



ATTACHMENTS

**Ordinary Council meeting
Separate Attachments 1**

Thursday, 26 June 2025

Table of Contents

11.3 Development Contributions Policy 2025/26 - Adoption Report

Attachment 2 72456 Development Contributions Policy 2025-2026 - PROOF..... 4



Development Contributions Policy 2025/26



 www.tauranga.govt.nz

 info@tauranga.govt.nz

 07 577 7000

Development Contributions Policy

2025/26



Tauranga City

Contents

Introduction to development and financial contributions	6
Section 1. Definitions, fees and maps	9
This section sets out important guidelines to determine when a development contribution charge will apply and how it will be calculated. Key sections that you may find helpful are:	
Definitions	11
Citywide development contributions fees (Table 1)	15
Local development contribution fees for commercial/industrial zones (Table 2)	15
Local development contributions (Table 3)	16
Maps showing boundaries of urban growth areas	17
Summary of changes made to the policy (compared to the previous policy)	20
Expected changes to future development contribution policies	20
Section 2. Policy Application	21
This section sets out important guidelines to determine when a development contribution charge will apply and how it will be calculated. Key sections that you may find helpful are:	
Citywide development contributions (Section 2.2)	24
Local development contributions (Section 2.3)	26
Applicable charges (explains which policy/fees apply to consented developments)	31
Credits	32
Special assessments, timing of payment, deferrals, reconsiderations, objections	33
Section 3. Policy Statement	41
This section sets out background information explaining the policy objective and principles, delegations, and reasons that Tauranga City Council has elected to use development contributions. It also talks about assumptions used in the calculations of development contributions charges and other key criteria	
Policy objectives and principles	43
Developer reimbursement criteria	52
Section 4. Methodology	53
This section shows background information required by the Local Government Act about how the policy is developed. It includes cost of capital calculations, details regarding funding decisions, cost allocation methods and background assumptions.	
Section 5. Infrastructure	71
This section sets out important guidelines to determine when a development contribution charge will apply and how it will be calculated. Key sections that you may find helpful are:	
Unit rate table for water (Table 38)	78
Unit rate table for wastewater (Table 40)	82
Information regarding funding of the Southern Pipeline project	83
Unit rate tables for stormwater (Table 44)	88
Parameter cost estimates for transport (Table 46)	93
Section 6. Schedule of assets	111

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.

This page has been left intentionally blank

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 facilities. The citywide contribution payable per household unit equivalents for aged care facilities is specified in Table 1 of Section 1.

Allotment an allotment created through unit title or cross lease subdivision; and an additional allotment (created by subdivision) which is amalgamated with other new and/or existing allotment(s) / lot(s) and held in one or more Records of Title.

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

- a. the kitchen (including any open plan dining area), bathroom(s), laundry and toilet(s),
- b. one living area,
- c. entrance halls and passageways,
- d. garage,
- e. any other room smaller than 5m² (including any internal wardrobes), and
- f. where a household has any living or dining rooms that can be partitioned or closed, all such rooms except one shall be considered a bedroom.

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.

Developer means any individual, group or organisation undertaking development.

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 facility 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 facility 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 2025 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	23,804	15,031	0	0	524	5,911	45,270	52,061
	3 bedroom dwelling	18,310	11,562	0	0	403	4,547	34,823	40,047
	2 bedroom dwelling	11,902	7,516	0	0	262	2,956	22,635	26,030
	1 bedroom dwelling	9,155	5,781	0	0	202	2,273	17,412	20,023
Retirement Village	Charge per unit	9,155	5,781	0	0	40	455	15,431	17,746
Aged Care Facility	\$ per household unit equivalent	18,310	11,562	0	0	50	568	30,492	35,065
Business Activities	\$ per 100m2 Gross Floor Area	4,127	3,366	0	0	0	0	7,493	8,617
Low Demand Business	\$ per 100m2 Gross Floor Area	1,032	760	0	0	0	0	1,792	2,061
Community Organisation	\$ per 100m2 Gross Floor Area	4,643	2,932	0	0	0	0	7,574	8,710

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
		\$	\$	\$	\$	\$	\$	\$	\$
Pāpāmoa	\$ per hectare	4,873	11,501	89,588	33,467	0	0	139,428	160,343
Pyes Pā West	\$ per hectare	22,538	135,978	374,407	347,956	0	0	880,879	1,013,011
Tauranga Infill	\$ per 100 m2 of gross floor area	0	413.42	0	0	0	0	413	475
Te Papa Infill	\$ per 100 m2 of gross floor area	0	0	0	7,388	0	0	7,388	8,497
West Bethlehem	\$ per hectare	12,063	228,984	141,722	253,012	0	0	635,780	731,147

*See definition of household unit equivalent for further detail regarding charges.

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	5,783	2,779	3,700	0	0	12,911	14,848
Ōhauiti	Per lot	4,628	5,195	675	1,097	0	0	11,595	13,334
Upper Ōhauiti	Per lot	0	11,668	0	0	0	0	11,668	13,418
Pāpāmoa	Per lot	244	863	3,665	3,012	0	0	7,783	8,951
Pyes Pā	Per lot	409	3,997	1,015	1,853	0	0	7,275	8,366
Pyes Pā West	Per lot	1,186	7,157	17,018	9,942	4,916	0	40,219	46,252
Tauranga Infill	Per lot	0	3,997	0	0	0	0	3,997	4,596
Tauriko	Per hectare	20,205	117,666	42,213	182,264	0	0	362,348	416,700
Tauriko - Pond B	Per hectare	20,205	117,666	115,670	182,264	0	0	435,804	501,175
Tauriko - Pond C	Per hectare	20,205	117,666	90,268	182,264	0	0	410,403	471,963
Tauriko-Stage 4A	Per hectare	80,550	162,894	0	214,841	0	0	458,286	527,029
Tauriko - Stage 4B	Per hectare	63,265	106,154	0	732,241	0	0	901,659	1,036,908
Tauriko West	Per hectare	60,978	103,646	0	64,000	0	36,842	265,467	305,287
Te Papa Infill (South)*	Per lot	0	0	0	5,911	2,927	0	8,838	10,164
Te Papa Infill (North)*	Per lot	0	0	0	5,911	0	0	5,911	6,797
Wairakei A	Per hectare	46,225	124,262	213,327	167,862	0	0	551,675	634,426
Wairakei B	Per hectare	46,225	113,874	79,510	167,862	0	0	407,471	468,591
Wairakei C	Per hectare	46,225	173,827	360,695	167,862	0	0	748,609	860,900
Welcome Bay	Per lot	1,603	4,795	996	1,664	0	0	9,058	10,417
West Bethlehem	Per lot	635	12,052	6,442	7,229	6,455	0	32,813	37,735
West Bethlehem	Per hectare	8,571	162,699	86,966	97,590	87,145	0	442,971	509,417

*Development in Te Papa will pay the local contribution for both Te Papa catchment and for the Tauranga Infill catchment

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

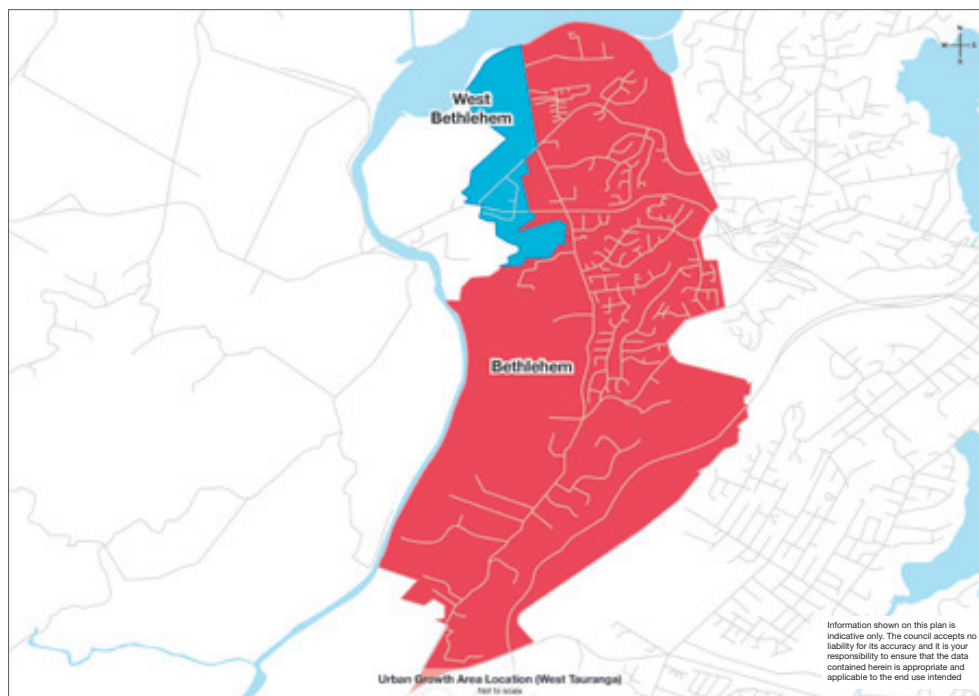


Figure 3. Boundaries of the Tauriko, Tauriko West, Pyes Pā West, Pyes Pā, Ōhauiti & Welcome Bay urban growth areas

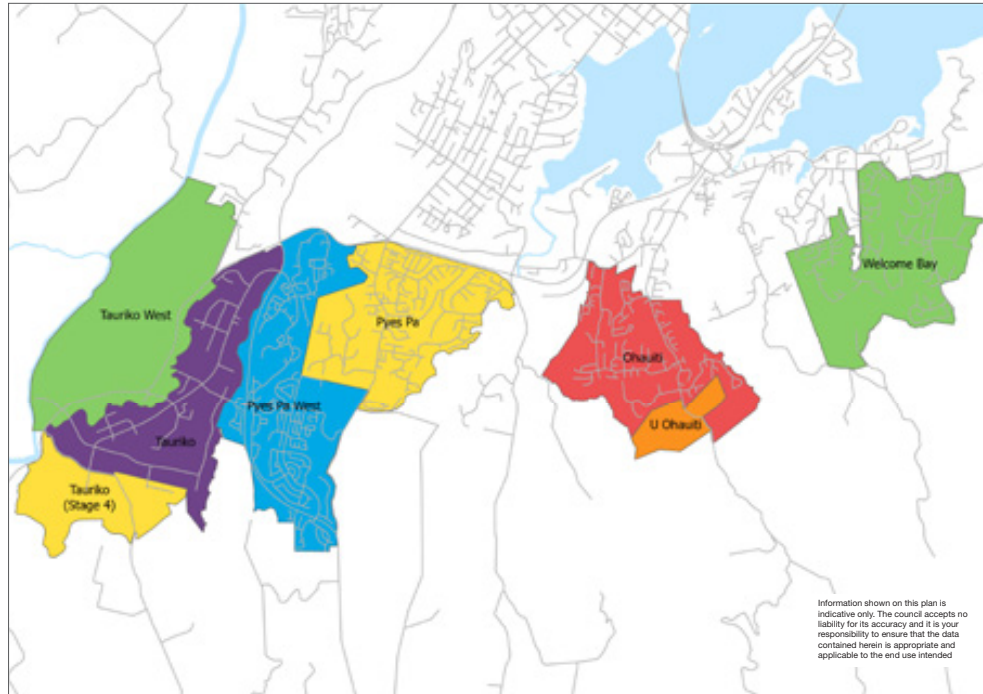


Figure 4. Boundaries of the Pāpāmoa and Wairakei Urban Growth Areas

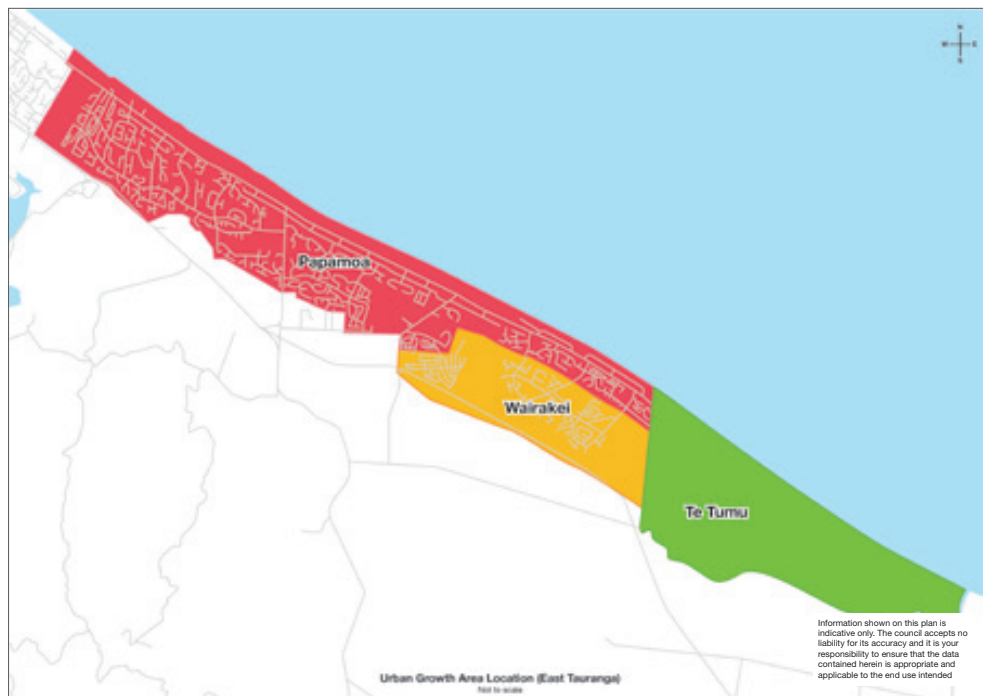
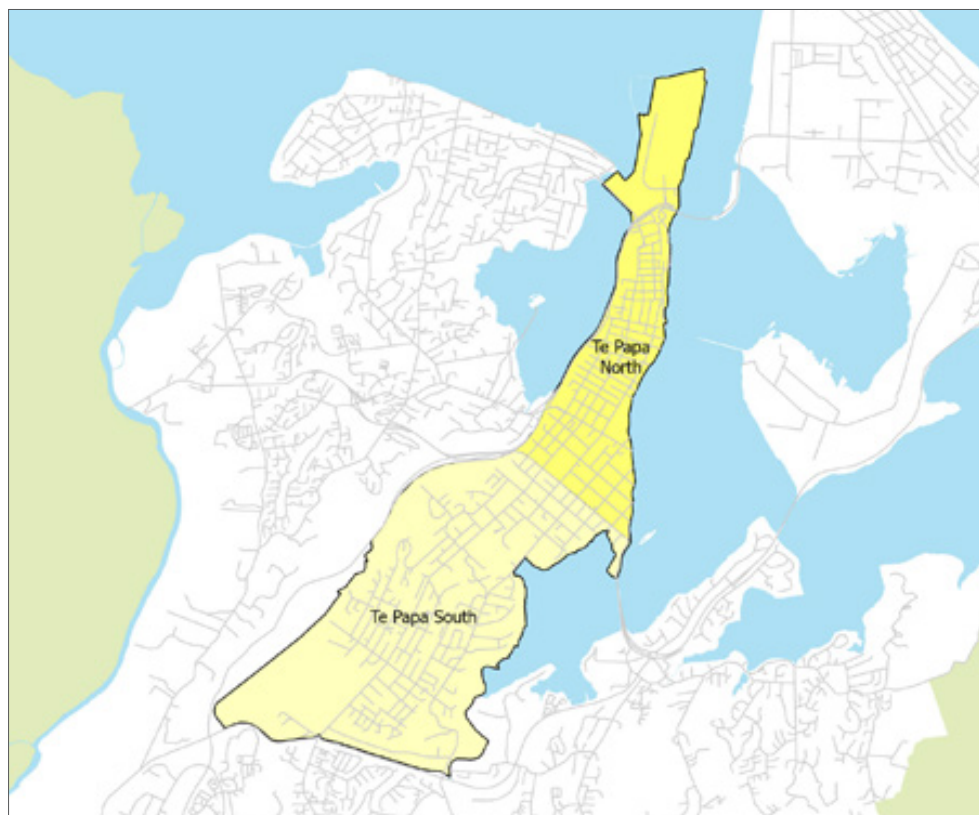


Figure 5. Te Papa Development and Financial Contributions Urban Growth Areas



Te Papa North and South Catchments are depicted above with the boundary differentiating the two located between 15th Avenue and 16th Avenue. For clarity, dwellings within 15th Avenue are within the North catchment and dwellings within 16th Avenue are within the South catchment

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 2024/25 Development Contributions Policy and this 2025/26 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.
Update to citywide development contribution	Citywide development contribution fees have been updated to (i) reflect updates to capital expenditure budgets and (ii) implement the conclusion of funding for certain wastewater and transport assets and commence charging for certain wastewater assets.
Introduction of new local development contribution catchments	Three new local development contribution catchments have been added to the Policy: Tauriko Business Estate Stage 4, Tauriko West and Upper Ōhauiti. Tauriko Business Estate Stage 4 is a new catchment to the south of the existing Tauriko Business Estate and will largely form the next stage of that development. Development contributions are being introduced to fund waters and transport assets. Tauriko West is a proposed residential development adjacent to State Highway 29. Infrastructure internal to the development is largely proposed to be funded by developers but development contributions are proposed to be collected for some community infrastructure, the Southern Pipeline and a limited amount of the internal transport and waters assets. Upper Ōhauiti is a development proposed in an area that was formerly part of the existing Ōhauiti catchment. This has now been carved out of that catchment and new development contributions have been established to fund transport and wastewater infrastructure.
Update to allotment definition	Further detail has been added to the definition of "allotment" to clarify that a new allotment is created in cases where the allotment forms part of a unit title, a subdivision or is amalgamated with another lot.
Update to bedroom definition	The definition of "bedroom" has been updated but there has been no change in intention. The definition now more clearly states that a kitchen and one living area will not be treated as a bedroom but all further living areas will be treated as bedrooms. This is to clarify that rooms which can be closed off from another living area will be treated as a bedroom for development contributions purposes even where marked as a rumpus, media room or study on plans.
Community infrastructure funding	Growth funding for community infrastructure has been updated to: <ul style="list-style-type: none"> - Remove IFF funding for the central library - Update the central library growth funding methodology to reflect the final consented design for this facility - Update the indoor courts growth funding methodology to assume the Mount Sports Centre remains in operation for the foreseeable future (thereby increasing the number of courts in the city) - Include the latest third party funding assumptions as included in TCC's Annual Plan 2025/26 - Assume Ōtūmoetai Pool will remain operational following the opening of the proposed Memorial Park Aquatics Centre

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
Legislative reform of development contributions regime in the Local Government Act 2002	The Government is currently preparing to announce a reform of the development contributions regime. The scale of this reform is not yet known. That said, it is anticipated that the reform will require significant staff time to review and implement in this Policy. This will be the primary change to this Policy, likely in the 2026/27 year.
Impact of water reform	The Government is in the process of reforming legislation relating to the provision and funding of waters infrastructure. This is likely to impact the Development Contributions Policy from 26/27 onwards. The nature of the impact is as yet unknown as the changes are likely to mirror development contributions reforms discussed above.
Growth assumptions	TCC's population and household growth assumptions are regularly revised with the next major update expected to be concluded in December 2025. These forecasts – and their flow on impacts for funding periods – will be incorporated into the next Policy.
Future funding assumptions for indoor courts	TCC currently funds the growth share of indoor courts as part of its citywide development contribution. This is expected to continue. However, the future location of the Memorial Park Aquatics Centre is a key determinant in whether the Queen Elizabeth Youth Centre will continue to be operated. If it is, this will impact whether growth funding continues to be collected for the BayPark Arena Extension or is replaced with funding for the new Cameron Road facility.

Section 2

Policy Application

Section 2

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 facility, 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.
 - iii. Where the dwelling was consented prior to 1 July 2010 no further Citywide Development contribution will be charged.
 - iv. Any dwelling consented prior to 1 July 2024 will be charged up to a maximum of a three bedroom charge on the basis that there was no four bedroom / Large dwelling charge operative prior to 1 July 2024.

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	30%

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.
 - o. Local Development Contributions for the Te Papa Reserves are not payable for development occurring within the Te Papa South sub catchment, whereby the boundary between Te Papa North and South is located between 15th and 16th Avenue. Refer to the map in Figure 5 Development and Financial Contributions Urban Growth Areas.
 - p. Local development contributions for the stormwater activity fund capital expenditure associated with the provision of stormwater infrastructure required as a result of cumulative developments in larger rainfall events and not stormwater costs incurred by developers onsite associated with runoff from individual developments in smaller rainfall events. The capital projects are designed to maintain water quality, avoid erosion and minimize flooding risks for the catchment as a whole, including transport corridors. This includes communal stormwater devices and overland flowpaths designed to cope with larger flows up to 1 in 100 year event. The requirement to undertake works to manage onsite stormwater does not negate the need to contribute towards the stormwater infrastructure for the wider catchment.
- 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, Ōhauiti, 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 facility 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 facility 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

- I. 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. To address the statutory exemption of the Crown from the provisions of the Local Government Act 2002, and so the Development Contributions system, by taking financial contributions for subdivision, land use and development undertaken by the Crown;
 - b. To enable the ongoing collection of and potential review of existing consent conditions that require a financial contribution;
 - c. To take contributions for local neighbourhood reserves and community infrastructure in existing urban growth areas and infill areas to mitigate the effects of greater population density resulting from subdivision, land use and development;
 - d. Special circumstances to mitigate the effects of the removal of a protected tree, landscape planting on industrial road frontages and parking impact fees to offset the physical provision of parking in the City Centre.

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:
- 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
 - The allotment(s) in question will not generate additional demand for Council provided infrastructure after the initial subdivision is completed, and
 - 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
 - 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 Council will consider applications to defer the timing of payment of development contributions in respect of subdivision resource consent:
- All applications to defer payment must be made in writing to the development contributions team at developmentcontributions@tauranga.govt.nz.
 - application 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, not limited to:
 - 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,
 - 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,
 - 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 applicant
 - Approval to defer may be subject to parties entering into a deferral agreement which outlines the conditions of such an approval

- g. 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,
- h. Interest is payable on the amount of the development contribution being deferred over the period of deferral at the Local Government Agency 2 year fixed rate for non-guarantors plus a 1% margin. Council will provide information about the most recent LGFA upon request.
- i. 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,
- j. In any circumstances where Council does not approve a deferral, or the parties do not agree to enter into the deferral agreement, development contributions must be paid prior to the issue of the s224c.

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 Agency 2 year fixed rate for non-guarantors plus a 1% margin. Council will provide the most recent LGFA rates 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 Māori Act 1993 to promote the retention of Māori 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 Māori 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:
- a. Development contributions are fair because they allocate growth costs to the section of the community that creates the need for Council to incur that expenditure, i.e. developers, new residents and new business activities,
 - b. Development contributions allocate costs to those in the community who benefit most from the new assets or assets of additional capacity that are funded out of development contributions. They are based on the level of service that the Council has determined through the Long-term Plan. Some costs of growth are however still allocated to existing ratepayers (rather than the development community through development contributions); in recognition of the benefits they receive from these new or additional assets,
 - c. Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth,
 - d. Growth costs can be apportioned over time (a planning period or project life), so that members of the growth community pay for the capacity they use in the services network,
 - e. Development contributions, as a dedicated funding source, offer secure and transparent funding toward the infrastructure needed to accommodate growth. This is weighed up against the sustainable level of rates, financial contributions and other funding sources to support the sustainable development of the city.
- 3.9.13 Overall, it is considered fair and reasonable, and that the social, economic, environmental and cultural well-being of the community is best advanced through using development contributions to fund most of the costs of growth-related capital expenditure for activities covered by the Policy.

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.

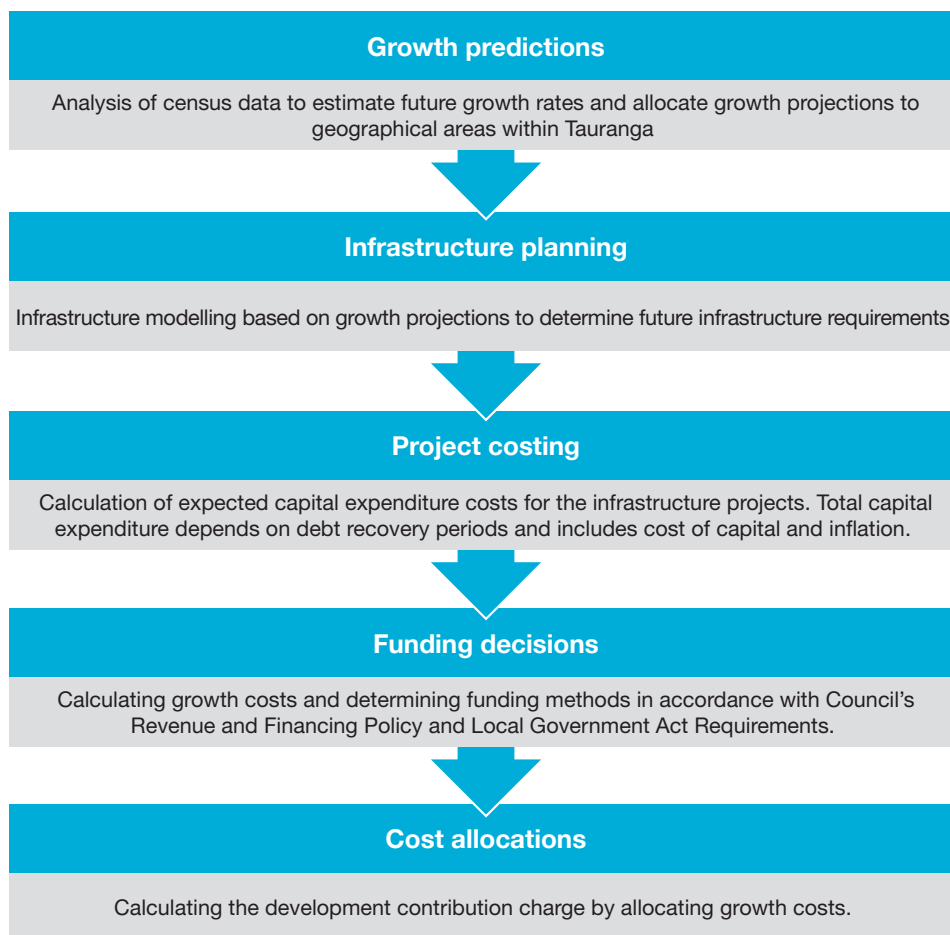
Section 4

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		2001	2006	2007	2012	2017	2022
Total Population	People	93,500	106,900	109,100	115,688	136,600	148,764
Dwellings	HUE	39,566	45,388	46,084	49,563	54,909	59,748
Year		2015	2016	2017	2018	2019	2020
Total Population	People	128,200	132,400	136,600	140,800	143,625	146,103
Dwellings	HUE	52,584	53,747	54,909	56,072	57,376	58,520
Year		2021	2022	2023	2024	2025	2026
Total Population	People	147,433	148,764	161,206	163,038	164,549	166,381
Dwellings	HUE	59,134	59,748	62,624	63,520	64,259	65,154
Year		2027	2028	2029	2030	2031	2032
Total Population	People	168,442	170,618	172,689	174,978	177,376	179,818
Dwellings	HUE	66,192	67,286	68,391	69,609	70,800	71,943
Year		2033	2034	2035	2036	2037	2038
Total Population	People	182,434	184,504	186,455	188,406	190,357	192,189
Dwellings	HUE	73,092	74,132	75,408	76,684	77,961	79,473
Year		2039	2040	2041	2042	2043	2044
Total Population	People	193,809	195,429	197,048	198,668	200,288	201,828
Dwellings	HUE	80,366	81,259	82,151	83,044	83,937	84,669
Year		2045	2046	2047	2048	2049	2050
Total Population	People	203,368	204,909	206,449	207,989	209,163	210,337
Dwellings	HUE	85,401	86,132	86,864	87,596	88,327	89,058
Year		2051	2052	2053	2054	2055	2056
Total Population	People	211,511	212,684	213,858	215,032	216,194	217,356
Dwellings	HUE	89,789	90,520	91,251	91,980	92,708	93,437
Year		2057	2058	2059	2060	2061	2062
Total Population	People	218,517	219,679	220,826	221,973	223,120	224,267
Dwellings	HUE	94,165	94,894	95,556	96,218	96,880	97,542
Year		2063	2064	2065	2066	2067	2068
Total Population	People	225,414	226,476	227,538	228,600	229,662	230,724
Dwellings	HUE	98,204	98,799	99,394	99,989	100,584	101,179

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	

These population projections will be updated in the next DC Policy once new SmartGrowth projections are approved.

Continued on next page

Table 18: Population and household growth - Tauranga City

Year		2001-2007	2001-2012	2001-2013	2001-2014	2001-2015	2001-2016	2001-2017
Population Growth	People	15,600	22,188	26,300	30,500	34,700	38,900	43,100
Household Growth	HUE	6,518	9,997	10,693	11,856	13,018	14,181	15,343
Year		2001-2018	2001-2019	2001-2020	2001-2021	2001-2022	2001-2023	2001-2024
Population Growth	People	47,300	50,125	52,603	53,933	55,264	67,706	69,538
Household Growth	HUE	16,506	17,810	18,954	19,568	20,182	23,058	23,954
Year		2001-2025	2001-2026	2001-2027	2001-2028	2001-2029	2001-2030	2001-2031
Population Growth	People	71,049	72,881	74,942	77,118	79,189	81,478	83,876
Household Growth	HUE	24,693	25,588	26,626	27,720	28,825	30,043	31,234
Year		2001-2032	2001-2033	2001-2034	2001-2035	2001-2036	2001-2037	2001-2038
Population Growth	People	86,318	88,934	91,004	92,955	94,906	96,857	98,689
Household Growth	HUE	32,377	33,526	34,566	35,842	37,118	38,395	39,907
Year		2001-2039	2001-2040	2001-2041	2001-2042	2001-2043	2001-2044	2001-2045
Population Growth	People	100,309	101,929	103,548	105,168	106,788	108,328	109,868
Household Growth	HUE	40,800	41,693	42,585	43,478	44,371	45,103	45,835
Year		2001-2046	2001-2047	2001-2048	2001-2049	2001-2050	2001-2051	2001-2052
Population Growth	People	111,409	112,949	114,489	115,663	116,837	118,011	119,184
Household Growth	HUE	46,566	47,298	48,030	48,761	49,492	50,223	50,954
Year		2001-2053	2001-2054	2001-2055	2001-2056	2001-2057	2001-2058	2001-2059
Population Growth	People	120,358	121,532	122,694	123,856	125,017	126,179	127,326
Household Growth	HUE	51,685	52,414	53,142	53,871	54,599	55,328	55,990
Year		2001-2060	2001-2061	2001-2062	2001-2063			
Population Growth	People	128,473	129,620	130,767	131,914			
Household Growth	HUE	56,652	57,314	57,976	58,638			

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 at 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	\$564,968.41	\$449,264.84	\$738,878.31	\$3,997
Charge if interest costs post Long-term Plan included	\$562,271.66	\$407,470.91	\$728,948.70	\$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
24/25 to 26/27	\$564,968.41	\$449,264.84	\$738,878.31	\$3,997
27/28 to 29/30	\$564,968.41	\$449,264.84	\$738,878.31	\$3,997
30/31 to 32/33	\$564,968.41	\$449,264.84	\$738,878.31	\$4,284
33/34 to 35/36	\$564,968.41	\$449,264.84	\$738,878.31	\$4,522
36/37 to 38/39	\$564,968.41	\$449,264.84	\$738,878.31	\$4,688
39/40 to 41/42	\$564,968.41	\$449,264.84	\$738,878.31	\$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	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	31,530	74,856	65,629	68,195	64,243	72,467	84,213	106,097	95,751	92,128
Capital Expenditure (Other Sources)	3,716	6,531	2,977	2,815	2,239	1,433	1,386	1,139	1,165	-
Capital Expenditure (Renewals)	12,583	22,031	20,694	18,924	21,029	23,685	20,555	21,220	22,808	20,257
Capital Expenditure (BIF)	1,136	4,634	4,153	3,467	-	2,269	6,279	35,446	42,453	18,880
Capital Expenditure (Infill)	723	3,549	1,999	1,745	1,028	-	-	-	-	-
Capital Expenditure (SIF)	1,751	2,794	1,117	693	324	128	-	-	-	12,938
Capital Expenditure (Loans)	11,621	35,317	34,689	40,552	39,624	44,952	55,993	48,292	29,325	40,053
Funded (BIF)	3.60%	6.19%	6.33%	5.08%	0.00%	3.13%	7.46%	33.41%	44.34%	20.49%
Funded (Infill)	2.29%	4.74%	3.05%	2.56%	1.60%	0.00%	0.00%	0.00%	0.00%	0.00%
Funded (SIF)	5.55%	3.73%	1.70%	1.02%	0.50%	0.18%	0.00%	0.00%	0.00%	14.04%

Table 22: Capital expenditure - Wastewater

Budget Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	67,937	89,017	94,336	69,284	62,766	65,829	83,520	141,960	157,784	132,991
Capital Expenditure (Other Sources)	3,934	4,962	1,897	1,939	1,902	1,874	1,812	1,490	1,524	-
Capital Expenditure (Renewals)	22,614	40,469	28,324	28,366	23,112	22,492	24,669	27,542	25,350	30,892
Capital Expenditure (BIF)	18,859	10,090	34,402	19,102	19,443	21,426	25,092	49,063	56,014	19,420
Capital Expenditure (Infill)	830	1,530	5,203	2,095	3,322	3,464	50	330	802	992
Capital Expenditure (SIF)	14,615	27,721	19,629	8,798	-	557	720	22,402	28,233	23,532
Capital Expenditure (Loans)	7,086	4,245	4,880	8,984	14,987	16,017	31,177	41,133	45,861	58,155
Funded (BIF)	27.76%	11.33%	36.47%	27.57%	30.98%	32.55%	30.04%	34.56%	35.50%	14.60%
Funded (Infill)	1.22%	1.72%	5.52%	3.02%	5.29%	5.26%	0.06%	0.23%	0.51%	0.75%
Funded (SIF)	21.51%	31.14%	20.81%	12.70%	0.00%	0.85%	0.86%	15.78%	17.89%	17.69%

Table 23: Capital expenditure - Stormwater

Budget Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	15,992	28,410	31,833	56,226	61,011	59,604	75,123	98,804	101,690	112,911
Capital Expenditure (Other Sources)	5,433	5,909	5,788	6,905	6,950	6,997	6,986	9,455	5,550	2,875
Capital Expenditure (Renewals)	1,154	1,386	2,287	2,583	2,911	3,111	3,382	4,902	5,312	3,617
Capital Expenditure (BIF)	55	492	58	602	622	639	638	654	672	703
Capital Expenditure (Infill)	423	463	414	23	72	74	178	880	3,420	6,857
Capital Expenditure (SIF)	5,289	10,591	7,219	17,310	16,010	16,462	16,902	33,681	19,433	21,601
Capital Expenditure (Loans)	3,639	9,569	16,066	28,803	34,446	32,320	47,037	49,233	67,302	77,258
Funded (BIF)	0.34%	1.73%	0.18%	1.07%	1.02%	1.07%	0.85%	0.66%	0.66%	0.62%
Funded (Infill)	2.64%	1.63%	1.30%	0.04%	0.12%	0.12%	0.24%	0.89%	3.36%	6.07%
Funded (SIF)	33.07%	37.28%	22.68%	30.79%	26.24%	27.62%	22.50%	34.09%	19.11%	19.13%

Table 24: Capital expenditure - Transportation

Budget Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	130,946	171,940	143,576	225,321	139,509	136,302	166,589	114,708	136,067	256,144
Capital Expenditure (Other Sources)	61,294	85,875	139,646	132,012	80,688	66,215	57,951	31,918	36,294	93,463
Capital Expenditure (Renewals)	10,171	11,689	13,521	17,926	18,781	17,549	20,538	21,258	21,941	13,889
Capital Expenditure (BIF)	-	-	-	-	-	498	142	144	147	168
Capital Expenditure (SIF)	35,890	12,549	2,697	4,631	6,689	13,017	16,435	201	1,942	9,260
Capital Expenditure (Loans)	23,590	61,827	(12,288)	70,752	33,352	39,023	71,523	61,187	75,743	139,364
Funded (BIF)	0.00%	0.00%	0.00%	0.00%	0.00%	0.37%	0.09%	0.13%	0.11%	0.07%
Funded (SIF)	27.41%	7.30%	1.88%	2.06%	4.79%	9.55%	9.87%	0.18%	1.43%	3.61%

Table 25: Capital expenditure - Libraries and Community Hubs

Budget Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	42,785	5,885	1,624	1,839	1,571	1,635	1,785	1,536	1,859	1,543
Capital Expenditure (Other Sources)	2,440	747	-	-	-	-	-	-	-	-
Capital Expenditure (Renewals)	2,482	1,743	1,534	1,747	1,477	1,545	1,694	1,443	1,764	1,536
Capital Expenditure (BIF)	6,114	636	-	-	-	-	-	-	-	-
Capital Expenditure (Loans)	31,749	2,760	90	92	94	90	91	92	95	6
Funded (BIF)	14.29%	10.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Table 26: Capital expenditure – Spaces & Places

Budget Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)	(\$000's)
Total Capital Expenditure	65,899	117,911	108,176	107,829	65,794	61,036	55,168	48,877	57,467	52,852
Capital Expenditure (Other Sources)	3,166	14,633	9,607	4,870	1,992	1,212	1,173	964	986	-
Capital Expenditure (Renewals)	4,418	16,302	12,218	23,427	11,068	6,505	5,745	7,215	10,646	10,281
Capital Expenditure (BIF)	1,233	3,785	3,113	7,165	2,608	5,587	4,033	4,098	3,828	-
Capital Expenditure (SIF)	1,032	894	4,106	1,971	2,947	2,791	5,818	1,955	4,481	4,864
Capital Expenditure (Loans)	56,050	82,297	79,131	70,395	47,179	44,941	38,399	34,645	37,526	37,707
Funded (BIF)	1.87%	3.21%	2.88%	6.65%	3.96%	9.15%	7.31%	8.38%	6.66%	0.00%
Funded (SIF)	1.57%	0.76%	3.80%	1.83%	4.48%	4.57%	10.55%	4.00%	7.80%	9.20%

Development Contributions Funding

Funded Capital Expenditure (BIF)	27,396	19,635	41,727	30,336	22,673	30,420	36,184	89,406	103,114	39,172
Funded Capital Expenditure (Infill)	1,976	5,543	7,616	3,863	4,423	3,538	227	1,210	4,222	7,850
Funded Capital Expenditure (SIF)	58,576	54,549	34,788	33,403	25,970	32,954	39,875	58,239	54,089	72,194
	87,948	79,728	84,112	67,602	53,065	66,912	76,286	148,854	161,425	119,216

- 4.4.6 The funding allocations have been decided following consideration of factors outlined in Tauranga City Councils Revenue and Financing policy and those as required by the Local Government Act 2002 including the matters set out under [section 101\(3\)](#);
- a. the community outcomes to which the activity primarily contributes, and
 - b. the distribution of benefits between the community, any identifiable part of the community, and individuals, and
 - c. the period in or over which those benefits are expected to occur, and
 - d. the extent to which the actions or inaction of individuals or a group contribute to the need to undertake the activity, and
 - e. the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities, and
 - f. the overall impact of any allocation of liability for revenue needs on the community.
- 4.4.7 An overview of considerations regarding each of these aspects is contained in Section 3. Specific considerations in relation to each activity for which development contributions are collected are set out within Section 5.
- 4.4.8 As part of the Council's funding considerations steps are taken to ensure that at a geographic level the groups that contribute to the need for the service contribute towards the cost. For this purpose, Council has identified 13 geographic catchments within the city. These catchments are:
- a. Citywide
 - b. Bethlehem
 - c. Mount Maunganui Infill
 - d. Ōhauiti
 - e. Pāpāmoa
 - f. Pyes Pā
 - g. Pyes Pā West
 - h. Tauranga Infill
 - i. Tauriko
 - j. Tauriko (Stage 4)
 - k. Tauriko West
 - l. Te Papa Infill
 - m. Wairakei
 - n. Upper Ōhauiti
 - o. Welcome Bay
 - p. 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: 391,436m ² / 100 x 0.06 = 235 Community organisations: 78,584m 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	2001-2007	2001-2012	2001-2013	2001-2014	2001-2015	2001-2016	2001-2017
Water	7,750	11,750	12,771	14,265	15,759	17,254	18,748
Wastewater	8,082	12,222	13,331	14,914	16,498	18,082	19,666
Transport	13,753	20,287	22,890	26,001	29,111	32,221	35,332
Year	2001-2018	2001-2019	2001-2020	2001-2021	2001-2022	2001-2023	2001-2024
Water	20,243	21,770	23,110	23,829	24,548	28,407	29,447
Wastewater	21,250	22,837	24,229	24,977	25,724	29,848	30,928
Transport	38,442	41,057	43,350	44,581	45,812	54,458	56,204
Year	2001-2025	2001-2026	2001-2027	2001-2028	2001-2029	2001-2030	2001-2031
Water	30,306	31,346	32,546	33,812	35,081	36,480	37,860
Wastewater	31,818	32,897	34,142	35,454	36,767	38,214	39,646
Transport	57,643	59,388	61,382	63,485	65,551	67,830	70,133
Year	2001-2032	2001-2033	2001-2034	2001-2035	2001-2036	2001-2037	2001-2038
Water	39,196	40,552	41,755	43,186	44,616	46,046	47,703
Wastewater	41,034	42,445	43,692	45,164	46,636	48,108	49,804
Transport	72,409	74,771	76,771	78,952	81,133	83,314	85,676
Year	2001-2039	2001-2040	2001-2041	2001-2042	2001-2043	2001-2044	2001-2045
Water	48,724	49,745	50,766	51,786	52,807	53,661	54,514
Wastewater	50,859	51,915	52,970	54,025	55,080	55,967	56,853
Transport	87,320	88,964	90,608	92,252	93,896	95,342	96,788
Year	2001-2046	2001-2047	2001-2048	2001-2049	2001-2050	2001-2051	2001-2052
Water	55,368	56,221	57,075	57,898	58,722	59,546	60,369
Wastewater	57,739	58,625	59,512	60,360	61,209	62,058	62,907
Transport	98,234	99,681	101,127	102,402	103,677	104,953	106,228
Year	2001-2053	2001-2054	2001-2055	2001-2056	2001-2057	2001-2058	2001-2059
Water	61,193	62,015	62,835	63,655	64,476	65,296	66,049
Wastewater	63,755	64,602	65,447	66,292	67,137	67,982	68,759
Transport	107,504	108,777	110,044	111,311	112,579	113,846	115,040
Year	2001-2060	2001-2061	2001-2062	2001-2063			
Water	66,801	67,554	68,306	69,059			
Wastewater	69,536	70,313	71,090	71,867			
Transport	116,234	117,428	118,622	119,816			

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
Ōhauiti	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
Tauriko West	Not applicable, development contributions are assessed on a site area basis
Upper Ōhauiti	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
Ōhauiti	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 2014 - 2024, TCC projects that:

- a. 14.28% of all dwellings consented each year will be one-bedroom dwellings,
 - b. 17.22% of dwellings projected to be two-bedroom dwellings,
 - c. 44.91% of dwellings projected to be three bedroom dwellings,
 - d. 23.58% 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	✓	✓			✓	✓
Bethlehem	✓	✓	✓	✓		✓
Ōhauiti	✓	✓	✓	✓		
Pāpāmoa	✓	✓	✓	✓		
Pyes Pā	✓	✓	✓	✓		
Pyes Pā West	✓	✓	✓	✓		✓
Tauranga Infill	✓	✓				✓
Tauriko	✓	✓	✓	✓		
Tauriko West						
Wairakei	✓	✓	✓	✓		
Welcome Bay	✓	✓	✓	✓		
West Bethlehem	✓	✓	✓	✓		✓

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

Overview

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

The city's water supply comes from three sources, the Waiorohi, Tautau and Waiāri Streams. Joyce Road water treatment plant treats water supplied from the Tautau Stream, while Oropi treatment plant looks after water from the Waiorohi Stream. Joyce Road can process up to 33 million litres per day and Oropi up to 30 million liters per day.

The new processing plant along the Waiāri stream was commissioned in December 2022. The plant uses water from the pristine Waiāri stream and has the capacity to supply drinking water up to 35,000 households. The plant will mainly service the Pāpāmoa coastal strip and provide a backup for Western Bay of Plenty Districts Te Puke water supply in the future.

On average Tauranga uses 44 million litres of water per day. In summer this can rise up to 58 million litres per day.

The current resource consents that allow Council to take water from the Waiorohi and Tautau streams and treat it for use will expire in 2026 and needs to be reconsented. The consent to take water from the third stream, Waiāri, expires in 2044.

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. In general, the infrastructure associated with the Oropi and Joyce Road treatment plants has been funded from 2001. Infrastructure associated with the Wairari Water Treatment Plant is being funded over roughly 30,000 households starting from the 2022 financial year..

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 Ōhauiti 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	Waiāri 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.

Council's Level of Service for the treatment of wastewater is that all wastewater discharged into the ocean meets the ongoing resource consent conditions. Where this level of service is already being met then new projects that increase in capacity of wastewater treatment are of minimal benefit to the existing population and projects will be largely funded via development contributions. Funding from the existing community is required where individual projects are partially required in order to catch up to the meet the Level of Service targets. This catch-up is funded from rates.

Period in or over which benefits occur

The period in which the benefits occur is generally assumed to mirror the expected capacity life of the asset, or group of assets. This is because new growth is able to occur as long as there is capacity in the wastewater network. The capacity life is based on the expected number of households able to be serviced by an infrastructure asset given assumptions related to wastewater flows. The benefits period is then determined by looking at the cities growth projections and calculating when the asset (or group of assets) are likely to reach capacity.

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]

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 (funding period) is based on the expected capacity life for the group of assets being funded. For example, projects being funded over the 2019-2044 period will collectively enable growth development over approximately 33,000 additional houses and so are funded over that capacity life.

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 39: 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 40: 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 41: 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 Ōmokoroa (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, Ōhauiti, 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 42: 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 43: 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 40 (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 44: 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 (> 1Kmm, Avg 600mm dia)	611
Rate 2 (500m - 1Kmm, 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 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. Note, TCC completed transport project funding through the citywide development contribution in 2024/25. This charge will be reviewed in advance of the 2026/27 policy.

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 45: 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 46: 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 47: 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 48: 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 49: 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 of 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.

Use of development contributions collected

Development contributions for community infrastructure projects are based on the best information available at the time the Policy is adopted, including levels of service and the cost, timing, location and specifications of projects. Community infrastructure projects can change over time meaning the specific project or projects that contributions are used to fund may differ from the specific project or projects that were in the Policy at the time the development contribution was required. However, the specific projects in the Policy at the time the DC was required or projects substituted post the payment will all be contributing to achieving the level of service for community infrastructure. This reflects the citywide network approach to delivering community infrastructure outcomes.

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 estimated to be 161,206 people. The required amount of indoor pool space to meet the level of service target is over 3,582m².

In 2023, when TCC started collecting development contributions towards the aquatic network, TCC had approximately 2,681m² of indoor pool space. No outdoor pool space was included in the benchmark assessment. Mount Maunganui pool was also excluded on the basis this was assessed as primarily benefitting non-resident customers.

In 2023 the estimated shortfall in the Level of Service (LOS) was 901m².

The total aquatics network is summarised in the table below.

Table 50: Aquatic visits per head of population or catchment population

	POP.	WATER SIZE	VISITS	VISITS/POP.	POP./M2	VISITS/M2
All Tauranga pools	134,600	3,966	740,000	5.5	33.9	186.6
Indoor pools	134,600	2,681	419,787	3.1	50.2	156.6
Baywave	29,663	1,353	278,402	9.4	21.9	205.8
Greerton	20,475	728	90,213	4.4	28.1	123.9
Memorial	28,993	759	28,705	1.0	38.1	37.8
Otūmoetai	18,398	600	51,172	2.8	30.7	85.3
Mount Maunganui	77,511	526	292,576	3.8	147.4	556.2

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 1732m² of indoor pool space (over and above what exists currently across the city).

901m² (or 52%) of the new pool space is required to bring the existing level of service up to meet the needs of the existing population. The remaining 831m² will ensure the pool space provides for future development. The majority of this development is likely to come from within the city however the development contribution share is reduced by 5% to reflect that some demand may come from users from outside of the city.

The project will therefore be funded 42.9% via development contribution.

These funding assumptions were updated June 2025 following a decision by the Council to retain the Ōtūmoetai Pool within its network.

Summary:

- Level of service funding: 52%
- Development contribution funding: 43%
- Non-development related growth funding: 5%

Funding period

The project will be funded over the period 2023-2029. 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 51: Memorial Aquatic Facilities

Funding calculation for Memorial Aquatic Facilities		
Existing citywide indoor pool provisions	m ²	2,681
Proposed additional facilities at Memorial Aquatic centre	m ²	1,732
Adopted level of service benchmark for indoor pools	people per m ²	45
Year start collecting DC's	-	2023
Population at start year	persons	161,206
Households at start year	HUE's	62,624
Pool space required to meet LOS target	m ²	3,582
Shortfall in current LOS (measured in m2)	m ²	901
Max population provided for by 2023 indoor pool network	persons	120,645
Total population served by development	persons	77,940
Shortfall in service (at start of DC funding period)	persons	40,561
Beneficiaries - growth community	persons	37,379
Proportion of development related to LOS catch up	%	52.04%
Portion of development related to growth	%	47.96%
Non property development related growth adjustment (5%)	%	42.96%
Population when new facilities (current + new) will exceed LOS benchmark	persons	198,585
Expected capacity life end based on growth projections	years	2041
Expected number of households when capacity reached	HUES	82,151
Funding recovery period/useful life	years	18
Additional households expected over funding period	HUES	19,527
Adjusted DC/LOS split to reflect other funding sources	%	\$
Total construction cost (as at 2024)		121,804,920
Less: cost of non aquatic/commercial development	16%	20,000,000
Estimated external/third party funding	15%	14,100,000
Less cost of renewals	39%	47,000,000

Funding calculation for Memorial Aquatic Facilities		
Remaining costs to be funded via level of service/growth funding		40,704,920
Level of service shortfall (from existing community)	57.0%	23,218,621
Growth funding	43.0%	17,486,299
Development contribution funding as a percentage of full project cost		14.4%

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 11 courts providing a level of service in 2023 of 14,655 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). There are proposed to be 4 courts at the new Cameron Road facility, 6 existing courts at BayPark and one court at the Mount Sports Hall.

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 143,000. This means that the existing network has a shortfall of roughly 18,206 people. The 6 additional courts will provide a service benefit for 78,000 people. Of this, 59,794 will be beneficiaries from the future growth community.

23% of the benefit for the new courts are for existing residents in the form of increased service. 77% 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. Further, existing residents will benefit from greater provision of services while the city grows. To recognise this, a minimum non-development funded contribution of 25% has been set.

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 provide for growth until 2059 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 52: Memorial Indoor Courts

Funding calculation for Memorial Indoor Courts		
Existing citywide indoor court provisions	Courts	11
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	143,000
Total population served by development (based on benchmark LOS)	Persons	78,000
Shortfall in service (at start of DC funding period)	Persons	18,206
Beneficiaries - growth community	Persons	59,794
Catch-up portion to meet level of service requirements		23%
Proportion to provide for growth		77%
Non-development contribution funded portion		25%
Development contribution funding		75%
Adjusted DC/LOS split to reflect other funding sources		
Total construction cost (as at March 2024)		\$22,570,410
Non-development contribution funded costs	45%	\$5,642,605
Development contribution funded costs	55%	\$16,927,814
Non-development contribution funded portion as percentage of total cost		25%
Development contribution funding as a proportion of total costs		75%

Libraries network - methodology and calculations

Planned library projects

The Long-term Plan includes provision for three new library facilities across the city:

- A new library facility is currently being constructed on Willow Street. This library will replace the previous city centre library which was demolished.
- A second new library is proposed in the eastern corridor of the city
- A third library is proposed in the western growth areas of the city

There is a temporary City Centre Library located between Devonport and Grey Streets in Tauranga. For the purposes of this Development Contributions Policy the floor area and costs of this library facility have not been considered as the use is temporary during the construction of the new City Centre library and will not contribute towards long term library space to provide for the City.

As set out in the general assumptions and methodology section, development contributions only fund one new library facility at a time. The first project being constructed is the central library and the funding calculation details for that project are set out below. Future planned libraries will be introduced into the development contributions policy based on the funding period for the first library and the expected construction dates for future libraries.

Tauranga Central Library and Community Hub Growth funding calculations

Council can use development contributions to fund the “growth related capital expenditure” related to the library facility. Expenditure that is not growth funded is:

- Renewal costs: The expected costs to replace the previous library facility when one has been removed
- Level of service costs: the expected costs associated with increasing the library services to meet the needs of the existing population. Level of service funding is only required if the cities current facilities (at the time that DC funding starts) do not provide
- Capital expenditure for non-library related development: capital expenditure that relates to growth outside of Tauranga
- External funding: If Council is expecting any external funding this may reduce the amount of development contribution funding required. External funding assumptions will be updated on annual basis based on the best information available at the time

The table below shows the funding apportionment calculation methodology for the central library and community hub:

Table 53: Funding Calculation for Central Library

Step 1: Measure shortfall in existing network		Notes
Level of service guide for libraries	24.39 people per m ²	Refer note 1 below
Year started collecting DCs for libraries	2023	
Citywide library network at start year	5,150 m ²	Refer note 2 below
Max population provided for by 2023 libraries (benchmark x population)	125,610 people	Benchmark x population
Population at start year (2023)	161,206	
Benchmark library network for 2023 population	6609.5 m ²	Current network x benchmark
Shortfall in library network start (2023)	35,596 people or 1459 m ²	Ideal – current
Step 2: Calculate beneficiaries for new provisions		Notes
Proposed total size of new library	4779 m ²	Refer note 3 below
Removed library space	2400 m ²	
Additional m ² of library	2,379 m ²	
Total population served by library expansion	58,024 people	Additional floor area x benchmark
Beneficiaries – existing community	35,596 people 61%	Shortfall in service / additional floor area (1,459 / 2,379) x 100
Beneficiaries – growth community	22,428 people 39%	Floor area above level of service / additional floor area (920 / 2,379) x 100
Non development related growth	2901 people 5%	Refer note 4 below
Development contribution funded proportion	19,728 people 34%	Growth share less 5%
Step 3: Calculate benefits/ funding period		Explanatory note reference below
Calendar year when facilities expected to reach capacity	2033	Based on TCC adopted growth projections in 2025
Funding recovery period	10 years (2023-2033)	5
Expected number of households when capacity reached	73,092 HUES	
No. households in city when funding started (2023)	62,624 HUES	
Additional households expected over funding period	10,468 HUES	
Step 4: Calculate DC funding as proportion of total capex		Explanatory note reference below
Total construction cost (as at 26 03 2024)	96,394,891	
Less estimated external (third party) funding	3,500,000	
Less estimated renewal cost	48,409,236	6
Costs after external funding and renewal costs	\$ 44,485,655	
Development contribution funded share (34%)	\$14,970,741	
Development contribution share as proportion of total capex (\$14.9 m / \$96.4M)	16%	

Explanatory notes

1 Level of service

TCC's intention for the library network, as guided by the CFIP and Infrastructure Strategy, is to provide 1m² of library space per 24 people in the city. Alternatively, this measure is sometimes written as 41m² of library space per 1000 people¹. This is considered a reasonable and achievable standard for the community, given usage rates, community expectations and growth.

This level of service (LOS) guideline has been used in the infrastructure planning and investment.

Where the existing network provision is lower than the level of service guide then the network is considered to have a shortfall. Investment is required to bridge the shortfall. It is not considered appropriate to growth fund the level of service shortfall.

The calculations above show TCC estimate of the financial investment required in the current network to meet level of service targets.

2 Existing citywide library network

In 2023, TCC had approximately 5150m² of library space². This was made up as follows:

• Tauranga Central Library:	2400m ²
• Pāpāmoa Library:	930m ²
• Greerton Library:	960m ²
• Mount Maunganui Library	860m ²
Total:	5150m ²

Note the total library space in TCC has been updated compared to the areas shown in the 2024/25 Development Contributions Policy.

3 Library area

The consented plans for the City Centre Library and Community Hub are for a building with a total gross floor area of over 5,600m² plus an open terrace area of 195m².

The following areas of the new building have not been considered as library space:

- The internal and external services area which house plant and mechanical machinery such as air conditioning units
- The small floor area of the café kitchen facilities (approximately 10m²). Note the capital expenditure for fit out for the café area is not include in the project budget
- The proposed i-site kiosk 96m²

Total excluded area: 1055m²

The following areas of the new building have been considered as library space:

- All public areas of the building used for library and community purposes
- Library staff areas
- The public seating area for the proposed café (as this can be used by all library patrons and is integrated into the main floor area)
- The outdoor terraced area

Total library space in new build: 4799m²

4 Non development related growth

In accordance with assumptions above the policy acknowledges that some of the development in the city network is likely to come from causes other than property development which cause growth. This 5% reduction is to account for non-property development related growth.

5 Funding periods

The Tauranga Central Library replacement and redevelopment will be funded from 2023 to 2033. 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 may update the funding period annually to reflect updated growth projections and any timing changes to projects.

6 External funding

This reflects TCC's current best estimate of external funding towards this project but remains subject to confirmation and may change over time.

7 Renewal funding

The previous library facility at Willow Street was 2400m². The renewal funding set out in the calculations below is based on the expected cost to Council to rebuild the same or similar facility

¹ Note the 2023/24 and 2024/25 Development Contribution Policies had incorrectly stated that the Level of Service benchmark of 25m² per 1000 people. This has been reviewed and updated in line with current library targets.

² The gross floor areas is based on numbers set out in Table 3.1 of the Visitor Solutions Report dated March 2021, "Tauranga Central Library Community Hub Strategic Case & Analysis" <https://www.tauranga.govt.nz/Portals/0/data/future/civic-redevelopment/files/library-hub-strategic-case.pdf>

5.8 Part 2 - Local development contributions for community centres

Introduction

TCC's Community Facilities Investment Plan (2021) and Community Centres Action & Investment Plan (2023), include and describe Council's current and proposed provision for community centres and halls, and priority projects to replace, expand or develop new facilities. These are included in the LTP.

Community centres 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.

<https://www.tauranga.govt.nz/council/council-documents/strategies-and-plans/action-investment-plans-aips/community-centres-action-investment-plan>

The methodology and calculations for community centres will be included in future Development Contributions Policy.

Table 54: 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>	<p>As assessment of these local government act provisions in relation to local development contributions for community infrastructure will be included upon the completion of the Community Centre Strategic Plan and/or when we start collecting development contributions for community halls.</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>	

This page has been left intentionally blank

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.

This page has been left intentionally blank

Citywide

Citywide
—

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

Citywide development contribution per household unit before low demand discount adjustment		\$32,702
Step 1	Total projected revenue from 100 dwellings if there were no low demand households (i.e. 1 and 2 bedroom dwellings)	\$3,270,187
	Expected number of 1 bedroom dwellings (from 100 households)	14.28%
	Expected number of 2 bedroom dwellings (from 100 dwellings)	17.22%
	Expected number of dwellings with 3 (from 100 dwellings)	44.91%
	Expected number of dwellings with 4 or more bedrooms (from 100 dwellings)	23.58%
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 \$233,466
	Revenue from 2 bedroom dwellings (charge fee of 0.68 HUE)	0.65 \$366,103
	Revenue from 3 bedroom dwellings (charge fee of 1 HUE)	1 \$1,468,749
	Revenue from 4 bedroom dwellings (charge fee of 1.3 HUE)	1.3 \$1,002,652
	Total project revenue if no adjustment was made to the HUE charge	\$3,070,970
Step 3	Loss in revenue from applying discounted charge for 1 and 2 bedroom dwellings	\$ 199,217
Step 4	Percentage loss in revenue (revenue loss/total revenue)	6.49%
Step 5	Increase in fee required full revenue recovery	2,121
Step 6	Adjusted household charge for residential dwellings with 3 or more bedrooms	\$34,823
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)	0.5 248,611
	Revenue from 2 bedroom dwellings (charged 65% of the standard HUE charge)	0.65 389,853
	Revenue from 3 bedroom dwellings (charge fee of 1 HUE)	1 1,564,028
	Revenue from 4+ bedroom dwellings	1.3 1,067,695
		3,270,187

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 56: Citywide development contributions for non-residential development.

	Water (\$)	Wastewater (\$)	Transport (\$)	Total (\$)
Charge per household unit equivalent (before low demand discount)	\$17,194.98	\$10,858.08	\$-	\$28,053.06
Business activities charge				
Scaling factors	0.24	0.31	1.25	
Charge per 100m2 of gross floor area for Business activities	\$4,126.80	\$3,366.00	\$-	\$7,492.80
Low Demand Business activities charge				
Scaling factors	0.06	0.07	1.25	
Charge per 100m2 of gross floor area for Business activities	\$1,031.70	\$760.07	\$-	\$1,791.76
Community organisations				
Scaling factors	0.27	0.27	0.2	
Charge per 100m2 of gross floor area for community organisations	\$4,642.64	\$2,931.68	\$-	\$7,574.33

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 Pā 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 Pā	Complete	2001-2028	\$500,000			100.00	\$500,000	100%	32,636	\$15.32
615/121620	Mains networks	Joyce Rd main (Pyes Pā 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	Complete	2001-2028	\$6,291,425			100.00	\$6,291,425	100%	32,636	\$192.78
610/123335	Mains networks	Welcome Bay high level main	Complete	2001-2028	\$4,064,000			100.00	\$4,064,000	100%	32,636	\$124.53
1843/0	Mains networks	Ōhauiti 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	Complete	2001-2031	\$416,000			100.00	\$416,000	100%	38,085	\$10.92
148/120844	Reservoir	Cambridge Rd reservoir No.4	2031-2034	2016-2051	\$26,226,773			100.00	\$26,226,773	100%	37,480	\$699.75
166/122167	Reservoir	Oropi reservoir No.3	2034-2037	2016-2051	\$16,560,258			100.00	\$16,560,258	100%	37,480	\$441.84
178/122411	Reservoir	Pyes Pā West RL60 reservoir No.2	2035-2039	2016-2051	\$6,573,666			100.00	\$6,573,666	100%	37,480	\$175.39
1942/122693	Waiāri	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	Waiāri	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	Waiāri	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	Waiāri	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	Waiāri	Eastern Reservoir Inlet and Outlet Mains	Complete	2022-2052	\$5,741,175			90.00	\$5,167,058	100%	30,685	\$168.39
870/122809	Waiāri	Subregional water resource agreement	Complete	2022-2052	\$200,000			90.00	\$180,000	100%	30,685	\$5.87
876/0	Waiāri	Waiāri water project - planning and consents	Complete	2022-2052	\$619,641			90.00	\$557,677	100%	30,685	\$18.17
280171	Waiāri	Waiāri WS - Land purchase	Complete	2022-2052	\$2,078,480			90.00	\$1,870,632	100%	30,685	\$60.96
1604/0	Waiāri	Waiāri Reservoir	Complete	2022-2052	\$340,164			90.00	\$306,148	100%	30,685	\$9.98
1597/123179	Waiāri	Waiāri intake and water treatment plant	2023-2025	2022-2052	\$119,114,903			90.00	\$107,203,413	100%	30,685	\$3,493.67
1614/123183	Waiāri	Trunk main - Wairai to Poplar Lane	Complete	2022-2052	\$43,664,819			90.00	\$39,298,337	100%	30,685	\$1,280.70
247/123339	Waiāri	Welcome Bay Road Main (Eastern Res to SH2)	Complete	2022-2052	\$4,923,000			90.00	\$4,430,700	100%	30,685	\$144.39
3366/123290	Waiāri	Water Lane Booster Pump Station	2034-2037	2022-2052	\$6,696,418			90.00	\$6,026,776	100%	30,685	\$196.41
Subtotal					\$300,873,640				\$276,001,959			\$8,617.84
Cost of Inflation												\$463.02
Cost of Capital												8,114.12
\$ per HUE												\$17,194.98
Plus impact of low demand dwelling												\$1,115.46
\$ per standard dwelling												\$18,310.44

Citywide | Wastewater

Project ID	Project Name	Expenditure period	Funding period	Total CAPEX	% Non DC Funded	% DC Funded Other Areas	% DC Funded Citywide	Citywide DC	% to be recovered this period	Capacity life	\$ per unit
293/122943	Te Maunga - Ponds to Wetlands and Landscaping - actual costs	2029-2032	2007 - 2051	4,893,020	0.00		100.00	\$4,893,020	100	49,012	\$99.83
1556/122183	Outfall Pipeline - Seaward Section Upgrade	Complete	2007 - 2051	434,392	73.92		26.08	\$113,289	100	49,012	\$2.31
1550/0	Outfall Pipeline - Landward Section	Complete	2007 - 2051	3,051,131	73.92		26.08	\$795,735	100	49,012	\$16.24
3608/122969	Te Maunga WWTP - Flume Bypass	Complete	2019-2044	9,300,794	20.00		80.00	\$7,440,635	100	33,129	\$224.60
3677/122958	Te Maunga WWTP - Effluent Bypass	Complete	2019-2044	90,599	90.00		10.00	\$9,060	100	33,129	\$0.27
3606/122970	Te Maunga WWTP - Landward section of outfall	Complete	2019-2044	23,324,003	51.00		49.00	\$11,428,761	100	33,129	\$344.98
3672/122960	Te Maunga WWTP - Headworks	2025-2030	2019-2044	73,005,478	0.00		100.00	\$73,005,478	100	33,129	\$2,203.67
3605/122959	Te Maunga WWTP - Bioreactor 2	2023-2026	2019-2044	52,067,428	0.00		100.00	\$52,067,428	100	33,129	\$1,571.66
3673/122957	Te Maunga WWTP - Clarifier 3	2023-2027	2019-2044	30,110,303	0.00		100.00	\$30,110,303	100	33,129	\$908.88
122955	Te Maunga WWTP - Aeration Upgrade Stage 1	2026-2027	2026-2051	4,504,000	0.00		100.00	\$4,504,000	100	29,160	\$154.46
208432	Te Maunga WWTP - Electrical Power Upgrade	2026-2027	2026-2051	6,388,203	0.00		100.00	\$6,388,203	100	29,160	\$219.07
208428	Te Maunga WWTP - Picket Fence Thickner 3	2030-2034	2026-2051	4,063,334	0.00		100.00	\$4,063,334	100	29,160	\$139.35
Subtotal				\$211,232,685				\$194,819,247			\$5,885.32
Cost of Inflation											363.32
Cost of Capital											4,609.44
\$ per HUE											10,858.08
Plus low demand dwelling										6%	704.37
\$ per standard dwelling											11,562.45

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	\$4,309,502	56.84		43.16	\$1,859,981	100%	46,668	\$39.86
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
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	Ōhauiti Reserve Development	2030-2031	2022 - 2053	\$3,205,633	50.00		50.00	\$1,602,817	100%	26,847	\$59.70
Subtotal					\$12,547,228							\$208.91
Cost of Inflation												\$66.58
Cost of Capital												\$103.32
\$ per HUE												\$378.81
Plus low demand dwelling												\$24.57
\$ per standard dwelling												\$403.38

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	\$22,570,419				25	75.00	\$16,927,814	100	32932
199773	Aquatics facility	Memorial aquatics facility	2024-2028	2023-2030	\$121,804,920	38.6	15.0	16.4	19.1	14.4	\$17,539,908	100	19527.4
121980	Libraries	Central Library and Community Hub	2023-2027	2023-2027	\$96,394,889	50.22	3.63		31	15.53	\$14,970,741	100	10468
Subtotal													\$2,842.38
Cost of Inflation													\$140.28
Cost of Capital													\$1,287.34
\$ per HUE													\$4,270.00
Plus low demand dwelling													\$277.00
\$ per standard dwelling													\$4,547.00

This page has been left intentionally blank

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 57: 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									\$150.90
Total									\$649.38

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)										\$473.88
Total										\$5,783.33

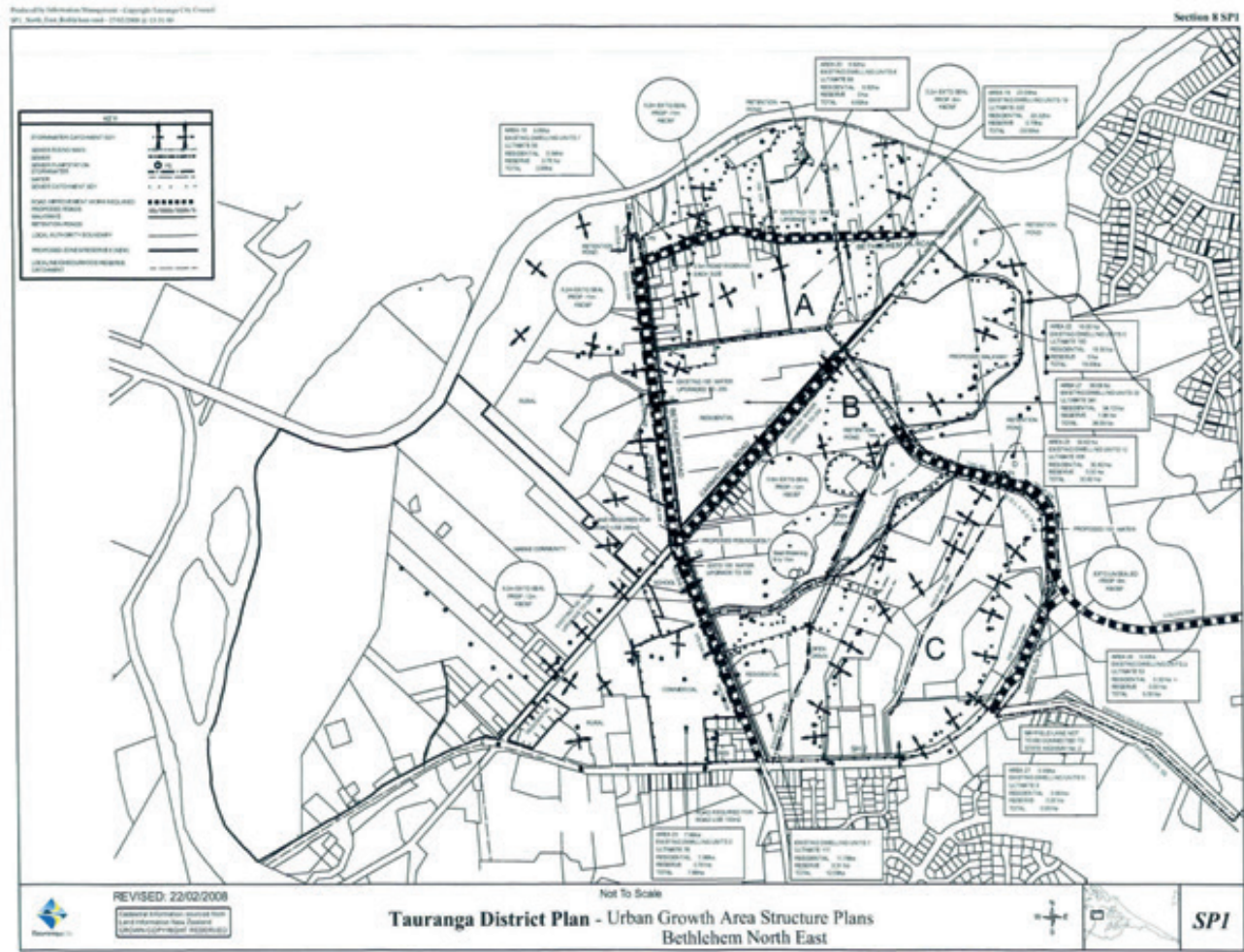
Bethlehem | Stormwater

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	\$2,175,000		70.00	30.00	\$652,500	2850	\$228.95
Subtotal			\$9,553,830						\$2,247.76
Cost of Inflation									\$8.31
Cost of Capital									\$522.86
Total									\$2,778.93

Bethlehem | Transport

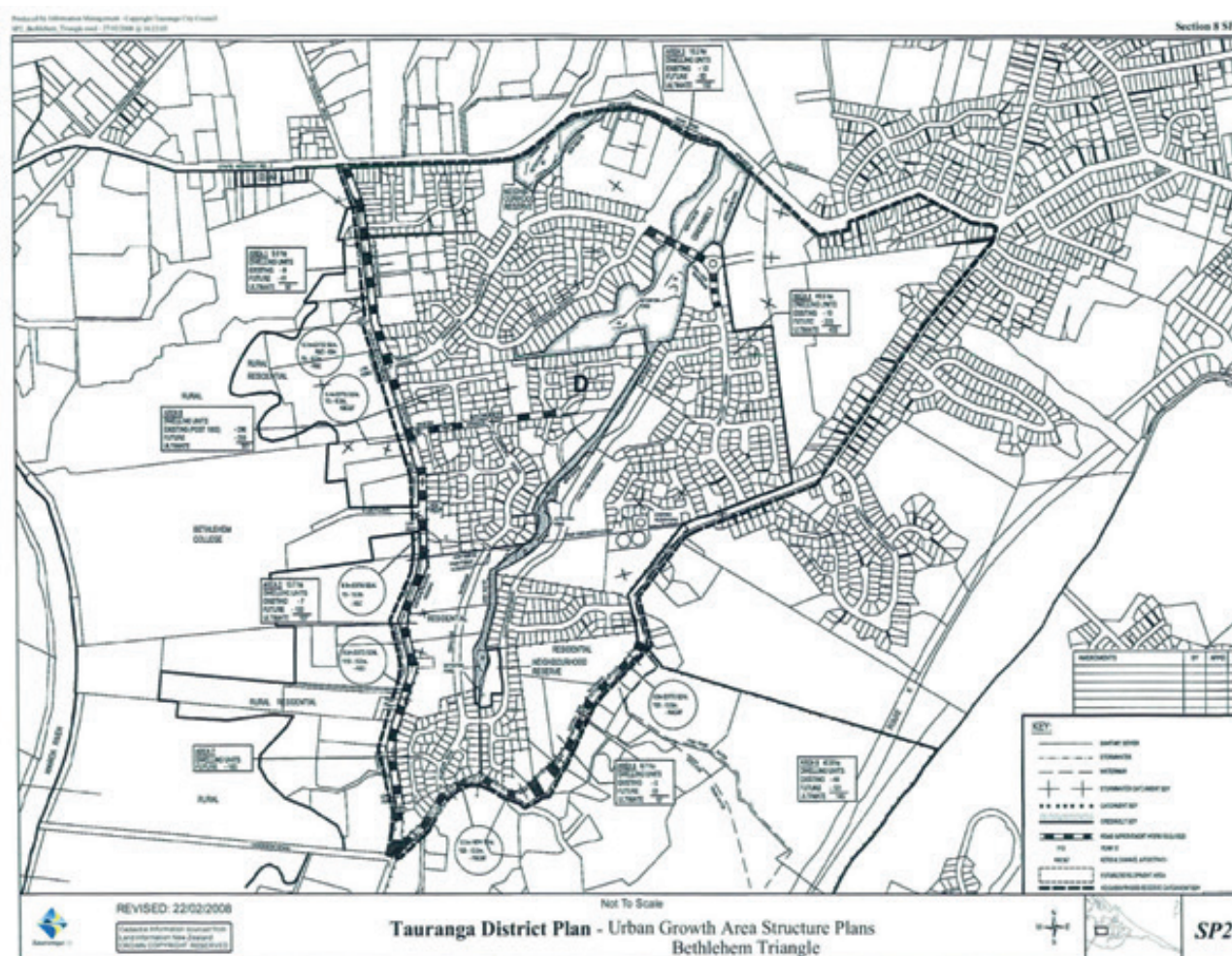
Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via catchment	Divisor	Cost per unit (\$)
				Loan	Renewal	NZTA	West Bethlehem	Bethlehem			
280226	Millers Road Reconstruction Ext to Mayfield Lane	Complete	\$300,764	37.00				63.00	\$189,481	3099	61.14
280035	Millers 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	\$1,746,900	-	31.00		34.50	34.50	\$602,681	3099	194.48
164/120750	Bethlehem Road Upgrading Stage 3 (from Marae Corner to 610m east). Requires land purchase	Engineers estimate	\$2,768,195	14.45	15.00			70.55	\$1,952,962	3099	630.19
Subtotal			\$18,278,394						\$10,801,459		3,485.48
Cost of Inflation											12.19
Cost of Capital											201.92
Total											3,699.59

Urban Growth Area Structure Plans - Bethlehem North East



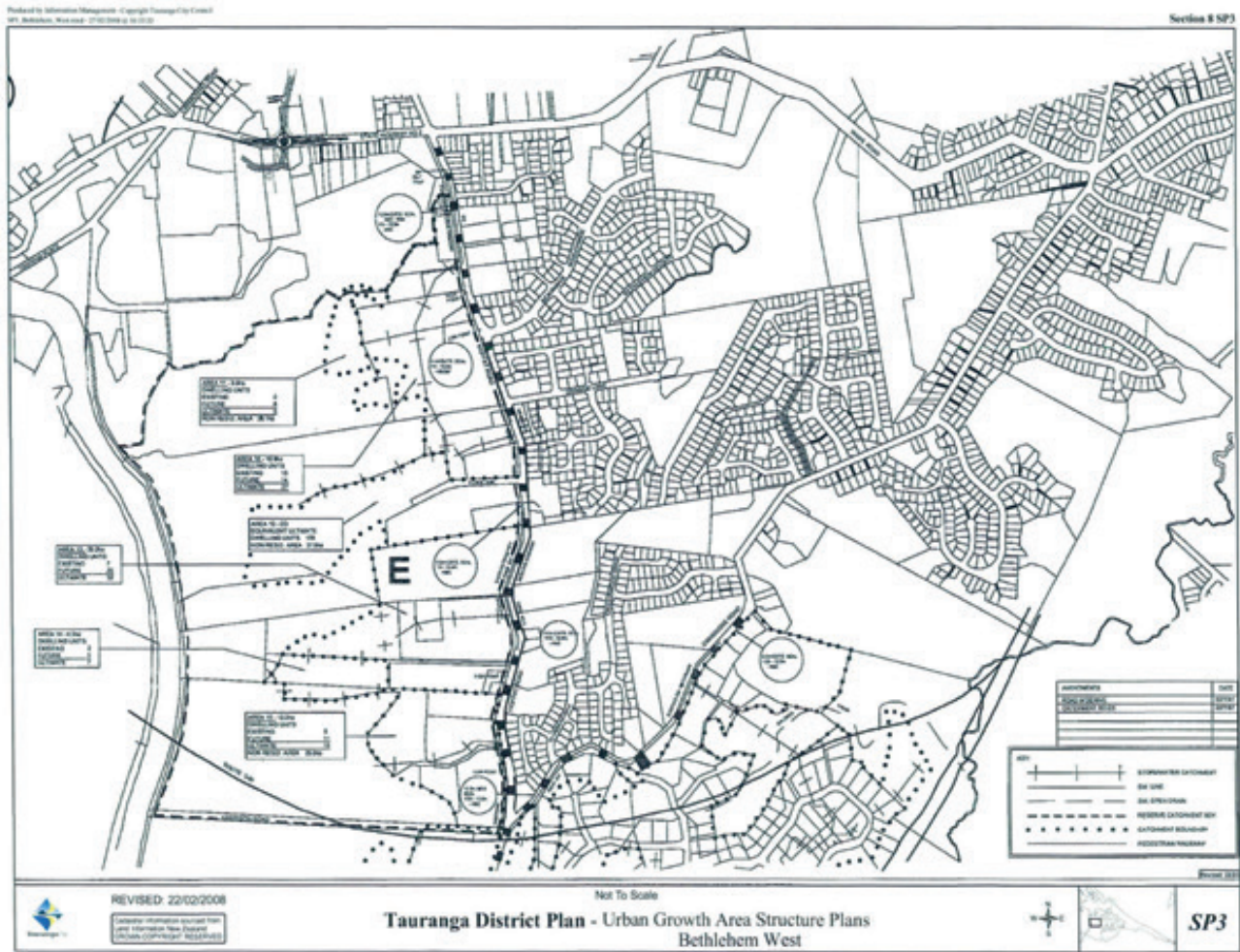
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

Urban Growth Area Structure Plans - Bethlehem Triangle



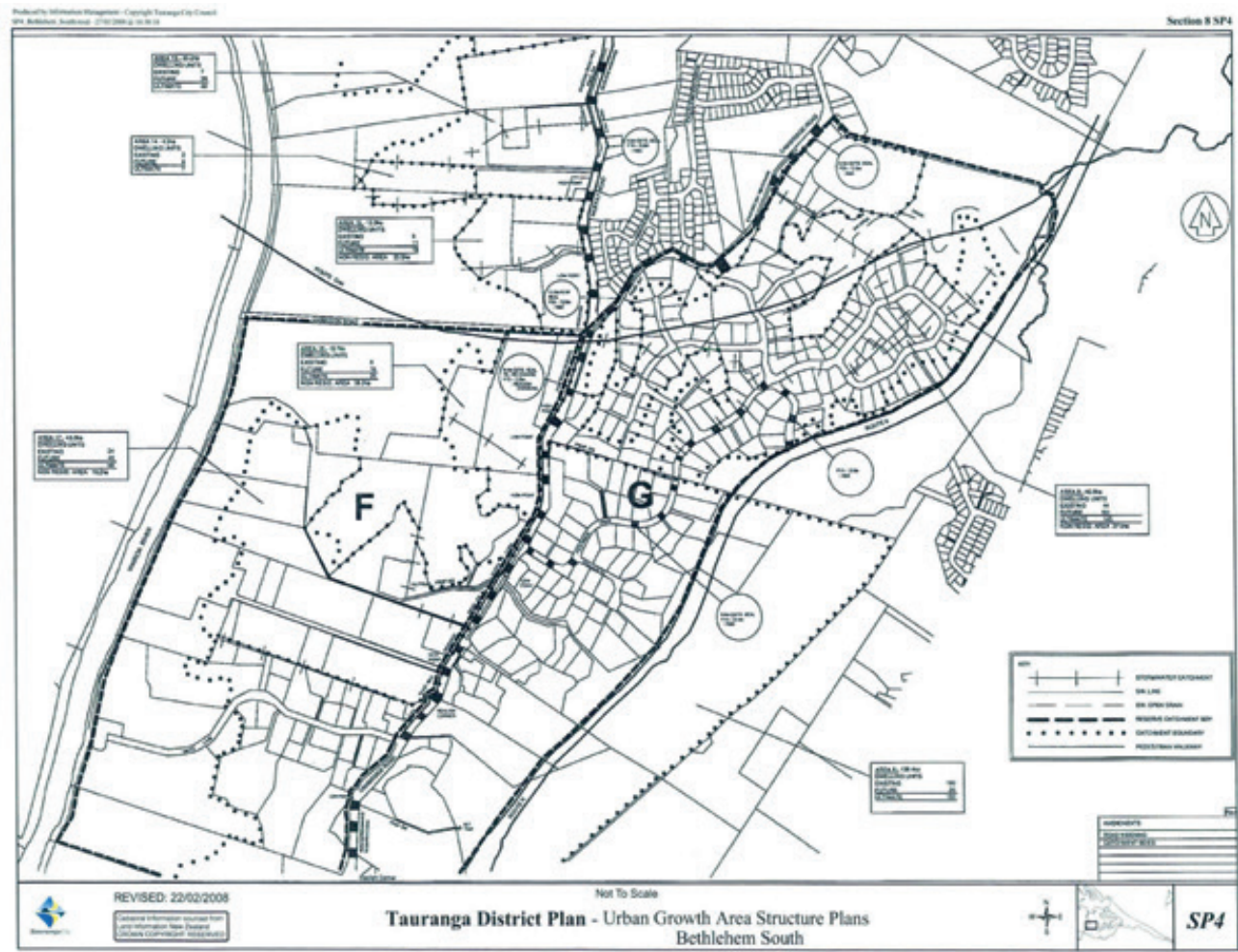
All maps included within this policy are scaled to A4. Higher resolution maps will be available online and boundary lines can be shown on councils online mapping systems.

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.

This page has been left intentionally blank

Ōhauiti

Ōhauiti

Schedule of assets: Ōhauiti

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

Table 58: Household unit divisors for Ōhauiti

	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.

Ōhauiti | Water

Project ID	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Ōhauiti			
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	Ōhauiti Road (200)	Complete	\$394,914			100.00	\$394,914	1370	\$288.26
280006	Ōhauiti 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	Ōhauiti 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									\$608.38
Total									\$4,628.12

Ōhauiti | Wastewater

Project ID	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Ōhauiti			
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	Ōhauiti Sewer Duplication	Complete	\$478,112			100.00	\$478,112	1296	\$368.91
297	Southern Pipeline	Complete	\$107,607,540	33.36		1.37			\$3,996.84
*** 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		\$5,023.79
Cost of Inflation									\$-
Cost of Capital (excluding Southern Pipeline)									\$170.83
Total									\$5,194.62

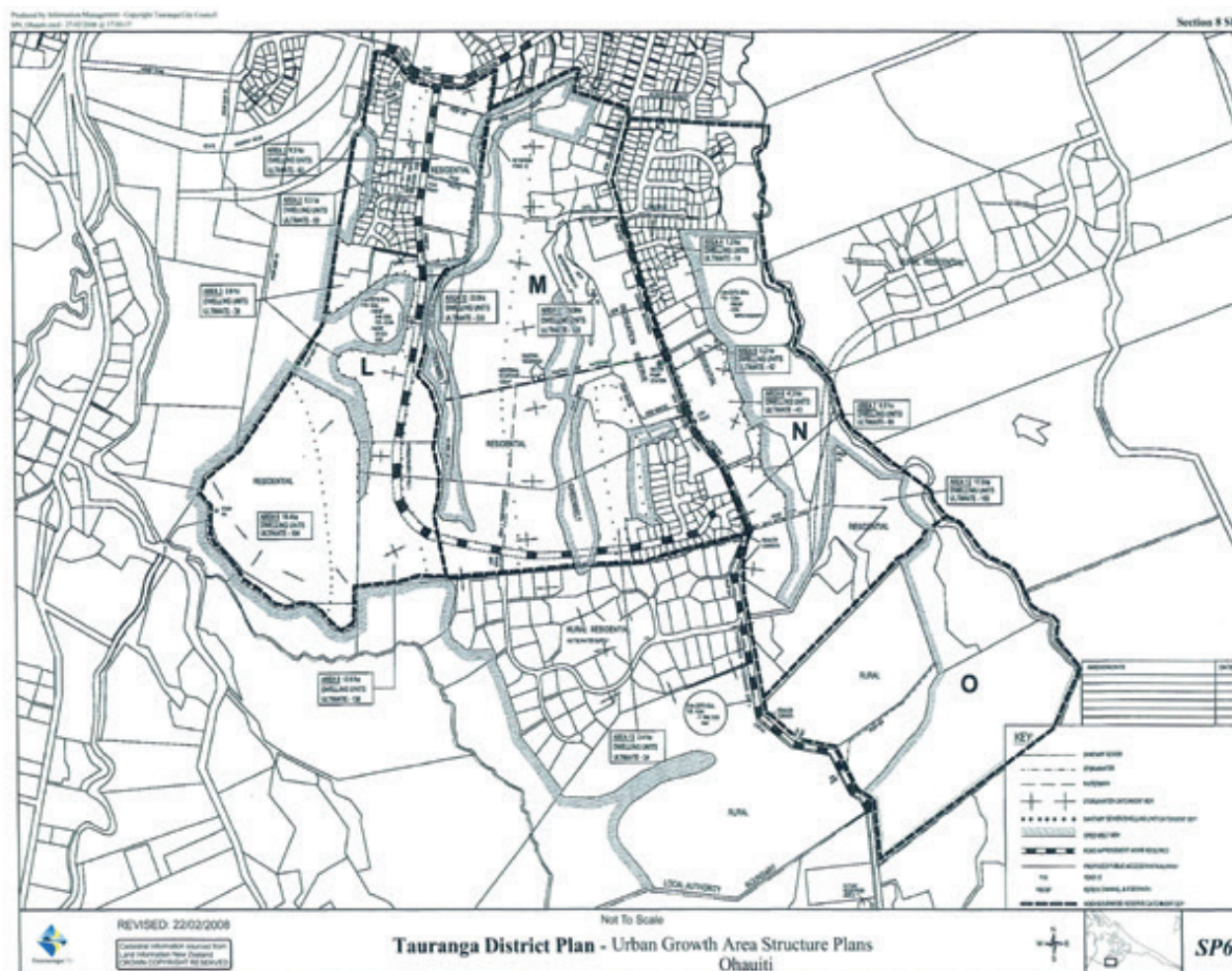
Ōhauiti | Stormwater

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Ōhauiti			
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									\$147.12
Total									\$675.32

Ōhauiti | Transport

Project Id	Project description	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	DC: Ōhauiti			
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	Ōhauiti 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	Ōhauiti Road upgrades (Boscobel development to City Boundary + Corner improvements)	Engineers estimate	\$505,425	35%	Developer funded? + DC?	14%	\$71,821	1370	\$52.42
Subtotal			\$2,662,279						\$903.87
Cost of Inflation									\$6.05
Cost of Capital									\$187.00
Total									\$1,096.92

Urban Growth Area Structure Plans - Ōhauiti



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

- 6.5.1 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.
- 6.5.2 The planning period used for all infrastructure in Ōhauiti growth area is 1991-2026.
- 6.5.2 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).
- 6.5.3 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.
- 6.5.4 The growth divisors are based on the following:

Table 59: 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	\$94,922			100	\$94,922	6949	\$13.66
Subtotal			1,548,761.24						\$222.88
Cost of Inflation									\$0.20
Cost of Capital									\$20.58
Total development contribution charge per household unit equivalent (HUE)									\$243.66
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									438.59
\$ per hectare for commercial development in Pāpāmoa									4,873.20

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									\$-
Cost of Capital									\$155.46
Total									\$862.56
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor for 900m2 sites (wastewater)									1.2
\$ per 900m2 site for commercial development in Pāpāmoa									\$1,035.07
\$ per hectare for commercial development in Pāpāmoa									\$11,500.80

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	\$40.69
280116	Upgrade - deepen and widen existing channel	Complete	\$124,183				100	\$124,183	\$15.20
280117	Harrisons cut stormwater detailed in historical DCP	Complete	\$1,570,784	41			59	\$926,763	\$113.43
280122	Harrisons Cut Catchment Land Purchases	Complete	\$1,520,770				100	\$1,520,770	\$186.14
280124	Grant Place Catchment - Main Channel, Extend discharge from Commercial zone to Wairakei stream	Complete	\$837,491				100	\$837,491	\$102.51
280125	Grant Place (LIPS 280125,280126,280128)	Complete	\$506,241	16			84	\$425,242	\$52.05
280127	Grant Place Catchment - Land Purchase + Discharge from commercial zone	Complete	\$1,296,159				100	\$1,296,159	\$158.65
280129	Parton Rd./Tara Rd.	Complete	\$24,200				100	\$24,200	\$2.96
280130	600 stormwater channel for 'catchment 34. Land purchase, landscaping and planting	Complete	\$551,935				100	\$551,935	\$67.56
280246	Johnson Estate Tara Rd - Land Purchase	Complete	\$601,251				100	\$601,251	\$73.59
280268	Wairakei Stream Channel (Parton Rd - Marjorie Ln)	Complete	\$792,489		32		68	\$538,734	\$65.94
280279, 280281, 280280	Pāpāmoa Beach Roading associated works (LIPS 280279,280280,208280, 280123)	Complete	\$892,547	33			67	\$598,007	\$73.20
280284	Maranui Street stormwater works - detailed in historical DC policies	Complete	\$186,453				100	\$186,453	\$22.82
280297	Western Channel 20 metres wide x 280m	Complete	\$41,289				100	\$41,289	\$5.05
280304	Wairakei Stream - Land Purchase	Complete	\$1,750,000		32		68	\$1,189,650	\$145.61
280920	Wairakei Stream - Overflow to Kaituna	Complete	\$371,906		33	33	33	\$123,956	\$15.17
2037/121612	Johnson Estate Tara Road - Eastern Channel	Complete	\$45,288				100	\$45,288	\$5.54
1026/0	Roading Assciated Stormwater for Parton Road	Complete	\$457,736	16			84	\$384,498	\$47.06
1570/121788	Sandhurst Dr Stormwater pond adjoining Sandhurst interchange and whitepine development	Complete	\$1,352,349				100	\$1,352,349	\$165.53
1918/123233	Wairakei Stream Culvert Upgrade: Palm Springs Blvd -	Complete	\$558,176		42		58	\$325,863	\$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	\$47.67
2014/0	Wairakei Stream Realignment and landscpaing - Reserve East of Parton adjoining Pāpāmoa Business Park	Complete	\$300,000		32		68	\$203,940	\$24.96
2168	Harrisons Cut Catchment - Landscaping	Complete	\$33,477	41			59	\$19,751	\$2.42
992/121216	Domain Road Stormwater Upgrades	Complete	\$1,566,891	33			67	\$1,049,817	\$128.50
280285	Maranui SIF Channel parallel to SH2 thru 2A	Complete	\$139,259				100	\$139,259	\$17.05
280286	Maranui SIF Channel parallel to SH2 thru 4B	Complete	\$83,521				100	\$83,521	\$10.22
280287	Maranui SIF Channel through 4A	Complete	\$105,685				100	\$105,685	\$12.94
280288	Maranui SIF Channel parallel to SH2 thru 7B	Complete	\$22,988				100	\$22,988	\$2.81
280289	Maranui SIF Channel parallel to SH2 thru 7B	Complete	\$32,053				100	\$32,053	\$3.92
280290	Maranui SIF Channel parallel to SH2 thru Lot 1 DPS 6596	Complete	\$105,422				100	\$105,422	\$12.90
280291	Maranui SIF Channel parallel to SH2 thru Lot 1 DPS 4697	Complete	\$45,190				100	\$45,190	\$5.53
280292	Channel on 7D East Boundary (to school)	Complete	\$173,876				100	\$173,876	\$21.28
280293	Maranui SIF Land Purchases	Complete	\$3,456,365				100	\$3,456,365	\$423.06
123243	Wairakei Stream Culvert Upgrade: Emerald Shores Drive	Complete	\$772,500		42		58	\$450,986	\$55.20
121413	Grant Place - Main Channel Landscaping	Complete	\$137,832				100	\$137,832	\$16.87
122191	Land Purchase for Wairakei Stream corridor	Complete	\$1,596,757		32		68	\$1,085,795	\$132.90
995/123237	Wairakei Stream Landscaping and cultural plan	Engineer estimate	\$418,451		32		68	\$284,463	\$34.82
2480/123224	Wairakei Stream - Overflow to Kaituna	Engineer estimate	\$79,247,817		33	33	33	\$26,411,712	\$3,232.77
Subtotal			\$102,718,861					\$45,624,621	\$5,584.41
Cost of Inflation									\$1,242.98
Cost of Capital									\$(3,162.44)
Total									\$3,664.95
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor for 900m2 sites (stormwater)									2.2
\$ per 900m2 site for commercial development in Pāpāmoa									\$8,062.89
\$ per hectare for commercial development in Pāpāmoa									\$89,587.67

Pāpāmoa | Transport

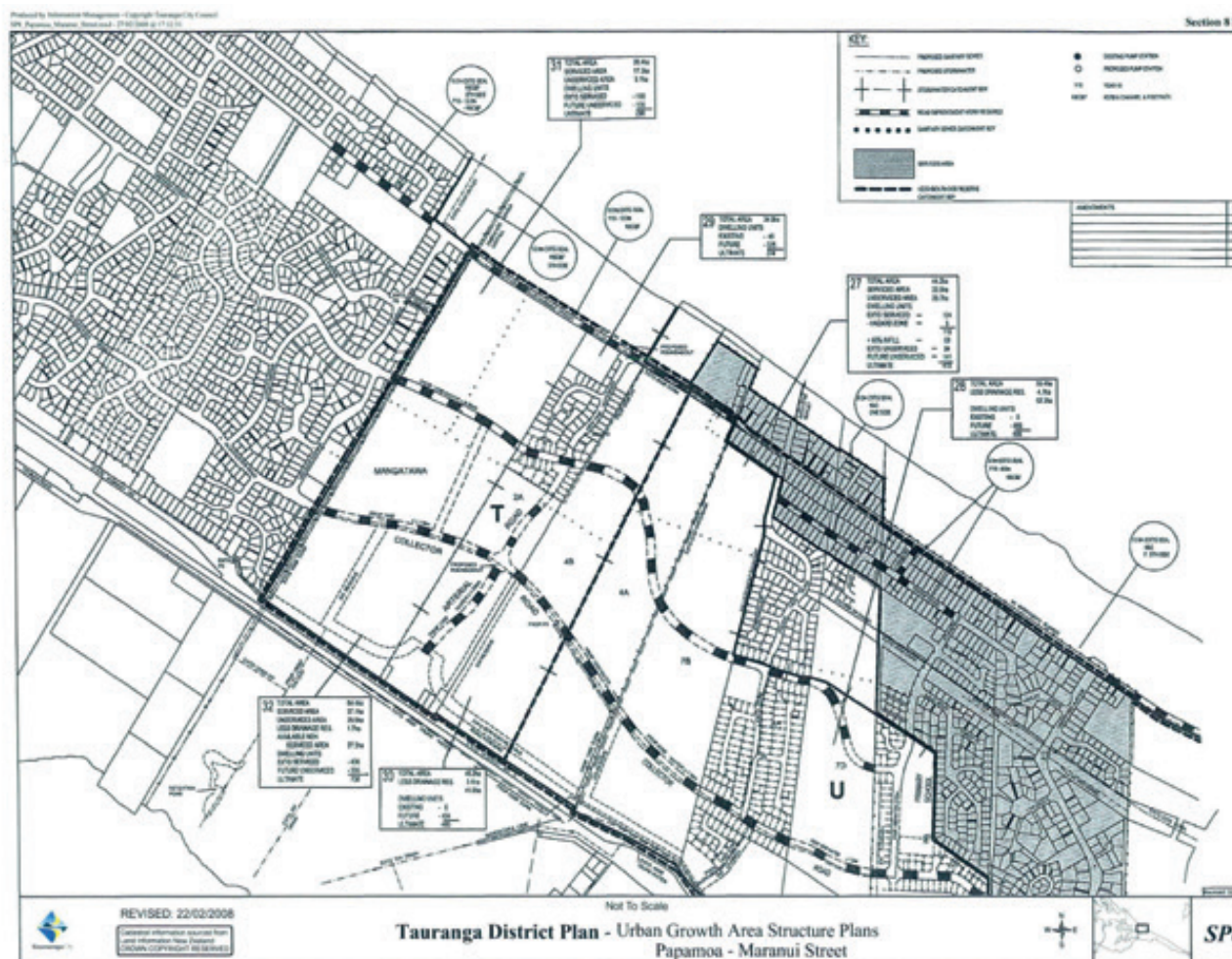
Project Id	Project description	Cost basis	Total CAPEX (\$)	WK funding	Total CAPEX after WK subsidy	Funding source (%)					Cost funded via Catchment	Divisor	Cost per unit (\$)
						Loan	Vested	NZTA	DC: Wairakei	DC: Pāpāmoa			
280039	Pāpāmoa Beach Road - widen, kerb, channel	Complete	\$1,577,791	0	\$1,577,791	33.00				67.00	\$1,057,120	7643	138.31
280040	Range Road - 0.91km widen, kerb, channel, footpath	Complete	\$240,174	0	\$240,174	50.00				50.00	\$120,087	7643	15.71
280041	Logan Road - 0.09km	Complete	\$13,992	0	\$13,992	50.00				50.00	\$6,996	7643	0.92
280042	Percy Road - 0.75km, widen, kerb, channel, footpath	Complete	\$76,880	0	\$76,880	87.00				13.00	\$9,994	7643	1.31
280043	Stella Place - 0.09km - widen, kerb, channel	Complete	\$23,050	0	\$23,050	87.00				13.00	\$2,996	7643	0.39
280044	Dickson Road - 0.88km - widening	Complete	\$89,083	0	\$89,083	25.00				75.00	\$66,812	7643	8.74
280045	Grant Place - 0.11km - road widening	Complete	\$33,763	0	\$33,763	16.00				84.00	\$28,361	7643	3.71
280046	McCallum Place - 0.11km - widen	Complete	\$26,967	0	\$26,967	16.00				84.00	\$22,652	7643	2.96
280047	Simpson Road - 0.97km - widen, kerb, channel	Complete	\$243,571	0	\$243,571	16.00				84.00	\$204,600	7643	26.77
280048	Kirkpatrick Place - 0.10km - widening	Complete	\$28,067	0	\$28,067	8.00				92.00	\$25,822	7643	3.38
280049	Longview Drive Pavement Widening	Complete	\$254,346	0	\$254,346	85.00				15.00	\$38,152	7643	4.99
280050	Golden Sands Subdivision Pavement Widening	Complete	\$380,000	0	\$380,000	63.00				37.00	\$140,600	7643	18.40
280051	Emerald Shores Subdivision Pavement Widening	Complete	\$315,100	0	\$315,100	63.00				37.00	\$116,587	7643	15.25
280052	Gravatt Rd. - Evans Drain Crossing	Complete	\$37,456	0	\$37,456					100.00	\$37,456	7643	4.90
280053	Wairaki Stream Crossings - longview Drive	Complete	\$291,983	0	\$291,983					100.00	\$291,983	7643	38.20
280231	Maranui St Kerb And Channelling	Complete	\$4,869	0	\$4,869	33.00				67.00	\$3,262	7643	0.43
280232	Tara Rd/Parton Rd Intersection Control - Land Purchase	Complete	\$929,748	0	\$929,748	5.00				95.00	\$883,261	7643	115.56
280301	Gravatt Road Pavement Widening	Complete	\$3,718,539	0	\$3,718,539	63.00				37.00	\$1,375,859	7643	180.02
280302	Grenada Street Pavement Widening	Complete	\$1,158,078	0	\$1,158,078	63.00				37.00	\$428,489	7643	56.06
280303	Doncaster Drive Pavement Widening	Complete	\$929,791	0	\$929,791	63.00				37.00	\$344,023	7643	45.01
265/0	Doncaster Drive Road Widening	Complete	\$497,809	0	\$497,809	63.00				37.00	\$184,189	7643	24.10
258/122654	Sandhurst Drive Extension - Grenada and Gravatt	Complete	\$1,161,252	0	\$1,161,252					100.00	\$1,161,252	7643	151.94
264/0	Grenada St Extension (Pavement Widening)	Complete	\$134,092	0	\$134,092		85.00			15.00	\$20,114	7643	2.63
563/0	Land Purchase Domain Rd	Complete	\$909,921	0	\$909,921	39.00				61.00	\$555,052	7643	72.62
564/0	Land Purchase Tara Rd (1460m x 10m)	Complete	\$827,003	0	\$827,003	30.00			34.14	35.86	\$296,563	7643	38.80
137/121782	Mangatawa interchange SH2 (Sandhurst link)	Complete	\$10,710,966	0	\$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	0	\$575,234					100.00	\$575,234	7643	75.26

Continued on next page

Pāpāmoa | Transport cont.

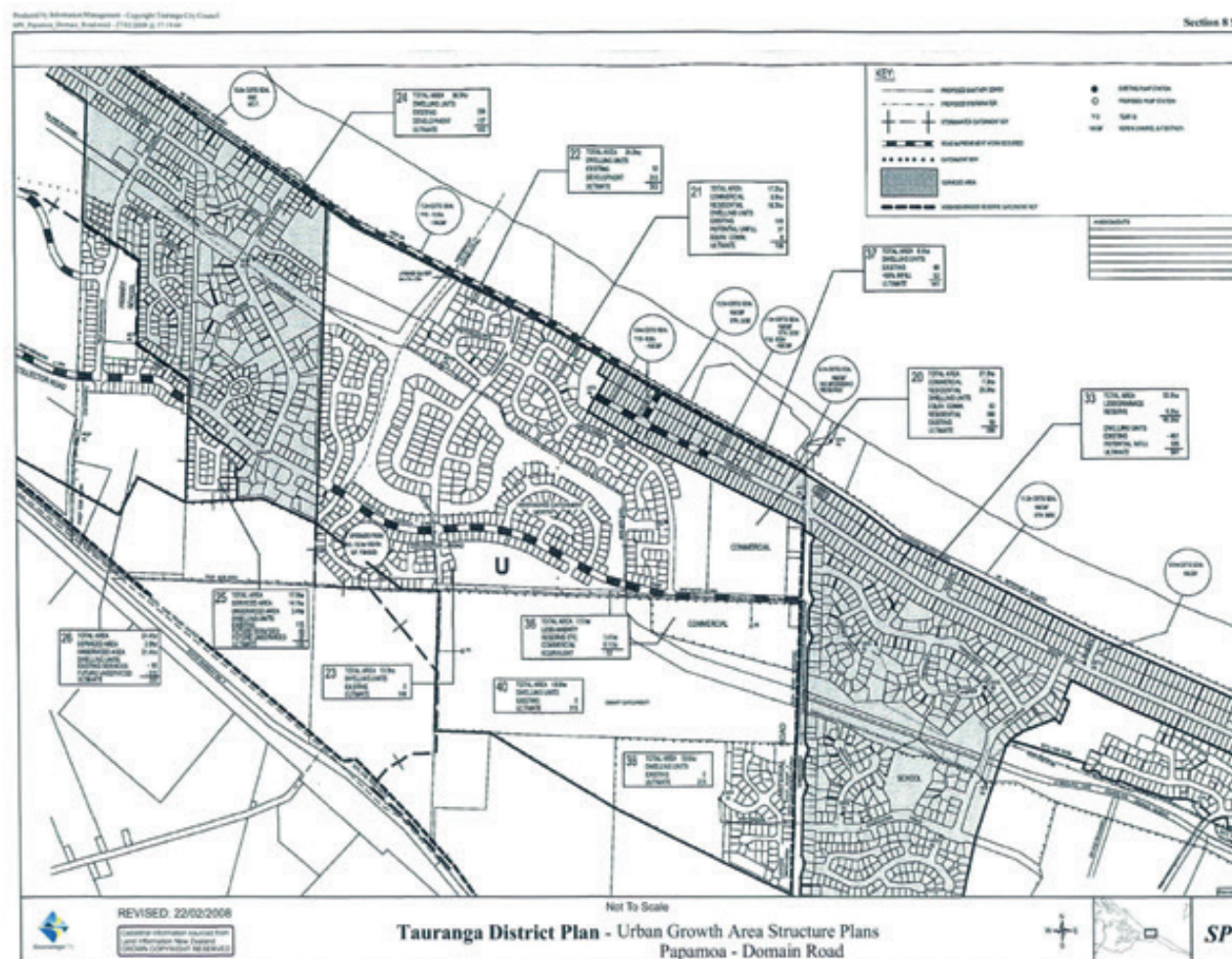
Project Id	Project description	Cost basis	Total CAPEX (\$)	WK funding	Total CAPEX after WK subsidy	Funding source (%)				Cost funded via Catchment	Divisor	Cost per unit (\$)	
						Loan	Vested	NZTA	DC: Wairakei	DC: Pāpāmoa			
245/0	Parton Rd Reconstruction	Complete	\$2,132,987	\$-	\$2,132,987	49.91				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					48.78	\$168,933	7643	22.10
269/123239	Wairakei Stream Crossing - Motitit Road Shopping Centre	Complete	\$1,781,899	\$-	\$1,781,899					51.00	\$873,131	7643	114.24
244/121215	Domain Road Upgrades	In progress	\$12,243,612	\$4,992,150	\$7,251,462	27.60		9.00		63.40	\$4,597,427	7643	601.52
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	\$3,106,517	\$1,584,324	\$1,522,193	38.00				62.00	\$943,760	7643	123.48
2924/122192	Pāpāmoa Beach Road Intersection improvements	Engineers estimate	\$1,776,906		\$1,776,906	28.96				71.04	\$1,262,314	7643	165.16
121390	Gloucester Street Extension	Engineers estimate	\$1,803,753	\$919,914	\$883,839		69.40			30.60	\$270,455	7643	35.39
Subtotal			\$66,060,961							\$29,121,820		3,810.24	
Cost of Inflation												97.30	
Cost of Capital												(895.54)	
Total												3,012.00	
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												3,012.00	
\$ per hectare for commercial development in Pāpāmoa												33,466.67	

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.

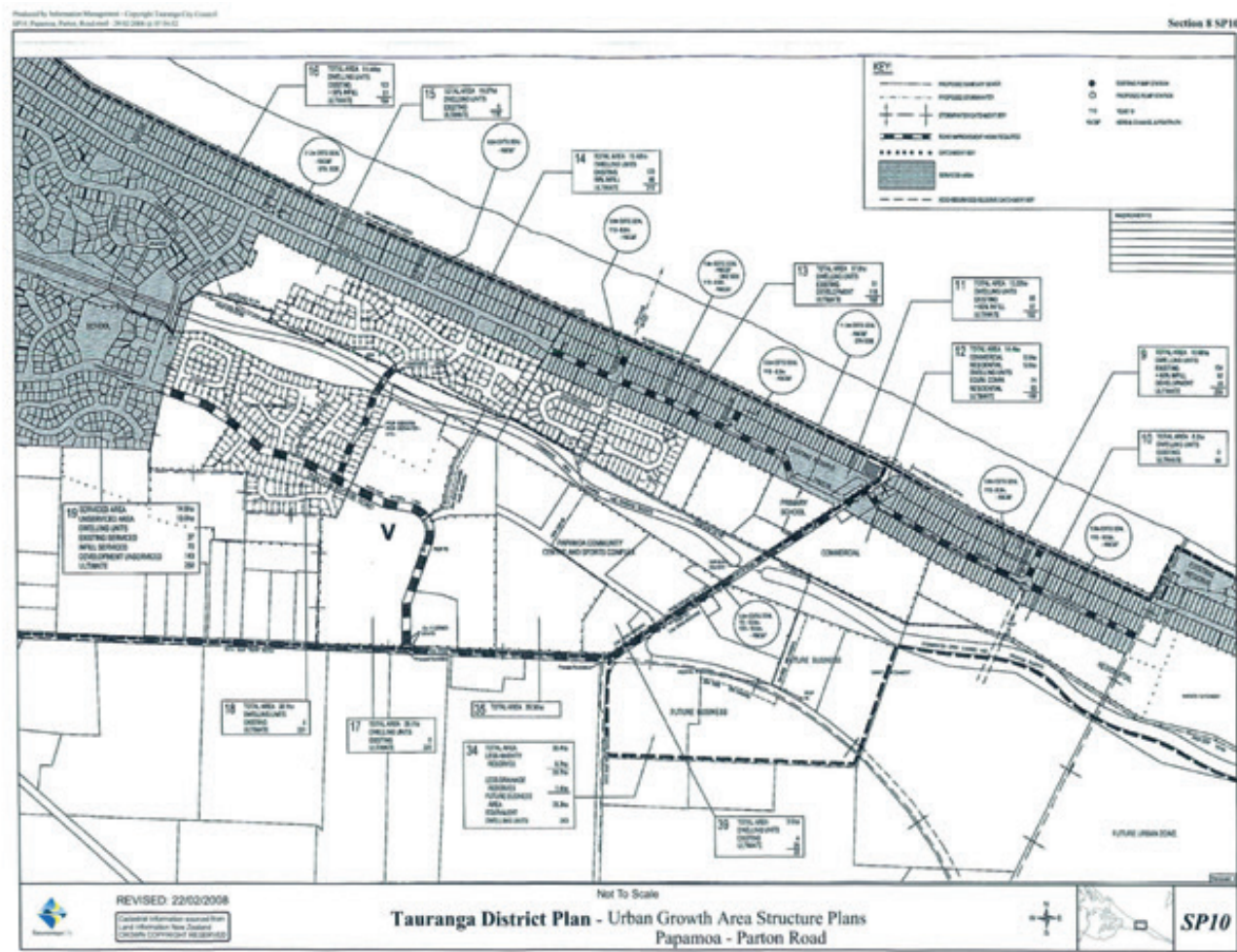
Urban Growth Area Structure Plans - Pāpāmoa - Domain Road



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.

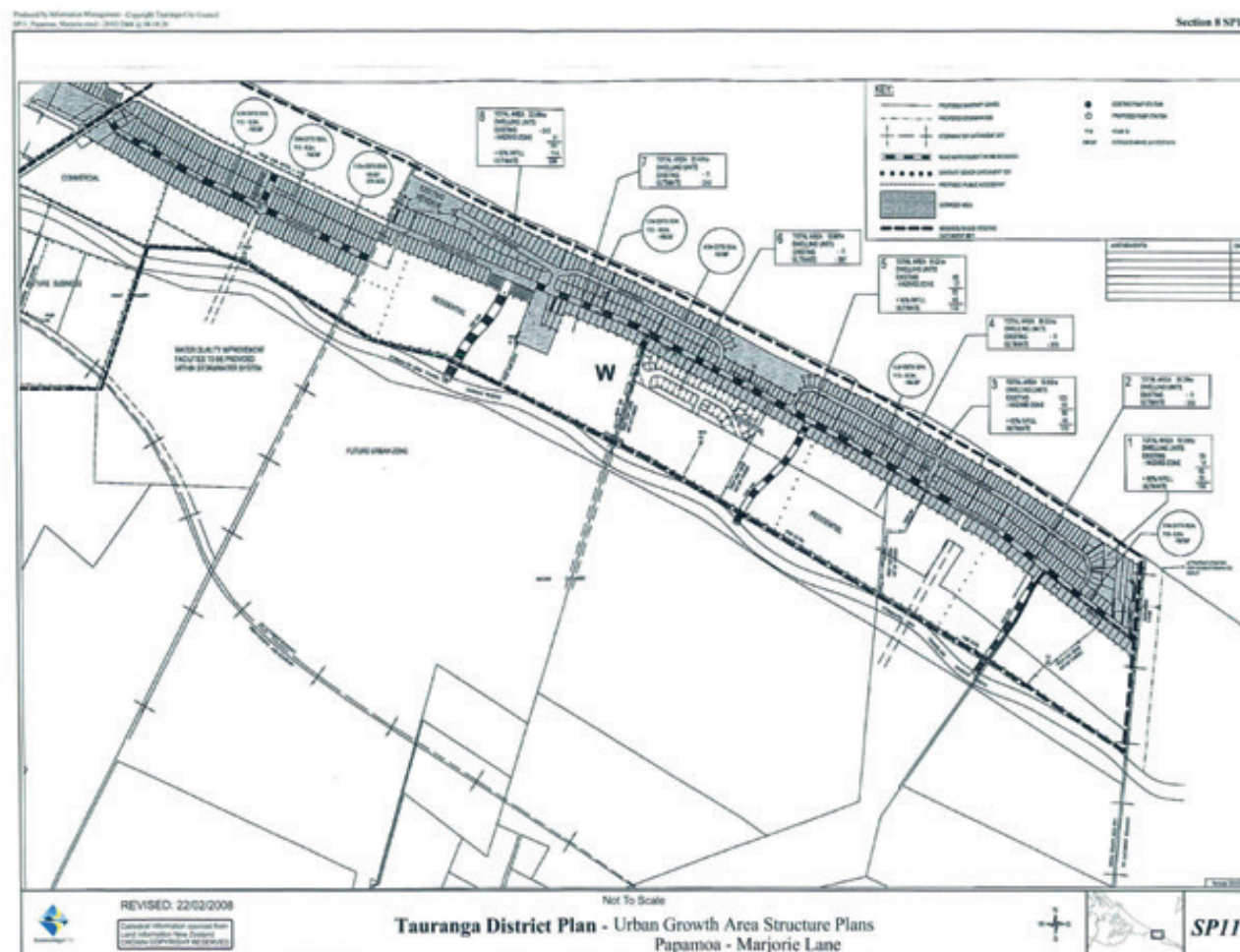
2025/26 Development Contributions Policy | Tauranga City Council

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.

2025/26 Development Contributions Policy | Tauranga City Council

This page has been left intentionally blank

Pyes Pā
—

Pyes Pā

Schedule of assets: Pyes Pa

- 6.6.1 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.
- 6.6.2 The expected yield for Pyes Pā is based on 10 dwellings per hectare.
- 6.6.3 The planning period for projects is 2001-2031. Growth that occurred prior to 2001 is removed from the divisor

Table 60: 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										\$-
Cost of Capital										\$57.36
Total										\$409.39

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.	Complete	\$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

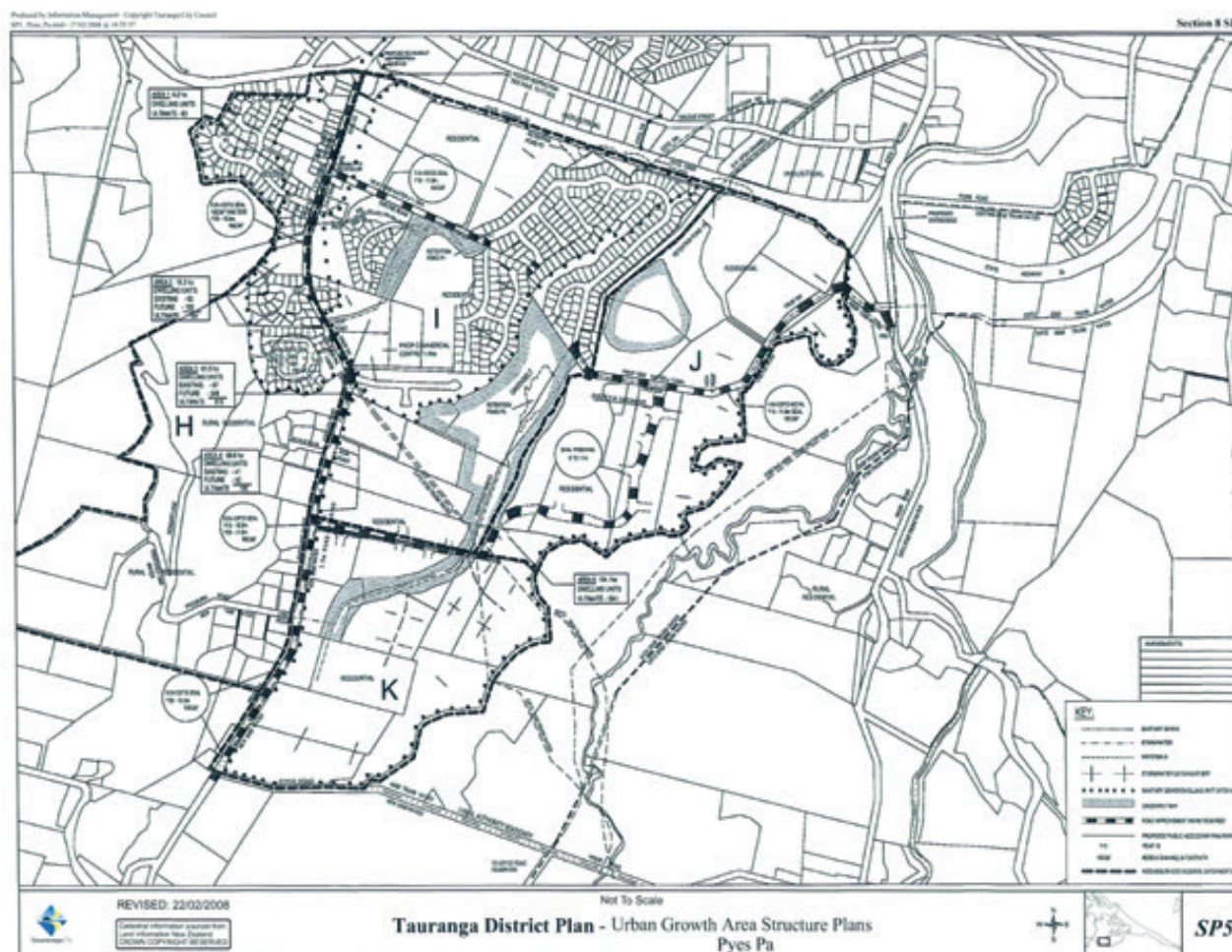
Pyes Pā | Stormwater

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									\$194.25
Total									\$1,015.04

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	\$1,423,508	32.27	51.00	16.73	\$238,153	2276	\$104.64
Subtotal			\$8,231,688				\$3,991,248		\$1,753.62
Cost of Inflation									\$-
Cost of Capital									\$99.47
UGA Total									\$1,853.09

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

- 6.7.1 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.
- 6.7.2 The planning period is 2001-2026.
- 6.7.3 The expected yield for Pyes Pā West is 12.5 dwellings per hectare.

Table 61: 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	\$210,575.00				100.00	\$210,575	\$80.71
280017	Watermains	Complete	\$131,085.00				100.00	\$131,085	\$50.24
Subtotal			\$4,434,920.00					\$3,064,865	\$1,174.71
Cost of Inflation									\$-
Cost of Capital									\$11.49
Total									\$1,186.20
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor (water)									19
\$ per hectare									\$22,537.80

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	Kōpururerua 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	\$1,766,483				100.00	\$1,766,483	\$679.94
Subtotal			\$116,451,255					\$81,393,190	\$7,314.81
Cost of Inflation									\$36.64
Cost of Capital Excluding Southern Pipeline									\$(194.69)
Total									\$7,156.76
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor (wastewater)									19
\$ per hectare									\$135,978.47

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	\$341,554			100.00	\$341,554	2604	\$131.17
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
1569/122432	Floodway F4 - Construction	Complete	\$246,436			100.00	\$246,436	2604	\$94.64
2993/122429	Floodway F2 and Pond 12B - Land purchase	In progress	\$373,572			100.00	\$373,572	2604	\$143.46
2994/122430	Floodway F2 - Construction	Engineers estimate	\$302,389			100.00	\$302,389	2604	\$116.12
2280/122447	Pond 12B - Construction	Engineers estimate	\$1,694,900			100.00	\$1,694,900	2604	\$650.88
2279/122304	Pond 12B - Inlet Pipelines	Engineers estimate	\$975,000			100.00	\$975,000	2604	\$374.42
1965/122433	Pond 5, Floodway F4, 2 Dams - Land purchase	Valuations	\$2,817,230			100.00	\$2,817,230	2604	\$1,081.89
1538/122460	Damn 5 and Wetland 5 - consent, design and construction	Engineers estimate	\$16,046,121			100.00	\$16,046,121	2604	\$6,162.10
1564/122455	Pond 25 - Construction	Engineers estimate	\$4,183,177			100.00	\$4,183,177	2604	\$1,606.44
1956/122420	Pond 17 - Land	Complete	\$26,494			100.00	\$26,494	2604	\$10.17
Subtotal			\$49,458,854				\$47,892,909		\$18,392
Cost of Inflation									\$50.03
Cost of Capital									\$(1,423.56)
Total									\$17,018.50
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT									
Commercial scaling factor (stormwater)									\$22.00
\$ per hectare									\$374,406.99

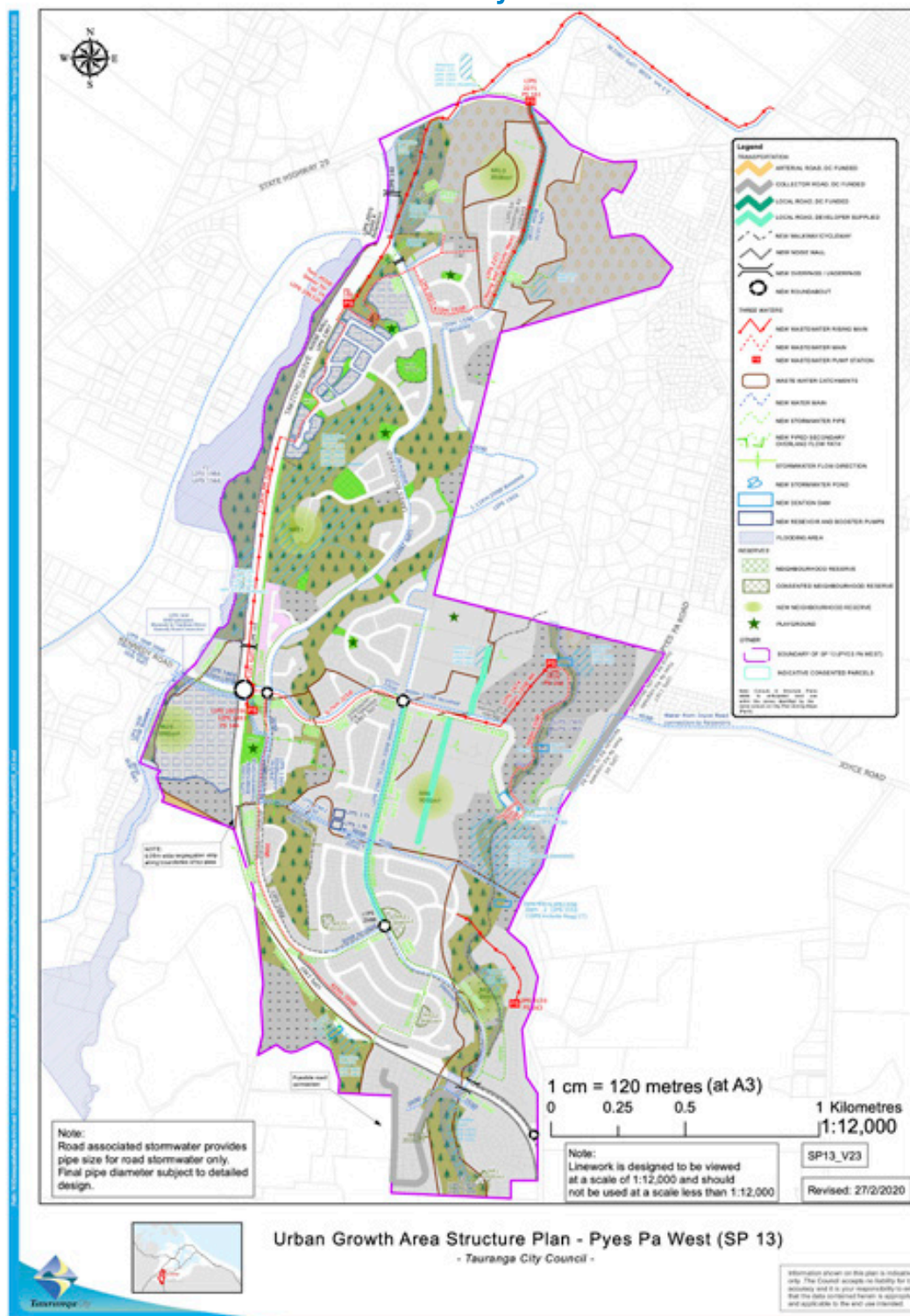
Pyes Pā West | Transport

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
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
122438	Pyes Pā West Noise Wall Stage 2 and 3	Complete	\$872,809		\$872,809				100.00	872,809	2641	\$330.48
122435	Kennedy Road Roundabout	Complete	\$392,477		\$392,477				100.00	392,477	2641	\$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
122734	Southern Collector - roundabout @ intersection of Southern Collector and Neighbourhood reserve 21	Complete	\$225,657		\$225,657				100.00	225,657	2641	\$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
280262	Lakes Boulevard - North Collector (Pyes Pā West)	Complete	\$428,400		\$428,400		63.00		37.00	158,508	2641	\$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
280324	Route K Extension Overpass	Complete	\$750,000		\$750,000			8.97	91.03	682,725	2641	\$258.51
280325	Kennedy Road extension		\$1,434,432		\$1,434,432		63.00		37.00	530,740	2641	\$200.96
280326	Lakes Boulevard Underpass	Complete	\$437,597		\$437,597				100.00	437,597	2641	\$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
122436	Pyes Pā West Land Costs 3 lots in Lieu	Complete	\$125,199		\$125,199	12.00			88.00	110,175	2641	\$41.72
121638	Kennedy Road Upgrade	Complete	\$6,076,393	\$3,098,960	\$2,977,433	12.00			88.00	2,620,141	2641	\$992.10
121641	Kennedy Road Embankment Dam	Complete	\$6,659,630		\$6,659,630				100.00	6,659,630	2641	\$2,521.63
121489	Hastings Road Upgrade	Complete	\$4,513,439		\$4,513,439	6.10			93.90	4,238,119	2641	\$1,604.74
122409	Pyes Pā Road - Kennedy to Joyce	In delivery	\$2,057,300	\$1,049,223	\$1,008,077	1.40			98.60	993,964	2641	\$376.36
Subtotal			\$51,978,185							26,950,692	\$10,204.72	\$9,303.17
Cost of Inflation												\$34.54
Cost of Capital												\$(297.67)
Total												\$9,941.59
CALCULATION OF DEVELOPMENT CONTRIBUTION RATE PAYABLE FOR COMMERCIAL DEVELOPMENT												
Commercial scaling factor (transport)												35
\$ per hectare												\$347,955.65

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		\$423,741			100.00	\$423,741	888	\$477.19
Subtotal			\$3,963,637				\$3,963,637		\$4,463.56
Cost of Inflation									\$-
Cost of Capital									\$452.86
Total									\$4,916.42

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

- 6.8.1 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.
- 6.8.2 Local development contributions for residential development are charged per additional allotment.
- 6.8.3 For non-residential development, local development contributions are charged per additional m² of gross floor area.
- 6.8.4 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.

Tauranga Infill | Wastewater

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.		\$103,693,111						\$3,996.84
Subtotal			103,693,111						\$3,996.84
Cost of Inflation									\$-
Cost of Capital									\$-
Total									\$3,996.84

This page has been left intentionally blank

Tauriko

Tauriko

Schedule of assets: Tauriko

- 6.9.1 Tauriko Business Estate consists of an area of approximately 256 hectares bounded by the Kōpurererua 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.
- 6.9.2 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.
- 6.9.3 The planning period for Tauriko is currently based on 2006-2031.
- 6.9.4 The infrastructure is shown on Structure Plan 14.

Table 62: 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

- 6.9.5 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:

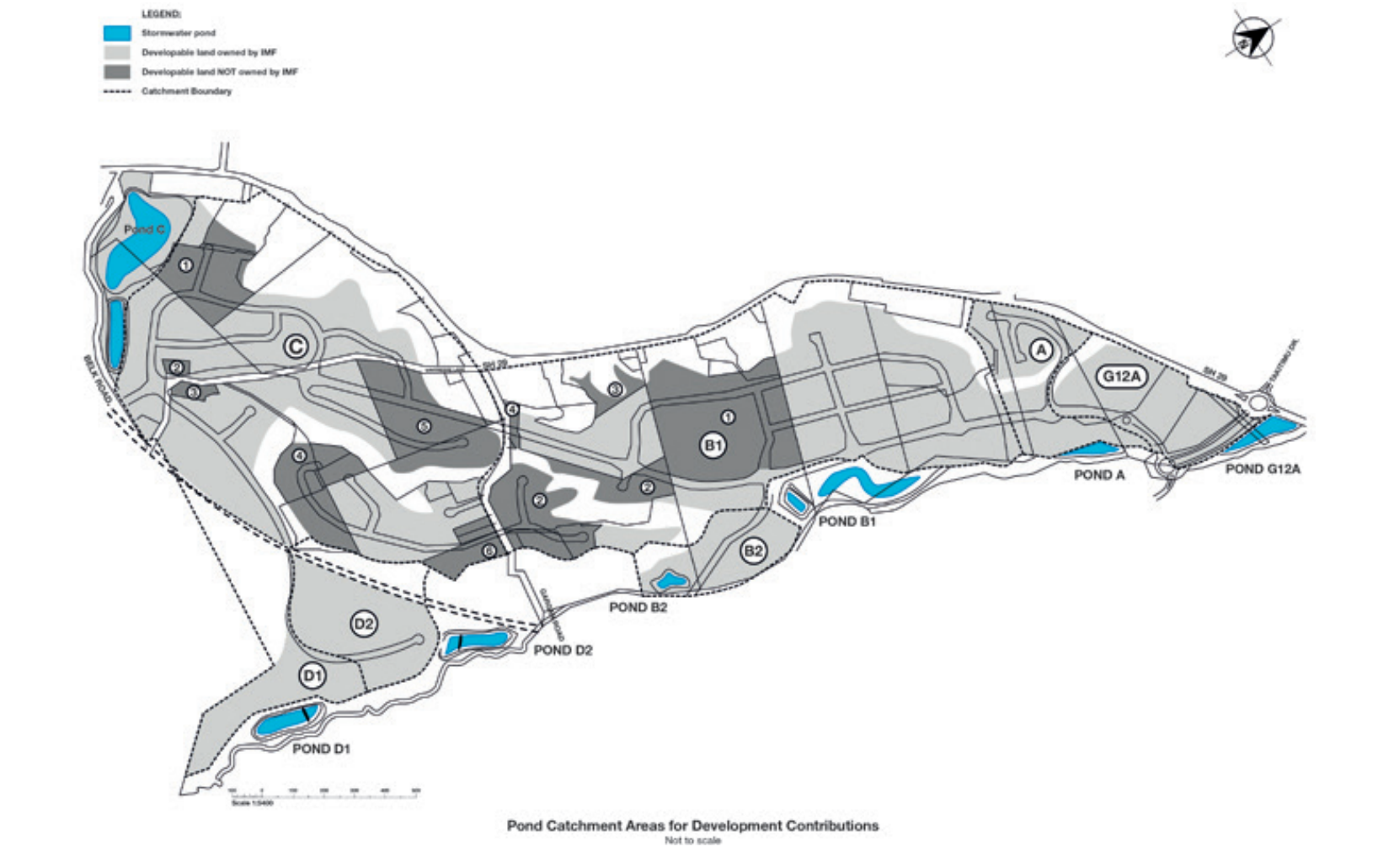
Ponds G12A, A, B2, D1 and D2

- 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.
- 6.9.6 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	\$559,453					100.00	\$559,453	4493	\$124.52
Subtotal			\$6,549,378						\$4,877,435		\$1,085.57
Cost of Inflation											\$3.42
Cost of Capital											\$(25.58)
Total (per lot)											\$1,063.41
Commercial scaling factor (water)											19
\$ per hectare											\$20,204.75

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	Kōpururerua 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	Complete	\$216,073				100.00	\$216,073	4493	\$48.09
3784/123371	Stage 1A Western Wastewater	Estimate	\$13,791,203	14.00		61.00	25.00	\$3,447,801	4493	\$767.37
Subtotal			\$127,037,676					\$82,641,934		\$6,193.39
Cost of Inflation										\$2.48
Cost of Capital (excludes Southern Pipeline)										\$(2.94)
Total										\$6,192.93
Commercial scaling factor (wastewater)										19
\$ per hectare										\$117,665.71

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	\$253,749			100.00	\$253,749	5203	\$48.77
	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)	Engineers estimate	\$34,998			100.00	\$34,998	5203	\$6.73
1605/122895	Reticulation - Taurikura Drive - from Gargan Road - Pond C	Engineers estimate	\$4,196,117			100.00	\$4,196,117	5203	\$806.48
Subtotal			\$10,284,203				\$10,284,203		\$1,976.59
Plus Inflation									\$10.47
Plus Cost of capital									\$(68.27)
DCs that apply to all development in Tauriko									\$1,918.79
Commercial scaling factor									22
\$ per hectare for all landowners not in catchments for Pond B1 and Pond C									\$42,213.40

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								\$1,918.79
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								\$5,257.72
	Commercial scaling factor								22
	\$ per hectare for all land in catchment B1								\$115,669.76

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								\$1,918.79
	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								\$4,103.11
	Commercial scaling factor								\$22.00
	\$ per hectare for all landowners in catchment for Pond C								\$90,268.35

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 Kōpururerua 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 sliplanes)	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											\$135.43
Cost of Capital											\$223.59
Total											\$5,207.55
Commercial scaling factor (transport)											35
\$ per hectare											\$182,264.16

This page has been left intentionally blank

Tauriko (Stage 4)

Tauriko (Stage 4)

Schedule of assets: Tauriko (Stage 4)

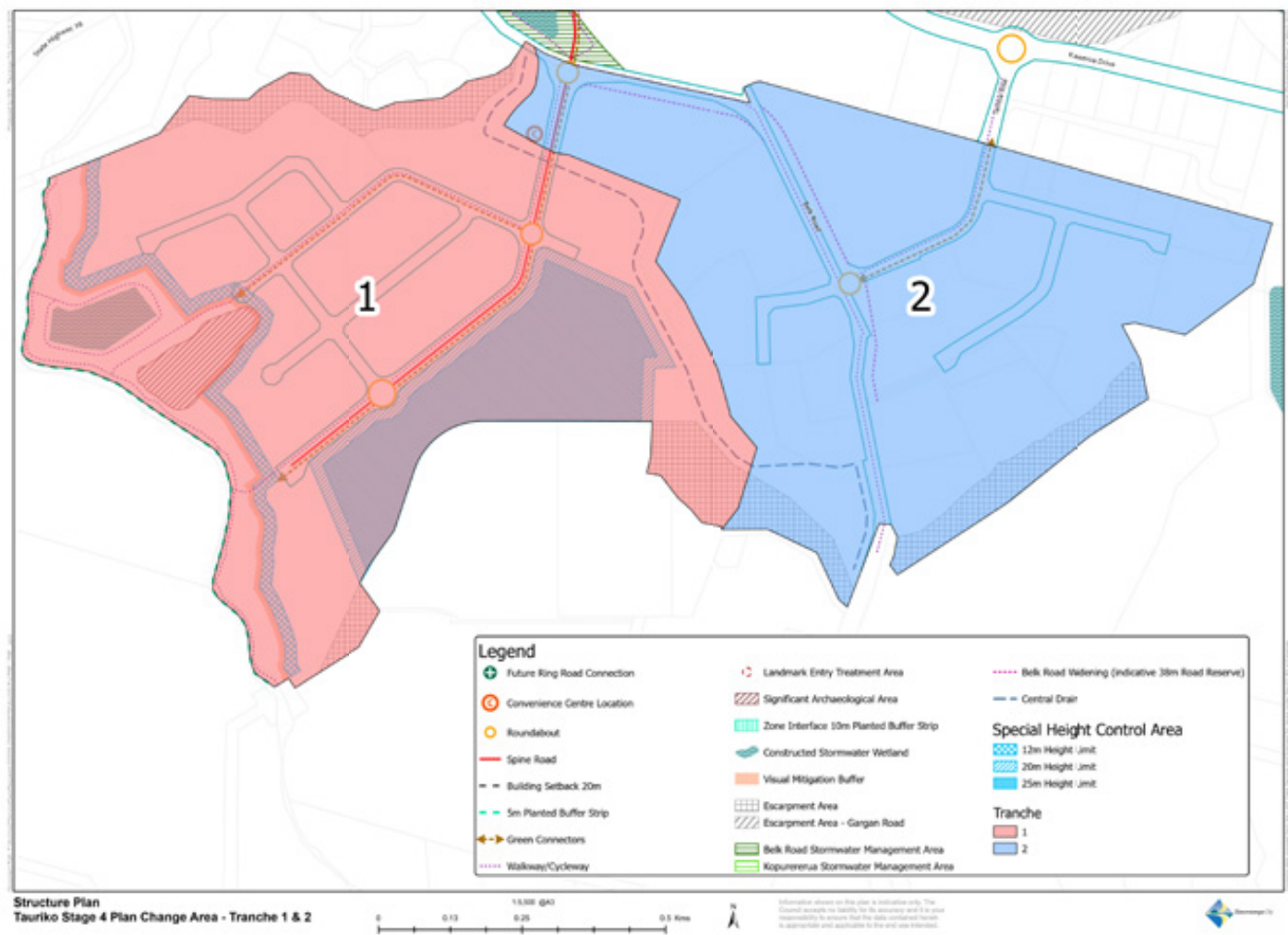
- 6.11.1 Tauriko (Stage 4) is the next stage of development in the Tauriko Business Estate industrial area (Tauriko growth catchment). Tauriko (Stage 4) is located south of Belk Rd and contains two tranches of industrial development.
- 6.11.2 Tranche 1 and Tranche 2 are defined in Figure 1.
- 6.11.3 Local Development Contributions for Tauriko (Stage 4) are set out in the attached schedules below and are split on a Tranche 1 and Tranche 2 basis.
- 6.11.4 Local Development Contributions for Tauriko (Stage 4) are payable according to which Tranche subdivision occurs in.
- 6.11.5 TCC reserves the right to determine which tranche subdivision ultimately occurs in where evidence is inconclusive.
- 6.11.6 The growth divisors are based on the following splits between Tranche 1 and Tranche 2:

Table 64: Household unit divisors for Tauriko (Stage 4)

	Water	Wastewater	Stormwater	Transport	Community Infrastructure
Tranche 1 Commercial (hectares)	50	50	50	50	50
Tranche 2 Commercial (hectares)	40.5	40.5	40.5	40.5	40.5
Total	90.5	90.5	90.5	90.5	90.5

- 6.11.7 The Tauriko (Stage 4) Structure plan is attached below the infrastructure schedules.

Figure 1: Urban Growth Area Structure Plans - Tauriko (Stage 4) Tranche Map



Tauriko (Stage 4): Water Tranche 1 (50 Ha)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Other Crown	Tauriko West	Tauriko (Stage 4) Tranche 2	Tauriko (Stage 4) Tranche 1			
150192	Western Corridor Stage 1 West		\$6,569,239	-	67.32	15.17	-	17.50	\$1,149,807	50	\$22,996.15
150193	Western Corridor Water Stage 2 (Phase 7)		\$21,690,343	54.59	-	29.30	7.22	8.90	\$1,929,755	50	\$38,595.10
Subtotal			\$28,259,582						\$3,079,562		\$61,591.24
Cost of Inflation											\$14,309.66
Cost of Capital											\$4,649.58
\$ per hectare											\$80,550.48

Tauriko (Stage 4): Water Tranche 2 (40.5 Ha)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Other Crown	Tauriko West	Tauriko (Stage 4) Tranche 1	Tauriko (Stage 4) Tranche 2			
150193	Western Corridor Water Stage 2 (Phase 7)		\$21,690,343	54.90	-	29.00	8.90	7.20	\$1,561,705	40.5	\$38,560.61
Subtotal			\$21,690,343						\$1,561,705		\$38,560.61
Cost of Inflation											\$15,679.34
Cost of Capital											9,024.65
\$ per hectare											\$63,264.59

Tauriko (Stage 4) | Wastewater Tranche 1 (50 Ha)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Other Crown	Tauriko West	Tauriko	Tauriko (Stage 4) Tranche 2			
123371	WC WW Strategy Stage 1A		\$13,791,203		67.77	20.51		16.09	\$2,219,675	50	\$44,393.50
297/122738	Southern Pipeline. *Details regarding the Southern Pipeline are set out in Section 5.8	Complete	\$103,693,111					100.00	\$3,797,150	50	\$75,943.00
121778	Maleme St Upgrade		\$4,520,607	26.53		47.55		11.61	\$646,899	50	\$12,937.98
Subtotal			\$122,004,921						\$6,663,724		\$133,274.47
Cost of Inflation											\$4,089.36
Cost of Capital											\$25,530.63
\$ per hectare											\$162,894.46

*Sthrn Pipeline charge 2025 = \$3997 per HUE

*Sthrn Pipeline per hectare charge based on 19 dwelling per hectare yield to reflect Tauriko Commercial scaling factor - to be reviewed annually

Tauriko (Stage 4) | Wastewater Tranche 2 (40.5)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Other Crown	Tauriko West	Tauriko	Tauriko (Stage 4) Tranche 2			
297/122738	Southern Pipeline. *Details regarding the Southern Pipeline are set out in Section 5.8	Complete	\$103,693,111					100.00	\$3,075,692	40.5	\$75,943.00
121778	Maleme St Upgrade		\$4,520,607	26.53		47.55		14.31	\$524,842	40.5	\$12,959.07
Subtotal			\$103,693,111						\$3,075,692		\$88,902.07
Cost of Inflation											\$4,573.89
Cost of Capital											\$12,677.87
\$ per hectare											\$106,153.83

*Southern Pipeline charge 2025 = \$3997 per HUE

*Southern Pipeline per hectare charge based on 19 dwelling per hectare yield to reflect Tauriko Commercial scaling factor - to be reviewed annually

Tauriko (Stage 4) | Stormwater Tranche 1 (50 Ha)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)		\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Tauriko (Stage 4) Tranche 2	Tauriko (Stage 4) Tranche 2		
							\$-	50
Subtotal			\$-			\$-		\$-
Cost of Inflation								
Cost of Capital								
\$ per hectare								\$-

Tauriko (Stage 4) | Stormwater Tranche 2 (50 Ha)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)		\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	Tauriko (Stage 4) Tranche 2	Tauriko (Stage 4) Tranche 2		
							\$-	40.5
Subtotal			\$-			\$-		\$-
Cost of Inflation								
Cost of Capital								
\$ per hectare								\$-

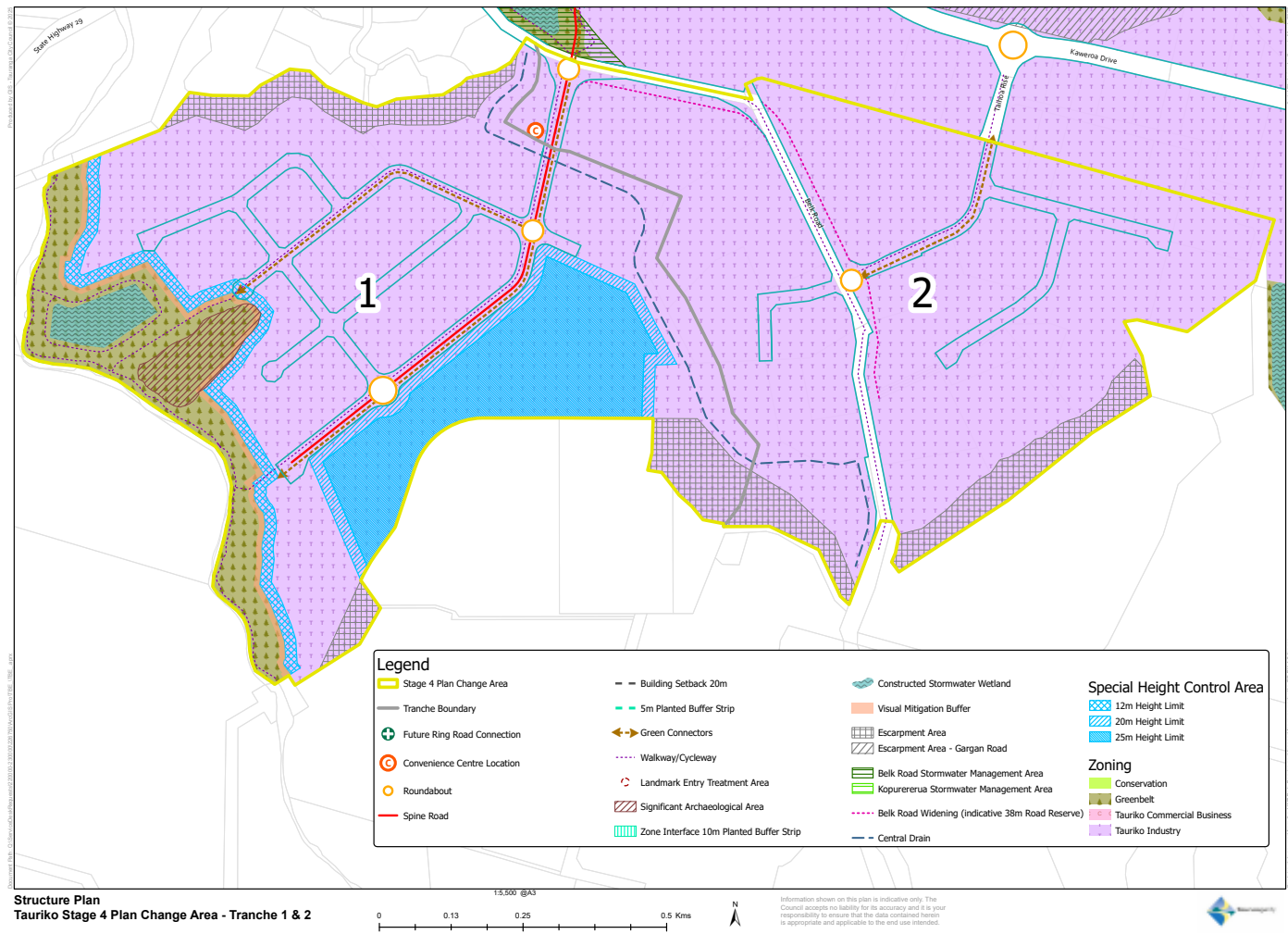
Tauriko (Stage 4) | Transport Tranche 1 (50 Ha)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	NZTA	Tauriko	Tauriko (Stage 4) Tranche 2	Tauriko (Stage 4) Tranche 1			
120734	TSP009 Intersection Kaweroa Dr & SH29 (Southern RAB)		\$14,540,165	-	-	42.75	-	57.25	\$8,324,244	50	\$166,484.89
Subtotal			\$14,540,165						\$8,324,244		\$166,484.89
Cost of Inflation											\$640.81
Cost of Capital											\$47,715.65
\$ per hectare											\$214,841.35

Tauriko (Stage 4) | Transport Tranche 2 (40.5 Ha)

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)					\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	NZTA	Tauriko	Tauriko (Stage 4) Tranche 2	Tauriko (Stage 4) Tranche 1			
123741	TSP029 - Belk Road Futureproofing		\$21,942,046	20.00	-	-	-	80.00	\$17,553,637	40.5	\$433,423.13
Subtotal			\$21,942,046						\$17,553,637		\$433,423.13
Cost of Inflation											\$91,846.29
Cost of Capital											\$206,971.09
\$ per hectare											\$732,240.51

Figure 2: Urban Growth Area Structure Plans - Tauriko (Stage 4)



This page has been left intentionally blank

Tauriko West

Tauriko West

Schedule of assets: Tauriko West

- 6.10.1 Tauriko West Urban Growth Area is a greenfield development in the Western Corridor of Tauranga City across State Highway 29 from the Tauriko Business Estate.
- 6.10.2 The expected yield for the Tauriko West Urban Growth Area is 23.5 dwellings per hectare.
- 6.10.3 The growth divisors are based on total estimated developable land in hectares:

Table 63: Household unit divisors for Tauriko West

	Water	Wastewater	Stormwater	Transport	Community Infrastructure
Residential (hectares)	136	136	136	136	136
Total	136	136	136	136	136

- 6.10.4 The attached schedules set out the infrastructure projects planned for the Tauriko West Urban Growth Area and the structure plan.

Tauriko West | Water

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via Catchment	Divisor (Hectares)	Cost per unit (\$)
				Loan	Future DC Funded	Tauriko (Stage 4)	Tauriko West			
122907	Tauriko Drive Water Main Upgrade		\$296,078				100.00	\$296,078	136	\$2,177.04
150193	Western Corridor Stage 2 (Phase 7)		\$21,690,343	33.99	31.27	20.62	29.30	\$6,354,289	136	\$46,722.71
Subtotal			\$296,078					\$6,650,367		\$48,899.76
Cost of Inflation										\$16,649.21
Cost of Capital										\$(4,570.92)
\$ per hectare										\$60,978.04

Tauriko West | Wastewater

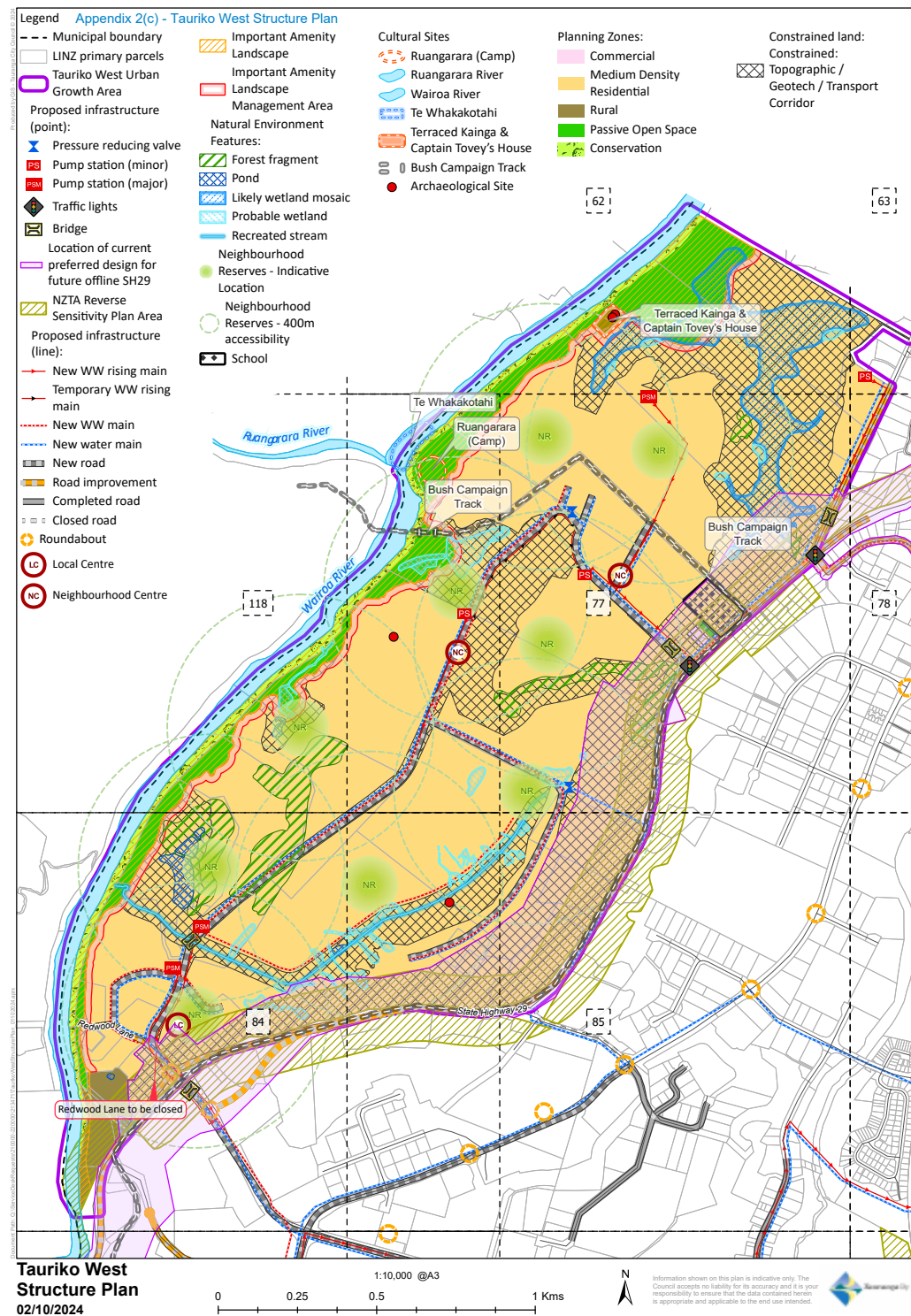
Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)				\$ funded via Catchment	Divisor (Hectares)	Cost per unit (\$)
				Loan	Future DC Funded	Tauriko (Stage 4)	Tauriko West			
297/122738	Southern Pipeline. *Details regarding the Southern Pipeline are set out in Section 5.8	Complete	\$103,718,735					\$10,871,840	136	\$79,940.00
121778	Maleme St Upgrade		\$4,520,607	26.53		25.92	47.55	\$2,149,549	136	\$15,805.50
Subtotal			\$108,239,342					\$13,021,389		\$95,745.50
Cost of Inflation										\$707.36
Cost of Capital										\$7,193.40
\$ per hectare										\$103,646.26

*Southern Pipeline charge 2025 = \$3997 per HUE
*Southern Pipeline per hectare charge based on 20 dwelling per hectare yield - to be reviewed annually

Tauriko West | Community Infrastructure

Project Id	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor (Hectares)	Cost per unit (\$)
				Loan	Other	Tauriko West			
123363	CFIP Western Corridor Community Centre land purchase and construction	Estimate	\$12,914,746	72.52	-	27.48	\$3,548,435	136	\$26,091.43
Subtotal			\$12,914,746				\$3,548,435		\$26,091.43
Cost of Inflation									\$10,792.49
Cost of Capital									\$(41.60)
\$ per hectare									\$36,842.32

Urban Growth Area Structure Plans - Tauriko 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.

This page has been left intentionally blank

Te Papa Infill

Tauranga Infill

Schedule of assets: Te Papa Infill

- 6.12.1 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.
- 6.12.2 Local development contributions for residential development are charged per additional allotment.
- 6.12.3 For non-residential development, local development contributions are charged per additional m² of gross floor area.
- 6.12.4 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.

Te Papa | Wastewater

Project ID	Project Name	Cost basis	Total CAPEX (\$)	Funding sources (%)	\$ funded via catchment	Divisor	Cost per unit (\$)
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	Complete	\$86,994,856	45,500,000	\$41,494,856	8%	47%		26%	20%	\$8,298,971	9224	\$899.72
123429	TSP018 - Cameron Road Stage 2	Engineers estimates	\$213,718,728	101,940,869	\$111,777,859	12%	0%	46%	18%	20%	\$22,355,572	9224	\$2,423.63
123798	TSP019 Active modes - PT City Periphery	Engineers estimates	\$13,288,286	7,383,756	\$5,904,530			30.00	50.00	20.00	\$1,180,906	9224	\$128.03
123723	TSP024 Hospital Area Transport Hub	Engineers estimates	\$40,060	-	\$40,060	-		-			\$-	9224	\$-
123725	TSP025 Greerton Area Transport Hub	Engineers estimates	\$40,060	-	\$40,060						\$-	9224	\$-
Subtotal			\$314,081,990	\$154,824,625	\$159,257,365						\$31,835,449		\$3,451.37
Cost of Inflation													\$290.29
Cost of Capital													\$2,168.97
Total													\$5,910.63
Commercial scaling factor (transport)													1.25
\$ charge per 100 sqm for non-residential development													\$7,388.29

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		\$19,013,709	80.00	20.00	\$3,802,742	1380	\$2,755.61
Subtotal			\$19,013,709			\$3,802,742		\$2,755.61
Cost of Inflation								\$266.64
Cost of Capital								\$(94.76)
Total								\$2,927.49

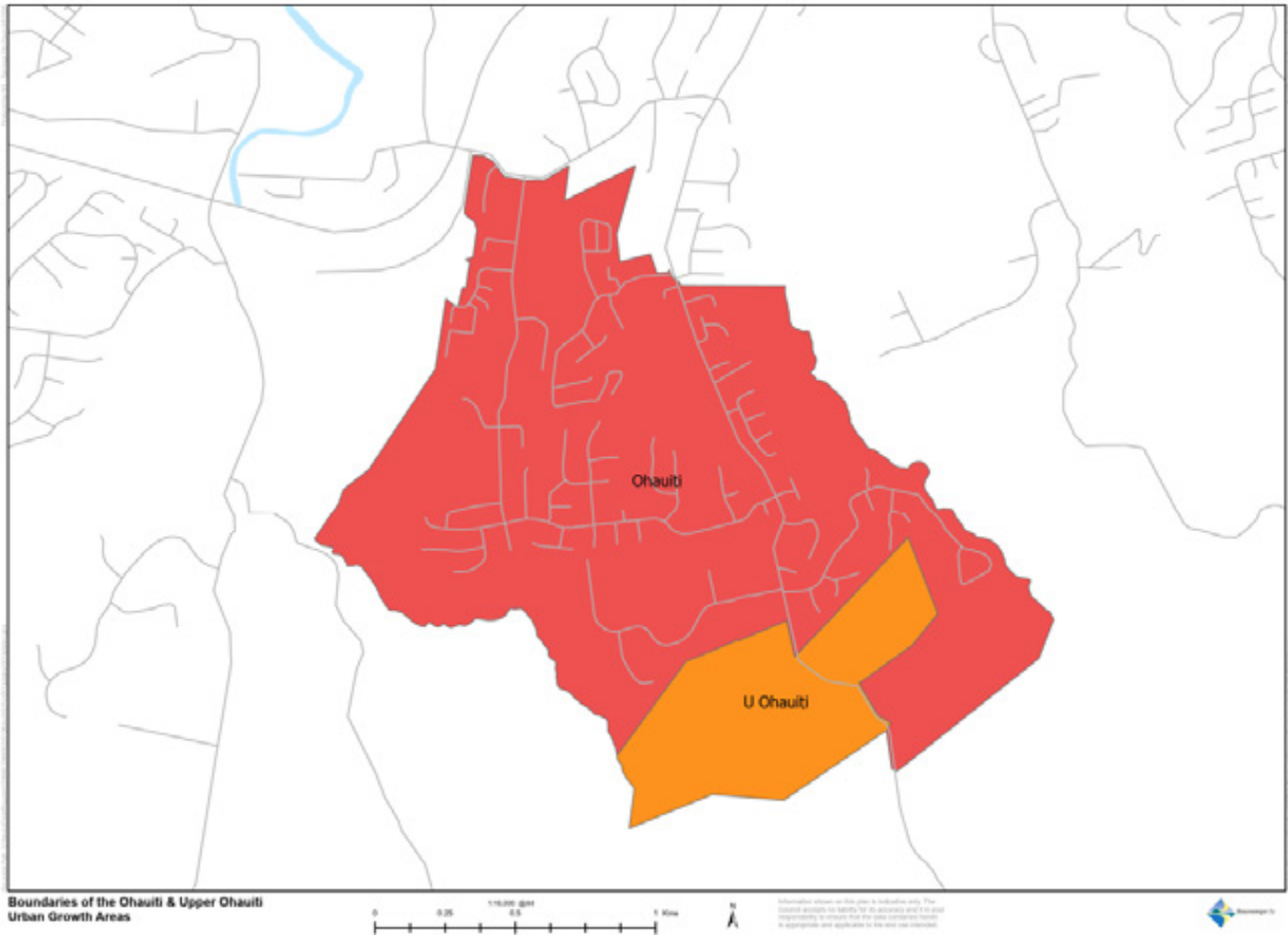
Upper Ōhauiti

Upper Ōhauiti

Schedule of assets: Upper Ōhauiti

- 6.4.1 Upper Ōhauiti is a new catchment located south of Ōhauiti at 120 and 125 Upper Ōhauiti Road enabled through recently approved and notified Private Plan Change 39 which rezones 56.423 ha of land from rural and greenbelt zones to medium density residential zoning. Historically, this land formed part of the Ōhauiti catchment.
- 6.4.2 The overall area is held in two land parcels (Lot 1 DPS 18834 and Lot 2 DPS 2195) totaling 56.423 ha located on the western and eastern sides of Upper Ōhauiti Road, bordering the established urban Ōhauiti catchment to the north, and rural land including TCC's territory authority boundary to the south. See map below for illustrative purposes.
- 6.4.3 Local development contributions for this area are not yet effective and are yet to be included in the Long-term Plan, however once included, will be collected in relation to new wastewater infrastructure. For clarity, Upper Ōhauiti development contributions will not be charged until the Long-term Plan is updated to include the relevant capex projects. Development will be required to contribute towards Southern Pipeline charges. These charges are effective from the date this Policy becomes operative.
- 6.4.4 Local development contributions for residential development have been calculated on a per lot basis. For non-residential development, local contributions will be charged per additional m2 of gross floor area. It is likely that in time, once the total developable area of the area is known, Development Contributions will be charged on a per hectare basis.
- 6.4.5 Further information regarding the calculation of charges can be found in Section 5.

The Upper Ōhauiti catchment area is shown in orange on the map below.



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.

Upper Ōhauiti | Wastewater

Project ID	Project Name	Cost basis	Total CAPEX (\$)	Funding source (%)			\$ funded via Catchment	Divisor	Cost per unit (\$)
				Loan	External	Ōhauiti			
	Awaiti Place Gravity sewer upgrade (from await pl to Poike rd)	By 2034	\$3,000,000	0.25		75.00	\$2,250,000	469	\$4,797
	Ila Place Pump station upgrade	By 2044	\$1,720,000	0.25		75.00	\$1,290,000	469	\$2,751
122738 / 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.		\$103,718,935	33.36					\$3,997
Subtotal			\$108,438,935				\$3,540,000		\$11,545
Cost of Inflation									-
Cost of Capital (excluding Southern Pipeline)									\$123
Total									\$11,668

This page has been left intentionally blank

Wairakei

Wairakei

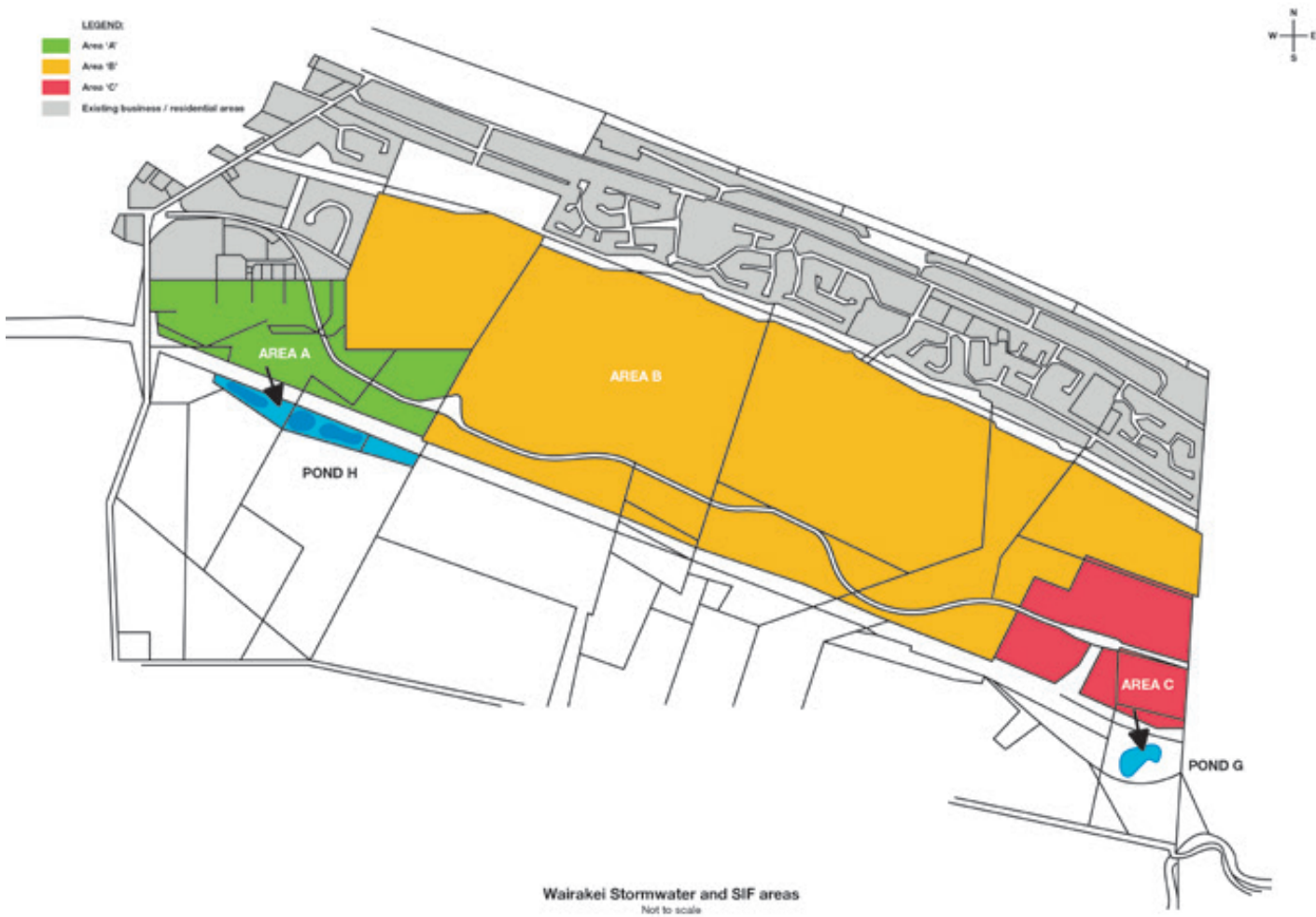
Schedule of assets: Wairakei

- 6.13.1 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.
- 6.13.2 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).
- 6.13.3 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.
- 6.13.4 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.
- 6.13.5 The planning period for the area is 2011-2036.
- 6.13.6 The total land area used in the divisors is as follows:

Table 65: 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	\$920,086			100.00	\$920,086	335	\$2,746.53
728 / 123221	Internal Wairakei Reticulation Mains (excluding Te Okuroa Drive) as per Wairakei structure plan	Engineers estimate	\$2,725,806			100.00	\$2,725,806	335	\$8,136.73
3376 / 120737	Bell Road 450mm Main - Wairakei and Te Tumu	Engineers estimate	\$32,417,322		50.00	50.00	\$16,208,661	335	\$48,384.06
Subtotal			\$40,422,326				\$24,213,665		\$72,279.60
Cost of Inflation									\$26,013.18
Cost of Capital									\$(52,068.16)
Total									\$46,224.62

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									\$158,772.36	
1595	Pump Station 16	Complete	\$446,690				100.00	\$446,690	43	\$10,388.14
Subtotal			\$446,690					\$446,690		\$169,160.50
Cost of Inflation										\$34,362.17
Cost of Capital										\$(79,260.91)
Total Wastewater DC payable in Wairakei subcatchment A										\$124,261.76

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	Complete	\$230,412		31.00	-	-	69.00	\$158,984	335	\$474.58
296	Pāpāmoa East Trunk Main. Investigation & Design	Complete	\$770,042	50.00				50.00	\$385,021	335	\$1,149.32
2936 / 120656	Ashley Place Sewer Upgrades	Development engineer	\$708,400					100.00	\$708,400	335	\$2,114.63
3613 / 121771	Main Wairakei Pump Station - Pāpāmoa East.	Development engineer	\$39,739,868				74.00	26.00	\$10,332,366	335	\$30,842.88
3614 / 122115	Opal Drive Pump Station	Development engineer	\$38,098,744		44.00		41.00	15.00	\$5,714,812	335	\$17,059.14
1596 / 123222	Wairakei Rising Main Upgrade (from Wairakei P/s to Opal Drive P/s) - Phase 1	Development engineer	\$19,187,933	-	60.00		15.00	25.00	\$4,796,983	335	\$14,319.35
218658	Wairakei Rising Main - (New 2nd Main from Wairakei P/s to Opal Drive P/s) - Phase 2	Development engineer	\$79,041,569	-	-		97.50	2.50	\$1,976,039	335	\$5,898.62
3586 / 121302	Opal Drive to Te Maunga Rising Main	Development engineer	\$97,053,786				70.00	30.00	\$29,116,136	335	\$86,913.84
Subtotal			\$274,830,754						\$53,188,741		\$158,772.36
Cost of Inflation											\$34,362.17
Cost of Capital											\$(79,260.91)
Total Wastewater DC payable in Wairakei subcatchment B											\$113,873.62

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:									\$158,772.36	
1585/122389	Pump Station Catchment 2 to service Pāpāmoa East Stage 1 development	In progress	\$1,486,907				100.00	\$1,486,907	37	\$40,186.68
Subtotal			\$1,486,907					\$1,486,907		\$198,959.04
Cost of Inflation										\$35,063.70
Cost of Capital										\$(60,195.42)
Total Wastewater DC payable in Wairakei subcatchment C										\$173,827.32

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											
Plus subtotal of projects which are funded via catchments A and C (as calculated above)											\$6,193.77
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											\$61,030.97
Total											\$213,326.59

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							
2197 / 122191	Pāpāmoa - Wairakei Stream Land Purchase	Complete	\$1,605,357				68.00	32.00	\$513,714	255	2,014.57							
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	\$1,577,441					100.00	\$1,577,441	255	6,186.04							
199710	Te Okuroa Drive SW - Servicing Area 3 (part of PEI Phase 2)	Complete	\$536,150				-	100.00	\$536,150	255	2,102.55							
2480 /123224	Wairakei Stream - Overflow to Kaituna	Engineer estimate	\$79,247,817		33.34		33.33	33.33	\$26,413,297	255	103,581.56							
995 / 123237	Wairakei Stream Landscaping	Engineer	\$418,451				68.00	32.00	\$133,904	255	525.11							
Subtotal for projects that relate to Area B only			\$88,636,356						\$31,239,221		128,700.52							
Cost of Inflation												\$39,825.80						
Cost of Capital												\$(89,015.91)						
Total - Area B												\$79,510.41						

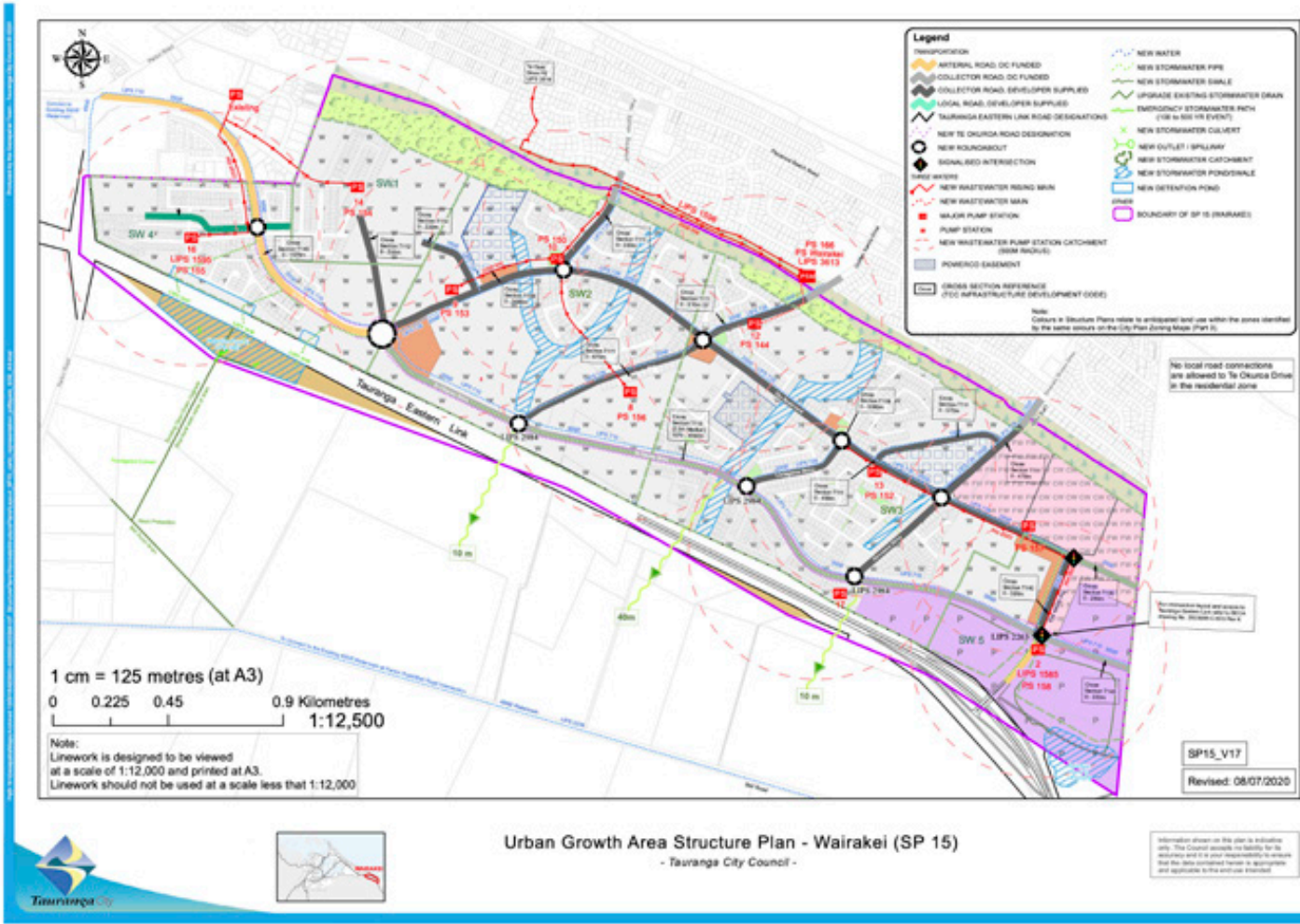
Stormwater development contributions payable in Wairakei subcatchment C

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	Estimate	\$492,742					100.00	\$492,742	37	\$13,317.35
Subtotal			\$6,714,634								\$204,229.00
Cost of Inflation											\$511.62
Cost of Capital											\$155,954.18
Total costs for Area C											\$360,694.80

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	Complete	\$81,864	\$41,751	\$40,113					100	\$40,113	335	\$119.74
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	Complete	\$153,256	\$78,161	\$75,095		34			67	\$49,938	335	\$149.07
Total			\$1,679,313										
259 / 122978	Te Okuroa Drive - Wairakei Boundary to end of Stage F	Complete	\$21,937,571	\$7,646,940	\$14,290,631	-	-	-	-	100	\$14,290,631	335	\$42,658.60
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	\$7,026,690	\$3,583,612	\$3,443,078	5.0			54.5	40.5	\$1,394,447	335	\$4,162.53
199724	PEI - Phase 3 - PEI + Sands Avenue	Engineer estimate	\$73,873,608	\$37,675,540	\$36,198,068	5.0			54.5	40.5	\$14,660,218	335	\$43,761.84
Total PEI (Transport budget only)			\$107,249,689	\$53,630,210	\$53,619,479								
2261 / 122977	Te Okuroa Drive Stage H and I (Phase 4 PEI)	In progress	\$10,225,733		\$10,225,733				57	43	\$4,364,343	335	\$13,027.89
Subtotal			\$162,012,978										\$152,049.83
Cost of Inflation													\$541.06
Cost of Capital													\$15,271.30
Total costs for Area C													\$167,862.19

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.

Welcome Bay

Welcome Bay

Schedule of assets: Welcome Bay

- 6.14.1 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).
- 6.14.2 The expected yield and divisor for Welcome Bay is based on 9 dwellings per hectare. The planning period is 1991-2021.

Table 66: 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									\$275.64
Total									\$1,602.78

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									\$165.61
Total									\$4,795.31

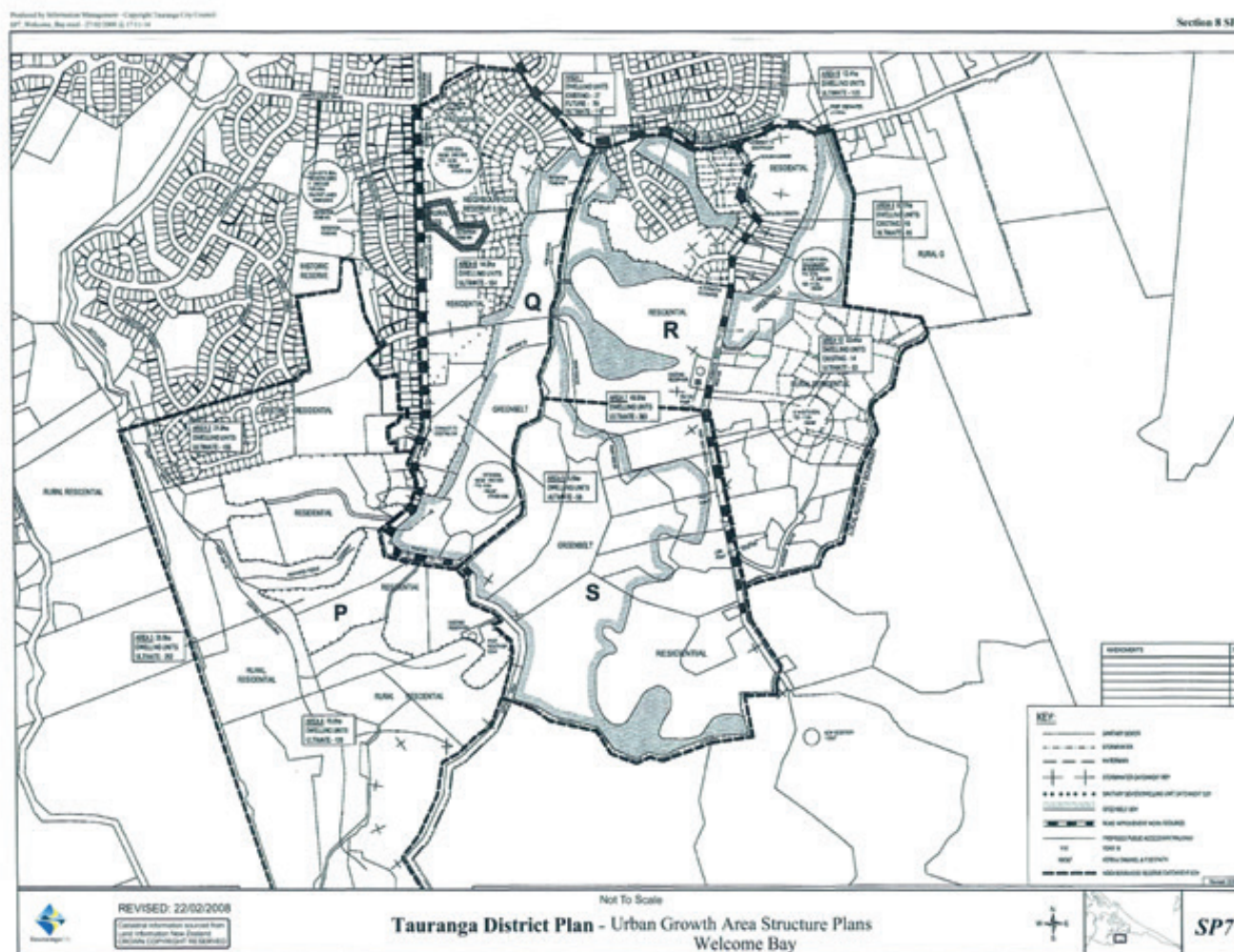
Welcome Bay | Stormwater

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	\$299,415	5.00		95.00	\$284,444	1460	\$194.82
Subtotal			\$1,343,325				\$1,309,112		\$896.65
Cost of Inflation									\$12.24
Cost of Capital									\$87.37
Total									\$996.26

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	\$3,785,971	76.97		23.03	\$871,909	1629	\$535.24
107 / 123260	Waitaha Road (525m widening 1180m to 1705m)	Engineers estimate	\$712,120	5.00		95.00	\$676,514	1629	\$415.29
Subtotal			\$6,238,790				\$3,150,615		\$1,934.08
Cost of Inflation									\$364.87
Cost of Capital									\$(635.15)
Total									\$1,663.80

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

- 6.15.1 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.
- 6.15.2 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).
- 6.15.3 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) |
|-----------------------------------|---|
- 6.15.4 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.
- 6.15.5 The divisors used in the determination of the per unit divisor shown in the asset schedules are based on the following tables.

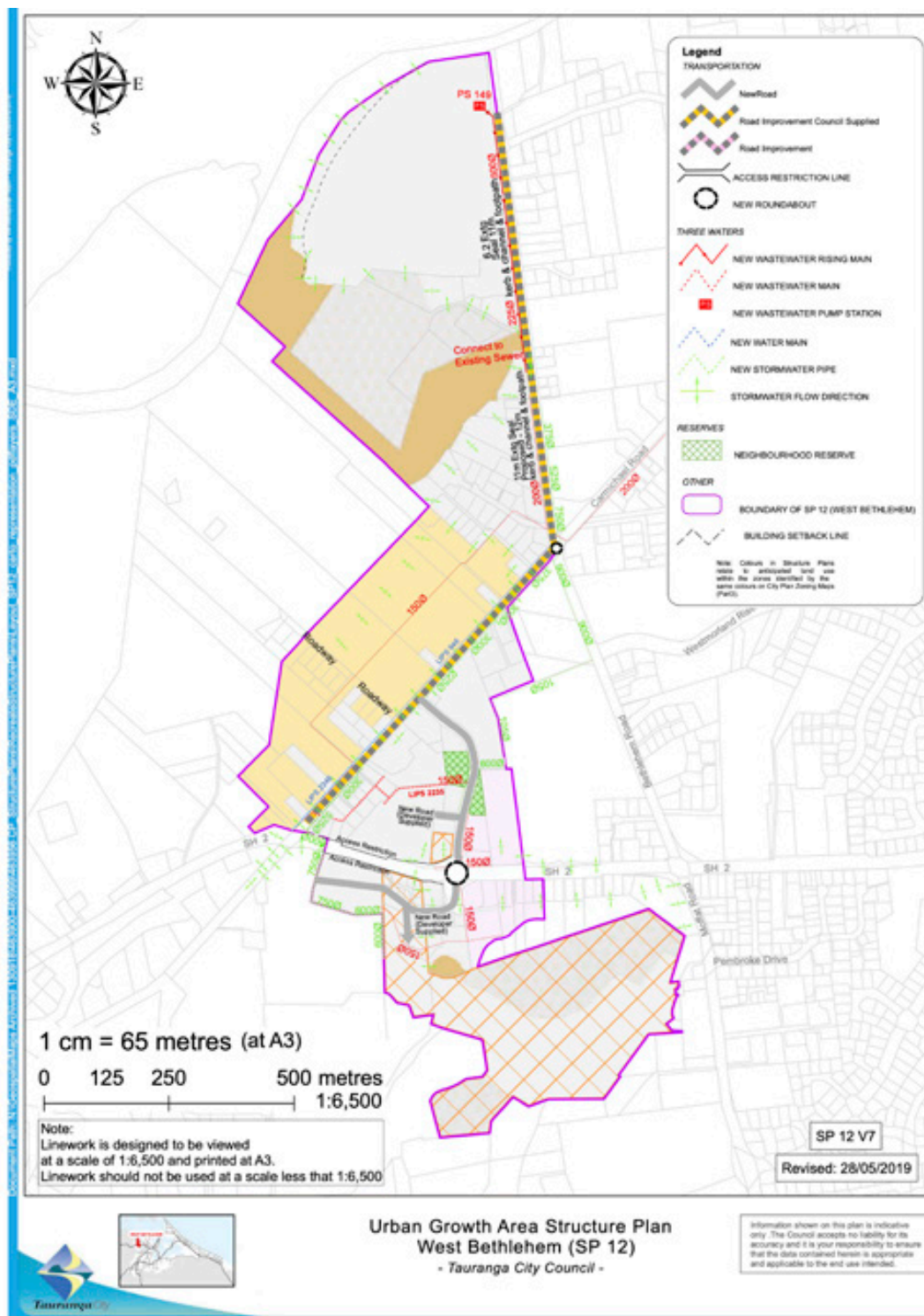
Table 67: Divisors for West Bethlehem

	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 68: 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	\$1,029,975	24.00	38.00	38.00	\$391,391	600	\$652.32
Subtotal			\$1,164,161				\$510,816		\$851.36
Cost of Inflation									\$17.61
Cost of Capital									\$212.04
Total before Council discount									\$1,081.01
Less reduction adopted by Council									\$(446.14)
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	\$751,182	10.00			90.00	\$676,064	439	\$1,540.01
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			\$110,934,039					\$2,178,229		\$8,958.80
Cost of Inflation										20.53
Cost of Capital										5,940
Total before Council discount										\$14,919.77
Less reduction adopted by Council										\$(2,867.99)
Total										\$12,051.78
Expected yield per hectare										13.5
\$ charge per hectare										\$162,699.05
Commercial scaling factor (wastewater)										19
\$ charge per hectare for commercial development										\$228,983.85

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	\$2,175,000		30.00	70.00	\$1,522,500	592	\$2,571.79
1661/120772	Bethlehem West Stormwater Upgrade under State Highway 2 (was Carmichael Road Stormwater)	Engineers estimate	\$6,607,945			100.00	\$6,607,945	592	\$11,162.07
1659/120771	Upgrade of Carmichael Road Stormwater in conjunction with Rooding, Wastewater and Water upgrades	Engineers estimate	\$938,628			100.00	\$938,628	592	\$1,585.52
Subtotal			\$13,591,676				\$10,222,451		\$17,267.65
Cost of Inflation									\$739.87
Cost of Capital									\$(2,109.24)
Total before Council discount									\$15,898.28
Less low demand or discount									\$(9,456.39)
Total									\$6,441.89
Expected yield per hectare									13.5
\$ charge per hectare									\$86,965.58
Commercial scaling factor (stormwater)									22
\$ charge per hectare for commercial development									\$141,721.68

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.		\$1,746,900.00		31.00	34.50		34.50	616	\$978.38
235/120878	Carmichael Road Reconstruction SH2 To Te Paeroa Rd (approx 400m including renewals/upgrades to existing road)		\$2,135,526	33.00	32.00			35.00	616	\$1,213.37
Subtotal			\$8,831,867					\$3,680,867		\$5,975.44
Cost of Inflation										\$333.43
Cost of Capital										\$7,108.36
Total before Council discount										\$13,417.23
Less discount adopted by Council										\$(6,188.32)
Total										\$7,228.91
CALCULATION OF CHARGE PER HECTARE FOR COMMERCIAL DEVELOPMENT										
Expected yield per hectare										13.5
\$ charge per hectare										\$97,590.29
Commercial scaling factor (transport)										35
\$ charge per hectare for commercial development										\$253,011.85

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									\$3,564.01
Total before Council discount							\$1,214,304		\$6,455.21
Discount									\$-
Total (\$ per lot)									\$6,455.21
Expected yield per hectare									13.5
\$ charge per hectare									\$87,145.34

This page has been left intentionally blank

 www.tauranga.govt.nz

 info@tauranga.govt.nz

 07 577 7000

