



Growing strong communities.

2015 Policy on Development Contributions and Financial Contributions and Detailed Supporting Document

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Overview

The overall document is split into four parts with Part 1 being the Policy on Development Contributions and Financial Contributions included within the Long Term Plan 2015-2025. Parts 2, 3 and 4 and the Appendices make up the Detailed Supporting Document.

- Part 2 outlines the calculation methodology used for deriving development contributions.
- Part 3 provides the details of specific elements of the development contributions calculation model.
- Part 4 provides the background and direction for assessing development contributions for specific developments.

Table of Contents

PART 1 Policy on Development Contributions and Financial Contributions	1
Introduction	1
Key Changes	1
Future Policy Work	2
Overview	2
Purpose and Principles.....	3
Reasons for using Development and Financial Contributions	3
Assets Included in the Development Contributions and Financial Contributions Policy.....	4
Which Contributions Will Apply.....	5
Overview of Calculation Methodology.....	8
Capital Expenditure.....	8
CAPEX for Growth Apportionments.....	8
Land Use Differentials.....	9
Assessment of Unknown Size	9
Family Flat.....	9
Assumptions Used in the Calculation of Development Contributions	10
Financial Considerations.....	10
Risks.....	10
Growth Projections – Source Data.....	11
Monitoring and Review of Development Contributions Policy	11
Reconsiderations.....	11
Remissions.....	12
Refund Policy	12
Developer Provision of Assets - Liability.....	12

Unusual Developments	13
When Will Payment be Required?	13
Deferral of Payment.....	13
Credits.....	14
Delegations.....	14
Capital Expenditure Attributed to Growth	14
Capital Expenditure and Debt Funding Disclosures	15
DETAILED SUPPORTING DOCUMENT	29
PART 2 Calculation Methodology.....	29
Definitions.....	29
Basic Model Description	32
Generalised Model Description.....	33
PART 3 Detailed Model Elements	36
Capital Expenditure	36
CAPEX for Growth Apportionments.....	36
Interest Costs	38
Inflation.....	39
Growth Projections.....	39
Land Use Differentials.....	40
PART 4 Assessing Contributions for Subdivisions and Developments	53
Introduction.....	53
Land Use Differentials Table	53
Development Contributions	53
Calculation of Household Equivalent Units.....	54
Assessment of Unknown Size	54
Examples.....	55
APPENDICES.....	57
Appendices A – Disclosure Tables.....	57
Appendices B – Additional Water Supply Calculations – Network Charge Factor and Impact Factor	84

PART 1 Policy on Development Contributions and Financial Contributions

Introduction

This Policy on Development Contributions and Financial Contributions replaces the 2012 Policy. It is proposed that these changes will apply to applications for resource consent, building consent or service connection as follows:

- For any application submitted, accompanied by all required information, before 1 July 2015, Council will apply the provisions of the 2012 Policy.
- For any application submitted, accompanied by all required information, after 1 July 2015, Council will apply the provisions of the 2015 Policy.

For the avoidance of doubt, where applications are submitted without all required information, Council will apply the provisions of the Policy in force at the time all required information is provided.

Key Changes

This Policy is an update of the 2012 Policy. Key changes made to the Policy are described below.

- Contributions for eight water supplies have increased and in some areas such as Hampden/Moeraki, Herbert/Waianakarua and Kakanui, those increases are significant. Council has also made changes to the water development contributions for Windsor Water Scheme. A full list of new water contributions is on page 6 of the policy.
- For the purpose of water development contributions, the Hampden/Moeraki, Herbert/Waianakarua and Kakanui supplies are amalgamated with Oamaru (which is already amalgamated with Enfield and Weston).

- For the purposes of wastewater development contributions, the Oamaru and Kakanui schemes are amalgamated to reflect the physical connection of the two reticulation networks and the use of the Oamaru Treatment Plant for both schemes.
- Contributions for seven of eight wastewater systems will decrease. Only the Oamaru wastewater contribution will increase. A full list of new wastewater contributions is on page 6 of the policy.
- Contributions for roading are proposed to increase by \$62. A new 50% remission will apply to residential, rural residential and accommodation developments. Roading contributions are listed on page 6 of the policy and all remissions are detailed on page 12 of the policy.
- A new definition of “family flat” is included, to clarify the intention of the policy. The new definition is on page 9 of the policy.
- Council has clarified the policy on the relocation of a business activity from one location within the district to a greenfield site. Under the Policy, the original site continues to receive a deemed credit for the activity and there is no transfer of credit to the greenfield site. The clarification is on page 14 of the policy.
- Council has clarified the policy on the relocation of dwellings. When a dwelling is relocated from one site in the district to another, the deemed credit will stay with the original site until such time as service connections are removed. The clarification is on page 14 of the policy.
- Council has included statements in the policy to reflect improvements to the administration of the policy to make it more customer-friendly. These statements are on pages 13 of the policy.

Future Policy Work

- Council will do more work on proposals to waive all development contributions on houses or other buildings built on residential sections subdivided prior to 1 July 2004.
- Council will also do more work on proposals for a 50% remission for Oamaru wastewater development contributions in respect of properties that paid the \$1,000 half lump-sum for the Oamaru Wastewater treatment Plant Upgrade.
- Council will also consider the merits of remitting development contributions for development of pre-1900 heritage buildings.

Overview

Growth in the population (permanent and seasonal) and economic activity of the District will ultimately lead to major additions to the existing urban areas, new greenfield development in the rural environment and in-fill development of existing urban areas. Greater demand for water and improvements in roading will place a significant strain on existing reticulation and roading networks as well as on community infrastructure and reserves.

The Development Contributions Policy provides a transparent and consistent basis for requiring contributions from developers towards capital expenditure for this infrastructure.

Council is required to have a Development Contributions Policy as a component of its Funding and Financial Policies in the Waitaki Community Plan.

The Policy is intended to set the baseline for financial and development contributions from developers and is likely to be amended and updated over time as assumptions are developed, and as the growth predictions are refined. These growth predictions will also alter as scenarios change the expected effect on our community.

This policy contributes to community outcomes by ensuring the provision of appropriate infrastructure to meet the needs of growth.

Historically, Council has sought a contribution towards the expansion of the District's reserves, community facilities and infrastructure from those developments which place additional demand on these services. In order to levy these contributions Council may employ either of the following:

- Financial Contributions imposed as a condition of a resource consent pursuant to Section 108 of the Resource Management Act (RMA) 1991. Chapter 14 of the District Plan and any subsequent variations shall be considered in this policy.
- Development Contributions as defined by the provisions of Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 (LGA 2002). To make use of these provisions Council must adopt a Policy on Development Contributions as part of the Council's Long Term Plan ("LTP"). Development Contributions are based on the fiscal implications of growth.

Development contributions may be sought in respect of any development that generates a demand for reserves, network or community infrastructure. Council will assess whether development contributions are payable in relation to the development when an application for one of the following is made:

- (i) Resource Consent
- (ii) Building Consent
- (iii) Authorisation for a Service Connection

Council can require a contribution at any of these trigger points.

This policy has been prepared to meet the requirements of Section 106(2) of the LGA 2002. The full methodology that demonstrates how the calculations for development contributions were made is contained in a separate document which is available to the public as per section 106 (3) of the Act.

Purpose and Principles

The purpose of development contributions is set out in section 197AA of the Local Government Act 2002. This policy is consistent with that purpose.

The principles guiding the use of development contributions are set out in section 197AB of the Local Government Act 2002. This policy is consistent with those principles.

Reasons for using Development and Financial Contributions

Council intends to entirely fund the portion of capital expenditure (CAPEX) that is attributable to growth by either Financial or Development Contributions wherever it is legally, fairly, reasonably and practically possible to do so.

Council considers that Development and Financial Contributions are the best mechanisms available to ensure the cost of growth sits with those who have created the need for that cost. Council considers it inappropriate to burden the community as a whole, by way of rating or other payment means, to meet the cost of new growth.

Section 101(3) of the LGA 2002 requires that the following be considered:

The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of:

a) in relation to each activity to be funded,-

- (i) the community outcomes to which the activity primarily contributes; and*
- (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and*
- (iii) the period in or over which those benefits are expected to occur; and*
- (iv) the extent to which the actions or inactions of particular individuals or a group contribute to the need to undertake the activity; and*

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

b) the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.

Responses to these requirements in relation to the Development Contributions and Financial Contributions Policy are:

Community outcomes

This policy contributes to the following outcomes:

- Our infrastructure enables and responds to economic growth.
- We have affordable, reliable and accessible transport services that meet the needs of the community.
- Our local and central governments demonstrate efficient and effective use of resources.

Distribution of benefits

Council apportions all capital expenditure into the classifications of growth, renewal, level of service and statutory obligations, by the geographic areas of benefit. This apportionment represents the distribution of benefit to the community as a whole, to identifiable parts of the community and to individuals.

Period over which the benefits are expected to occur

Once a Development or Financial contribution has been paid in relation to a subdivision or development, the benefits of the asset, service, or environmental enhancement shall occur indefinitely (at a set level of service for that asset, service, or environmental enhancement as defined at any one time).

Action or inaction that contributes to the need for this activity

The provision of assets, services, or environmental standards that promote the community outcomes may not be willingly provided by the development community. In addition Council is often the only viable supplier (often legally required to provide services) of these services and therefore Council has a moral and legal obligation to supply additional assets and services to meet the new community needs.

Costs and benefits of funding this activity (Development and Financial Contributions)

The benefits to the existing community are significantly greater than the cost of policymaking, calculations, collection, accounting and distribution of funding for development and financial contributions.

Allocation of liability for revenue needs

The liability for revenue falls directly with the development community. At the effective date of this Policy, Council does not perceive any impact on the social, economic, environmental and cultural well-being of this particular sector of the community. At any stage in the future where there may be impacts of this nature, Council may revisit this Policy.

Assets Included in the Development Contributions and Financial Contributions Policy

Assets included in this policy are:

Development Contributions: Pursuant to the provisions of Part 8, Subpart 5 LGA 2002.

- Network infrastructure for water supplies, wastewater and roading – Development Contributions.

Financial Contributions: Pursuant to S108 of the RMA 1991.

- Open Space and Recreation – Financial Contributions
- Services – Financial Contributions for any of the following
 - Water supply system,
 - Stormwater collection and disposal system,
 - Wastewater collection, treatment and disposal system,
 - Trade waste collection and disposal system,
 - Energy supply system,
 - Telecommunications system,
 - Works to avoid, remedy or mediate natural hazards,
 - Landscaping, including planting of vegetation,
 - Provision of access to land in the subdivision (including roads, cycleways, accessways, service ways, private access, street lighting and associated works).
- Esplanade Strips – Financial Contributions
- Other Assets. Financial Contributions can be required to avoid remedy or mitigate adverse effects of development that are of a non-fiscal nature. These may include contributions that avoid, remedy or mitigate the effects of development on biodiversity, landscape, amenity values or the provision of specific assets by the developer/subdivider (i.e. access easements in gross). Development Contributions provisions of the LGA 2002 specifically relate to fiscal impacts or effects of growth, Financial Contributions for non-fiscal impacts of effects of development will need to be assessed through the RMA and District Plan processes. Chapter 14 of the District Plan and any subsequent variations shall be considered in this policy.

Development contributions for community infrastructure and reserves have been excluded from the Policy at this time.

Which Contributions Will Apply

The Financial Contributions rules, policies and objectives under the provisions of Part 14 of the Waitaki District Plan are operative. These will be used for open space and recreation, and services where appropriate development contributions are not available.

The Council cannot require a Development Contribution for a reserve, network infrastructure or community infrastructure if and to the extent that it has under Section 108, 407 or 409 of the RMA imposed a condition on a resource consent in relation to the same development for the same purpose.

Council will retain the right to use all, some or none of the provisions in this Policy notwithstanding the rules, policies and objectives of the Financial Contributions provisions of Part 14 on the District Plan. Council shall in requiring contributions, clearly identify under what circumstances and upon which legislation (RMA 1991, LGA 2002) a contribution is required.

The following tables indicate:

- Where Financial and Development Contributions are to be sought such that no duplication of levy for the same effect/benefit will occur.
- The development contributions per household equivalent unit for each asset type within each area. The water supply contributions for rural restricted schemes are shown per cubic meter (m³ or 1,000L) of water.
- The contributions for the amalgamated water schemes are shown per household equivalent unit or point (1,800L) of water

Table 1: Development Contributions Required By Geographic Area - Within All District Plan Zones (Ex GST)

Water Supply		Wastewater	Stormwater	Roading	Open Space and Recreation	Other Services/ Miscellaneous
Development Contributions		Development Contributions	No Development Contributions	Development Contributions	No Development Contributions	No Development Contributions
On-demand Supplies	Per HEU		Council has no capital expenditure programme.	District Wide		
Kurow	\$1,730	Kakanui		\$968 per HEU		
Oamaru	\$3,956	Kurow				
Omarama	\$3,476	Moeraki				
Otematata	\$3,399	Lake Ohau				
Waihemo (Palmerston)	\$3,938	Oamaru				
Restricted Supplies	Per 1m³ of Water	Omarama				
Awamoko	\$1,231	Otematata				
Dunback	\$2,188	Palmerston				
Duntroon	\$702					
Goodwood	\$2,188					
Hampden/Moeraki	\$2,198					
Herbert/Waianakarua	\$2,198					
Kakanui	\$2,198					
Kauru	\$1,361					
Lake Ohau	\$10,032					
Lower Waitaki	\$1,158					
Oamaru	\$2,198					
Otekaieke	\$577					
Palmerston	\$2,188					
Stoneburn	\$1,065					
Tokarahi	\$1,125					
Windsor	\$1,088					
Assess and Collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2015.		Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2015.		Assess and collect development contributions as provided by Part 8, Subpart 5 and Schedule 13 of LGA 2002 from 1 July 2015.		
Scheme charge to apply and any network extension costs.		Scheme charge to apply and any network extension costs.				

Notes:

1. Development Contributions are contributions defined by the provisions of Part 8 Subpart 5 and Schedule 13 of LGA 2002.
2. As the sequence of development is not always consistent, development contributions shall be required at the first available opportunity. At each and every subsequent opportunity the development will be reviewed and additional contributions required if the units of demand assessed for the development exceed those previously paid for.
3. Development contributions are triggered on the granting of:
 - a) A Resource Consent
 - b) A Building Consent
 - c) An authorisation for a service connection for sewer or stormwater
 - d) An authorisation for a service connection for water, including additional units of water by volume supplied to existing consumers.

Table 2: Financial Contributions Required By Geographic Area - Within All District Plan Zones (Ex GST)

Water Supply	Wastewater	Stormwater	Roading	Open Space and Recreation	Other Services/ Miscellaneous
<p>Financial Contributions where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations.</p>	<p>Financial Contributions where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations.</p>	<p>Financial Contributions where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations.</p>	<p>Financial Contributions where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations.</p>	<p>Financial Contributions where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations.</p> <p><u>Subdivision:</u> 1) Residential and Township Zones - 7.5% of Land Value - Land, Money, Works or Combination of all</p> <p>2) Business Zones - 10% of Land Value - Land, Money, Works or Combination of all</p> <p><u>Developments</u> 1) Residential (In all zones) - 7.5% of Land Value</p> <p><u>Other Developments</u> 0.5% of value of development exceeding \$200,000.</p> <p>(Refer 14.5.4 and 14.5.5 of the Waitaki District Plan)</p> <p>Land, Money, Works or Combination of all.</p>	<p>Other Services as described by 14.1 of the District Plan.</p> <p>Financial Contributions where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations.</p> <ul style="list-style-type: none"> o Trade waste collection and disposal system, o Energy supply system, o Telecommunications system, o Works to avoid, remedy or mediate natural hazards, o Landscaping, including planting of vegetation, o Provision of access to land in the subdivision (including roads, cycleways, accessways, service ways, private access, street lighting and associated works). o Esplanade Strips

Notes:

1. Financial Contributions are defined by Section 108 of the Resource Management Act (RMA) 1991 and collected using the provisions of the District Plan. Contributions are assessed based on the environmental effects of growth. These are defined in Chapter 14 of the Waitaki District Plan. Chapter 14 of the District Plan is particularly relevant for contributions of a non-fiscal nature. These will generally be of an environmental nature, including public access, provision of parking and protection of environmentally sensitive sites.

Overview of Calculation Methodology

A brief introduction to the development contributions calculation method is presented herein. A full disclosure of the methodology and calculations is in the detailed supporting document and is available from Council for public inspection at:

- Waitaki District Council, Thames Street, Oamaru.
- Palmerston Service Centre.
- Website - <http://www.waitaki.govt.nz>

The Development Contributions model applies to Water Supply, Wastewater, and Rooding.

The key concept of the approach is to define the total capital expenditure (CAPEX) for growth consumed by the growth population over a period of time. This consumption of CAPEX for growth is then apportioned among the increased number of units of demand (household equivalent units) over the same time period. This defines the long run average cost of growth per unit of demand, defined as the household equivalent unit contribution. This can be represented by the following formula.

Household Equivalent Units Contribution	$= \frac{\text{Sum of CAPEX for Growth Consumed In Analysis Period}}{\text{Sum of New Household Equivalent Units in Analysis Period}}$
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The calculation method can be simplified according to the following steps:

- Step 1: Assess capital expenditure for growth on an asset by asset basis using financial reports (past expenditure) and projected expenditure.
- Step 2: Apportion capital expenditure for growth by the growth population (household equivalent units) over the design life of the asset, to assess the \$/unit of demand.

Step 3: For each year in the analysis period determine the total consumption of asset capacity for each asset identified, namely – \$/unit of demand x the number units of demand.

Step 4: Sum for all assets in each year in the analysis period, namely total capacity consumed in that year, measured in dollars (\$).

Step 5: Sum each year in the ten year analysis period and divide by the growth population (new household equivalent units) projected over the analysis period to determine the household equivalent unit contribution.

Capital Expenditure

Only capital expenditure (CAPEX) is considered in the model. All Operational Expenditure is excluded, including internal overheads.

Capital expenditure is identified from two sources, namely.

- Activity Management Plans (formally Asset Management plans) and
- Financial Reports.

The Activity Management Plans are used for assessing projected CAPEX. The AMPs are formal planning documents that include long term expenditure forecasts.

CAPEX for Growth Apportionments

The CAPEX identified above has been apportioned into five cost drivers. These being Growth, Renewal, Level of Service, Statutory and Deferred Works/Other. The growth apportionment is the significant driver for assessing development contributions. The cost drivers have been assessed using several methods.

These are:

- Asset Capacity.
- Using Design Life of New Assets to Approximate Growth Percentage.
- Assessed using professional judgement.

Land Use Differentials

Land use differentials are an important part of the calculations. They enable all development and subdivision types (residential and non-residential) to be considered. Non-residential subdivisions or developments can be described using a common unit of demand, which in this case is the Household Equivalent Unit (HEU).

The following table summarises the differentials for each activity. These can be used to calculate the number of HEU's for non-residential subdivisions or developments based on a standard measure of size.

Table 3: Land Use Differentials

Land Use Category	Household Equivalent Units per Measure of Size Shown		
	Water Supply ⁽ⁱ⁾	Wastewater ⁽ⁱⁱ⁾	Roading
Residential	1 HEU / dwelling	1 HEU / dwelling	1 HEU / dwelling
Rural Residential	1 HEU / dwelling	1 HEU / dwelling	1.14 HEU / dwelling
Commercial	0.17 HEU / 100m ² + 1.17 HEU /property	0.43 HEU / 100m ²	4.18 HEU / 100m ² GFA
Industrial	0.14 HEU / 100m ² + 1.17 HEU /property	0.34 HEU / 100m ²	3.34 HEU / 100m ² GFA
Accommodation	0.29 HEU / 100m ² + 1.30 HEU /property	0.49 HEU / 100m ²	0.65 HEU / accomm unit
Primary Industry - Dairy	N/A - Assumed to be rural schemes only.		5.44 HEU / 100 Ha ⁽ⁱⁱⁱ⁾

⁽ⁱ⁾ These water supply differentials are only required to assess urban unrestricted schemes. Rural restricted water supply schemes are based on a development contribution per cubic meter of water.

⁽ⁱⁱ⁾ These differentials are to be used to assess the demand on wastewater infrastructure for wastewater that does not fall within the definition of trade waste contained in the operative Waitaki District Trade Waste Bylaw applying at the time

consent is granted. Development contributions payable for discharge of trade wastes will be the subject of an individual assessment.

⁽ⁱⁱⁱ⁾ The roading differential for Primary Industry – Dairy has already accounted for the existing pastoral use of a dairy conversion.

Assessment of Unknown Size

If the Gross Floor Area (GFA) is unknown, which may be the case at the subdivision or land use consent stage, then the following table will be used to estimate the GFA.

Table 4: Estimation of Gross Floor Area

Category	Building Coverage	No. of Floors
Residential	1 dwelling / lot	
Rural Residential	1 dwelling / lot	
Accommodation	45%	2
Commercial	75%	1
Industrial	75%	1

Note: When an estimate of the GFA is used in the development contribution assessment then Council will only charge 75% of the calculated contribution at this stage.

Family Flat

A family flat or 'granny flat' means self-contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by a family member who is dependent in some way on the household living in the residence.

Self-contained living accommodation means having its own kitchen and bathroom facilities, including an oven or stove and a toilet.

Development contributions payable for family flats are as follows:

Gross Floor Area (GFA) equal or less than 60m² = ½ x HEU

Gross Floor Area (GFA) greater than 60m² = 1 x HEU

Assumptions Used in the Calculation of Development Contributions

All information used in the calculations of either development or financial contributions is the best available at the time. Council is proceeding with numerous strategic studies which will aid in delivering improved information. Council is committed to updating its contribution calculations as the results of these studies become available. Council considers it fiscally prudent to have contributions in place now to ensure the recovery of growth costs. Further delays in the implementation of these contributions are considered unacceptable and would unfairly burden the existing population with extra costs.

Financial Considerations

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars – effective 1 July 2015.
- Inflation is applied to past capital projects only.
- Interest costs have been assessed based on the weighted average cost of capital (WACC) over the first 10 year period from 1 July 2015. The cumulative net deficit between the contributions anticipated to be collected and the growth costs over the 10 year period are used to determine the proportion of the growth cost that will be funded by debt. A 7.5% interest rate has been applied.
- Capital expenditure projections are those that have been applied in the Long Term Plan effective at 1 July 2015. The public nature and auditability of these capital projections provides additional confidence to the process. Schedule 10 of the LGA 2002 prescribes a number of disclosures including growth, renewal and level of service apportionments.

Risks

The risks relating to the Policy are listed below. The steps required to mitigate these risks are also shown. This ensures that the correct contributions are collected by Council.

Subsidies: The future portion of the development contributions are based on Council's 10 year Long Term Plan Capital budget. There are a number of projects in the budget that may be fully or partial subsidised by non-Council entities. Examples of these are roading projects and water treatment projects which may have significant levels of Central Government funding. The actual capital expenditure will be input in to the calculation model on an annual basis as soon as it is available. This will ensure the contributions are based on Council's most up to date information and reflect the actual growth related expenditure.

Legislative Improvements: The Policy and calculation model needs to be updated to incorporate any legislation changes.

Growth lower or higher than anticipated: If the growth in the District is more or less than projected, Council risk under or over collecting contributions. The growth projections need to be reviewed regularly to ensure they are as accurate as possible.

Growth Apportionment: Any changes in the growth rates may affect the apportionment of some capital projects and hence the growth CAPEX to be recovered via contributions.

Inflation: If actual inflation is significantly different to the figures used in the calculation model. The figures used to model inflation are taken from the most up to date BERL data and can be updated regularly.

The above variables can be reviewed every year via the annual plan update process or via the 3 yearly Long Term Plan review process. This ensures that the contributions are based on the most up to date information possible.

Growth Projections – Source Data

The Waitaki District Projections for Resident Population, Dwellings and Rating Units to 2045 report was completed by Rationale Ltd in July 2014. This work updated the Growth Projections Study May 2008 which was last updated in September 2011. This study has been adopted by Council to ensure consistent projections. These have been applied for projecting residential and non-residential growth with the exception of the sources below.

The Rural Water Supplies, Future Design Assessment report, Waugh August 2009 has been used to project the growth in demand for the rural/restricted water supplies.

Growth projections are converted into units of demand which are used to apportion the growth cost to define a household equivalent unit (HEU's) development contribution. Assessing total HEU's involves converting non-residential land uses into HEU's and adding this to the number of dwellings. This is completed using land use conversion factors or land use differentials.

Note: The unit of demand for restricted rural water schemes is a cubic meter of water. The contribution per point, half point or crib point can be calculated based on the applicable volume for each scheme.

Monitoring and Review of Development Contributions Policy

Council will monitor and review the following:

- Calculation Updates:
 - Identify capital expenditure actually undertaken and whether the projections remain reasonable. This may include adding or deleting capital projects.
 - Update capital costs to reflect a year of inflation. This will be based on SNZ Labour cost index and Producer Price Index.
 - Review population projections.
- Any asset planning initiatives including changing levels of service, updated capital projections.
- Update any new information that has become available. This may include updated population projections, additional zoning and scheme boundary changes.
- Correction of any errors or omissions.
- Policy Reviews:
 - Any changes to the policy direction of Council that affects this policy. This may include changes to the Long Term Plan, Revenue and Financing Policy and strategic studies.
 - New information affecting the land use differential analysis.
 - Amendments to the District Plan.

Reconsiderations

An applicant may request Council to reconsider the requirement if the applicant has grounds to believe that:

- the development contribution was incorrectly calculated or assessed under the Council's Development Contributions Policy; or
- Council incorrectly applied its Development Contributions Policy; or
- the information used to assess the person's development against the Development Contributions Policy, or the way Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A Request for Reconsideration must be made in writing stating clearly which of the above grounds the applicant believes the Council has erred. The Request for Reconsideration must be made within ten working days after the date on which the

person lodging the request receives notice from Council of the level of development contribution that Council requires. This request should be addressed to:

- Contact person
- Position
- Postal address
- e-mail address
- Fax number

The steps that Council will apply when reconsidering the requirement to make a development contribution are:

- The appropriate Council officer shall review the reconsideration request
- The Council officer may request further relevant information from the applicant
- The Council officer will make a recommendation to the delegated authority
- Council will, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its Reconsideration to the person who made the request.

A reconsideration cannot be requested if the applicant has already lodged an Objection. If the applicant is not satisfied with the outcome of the Reconsideration, they may lodge an Objection as specified in the Local Government Act 2002 Amendment Act (No 3) 2014, s199C to s199N.

Remissions

Council will provide the following remissions:

- A 100 % remission for the roading contribution will be provided for any primary industry dairy housing for each new dwelling constructed as part of the property development.
- A 50 % remission for the roading contribution will be provided for each new residential, rural-residential or accommodation development.

- A 50% remission on Ohau water supply development contributions will be provided for any Ohau properties paying a water half-charge.
- A 50% remission on Moeraki wastewater development contributions will be provided for any Moeraki properties paying a wastewater half-charge.

Council will also consider requests for remissions on a case-by-case basis where it is satisfied that such remission will promote the economic, environmental, social or cultural wellbeing of the district. These remissions may be on the basis of activity, land use or location.

The schedule of contributions within this policy show the full development contribution. The above remissions will be applied to these figures. Any remissions will be funded from rates.

Refund Policy

Council may allow for refund of contributions in the following circumstances:

- a) Where Council required a development/financial contribution as part of subdivision or development activities and where the documentation (resource consent, building consent or connection authorisation) permitting that subdivision or development has lapsed, Council will refund the contribution. This does not prevent Council from requiring development/financial contributions in the future. Council may retain a portion of the contribution of a value equivalent to the costs incurred by the Council in processing/assessing the contribution required by the subdivision or development.

All applications for Refunds must be made in writing to the Chief Executive Officer of the Council.

Developer Provision of Assets - Liability

Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. It may be appropriate, for example, to allow water supply

assets to vest in Council through the subdivision consent process, where they meet Council's requirements, and credit them against the contributions required. Any such proposals will need to be the subject of an agreement with Council before the consent is issued, and will be dealt with on a case by case basis.

Unusual Developments

Council reserves the right to individually assess contributions on any development or activity that it deems to create a significantly different demand on infrastructure than could usually be expected under their relevant land use category (an unusual development).

Wherever the level of quantum of development contributions assessed for a development is likely to generate an appeal or objection, the Chief Executive will proactively seek a special assessment of those contributions in order to enable the prompt resolution of such appeal or objection.

When Will Payment be Required?

Development contributions will be notified on granting of consent with a due date for payment as follows:

- Resource consent (subdivision) – prior to the issue of S224c certificate;
- Resource consent (other) – prior to commencement of the consent except where a building consent is required then payment shall be prior to the issue of the code of compliance certificate or prior to the connection to Council services, whichever comes first;
- Building consent – prior to the issue of the code of compliance certificate or prior to the connection to Council services, whichever comes first;
- Service connection – prior to connection.

If payment is not received the Council may (under section 208 of the LGA):

- Withhold S224c Certificate on a subdivision;

- Prevent the commencement of a resource consent for a development
- Withhold a code of compliance certificate under the Building Act
- Withhold a service connection to a development.

Council may agree to enter into a deferred payment arrangement at the time of issuing a s224c Certificate. Such arrangement would defer payment on terms and conditions approved by Council or approved by officers under delegated authority in accordance with policy approved by Council.

In each case the Council may register the Development Contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land for which the contribution was required. Council may enter into a preferential mortgage arrangement by agreement with the developer to enable payment of development contributions for multi-lot subdivisions to be made as each section sells.

Deferral of Payment

Council will consider requests for deferral of contribution payments on a case-by-case basis.

When considering deferred payment arrangements, Council will have regard to tools including, but not limited to, bank guaranteed bonds, bonds as first charge, statutory land charges and use of the normal debtor recoveries systems.

When considering deferred payment arrangements, Council will also have regard to matters including, but not limited to, application of interest on deferred revenue, cost recovery via administrative charges, and maximum periods of deferral. Council reserves the discretion to waive or reduce charges and/or extend a deferral period where it is satisfied that the exercise of such discretion promotes the economic, environmental, social or cultural wellbeing of the district.

Credits

There are two types of credits anticipated:

1. Actual Credits will apply to those subdivisions or developments where contributions have been paid under this, the 2012, the 2009 or the 2006 Policy on Development and Financial Contributions.
2. Deemed credits will apply for the redevelopment of an existing site. Existing activities will be given deemed credits based on the HEU's assessed in terms of the relevant unit (i.e. GFA, dwelling) prior to redevelopment. A development contribution will only be levied if the redevelopment creates additional demand.

Where the Chief Executive considers there is a special case to be considered for granting of a credit or credits, this matter will be referred to Council's Hearings Committee for decision.

Deemed Credits for Relocation of Activities or Dwellings

Where a business activity relocates from one site in the District to another site in the District, deemed credits are not transferable to the new site. Deemed credits will remain with the original site until such time as service connections are removed.

Where a business activity relocates from one site in the District to another site in the District, deemed credits are not transferable to the new site. Deemed credits will remain with the original site until such time as service connections are removed.

Delegations

Council shall determine where a development or financial contribution will be sought. Council has the authority to set the quantum of those contributions. If Council so wishes, it may delegate this authority, wholly or in part to a committee, by resolution of Council.

The Chief Executive Officer will ensure the Policy is implemented.

Capital Expenditure Attributed to Growth

The following tables show a summary of each contributing area for the 10 year period between 2015/16 and 2024/25. The tables demonstrate the nature and level of expected capital expenditure required by Council and the portion that is attributable to growth. A table is produced for each activity (asset type) which shows the CAPEX for each geographic area where a contribution has been assessed. The CAPEX attributable to growth is apportioned equitably among the growth population to define a set charge for each unit of demand. The unit of demand is expressed in terms of a household equivalent unit or cubic meter of water.

The following tables also detail the growth related debt levels by development contribution account. These define the interest component of the contributions. The tables show the growth CAPEX consumed by each contributing area and the growth, in HEU's or cubic meters, used to calculate the development contributions.

The tables included in the following section are summarised. The full tables can be found in the appendices of the detailed supporting document.

Capital Expenditure and Debt Funding Disclosures

Water Supply

Table 5: Restricted Supplies - Water Supply Capital Expenditure for Development Contributions (Excluding GST)

Water Supply Contributing Area	Capital Cost				Percentage Attributable to Growth	Historic Expenditure Growth Cost (Capacity) Consumed 2015-2025	Future Expenditure Growth Cost (Capacity) Consumed 2015-2025	TOTAL Expenditure Growth Cost (Capacity) Consumed 2015-2025	Weighted Average No. of Cubic Meters of Water Apportioning Growth Cost 2015-2025	Development Contribution Per Cubic Meter of Water (\$)
	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adj \$)	Growth Funded Portion (2015/16 \$)	Funded by Other Sources (2015/16 \$)						
Awamoko	393,000	423,868	97,500	295,500	25%	20,702	28,729	49,431	40	1,231
Dunroon	6,000	7,658	0	6,000	0%	47,227	0	47,227	67	702
Hampden/Moeraki	Merged with Oamaru									
Herbert/Waianakarua	Merged with Oamaru									
Kakanui	Merged with Oamaru									
Kauru	313,000	335,414	84,000	229,000	27%	21,407	20,243	41,651	31	1,361
Lower Waitaki	156,000	208,990	150,000	6,000	96%	73,885	18,194	92,079	80	1,158
Ohau	6,000	7,658	0	6,000	0%	74,707	0	74,707	7	10,032
Otekaieke	93,000	100,811	18,000	75,000	19%	1,450	5,933	7,383	13	577
Stoneburn	263,000	282,673	92,000	171,000	35%	10,406	15,964	26,370	25	1,065
Tokarahi	273,000	294,646	108,000	165,000	40%	88,663	15,740	104,402	93	1,125
Windsor	303,000	324,646	73,566	229,434	24%	2,231	30,418	32,650	30	1,088
TOTAL	1,806,000	1,986,365	623,066	1,182,934	34%	340,678	135,222	475,900	385	

Table 6: On-demand Supplies - Water Supply Capital Expenditure for Development Contributions (Excluding GST)

Water Supply Contributing Area	Capital Cost				Percentage Attributable to Growth	Historic Expenditure Growth Cost (Capacity) Consumed 2015-2025	Future Expenditure Growth Cost (Capacity) Consumed 2015-2025	TOTAL Expenditure Growth Cost (Capacity) Consumed 2015-2025	Weighted Average No. of HEU's Apportioning Growth Cost 2015-2025	Development Contribution Per HEU (\$)
	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	Funded by Other Sources (2015/16 \$)						
Kurow	206,000	218,482	0	206,000	0%	31,475	0	31,475	18	1,730
Omarama	6,000	7,658	0	6,000	0%	50,944	0	50,944	15	3,476
Otematata	6,000	7,658	0	6,000	0%	74,443	0	74,443	22	3,399
TOTAL	218,000	233,799	0	218,000	0%	156,861	0	156,861	55	

Table 7: Amalgamated Schemes - Water Supply Capital Expenditure for Development Contributions (Excluding GST)

Water Supply Contributing Area	Capital Cost				Percentage Attributable to Growth	Historic Expenditure Growth Cost (Capacity) Consumed 2015-2025	Future Expenditure Growth Cost (Capacity) Consumed 2015-2025	TOTAL Expenditure Growth Cost (Capacity) Consumed 2015-2025	Weighted Average No. of HEU/Points Apportioning Growth Cost 2015-2025	Development Contribution Per HEU/Point (\$)
	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	Funded by Other Sources (2015/16 \$)						
Oamaru	17,282,000	19,244,837	1,960,000	15,322,000	11%	1,515,276	633,497	2,148,773	543	3,956
Waihemo	106,000	120,874	0	106,000	0%	224,210	0	224,210	57	3,938
TOTAL	17,388,000	19,365,711	1,960,000	15,428,000	11%	1,739,486	633,497	2,372,983	600	
DISTRICT TOTAL	19,412,000	21,585,875	2,583,066	16,828,934	13%	2,237,025	768,719	3,005,744		

Table 8: Restricted Supplies - Water Supply – Debt Funding Ratio – 2015 - 2025 Net Growth Cost vs. Revenue Assessment

Water Supply Contributing Area	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	New Cubic Meters of Water 2015-2025	2015-2025 Contributions Received (2015/16 \$)	2015-2025 Contributions Received (Adjusted \$)	Net Debt (2015/16 \$) + = deficit - = surplus	Debt Funding Ratio
Awamoko	393,000	423,868	97,500	40	49,431	58,830	48,069	68%
Dunroon	6,000	7,658	0	67	47,227	56,665	-47,227	0%
Hampden/Moeraki	Merged with Oamaru							
Herbert/Waianakarua	Merged with Oamaru							
Kakanui	Merged with Oamaru							
Kauru	313,000	335,414	84,000	31	41,651	49,570	42,349	68%
Lower Waitaki	156,000	208,990	150,000	80	92,079	109,614	116,784	56%
Ohau	6,000	7,658	0	7	74,707	88,688	25,293	67%
Otekaieke	93,000	100,811	18,000	13	7,383	8,782	10,617	73%
Stoneburn	263,000	282,673	92,000	25	26,370	31,379	65,630	81%
Tokarahi	273,000	294,646	108,000	93	104,402	124,248	3,598	47%
Windsor	303,000	324,646	73,566	30	32,650	38,894	40,916	73%
TOTAL	1,806,000	1,986,365	623,066	385	475,900	566,669	306,028	

Table 9: On-demand Supplies - Water Supply – Debt Funding Ratio – 2015 - 2025 Net Growth Cost vs. Revenue Assessment

Water Supply Contributing Area	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	New HEU's 2015-2025	2015-2025 Contributions Received (2015/16 \$)	2015-2025 Contributions Received (Adjusted \$)	Net Debt (2015/16 \$) + = deficit - = surplus	Debt Funding Ratio
Kurow	206,000	218,482	0	18	31,475	38,549	-24,605	0%
Omarama	6,000	7,658	0	15	50,944	63,096	-25,303	5%
Otematata	6,000	7,658	0	22	74,443	82,033	-17,281	18%
TOTAL	218,000	233,799	0	55	156,861	183,678	-67,188	

Table 10: Amalgamated Schemes - Water Supply – Debt Funding Ratio – 2015 - 2025 Net Growth Cost vs. Revenue Assessment

Water Supply Contributing Area	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	New HEU's/Points 2015-2025	2015-2025 Contributions Received (2015/16 \$)	2015-2025 Contributions Received (Adjusted \$)	Net Debt (2015/16 \$) + = deficit - = surplus	Debt Funding Ratio
Oamaru	17,282,000	19,244,837	1,960,000	543	2,148,773	2,539,126	264,255	59%
Waihemo	106,000	120,874	0	57	224,210	268,679	307,276	80%
TOTAL	17,388,000	19,365,711	1,960,000	600	2,372,983	2,807,805	571,531	
DISTRICT TOTAL	19,412,000	21,585,875	2,583,066		3,005,744	3,558,153	810,371	

Wastewater

Table 11: Wastewater Capital Expenditure for Development Contributions (Excluding GST)

Wastewater Contributing Area	Capital Cost				Percentage Attributable to Growth	Historic Expenditure Growth Cost (Capacity) Consumed 2015-2025	Future Expenditure Growth Cost (Capacity) Consumed 2015-2025	TOTAL Expenditure Growth Cost (Capacity) Consumed 2015-2025	Weighted Average No. of HEU's Apportioning Growth Cost 2015-2025	Development Contribution Per HEU (\$)
	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	Funded by Other Sources (2015/16 \$)						
Kakanui	Merged with Oamaru									
Kurow	0	0	0	0	0.0%	6,797	0	6,797	14	483
Moeraki	110,000	128,419	0	110,000	0.0%	65,543	0	65,543	15	4,248
Oamaru	4,850,000	5,692,299	550,000	4,300,000	11.3%	557,900	83,515	641,415	226	2,837
Ohau	0	0	0	0	0.0%	431	0	431	13	34
Omarama	280,000	305,013	35,039	244,961	12.5%	13,680	13,543	27,223	13	2,021
Otematata	100,000	100,000	0	100,000	0.0%	36,698	0	36,698	21	1,727
Palmerston	225,000	242,293	1,845	223,155	0.8%	36,398	900	37,298	21	1,770
DISTRICT TOTAL	5,565,000	6,468,024	586,883	4,978,117	10.5%	717,447	97,958	815,405	324	

Table 12: Wastewater – Debt Funding Ratio - 2015 - 2025 Net Growth Cost vs. Revenue Assessment

Wastewater Contributing Area	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	New HEU's 2015-2025	2015-2025 Contributions Received (2015/16 \$)	2015-2025 Contributions Received (Adjusted \$)	Net Debt (2015/16 \$) + = deficit - = surplus	Debt Funding Ratio
Kakanui	Merged with Oamaru							
Kurow	0	0	0	14	6,797	8,360	-6,797	0%
Moeraki	110,000	128,419	0	15	65,543	77,241	-65,543	0%
Oamaru ¹	4,850,000	5,692,299	550,000	226	641,415	751,233	-91,415	0%
Ohau	0	0	0	13	431	511	-431	0%
Omarama	280,000	305,013	35,039	13	27,223	33,774	7,815	62%
Otematata	100,000	100,000	0	21	36,698	40,343	-36,698	0%
Palmerston	225,000	242,293	1,845	21	37,298	44,779	-35,453	0%
DISTRICT TOTAL	5,565,000	6,468,024	586,883	324	815,405	956,240	-228,522	

Roading

Table 13: Roading - Capital Expenditure for Development Contributions (Excluding GST)

Roading	2015-2025 Total Capital (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	2015-2025 Total Capital Net Cost to Council (2015/16 \$)	Growth Funded (2015/16 \$)	Funded by Other Sources (2015/16 \$'s)	Percentage Attributable to Growth	Historic Expenditure Growth Cost (Capacity) Consumed 2015-2025	Future Expenditure Growth Cost (Capacity) Consumed 2015-2025	TOTAL Expenditure Growth Cost (Capacity) Consumed 2015-2025	Weighted Average No. of HEU's Developed Over 10 Year Period	Contribution Per HEU (2015/16 \$)
District Wide	63,303,018	74,782,732	31,624,073	1,868,738	29,755,335	5.91%	868,986	724,711	1,593,697	1,646	968

Table 14: Roading – Debt Funding Ratio: 2015 - 2025 Net Growth Cost vs. Revenue Assessment

Year	2015-2025 Total Capital Cost (2015/16 \$)	2015-2025 Total Capital Cost (Adjusted \$)	Growth Funded Portion (2015/16 \$)	Cumulative Growth Cost	New HEU's	Contributions Received (2015/16 \$)	Contributions Received (Adjusted \$)	Cumulative Contributions Received	Net Cost Balance	Debt Funding Ratio
2015	7,961,908	7,961,908	182,893	182,893	153	148,166	148,166	148,166	84,437	33%
2016	7,402,742	7,633,477	189,819	372,712	155	150,254	154,938	298,420	116,731	26%
2017	6,515,853	6,916,395	201,317	574,029	157	152,376	161,743	450,796	158,401	24%
2018	8,013,339	8,783,452	277,412	851,441	160	154,531	169,382	605,327	274,011	30%
2019	5,968,148	6,873,492	193,995	1,045,436	162	156,721	180,495	762,048	304,014	27%
2020	6,223,563	7,533,872	161,026	1,206,462	167	162,052	196,170	924,100	295,718	23%
2021	5,553,630	7,060,382	167,171	1,373,633	170	164,160	208,699	1,088,261	291,457	20%
2022	5,159,809	6,891,378	152,807	1,526,440	172	166,299	222,107	1,254,560	270,693	17%
2023	5,058,398	7,096,134	148,511	1,674,951	174	168,469	236,335	1,423,029	243,465	14%
2024	5,445,628	8,032,242	193,788	1,868,738	176	170,670	251,736	1,593,699	259,312	13%
DISTRICT	63,303,018	74,782,732	1,868,738		1,646	1,593,699	1,929,771			22%

Table 15: Total 10 Year Development Contribution Revenue Projections

Activity	2015-2025 Contributions Received (2015/16 \$'s)	Total 10 Year Remission Estimate (2015/16 \$'s)	Revised 2015-2025 Contributions Received (2015/16 \$'s)	Remission Explanation
Water Supply	3,005,744	37,354	2,968,390	Ohau Water Supply
Wastewater	815,405	32,772	782,634	Moeraki Wastewater
Roading	1,593,697	290,929	1,302,768	Residential dwellings on primary industry dairy property developments (100% remission); other residential, rural-residential and accommodation developments (50% remission).
TOTAL	5,414,846	361,054	5,053,792	

Schedule of Assets

Table 16 : Roading – Schedule of Assets

RCAM Work Category	Description.	Capital Cost (\$)	% of Capital Cost proposed to be recovered through DCs	% of Capital Cost proposed to be recovered through other sources
Amenity/Safety Maintenance	Car Parks - Steward Street	12,474	5.3%	94.7%
	Oamaru Town Centre	69,237	5.3%	94.7%
	Tyne Street Carpark	34,763	5.3%	94.7%
	Capital Project - Lake Centre Carpark Development	27,253	5.3%	94.7%
	Capital Project - Duntroon Amenity Works	20,907	5.3%	94.7%
	Capital Project - Hampden Amenity Works	139,377	5.3%	94.7%
	Capital Project - Herbert Amenity Works	20,907	5.3%	94.7%
	Capital Project - Kakanui Amenity Works	69,688	5.3%	94.7%
	Capital Project - Kurow Amenity Works	245,304	5.3%	94.7%
	Capital Project - Maheno Amenity Works	20,907	5.3%	94.7%
	Capital Project - Moeraki Amenity Works	69,688	5.3%	94.7%
	Capital Project - Ohau Amenity Works	41,813	5.3%	94.7%
	Capital Project - Omarama Amenity Works	153,315	5.3%	94.7%
	Capital Project - Otematata Amenity Works	139,377	5.3%	94.7%
	Capital Project - Palmerston Amenity Works	722,404	4.8%	95.2%
	Capital Project - Reservoir Road	95,263	5.3%	94.7%
	Capital Project - Shag Point Amenity Works	20,907	5.3%	94.7%
	Capital Project - Weston Amenity Works	223,003	5.3%	94.7%
	Carparks	74,389	5.3%	94.7%
	Renewals - Carparks	290,220	5.3%	94.7%
Amenity/Safety Maintenance Total		2,491,195	5.1%	94.9%
Bridge Renewals	Bridges	378,081	11.5%	88.5%
	Bridges - 59% Subsidy	144,911	11.8%	88.2%
	Bridges - 60% Subsidy	274,341	11.5%	88.5%
	Bridges - 69% Subsidy	215,846	8.9%	91.1%
	Bridges - Bowalley 57% Subsidy	55,506	12.4%	87.6%
	Bridges - Breakneck Rd 57% Subsidy	623	12.4%	87.6%
	Bridges - Humber Street 57% Subsidy	1,955	12.4%	87.6%
	Bridges - Lake Ohau #'s 95 & 96 - 57% Subsidy	131,880	12.4%	87.6%
	Bridges - Ngapara 57% Subsidy	3,344	12.4%	87.6%
	Dunback Swing Bridge	3,965,532	12.7%	87.3%
	Renewals - Bowalley Bridge	26,307	12.4%	87.6%
	Renewals - Breakneck Rd Bridge	88,707	12.4%	87.6%
	Renewals - Bridges	68,006	12.4%	87.6%
	Renewals - Humber Street Bridge	37,298	12.4%	87.6%
	Renewals - Kakanui Bridge	9,892,068	13.8%	86.2%
	Renewals - Lake Ohau Bridge	236,252	12.4%	87.6%
	Renewals - Nenthom Diggings Bridge	3,427	12.4%	87.6%
	Renewals - Ngapara Bridge	25,036	12.4%	87.6%
	Renewals - Slaughter Yard Bridge	65,571	12.4%	87.6%
Bridge Renewals Total		15,614,691	13.3%	86.7%
Carriageway Lighting	Lakes Centre Carpark Development	149,130	9.8%	90.2%
	Reservoir Rd Street Light	4,545	9.8%	90.2%
	Street Lighting	339,312	3.9%	96.1%
	Weston K&C/Lighting	5,228	9.8%	90.2%
	Capital Project - Moeraki Amenity Works	3,060	9.8%	90.2%
	Renewals - Street Lighting	1,647,122	4.3%	95.7%
	Street Lighting	90,554	4.2%	95.8%

RCAM Work Category	Description.	Capital Cost (\$)	% of Capital Cost proposed to be recovered through DCs	% of Capital Cost proposed to be recovered through other sources
Carriageway Lighting Total		2,238,951	4.7%	95.3%
Cycleway Construction	Omarama Footpaths Upgrade	12,788	9.8%	90.2%
	Omarama Walway SH8	3,000	9.8%	90.2%
	Renewals - Oamaru Footpaths	1,799,802	5.2%	94.8%
	Reservoir Road Footpath	22,947	9.8%	90.2%
	Capital Project - Omarama Amenity Works	72,026	5.2%	94.8%
	Capital Project - Otematata Amenity Works	15,248	5.2%	94.8%
	Footpaths	1,292,915	5.2%	94.8%
	Renewals - Footpaths District Wide	6,557,316	5.2%	94.8%
Cycleway Construction Total		9,776,042	5.2%	94.8%
Maintenance Chip Seals and Thin Asphalt Surfacing	Pavement Surfacing	11,346,439	1.4%	98.6%
	Bridges & Bridge Culverts	3,166,935	2.1%	97.9%
	Formation	132,652	1.5%	98.5%
	Renewals - Resurfacing	24,199,455	1.6%	98.4%
	Sealed Pavement Structure	2,770,371	1.5%	98.5%
	Sealed Pavement Surface	4,908,640	2.3%	97.7%
Maintenance Chip Seals and Thin Asphalt Surfacing Total		46,524,492	1.6%	98.4%
Major Drainage Control	Drainage	264,741	0.4%	99.6%
	Historic Precinct Roding	156,727	1.5%	98.5%
	Palmerston K&C	96,228	1.6%	98.4%
	Richmond Road Culvert	14,933	1.6%	98.4%
	Surface Water Channels	1,881,534	0.3%	99.7%
	Weston K&C	33,579	1.6%	98.4%
	Capital Project - Oamaru Amenity Works - Reservoir Rd	161,525	1.6%	98.4%
	Capital Project - Oamaru Town Centre Upgrade	642,559	1.6%	98.4%
	Capital Project - Palmerston Amenity Works	72,510	1.5%	98.5%
	Drainage & Culverts	866,839	0.4%	99.6%
	Renewals - Drainage	5,657,574	0.4%	99.6%
	Surface Water Channels	534,051	0.4%	99.6%
Major Drainage Control Total		10,382,801	0.5%	99.5%
Minor Safety Projects	Severn St Retaining Wall 57% Subsidy	9,253	6.1%	93.9%
	Capital Project - Avon St Retaining Wall	5,322	13.5%	86.5%
	Capital Project - Disaster Fund Work	199,117	5.5%	94.5%
	Capital Project - Traffic Safety - Minor Unallocated	729,879	2.6%	97.4%
	Renewals - Signpost/Rails	1,129,199	3.5%	96.5%
	Renewals - Traffic Safety - Minor Unallocated	288,468	2.7%	97.3%
	Renewals - Severn Street Retaining Wall	702,487	6.1%	93.9%
	Retaining Walls - Subsidised	41,829	6.1%	93.9%
Minor Safety Projects Total		3,105,553	4.0%	96.0%
New Roads and Bridges (roads)	Alma & Richards Road	9,999	13.2%	86.8%
	Corbett Road	20,040	13.2%	86.8%
	Papakaio Rd on old Railway	114,988	13.2%	86.8%
	Wansbeck Street Extension	64,508	13.2%	86.8%
	Capital Project - Harbourside Development	970,370	6.0%	94.0%
New Roads and Bridges (roads) Total		1,179,905	7.3%	92.7%
Pavement Maintenance	Pavement Unsealed	4,313,949	0.8%	99.2%
	Renewals - Unsealed Road Metalling	9,220,107	0.9%	99.1%
	Unsealed Pavement Structure	1,431,910	0.8%	99.2%
Pavement Maintenance Total		14,965,966	0.8%	99.2%
Pavement Smoothing	Pavement Basecourse - 55192	4,126,130	3.1%	96.9%
	Pavement Rehabilitation - 55192	480,705	3.3%	96.7%

RCAM Work Category	Description.	Capital Cost (\$)	% of Capital Cost proposed to be recovered through DCs	% of Capital Cost proposed to be recovered through other sources
	Traffic Safety Minor	891,518	1.3%	98.7%
	Renewals - Pavement Rehabilitation	18,662,729	3.4%	96.6%
Pavement Smoothing Total		24,161,082	3.3%	96.7%
Professional Services	Capital Project - Seal Widening & Seal Extensions	432,730	1.9%	98.1%
	Capital Improvements - NZTA Engineering Fees	857,268	1.0%	99.0%
	Renewals - NZTA Engineering Fees	513,555	1.0%	99.0%
Professional Services Total		1,803,553	1.2%	98.8%
Road Reconstruction	Seal Widening	640,137	3.7%	96.3%
	Capital Project - Access to Moeraki	72,745	5.3%	94.7%
	Capital Project - Seal Widening & Seal Extensions	15,800	5.5%	94.5%
	Capital Project - Land Purchases	37,909	5.5%	94.5%
	Renewals - Coal Pit Road Realignment	432,287	5.5%	94.5%
	Renewals - NZTA Engineering Fees	36,038	5.5%	94.5%
	Renewals - Waianakarua Road Realignment	872,901	2.8%	97.2%
Road Reconstruction Total		2,107,817	3.8%	96.2%
Seal Extension	Rural Seal Extension	433,073	9.6%	90.4%
	Stuart Street cul de sac	642	9.6%	90.4%
	Urban Seal Extension	212,543	9.6%	90.4%
	Capital Project - Disaster Fund Work	160,833	4.1%	95.9%
	Capital Project - Seal Extensions	10,917	9.6%	90.4%
	Grants Road Seal Extension	349,142	9.6%	90.4%
Seal Extension Total		1,167,150	8.9%	91.1%
Strategy Studies	Capital Project - Oamaru Campervan Dump Station	15,509	10.9%	89.1%
Strategy Studies Total		15,509	10.9%	89.1%
Traffic Services	Renewals - District Promotion Signage	5,333	9.0%	91.0%
	Signs & Railings	138,857	2.1%	97.9%
	Capital Project - Oamaru Town Centre Upgrade	2,474	4.8%	95.2%
	Financially Assisted Roading	82,568	2.1%	97.9%
	Renewals - Oamaru Litter Bins	112,141	9.0%	91.0%
	Renewals - Signpost/Rails	225,564	2.1%	97.9%
	Traffic Facilities Signs	181,422	2.1%	97.9%
Traffic Services Total		748,359	3.2%	96.8%
Minor Safety Projects and Seal widening	Capital Project - Traffic Safety-Minor Unallocated	10,333,227	3.5%	96.5%
Minor Safety Projects and Seal widening Total		10,333,227	3.5%	96.5%
Grand Total		146,616,291	3.6%	96.4%

Table 17: Wastewater Supply – Schedule of Assets

Wastewater Contributing Area	Project Name	Capital Cost (\$)	% of Capital Cost proposed to be recovered through DCs	% of Capital Cost proposed to be recovered through other sources'
Greater Oamaru				
	Oamaru - Harbour Sewer Extension	121,628	11%	89%
	Oamaru - Humber Street Pump Station	236,362	10%	90%
	Oamaru - Kakanui - Line Pond	37,826	24%	76%
	Oamaru - Kakanui - Pump Number 3	7,775	25%	75%
	Oamaru - Kakanui Pump	6,841	24%	76%
	Oamaru - Kakanui Pump Station	81,044	24%	76%
	Oamaru - TY Duncan Bypass	71,465	10%	90%
	Oamaru/Weston Trunk	80,225	11%	89%
	Oamaru Consent	80,762	8%	92%
	Oamaru Main	507,968	10%	90%
	Oamaru Pump Station Starters	56,728	10%	90%
	Oamaru Renewals	21,380	8%	92%
	Oamaru Sewer Outfall	17,886	10%	90%
	Oamaru Step Screen	32,471	10%	90%
	Oamaru - Orwell St Pumps	56,952	10%	90%
	Oamaru - Orwell St Starters	102,973	10%	90%
	Oamaru - Pipework - Humber Bridge	27,648	11%	89%
	Oamaru - Weston Sewer Connection	106,106	11%	89%
	Oamaru - Y2K Scada Upgrade	26,648	11%	89%
	Oamaru - Beach Road Wastewater Pump Station	392,730	11%	89%
	Oamaru - Kakanui Sewer Renewals 2010/2011	38,198	9%	91%
	Oamaru Sewer Other Renewals	46,429	7%	93%
	Oamaru Sewer Other Renewals 2010/2011	273,854	7%	93%
	Oamaru Wastewater Treatment Plant	4,592,139	13%	87%
	Oamaru - Orwell St Wastewater Pump Station	1,341,381	13%	87%
	Oamaru - Regina Lane Wastewater Pump Station	441,533	11%	89%
	Oamaru - Satellite Wastewater Pump Stations x 4	132,000	11%	89%
	Oamaru - Wansbeck St Reticulation Extension	17,919	100%	0%
	Oamaru - Weston Sewer Connection	19,772	11%	89%
	Oamaru - Kakanui Gravity Reticulation	620	9%	91%
	Oamaru - Kakanui Treatment Plant	44,620	30%	70%
	Oamaru Gravity Reticulation	23,316	7%	93%
	Oamaru Treatment Plant	5,238	10%	90%
	BOD Capacity Upgrade	632,579	100%	0%
Greater Oamaru Total	Grand Total	9,683,016	18%	82%
Kurow				
	Kurow Sewer Consent	25,495	10%	90%
	Kurow Sewerage Ponds	3,398	21%	79%
	Kurow Sewer Consent	55,745	16%	84%
	Kurow Sewer Consent 2010/2011	11,027	11%	89%
Kurow Total		95,665	14%	86%
Moeraki				
	Moeraki - Pooles Manhole	8,933	37%	63%
	Moeraki Consent	26,448	20%	80%
	Moeraki Sewer	199,241	39%	61%
	Moeraki STP Wetlands	3,375	22%	78%
	Moeraki Consent	89,083	17%	83%
	Moeraki Renewals - Pumps at P.Stns	14,262	15%	85%
	Moeraki Renewals 2010/2011	7,127	16%	84%
	WWTP Improvement	350,000	18%	82%
	Moeraki Gravity Reticulation	8,337	17%	83%
	Moeraki Consent – RM12.553.01	4,000	17%	83%
	Moeraki Pump Stations	500	17%	83%

Wastewater Contributing Area	Project Name	Capital Cost (\$)	% of Capital Cost proposed to be recovered through DCs	% of Capital Cost proposed to be recovered through other sources ¹
Moeraki Total		711,306	24%	76%
Ohau				
	Ohau Consent	2,000	55%	45%
Ohau Total		2,000	55%	45%
Omarama				
	Omarama Pumps x 2	5,142	24%	76%
	Omarama - Magflo	3,300	27%	73%
	Omarama Consent	43,414	15%	85%
	Omarama Consent	74,958	12%	88%
	Omarama Renewals	9,584	24%	76%
	Omarama Gravity Reticulation	15,805	10%	90%
	WWTP Improvement	273,911	14%	86%
Omarama Total		426,113	14%	86%
Otematata				
	Otematata Consent	31,855	13%	87%
	Otematata Treatment Upgrade	417,676	23%	77%
	Otematata Consent	48,968	10%	90%
	Otematata Consent 2010/2011	143,748	10%	90%
	Otematata Treatment Plant	17,197	10%	90%
Otematata Total		659,444	19%	81%
Palmerston				
	Palmerston - Horse Range Pump	900	10%	90%
	Palmerston Aerator	40,881	10%	90%
	Palmerston Consent	83,005	8%	92%
	Palmerston Pump	19,326	11%	89%
	Palmerston STP	37,346	11%	89%
	Palmerston Consent	60,734	8%	92%
	Palmerston Renewals	3,334	8%	92%
	Palmerston STP	50,066	14%	86%
	Overflow mitigation	26,921	7%	93%
	Palmerston Gravity Reticulation	4,385	7%	93%
	Palmerston Pump Stations	256,826	17%	83%
	Palmerston Treatment Plant	204,797	14%	86%
Palmerston Total		788,523	13%	87%
Grand Total		12,366,067	18%	82%

Table 18 : Water Supply – Schedule of Assets

Water Supply Contributing Area	Reticulation or Headworks	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs'	Proportion of Capital Cost proposed to be recovered through other sources
Greater Oamaru	Headworks	Greater Oamaru - Avon St/KGP pumping station	223,263	13%	87%
		Greater Oamaru - Hampden/Moeraki Reservoir	57,150	20%	80%
		Greater Oamaru - Herbert/Waianakarua Chlorine Dosing Pump Spare	1,006	26%	74%
		Greater Oamaru - Kakanui - Pump Number 2	4,605	24%	76%
		Greater Oamaru - Kakanui – Pumps	7,409	23%	77%
		Greater Oamaru - Moeraki Chlorination	6,874	44%	56%
		Greater Oamaru - Brinkburn Street	22,049	7%	93%
		Greater Oamaru Chlorine System	114,733	9%	91%
		Greater Oamaru Other	45,821	10%	90%
		Greater Oamaru Reservoir Bypass Line	22,000	8%	92%
		Greater Oamaru Submersible Pump	45,368	8%	92%
		Greater Oamaru Treatment Plant	12,905,753	26%	74%
		Greater Oamaru - Waitaki Coastal Headworks Zone	10,846	12%	88%
		Greater Oamaru - Weston Pump	9,370	26%	74%
		Greater Oamaru - Weston Telemetry	11,664	26%	74%
		Greater Oamaru - Hampden/Moeraki Drinking Standard Compliance	51,476	34%	66%
		Greater Oamaru - TP Upgrade	83,374	28%	72%
		Greater Oamaru - TP Upgrade (DWSNZ)	823,764	26%	74%
		Greater Oamaru - Augmentation	5,200,000	25%	75%
		Greater Oamaru - Herbert/Waianak Drinking Standard Compliance	36,795	20%	80%
		Greater Oamaru - Herbert/Waianakarua Reservoirs	3,031	20%	80%
		Greater Oamaru - Kakanui Drinking Standard Compliance	1,104,195	30%	70%
		Greater Oamaru Water Treatment Plant Upgrade	65,260	9%	91%
		Greater Oamaru (Enfield-Weston) Drinking Standard Compliance	568,246	9%	91%
		Greater Oamaru Treatment Plant	54,199	19%	81%
		Greater Oamaru Intake	111,464	12%	88%
		Greater Oamaru - Additional sump	103,672	50%	50%
		Greater Oamaru - Planned capacity improvements	644,842	100%	0%
		Greater Oamaru - Enfield - Main	26,507	21%	79%
		Greater Oamaru - Enfield Renewal	21,452	23%	77%
		Greater Oamaru - Hampden/Moeraki - water main	5,389	27%	73%
		Greater Oamaru - Herbert/Waianakarua renewals	152,516	11%	89%
		Greater Oamaru - Herbert/Waianakarua	21,319	12%	88%
	Greater Oamaru - Kakanui - Main	57,458	30%	70%	
	Greater Oamaru - Kakanui Main	2,418	23%	77%	
	Greater Oamaru - water main	175,165	11%	89%	
	Greater Oamaru Main	116,943	10%	90%	
	Greater Oamaru Tunnel Pipe	244,093	11%	89%	
	Greater Oamaru Renewals - Herbert / Waianakarua	4,342	13%	87%	
	Greater Oamaru - Weston - Main	82,064	27%	73%	
	Greater Oamaru - Weston Mains	15,552	26%	74%	
	Greater Oamaru - Weston Upgrade	193,403	26%	74%	
	Greater Oamaru - Enfield Renewal 2010/2011	4,515	30%	70%	
	Greater Oamaru Main	660,691	16%	84%	
	Greater Oamaru Renew mains	94,560	12%	88%	
	Greater Oamaru Tunnel Pipe	702	10%	90%	
	Greater Oamaru Pipeline renewals	225,310	30%	70%	
	Greater Oamaru - Weston Mains	21,040	26%	74%	
	Greater Oamaru - Weston Renewal Works 2010/2011	33,143	26%	74%	
	Greater Oamaru - Hampden/Moeraki Treated Reticulation	10,087	30%	70%	
	Greater Oamaru - Herbert/Waianakarua Drinking Standard Compliance	31,264	20%	80%	
	Greater Oamaru - Herbert/Waianakarua Treated Reticulation	20,130	30%	70%	
	Reticulation				

Water Supply Contributing Area	Reticulation or Headworks	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs'	Proportion of Capital Cost proposed to be recovered through other sources
		Greater Oamaru - Kakanui Treated Reticulation	126,154	30%	70%
		Greater Oamaru Pump Stations	27,248	13%	87%
		OA to WE/EN Pipe	263,758	28%	72%
Greater Oamaru Total			24,975,450	27%	73%
Waihemo					
	Headworks	Dunback - Pump	4,679	20%	80%
		Dunback Consent Renewal	5,472	21%	79%
		Goodwood Consent Renewal	5,472	10%	90%
		Palmerston Chlorinator	10,798	11%	89%
		Palmerston Consent	13,943	13%	87%
		Palmerston Telemetry	27,422	1%	99%
		Palmerston Turbidity Meter	5,415	12%	88%
		Waitaki Coastal Headworks Zone	1,092	13%	87%
		Dunback Drinking Standard Compliance	10,671	40%	60%
		Goodwood Drinking Standard Compliance	43,288	30%	70%
		TP Upgrade	119,115	19%	81%
		Waitaki Coastal Township Water Scheme	766	100%	0%
		Waihemo Drinking Standard Compliance	1,806,322	25%	75%
		Waihemo Drinking Standard Upgrade	17,241	25%	75%
		Waihemo Drinking Standard Upgrade - Blue Mountain Tanks	42,213	25%	75%
	Reticulation	Dunback - Main	2,842	20%	80%
		Dunback - Replace Pipe	5,918	18%	82%
		Goodwood - water main	23,234	11%	89%
		Palmerston - Main & (52702	96,337	12%	88%
		Palmerston Main	2,430	11%	89%
		District hydraulic Analysis	4,256	100%	0%
		Goodwood Mains Renewal 2010/2011	46,534	25%	75%
		Waihemo (Goodwood - Dunback) Mains	834,867	25%	75%
Waihemo Total			3,130,327	24%	76%
Awamoko					
	Headworks	Awamoko - replace sand	4,282	26%	74%
		Awamoko Pump Station (SH 83	70,386	19%	81%
		Awamoko Warning System	2,182	18%	82%
		Waitaki Coastal Headworks Zone	342	19%	81%
		TP Upgrade	419,974	25%	75%
		Awamoko Drinking Standard Compliance	1,711	25%	75%
	Reticulation	Awamoko - value	245	18%	82%
		Awamoko Renewals	34,507	18%	82%
		Renewals - Awamoko	3,021	17%	83%
		Awamoko Renewals - Pipe 2010/2011	5,105	30%	70%
		Pipeline renewals	17,032	30%	70%
		Awamoko Treated Reticulation	5,812	30%	70%
Awamoko Total			564,599	24%	76%
Duntroon					
	Headworks	Duntroon - pump renewal	2,753	40%	60%
		Duntroon Drinking Standard Compliance	11,785	30%	70%
		Duntroon Treatment Reticulation	204	30%	70%
		Duntroon Treatment Plant/Intake	3,093	30%	70%
		TP Upgrade (DWSNZ)	220,000	30%	70%
	Reticulation	Duntroon - water main	21	38%	62%
		Pipeline renewals	603	30%	70%
Duntroon Total			238,460	30%	70%
Kauru					
	Headworks	Kauru - Intake & Pump	3,975	24%	76%

Water Supply Contributing Area	Reticulation or Headworks	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs'	Proportion of Capital Cost proposed to be recovered through other sources		
Kauru	Reticulation	Kauru - Pressure Vessel	4,367	21%	79%		
		Kauru - reservoir roof	386	22%	78%		
		Waitaki Coastal Headworks Zone	261	24%	76%		
		Intake upgrade	115,750	24%	76%		
		TP Upgrade (DWSNZ)	301,520	30%	70%		
		Kauru Drinking Standard Compliance	9,520	30%	70%		
		Kauru - Main	4,489	22%	78%		
		Kauru - Main	17,900	24%	76%		
		Kauru - Intake & Pump 2010/2011	1,890	15%	85%		
		Kauru Pipeline renewals	8,012	30%	70%		
		Kauru Hill Treated Reticulation	3,781	30%	70%		
Kauru Total			471,851	28%	72%		
Kurow							
Kurow	Headworks	Kurow Pump	7,958	10%	90%		
		TP Upgrade - Consultant	42,583	15%	85%		
Kurow	Reticulation	Kurow Drinking Standard Compliance	126,112	16%	84%		
		Kurow Treatment Plant/Intake	76,492	16%	84%		
		Kurow Main	7	10%	90%		
		Kurow Other Renewals	11,780	10%	90%		
		Kurow renewals mains	63,434	10%	90%		
		Kurow Pipeline renewals	55,737	30%	70%		
		Kurow Treated Reticulation	84,294	13%	87%		
		Kurow Total			468,398	16%	84%
		Lower Waitaki					
		Lower Waitaki	Headworks	Lower Waitaki - Other Imp	3,346	13%	87%
Lower Waitaki - Sand Filter	8,761			26%	74%		
Lower Waitaki - replace sand	10,347			28%	72%		
Waitaki Coastal Headworks Zone	606			12%	88%		
Lower Waitaki Drinking Standard Compliance	345,240			10%	90%		
TP Upgrade	410,560			10%	90%		
Lower Waitaki Treatment Plant/Intake	4,560			10%	90%		
Lower Waitaki Pipeline renewals	11,638			30%	70%		
Lower Waitaki Treated Reticulation	40,601			30%	70%		
Additional bore	202,140			100%	0%		
Lower Waitaki Total					1,037,799	29%	71%
Ohau							
Ohau	Headworks	Ohau - Consent	2,735	44%	56%		
		Ohau Intake	1,772	38%	62%		
		Lake Ohau Drinking Standard Compliance	8,335	67%	33%		
		TP Upgrade (DWSNZ)	380,000	67%	33%		
		Lake Ohau Drinking Standard Compliance	4,864	67%	33%		
Ohau	Reticulation	Lake Ohau Treated Reticulation	888	67%	33%		
		Ohau Total			398,593	66%	34%
Omarama							
Omarama	Headworks	TP Upgrade - Consultant	20,053	40%	60%		
		Omarama Drinking Standard Compliance	94,587	40%	60%		
	Reticulation	Omarama Main	78,029	22%	78%		
		Omarama Mains Renewal/Upgrade	32,781	12%	88%		
		Omarama Reticulation Upgrade	13,603	17%	83%		
		Omarama Upgrade	64,607	27%	73%		
		Omarama Upgrade	117,380	29%	71%		
		Omarama Main Extension to Prohibition Road	16,507	10%	90%		
		Omarama Treated Reticulation	282,733	39%	61%		
		Omarama Total			720,281	32%	68%

Water Supply Contributing Area	Reticulation or Headworks	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs'	Proportion of Capital Cost proposed to be recovered through other sources
Otekaieke					
	Headworks	Otekaieke Consent	3,565	20%	80%
		Otekaieke WR - Consent	2,926	17%	83%
		TP Upgrade	97,457	20%	80%
	Reticulation	Pipeline renewals	4,718	30%	70%
Otekaieke Total			108,666	20%	80%
Otematata					
	Headworks	Otematata - Consent	2,013	9%	91%
		Otematata - Gallery Intake	18,040	9%	91%
		Otematata Consent	4,720	8%	92%
		Otematata Drinking Standard Compliance	1,059,578	28%	72%
		TP Upgrade	24,307	29%	71%
	Reticulation	TP Upgrade (DWSNZ)	330,000	27%	73%
		Otematata Renewals	48,409	30%	70%
		Otematata Treated Reticulation	24,884	30%	70%
Otematata Total			1,511,951	28%	72%
Stoneburn					
	Headworks	Stoneburn Pump	6,726	29%	71%
		Waitaki Coastal Headworks Zone	236	29%	71%
		TP Upgrade	250,940	40%	60%
	Reticulation	Stoneburn Main	12,456	27%	73%
		Stoneburn Mains	1,143	29%	71%
		Pipeline renewals	1,681	30%	70%
		Stoneburn Mains	42,537	30%	70%
		Stoneburn Renewals - Pump	2,177	30%	70%
		Stoneburn Treated Reticulation	7,825	30%	70%
Stoneburn Total			325,721	38%	62%
Tokarahi					
	Headworks	Tokarahi - renewals/improvements	62,331	39%	61%
		Tokarahi Header Tank	10,372	34%	66%
		Tokarahi Pump	8,981	34%	66%
		Waitaki Coastal Headworks Zone	811	33%	67%
		Tokarahi Drinking Standard Compliance	481	36%	64%
		TP Upgrade (DWSNZ)	290,751	40%	60%
	Reticulation	Tokarahi Treatment Plant/Intake	17,345	40%	60%
		Tokarahi - pipe	410	24%	76%
		Tokarahi Main	64,477	28%	72%
		Tokarahi Main & VSD's	38,029	33%	67%
		Tokarahi Mains	6,587	34%	66%
		Tokarahi Mains	57,114	35%	65%
		Tokarahi Mains - Peaks/Conlans Road	28,829	35%	65%
		Tokarahi Mains - Smilies Rd	6,713	35%	65%
		Tokarahi Mains - Stage 2	35,769	35%	65%
		Tokarahi Pump	232	35%	65%
		TP Upgrade (DWSNZ)	989	40%	60%
		Tokarahi Pump Stations	3,902	40%	60%
		Tokarahi Treated Reticulation	152,689	30%	70%
Tokarahi Total			786,812	36%	64%
Windsor					
	Headworks	Waitaki Coastal Headworks Zone	233	20%	80%
		Windsor - River Pump	2,175	19%	81%
		Windsor Pump	3,230	20%	80%
		TP Upgrade (DWSNZ)	290,751	25%	75%
		Consent	30,000	20%	80%

Water Supply Contributing Area	Reticulation or Headworks	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs'	Proportion of Capital Cost proposed to be recovered through other sources
	Retic	Renewals - Windsor	8	18%	82%
		Pipeline renewals	1,154	30%	70%
		Windsor Renewals - Pump	6,450	21%	79%
Windsor Total			334,002	24%	76%
Grand Total			35,072,909	27%	73%