,172 | | | | \$48,813,227 | | \$18,745 |
| Cost of Inflation | | | | | | | | | \$236.06 |
| Cost of Capital | | | | | | | | | \$(1,284.25) |
| Total | | | | | | | | | \$17,697.27 |
| CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT | | | | | | | | | |
| Commercial scaling factor (stormwater) | | | | | | | | | \$22.00 |
| \$ per hectare | | | | | | | | | \$389,339.93 |

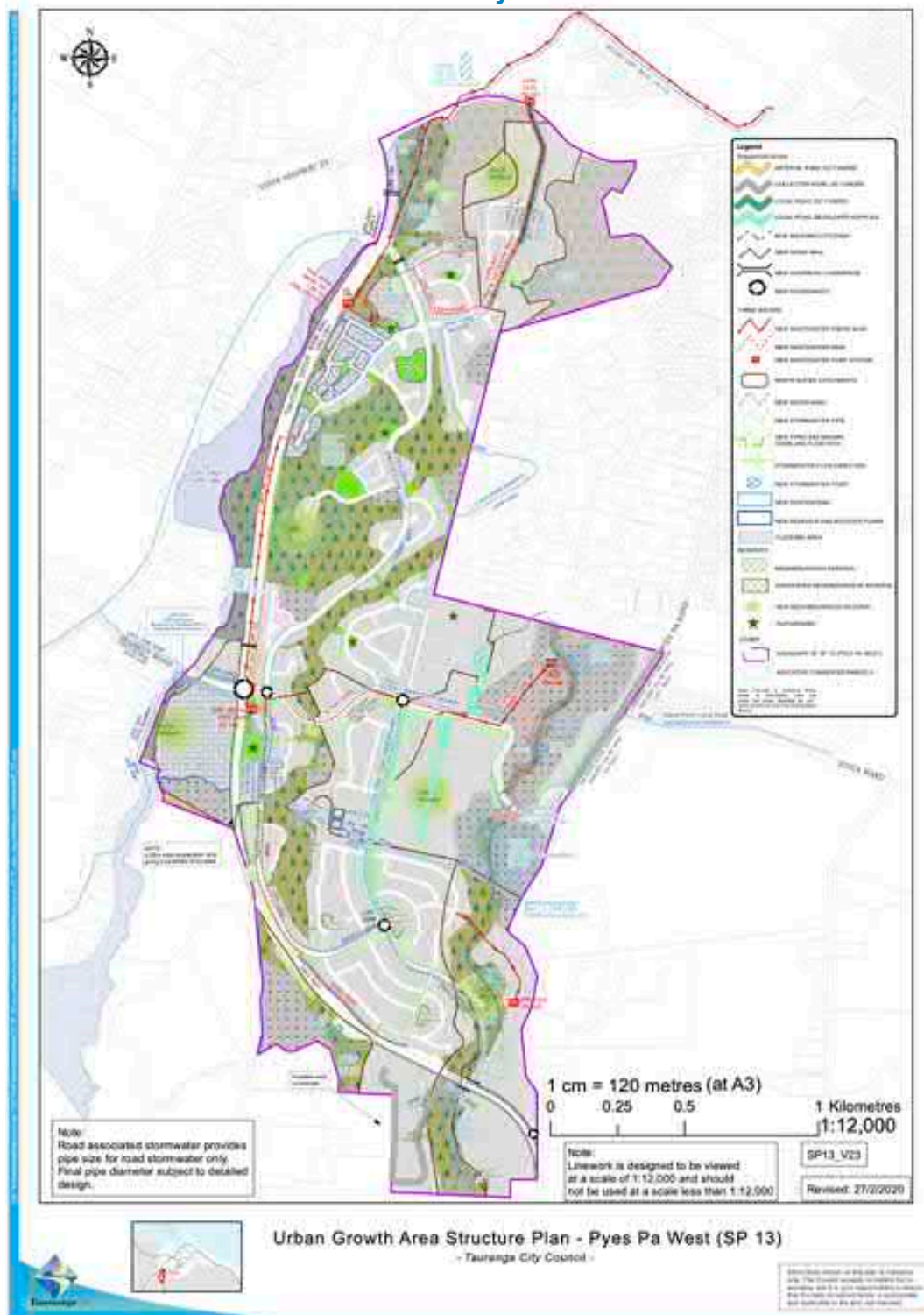
Pyes Pā West | Transport

| Project Id | Project description | Cost basis | Total CAPEX (\$) | WK subsidy | Total capex after WK subsidy | Funding source (%) | | | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|---|---|-------------|------------------|-------------|------------------------------|--------------------|-------|--------|---------|--------------|-------------------------|------------|--------------------|
| | | | | | | Loan | NZTA | Vested | Tauriko | Pyes Pā West | | | |
| 63/122437 | Pyes Pā West Land Costs 3 lots in Lieu - vested assets | Complete | \$534,312 | \$- | \$534,312 | | | | 100.00 | 534,312 | 2641 | \$202.31 | \$202.31 |
| 122434 | Kennedy Road Extension - funding for extra width required by TCC | Complete | \$355,647 | | \$355,647 | | 55.00 | | 45.00 | 160,041 | 2641 | \$60.60 | \$60.60 |
| 122438 | Pyes Pā West Noise Wall Stage 2 and 3 | Complete | \$872,809 | | \$872,809 | | | | 100.00 | 872,809 | 2641 | \$330.48 | \$330.48 |
| 122435 | Kennedy Road Roundabout | Complete | \$392,477 | | \$392,477 | | | | 100.00 | 392,477 | 2641 | \$148.61 | \$148.61 |
| 122735 | Southern Collector -Stage 1 from Kennedy Road to Neighbour Reserve 21 (15.9w width) | Complete | \$3,121,138 | | \$3,121,138 | | 49.00 | | 51.00 | 1,591,780 | 2641 | \$602.72 | \$602.72 |
| 122734 | Southern Collector - roundabout @ intersection of Southern Collector and Neighbourhood reserve 21 | Complete | \$225,657 | | \$225,657 | | | | 100.00 | 225,657 | 2641 | \$85.44 | \$85.44 |
| 122736 | Southern Collector - Stage 2 - From Neighbour Reserve to SH36 underpass (was 2378) | Complete | \$2,052,045 | | \$2,052,045 | | 60.00 | | 40.00 | 820,818 | 2641 | \$310.80 | \$310.80 |
| 280262 | Lakes Boulevard - North Collector (Pyes Pā West) | Complete | \$428,400 | | \$428,400 | | 63.00 | | 37.00 | 158,508 | 2641 | \$60.02 | \$60.02 |
| 280264 | Contribution to Route K Southern Extension to Pyes Pā Rd SH36 | Complete | \$16,100,000 | | \$16,100,000 | | 29.50 | 50.00 | 20.50 | 3,300,000 | 2641 | \$1,249.53 | \$1,249.53 |
| 280324 | Route K Extension Overpass | Complete | \$750,000 | | \$750,000 | | | 8.97 | 91.03 | 682,725 | 2641 | \$258.51 | \$258.51 |
| 280325 | Kennedy Road extension | | \$1,434,432 | | \$1,434,432 | | 63.00 | | 37.00 | 530,740 | 2641 | \$200.96 | \$200.96 |
| 280326 | Lakes Boulevard Underpass | Complete | \$437,597 | | \$437,597 | | | | 100.00 | 437,597 | 2641 | \$165.69 | \$165.69 |
| 122268 | Pedestrian Overbridges at the Lakes/Tauriko. | Complete | \$5,841,710 | \$2,967,589 | \$2,874,121 | | | 8.80 | 91.20 | 2,621,199 | 2641 | \$992.50 | \$990.73 |
| 122436 | Pyes Pā West Land Costs 3 lots in Lieu | Complete | \$125,199 | | \$125,199 | 12.00 | | | 88.00 | 110,175 | 2641 | \$41.72 | \$47.41 |
| 121638 | Kennedy Road Upgrade | Complete | \$6,076,393 | \$3,098,960 | \$2,977,433 | 12.00 | | | 88.00 | 2,620,141 | 2641 | \$992.10 | \$986.58 |
| 121641 | Kennedy Road Embankment Dam | In delivery | \$6,684,091 | | \$6,684,091 | | | | 100.00 | 6,684,091 | 2641 | \$2,530.89 | \$2,530.86 |
| 121489 | Hastings Road Upgrade | In delivery | \$4,254,877 | \$2,169,987 | \$2,084,890 | 12.00 | | | 88.00 | 1,834,703 | 2641 | \$694.70 | \$651.07 |
| 122409 | Pyes Pā Road - Kennedy to Joyce | In delivery | \$2,024,355 | \$1,032,421 | \$991,934 | | | | 100.00 | 991,934 | 2641 | \$375.59 | \$357.93 |
| Subtotal | | | \$51,711,139 | | | | | | | | 24,569,707 | | \$9,303.17 |
| Cost of Inflation | | | | | | | | | | | | | \$36.49 |
| Cost of Capital | | | | | | | | | | | | | \$(186.33) |
| Total | | | | | | | | | | | | | \$9,153.33 |
| CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT | | | | | | | | | | | | | |
| Commercial scaling factor (transport) | | | | | | | | | | | | | 35 |
| \$ per hectare | | | | | | | | | | | | | \$320,366.55 |

Pyes Pā West | Reserves

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding Sources (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|-------------------|--|------------|------------------|---------------------|------------------|--------------|-------------------------|---------|--------------------|
| | | | | External | Other catchments | Pyes Pā West | | | |
| 2181/121640 | Kennedy Rd/Hastings Rd Reserve Land Purchase | | \$3,539,896 | | | 100.00 | \$3,539,896 | 888 | \$3,986.37 |
| 2183/121639 | PPW - Kennedy Rd/ Hastings Rd Development | | \$403,322 | | | 100.00 | \$403,322 | 888 | \$454.19 |
| Subtotal | | | \$3,943,218 | | | | \$3,943,218 | | \$4,440.56 |
| Cost of Inflation | | | | | | | | | \$23.24 |
| Cost of Capital | | | | | | | | | |
| Total | | | | | | | | | \$5,281.00 |

Urban Growth Area Structure Plans - Pyes Pā West



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Tauranga Infill

Tauranga
Infill

Schedule of assets: Tauranga Infill

- 6.7.1 The boundaries of the Tauranga Infill area are shown on the catchment map in Section 1. Local development contributions for development within this area are collected in relation to transport and reserves infrastructure projects. Further local development contributions charges apply for developments in the Tauranga Infill catchment relating to Wastewater assets.
- 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 m2 of gross floor area.
- 6.7.4 Further information regarding the calculation of the charges for Transport and Reserves assets can be found in Section 5.

Note, in the event a development is located in both the Tauranga Infill and Te Papa Infill catchments, development contributions associated with both catchments will apply.

| Project ID | Project Name | Cost basis | Total CAPEX (\$) | Funding sources (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|-------------------|--|------------|------------------|---------------------|------------------|-----------|-------------------------|---------|--------------------|
| | | | | External | Other catchments | Bethlehem | | | |
| 297 / 122378 | Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.8. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects. | | \$103,718,735 | | | | | | \$3,997.00 |
| Subtotal | | | 103,718,735 | | | | - | | \$3,997.00 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$- |
| Total | | | | | | | s | | \$3,997.00 |

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Tauriko

Tauriko

Schedule of assets: 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 63: Household unit divisors for Tauriko

| | Water | Wastewater | Stormwater | Transport | Reserves |
|----------------------------|-------|------------|------------|-----------|----------|
| Commercial Area (Hectares) | 236.5 | 236.5 | 236.5 | 236.5 | 236.5 |
| Commercial scaling factor | 19 | 19 | 22 | 35 | 0 |
| Total | 4,493 | 4,494 | 5,203 | 8,277 | 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:

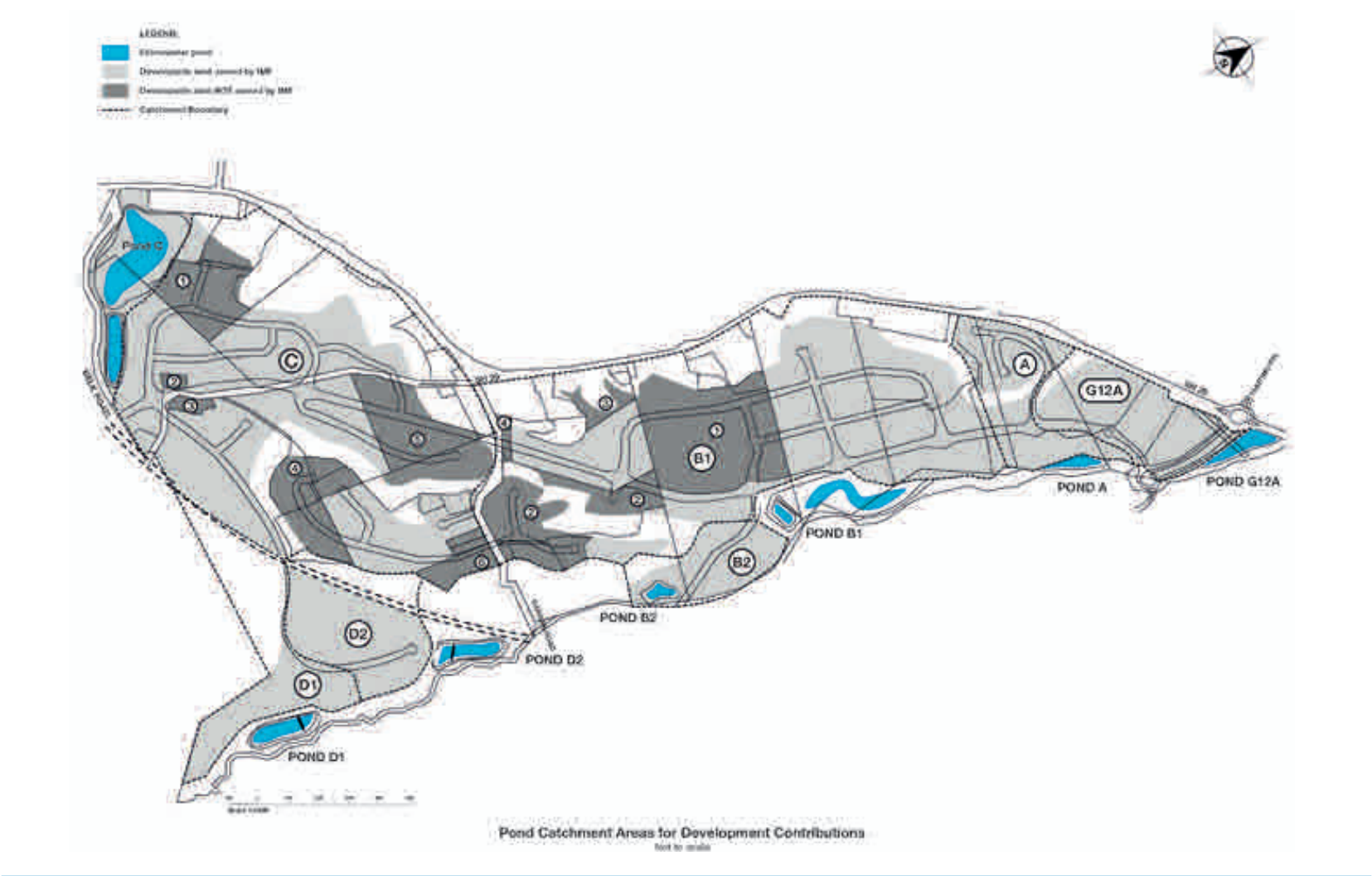
Ponds G12A, A, B2, D1 and D2

- 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,
- 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,
- Ponds will be vested in Tauranga City Council by IMF or subsequent landowners as per the Development Contributions Policy and normal procedure,
- 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 | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | \$ funded via Catchment | Divisor | Cost per unit (\$) | |
|-----------------------------------|---|-------------|------------------|--------------------|--------------|---------|--------|-------------------------|-------------|--------------------|-------------|
| | | | | Loan | Pyes Pā West | Pyes Pā | Vested | Tauriko | | | |
| 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 Pā Booster Pump Station | Complete | \$87,868 | | 71.80 | 4.10 | | 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 Pā Booster P/S | Complete | \$1,539,642 | | 71.80 | 4.10 | | 24.10 | \$371,054 | 4493 | \$82.58 |
| 1620 | Boosted Trunk Main from Kennedy Bridge to Gargan Plateau | Complete | \$915,309 | | | | | 100.00 | \$915,309 | 4493 | \$203.72 |
| 1898 | Southern Trunk Main From Taurikura to Kennedy Road Bridge | Complete | \$135,780 | | | | | 100.00 | \$135,780 | 4493 | \$30.22 |
| 695 | Tauriko internal reticulation mains | Complete | \$560,706 | | | | | 100.00 | \$560,706 | 4493 | \$124.80 |
| 1835 / 122928 | Tauriko - Catchment D Ringmain to Kennedy | Complete | \$734,481 | | | | | 100.00 | \$734,481 | 4493 | \$163.47 |
| 1834 / 122930 | Gargan Road to Roundabout closest to Belk Road (250mmdia x 1330m @ \$297) | In progress | \$677,487 | | | | | 100.00 | \$677,487 | 4493 | \$150.79 |
| Subtotal | | | \$6,667,412 | | | | | | \$4,995,469 | | \$1,111.84 |
| Cost of Inflation | | | | | | | | | | | \$3.47 |
| Cost of Capital | | | | | | | | | | | \$(26.25) |
| Total (per lot) | | | | | | | | | | | \$1,089.06 |
| Commercial scaling factor (water) | | | | | | | | | | | 19 |
| \$ per hectare | | | | | | | | | | | \$20,692.14 |

Tauriko | Wastewater

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--|--|------------|------------------|--------------------|--------------|--------------------------|---------|-------------------------|---------|--------------------|
| | | | | Loan | Pyes Pā West | Future growth catchments | Tauriko | | | |
| 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 |
| 780/0 | Tauriko Business Estate Stage 1 Pump Station | Complete | \$275,837 | | | | 100.00 | \$275,837 | 4493 | \$61.39 |
| 1515/0 | Trunk Main from Spine Rd Sapon at Pond A to Pump Station | Complete | \$654,178 | | | | 100.00 | \$654,178 | 4493 | \$145.60 |
| 1516/122931 | Trunk Main - Taurikura from Gargan to 375mm | Complete | \$313,856 | | | | 100.00 | \$313,856 | 4493 | \$69.85 |
| 1517/123090 | Trunk Main Kennedy Rd to Spine Rd | Complete | \$249,173 | | | | 100.00 | \$249,173 | 4493 | \$55.46 |
| 1518/123089 | Trunk Main Gargan Rd & Gargan Plateau | Complete | \$106,887 | | | | 100.00 | \$106,887 | 4493 | \$23.79 |
| 1522/120899 | Catchment D Pump Station | Complete | \$863,598 | | | | 100.00 | \$863,598 | 4493 | \$192.21 |
| 297/122738 | Southern Pipeline. *Details regarding the Southern Pipeline are set out in Section 5.8 | Complete | \$103,718,735 | | | | 100.00 | \$72,773,515 | 31,088 | \$3,997.00 |
| 1519/122905 | Internal Tauriko Wastewater Mains for Stage 3A/Pump Station C | Estimate | \$216,073 | | | | 100.00 | \$216,073 | 4493 | \$48.09 |
| 3784/123371 | Stage 1A Western Wastewater | Estimate | \$12,509,938 | 14.00 | | 61.00 | 25.00 | \$3,127,485 | 4493 | \$696.08 |
| Subtotal | | | \$125,756,411 | | | | | \$82,321,618 | | \$6,122.10 |
| Cost of Inflation | | | | | | | | | | \$4.06 |
| Cost of Capital (excludes Southern Pipeline) | | | | | | | | | | \$20.17 |
| Total | | | | | | | | | | \$6,146.33 |
| Commercial scaling factor (wastewater) | | | | | | | | | | 19 |
| \$ per hectare | | | | | | | | | | \$116,780.27 |

Tauriko | Stormwater

Tauriko base charge (payable by all development in Tauriko Business Estate)

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|--|--|--------------------|------------------|--------------------|----------|---------|-------------------------|---------|--------------------|
| | | | | Loan | External | Tauriko | | | |
| 1001/0 | Tauriko Business Estate - Floodway Catchment A & Floodway 2 Assoc with Pond G12A | Complete | \$180,602 | | | 100.00 | \$180,602 | 5203 | \$34.71 |
| 1001/0 | Floodway F2 | | \$31,544 | | | 100.00 | \$31,544 | 5203 | \$6.06 |
| 1001/0 | Walkways from Pond G12A Kennedy Rd Ext | | \$40,281 | | | 100.00 | \$40,281 | 5203 | \$7.74 |
| 2360/122899 | Tauriko Business Estate - Floodway Catchment A | Complete | \$28,308 | | | 100.00 | \$28,308 | 5203 | \$5.44 |
| 1602/122893 | Reticulation - Gargan Plateau to Kennedy Rd & Pond B1 | Complete | \$572,259 | | | 100.00 | \$572,259 | 5203 | \$109.99 |
| 1611/122889 | Tauriko - Floodway Catchment B | Complete | \$302,866 | | | 100.00 | \$302,866 | 5203 | \$58.21 |
| 1600/122892 | Reticulation - Spine Rd North of Gargan Rd to Pond B1 | Complete | \$2,034,000 | | | 100.00 | \$2,034,000 | 5203 | \$390.93 |
| 1613/122890 | Floodway Catchment D | In progress | \$986,400 | | | 100.00 | \$986,400 | 5203 | \$189.58 |
| 2398/122891 | Tauriko - Gargan Plateau to Pond D1 | In progress | \$1,623,079 | | | 100.00 | \$1,623,079 | 5203 | \$311.95 |
| 1616/122896 | Tauriko - Walkways/Cycleways. | Engineers estimate | \$238,000 | | | 100.00 | \$238,000 | 5203 | \$45.74 |
| | From Access C around pond C (1690m x \$60) | | | | | | | | |
| | From Access D to Kennedy Rd extension (940m x \$60) | | | | | | | | |
| | Concrete Walkway/cyclepath access D | | | | | | | | |
| | Accessway from pond G12A to Kennedy Road extension | | | | | | | | |
| 1683/122929 | Tauriko Business Estate - Stormwater Bypass Channel at Pond C. 'Channel to discharge stormwater from pre-development catchment (\$900m2 x \$38.89) | | \$35,000 | | | 100.00 | \$35,000 | 5203 | \$6.73 |
| 1605/122895 | Reticulation - Taurikura Drive - from Gargan Road - Pond C | Engineers estimate | \$3,658,316 | | | 100.00 | \$3,658,316 | 5203 | \$703.12 |
| Subtotal | | | \$9,730,655 | | | | \$9,730,655 | | \$1,870.20 |
| Plus Inflation | | | | | | | | | \$10.97 |
| Plus Cost of capital | | | | | | | | | \$(35.78) |
| DCs that apply to all development in Tauriko | | | | | | | | | \$1,845.39 |
| Commercial scaling factor | | | | | | | | | 22 |
| \$ per hectare for all landowners not in catchments for Pond B1 and Pond C | | | | | | | | | \$40,598.60 |

Continued on next page

Tauriko | Stormwater cont.

Pond B1 charge (payable by developers in Pond B1 catchment)

| Project Id | Description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|---|---|------------|------------------|--------------------|----------|---------|-------------------------|---------|--------------------|
| | | | | Loan | External | Tauriko | | | |
| Base cost for development in Tauriko as calculated above | | | | | | | | | \$1,845.39 |
| 1458/280413 | Pond B1. See project details set out in 2020/21 DCP and prior | Fixed | \$6,143,623 | | | 100.00 | \$6,143,623 | 1840 | \$3,338.93 |
| Stormwater contributions payable for development in Pond B1 catchment | | | | | | | | | \$5,184.32 |
| Commercial scaling factor | | | | | | | | | 22 |
| \$ per hectare for all land in catchment B1 | | | | | | | | | \$114,054.96 |

Pond C charge (payable by developers in Pond C catchment)

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|--|---|------------|------------------|--------------------|----------|---------|-------------------------|---------|--------------------|
| | | | | Loan | External | Tauriko | | | |
| Base cost for development in Tauriko as calculated above | | | | | | | | | \$1,845.39 |
| plus: payment for Pond B1 as detailed above | | | | | | | | | |
| 1607 | Tauriko Business Estate - Pond C. See cost detail breakdown in policies prior to 2021 | | Fixed | \$4,226,651 | | 100.00 | \$4,226,651 | 1935 | \$2,184.32 |
| Stormwater contributions payable for development in Pond C catchment | | | | | | | | | \$4,029.71 |
| Commercial scaling factor | | | | | | | | | \$22.00 |
| \$ per hectare for all landowners in catchment for Pond C | | | | | | | | | \$88,653.55 |

Tauriko | Transport

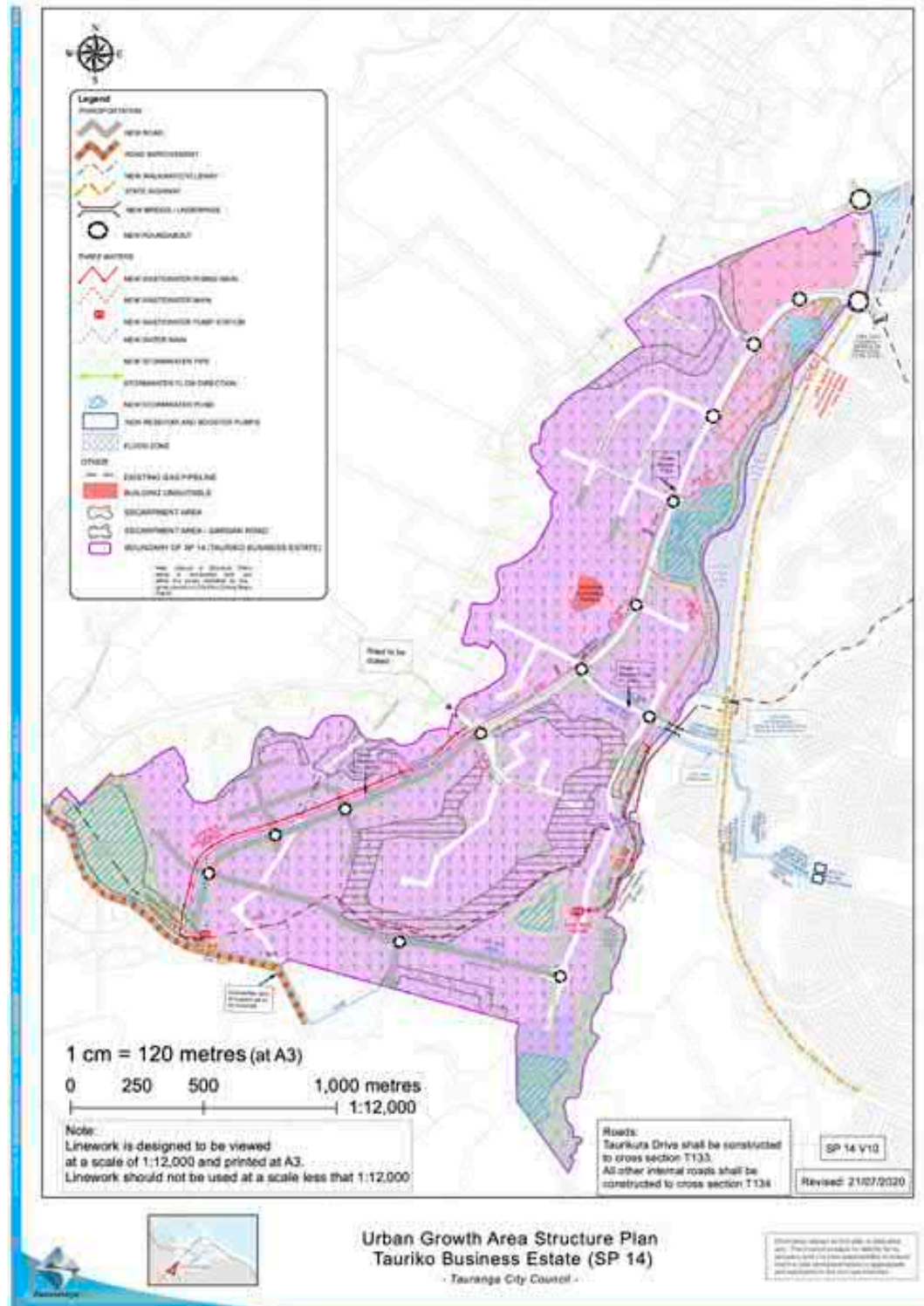
| Project Id | Project Name | Cost basis | Cost details (\$) | Total CAPEX (\$) | Funding source (%) | | | | Cost funded via Catchment | Divisor | Cost per unit (\$) |
|-------------|---|---------------------|-------------------|------------------|--------------------|-------|--------------|---------|---------------------------|---------|--------------------|
| | | | | | Vested | NZTA | Pyes Pā West | Tauriko | | | |
| 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 Pā Rd SH36 | Complete | | \$2,001,862 | | | | 100.00 | \$2,001,862 | 8277 | \$241.86 |
| 280264 | Route K extension (vested portion) | Completed | | \$1,298,138 | | | | 100.00 | \$1,298,138 | 8277 | \$156.84 |
| 280905 | Tauriko Business Park Land Costs | Complete | | \$2,377,378 | | | | 100.00 | \$2,377,378 | 8277 | \$287.23 |
| 74/120810 | Bridge over Kopurererua Stream on Kennedy Road | Complete | | \$5,633,219 | | | | 100.00 | \$5,633,219 | 8277 | \$680.59 |
| 72/121636 | Kennedy Rd Land Costs (land purchase for link across SH36 from Tauriko) | Complete | | \$1,417,384 | | | | 100.00 | \$1,417,384 | 8277 | \$171.24 |
| 73/122909 | Tauriko to Kennedy Road Link | | | \$1,167,299 | | | | 100.00 | \$1,167,299 | 8277 | \$141.03 |
| 102/122268 | Pedestrian Overbridges at the Lakes/Tauriko | Complete | | \$5,821,710 | | 47.00 | 48.00 | 5.00 | \$291,086 | 8277 | \$35.17 |
| 2070/122700 | SH29/SH36 and Taurikura Drive Roundabout Improvements (includes slipways) | Complete | | \$5,372,179 | | 51.00 | | 49.00 | \$2,632,368 | 8277 | \$318.03 |
| 75/121358 | Gargan Rd Widening Land Purchase | | | \$220,892 | | | | 100.00 | \$220,892 | 8277 | \$26.69 |
| 76/121359 | Gargan Road Widening | Completed | | \$3,020,097 | | | | 100.00 | \$3,020,097 | 8277 | \$364.88 |
| 76 | Gargan Road Widening - Land Loss Portion | Completed | | \$1,164,433 | | | | 100.00 | \$1,164,433 | 8277 | \$140.68 |
| 71/120837 | Bus Shelters - Tauriko | | | \$226,600 | | | | 100.00 | \$226,600 | 8277 | \$27.38 |
| 100/121667 | Land Mark Entry Features Tauriko Business Estate | Partially completed | | \$372,209 | | | | 100.00 | \$372,209 | 8277 | \$44.97 |
| 82/122897 | Tauriko Business Estate Land Purchase For Offroad Cyclepaths | Future | | \$261,896 | | | | 100.00 | \$261,896 | 8277 | \$31.64 |
| | Accessway A - 9m x 50m = 313m2 | Actual | 65,001 | | | | | | | | |
| | Accessway C - 9m wide X 60m = 540m2 @ \$177 per m2 | Non standard | 95,580 | | | | | | | | |
| | Accessway D - 9m wide X 60m = 540m2 @ \$177 per m2 | Non standard | 95,580 | | | | | | | | |
| 1173/122903 | Extra overs for TBE Roundabouts | | | \$1,783,249 | | | | 100.00 | \$1,783,249 | 8277 | \$215.45 |

Continued on next page

Tauriko | Transport cont.

| Project Id | Project Name | Cost basis | Cost details (\$) | Total CAPEX (\$) | Funding source (%) | | | | Cost funded via Catchment | Divisor | Cost per unit (\$) |
|--|--|--------------------|-------------------|---------------------|--------------------|------|--------------|---------|---------------------------|---------|---------------------|
| | | | | | Vested | NZTA | Pyes Pā West | Tauriko | | | |
| 68/122887 | Land Purchase for Roundabout Splays on Taurikura Drive | | | \$4,958,504 | | | | 100.00 | \$4,958,504 | 8277 | \$599.07 |
| | Future land purchases - Taurikura Drive | Non standard | 2,692,944 | | | | | | | | |
| | Land purchase for 22m to 27m of Taurikura | Actual | 297,689 | | | | | | | | |
| | Land purchase from TBE | Actual | 703,977 | | | | | | | | |
| | Land Purchase for 3 Roundabouts (2899m2) | Actual | 585,923 | | | | | | | | |
| | Splays for Roundabouts (1267 m2 @ \$161) | Actual | 203,987 | | | | | | | | |
| | 22m to 27m (5m to 3262m) 2944m2 @ \$161) | Actual | 473,984 | | | | | | | | |
| 70/122917 | Taurikura Drive - extra overs (8%) funded via DCs | Engineers Estimate | | \$3,251,816 | 92.00 | | | 8.00 | \$260,145 | 8277 | \$31.43 |
| 3426/120733 | *Land purchase to upgrade Belk Road (1500m2 @ \$161 per m2)* | Fixed \$ rate | | \$241,500 | | | | 100.00 | \$241,500 | 8277 | \$29.18 |
| 1172/120732 | Road upgrade for connection of Taurikura Drive to SH29 (previously Belk Road) | Engineers Estimate | | \$3,000,000 | | | | 100.00 | \$3,000,000 | 8277 | \$362.45 |
| 206227 | Construction of Belk Road Roundabout (costs were previously part of LIPS 1172) | Engineers Estimate | | \$975,203 | - | | | 100.00 | \$975,203 | 8277 | \$117.82 |
| 199746 | TSP - Intersection Kaweroa Drive and State Highway 29 | Engineers Estimate | | \$6,300,000 | - | | | 100.00 | \$6,300,000 | 8277 | \$761.15 |
| Subtotal | | | | \$53,738,831 | | | | | \$40,131,065 | | \$4,848.53 |
| Cost of Inflation | | | | | | | | | | | \$214.03 |
| Cost of Capital | | | | | | | | | | | \$226.69 |
| Total | | | | | | | | | | | \$5,289.25 |
| Commercial scaling factor (transport) | | | | | | | | | | | 35 |
| \$ per hectare | | | | | | | | | | | \$185,123.75 |

Urban Growth Area Structure Plans - Tauriko Business Estate



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Te Papa Infill

Tauranga
Infill

Schedule of assets: Te Papa Infill

- 6.9.1 The boundaries of the Te papa Infill area are shown on the catchment map in Section 1. Local development contributions for development within this area are collected in relation to transport and reserves infrastructure projects. Further local development contributions charges apply for developments in the Tauranga Infill catchment relating to Wastewater assets.
- 6.9.2 Local development contributions for residential development are charged per additional allotment.
- 6.9.3 For non-residential development, local development contributions are charged per additional m2 of gross floor area.
- 6.9.4 Further information regarding the calculation of the charges for Transport and Reserves assets can be found in Section 5.

Note, in the event a development is located in both the Tauranga Infill and Te Papa Infill catchments, development contributions associated with both catchments will apply.

| Project ID | Project Name | Cost basis | Total CAPEX (\$) | Funding sources (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|-------------------|--|------------|------------------|---------------------|------------------|-----------|-------------------------|---------|--------------------|
| | | | | External | Other catchments | Bethlehem | | | |
| 297 / 122378 | Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.8. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects. | | \$103,718,735 | | | | | | \$3,997.00 |
| Subtotal | | | 103,718,735 | | | | - | | \$3,997.00 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$- |
| Total | | | | | | | | | \$3,997.00 |

Te Papa | Transport

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | External funding (Crown) | TCC capex after external funding | Funding source (%) | | | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|---|---|---------------------|------------------|--------------------------|----------------------------------|--------------------|------|-------------|---------|---------|-------------------------|---------|--------------------|
| | | | | | | Loan | NZTA | Other Crown | TSP IFF | Te Papa | | | |
| 123428 | Cameron Road Stage 1 | In delivery | \$90,246,216 | 45,500,000 | \$44,746,216 | | | | 80.00 | 20.00 | \$8,949,243 | 9224 | \$970.21 |
| 123429 | TSP018 - Cameron Road Stage 2 | Engineers estimates | \$200,275,215 | 101,940,869 | \$98,334,346 | 12.00 | | 57.00 | 11.00 | 20.00 | \$19,666,869 | 9224 | \$2,132.14 |
| 123798 | TSP019 Active modes - PT City Periphery | Engineers estimates | \$14,477,952 | 7,383,756 | \$7,094,196 | | | 30.00 | 50.00 | 20.00 | \$1,418,839 | 9224 | \$153.82 |
| 123723 | TSP024 Hospital Area Transport Hub | Engineers estimates | \$1,072,938 | 547,198 | \$525,740 | - | | - | 80.00 | 20.00 | \$105,148 | 9224 | \$11.40 |
| 123725 | TSP025 Greerton Area Transport Hub | Engineers estimates | \$1,070,938 | 546,178 | \$524,760 | | | | 80.00 | 20.00 | \$104,952 | 9224 | \$11.38 |
| Subtotal | | | \$307,143,259 | \$155,918,001 | \$151,225,258 | | | | | | \$30,245,052 | | \$3,278.95 |
| Cost of Inflation | | | | | | | | | | | | | \$202.17 |
| Cost of Capital | | | | | | | | | | | | | \$2,576.70 |
| Total | | | | | | | | | | | | | \$6,057.82 |
| Commercial scaling factor (transport) | | | | | | | | | | | | | 1.25 |
| \$ charge per 100 sqm for non-residential development | | | | | | | | | | | | | \$7,572.28 |

Te Papa | Reserves

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|-------------------|---|------------|------------------|--------------------|---------|-------------------------|---------|--------------------|
| | | | | Loan | Te Papa | | | |
| 123520 | Te Papa neighbourhood area open space land purchase and development | | \$17,836,500 | 80.00 | 20.00 | \$3,567,300 | 1380 | \$2,585.00 |
| Subtotal | | | \$17,836,500 | | | \$3,567,300 | | \$2,585.00 |
| Cost of Inflation | | | | | | | | \$398.30 |
| Cost of Capital | | | | | | | | \$(88.23) |
| Total | | | | | | | | \$2,895.07 |

Wairakei

Wairakei

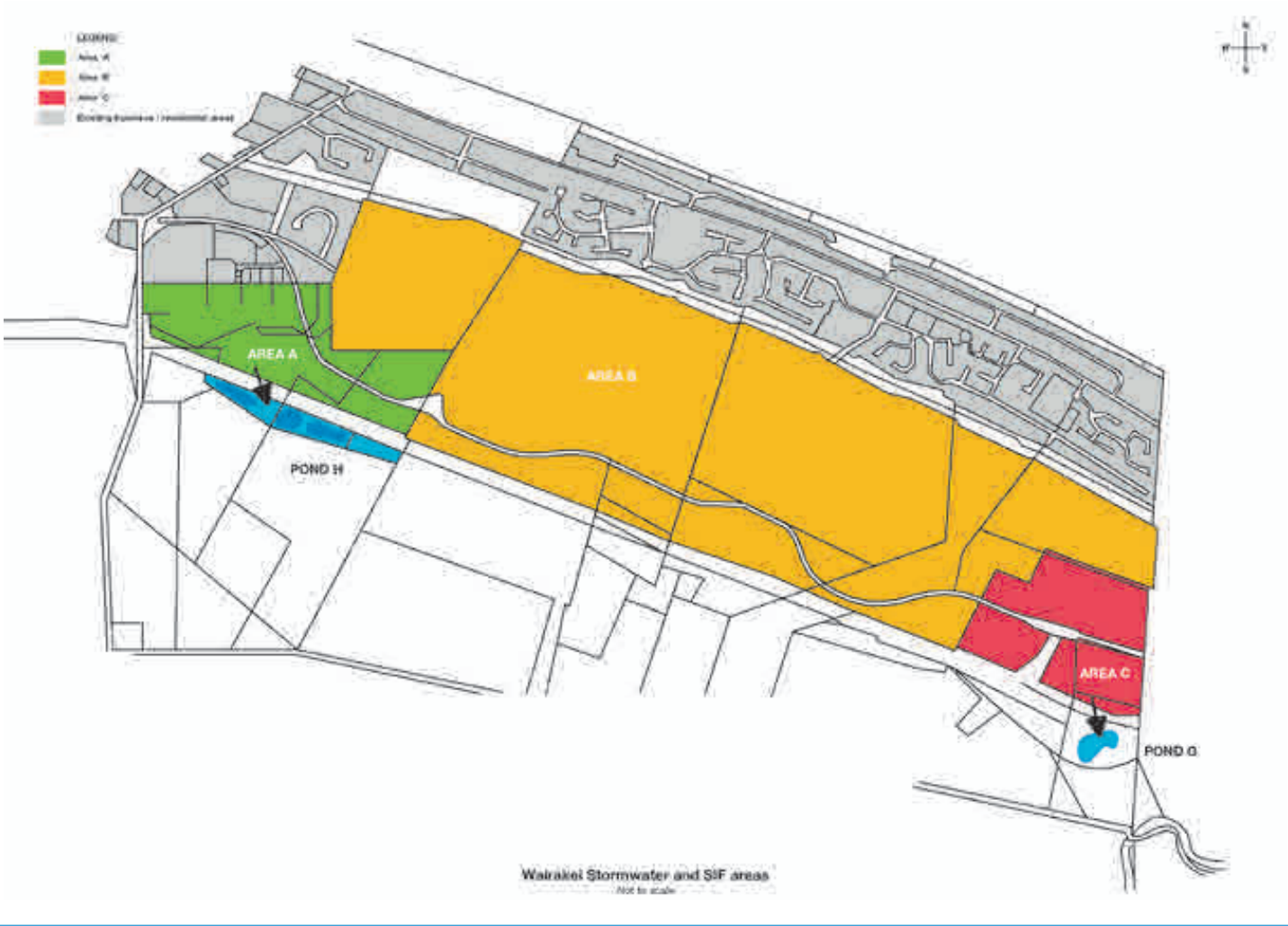
Schedule of assets: Wairakei

- 6.10.1 The Wairakei Urban Growth Area is located towards the eastern end of Pāpāmoa. 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.
- 6.10.2 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).
- 6.10.3 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.
- 6.10.4 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.
- 6.10.5 The planning period for the area is 2011-2036.
- 6.10.6 The total land area used in the divisors is as follows:

Table 64: Household unit divisors for Wairakei

| | Water | Wastewater | Stormwater | Transport | Reserves |
|----------------------------|-------|------------|------------|-----------|----------|
| 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 | 335 | |

Figure 2: Stormwater sub catchments in Wairakei Urban Growth Area



Wairakei | Water

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | Cost funded via Catchment | Divisor | Cost per unit (\$) |
|-------------------|---|--------------------|------------------|--------------------|---------|----------|---------------------------|---------|--------------------|
| | | | | Loan | Te Tumu | Wairakei | | | |
| 2110 | Parton Road/Te Okuroa Drive Watermains | Complete | \$310,898 | | | 100.00 | \$310,898 | 335 | \$928.05 |
| 2229 | Wairakei Watermain Pāpāmoa Beach Road / Palm Springs/Wairakei Reserve | Complete | \$531,845 | | | 100.00 | \$531,845 | 335 | \$1,587.60 |
| 274 / 120738 | Upgrade of Bell Road water main (450mm dia steel) to Wairakei, new reticulation for Wairakei fed from Poplar Lane Reservoir | Complete | \$1,174,369 | | | 100.00 | \$1,174,369 | 335 | \$3,505.58 |
| 710/123246 | Te Okuroa Drive Water Mains up to end of TOD Stage F | Complete | \$2,342,000 | | | 100.00 | \$2,342,000 | 335 | \$6,991.04 |
| 199708 | Te Okuroa Drive Water Mains (from Sands Avenue to Boundary) | In progress | \$3,038,170 | | | 100.00 | \$3,038,170 | 335 | \$9,069.16 |
| 728 / 123221 | Internal Wairakei Reticulation Mains (excluding Te Okuroa Drive) as per Wairakei structure plan | Engineers estimate | \$3,053,884 | | | 100.00 | \$3,053,884 | 335 | \$9,116.07 |
| 3376 / 120737 | Bell Road 450mm Main - Wairakei and Te Tumu | Engineers estimate | \$30,605,500 | | 50.00 | 50.00 | \$15,302,750 | 335 | \$45,679.85 |
| 728 / 123221 | Internal Wairakei Reticulation Mains (excluding Te Okuroa Drive) as per Wairakei structure plan | Engineers estimate | \$3,053,884 | | | 100.00 | \$3,053,884 | 335 | \$9,116.07 |
| 3376 / 120737 | Bell Road 450mm Main - Wairakei and Te Tumu | Engineers estimate | \$24,709,814 | | 50.00 | 50.00 | \$12,354,907 | 335 | \$36,880.32 |
| Subtotal | | | \$41,056,666 | | | | \$25,753,916 | | \$76,877.36 |
| Cost of Inflation | | | | | | | | | \$25,021.21 |
| Cost of Capital | | | | | | | | | \$(54,411.08) |
| Total | | | | | | | | | \$47,487.49 |

Wairakei | Wastewater

Development contributions payable for development in Wairakei subcatchment A

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | Cost funded via Catchment | Divisor | Cost per unit (\$) | |
|---|-----------------|------------|------------------|--------------------|---------|-------------|---------------------------|--------------|--------------------|---------------|
| | | | | Loan | Renewal | DC: Pāpāmoa | DC: Te Tumu | DC: Wairakei | 335 | |
| Subtotal from projects detailed in subcatchment B calculation plus project/s below which only provides for development in catchment A | | | | | | | | | \$146,602.33 | |
| 1595 | Pump Station 16 | Complete | \$446,690 | | | | 100.00 | \$446,690 | 43 | \$10,388.14 |
| Subtotal | | | \$446,690 | | | | | \$446,690 | | \$156,990.47 |
| Cost of Inflation | | | | | | | | | | \$35,895.75 |
| Cost of Capital | | | | | | | | | | \$(66,802.96) |
| Total Wastewater DC payable in Wairakei subcatchment A | | | | | | | | | | \$126,083.25 |

Wairakei | Wastewater cont.

Development contribution fees payable for development in Wairakei subcatchment B

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | | Cost funded via Catchment | Divisor | Cost per unit (\$) |
|--|---|------------|------------------|--------------------|---------|-------------|--------------|--------------|---------------------------|---------|--------------------|
| | | | | Loan | Renewal | DC: Pāpāmoa | DC: Te Tumu | DC: Wairakei | | | |
| 280922 | Opal Drive Pump Station - Actual costs | | 31.00 | - | - | 69.00 | \$158,984 | 335 | \$474.58 | 335 | \$474.58 |
| 296 | Pāpāmoa East Trunk Main. Investigation & Design | 50.00 | | | | 50.00 | \$385,021 | 335 | \$1,149.32 | 335 | \$1,149.32 |
| 2936 / 120656 | Ashley Place Sewer Upgrades | | | | | 100.00 | \$708,400 | 335 | \$2,114.63 | 335 | \$2,114.63 |
| 3613 / 121771 | Main Wairakei Pump Station - Pāpāmoa East. | | | | 74.00 | 26.00 | \$10,123,894 | 335 | \$30,220.58 | 335 | \$30,311.88 |
| 3614 / 122115 | Opal Drive Pump Station | | 44.00 | | 41.00 | 15.00 | \$5,475,886 | 335 | \$16,345.93 | 335 | \$14,712.93 |
| 1596 / 123222 | Wairakei Rising Main Upgrade (from Wairakei P/s to Opal Drive P/s) - Phase 1 | - | 60.00 | | 15.00 | 25.00 | \$3,053,557 | 335 | \$9,115.09 | 335 | \$20,261.55 |
| 218658 (new) | Wairakei Rising Main - (New 2nd Main from Wairakei P/s to Opal Drive P/s) - Phase 2 | - | - | | 97.50 | 2.50 | \$1,857,704 | 335 | \$5,545.38 | | |
| 3586 / 121302 | Opal Drive to Te Maunga Rising Main | | | | 70.00 | 30.00 | \$27,348,334 | 335 | \$81,636.82 | 335 | \$81,405.47 |
| Subtotal | | | \$254,836,294 | | | | | | \$49,111,779 | | \$146,602.33 |
| Cost of Inflation | | | | | | | | | | | \$35,768.88 |
| Cost of Capital | | | | | | | | | | | \$(71,125.15) |
| Total Wastewater DC payable in Wairakei subcatchment B | | | | | | | | | | | \$111,246.06 |

Development contributions payable for development in Wairakei subcatchment C

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | Cost funded via Catchment | Divisor | Cost per unit (\$) | |
|---|--|-------------|------------------|--------------------|---------|-------------|---------------------------|--------------|--------------------|---------------|
| | | | | Loan | Renewal | DC: Pāpāmoa | DC: Te Tumu | DC: Wairakei | | |
| Subtotal from projects detailed in subcatchment B calculation (see prior page) plus project/s below which only provides for development in catchment C: | | | | | | | | | \$146,602.33 | |
| 1585/122389 | Pump Station Catchment 2 to service Pāpāmoa East Stage 1 development | In progress | \$1,092,670 | | | | 100.00 | \$1,092,670 | 37 | \$29,531.62 |
| Subtotal | | | \$1,092,670 | | | | | \$1,092,670 | | \$176,133.95 |
| Cost of Inflation | | | | | | | | | | \$36,076.78 |
| Cost of Capital | | | | | | | | | | \$(53,868.06) |
| Total Wastewater DC payable in Wairakei subcatchment C | | | | | | | | | | \$158,342.67 |

Wairakei | Stormwater

Projects which are funded across all Wairakei catchments

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | | Cost funded via Catchment | Divisor | Cost per unit (\$) |
|--|---|------------|------------------|--------------------|---------|-------|---------|----------|---------------------------|---------|--------------------|
| | | | | Loan | Te Tumu | NZTA | Pāpāmoa | Wairakei | | | |
| 280257 | Forward Planning, Consents and Design for Wairakei Stormwater | Complete | \$915,431 | | | | | 100.00 | \$915,431 | 335 | 2,732.63 |
| 1918 | Palm Springs Blvd Culverts - Twin 3 x 2 Culverts | Complete | \$558,176 | | | | 58.38 | 41.62 | \$232,313 | 335 | 693.47 |
| 1919 | Golden Sands Culverts - Twin 4 x 2 Culverts | Complete | \$667,094 | | | | 58.38 | 41.62 | \$277,645 | 335 | 828.79 |
| 1679A | Wairakei Pond G - costs associated with managing roading related stormwater | Complete | \$1,653,269 | 2.45 | 26.71 | 51.00 | | 19.84 | \$328,009 | 335 | 979.13 |
| 123243 | Wairakei Stream Culvert Upgrade: Emerald Shores Drive | Complete | \$772,500 | | | | 58.38 | 41.62 | \$321,515 | 335 | 959.74 |
| Subtotal for projects that relate to all Wairakei subcatchments (used in calculations below) | | | \$4,566,470 | | | | | | \$2,074,911 | | 6,193.77 |

Projects which are funded via catchments A and C

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding Source (%) | | | | | Costs funded via Wairakei A and C | Divisor | Cost per unit (\$) |
|---|---|------------|------------------|--------------------|---------|----------|---------|----------------|-----------------------------------|---------|--------------------|
| | | | | Loan | Te Tumu | External | Pāpāmoa | Wairakei A & C | | | |
| 1619 | Pāpāmoa 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 |

Stormwater development contributions payable in Wairakei subcatchment A

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | | Costs funded via Wairakei A | Divisor | Cost per unit (\$) |
|---|---|------------|------------------|--------------------|---------|----------|---------|--------------|-----------------------------|---------|--------------------|
| | | | | Loan | Te Tumu | External | Pāpāmoa | Wairakei - A | | | |
| Projects funded via all catchments - \$ per hectare calculated above | | | | | | | | | | | 6,193.77 |
| Plus subtotal of projects which are funded via catchments A and C (as calculated above) | | | | | | | | | | | 16,558.65 |
| 1509 | Construction of Pond H and associated culverts- (includes costs for LIPS 1509, 1647, 1648, 1649, 3101 and 1657) | Complete | \$4,929,532 | | | | | 100.00 | \$4,929,532 | 43 | 114,640.28 |
| 1650 | Te Okuroa Drive - Stormwater Management - Area 4 - Pond H | Complete | \$640,826 | | | | | 100.00 | \$640,826 | 43 | 14,902.93 |
| Subtotal for projects that relate to Area A only | | | \$5,570,358 | | | | | | \$5,570,358 | | 152,295.62 |
| Cost of Inflation | | | | | | | | | | | - |
| Cost of Capital | | | | | | | | | | | 90,261.80 |
| Total | | | | | | | | | | | 242,557.42 |

Wairakei | Stormwater cont.

Stormwater development contributions payable in Wairakei subcatchment B

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding Source (%) | | | | | Cost funded via Wairakei B | Divisor | Cost per unit (\$) | | | | | | | |
|---|---|-------------------|------------------|--------------------|-------|--|-------|--------|----------------------------|---------|--------------------|-------------|------|---------|--------------|--|--|----------|
| | | | | | | | | | | | Loan | Te Tumu | NZTA | Pāpāmoa | Wairakei - B | | | |
| Projects funded via all catchments - \$ per hectare calculated prior page | | | | | | | | | | | | | | | | | | 6,193.77 |
| 280920 | Wairakei Stream - Overflow to Kaituna - Historic/Actual Costs | Complete | \$371,906 | | 33.34 | | 33.33 | 33.33 | \$123,956 | 255 | 486.10 | | | | | | | |
| 280304 / 2014 | Wairakei Stream - Land Purchase | Complete | \$2,050,000 | | | | 67.98 | 32.02 | \$656,410 | 255 | 2,574.16 | | | | | | | |
| 280268 | Wairakei Stream Channel (Parton Rd - Marjorie Ln) | Complete | \$792,489 | | | | 67.98 | 32.02 | \$253,755 | 255 | 995.12 | | | | | | | |
| 1514 | Te Okuroa Drive SW - Servicing Area 2 | Complete | \$2,036,745 | 49.40 | | | | 50.60 | \$1,030,593 | 255 | 4,041.54 | | | | | | | |
| 1678/ 123245 | Te Okuroa Drive SW - Servicing SW Area 3 | In progress | \$1,757,864 | | | | | 100.00 | \$1,757,864 | 255 | 6,893.58 | | | | | | | |
| 199710 | Te Okuroa Drive SW - Servicing Area 3 (part of PEI Phase 2) | Engineer estimate | \$627,200 | | | | - | 100.00 | \$627,200 | 255 | 2,459.61 | | | | | | | |
| 2480 /123224 | Wairakei Stream - Overflow to Kaituna | Engineer estimate | \$74,348,110 | | 33.34 | | 33.33 | 33.33 | \$24,780,225 | 255 | 97,177.35 | | | | | | | |
| 2197 / 122191 | Pāpāmoa - Wairakei Stream Land Purchase | Engineer | \$1,605,357 | | | | 68.00 | 32.00 | \$513,714 | 255 | 2,014.57 | | | | | | | |
| 995 / 123237 | Wairakei Stream Landscaping | Engineer | \$748,450 | | | | 68.00 | 32.00 | \$239,504 | 255 | 939.23 | | | | | | | |
| Subtotal for projects that relate to Area B only | | | \$84,338,121 | | | | | | \$29,983,222 | | 123,775.03 | | | | | | | |
| Cost of Inflation | | | | | | | | | | | | 37,979.36 | | | | | | |
| Cost of Capital | | | | | | | | | | | | (84,574.92) | | | | | | |
| Total - Area B | | | | | | | | | | | | 77,179.47 | | | | | | |

Stormwater development contributions payable in Wairakei subcatchment C

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding Source (%) | | | | | Cost funded via Catchment C | Divisor | Cost per unit (\$) |
|---|---|------------|------------------|--------------------|---------|------|---------|--------------|-----------------------------|---------|--------------------|
| | | | | Loan | Te Tumu | NZTA | Pāpāmoa | Wairakei - C | | | |
| Subtotal of projects funded via all catchments - \$ per hectare calculated above | | | | | | | | | | | 6,193.77 |
| Plus subtotal of projects which are funded via catchments A and C as calculated above | | | | | | | | | | | 16,558.65 |
| 1512 / 123036 | Te Okuroa Drive Servicing Area 5 Pond G Discharge | Complete | \$1,970,628 | | | | | 100.00 | \$1,970,628 | 37 | 53,260.22 |
| 1679 / 123215 | Wairakei Pond G Construction & Land | Complete | \$4,251,264 | | | | | 100.00 | \$4,251,264 | 37 | 114,899.02 |
| 1680 / 123216 | Wairakei Pond G Roading Associated | | \$273,100 | | | | | 100.00 | \$273,100 | 37 | 7,381.08 |
| Subtotal | | | \$6,494,992 | | | | | | | | 198,292.73 |
| Cost of Inflation | | | | | | | | | | | 769.97 |
| Cost of Capital | | | | | | | | | | | 159,247.28 |
| Total costs for Area C | | | | | | | | | | | 358,309.98 |

Wairakei | Transport

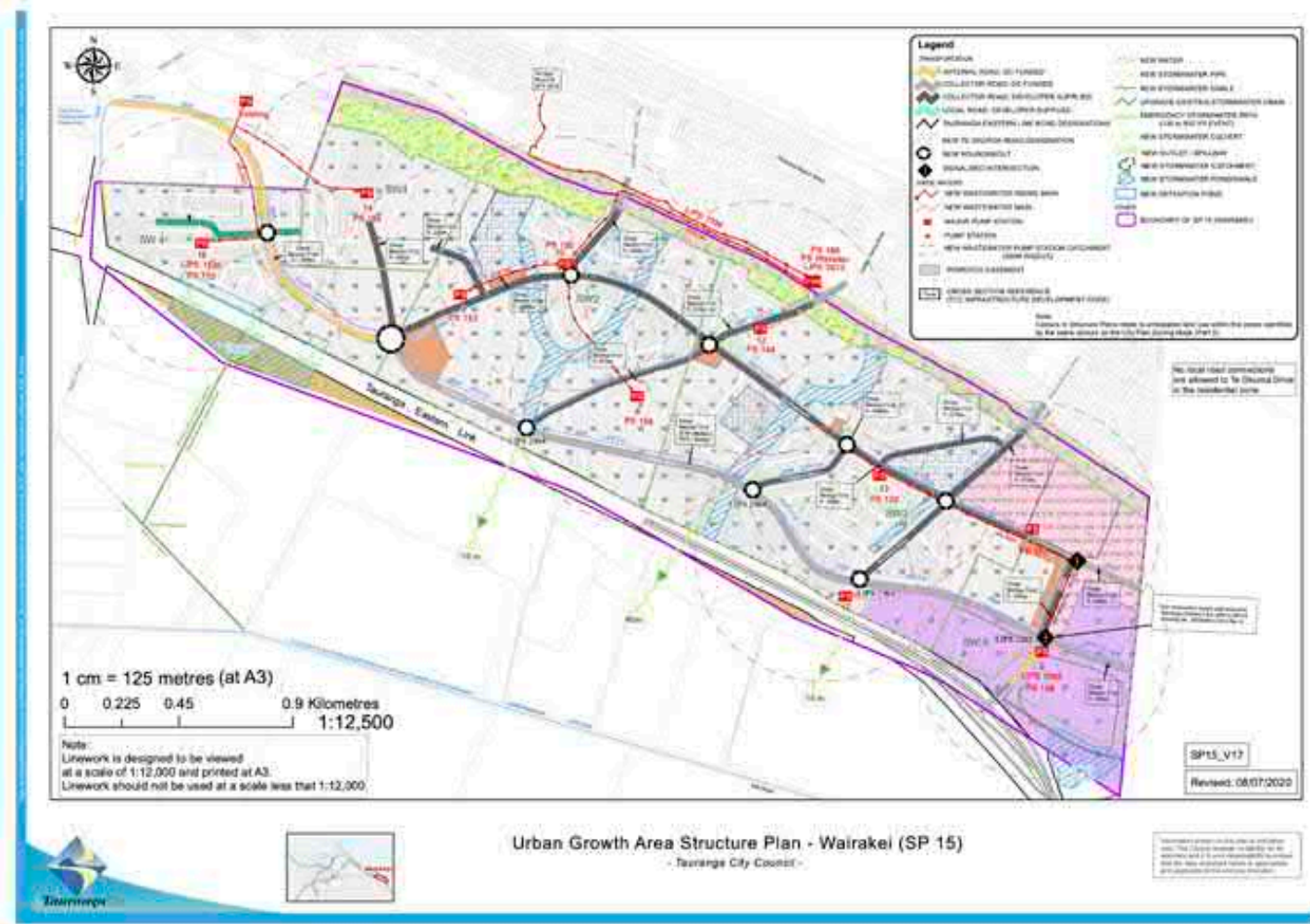
| Project Id | Project description | Cost basis | Total CAPEX (\$) | WK subsidy | TCC capex after WK subsidy | Funding source (%) | | | | | Costs funded via Catchment | Divisor | Cost per unit (\$) |
|---------------|---|--------------------|------------------|--------------|----------------------------|--------------------|---------|---------|---------|----------|----------------------------|---------|--------------------|
| | | | | | | Loan/ Rates | Renewal | Pāpāmoa | Te Tumu | Wairakei | | | |
| 280277 | Designations in Pāpāmoa (previously Lips 916) | Complete | \$35,000 | \$- | \$35,000 | | | | 57 | 43 | \$14,938 | 335 | \$44.59 |
| 280232 | Tara Rd/Parton Rd Intersection Control | Complete | \$929,748 | | \$929,748 | 5 | | 49 | | 46 | \$430,845 | 335 | \$1,286.11 |
| 2262 | Te Okuroa Dr - Boulevard Intersection | Complete | \$1,364,783 | | \$1,364,783 | | | | | 100 | \$1,364,783 | 335 | \$4,073.98 |
| 249 | Tara Rd/Parton Rd Intersection Control | Complete | \$2,140,345 | | \$2,140,345 | 5 | | 49 | | 46 | \$991,836 | 335 | \$2,960.70 |
| 2259 | Parton Road / Pāpāmoa Beach Road Roundabout | Complete | \$364,207 | | \$364,207 | | | 51 | | 49 | \$177,660 | 335 | \$530.33 |
| 267 | Wairakei Stream Crossing - Shopping Centre | Complete | \$329,817 | | \$329,817 | | | 51 | | 49 | \$160,885 | 335 | \$480.25 |
| 268 | Wairakei Stream Crossing - Golden Sands | Complete | \$513,007 | | \$513,007 | | | 51 | | 49 | \$250,245 | 335 | \$747.00 |
| 246 | Tara Rd Planning & Reconstruction | Complete | \$10,411,319 | \$3,019,283 | \$7,392,036 | 24 | | 38 | | 38 | \$2,806,017 | 335 | \$8,376.17 |
| 564 | Land Purchase Tara Rd | Complete | \$827,003 | | \$827,003 | 30 | | 36 | | 34 | \$282,339 | 335 | \$842.80 |
| 2933 | Te Okuroa Drive Roundabout at CH870 | Complete | \$620,011 | | \$620,011 | | | | | 100 | \$620,011 | 335 | \$1,850.78 |
| 2984 | Te Okorua Drive signalised intersections | Complete | \$1,399,669 | | \$1,399,669 | | | | | 100 | \$1,399,669 | 335 | \$4,178.12 |
| 1171/120831 | Bus Bays and Shelters - 4 on Te Okuroa Drive | Engineer estimate | \$110,000 | \$56,100 | \$53,900 | | | | | 100 | \$53,900 | 335 | \$160.90 |
| 269/123239 | Wairakei Stream Crossing - Emerald Shores Subdivision | Complete | \$1,781,899 | \$- | \$1,781,899 | | | 49 | | 51 | \$912,314 | 335 | \$2,723.33 |
| 2260 / 122980 | Te Okuroa Drive - Parton Road to start of Wairakei | | | | | | | | | | | | |
| | Costs incurred prior 2022 with no NZTA subsidy | Complete | \$1,526,057 | | \$1,526,057 | | 34 | | | 67 | \$1,014,828 | 335 | \$3,029.34 |
| | Improvements and widening to existing road | Engineers estimate | \$1,355,207 | \$691,156 | \$664,051 | | 34 | | | 67 | \$441,594 | 335 | \$1,318.19 |
| | Total | | \$2,881,264 | | | | | | | | | | |
| 259 / 122978 | Te Okuroa Drive - Wairakei Boundary to end of Stage F | Complete | \$21,934,329 | \$7,646,940 | \$14,287,389 | - | - | - | - | 100 | \$14,287,389 | 335 | \$42,648.92 |
| 261/122982 | Sands Avenue - historical land purchase allocation | Complete | \$122,000 | \$- | \$122,000 | 5 | | | 55 | 41 | \$49,410 | 335 | \$147.49 |
| | Pāpāmoa East Interchange budgets | | | | | | | | | | | | |
| 262 / 122203 | PEI - land, design, early works | Actual | \$11,659,601 | \$4,879,265 | \$6,780,336 | 5.0 | | | 54.5 | 40.5 | \$2,746,036 | 335 | \$8,197.12 |
| 199698 | PEI - Phase 1 | Actual | \$14,689,790 | \$7,491,793 | \$7,197,997 | 5.0 | | | 54.5 | 40.5 | \$2,915,189 | 335 | \$8,702.06 |
| 199711 | PEI - Phase 2 - (ITA) - Intersection of Sands and TOD | Engineers estimate | \$13,063,384 | \$6,662,326 | \$6,401,058 | 5.0 | | | 54.5 | 40.5 | \$2,592,429 | 335 | \$7,738.59 |
| 199724 | PEI - Phase 3 - PEI + Sands Avenue | Engineer estimate | \$77,977,688 | \$39,768,621 | \$38,209,067 | 5.0 | | | 54.5 | 40.5 | \$15,474,672 | 335 | \$46,193.05 |
| | Total PEI (Transport budget only) | | \$117,390,463 | \$58,802,005 | \$58,588,458 | | | | | | | | |

Continued on next page

Wairakei | Transport cont.

| Project Id | Project description | Cost basis | Total CAPEX (\$) | WK subsidy | TCC capex after WK subsidy | Funding source (%) | | | | | Costs funded via Catchment | Divisor | Cost per unit (\$) |
|------------------------|---|-------------------|------------------|------------|----------------------------|--------------------|---------|---------|---------|----------|----------------------------|---------|--------------------|
| | | | | | | Loan/ Rates | Renewal | Pāpāmoa | Te Tumu | Wairakei | | | |
| 2261 / 122977 | Te Okuroa Drive Stage H and I (Phase 4 PEI) | Engineer estimate | \$8,643,373 | | \$8,643,373 | | | | 57 | 43 | \$3,688,992 | 335 | \$11,011.92 |
| | Te Okuroa Drive Stage H and I - land purchase | Actual | \$1,379,624 | | \$1,379,624 | | | | 57 | 43 | \$588,824 | 335 | \$1,757.68 |
| Total | | | \$10,022,997 | | | | | | | | | | |
| Subtotal | | | \$173,177,861 | | | | | | | | | | \$158,999.42 |
| Cost of Inflation | | | | | | | | | | | | | \$2,982.17 |
| Cost of Capital | | | | | | | | | | | | | \$7,456.39 |
| Total costs for Area C | | | | | | | | | | | | | \$169,437.98 |

Urban Growth Area Structure Plans - Wairakei



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.
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Welcome Bay

Welcome
Bay

Schedule of assets: Welcome Bay

- 6.11.1 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).
- 6.11.2 The expected yield and divisor for Welcome Bay is based on 9 dwellings per hectare. The planning period is 1991-2021.

Table 65: Household unit divisors for Welcome Bay

| | Water | Wastewater | Stormwater | Transport | Reserves |
|---|-------|------------|------------|-----------|----------|
| Residential | 1,421 | 1,421 | 1,421 | 1,421 | |
| Rural Residential | 159 | | | 159 | |
| Residential Development 1992-1995 | 39 | 39 | 39 | 39 | |
| Rural Residential Development 1995-1995 | 10 | | | 10 | |
| Total | 1,629 | 1,460 | 1,460 | 1,629 | |

Welcome Bay | Water

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|-------------------|----------------------------|------------|------------------|--------------------|----------|-------------|-------------------------|---------|--------------------|
| | | | | Loan | External | Welcome Bay | | | |
| 280028 | Pump station | Complete | \$140,000 | | | 100.00 | \$140,000 | 1629 | \$85.94 |
| 280027 | Waikite Reservoir - 1000m3 | Complete | | | | | | 1629 | |
| 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 & 280027 | Welcome Bay Reservoir | Complete | \$1,834,575 | | | 100.00 | \$1,834,575 | 1629 | \$1,126.20 |
| 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 | | | | | | | | | \$276.94 |
| Total | | | | | | | | | \$1,604.08 |

Welcome Bay | Wastewater

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding Source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|-------------------|---|------------|------------------|--------------------|----------|-------------|-------------------------|---------|--------------------|
| | | | | Loan | External | Welcome Bay | | | |
| 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 |
| 122738 / 297 | Southern Pipeline | | \$103,718,935 | 33.36 | | | | | \$3,997.00 |
| Subtotal | | | \$104,642,680 | | | | \$923,745 | | \$4,629.70 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$166.10 |
| Total | | | | | | | | | \$4,795.80 |

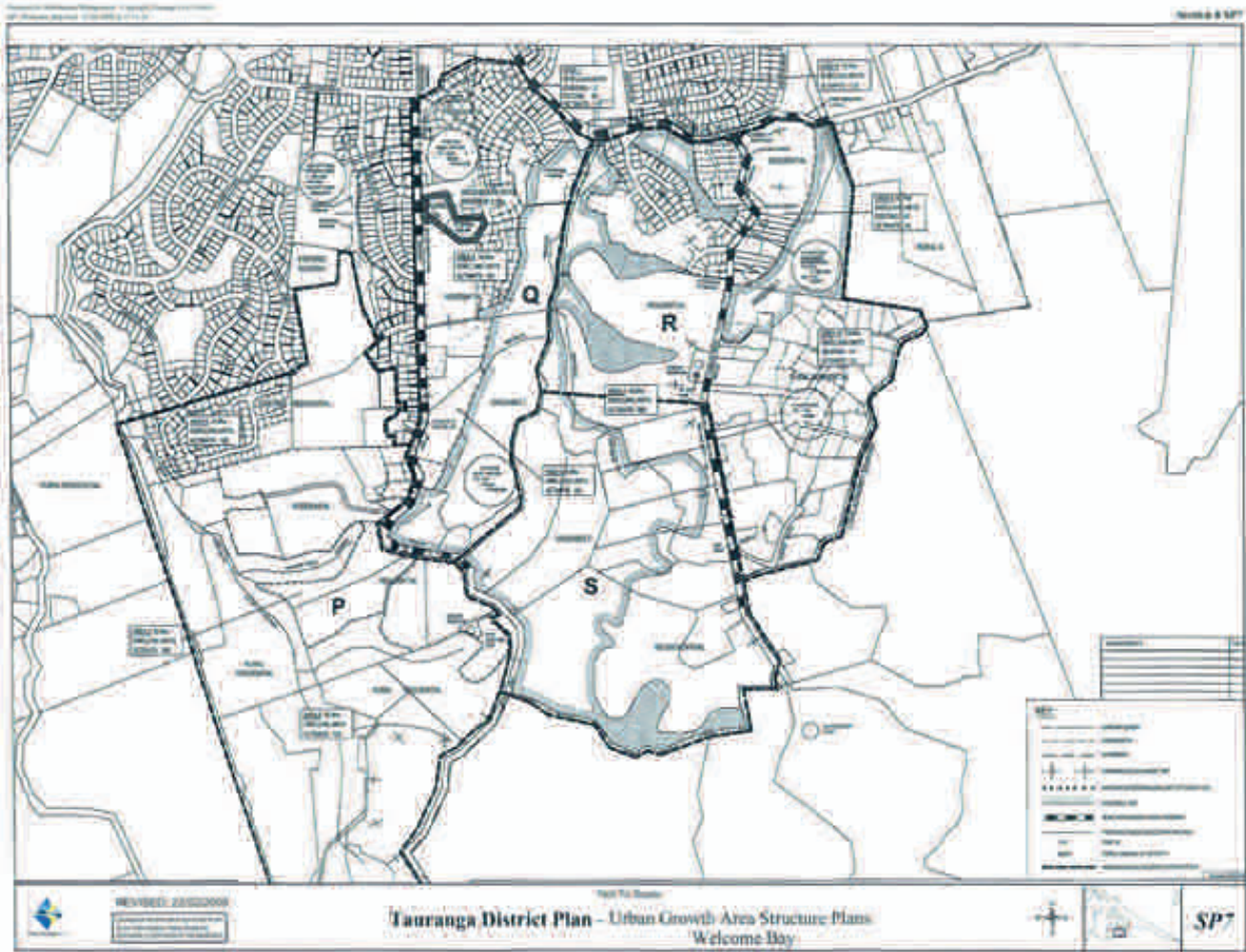
Welcome Bay | Stormwater

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via Catchment | Divisor | Cost per unit (\$) |
|-------------------|--|--------------------|------------------|--------------------|----------|-------------|-------------------------|---------|--------------------|
| | | | | Loan | External | Welcome Bay | | | |
| 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 | \$140.99 |
| 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 / 123262 | Waitaha Road Top End (520m @ \$457 | Engineers estimate | \$281,484 | 5.00 | | 95.00 | \$267,410 | 1460 | \$183.16 |
| Subtotal | | | \$1,325,394 | | | | \$1,292,078 | | \$884.99 |
| Cost of Inflation | | | | | | | | | \$23.18 |
| Cost of Capital | | | | | | | | | \$78.13 |
| Total | | | | | | | | | \$986.30 |

Welcome Bay | Transport

| Project Id | Project Name | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|-------------------|---|--------------------|------------------|--------------------|----------|-----------------|-------------------------|---------|--------------------|
| | | | | Loan | External | DC: Welcome Bay | | | |
| 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 / 123341 | Welcome Bay Road Upgrade (870m upgrade 9m - 14.4m arterial) | Engineers estimate | \$3,605,000 | 76.97 | | 23.03 | \$830,232 | 1629 | \$509.66 |
| 107 / 123260 | Waitaha Road (525m widening 1180m to 1705m) | Engineers estimate | \$678,080 | 5.00 | | 95.00 | \$644,176 | 1629 | \$395.44 |
| Subtotal | | | \$6,023,779 | | | | \$3,076,600 | | \$1,888.65 |
| Cost of Inflation | | | | | | | | | \$702.85 |
| Cost of Capital | | | | | | | | | \$(853.42) |
| Total | | | | | | | | | \$1,738.08 |

Urban Growth Area Structure Plans - Welcome Bay



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

West Bethlehem

West
Bethlehem

Schedule of assets: West Bethlehem

- 6.12.1 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.
- 6.12.2 For most of West Bethlehem (excluding the Papapkainga 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).
- 6.12.3 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) |
|-----------------------------------|---|
- 6.12.4 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.
- 6.12.5 The divisors used in the determination of the per unit divisor shown in the asset schedules are based on the following tables.

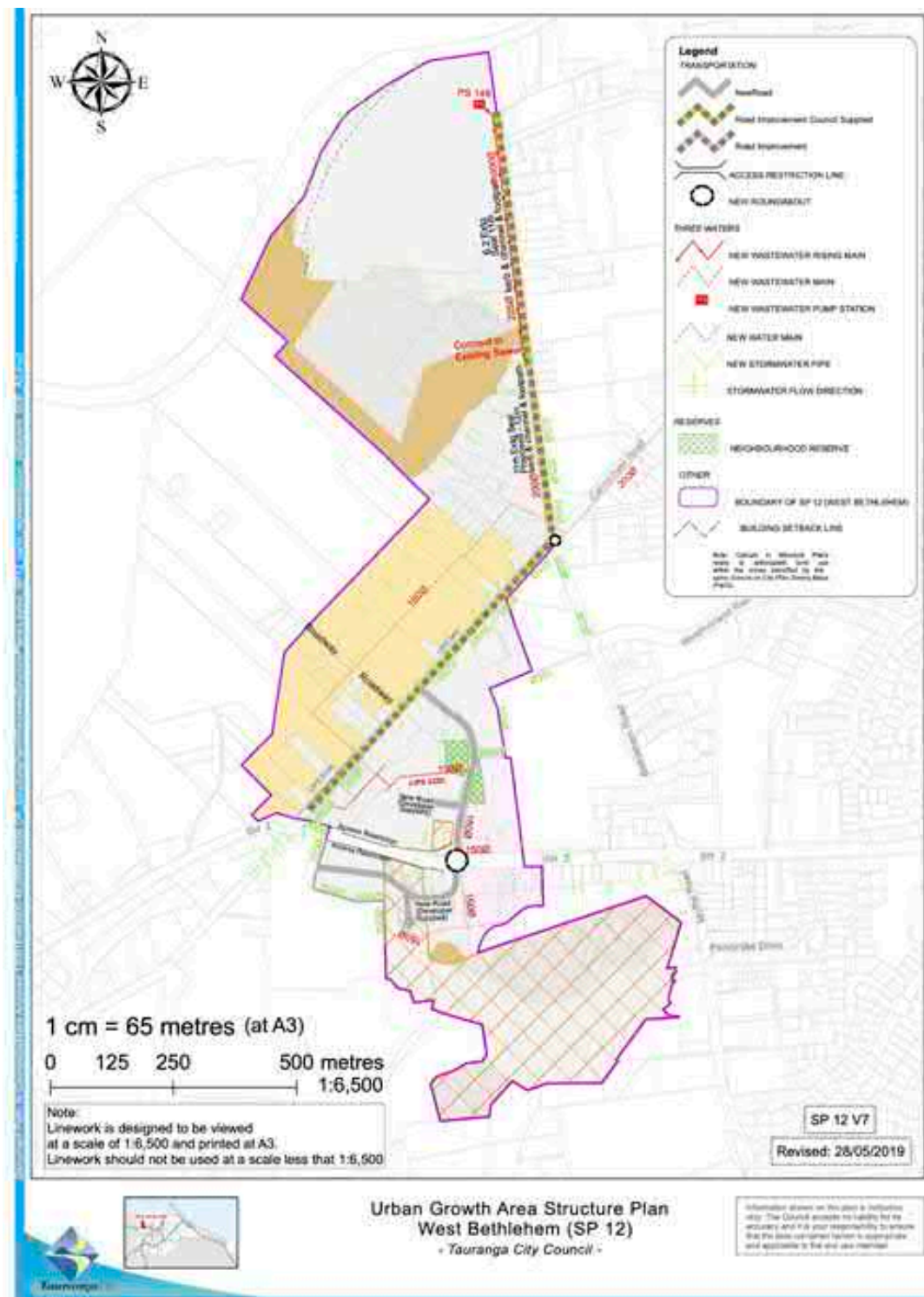
Table 66: Divisors for West Bethlehem

| | 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 |
| <i>Commercial scaling factor</i> | <i>19</i> | <i>19</i> | <i>22</i> | <i>35</i> | <i>0</i> |
| Subtotal commercial | 19 | 19 | 22 | 35 | 0 |
| Total | 600 | 439 | 592 | 616 | 420 |

Table 67: 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 |

Urban Growth Area Structure Plans - West Bethlehem



All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

West Bethlehem | Water

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--|--|--------------------|------------------|--------------------|---------|----------------|-------------------------|---------|--------------------|
| | | | | Loan | Renewal | West Bethlehem | | | |
| 946 | Carmichael Road to Bethlehem Road | Complete | \$134,186 | 11.00 | | 89.00 | \$119,426 | 600 | \$199.04 |
| 2346 / 120884 | Carmichael Road Watermain (Bethlehem - SH2) Stage 2. Approx 270m | Engineers estimate | \$710,328 | 24.00 | 38.00 | 38.00 | \$269,925 | 600 | \$449.87 |
| Subtotal | | | \$844,514 | | | | \$389,350 | | \$648.92 |
| Cost of Inflation | | | | | | | | | \$17.91 |
| Cost of Capital | | | | | | | | | \$303.28 |
| Total before Council discount | | | | | | | | | \$970.11 |
| Less reduction adopted by Council | | | | | | | | | \$(373.98) |
| Total | | | | | | | | | \$634.87 |
| Expected yield per hectare | | | | | | | | | \$13.50 |
| \$ charge per hectare | | | | | | | | | \$8,570.75 |
| Commercial scaling factor (water) | | | | | | | | | \$19.00 |
| \$ charge per hectare for commercial development | | | | | | | | | \$12,062.53 |

West Bethlehem | Wastewater

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | \$ funded via West Bethlehem | Divisor | Cost per unit (\$) |
|--|--|--------------------|------------------|--------------------|---------|-----------|----------------|------------------------------|---------|--------------------|
| | | | | Loan | Renewal | Bethlehem | West Bethlehem | | | |
| 280061 | Bethlehem Pump Station | Complete | \$1,289,808 | 10.00 | 40.70 | 42.70 | 6.60 | \$85,127 | 439 | \$193.91 |
| 280059 | Bethlehem to Birch Avenue to Judea Pump Station | Complete | \$1,652,687 | 10.00 | 40.70 | 42.70 | 6.60 | \$109,077 | 439 | \$248.47 |
| 280060 | Judea Pump Station Rising Main and Pump Station Modifications | Complete | \$836,802 | 10.00 | 53.50 | 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 | \$265,182 | 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 | \$375,001 | 10.00 | | 65.70 | 24.30 | \$91,125 | 439 | \$207.57 |
| 1663/280299 | Block A West Bethlehem | Complete | \$189,127 | 10.00 | | | 90.00 | \$170,214 | 439 | \$387.73 |
| 2122/120883 | Carmichael Road to Bethlehem Road (cross country) | Complete | \$460,528 | 10.00 | | 18.00 | 72.00 | \$331,580 | 439 | \$755.31 |
| 2235/0 | Block C West Bethlehem Sewer (6.1.3) | Complete | \$52,510 | 10.00 | | | 90.00 | \$47,259 | 439 | \$107.65 |
| 775/0 | Bethlehem West SIF Projects - Block D | Complete | \$364,482 | 10.00 | | | 90.00 | \$328,034 | 439 | \$747.23 |
| 1664/123360 | West Bethlehem Wastewater Reticulation Carmichael Cnr SH2 | Engineers estimate | \$690,029 | 10.00 | | | 90.00 | \$621,026 | 439 | \$1,414.64 |
| 297/122738 | Southern Pipeline. *** Southern Pipeline charge per unit is calculated different to other projects. Details regarding the funding calculation are set out Section 5.8. The DC charge per unit shown in the final column is inclusive of inflation and capital costs unlike other projects. | | \$103,718,735 | | | | 1.96 | | | \$3,997.00 |
| Subtotal | | | \$110,872,886 | | | | | \$2,123,192 | | \$8,833.43 |
| Cost of Inflation | | | | | | | | | | 23.25 |
| Cost of Capital | | | | | | | | | | 2,076 |
| Total before Council discount | | | | | | | | | 141.45 | \$10,933.06 |
| Less reduction adopted by Council | | | | | | | | | | \$628.75 |
| Total | | | | | | | | | | \$10,933.06 |
| Expected yield per hectare | | | | | | | | | | 13.5 |
| \$ charge per hectare | | | | | | | | | | \$147,596.33 |
| Commercial scaling factor (wastewater) | | | | | | | | | | 19 |
| \$ charge per hectare for commercial development | | | | | | | | | | \$207,728.17 |

West Bethlehem | Stormwater

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding sources (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--|--|--------------------|------------------|---------------------|-----------|----------------|-------------------------|---------|--------------------|
| | | | | Loan | Bethlehem | West Bethlehem | | | |
| 280242 | Carmichael Farm Ponding Area | Complete | \$2,184,734 | 30.00 | 66.50 | 3.50 | \$76,466 | 592 | \$129.17 |
| 280283 | Parau Pond Farm Reticulation associated with pond | Complete | \$31,086 | | | 100.00 | \$31,086 | 592 | \$52.51 |
| 280238 | Pond C - Rooding 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 | Rooding Associated - Carmichael Rd - Eastern End | Complete | \$165,077 | | | 100.00 | \$165,077 | 592 | \$278.85 |
| 1583 | Reticulation Block C - West Bethlehem SIF Pond G Rooding Associated | Complete | \$89,155 | | | 100.00 | \$89,155 | 592 | \$150.60 |
| 1582/120765 | Bethlehem Road East Stormwater Management Programme - Low Impact Design Option - Stage 1 (replaces Pond D and G works) | Engineers estimate | \$2,060,000 | | 30.00 | 70.00 | \$1,442,000 | 592 | \$2,435.81 |
| 1661/120772 | Bethlehem West Stormwater Upgrade under State Highway 2 (was Carmichael Road Stormwater) | Engineers estimate | \$6,005,698 | | | 100.00 | \$6,005,698 | 592 | \$10,144.76 |
| 1659/120771 | Upgrade of Carmichael Road Stormwater in conjunction with Rooding, Wastewater and Water upgrades | Engineers estimate | \$872,562 | | | 100.00 | \$872,562 | 592 | \$1,473.92 |
| Subtotal | | | \$12,808,363 | | | | \$9,473,638 | | \$16,002.77 |
| Cost of Inflation | | | | | | | | | \$1,427.88 |
| Cost of Capital | | | | | | | | | \$(1,879.17) |
| Total before Council discount | | | | | | | | | \$15,551.48 |
| Less low demand or discount | | | | | | | | | \$(9,164.20) |
| Total | | | | | | | | | \$6,387.28 |
| Expected yield per hectare | | | | | | | | | 13.5 |
| \$ charge per hectare | | | | | | | | | \$86,228.25 |
| Commercial scaling factor (stormwater) | | | | | | | | | 22 |
| \$ charge per hectare for commercial development | | | | | | | | | \$140,520.11 |

West Bethlehem | Transport

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|--|---|------------|------------------|--------------------|---------|-----------|----------|-------------------------|---------|--------------------|
| | | | | Loan | Renewal | Bethlehem | Citywide | West Bethlehem | | |
| 280275 | Designation process for Roads in Bethlehem Plan Change 15 (previously Lips 922) | Complete | \$2,113 | | | | | 100.00 | 616 | \$3.43 |
| 280258 | Intersection Upgrades - Bethlehem Rd/Carmichael Rd (previously Lips 224) | Complete | \$503,881 | 20.00 | | 40.00 | | 40.00 | 616 | \$327.20 |
| 230/0 | Bethlehem SH2 Roundabout | Complete | \$3,600,592 | 25.00 | | | 24.00 | 51.00 | 616 | \$2,981.01 |
| 163/0 | Bethlehem Rd | Complete | \$842,855 | 6.00 | 25.00 | 34.50 | | 34.50 | 616 | \$472.05 |
| 2247/120748 | Bethlehem Rd reconstruction Stage 2 (approx 510m from House 109 to Marae corner). Widening kerb and channel, footpath one side, lighting. | | \$1,370,619 | | 31.00 | 34.50 | | 34.50 | 616 | \$767.64 |
| 235/120878 | Carmichael Road Reconstruction SH2 To Te Paeroa Rd (approx 400m including renewals/upgrades to existing road) | | \$2,085,460 | 33.00 | 32.00 | | | 35.00 | 616 | \$1,184.92 |
| Subtotal | | | \$8,405,520 | | | | | \$3,533,527 | | \$5,736.25 |
| Cost of Inflation | | | | | | | | | | \$312.36 |
| Cost of Capital | | | | | | | | | | \$5,350.44 |
| Total before Council discount | | | | | | | | | | \$11,399.05 |
| Less discount adopted by Council | | | | | | | | | | \$(4,798.85) |
| Total | | | | | | | | | | \$6,600.20 |
| CALCULATION OF CHARGE PER HECTARE FOR COMMERCIAL DEVELOPMENT | | | | | | | | | | |
| Expected yield per hectare | | | | | | | | | | 13.5 |
| \$ charge per hectare | | | | | | | | | | \$89,102.70 |
| Commercial scaling factor (transport) | | | | | | | | \$141 | | 35 |
| \$ charge per hectare for commercial development | | | | | | | | | | \$231,007.00 |

West Bethlehem | Reserves

| Project Id | Project description | Cost basis | Total CAPEX (\$) | Funding source (%) | | | \$ funded via catchment | Divisor | Cost per unit (\$) |
|-------------------------------|--|--------------|------------------|--------------------|-----------|----------------|-------------------------|---------|--------------------|
| | | | | Loan | Bethlehem | West Bethlehem | | | |
| 632/0 | West Bethlehem Neighbourhood Reserve Land Purchase | Complete | \$1,836,677 | 46.00 | | 54.00 | \$991,806 | 420 | \$2,361.44 |
| 280900 | Catchment B reserve development | Complete | \$103,500 | 10.00 | | 90.00 | \$93,150 | 420 | \$221.79 |
| 700/123358 | Neighbourhood Res Development - Catchment A | Non standard | \$143,721 | 10.00 | | 90.00 | \$129,349 | 420 | \$307.97 |
| Subtotal | | | \$2,083,898 | | | | \$1,214,304 | | \$2,891 |
| Cost of Inflation | | | | | | | | | \$- |
| Cost of Capital | | | | | | | | | \$3,564.21 |
| Total before Council discount | | | | | | | \$1,214,304 | | \$6,455.41 |
| Discount | | | | | | | | | |
| Total (\$ per lot) | | | | | | | | | \$6,455.41 |
| Expected yield per hectare | | | | | | | | | 13.5 |
| \$ charge per hectare | | | | | | | | | \$87,148.04 |

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