



# Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

## Notice of Meeting

and

## AGENDA

# Ordinary Council Meeting (Additional)

**Tuesday 29 May 2018**

**10.15am – 12.15pm**

**Public Forum: 10.15am – 10.25am**

If you wish to speak during the (short) Public Forum, please call the  
Governance Advisor at Waitaki District Council  
**by 12.00pm on Friday 25 May 2018**  
to register your interest.

**Council Chamber, Third Floor  
Waitaki District Council Headquarters  
20 Thames Street, Oamaru**

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# *Waitaki District Council Meeting* (Additional)

Council Chamber, Third Floor,  
Waitaki District Council Headquarters, 20 Thames Street, Oamaru

**Tuesday 29 May 2018**  
**10.15am – 12.30pm**

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# Waitaki District Council Report

**From** Finance and Corporate Development Group Manager

**Date** 29 May 2018

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## Key directions for the 2018-28 Long Term Plan

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### Recommendations

That Council:

1. Notes the starting position for the proposed rate requirement for the 2018-28 Long Term Plan as adopted on 27 March 2018, and as consulted with the community, in **Table One**.
2. Confirms the revised proposed rate requirement for the 2018-28 Long Term Plan as at 22 May 2018, as disclosed in **Table Two**, and notes officer feedback on issues raised by submitters through the hearing of submissions in **Table Three**.
3. Confirms, amends or removes new proposals raised by submitters through consultation on the contents of the 2018-28 Long Term Plan in **Table Four**.
4. Confirms proposals previously agreed by Council on 27 March 2018 and consulted with the community in **Table Five**.
5. Agrees any final changes to the 2018-28 Long Term Plan in advance of its adoption on 26 June 2018.
6. Instructs officers to make final changes to the 2018-28 Long Term Plan based on the resolution of recommendations 1-5 above.
7. Notes that:
  - a. Officers will prepare the 2018-28 Long Term Plan for Audit New Zealand review between 13 and 22 June 2018.
  - b. Once the Audit New Zealand review has been completed, Council will be unable to make any further changes without missing legislative timeframes.
  - c. The 2018 Development and Financial Contributions Policy will be presented to Council for adoption under cover of a separate report to the 29 May 2018 meeting.
  - d. The Revenue and Financing Policy 2018 will be presented to Council for adoption in a separate report to the Council Meeting to be held on 26 June 2018.
  - e. The 2018-28 Long Term Plan will be presented to Council for adoption on 26 June 2018.

### Summary and purpose

Today's Council meeting brings together almost eighteen months' work on the 2018-28 Long Term Plan and associated policies and strategies. The meeting is critical in the development of the Plan. While the Long Term Plan will not be adopted until 26 June 2018, Council needs to make any final decisions on operating budgets, proposals and any other matters at this 29 May 2018 meeting. The report includes officer advice (which also takes account of submissions) prepared in response to issues raised by Councillors at the hearings on 14 and 15 May and considered at the deliberations workshop on 22 May. This advice is intended to help Council decide whether to progress, stop, or defer any proposal.

A number of matters and recommendations are set in out in the tables in this report.

### Background

The development and adoption of a Long Term Plan is an important decision for Council. Under section 93 of the Local Government Act 2002:

- (1) A local authority must, at all times, have a long-term plan under this section.
- (2) A local authority must use the special consultative procedure in adopting a long-term plan.
- (3) A long-term plan must be adopted before the commencement of the first year to which it relates, and continues in force until the close of the third consecutive year to which it relates.
- (4) A local authority may amend a long-term plan at any time.
- (5) A local authority must use the special consultative procedure in making any amendment to a long-term plan.

- (6) The purpose of a long-term plan is to—
- (a) describe the activities of the local authority; and
  - (b) describe the community outcomes of the local authority's district or region; and
  - (c) provide integrated decision-making and co-ordination of the resources of the local authority; and
  - (d) provide a long-term focus for the decisions and activities of the local authority; and
  - (e) provide a basis for accountability of the local authority to the community.

#### Summary of Decision Making Criteria

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Key	Environmental Considerations	No
Legal	Moderate	Cultural Considerations	No
Significance and Outcomes	Key	Social Considerations	No
Financial Criteria	Key	Economic Considerations	No
Community Views	No	Community Board Views	No
Consultation	No	Publicity and Communication	No

#### Process for decision making

In terms of process, officers suggest that Council moves through the process set out in the table below.

Stage	Recommendation
Review the revised rate requirement in <b>Table Two</b> and review the advice requested by Council (and prepared on an exception-only basis by officers) on the submissions to the 2018-28 Long Term Plan in <b>Table Three</b> .	<b>Recommendation 2</b>
Based on the advice prepared by officers (and submissions) <b>agree any new proposals</b> in <b>Table Four</b> for inclusion in the 2018-28 Long Term Plan. Officers suggest that Council moves through each item in Table Four and agrees to: <ol style="list-style-type: none"> <li>1. Approve;</li> <li>2. Stop;</li> <li>3. Defer.</li> </ol>	<b>Recommendation 3</b>
Based on the advice received from officers (and submissions) <b>confirm the proposals included in the 2018-28 Long Term Plan</b> as consulted on with the community summarised in <b>Table Five</b> for inclusion in the 2018-28 Long Term Plan.	<b>Recommendation 4</b>
Indicate any final changes to the 2018-28 Long Term Plan budgets and note the updated 2018/19 rates increase.	<b>Recommendation 5</b>
Based on the decisions made on 29 May 2018, instruct officers to prepare the Long Term Plan for adoption on 26 June 2018.	<b>Recommendation 6</b>

The recommendations within this report are within the scope of the purpose of the Local Government Act 2002 to enable democratic local decision-making and action by, and on behalf of, communities; and to meet the current and future needs of communities for good quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

Table One sets out the rate requirement in the 2018-28 Long Term Plan consulted on between 29 March and 30 April 2018. The table explains the pre-proposal rate requirement, the impact of the proposals within the consultation document, and total rates change over the ten-year period. As indicated in recommendation 2 of this report, the purpose of this table is to remind Councillors of the starting point on the Long Term Plan over the ten-year period and to provide a basis for the decisions later in the report.

Table Two notes a revised rate requirement as at 22 May 2018, following an officer review and update of the underlying financial information supporting the matters consulted on and a review of key roles within Council and resultant budget amendments.

Table Three includes officer advice on information requested by Councillors on the Long Term Plan during the hearings conducted on 14 and 15 May. On the matters where officers believe action is required, a recommendation is included in Table Four.

Table Four sets out Council's recommended new proposals as a result of the consideration of submissions at the hearings conducted on 14 and 15 May 2018 and workshop deliberations on 22 May 2018 on the 2018-28 Long Term Plan.

Table Five sets out the proposals agreed by Council on 27 March 2018 for consultation as part of the Long Term Plan.

### **Summary of options considered**

#### **Option One (preferred option)**

Officers' preferred option is that Council first considers the additional information requested as a result of the hearings on 14 and 15 May and deliberations workshop of 22 May, and then moves through the stages set out in the decision-making process section of the report and recommendations one through to seven.

#### **Option Two**

Under Option Two, Council does not use the process set out above, or defers final decisions on the matters set out in this report to a later date. Option Two is not preferred, as it would significantly increase the risk of Council not meeting its legislative requirements for the adoption of the Long Term Plan by 30 June 2018.

### **Implementation of preferred option**

Option One is the preferred option. Under Option One, Council confirms the direction in relation to the preparation of the 2018-28 Long Term Plan, Revenue and Financing Policy, and Development and Financial Contributions Policy on 29 May 2018. Option One will ensure Council meets its legislative deadlines and planned milestones for the completion of the Long Term Plan. Based on the decisions at this 29 May 2018 Council Meeting, officers will finalise the Long Term Plan document in advance of review by Audit New Zealand during the period 13 – 22 June 2018. At the conclusion of that review, the final Long Term Plan will be presented for Council adoption at the Council Meeting to be held on 26 June 2018 in advance of the new 2018/19 financial year.

### **Conclusion**

Council has spent a significant amount of time developing, considering and consulting on the preparation of the 2018-28 Long Term Plan. As part of this process, Council has considered the Revenue and Financing Policy and Development and Financial Contributions Policy, and has consulted with the community on proposed projects and budgets for the ten-year period 2018-28. Today's meeting and Council decision-making represents the last remaining key stage in the process before the final legislatively required audit and adoption of the Long Term Plan on 26 June 2018.



Paul Hope  
**Finance and Corporate Development Group Manager**

### **Attachments:**

1. Additional decision making criteria

**Table One: 2018-28 Long Term Plan starting position as at 27 March 2018**

2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
LTP Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
30,076,041	31,178,648	32,279,470	33,555,942	34,546,836	35,496,826	36,507,379	37,746,438	38,580,992	38,898,763	39,649,185
Rates impact	3.67%	3.53%	3.95%	2.95%	2.75%	2.85%	3.39%	2.21%	0.82%	1.93%

**Table Two: Revised proposed rate requirement for the 2018-28 Long Term Plan as at 22 May 2018 following officer review and update**

2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
LTP Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
30,076,041	30,945,558	32,344,105	33,583,583	34,553,742	35,483,471	36,485,843	37,707,787	38,568,165	38,795,715	39,562,355
Rates impact	2.89%	4.52%	3.83%	2.89%	2.69%	2.82%	3.35%	2.28%	0.59%	1.98%

Table Three: Officer direction from the hearing of submissions on the 2018-28 Long Term Plan conducted on 14 and 15 May 2018

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
<b>Waste</b>	<b>Comparable kerbside collection costs from neighbouring Councils</b>	<p>In completing the detailed Waste Assessment in 2017 (a requirement prior to developing the draft WMMP), officers reviewed kerbside collection costs and included these in a detailed report to Council's Solid Waste Working Group. In summary, these showed that across five comparable local authorities (based on population size) the average annual rates cost for kerbside collection of rubbish and recyclables was \$251 per annum. It is noted that in the only neighbouring Council included in this assessment (Central Otago DC) the rates cost was \$301 per annum, and that for Mackenzie DC (which was not included in the average calculation due to its significantly smaller population) the cost was \$329 per annum.</p> <p>Due to the fact that households and businesses choose and directly pay for their own private kerbside services in Waitaki, we currently have no reliable data on actual costs overall, although household data gathered for the 2012 WMMP indicated at that time it was between \$300 to \$360 per annum. Based on current anecdotal data, costs for kerbside collection in Waitaki can range from \$168 per annum up to \$781 per annum per household, depending on the volume of waste created and service provider used.</p>	Refer to Table 4

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
	<b>Increased opening hours (Omarama and Otematata)</b>	<p>In completing the Waste Assessment in 2017, a detailed review of cost recovery and options for the rural recovery parks in Hampden, Omarama, Otematata and Kurow was undertaken in consultation with the Community Boards. The purpose of the review was to look at increasing the level of cost recovery at the parks, which is currently around 12% (with the remaining 88% subsidised through general rates).</p> <p>One option considered as part of this review was reducing operating hours. Operator time currently accounts for around 21% of operational costs for these facilities, equating to around \$15k per recovery park, per annum.</p> <p>The Community Board's request to double current opening hours would result in a base cost increase of \$15k per annum for operator time at each facility. In addition, it is expected that some other related operational costs will need to increase (for example, supervision fees), lifting the total increase to an estimated \$25k per park, per annum.</p> <p>Taking into account the WMMP's proposal to increase rubbish disposal fees at the parks (from \$65 per m<sup>3</sup> to \$120 per m<sup>3</sup>), and based on current volumes received, the best-case scenario for cost recovery if opening hours were to be increased would be around 18%, compared to the possible 27% resulting from the current proposal in the WMMP (to</p>	Refer to Table 4

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		increase fees and retain current opening hours).	
	<b>24 hour drop-offs (Otematata) + costings</b>	<p>In completing the Waste Assessment, multiple options were considered by the Solid Waste Working Group, in consultation with the Community Boards, to ensure the long-term viability of the Recovery Parks. The option of 24-hour recycling at the parks was considered. However, this was not seen to be an option at this stage, as the focus was on cost recovery to keep the facilities open for the community over the longer term.</p> <p>It has been noted in the draft WMMP, however, that the recovery parks may be transitioned into recycling and green waste only facilities, in which case 24-hour recycling may be a more cost-effective option. To consider implementing this option at this stage, the following issues would need to be addressed:</p> <ul style="list-style-type: none"> <li>• Unsupervised, 24-hour recycling at the parks will be likely to create additional waste volume unfunded by users (through contamination of recyclables and the expectation, based on experience elsewhere, that the portals will also be used for household waste). This would further reduce cost recovery.</li> <li>• There will be up-front capital costs associated with setting up this system, with additional ongoing costs required to handle and transport the recyclables. At this stage, it is unclear what these would be. A full cost analysis would need to be done.</li> </ul>	Refer to Table 4

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		<ul style="list-style-type: none"> <li>• 24-hour recycling could impact the operation of the parks, as green waste and rubbish could potentially be managed through kerbside collection services.</li> <li>• There is little provision for 24-hour recycling facilities available in Oamaru and other townships in Waitaki (with the exception of Herbert, Enfield and Papakaio due to their distance from other waste management facilities). It is not specified who this service would cater for in Otematata, but it is assumed it would be for freedom tourists and holiday home owners during the busy summer months. Currently, the recovery parks open additional hours from Labour Weekend until Easter to cater for increased numbers, with these hours ramped up further over the Christmas/ New Year period.</li> <li>• Overall, the cost of this proposal, and the benefits in relation to cost, are unclear. A more detailed analysis would need to be undertaken to determine this.</li> </ul> <p>As an alternative, if this is intended to cater for tourists, Council could consider the provision of recycling bins in the central township, in collaboration with WRRT. A grant application could be made to the Waste Minimisation Fund to do this, but there would be ongoing management costs that would need to be met by the community.</p>	
	<b>Increased bin servicing</b>	A number of requests are being received for increased rubbish bin servicing, particularly in areas where there is increasing tourism demand. It is expected that this demand will	Refer to Table 4

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		<p>continue to increase. There is demand for the recycling bin type town bin. These are significantly more expensive to service, and they cost around \$3,500 – \$5,000 to install and currently \$1200 to empty each year.</p>	
	<p><b>Budget options for improved waste education</b></p>	<p>The current proposal within the draft WMMP is to fund improved education through maximising use of the Waste Minimisation Levy funding available from MfE. The following is currently budgeted for:</p> <ul style="list-style-type: none"> <li>• \$25k per annum for Enviroschools</li> <li>• \$20k per annum for an education resource to implement education programmes and initiatives</li> <li>• \$7k per annum to fund initiatives – eg advertising, cloth nappies, compost bins</li> </ul> <p>This would provide for a basic level of education and some limited initiatives. In addition to this, the draft WMMP has budgeted \$25k from the levy funding to support community providers (other than WRRT). This is the current level provided, and does not allow for any additional support requested by community groups (HCE requested \$12,500).</p> <p>A SWAP analysis has been proposed in the draft WMMP. This analysis would enable a detailed understanding of the waste stream so education can be targeted more effectively. This will cost approximately \$10-20k every three years, and would need to be funded through reserves.</p>	<p>Refer to Table 4</p>

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
<b>Roading</b>	<b>Road sealing options and prioritisation</b>	Council has not funded seal extensions for many years, but it receives many requests for sealing in each planning cycle. There are a number of unsealed roads near or in urban areas that could be completed.	Refer to Table 4
	<b>Holmes Hill footpath</b>	This work is being completed as part of the current footpath programme FY 2018/2018.	N/A
	<b>Kenilworth Road footpath</b>	To extend the footpath to the submitter's frontage would require extensive works that include land purchase, relocation of utilities (including pole transformer), minor drainage and constructions. There is a footpath on the opposite of the road.	That the information be received.
	<b>Durham Street roading outline (sealing)</b>	<ul style="list-style-type: none"> <li>• No Exit street and needs to include Worcester Street West</li> <li>• Three residential properties benefit</li> <li>• No traffic count information</li> <li>• Maintenance Costs (average of 10 years) \$310.05 pa</li> </ul>	Include in seal extension programme.
	<b>Jefferis Road sealing</b>	<p>To seal this road would require land purchase as the corridor is 9 metres which is too tight for carriageway, shoulders and side drainage plus utilities. A land swap and survey would be required to resolve the alignment at rapid # 107.</p> <p>There is no obligation to proceed on the basis of a verbal agreement prior to the 1989 amalgamation. However, legal advice can be sought should this be considered necessary.</p> <ul style="list-style-type: none"> <li>• Through road - one residential property on this road</li> <li>• Traffic count 43 ADT</li> </ul>	Include in seal extension programme; no extra cost.

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
	<b>Settlement Road, Kurow</b>	Sealing this road has been raised repeatedly through LTP submissions, but Council has not allocated funding to seal extensions. <ul style="list-style-type: none"> <li>• Traffic Count: 29 ADT</li> <li>• One residential property benefits</li> <li>• Maintenance cost of \$2462 pa</li> </ul>	Include in seal extension programme.
	<b>Thames Street service review</b>	There are three forms of cleaning available – sucker, rotary, and waterblasting. An additional cleaning cycle is \$5000/waterblast each – current twice/year and additional cleaning as required. Rotary cleaning weekly is approximately \$1100/month which includes spot treatments and litter and debris etc as and when required.	Refer to Table 4
	<b>Options for Aln Street retaining wall</b>	The retaining wall is a private structure and within private property. Note that there is reference to some joint funding but Council's liability has been rejected through legal opinion.	That the information be received.
	<b>Factoring in shared pathway in roading upgrades (AMP's)</b>	This option is considered as part of upgrade designs, but the funding from NZTA has not been available to date which generally precludes further action. Other factors like corridor width, drainage and utilities will influence positioning or practicality. The change in the GPS may now make this a practical option where we can physically construct and where there is a known demand – now or in the short-term future.	That the information be received.
	<b>Traffic count Henburn Road (resealing request)</b>	<ul style="list-style-type: none"> <li>• Traffic Count 280 ADT in peak</li> <li>• One residential property benefits; there are only two property owners over the entire length of the road</li> <li>• Access to Clay Cliffs</li> <li>• Maintenance cost of \$9475 pa</li> </ul>	Include in seal extension programme.

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
<b>Planning for growth and increased tourism integrated infrastructure and planning</b>	<b>Examples from other districts linking to costings, prioritisation, resourcing and funding options</b> <ul style="list-style-type: none"> <li>• Omarama</li> <li>• Otematata</li> <li>• Oamaru Harbour</li> <li>• Oamaru historic area/centre</li> </ul>	<p>A masterplan process has potential benefits in terms of bringing together the concerns of different interest groups and integrating land supply with adequate infrastructure. It is timely with the District Plan Review timetable. It could be run in parallel with the District Plan process and in time be fully integrated. The Heritage, Precinct, Harbour and Surrounds Strategy for Oamaru is about to commence to assist both the District Plan process and Harbour area. Initially envisaged as an internal project to draft a development plan, it would lead into working group discussions to create a ground swell of community support for the vision of this hugely important area.</p> <p>The idea of front-loading content through master/ concept plans at Omarama and Oamaru has emerged recently and the focus is providing residential land. There are signs of growth pressures. However, there is also anecdotal evidence of land supply constraints and likely future increased demands associated with Council's intentions to increase tourism and business which will fall heavily on these settlements. Council officer research suggests Omarama currently has 75 years' worth of 300m2 sections and Otematata has 496 which is high. The biggest issue to deliverability here is land ownership, which should be addressed at the outset of any masterplan project.</p>	<p>Refer to Table 4</p>
	<b>Alternative option for discussion</b>	<p>The Waitaki District is experiencing strong growth, largely as a result of tourism which is putting pressure on some towns. Omarama</p>	<p>Refer to Table 4</p>

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		<p>is feeling it most, with Otematata next. It is expected that the tourism growth will continue and there are other exciting initiatives that will require planning too. The status quo is that this planning is happening in an ad hoc and reactive manner.</p> <p>Setting up a team to work closely with the Community Boards and Council will enable proactive planning to occur for waters, transport, parking, rubbish, recreation, planning, walking and access needs. It would enable the vision work completed by the communities to be actioned. It would envisage that the team would be able to expand the work to include the entire District as a whole, rather than just focusing on town by town.</p>	
<b>Dark-sky status</b>			That Council directs Tourism Waitaki to investigate Dark-sky status for the Waitaki District.
	<b>Tourism Waitaki plans</b>	Tourism Waitaki confirms that this is not recognised as a current project.	
	<b>What is required for accreditation?</b>	There are different accreditors for dark-sky. The two key accreditors are Starlight and International Dark-sky Accreditation (IDA). Starlight has a defined application form. IDA does not appear to, but examples of applications for accreditation have been obtained.	
	<b>Is lighting in Ohau and Omarama Dark-sky accreditation compatible?</b>	There is a need to evaluate conditions for dark-sky registration.	Work with submitters to ensure a practical solution.
	<b>Other comments</b>	The Waitaki District Plan is currently permissive in respect of lighting controls. Putting controls in place is not uncommon in	That the information be received.

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		District Plans and would potentially assist in addressing both potential amenity effects of glare and the degradation of future dark-sky status. This could be undertaken through the District Plan Review.	
<b>Alps to Ocean (A2O)</b>	<b>Maintenance increase to \$150,000 p.a for A2O (currently \$100,000 p.a)</b>	Tourism Waitaki is reviewing the current Business Plan for maintaining and operating the A2O cycle trail. Current revenue streams are not providing a surplus to subsidise maintenance operations. Increased funding is recommended while Tourism Waitaki complete its review. A workshop on the A2O is intended to be held with Councillors once Tourism Waitaki complete its review and the Alps to Ocean Joint Committee has discussed the revised business plan. This is expected to take place in August 2018. Failure to maintain the trail will result in poor reviews and potential loss of customers and profile for the trail (currently recognised as one of New Zealand's premier cycling trails).	Refer to Table 4
	<b>Update on A2O plans (refer Otematata section)</b>	<p>Approximately 50% of the A2O trail is currently off-road. Construction of the trail has focused on priority sections, with the following ones being the current focus:</p> <ul style="list-style-type: none"> <li>• Between Sailors Cutting and Benmore Dam;</li> <li>• SH83 between Aviemore Dam and Kurow; and</li> <li>• Braemar station along Lake Pukaki.</li> </ul> <p>Progress and Ministry for Business Innovation (MBIE) funding have been delayed while access issues over the Sailors Cutting to Benmore section are being resolved. The project team is revising the</p>	That the information be received.

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		costs to take the entire trail off-road including Lake Ohau, Lake Aviemore and Cant's Road. The need to take some of these sections off-road is a matter for the joint committee and Council to discuss, but officers believe this is in the long-term interest of the A2O. \$5.5m to \$6m is estimated to be required to take the entire trail off-road, some of which has funding approval from MBIE (subject to access). Officers are aware that MBIE has recently provided large sums to other trails, and they plan to approach MBIE regarding funding the remaining sum. Given the A2O profile as one of the premier trails, officers hope that MBIE will be receptive. Officers are meeting with MBIE on Thursday 24 May.	
<b>Mountain biking</b>	<b>MBNO additional grant for spraying at Cape Wanbrow</b>	Council needs to be mindful of other grants it provides to other clubs (eg hockey, BMX, and tennis) as well as other clubs (eg bowling) that do not get any financial support from Council.	Refer to Table 4
	<b>Oamaru jump/pump track adjacent to new BMX track</b>	The Recreation unit is willing to work with Mountain Bike North Otago to develop a feasibility study identifying need and costings for jump and pump tracks adjacent to the new BMX track. Funding for future tracks could come from RMA funds.	Refer to Table 4
<b>Cycle safety</b>	<b>Onya Bike grant for cycle safety pilot programme</b>	This project can be incorporated into the Road Safety Coordinator's role under low cost / low risk work category. It would require approval to ensure it meets established NZTA guidelines but, with Council sign-off, this should be routine.	Refer to Table 4
<b>Walkways</b>		There is a need to determine sites/locations in order to establish whether walkways or footpaths are being requested. The expected	Refer to Table 4

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		<p>cost per km of a walkway to construct would range between \$40,000 per kilometre to \$100,000 per kilometre subject to requirements for fencing, structures etc. Annual maintenance is expected to be \$1,000 per kilometre depending on any necessary weed control, mowing or fencing. This does not include any costs associated with acquiring access or land.</p> <p>Walkways are ward funded, but use of RMA funds could be justified as additional provision of recreation facilities to meet demand if subdivisions have occurred in that area from which contributions have been given.</p> <p>A walkway connection between Cape Wanbrow and Bushey Beach is estimated to cost \$80,000 (excluding land costs) and \$8,000 per annum for maintenance. This is one of the projects in the LTP.</p>	
<b>Recreation Centre</b>	<b>Increase in funding for maintenance of existing recreation centre</b>	The existing recreation centre will be used by the community even if a new centre is built, and is the current facility used by many activities. The building must be maintained. Full repairs are recommended. Sports facilities are District funded.	Refer to Table 4
<b>Otematata</b>	<b>Timeframe on proposed Otematata toilet block</b>	The Toilet Plan identifies replacement of the Otematata toilet in 2019 with half the funding coming from Tourism infrastructure funding. Officers have applied for this funding in the TIF round that closed on 14 May 2018. If the funding bid is unsuccessful, Council would need to consider additional funding or reprioritisation of the funding proposed in the	That the information be received.

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		LTP. The toilet plan was consulted on as part of the LTP process, and it will need to be revived and adopted by Council (a September date is anticipated).	
	<b>Options for speed limit review through township</b>	SH 83.	That the information is received.
	<b>Plans for beautification of Otematata township</b>	This should be considered as part of the masterplan process commented on above.  Budgets are in hand for Omarama streetscaping (year 1).	That the information is received.
<b>Cape Wanbrow</b>	<b>Clarify concept plan already in place</b>	A concept plan for Cape Wanbrow is included in the Reserves Management plan. Activities such as restoration, mountain biking, dog walking and a potential observatory are included in the plan. While a large amount of the land is not reserve land and therefore the management plan is not a statutory document for that land, it is high profile and has a landscape designation in the District Plan. Any proposed activities not allowed for in the management plan or District Plan should be consulted on with community. A copy of the Waitaki Reserves Management Plan 2014 is on Council's website.	That the information be received.
<b>Bike racks and maintenance stations</b>	<b>Bike rack and options and costs</b>	Subject to design, a basic bike rack can be installed on a concrete pad for \$2,500. Bike racks with design flair, shelters, and maintenance facilities could cost significantly more, subject to the proposed style. Bike racks around the Harbour should be considered as part of the discussion over lockers and other tourism facilities as part of a Harbour concept plan.	That the information be received.

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
<b>Duntroon amenity</b>	<b>Funding for footpath provision in Duntroon</b>	There is an existing sealed footpath on the western side of SH 83. To construct a footpath on the opposite side would require approval from NZTA. That may not be forthcoming as more investigation is needed. Vehicles currently park hard against the boundary of the highway, so a footpath would require either narrowing of the highway or purchasing land – both are unlikely options.	That more clarity is sought about the background to this proposal before it can be evaluated.
<b>Palmerston amenity</b>	<b>Clarify if there any changes to the amenity rate for Palmerston</b>	Currently at \$20k year 1 of LTP	That the information be received.
<b>Toilets</b>	<b>Clarify national standard around accessibility of district's public toilets and gaps</b>	Officers have tried to contact submitters to clarify the statement that 100% of toilets do not meet criteria. When upgrading toilets, accessibility is part of the design. Recent toilet constructions such as Oamaru Public Gardens, Oamaru Harbour, Hampden, Roberts Park and Dunback were completed in accordance with accessibility standards and the New Zealand standard for public toilets of the time. Other toilets such as Itchen Street are largely compliant but do have some minor issues due to the design of the time. Officers will follow up with the submitter.	That the information be received.
<b>Heritage</b>	<b>Reconsidering proposed Council Heritage advisor position from year 1</b>	Officers recommend this role, in order to greatly expand internal capabilities to realise Oamaru's potential as a heritage destination on a national or even international setting. Aspirations to raise the status of Oamaru as a heritage destination, with resulting tensions between development and protection, necessitates sound expertise.  A new role is highly desirable and would seek new funding sources for Heritage Buildings,	Refer to Table 4

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		<p>prioritise existing funding, advocate, undertake special projects (National Historic Landmark and World Heritage Site Status), provide expert RMA advice on consents and the District Plan review, research and more. The role would be an integral part of Council's Planning Team, assisting on resource consent processing but also having capacity to be a conduit across Council for heritage expertise and advice, assisting with priority heritage projects, and interpreting requirements from Heritage New Zealand.</p> <p>There are two major Heritage projects under discussion currently and another working with parties to secure and protect a heritage chimney. It is anticipated that interest in Heritage investment will grow.</p> <p>When other Councils are benchmarked, it is noted that Dunedin City employs a person to cover 800 scheduled heritage buildings plus another 500 character-contributing buildings in heritage precincts. Christchurch City employs roughly 5FTE to cover 600 historic buildings, and Wellington has 3FTE for 500 entries on its Heritage List. Waitaki has currently 170 items, and is considering further additions through the District Plan heritage nominations process, alongside taking a precinct approach. A single heritage advisor would be compatible to Wellington, and sit in the middle between Dunedin and Christchurch.</p>	

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		<p>There is a considerable amount of potential work to justify a FTE in the next few years, and it may be difficult to attract expertise from outside the district on a part-time basis.</p>	
	<p><b>Contestable heritage fund top-up</b></p>	<p>Note currently \$40,000 for year 1 budgeted in LTP in lieu of Heritage advisor position.</p> <p>There is a Waitaki Heritage Fund with the methods of assistance – in most cases, by way of a short-term low interest loan – but the Committee may offer grants or other types of assistance at its discretion.</p> <p>The Heritage Fund documentation states that:  <i>"It is Committee Policy that assistance to privately owned buildings shall be by way of a loan only. and  The following project applications will normally be considered ineligible:</i> <ul style="list-style-type: none"> <li><i>Applications for grant assistance to privately owned buildings or sites."</i></li> </ul> <p>The purpose of the fund is to encourage the retention, preservation, conservation and maintenance of historic buildings and sites in the District.</p> <p>Council's current focus in the heritage protection space is through rules in the Waitaki District Plan. More could be done to encourage the protection and re-use of Waitaki's heritage buildings. While there is a fund for providing assistance, it is recommended that the scope of the fund be broadened.</p> </p>	<p>Refer to Table 4</p>

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		It is recommended that the Waitaki Heritage Fund assistance is broadened to include an annual contestable fund and that all heritage items that are either listed in the Waitaki District Plan or recognised by Heritage New Zealand are eligible for assistance.	
	<b>Oamaru Whitestone Civic Trust funding</b>		
<b>Geo-park</b>		LTP already includes significant funding towards achieving both UNESCO Global Geopark and World Heritage status	
<b>Healthy homes</b>		<p>A quick review of TA websites indicate that, of a total of 65 TAs, 37 of them offer some kind of assistance for warmer/sustainable homes.</p> <p>23 of those found offer financial assistance, generally in the form of no/low interest loan to be paid back through rates over an agreed period.</p> <p>Councils that do not offer support or programmes generally had some information on their websites.</p> <p>Officers are at the beginning of reviewing Council's Dangerous and Insanitary Building Policy and part of that work was intended to include consideration for Healthy Homes /Eco design (Green building), sustainability initiatives etc.</p> <p>If Council wants to offer this kind of initiative, it would be best to be ongoing.</p>	That officers propose to investigate the options available and workshop these with Councillors at a later date.

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
		<p>Cosy homes is working with Safer Waitaki and has provided several free home installations in our district.</p> <p>Officers are supportive of the initiative, but would like to have a better understanding of how the money is intended to be spent and what contribution is required from Council.</p> <p>This may be an opportunity for greater information-sharing between Council and Cosy Homes.</p>	
<b>Harbour</b>	<b>Dredging</b>	<p>There has been good support for dredging and improving the harbour area. Costings have now been reassessed for dredging the harbour entrance and amendments to the budget can be reconsidered. Council has allocated \$200,000 every second year for dredging in the budget, rated at \$100,000 annually. The proposal increases the initial cost (with the extra cost to be funded by a loan), and reduces the cost of the biennial dredging by \$50,000 per time.</p>	Refer to Table 4

Topic	Further information directive from Council	Officer comments	Officer recommendation to Council
<b>Oamaru Steam and Rail</b>		An increased number of significant rain events have caused multiple clay deposits from the land above on the rail line which in the preceding few years has cost thousands to remediate. Although natural servitude applies, the Oamaru Steam and Rail Society Incorporated is a team of volunteers who provide a unique attraction in the Oamaru Harbour for tourists and locals alike. This could be funded from the grants area in Economic Development or Community Group Grants. As it is similar to what is provided to other community groups, it is recommended that Community Group Grants is the right funding source.	Refer to Table 4
<b>Hampden</b>	<b>Hampden library expansion</b>	This has been discussed with the Library, and it is recommended that Library staff contact the Hampden Hall Committee to progress the expansion in Hampden.	That the information be received.
	<b>Recognition of 150 year celebrations at Hampden Hall</b>	There is provision within existing budgets.	That the information be received.
<b>St Luke's Church Oamaru garden maintenance</b>	<b>Decision required</b>	These are owned by St Luke's Church but they are high-profile gardens contributing to the attraction of the much photographed Itchen and Thames Streets intersection. The gardens need to be maintained, and the Church is unable to do this. The cost is minimal at \$1,500 per annum, plus any necessary refurbishment and plant replacements over time.	Refer to Table 4

**Table Four: Recommended new proposals as raised by submitters for inclusion in the 2018-28 Long Term Plan**

Topic	#	Recommended new proposals to include in the 2018-28 Long Term Plan
<b>Waste</b>	<b>1</b>	Develop a community waste survey at a cost of \$10,000, with the content of the survey to be approved by Council to be funded from the Ministry for the Environment waste levy.
	<b>2</b>	That current operating hours are retained to enable increased cost recovery of up to 27% (noting that Council's current policy is 40-60% cost recovery from user charges).
	<b>3</b>	Increase the number of litter bin servicing collections (Waihemo, Ahuriri and Oamaru), to be funded from the individual ward reserve accounts.
	<b>4</b>	<p>Include a budget of \$10,000 from year 1, to undertake a three-yearly SWAP analysis of the waste stream to support more targeted waste minimisation education and initiatives, to be funded from general rates.</p> <p>Include an additional annual budget of \$10,000 (in addition to available Ministry for the Environment levy funding) to increase education and initiatives, and increase support to community providers, to be funded from general rates.</p>
<b>Roading</b>	<b>5</b>	Fund \$150,000 per annum towards road seal extensions, to be funded from a separate roading reserve for years 1 and 2, and roading rate from year 3.
<b>Planning for growth and increased tourism - integrated infrastructure and planning</b>	<b>6</b>	<p>Allocate \$50,000 for the development of a Masterplan for Oamaru Harbour and historic area (including lower Thames Street), to be funded from ward service rates.</p> <p>Allocate \$20,000 each for Otematata and Omarama for the development of a Masterplan (including confirming and the deliverability of existing zoned land over the Plan period and exploring possibilities for its release / disposal) to be funded from ward service rates.</p>
<b>Alps to Ocean</b>	<b>7</b>	Increase the annual maintenance budget to \$150,000 for years 1 to 3 of the Long Term Plan, to be funded by district rate.
<b>Mountain biking</b>	<b>8</b>	Increase the grant to Mountain Bike North Otago to \$15,000 per annum for spraying of Cape Wanbrow tracks, to be funded by the ward services rate.
	<b>9</b>	Allocate \$20,000 towards jump / pump infrastructure in year 2 of the Long Term Plan, funded from RMA Financial Contribution Reserve.
<b>Cycle safety</b>	<b>10</b>	Add \$6,750 to the current road safety programme over three years for the Onya Bike safety pilot programme, to be funded by rates.
<b>Walkways</b>	<b>11</b>	Allocate up to \$10,000 for each ward towards establishing an improved pathway network, to be funded from ward reserves.
<b>Recreation centre</b>	<b>12</b>	Provide a \$70,000 ten-year loan to fund 50% of the repair costs to the Waitaki Community Recreation Centre.
<b>Palmerston amenity</b>	<b>13</b>	Increase Palmerston amenity rate to \$30,000 per annum.

Topic	#	Recommended new proposals to include in the 2018-28 Long Term Plan
<b>Heritage</b>	<b>14</b>	That Council funds a three-year fixed term heritage advisor position with a review of the ongoing value of this role within 18 months of the appointment, to be funded from surplus for year 1 and general rates from year 2.
<b>Geopark</b>	<b>15</b>	Allocate \$10,000 per annum for three years to meet UNESCO Global Geopark membership obligations, to be funded from rates
<b>Harbour dredging</b>	<b>16</b>	That the initial dredge in Year 1 of the Long Term Plan be increased to \$500,000, with the additional \$300,000 funded by a loan to be repaid over 10 years.  Reduce the dredging budget to \$150,000 every second year from Year 3 of the Long Term Plan.
<b>Oamaru Steam and Rail</b>	<b>17</b>	Grant Oamaru Steam and Rail \$6,000 per annum towards maintenance costs.
<b>St Luke's Church Oamaru garden maintenance</b>	<b>18</b>	Add \$1,500 to the Oamaru township maintenance budget for the maintenance of St Luke's gardens at the intersection of Itchen and Thames Streets, Oamaru.

Note the indicative rates impact as a result of the inclusion of the above new proposals – see below.

2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
LTP Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
30,076,041	31,048,308	32,450,317	33,839,492	34,686,026	35,604,308	36,605,160	37,916,287	38,766,665	38,994,215	39,760,855
Rates impact	3.23%	4.52%	4.28%	2.50%	2.65%	2.81%	3.58%	2.24%	0.59%	1.97%

**Table Five: 2018-28 Long Term Plan proposals as at 27 March 2018 as consulted on with the community**

Department / RefProject		Proposal	LTP Year	Sources of funding identified						Rate Impact (allows for inflation, includes loan servicing, depreciation etc) \$000											
				General Reserve & Dividend	Special Reserve	Separate Reserve	Depreciation Reserve	Internal loan	External funding	Rates	Year 1 2018-19	Year 2 2019-20	Year 3 2020-21	Year 4 2021-22	Year 5 2022-23	Year 6 2023-24	Year 7 2024-25	Year 8 2025-26	Year 9 2026-27	Year 10 2027-28	
Property																					
203	Renewals Community Housing	1,913,980	1 - 10				(1,913,980)				-	-	-	-	-	-	-	-	-		
205	Renewals Operational property	4,902,330	1 - 10				(4,902,330)				-	-	-	-	-	-	-	-	-		
206	Renewals Headquarters Building	223,600	1 - 10				(223,600)				-	-	-	-	-	-	-	-	-		
207	Renewals Oamaru Airport	734,660	1 - 10				(734,660)				-	-	-	-	-	-	-	-	-		
208	Renewals Commercial General	681,510	1 - 10				(681,510)				-	-	-	-	-	-	-	-	-		
209	Renewals Commercial Ahuriri	275,940	1 - 10				(275,940)				-	-	-	-	-	-	-	-	-		
210	Renewals Commercial Waihemo	84,490	1 - 10				(84,490)				-	-	-	-	-	-	-	-	-		
211	Renewals Prop Commercial Oamaru	519,550	1 - 10				(519,550)				-	-	-	-	-	-	-	-	-		
212	Renewals Oamaru Drill Hall	389,760	1 - 10				(389,760)				-	-	-	-	-	-	-	-	-		
213	Renewals Harbour endowment	134,460	1 - 10				(134,460)				-	-	-	-	-	-	-	-	-		
214	Renewals Harbour non-endowment	325,110	1 - 10				(325,110)				-	-	-	-	-	-	-	-	-		
19001	Council HQ roof & clock tower	250,000	2				(250,000)			-	-	-	-	-	-	-	-	-	-		
19002, 19011	Oamaru Airport infrastructure upgrades	525,000	3					(525,000)		-	-	-	No rate impact								-
19003, 19008	Oamaru Harbour commercial & safety	1,110,000	1,3,5,7,9			(100,000)		(110,000)		(900,000)	100	102	104	106	108	111	113	115	118	120	
19004	Drill Hall water tightness	100,000	5				(100,000)			-	-	-	-	-	-	-	-	-	-	-	
19005	Oamaru Airport runway reseal	1,020,000	3					(1,020,000)		-	-	-	No rate impact								-
19006	Scotts Brewery roof	150,000	2				(150,000)			-	-	-	-	-	-	-	-	-	-	-	
19007	Council buildings health & safety	45,000	1				(45,000)			-	-	-	-	-	-	-	-	-	-	-	
19009	Itchen Street shops water tightening	50,000	3				(50,000)			-	-	-	-	-	-	-	-	-	-	-	
Planning																					
19012	District Plan review	1,600,000	1 - 6	(200,000)				(1,400,000)		-	120	121	121	121	121	121	121	121	121	121	
19013	Biodiversity monitoring	100,000	1 - 10						(100,000)		10	10	10	11	11	11	11	12	12	12	
19015	Heritage adviser	361,900	2 - 6						(361,900)		-	74	75	76	77	79	-	-	-	-	
19015A	Waitaki Heritage Fund	40,000	1	(40,000)						-	-	-	-	-	-	-	-	-	-	-	
19016	Contestable Biodiversity fund	40,000	1 - 4						(40,000)		10	10	10	10	-	-	-	-	-	-	
19017	Oamaru World Heritage status project	250,000	1 - 5					(250,000)		-	-	4	9	15	22	31	32	34	36	37	
19018	e-plan delivery & annual licence	220,000	1 - 10						(220,000)		22	22	23	23	24	24	25	26	26	27	
Regulatory																					
281	Earthquake-prone buildings recording/managem	35,000	1 - 7						(35,000)		5	5	5	5	5	6	6	6	6	6	
283	Earthquake-prone buildings strengthening	500,000	1 - 10						(500,000)		50	51	52	53	54	56	57	59	60	61	
19019	General by-law implementation and education	30,000	1 - 3						(30,000)		10	10	10	-	-	-	-	-	-	-	
19020	Regulatory staff resourcing	517,000	1 - 10						(517,000)		52	53	53	54	55	56	57	59	60	61	
Roading																					
190	Renewals Pavement rehabilitation	14,000,000	1 - 10		(560,000)		(5,740,000)		(7,700,000)	-	-	-	-	-	-	-	-	-	-	-	
191	Renewals Unsealed metalling	6,520,000	1 - 10		(260,800)		(2,673,200)		(3,586,000)	-	-	-	-	-	-	-	-	-	-	-	
192	Renewals Sealing	16,250,000	1 - 10		(650,000)		(6,662,500)		(8,937,500)	-	-	-	-	-	-	-	-	-	-	-	
193	Renewals Bridge & Culvert	3,400,000	1 - 10		(136,000)		(1,394,000)		(1,870,000)	-	-	-	-	-	-	-	-	-	-	-	
193-A	Renewal Kakanui bridge	7,150,000	1 - 3		(298,680)		(1,579,965)	(1,164,505)	(4,106,850)	-	-	-	-	93	93	93	93	93	93	93	
194	Renewals Drainage	4,789,710	1 - 10		(191,588)		(1,963,781)		(2,634,341)	-	-	-	-	-	-	-	-	-	-	-	
195	Renewals Signposts	750,000	1 - 10		(30,000)		(307,500)		(412,500)	-	-	-	-	-	-	-	-	-	-	-	
196	Renewals Streetlighting	1,000,000	1 - 10		(40,000)		(410,000)		(550,000)	-	-	-	-	-	-	-	-	-	-	-	
197	Renewals NZTA Engineering	106,000	1 - 10		(4,240)		(43,460)		(58,300)	-	-	-	-	-	-	-	-	-	-	-	
199	Renewals Footpaths	5,000,000	1 - 10				(2,250,000)		(2,750,000)	-	-	-	-	-	-	-	-	-	-	-	
200	Renewals Carparks	400,000	1 - 10				(400,000)			-	-	-	-	-	-	-	-	-	-	-	
309	River training - ongoing costs	200,000	1 - 10						(110,000)	(90,000)	9	9	9	10	10	10	10	10	11	11	
313	Lower Thames Street feasibility	30,000	1	(30,000)						-	-	-	-	-	-	-	-	-	-	-	
19021	Bushy Beach carpark	30,000	2						(15,000)	(15,000)	-	15	-	-	-	-	-	-	-	-	
19022	Test Street stormwater	65,000	1			(29,250)			(35,750)	-	-	-	-	-	-	-	-	-	-	-	
19023	Improvements - widen sealed rural roads	8,330,000	1 - 10		(132,000)	(100,000)			(4,581,500)	(3,516,500)	132	289	417	375	383	395	402	412	422	433	
19023	Improvements - more gravel on rural roads	3,000,000	1 - 10	(75,000)	(144,000)				(1,650,000)	(1,131,000)	42	93	134	121	123	127	129	133	136	139	
19023	Improvements - smooth urban and rural roads	3,012,000	1 - 10	(75,000)	(298,000)				(1,656,600)	(982,400)	57	126	181	163	168	168	177	184	191	198	
19023	Improvements - retaining walls	300,000	1 - 2		(12,000)				(165,000)	(123,000)	-	-	-	-	-	-	-	-	-	-	
19024	Aggregate supplies	230,000	1 - 10						(230,000)	-	-	-	-	-	-	-	-	-	-	-	
19025	Dust mitigation	45,000	1 - 4		(1,800)				(24,750)	(18,450)	-	5	5	5	-	-	-	-	-	-	
19026	Stormwater regulation	250,000	1 - 10		(10,000)				(137,500)	(102,500)	-	-	-	-	-	-	-	-	-	-	
19027	Township streetscapes (2)	40,000	1			(40,000)				-	-	5	5	5	6	6	6	6	6	6	
19027-A	Streetscaping Omarama	30,000	1			(30,000)				-	-	3	3	3	3	3	3	3	3	3	
19037	Coastal Erosion mitigation	600,000	1 - 10				(600,000)			-	-	-	-	-	-	-	-	-	-	-	

CYCLEWAYS													
19023	Urban cycleways - NZTA funded ex 19023	550,000	1 - 3	(275,000)	(275,000)	-	21	102	103	-	-	-	-
19033/40	Great rides & Coastal cycleway feasibility	1,400,000	1 - 10	(50,000)	(675,000)	(675,000)	-	-	10	10	11	11	11
Recreation													
165	Aquatic Centre renewals	450,000	1 - 10	(450,000)		-	-	-	-	-	-	-	-
166	Playground renewals & improvements	315,000	1 - 10	(315,000)		-	-	-	-	-	-	-	-
167	Sportsfields renewals & improvements	315,000	1 - 10	(315,000)		-	-	-	-	-	-	-	-
168	Gardens renewals & improvements	262,500	1 - 10	(262,500)		-	-	-	-	-	-	-	-
169	Ahuriri reserves Amenity	180,000	1 - 10	(39,600)	(140,400)	14	14	14	14	14	14	14	14
170	Corriedale reserves Amenity	70,000	1 - 10	(30,100)	(39,900)	4	4	4	4	4	4	4	4
173	Oamaru reserves Amenity	100,000	1 - 10	(100,000)		-	-	-	-	-	-	-	-
174	Waihemo reserves Amenity	120,000	1 - 10	(39,600)	(80,400)	8	8	8	8	8	8	8	8
175	New Playground capital	315,000	1 - 10	(315,000)		-	-	-	-	-	-	-	-
176	Amenity Duntroon	15,000	1 - 10		(15,000)	1	2	1	2	1	2	1	2
177	Amenity Hampden	100,000	1 - 10		(100,000)	10	10	10	10	10	10	10	10
178	Amenity Herbert	15,000	1 - 10		(15,000)	2	1	2	1	2	1	2	1
179	Amenity Kakanui	50,000	1 - 10		(50,000)	5	5	5	5	5	5	5	5
180	Amenity Kurow	176,000	1 - 10		(176,000)	17	18	18	18	18	18	18	18
181	Amenity Maheno	15,000	1 - 10		(15,000)	1	2	1	2	1	2	1	2
182	Amenity Moeraki	50,000	1 - 10		(50,000)	5	5	5	5	5	5	5	5
183	Amenity Oamaru	500,000	1 - 10		(500,000)	50	50	50	50	50	50	50	50
184	Amenity Ohau	30,000	1 - 10		(30,000)	3	3	3	3	3	3	3	3
185	Amenity Omarama	110,000	1 - 10		(110,000)	11	11	11	11	11	11	11	11
186	Amenity Oematata	199,230	1 - 10		(199,230)	20	20	20	20	20	20	20	20
187	Amenity Palmerston	200,000	1 - 10		(200,000)	20	20	20	20	20	20	20	20
188	Amenity Shag Point	15,000	1 - 10		(15,000)	2	1	2	1	2	1	2	1
189	Amenity Weston	160,000	1 - 10		(160,000)	16	16	16	16	16	16	16	16
202	Camping Ground renewals	280,000	1 - 10	(280,000)		-	-	-	-	-	-	-	-
19028	Parks maintenance contract projected increase	1,200,000	3 - 10		(1,200,000)	-	-	150	153	156	159	163	166
19029	Aquatic Centre treatment replacement	250,000	6	(250,000)		-	-	-	-	-	6	6	6
19031	Oamaru Gardens playground	150,000	2	(60,000)	(90,000)	-	-	6	6	6	6	6	6
19032	Street tree remedial works	60,000	1 - 3	(60,000)		-	-	-	-	-	-	-	-
19034	Otematata river management	25,000	2	(12,500)	(12,500)	-	13	-	-	-	-	-	-
19035	Aquatic Centre operating software	50,000	2	(50,000)		-	-	10	10	10	10	10	10
19036	Indoor recreation centre	14,000,000	5 - 6	(7,000,000)	(7,000,000)	-	4	9	15	22	142	692	853
19038	Cemetery register	40,000	1	(40,000)		-	3	3	3	3	4	4	4
19039	Cape Wanbrow track	80,000	3	(80,000)		-	-	-	10	11	11	11	11
19041	Toilet/infrastructure upgrades	3,900,000	1 - 10	(1,525,000)	(1,625,000)	(750,000)	-	20	65	161	217	252	261
Library													
217 - 219	Renewals book, e-book & sundry purchases	1,142,000	1 - 10	(80,000)	(1,062,000)	-	-	-	-	-	-	-	-
Gallery													
222	Gallery accessions	50,000	1 - 10		(50,000)	5	5	5	5	5	5	6	6
19043	On-line access to collections	64,800	1 - 10		(64,800)	18	5	5	5	6	6	6	6
19044	Cultural facilities development (updated)	6,000,000	1 - 2	(400,000)	(1,500,000)	(4,100,000)	28	38	93	227	353	359	368
Opera House													
220	Renewals Opera House	50,000	1 - 10	(50,000)		-	-	-	-	-	-	-	-
19045	Dome restoration	200,000	3 - 5	(120,000)	(80,000)	-	-	-	-	-	-	-	-
19046	Sound system	48,000	1	(48,000)		-	-	-	-	-	-	-	-
GIS/IT													
216	IT Network renewals	920,000	1 - 10	(920,000)		-	-	-	-	-	-	-	-
221	IT Network improvement	350,000	1 - 10		(350,000)	35	35	35	35	35	35	35	35
276	Council phone system upgrade - hosting charges	660,000	1 - 10		(660,000)	66	67	68	70	71	73	74	76
277	Fibre network installation to remote sites	175,000	2	(175,000)		-	-	30	31	31	32	33	34
278	Offsite backups	75,000	1	(75,000)		-	10	10	10	11	11	11	11
19047 + 19049-19058	Programmed system & business improvements	372,360	1 - 4	(42,000)	(265,360)	(65,000)	-	22	91	23	24	26	26
19048	Aerial imagery - 3 yearly cycle	60,000	2 - 8	(60,000)		-	-	-	-	-	-	-	-

3 Waters												
240	Renewals Water rural supplies	750,000	1 - 10	(750,000)	-	-	-	-	-	-	-	-
242	Oamaru WTP air compressor	120,000	7	(120,000)	-	-	-	-	-	-	-	-
243	Oamaru WTP mains	8,000,000	1 - 10	(8,000,000)	-	-	-	-	-	-	-	-
244	Oamaru WTP filters	1,007,000	7,8	(1,007,000)	-	-	-	-	-	-	-	-
245 (was 19073)	Waihemo WTP mains	500,000	1 - 10	(150,000)	(350,000)	-	-	-	-	-	-	-
262	Oamaru Wastewater overflow mitigation now 20	1,000,000	1,2	(1,000,000)	-	12	13	25	25	25	25	25
264	Oamaru Wastewater capacity upgrade	500,000	4	(500,000)	-	-	-	-	15	16	16	17
265	Omarama WWTP overflow mitigation	30,000	1	(30,000)	-	1	1	1	1	1	1	1
266	Omarama WWTP improvements	125,000	1	(125,000)	-	5	5	5	5	5	5	5
268	Palmerston WWTP overflow mitigation	100,000	4	(100,000)	-	-	-	3	3	3	3	3
269	Moeraki Geotechnical	120,000	1,3,7,10	(120,000)	-	-	-	-	-	-	-	-
270	Oamaru Wastewater mains & equipment	4,300,000	1 - 10	(4,300,000)	-	-	10	20	30	40	40	40
274	CCTV inspections	1,000,000	1 - 10	(1,000,000)	-	-	-	-	-	-	-	-
275	Oamaru Breakwater maintenance	1,000,000	1,3,5,7,9	(1,000,000)	-	-	-	-	-	-	-	-
19061	Hampden landfill relocation	850,000	4	(850,000)	-	-	-	65	95	95	97	99
19062	Tokarahi water storage	120,000	2	(120,000)	-	-	-	-	-	-	-	-
19063	Bushy Creek rural upgrade	90,000	3	(90,000)	-	-	-	2	2	2	2	2
19064	Stoneburn rural upgrade	230,000	3	(230,000)	-	-	-	6	6	6	6	6
19065	Lower Waitaki - extra bore	150,000	6	(150,000)	-	-	-	-	-	4	4	4
19066	Oamaru - additional sump	100,000	1	(25,000)	(75,000)	-	1	1	1	1	1	1
19067	Oamaru - planned capacity upgrades	610,000	9 - 10	(100,000)	(510,000)	-	2	2	2	2	2	2
19068	Rural water supplies capacity upgrades	750,000	1 - 10	(750,000)	-	-	-	-	-	-	-	-
19094	Sludge disposal Kurow	90,000	8	(90,000)	-	-	-	-	-	-	-	-
19096	Sludge disposal Palmerston	200,000	2	(200,000)	-	-	-	-	-	-	-	-
19099	WWTP improvements Palmerston	200,000	2	(200,000)	-	-	-	5	5	5	5	5
19100	Oamaru Stormwater capacity reinstatement	2,000,000	1 - 10	(2,000,000)	-	-	-	-	-	-	-	-
19104	Duntroon wastewater	400,000	2 - 3	(100,000)	(300,000)	-	3	10	16	16	17	18
19105	Moeraki WWTP overflow mitigation	50,000	2	(50,000)	-	-	-	-	-	-	-	-
19106	Tokarahi water raising main	310,000	2	(310,000)	-	-	-	-	-	-	-	-
19107	Otematata water filters	250,000	1	(250,000)	-	-	-	-	-	-	-	-
19108	Oamaru water extra reservoir	2,500,000	5	(500,000)	(2,000,000)	-	-	-	50	121	124	129
19109	Oamaru water disinfection	100,000	1	(100,000)	-	-	-	-	-	-	-	-
19110	Oamaru - Moeraki connecting pipe	500,000	3	(150,000)	(350,000)	-	-	-	-	-	-	-
Corporate												
215	Renewals Motor Vehicles (assume \$200k pa)	2,000,000	1 - 10	(1,250,000)	(750,000)	-	-	-	-	-	-	-
284	Economic Development	200,000	1 - 10		(200,000)	20	20	21	21	22	22	25
19059	Improving quality of external communication	100,000	1 - 10		(100,000)	10	10	10	11	11	11	12
19060	LTP engagement & communications	30,000	3, 6, 9		(30,000)		-	10	-	11	-	-
19101	UNESCO Global Geopark (updated per Fergus)	575,000	1 - 10	(48,000)	(35,000)	18	3	3	19	3	3	21
19103	Big Data analysis	400,000	1 - 10		(400,000)	40	40	40	40	40	40	40
		159,928,890		(593,000)	(6,223,408)	(359,250)	(65,543,796)	(18,129,865)	(54,876,591)	(14,202,980)	1,087	1,639
											2,271	2,449
											2,781	3,055
											3,580	3,843
											3,984	4,046

## **Attachment 1: Additional Decision Making Criteria**

### **Significance and outcomes**

The adoption of the Long Term Plan is a significant matter.

As required under Section 76AA of the Local Government Act, Council adopted a significance and engagement policy as part of the preparation of the 2018-28 Long Term Plan. The purpose of the policy is:

1. To enable the local authority and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities; and
2. To provide clarity about how and when communities can expect to be engaged in decisions about different issues, assets, or other matters; and
3. To inform the local authority from the beginning of a decision-making process.

### **Policy and plan considerations**

The Long Term Plan sets out Council's intentions for the period 2018-28. The preparation of the Long Term Plan is a significant matter. Amongst other things, Section 93 of the Local Government Act notes:

- (1) A local authority must, at all times, have a long-term plan under this section.
- (2) A local authority must use the special consultative procedure in adopting a long-term plan.
- (3) A long-term plan must be adopted before the commencement of the first year to which it relates, and continues in force until the close of the third consecutive year to which it relates.
- (4) A local authority may amend a long-term plan at any time.
- (5) A local authority must use the special consultative procedure in making any amendment to a long-term plan.
- (6) The purpose of a long-term plan is to—
  - (a) describe the activities of the local authority; and
  - (b) describe the community outcomes of the local authority's district or region; and
  - (c) provide integrated decision-making and co-ordination of the resources of the local authority; and
  - (d) provide a long-term focus for the decisions and activities of the local authority; and
  - (e) provide a basis for accountability of the local authority to the community.

The requirements regarding Revenue and Financing policies are set out under sections 102 and 103 of the Local Government Act 2002. The requirements regarding Development and Financial Contributions policies are set out under Section 106 of the Local Government Act 2002.

### **Community views**

Council publicly consulted on the preparation of the Long Term Plan and Development Contributions Policy between 29 March and 30 April 2018. Council received 173 submissions as part of the process and 59 individuals presented their submissions verbally to Council on 14 and 15 May 2018.

### **Financial and legal considerations**

Council had the opportunity to discuss financial considerations associated with the Long Term Plan, the Revenue and Financing Policy and Development and Financial Contributions Policy on 22 May. The consultation document and information underpinning the consultation document has been reviewed by Audit New Zealand for compliance purposes. A second audit will be undertaken on the final 2018-28 Long Term Plan between 13 -22 June 2018.

### **Publicity and communication considerations**

The matters to be addressed have been the subject of substantial public information and media coverage. This will continue through to final adoption on 26 June 2018. All submitters will receive a response once the final Long Term Plan has been adopted.

# Waitaki District Council Report

**From** Finance and Corporate Development Group Manager

**Date** 29 May 2018

## Consideration of Matters in Relation to the Revenue and Financing Policy

### Recommendations

That Council amends the Revenue and Financing Policy 2018 and any related Policies and Information based on the feedback received on the material consulted on, as set out below:

1. Confirms the funding of the rates share of the Waitaki Lakes Camping activity through the District Services Rate and confirms the decision to cease the use of the Lakes Camping Rate as a funding tool.
2. Confirms the funding of 100% of rates share of the Civil Defense activity through the Uniform Annual General Charge and confirms the removal of Civil Defense from the Roding and Civil Defense Rate and renames this rate the Roding Rate.
3. Confirms the funding of the rates share of the District Libraries activity on the same basis as other similar services, being
  - a. Ward Services Rates 90% on the ratio of
    - i. Oamaru a factor of 5
    - ii. Corriedale a factor of 3
    - iii. Waihemo a factor of 1
    - iv. Ahuriri a factor of 1
  - b. Oamaru Business Area Rate 10%.
4. Confirms the funding of 100% of rates share of the Public Toilet activity through the Uniform Annual General Charge.
5. Confirms the creation of a Roding – Forestry differential for rating units used predominately or exclusively for commercial forestry purposes and sets the differential as a four times the Roding – Other rate.
6. Confirms the changes to the Roding – Electrical Generation differential percentage to be collected of 6% in 2018/19, 7% in 2019/20 and 8% in 2020/21, with a further review following the next District revaluation.
7. Postpones any change to the Roding – Mineral Extraction differential until further information can be obtained.
8. Changes the funding of the rates share of the Economic Development Services from the General Rate to the District Services Rate, based on a funding analysis of the revised scope of this function.
9. Confirms the changes to the funding mixes for Roding and Waste Management activities and the removal of the Rural Fire analysis.
10. Instructs officers to update the Revenue and Financing Policy 2018 for adoption at the Council meeting of 26 June 2018.

### Summary

In parallel with the Long Term Plan process, the Draft Revenue and Financing Policy 2018 was consulted on during April 2018. This report considers the matters that arose during this process.

Council considered the seven submissions received at hearings conducted on 14 and 15 May 2018. The submissions were further discussed at a deliberations workshop held on 22 May 2018.

### Summary of Decision Making Criteria

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Moderate	Environmental Considerations	No
Legal	Moderate	Cultural Considerations	No
Significance	No	Social Considerations	No
Financial Criteria	Moderate	Economic Considerations	No
Community Views	No	Community Board Views	No
Consultation	No	Publicity and Communication	No

The Revenue and Financing Policy is a key policy for Council. As such, any amendments are required to be made through a consultation process. This report is part of that process. Although amendments to this policy can have a significant financial effect (because it can affect both the quantum and incidence of rates and charges), the impact of the changes as recommended is considered to be only moderate. The potential impact of each item will be considered and noted in that item.

### **Discussion**

Each matter will be considered individually. All but one of the following matters was considered in detail at the Council meeting of 10 April 2018. The information presented at that meeting is not repeated in this report. Instead, this report focuses on the matters raised during the consultation process or that arose by other means during the consultation period. As the alternative in all cases is maintaining the status quo, this is not repeated for each item.

Council received a very limited number of submissions on the Revenue and Financing Policy, with the proposed Roading – Forestry differential attracting the most comment.

### **Item 1 – Waitaki Lakes Camping**

As the only feedback received was supportive of the change and no other information has been received, it is recommended that the proposed change be confirmed.

### **Item 2 – Civil Defence**

As the only feedback received was supportive of the change and no other information has been received, it is recommended that the proposed change be confirmed.

### **Item 3 – District Libraries**

As the only feedback received was supportive of the change and no other information has been received, it is recommended that the proposed change be confirmed.

### **Item 4 – Public Toilets**

As the only feedback received was supportive of the change and no other information has been received, it is recommended that the proposed change be confirmed.

### **Item 5 – Roading – Forestry**

A mix of feedback was received. The feedback from four forest owners was in opposition to the change, with the time between harvesting activities and voluntary spending on roads being the main issues. Federated Farmers supported the change. There were also requests for further information that will be addressed directly to the submitter.

As the feedback received did not raise any issues or provide any information that was not considered when the draft was developed, it is recommended that the proposed change be confirmed.

### **Item 6 – Roading – Electrical Generation**

A mix of feedback was received. Meridian Energy Limited opposed the change, primarily on the basis that there was not a strong relationship between the benefit received and the level of rates. The other submissions were supportive at a general level.

As the feedback received did not raise any issues or provide any information that was not considered when the draft was developed, it is recommended that the proposed change be confirmed.

### **Item 7 – Roading – Mineral Extraction**

Only one very generic comment on this proposal was received. However, since the proposal was developed, Council has been supplied further data and information that was contrary to some of the underlying assumptions on which the proposal was based. Given the potential implications of this new information, it is recommended that any change is postponed for at least a year.

### **Item 8 – Economic Development**

Although the matter was not highlighted in the consultation material, Federated Farmers submitted that, because of the proposed change to the nature, scope and required funding in relation to the Economic Development service, a review of the funding for the activity should be undertaken. Federated Farmers also suggested two alternatives, the first being a targeted rate and the second using a capital value rather than land value based rate.

Officers reviewed these suggestions and – believing they had merit – then undertook a review using the criteria set out in section 101(a) of the Local Government Act 2002. A summary of this review is provided in Attachment 1.

Based on this review, it is recommended that Council change the funding of the rates portion of the Economic Development service from the General Rate to the District Services Rate.

### **Item 9 – Funding Mix, Waste Management and Roading**

There were no comments or submission on these matters. As they are a reflection of the funding that can realistically be achieved when the external funding is controlled by other parties, it is recommended that the proposed changes be confirmed.

### **Item 10 – Other Matters**

One other matter was raised in the submissions. Network Waitaki requested that a remission policy be developed to address the impact of rates on low-value rating units that form part of its network. It is recommended that no action be taken on this matter.



Paul Hope  
Finance and Corporate Development Group Manager

#### **Attachments:**

- 1. Economic Development Service Funding Needs Analysis**

## Attachment 1: Economic Development Service Funding Needs Analysis

Activity	Community Outcomes	Distribution of Benefits	Period of Benefit	Whose acts create a need	Separate Funding	Funding Source and Bands	Rationale
<b>Commercial and Development Activities</b>							
<b>Economic Development (current)</b>	<p>Economic development primarily contributes to the following community outcomes:</p> <ul style="list-style-type: none"> <li>• We enable opportunities for new and existing businesses.</li> <li>• We provide and enable services and facilities so that people want to stay and move here.</li> <li>• We keep our district affordable.</li> </ul>	<p>Benefits accrue to the district as a whole from efforts to grow the economy. The benefits accrue to all sectors of the economy.</p> <p>The benefits are expected to occur primarily to the district as a whole.</p>	<p>Economic development benefits could accrue over a number of years as a result of some expenditure. However, the benefit of most operating expenditure is expected to occur in the year the funding is sourced.</p>	<p>The actions of many individuals and groups have a minor impact.</p>	<p>Identifying separate funding assists in the accountability and transparency of Council's expenditure on this activity.</p>	<p><b>MODERATE</b> General rates. Targeted rates.</p> <p><b>MINIMAL</b> Reserves.</p> <p><b>UNLIKELY</b> All other funding sources.</p>	<p>Rates are the main funding source for discretionary expenditure in this activity, as there are no practical means for obtaining funding from other sources.</p>
<b>Economic Development Service (proposed)</b>	<p>Economic development primarily contributes to the following community outcomes:</p> <ul style="list-style-type: none"> <li>• We enable opportunities for new and existing businesses.</li> <li>• We provide and enable services and facilities so that people want to stay and move here.</li> <li>• We keep our district affordable,</li> </ul>	<p>Benefits accrue to the district as a whole from efforts to grow the economy. The benefits accrue to all sectors of the economy. A direct contribution may be required from any entity that receives a direct or specific benefit from a project or specific initiative.</p>	<p>Economic development benefits could accrue over a number of years as a result of some expenditure. However, the benefit of most operating expenditure is expected to occur in the year the funding is sourced.</p>	<p>The actions of many individuals and groups have a minor impact.</p>	<p>Identifying separate funding assists in the accountability and transparency of Council's expenditure on this activity.</p>	<p><b>MOST</b> Targeted rates.</p> <p><b>MINIMAL</b> Reserves Fees and Grants</p> <p><b>UNLIKELY</b> All other funding sources.</p>	<p>There is an expectation that some projects and services may attract external funding. However, rates are likely to be the main funding source, as there will be limited practical means for obtaining funding for most of the services provided or grants made.</p>

### Commentary

The reason for the proposed change is the change in the scope and nature of the activity. As the focus will be to benefit the wider community including existing businesses and residents, it is considered the Capital Value is a better basis to fund the activity.

### Rating Policy Implications

The Rating Policy table "Allocation by Activity to Rates" will be updated to show 100% of Economic Development to come from the District Services Rate.

# Waitaki District Council Report

**From** Finance and Corporate Development Group Manager **Date** 29 May 2018

## Adoption of 2018 Development and Financial Contributions Policy

### Recommendations

That Council:

1. Confirms the changes proposed in the Draft 2018 Development and Financial Contributions Policy following consideration of submitter feedback.
2. Adopts the 2018 Development and Financial Contributions Policy with any minor corrections and changes made in accordance with legal advice.
3. Instructs officers to communicate the outcome of the process to submitters.

### Objective of the Decision

To adopt the 2018 Development and Financial Contributions Policy.

### Summary

Council has prepared and consulted on changes to the Development and Financial Contributions Policy. It is now ready for adoption which needs to take place prior to the adoption of the Long Term Plan on 26 June 2018.

### Summary of Decision Making Criteria

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Moderate	Environmental Considerations	No
Legal	Moderate	Cultural Considerations	No
Significance	No	Social Considerations	No
Financial Criteria	No	Economic Considerations	No
Community Views	No	Community Board Views	No
Consultation	No	Publicity and Communication	No

### Background

It is a requirement of the Local Government Act 2002 for the Development and Financial Contributions Policy adopted under section 102(1) to be reviewed at least once every three years using a consultation process that gives effect to the requirements of section 82.

Council commenced a review of the current Development and Financial Contributions Policy in September 2017 and consulted on the Draft 2018 Development and Financial Contributions Policy in parallel with its consultation on the 2018-28 Draft Long Term Plan and the 2018 Draft Revenue and Financing Policy.

### Discussion

During the consultation period, one submission was received on the 2018 Draft Development and Financial Contributions Policy, and three other submissions were received as part of a larger submission to the 2018-28 Draft Long Term Plan. A summary of the issues raised through the submission process and a response to these matters is attached as Attachment 2.

Council considered all submissions at hearings conducted on 14 and 15 May 2018. The submissions were further discussed at a deliberations workshop held on 22 May 2018.

### Summary of Options Considered

**Option 1** – Adopt the 2018 Development and Financial Contributions Policy. **(Preferred)**

**Option 2** – Adopt the 2018 Development and Financial Contributions Policy with further amendments.

**Option 3** – Refer the matter back for further consideration.

### Assessment of Preferred Option

Option 1 is preferred.

There were no issues highlighted during this process that required an adjustment to the draft policy that was consulted on. Therefore, it is recommended that, other than with minor amendments in accordance with legal advice, the Draft 2018 Development and Financial Contributions Policy as consulted on be adopted. The policy itself follows as Attachment 3.

Option 2 is available to Council if other matters are identified warranting amendment which can be addressed and resolved on the day or in a way that would allow adoption on 26 June 2018.

Option 3 would make it unlikely that the Long Term Plan would be able to be adopted in statutory timeframes. Under the Local Government Act 2002, Council must adopt certain policies before it adopts the Long Term Plan. Those policies include the Development and Financial Contributions Policy. If the 2018 Development and Financial Contributions Policy is not adopted by (or on) 26 June 2018, then Council cannot adopt the Long Term Plan and will likely breach the Local Government Act requirement to adopt it by 30 June 2018.



Paul Hope

**Finance and Corporate Development Group Manager**

**Attachments**

1. Additional decision making considerations
2. Topics raised through Consultation
3. 2018 Development and Financial Contributions Policy

**Attachment 1 – Additional Decision-Making Considerations**

The following matters have been considered in making the decisions.

**Policy and Legal**

The purpose of this decision is to adopt policy with relatively minor amendments from current policy. Given this and the limited feedback, these criteria have only been assessed as moderate. Council has sought and received external legal and other advice to ensure the policy is compliant and robust.

## Attachment 2 –Topics raised through Consultation

<b>Submitters on the Draft Development Contributions and Financial Contributions Policy</b>	<b>Matters raised through Consultation</b>	<b>Response to Submission Point</b>
<b>Chamber of Commerce</b>	Waitaki's DCs are higher than those of neighbouring councils.	Timaru District Council is introducing a policy in 2021. Waitaki's DCs are \$7,580+GST per HEU. These are similar to Dunedin Metro, and lower than CODC and QLDC. Selwyn's DCs are approx. \$25,000+GST.
<b>Chamber of Commerce</b>	How can we collect DCs if there are no growth plans?	Moderate growth is forecast, which may be through population growth, visitor growth, growth in the number of households and intensification of economic activity.
<b>Chamber of Commerce</b>	DCs inhibit economic developments	DCs enable Council to recover – from those persons undertaking development – a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
<b>Chamber of Commerce / Federated Farmers</b>	<p>Support for proposal to reduce DCs.</p> <p>DCs for Commercial/ Industrial should be at least at the level not more than Dunedin.</p>	<p>The reduction in the Commercial and Industrial land use has resulted from a combination of a revised trip rate (based on 2015 data) as well as a revised model that incorporates all types of development in these categories from warehouse through to intense production. A special assessment for lighter demand can no longer be applied as the actual development will now be assessed. This ensures clarity and consistency in the policy application.</p> <p>The 2018 DCFC Policy contributions position the WDC Commercial roading contribution (\$/100m<sup>2</sup>) at \$2,000 lower than QLDC and DCC metro – and the WDC Industrial roading contribution (\$/100m<sup>2</sup>) at \$500 lower than QLDC and DCC metro.</p>
<b>Chamber of Commerce</b>	Support for the appeal process	An amendment to the LGA2002 in 2014 introduced a more robust process for reconsiderations and objections to DCs. There are three grounds for reconsideration that can be considered. The 2018 DCFC Policy simplifies the language and makes the policy more transparent, which should reduce the number of requests for reconsideration.
<b>Chamber of Commerce</b>	Reference to double-dipping	The strict application of the policy is that there is no double-dipping. A requirement for a developer to install infrastructure as part of a subdivision, and then the requirement for DCs to contribute to the increased demand on the network as a result of growth, is not double-dipping

<b>Chamber of Commerce / Whitestone Cheese / T Walton</b>	Exempt local businesses from DCs, or a remission for small commercial operations with building consents under \$2 million	The adjustment that has been proposed in the draft 2018 DCFC Policy is a fair contribution to the increased cost of growth on Waitaki's infrastructure. It is appropriate that those who create the increased demand on the infrastructure are responsible for contributing to this.
<b>Federated Farmers</b>	Retain the remission of roading DCs on dairy dwellings	The remission was developed to apply to the first additional dwelling for worker accommodation on a dairy platform only. This was not clear in the policy, and has not been enforced. The lower trip rate in the model has reduced the PI – Dairy model for roading. This, combined with the removal of 1HEU for dairy dwellings, sees an overall reduction from 5.44 HEU/100Ha to 5.32 HEU/100Ha. Removing this remission makes the policy simpler in application, assessing all residential developments.

**Key to abbreviations:**

DCs	Development Contributions
DCFC	Development Contributions and Financial Contributions
LGA	Local Government Act
HEU	Household equivalent unit
Ha	Hectare
PI	Primary Industry
WDC	Waitaki District Council
DCC	Dunedin City Council
CODC	Central Otago District Council
QLDC	Queenstown Lakes District Council



Growing strong communities.

# **2018 Policy on Development Contributions and Financial Contributions and Detailed Supporting Document**

Effective Date: 1 July 2018

Adopted by Council: 29 May 2018

Document Status: Long Term Plan 2018-2028

The overall document is split into four parts with Part 1 being the 2018 Policy on Development Contributions and Financial Contributions included within the Long Term Plan 2018-2028. Parts 2, 3 and 4 and the Appendices make up the Detailed Supporting Document.

- Part 2 provides the details of specific elements of the development contributions calculation model.
- Part 3 provides guidance and direction for assessing development contributions for specific developments.
- Part 4 show the detailed disclosure tables.

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# PART 1: THE POLICY

## 1. INTRODUCTION

### 1.1 Overview

The Waitaki district continues to experience modest growth in the population (permanent and visitor) and economic activity. This growth is provided for by development and subdivision activity which places an increased demand on council infrastructure and reserves network.

Council believes development and financial contributions are the most appropriate funding tools to fund the additional costs they incur to provide for this growth. This policy seeks to balance fairness, with administrative efficiency, and with legal requirements.

This policy includes provisions for both development and financial contributions.

- Financial contributions - 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 (reserves) and services, where appropriate development contributions are not available.
- Development contributions are a funding mechanism available to councils. The purpose of Development Contributions is to enable Council to recover from those persons undertaking development, a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. Council uses development contributions to fund a portion of the water supply, wastewater and roading activities.

### 1.2 Transition between policies

This Policy on Development Contributions and Financial Contributions replaces the 2015 Policy. These changes will apply to applications for resource consent, building consent, certificate of acceptance or service connection as follows:

- For any application submitted, accompanied by all required information, before 1 July 2015, Council will apply the 2012 Policy.
- For any application submitted, accompanied by all required information, before 1 July 2018, Council will apply the 2015 Policy.
- For any application submitted, accompanied by all required information, after 1 July 2018, Council will apply the 2018 Policy.

Where applications are submitted without all required information, Council will apply the policy in force at the time all required information is provided.

### 1.3 Updating the policy

It is anticipated that this policy will be reviewed, and if necessary amended, at least every three years as part of the LTP process. For the financial years in between LTPs, the contributions may be inflated based on the rate of increase (if any) in the Producers Price Index Outputs for Construction provided by Statistics New Zealand since the contribution were last set. Any increase will only apply to the proportion of the development contribution that does not relate to the interest component.

Before any increase takes effect, Council will make publicly available information setting out the amount of the newly adjusted development contribution and show how any increase was calculated.

## 1.4 Key changes

This policy is an update of the 2015 Policy. Key changes made to the policy are described below.

- The structure of the policy has been modified to provide a more customer centric policy.
- The standard updates have been made to the policy including application of actual capital expenditure over the past three years and inclusion of the latest LTP capital budgets. In most areas these updates have resulted in increases in the development contribution. Most noticeably in water and wastewater due to the higher costs budgeted for treatment upgrades.
- The timing of payment has been simplified to provide greater administrative efficiency and provide certainty for developers.
- The roading development contributions for non-residential developments have been altered to provide a more appropriate allocation of the growth costs.
- Additional land use categories for campgrounds and retirement villages have been added the policy to provide simpler administration of the policy.
- The remission for additional residential dwellings on dairy farm developments has been removed. The development contribution for a dairy farm includes just the additional demand created by the change in land use and excludes any additional residential activity.

## 1.5 Future policy work

- Financial contributions must be phased out by April 2022. These will be removed, and may be replaced with additional development contributions for community infrastructure and reserve land in the next update of this policy.

## 1.6 Policy guideline

From the reader's point of view, the policy is structured as follows:

Section 2 - Purpose and objectives – why WDC has a development and financial contributions policy. This is the why – why do I have to pay contributions?

Section 3 and 4 - how much will I have to pay for my development, and when will I have to pay it. What other unique considerations will be taken into account?

Section 5 and 6 - what are my options if I wish to proceed outside the provisions of the policy, or if I want to challenge the outcome of an assessment?

Section 7 – An overview of the calculation approach.

Section 8 – Appendix of detailed aspects of the policy mechanisms, calculations and structure.

## 2. PURPOSE AND OBJECTIVES

### 2.1 Purpose

Section 197AA of the LGA states that the purpose of development contributions is:

*“...to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.”*

Council intends to fund the portion of capital costs that are attributable to growth by development and/or financial 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 providing for new growth.

### 2.2 Objectives

In developing this policy, the above purpose, and the principles in section 197AB of the LGA have also been taken into account. Accordingly, the objectives of this policy are:

- (i) Fairness: ensure that those who create a need for new or additional assets, or assets of increased capacity fund their fair share of the cost. The proportional cost allocation takes into account those who benefit from the assets as well as those who create a need for the greater use of the assets.
- (ii) Simplicity: ensure that the policy is easy to understand and administratively simple to apply.
- (iii) Certainty and transparency: provide developers with a clear understanding of what will be funded from development contributions, what they will have to pay towards those costs, and when.
- (iv) Consistency: ensure that like developments are treated in a like manner.
- (v) Contribution to Waitaki's goals: support and facilitate the wider outcomes sought by WDC.

### 3. APPLICATION OF THE POLICY

#### 3.1 Who is assessed?

Any development that creates additional demand or adverse environmental effects will be assessed for contributions. Any application for a resource consent, building consent, service connection or certificate for acceptance may be assessed.

#### 3.2 What contributions are payable

The contributions payable include:

- Development contributions for network infrastructure - water supply, wastewater and roading.
- Financial contributions for open spaces and recreation, and where applicable other activities.

The Council will not require a development contribution for an asset or activity if it has required a financial contribution in relation to the same development for the same purpose.

#### 3.3 How much is payable?

The development contributions and financial contributions payable within each area are shown in the following table.

The water supply development contributions for rural restricted schemes are shown per cubic meter (m<sup>3</sup> or 1,000L) of water. The actual contribution payable will be based on the quantity of a point for each scheme, typically 1,800L/day. All other development contributions are shown per household equivalent unit (HEU). One new residential lot or new residential dwelling is assessed as one HEU.

Where water and wastewater schemes have been merged, the contributions are standardised across the entire scheme. This includes:

- Oamaru water supply – all properties that connect to the Oamaru scheme including Oamaru, Western, Enfield, Kakanui, Herbert, Waianakarua, Moeraki and Hampden.
- Oamaru wastewater – all properties that connect to the Oamaru scheme including Oamaru, Western, Enfield and Kakanui.
- Waihemo water supply - all properties that connect to the Oamaru scheme including Palmerston, Dunback and Goodwood.

Table 1: Standard Development and Financial Contributions Required (Ex GST)

Water Supply	Wastewater		Roading	Stormwater	Open Space and Recreation	Other Services/ Miscellaneous
DEVELOPMENT CONTRIBUTIONS	DEVELOPMENT CONTRIBUTIONS	DEVELOPMENT CONTRIBUTIONS	DEVELOPMENT CONTRIBUTIONS	DEVELOPMENT CONTRIBUTIONS	DEVELOPMENT CONTRIBUTIONS	DEVELOPMENT CONTRIBUTIONS
<b>On-demand Supplies</b> <b>per HEU</b> Kurow                                \$1,970 Oamaru                                \$5,600 Omarama                                \$4,450 Otematata                                \$4,710 Waihemo                                \$4,520		<b>per HEU</b> Kurow                                \$530 Oamaru                                \$3,300 Omarama                                \$1,370 Otematata                                \$1,890 Palmerston                                \$2,130	District Wide – all areas \$1,180 per HEU	Not applicable	Not applicable	Not applicable
<b>Restricted Supplies</b> <b>per 1m<sup>3</sup> of Water</b>  Awamoko                                \$1,450 Dunback                                \$2,510 Duntroon                                \$360 Goodwood                                \$2,510 Hampden                                \$3,110 Herbert/Waianakarua                                \$3,110 Kakanui                                \$3,110 Kauru                                \$1,550 Lake Ohau                                \$10,260 Lower Waitaki                                \$980 Moeraki                                \$3,110 Oamaru                                \$3,110 Bushy Creek                                \$110 Palmerston                                \$2,510 Stoneburn                                \$1,050 Tokarahi                                \$1,380 Windsor                                \$820		Kakanui                                \$3,300  Lake Ohau                                \$10  Moeraki                                \$4,750 Oamaru                                \$3,300  Palmerston                                \$2,130			<b>FINANCIAL CONTRIBUTIONS</b> District Wide – all areas  <u>Subdivision:</u> 1) Residential and Township Zones - 7.5% of land value - Land, money, works or combination of all 2) Business Zones - 10% of land value - Land, money, works or combination of all  <u>Developments</u> 1) Residential (In all zones) 7.5% of land value  <u>Other Developments</u> 0.5% of value of development exceeding \$200,000.	<b>FINANCIAL CONTRIBUTIONS</b> District Wide – all areas Where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental considerations. 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
<b>FINANCIAL CONTRIBUTIONS</b> where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations		<b>FINANCIAL CONTRIBUTIONS</b> where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations	<b>FINANCIAL CONTRIBUTIONS</b> where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations	<b>FINANCIAL CONTRIBUTIONS</b> where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations		

### 3.4 Land use differentials

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

**Table 2: Land Use Differentials**

Land Use Category	Household Equivalent Units per Measure of Size Shown		
	Water Supply <sup>(i)</sup>	Wastewater <sup>(ii)</sup>	Roading
Residential	1 HEU / dwelling or lot	1 HEU / dwelling or lot	0.50 HEU / dwelling or lot <sup>(iv)</sup>
Rural Residential	1 HEU / dwelling or lot	1 HEU / dwelling or lot	0.6 HEU / dwelling or lot <sup>(iv)</sup>
Commercial	0.17 HEU / 100m <sup>2</sup> + 1.17 HEU /property	0.43 HEU / 100m <sup>2</sup>	2.54 HEU / 100m <sup>2</sup> GFA
Industrial	0.14 HEU / 100m <sup>2</sup> + 1.17 HEU /property	0.34 HEU / 100m <sup>2</sup>	1.77 HEU / 100m <sup>2</sup> GFA
Accommodation	0.29 HEU / 100m <sup>2</sup> + 1.30 HEU /property	0.49 HEU / 100m <sup>2</sup>	0.34 HEU / accomm unit <sup>(iv)</sup>
Primary Industry - Dairy	N/A - Assumed to be rural schemes only.		5.39 HEU / 100 Ha <sup>(iii)</sup>
Family flat where GFA is less than 60m <sup>2</sup>	0.50 HEU / family flat	0.50 HEU / family flat	0.50 HEU / family flat
Family flat where GFA is equal or greater than 60m <sup>2</sup>	1 HEU / family flat	1.0 HEU / family flat	0.5 HEU / family flat
Retirement Villages			
Care bed	0.28 / bed + 1.30 HEU / property	0.30 HEU / bed	0.25 HEU / bed <sup>(iv)</sup>
1 bed villa/house	0.50 / villa/house + 1.30 HEU / property	0.50 HEU / villa/house	0.17 HEU / villa/house <sup>(iv)</sup>
2 bed+ villa/house	0.66 / villa/house + 1.30 HEU / property	0.67 HEU / villa/house	0.25 HEU / villa/house <sup>(iv)</sup>
Campgrounds			
Tent sites	0.03 HEU / tent site +1.30 HEU / property	0.06 HEU / tent site	0.34 HEU / tent site <sup>(iv)</sup>
Caravan sites/cabins	0.06 HEU / site/cabin+1.30 HEU/property	0.10 HEU / site/cabin	0.34 HEU / site/cabin <sup>(iv)</sup>

<sup>(i)</sup> These water supply differentials are only used to assess urban unrestricted schemes. Rural restricted water supply schemes are based on a development contribution per cubic meter of water (as shown in Table 1).

<sup>(ii)</sup> 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.

<sup>(iii)</sup> The roading differential for Primary Industry – Dairy has already accounted for the existing pastoral use of a dairy conversion. The above differential also excludes any additional residential dwelling that may be developed as part of the dairy farm development. The dwelling shall be assessed separately as a standard residential dwelling.

<sup>(iv)</sup> The roading differentials for each new residential, rural-residential or accommodation development includes the 50% remission.

Other – residential garages and farm implement sheds will not be assessed for development contributions if they are not being used for commercial purposes.

#### 4. ASSESSMENT PROCESS

Development contributions will be assessed and may be required when an application for one of the following is made:

- Resource consent – subdivision or land use consent,
- Building consent, or when granting a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.
- Service connection.
- Certificate of acceptance.

If financial contributions are required as a condition of resource consent, these must be paid before the resource consent is uplifted.

##### 4.1 Timing of assessment

The sequence of development is not always the same. However, Council shall aim to notify applicants of development contributions at the first available opportunity.

##### 4.2 Timing of payment

Payment will be required for all development contributions (water supply, wastewater and roading) as follows. For the purpose of this section, the following definitions apply:

- Residential development includes the following land uses; residential, rural residential, family flat.
- Non-residential development includes the following land uses; accommodation, retirement village, campground, primary industry-dairy, commercial and industrial.

##### Residential development

- Resource consent (subdivision) at the time of applying for a s224(c) certificate.
- Where the full development contribution has not been paid at resource consent stage, then development contributions will be payable at building consent or service connection.

For subdivision consents the development contributions invoice will be sent at the time the certificate under s224(c) is applied for. For building consents or service connection, the development contribution invoice will be sent when these consents are granted.

##### Non-Residential development

- Where a building consent will be required for a development, no contribution will be sought at any initial resource consent stage. The full development contribution (water supply, wastewater and roading) will be required at building consent.
- Where a building consent will not be required (e.g. land use consent), then a development contribution will be assessed at resource consent stage.

For subdivision consents the development contributions invoice will be sent at the time the certificate under s224(c) is applied for. For land-use consent, building consents or service connection, the development contribution invoice will be sent when these are consents granted.

This approach is considered more efficient to administer as a single contribution is levied at a single stage. In the case of non-residential development, the information at building consent stage provides more certainty about the nature and size of the development. This provides developers and applicants with greater certainty.

### 4.3 Enforcement of payment

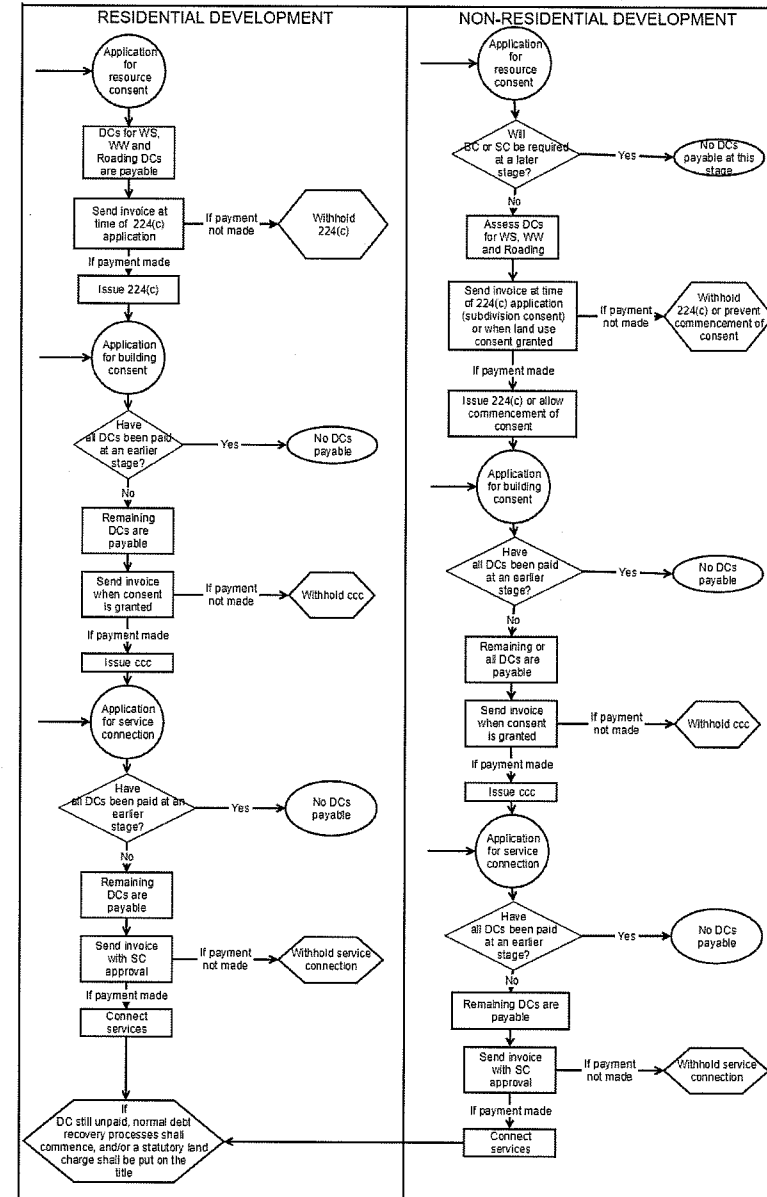
If payment of development contributions is not received the Council may (under section 208 of the LGA):

- 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;
- 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.

In addition to the above enforcement mechanisms, where invoices remain unpaid under Council's payment terms the 20<sup>th</sup> day of the month following issue of invoice, normal debt collection practices to recover outstanding debts may be invoked.

A flow chart of the development contributions assessment, invoicing and payment process is shown in Figure 1.

**Figure 1 : DCs – assessment, invoicing and payment process**



#### 4.4 Remissions

Council will provide the following remissions:

- 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 a 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.

#### 4.5 Refund policy

Where Council required and received a development/financial contribution for a development and where the documentation (resource consent, building consent, certificate of acceptance 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.

#### 4.6 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 total of development contributions assessed for a development is likely to generate an appeal or objection, the Chief Executive Officer or a nominee of, will proactively seek a special assessment of those contributions in order to enable the prompt resolution of any request for reconsideration or objection.

#### 4.7 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, arrangements allowed under the rating legislation 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.

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.

#### **4.8 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, or a previous policy.
2. Existing activities will be given credit based on the HEU's assessed in terms of the relevant unit (i.e. GFA, dwelling, accommodation units) prior to redevelopment. A development contribution will only be levied if the redevelopment creates additional demand.

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

#### **Credits for relocation of activities or dwellings**

Where a business activity or dwelling relocates from one site in the district to another site in the district, credits are not transferable to the new site. Any credit will remain with the original site until such time as service connections are removed.

#### **4.9 Delegations**

Council will determine where a development or financial contribution will be sought in accordance with this policy. 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 Development Contributions Committee, by resolution of Council. The Chief Executive Officer will ensure the policy is implemented.

The Development Contribution Committee may consider a request for remission or deferral of payment on the grounds of hardship under their delegated authority.

## 5. RECONSIDERATIONS AND OBJECTIONS

### 5.1 Reconsideration

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:

- Corporate Development Officer
- Waitaki District Council, Private Bag 50058, Oamaru 9444
- [service@waitaki.govt.nz](mailto:service@waitaki.govt.nz)

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 in a report for consideration 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.

### 5.2 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, s199C to s199N. The right to object does not apply to challenges to the content of the policy, and can only be made on the ground that Council has:

- (a) failed to properly take into account 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 200; or
- (d) incorrectly applied its development contributions policy to the objector's development.

Any objection must be lodged with the Council within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for reconsideration.

Council may appoint up to three commissioners to hear the objection. Objectors are liable for the following costs:

- (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.

When considering a development contribution objection and any evidence provided in relation to that objection, development contributions commissioners must give due consideration to the following:

- (a) the grounds on which the development contribution objection was made:
- (b) the purpose and principles of development contributions under sections 197AA and 197AB:
- (c) the provisions of the development contributions policy under which the development contribution that is the subject of the objection was, or is, required:
- (d) the cumulative effects of the objector's development in combination with the other developments in a district or parts of a district, on the requirement to provide the community facilities that the development contribution is to be used for or toward:
- (e) any other relevant factor associated with the relationship between the objector's development and the development contribution to which the objection relates.

## 6. DEVELOPMENT AGREEMENTS

Sections 207A to 207F of the Act provides for the Council and a developer to enter into specific arrangements for the provision of particular infrastructure to meet the special needs of a development.

A development agreement may be entered into after being requested in writing by either the developer, or the Council. Regardless of which party requests the Agreement, the request may be accepted in whole or in part, subject to any amendments agreed by the Council and the developer, or may be declined by the Council. Council will provide the developer who made the request with a written notice of its decision and the reasons for its decision.

A development agreement is a legally enforceable contract, and comes into force when all parties that will be bound by the agreement have signed it.

A development agreement does not oblige Council to grant a resource consent, building consent, service authorisation, or to issue certification. Council may not refuse to grant or issue a consent, certificate, or authorisation on the basis that a development agreement has not been entered into.

## 7. CALCULATION METHODOLOGY

A brief introduction to the development contributions calculation method is presented. 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>

### 7.1 Overview of calculation methodology

The key concept of the approach is to define the total growth related capital expenditure (CAPEX) consumed by the growth population over a period of time. The consumption of the growth costs is then apportioned among the increased number of household equivalent units over the same time period. This defines the long run average cost of growth per a common unit of demand, defined as the standard contribution (\$/HEU).

The development contributions are based on the long-term average cost of growth across each contributing area and reflect the average cost of infrastructure required to service new development for each activity. This includes those growth-related projects planned for in the 2018-2028 LTP and also those growth-related projects that have already been completed.

The calculation method uses the capacity life of each asset to fairly apportion the growth costs across the capacity life of the asset created. This ensures that all developments that benefit from the growth-related capital expenditure contribute an equitable portion. This also ensures that the rate at which the capacity is consumed is considered in the calculation so that early and late developers do not pay an unfairly high proportion of the growth costs. This also means that not all growth costs incurred in the LTP period will be funded over that period.

This can be represented by the following formula.

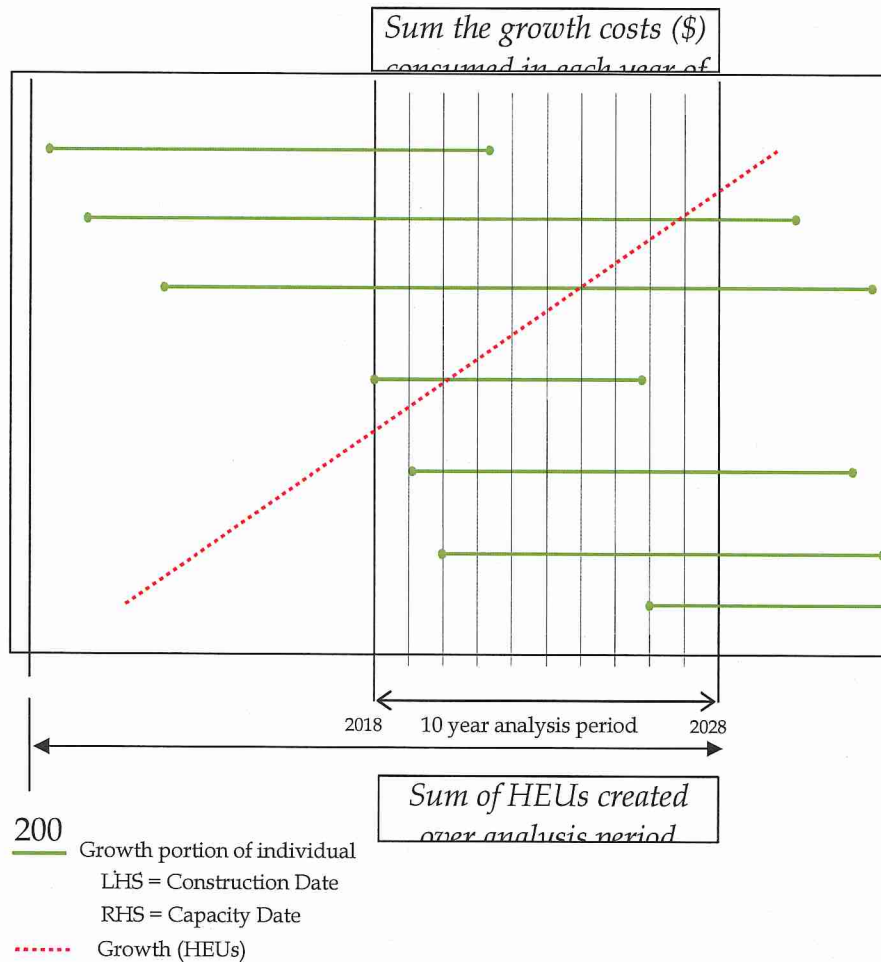
Standard Development Contribution	=	$\frac{\text{Sum of growth costs consumed in analysis period}}{\text{Sum of new HEUs in analysis period}}$
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The calculation method uses the 10 year LTP timeframe as the analysis period and can be summarised by the following steps:

- Step 1: Assess capital expenditure for growth on an asset by asset basis using financial reports (past expenditure) and projected expenditure LTP budgets.
- Step 2: Apportion capital expenditure for growth by the growth population (HEU) over the design life of the asset.
- Step 3: For each year in the analysis period determine the total consumption of asset capacity for each asset identified, namely – \$/HEU x the number of new HEUs.
- 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 divided by the growth in population (new household equivalent units) projected over the analysis period to determine the standard contribution (\$/HEU).

This assessment method is also summarised in the following diagram.

Figure 2 : Long run average cost of growth



## 7.2 Growth costs

Capital expenditure may be attributable to one or more factors: growth, changes to levels of service, statutory requirements, or asset renewal. Under this policy all projects have been assessed to calculate a fair, equitable and proportionate portion of council's infrastructure costs that can be attributed to growth. The growth costs reflect the cost that council has or will incur because of growth. The growth-related costs are solely those required to meet the additional demand created by the effects (including cumulative effects) of all development.

This includes capacity in all up and downstream areas of the network, and not just the capacity in the locality of a given development. For example, the growth costs include the capacity in the headwork's assets such as treatment plants and storage assets.

Projects that were/are completed solely to address the demands of, and the benefits to development, are considered to be 100% growth. Projects that were/are solely to replace existing assets or change levels of service are considered to be 0% growth. Projects that benefit both the existing community and the future community are apportioned using the following formula:

$$\text{Growth \%} = (\text{Demand at capacity} - \text{Demand at construction}) / \text{Demand at capacity}$$

This approach can be used on projects where growth is not the main driver. For example, an upgrade to a wastewater treatment plant may be a combination of both level of service change for the existing community and provision of capacity for the future community.

### 7.3 Significant assumptions

#### Financial Considerations

The following are key financial considerations applied in the model:

- All figures are in current New Zealand dollars – effective 1 July 2018.
- Inflation is applied to past capital projects only.
- Interest costs are included in development contributions. These have been assessed based on the weighted average cost of capital (WACC) over the first 10 year period from 1 July 2018. 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. An average interest rate of 4.5% has been applied.

#### Growth Projections

Council's latest growth projections forecast that the district is projected to increase by around 300 people over the next 10 years, with an increase in residential dwellings of around 500 dwellings over the same period. A portion of this increase in residential dwellings is due to the trend for smaller household sizes. Continued growth in business related, accommodation and dairy farm properties is also forecast.

### 7.4 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. e.g. NZTA.

Any change to budgeted third party funding may affect the development contributions in the future.

**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 costs to be recovered via contributions.

**Inflation:** If actual inflation is significantly different to the figures used in the calculation model.

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

## 8. APPENDIX

### 8.1 Definitions

**Accommodation units** - defined in the LGA as: “...units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”

**Activity Management Plans (AMP)** - A plan for the management of one or more asset types that combines multidisciplinary management techniques (including technical and financial) over the lifecycle of the asset in the most cost-effective manner to provide a specified level of service.

**Applicant** - The person(s) applying for a resource consent, building consent, certificate of acceptance or service connection.

**Capital Expenditure** - Expenditure used to create new assets or to increase the capacity of existing assets beyond their original design capacity or service potential.

**Community facilities** – is defined in the LGA as

*Reserves, network infrastructure, or community infrastructure for which development contributions may be required.*

**Community infrastructure** - Defined in the LGA as the following assets when owned, operated, or controlled by a territorial authority:

*(a) community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated:*

*(b) play equipment that is located on a neighbourhood reserve:*

*(c) toilets for use by the public.*

**Contributing Area** - A defined geographic area where development contributions are to be calculated by the method described and delivering a standard development contribution in terms of \$/Household Equivalent Unit. Contributing areas take an integrated approach to the effects of land subdivision/development and associated

physical resources and assesses the overall requirements of an identified geographic area. Contributing areas enable standard development contributions to be determined efficiently and equitably.

**Development** - Defined in the LGA as:

(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but

(b) does not include the pipes or lines of a network utility operator.

**Development Contributions** - Defined in the LGA as a contribution that is:

a) provided for in a Development Contributions Policy included in the Council's Long Term Plan; and

b) calculated in accordance with the methodology; and

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

**District** - The district of a territorial authority, in this case, the Waitaki district.

**Effective Date** - Date at which the development contributions are assessed.

**Financial Contribution** - Defined by Section 108 of the Resource Management Act 1991 and collected using the provisions of the District Plan. Financial Contributions are assessed based on the environmental effects of growth.

**Gross Floor Area (GFA)** - The sum of the gross area of all floors and all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings. For the purpose of this policy this definition of GFA, excluding car parking areas, will be used.

**Household Equivalent Unit (HEU)** – This is the demand created by a typical residential dwelling for each activity. This common unit of demand enables non-residential activities to be converted into household equivalent units using land use differentials.

In simple terms one HEU equates to:

- Water supply 1,800 L per day, with suitable fire fighting
- Wastewater 1,200 L per day
- Roading 6 vehicle trips per day, with 1% being heavy vehicle movements

**Land Use Categories** - The land use activities are defined below.

Residential – means the use of land and buildings by people for the purpose of permanent living accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include emergency and refuge accommodation but excludes visitor accommodation and the non-commercial use of holiday homes.

Rural Residential - The Rural Residential Zone covers areas adjoining the towns of Oamaru, Weston, Otematata, Omarama and Kurow. The zone provides for very low density residential opportunities in association with these towns as an alternative to the suburban living areas typical of the District. The zones are concentrated in close proximity to the towns in order to encourage energy conservation and to enable convenient access to the employment, services and facilities in those towns. The purpose of the zone is to maintain very low density residential areas with ample open space, tree and garden plantings and with minimal adverse environmental effects experienced by residents. However, farming is likely to remain a widespread use of land in the zone and an integral part of the rural residential environment.

Accommodation – means the use of land and/or buildings for short-term, fee paying, living accommodation where the length of stay for any one visitor is not greater than 3 months at any one time, provided that this definition does not exclude the letting of individually-owned residential units. Visitor accommodation may include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreation facilities. Visitor accommodation includes such accommodation as hotels, motels, boarding houses, guesthouses, backpackers accommodation, bunkhouses, tourist houses and lodges.

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 and a bath or shower.

Retirement village - means a commercial entity that provides a range of long-term accommodation options for elderly residents. This may include smaller residential dwellings or villas, apartments and aged care beds.

Campground - means any over-night accommodation facility that provides for tents, caravans and/or cabins.

Primary Industry – means any activity within the Rural general or Rural Scenic Zone as per the district plan that involves Arable Farming, Forestry, market Gardens/Orchards, Mineral Extraction, Specialist Livestock, Stock Fattening, Store Sheep or a multiple use of any of the above.

Primary Industry Diary – means any activity within the Rural General or Rural Scenic Zone that involves Dairying, Grazing of Dairy Livestock, Milking Sheds for Town or Factory Supply or a multiple use of any of the above.

**Commercial** - means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes shops, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, postal services, service stations, motor vehicle sales, the sale of liquor and associated parking areas; but excludes recreational, community and service activities, home occupations or visitor accommodation.

**Industrial** - means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.

**Land Use Differentials** - Factors which are used to convert non-residential developments into household equivalent units. Impact on, benefit from and demand created by different land uses can be converted into and described as household equivalent units.

**LGA** - The Local Government Act 2002 and amendments.

**Network Infrastructure** - Defined in the LGA as:

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

**RMA** - The Resource Management Act 1991.

**Service Connection** - A physical connection to a service provided by, or on behalf of, Waitaki District Council.

**Standard Contribution** - The amount of a development contribution payable for the addition of one household equivalent unit (\$/HEU).

**Trip rate** - the number of daily vehicle movements to or from a property. The trips are broken down into light (car) and heavy (>3.5Tonne) vehicle movements.

## 8.2 Consideration of activity funding

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 inaction 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 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.

## 8.3 Disclosure tables

The following tables show a summary of each contributing area. The tables demonstrate the nature and level of expected capital expenditure required by Council and the portion that is attributable to growth. The tables included in the following section are summarised. The full tables can be found in the appendices of the detailed supporting document.

**Water Supply****Table 3: Restricted Supplies - Water Supply Capital Expenditure for Development Contributions (Excluding GST)**

Water Supply Contributing Area	Historical (2018/19 \$)		2018 - 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of Cubic Meters of Water Apportioning Growth Cost 2018-2028	Development Contribution Per Cubic Meter of Water (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Awamoko	273,327	51,506	390,000	117,000	273,000	59,834	41	\$ 1,454
Dunroon	115,675	33,243	0	0	0	26,657	75	\$ 357
Kauru	258,053	61,605	280,000	84,000	196,000	48,498	31	\$ 1,546
Lower Waitaki	1,117,366	134,281	150,000	150,000	0	80,272	82	\$ 982
Ohau	426,586	282,034	0	0	0	76,414	7	\$ 10,261
Bushy Creek	29,097	4,693	0	0	0	1,500	13	\$ 115
Stoneburn	195,842	37,788	230,000	92,000	138,000	26,512	25	\$ 1,047
Tokarahi	875,564	254,164	700,000	156,000	544,000	131,509	95	\$ 1,383
Windsor	35,730	5,992	270,000	67,500	202,500	32,837	40	\$ 823
<b>TOTAL</b>	<b>3,327,240</b>	<b>865,307</b>	<b>2,020,000</b>	<b>666,500</b>	<b>1,353,500</b>	<b>484,032</b>	<b>410</b>	

**Table 4: On-demand Supplies - Water Supply Capital Expenditure for Development Contributions (Excluding GST)**

Water Supply Contributing Area	Historical (2018/19 \$)		2018 - 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent Unit (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Kurow	798,830	103,194	0	0	0	42,621	22	\$ 1,966
Omarama	1,789,525	534,525	0	0	0	117,227	26	\$ 4,446
Otematata	2,182,159	638,939	250,000	68,511	181,489	142,614	30	\$ 4,710
<b>TOTAL</b>	<b>4,770,514</b>	<b>1,276,659</b>	<b>250,000</b>	<b>68,511</b>	<b>181,489</b>	<b>302,461</b>	<b>78</b>	

**Table 5: Amalgamated Schemes - Water Supply Capital Expenditure for Development Contributions (Excluding GST)**

Water Supply Contributing Area	Historical (2018/19 \$)		2018 - 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent Unit/Point (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Oamaru	47,373,090	9,003,342	13,537,000	3,490,000	10,047,000	2,952,369	527	\$ 5,600
Waihemo	4,315,531	982,674	500,000	150,000	350,000	257,197	57	\$ 4,523
<b>TOTAL</b>	<b>51,688,621</b>	<b>9,986,016</b>	<b>14,037,000</b>	<b>3,640,000</b>	<b>10,397,000</b>	<b>3,209,566</b>	<b>584</b>	
<b>DISTRICT TOTAL</b>	<b>59,786,375</b>	<b>12,127,981</b>	<b>16,307,000</b>	<b>4,375,011</b>	<b>11,931,989</b>	<b>3,996,059</b>		

**Wastewater**

**Table 6: Wastewater Capital Expenditure for Development Contributions (Excluding GST)**

Wastewater Contributing Area	Historical (2018/19 \$s)		2018 - 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Greater Oamaru	19,590,581	2,355,038	6,830,000	571,615	6,258,385	652,261	198	\$ 3,300
Kurow	137,077	19,895	90,000	0	90,000	9,003	17	\$ 526
Moeraki	3,470,201	968,034	170,000	9,083	160,917	68,628	14	\$ 4,745
Ohau	3,950	2,174	0	0	0	121	13	\$ 10
Omarama	306,570	39,907	250,000	17,313	232,687	18,358	13	\$ 1,366
Otematata	1,019,089	193,077	0	0	0	25,607	14	\$ 1,887
Palmerston	1,152,609	134,844	500,000	7,379	492,621	42,515	20	\$ 2,131
<b>DISTRICT TOTAL</b>	<b>25,680,077</b>	<b>3,712,970</b>	<b>7,840,000</b>	<b>605,390</b>	<b>7,234,610</b>	<b>816,494</b>	<b>289</b>	

**Roading****Table 7: Roothing - Capital Expenditure for Development Contributions (Excluding GST)**

Wastewater Contributing Area	Historical (2018/19 \$s)		2018 - 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
District Wide	57,891,583	2,900,116	41,268,663	2,487,405	38,781,258	1,622,777	1,377	\$ 1,178

## 8.4 Schedule of assets

Table 8 : Water Supply – Schedule of Assets

Contributing Area	Project Name	Capital Expenditure (nominal \$)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
Waihemo	Waihemo Drinking Standard Upgrade/Compliance	1,919,735	25%	75%
	Waihemo (Goodwood, Palmerston Dunback) Mains	1,611,994	26%	74%
	TP Upgrade	119,115	19%	81%
	District hydraulic Analysis	4,256	100%	0%
	Waihemo Consents	24,887	14%	86%
	Palmerston Chlorinator	10,798	11%	89%
	Dunback - Pump	4,679	20%	80%
	Waitaki Coastal Township Water Scheme	766	100%	0%
	Palmerston Turbidity Meter	5,415	12%	88%
	Palmerston Telemetry	27,422	1%	99%
	Dunback - Replace Pipe	5,918	18%	82%
	Waitaki Coastal Headworks Zone	1,092	13%	87%
<b>Waihemo Total</b>		<b>3,736,077</b>	<b>25%</b>	<b>75%</b>
Greater Oamaru	Greater Oamaru Treatment Plant	13,938,928	26%	74%
	Additional reservoir	2,750,000	100%	0%
	Augmentation	4,600,000	30%	70%
	Greater Oamaru Drinking Standard Compliance	1,791,975	23%	77%
	Oamaru DWS Pipeline to Hampden/Herbert - New	1,256,890	30%	70%
	Moeraki connecting pipe renew/upgrade	776,000	30%	70%
	OA to WE/EN Pipe	263,758	28%	72%
	Weston Upgrade	193,403	26%	74%
	Greater Oamaru Mains	1,257,787	16%	84%
	Pipeline renewals	225,310	30%	70%
	Additional membrane filters	737,000	100%	0%
	Oamaru Tunnel Pipe	244,795	11%	89%
	Greater Oamaru Pump Stations	250,511	13%	87%
	Greater Oamaru Treated Reticulation	306,507	29%	71%
	Additional sump	100,000	50%	50%
	Herbert/Waianakarua renewals	152,516	11%	89%
	OWTP Ozone generation and Air compressor - New	120,850	30%	70%
	Oamaru Chlorine System	114,733	9%	91%
	Oamaru Intake	111,464	12%	88%
	Oamaru Water Supply Planned Capacity Improvements	18,352	100%	0%
	Weston Renewal Works 2010/2011	33,143	26%	74%

Contributing Area	Project Name	Capital Expenditure (nominal \$)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
	Oamaru Other	45,821	10%	90%
	Enfield Renewal	21,452	23%	77%
	Greater Oamaru Pumps	67,758	13%	87%
	Moeraki Chlorination	6,874	44%	56%
	Weston Telemetry	11,664	26%	74%
	Oamaru Reservoir Bypass Line	22,000	8%	92%
	Waitaki Coastal Headworks Zone	10,846	12%	88%
	Herbert/Waianakarua	21,319	12%	88%
	Enfield Renewal 2010/2011	4,515	30%	70%
	Hampden Water New Capital	8,142	30%	70%
	Herbert/Waianak Reservoirs	3,031	20%	80%
	Oamaru - Brinkburn Street	22,049	7%	93%
	Renewals - Herbert / Waianakarua	4,342	13%	87%
<b>Greater Oamaru Total</b>		<b>29,493,733</b>	<b>35%</b>	<b>65%</b>
<b>Awamoko</b>	TP Upgrade (DWSNZ)	400,530	30%	70%
	Awamoko - replace sand	4,282	26%	74%
	Awamoko - value	245	18%	82%
	Awamoko Pump Station (SH 83)	70,386	19%	81%
	Awamoko Renewals	34,507	18%	82%
	Awamoko Warning System	2,182	18%	82%
	Renewals - Awamoko	3,021	17%	83%
	Waitaki Coastal Headworks Zone	342	19%	81%
	Pipeline renewals	22,137	30%	70%
	Awamoko Drinking Standard Compliance	1,711	25%	75%
	Awamoko Treated Reticulation	5,812	30%	70%
	Awamoko Water New Capital	6,342	25%	75%
<b>Awamoko Total</b>		<b>551,496</b>	<b>28%</b>	<b>72%</b>
<b>Bushy Creek</b>	Pipeline renewals	4,718	30%	70%
	TP Upgrade	540	20%	80%
	Bushy Creek Consent	6,491	19%	81%
<b>Bushy Creek Total</b>		<b>11,749</b>	<b>23%</b>	<b>77%</b>
<b>Duntroon</b>	Pipeline renewals	603	30%	70%
	Duntroon - pump renewal	2,753	40%	60%
	Duntroon - water main	21	38%	62%
	Duntroon Treatment Plant/Intake	3,093	30%	70%
	Duntroon Drinking Standard Compliance	11,785	30%	70%
	Duntroon Treatment Reticulation	204	30%	70%

Contributing Area	Project Name	Capital Expenditure (nominal \$)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
<b>Duntroon Total</b>	Duntroon Water Treatment DWS Upgrade	71,591	30%	70%
	Duntroon Water New Capital	5,433	3%	97%
<b>Kauru</b>		<b>95,484</b>	<b>29%</b>	<b>71%</b>
	District hydraulic Analysis	1,018	100%	0%
	TP Upgrade (DWSNZ)	287,560	30%	70%
	Waitaki Coastal Headworks Zone	261	24%	76%
	Waitaki Coastal Township Water Scheme	183	100%	0%
	Pipeline renewals	8,012	30%	70%
	Kauru - Intake & Pump	5,865	21%	79%
	Kauru - Main	22,389	24%	76%
	Kauru - Pressure Vessel	4,367	21%	79%
	Kauru - reservoir roof	386	22%	78%
	Intake upgrade	115,750	24%	76%
	Kauru Drinking Standard Compliance	9,520	30%	70%
	Kauru Hill Treated Reticulation	3,781	30%	70%
	Kauru Water Treatment DWS Upgrade	1,832	30%	70%
	Kauru Water New Capital	1,809	30%	70%
<b>Kauru Total</b>		<b>462,734</b>	<b>28%</b>	<b>72%</b>
<b>Kurow</b>				
	District hydraulic Analysis	1,342	100%	0%
	TP Upgrade - Consultant	42,583	15%	85%
	Pipeline renewals	55,737	30%	70%
	Kurow Main	63,441	10%	90%
	Kurow Other Renewals	11,780	10%	90%
	Kurow Pump	7,958	10%	90%
	Kurow Drinking Standard Compliance	126,112	16%	84%
	Kurow Treated Reticulation	84,294	13%	87%
	Kurow Treatment Plant/Intake	76,492	16%	84%
	Kurow Water New Capital	15,702	30%	70%
<b>Kurow Total</b>		<b>485,443</b>	<b>16%</b>	<b>84%</b>
<b>Ohau</b>				
	District hydraulic Analysis	78	100%	0%
	TP Upgrade (DWSNZ)	380,000	67%	33%
	Ohau - Consent	2,735	44%	56%
	Ohau Intake	1,772	38%	62%
	Lake Ohau Drinking Standard Compliance	13,199	67%	33%
	Lake Ohau Treated Reticulation	888	67%	33%
	Ohau Water Treatment DWS Upgrade	5,045	67%	33%
	Ohau Water New Capital	4,359	67%	33%

Contributing Area	Project Name	Capital Expenditure (nominal \$)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
<b>Ohau Total</b>		<b>408,076</b>	<b>66%</b>	<b>34%</b>
<b>Lower Waitaki</b>	Waitaki Coastal Headworks Zone	606	12%	88%
	Pipeline renewals	11,638	30%	70%
	Treatment Plant	415,120	10%	90%
	Lower Waitaki - Other Imp	3,346	13%	87%
	Lower Waitaki - Sand Filter	8,761	26%	74%
	L-Waitaki - replace sand	10,347	28%	72%
	Lower Waitaki Drinking Standard Compliance	345,240	10%	90%
	Lower Waitaki Treated Reticulation	40,601	30%	70%
	Lower Waitaki Water New Capital	4,066	30%	70%
	augment/additional bore	168,600	100%	0%
<b>Lower Waitaki Total</b>		<b>1,008,325</b>	<b>26%</b>	<b>74%</b>
<b>Omarama</b>	Omarama Main	110,810	30%	70%
	Omarama Retic Upgrade	13,603	30%	70%
	Omarama Telemetry Alarm	11,704	30%	70%
	Omarama Upgrade	64,607	30%	70%
	District hydraulic Analysis	1,187	30%	70%
	Omarama Upgrade	117,380	30%	70%
	TP Upgrade - Consultant	20,053	30%	70%
	Omarama Drinking Standard Compliance	94,587	30%	70%
	Omarama Treated Reticulation	12,733	30%	70%
	Omarama Main Extension to Prohibition Road	16,507	30%	70%
	Omarama Water Treatment DWS Upgrade	444,764	30%	70%
	Omarama Water New Capital	10,918	30%	70%
	Omarama Water Treated Reticulation - Renewals	10,406	10%	90%
	TP Upgrade (DWSNZ)	500,000	30%	70%
<b>Omarama Total</b>		<b>1,429,259</b>	<b>30%</b>	<b>70%</b>
<b>Otematata</b>	District hydraulic Analysis	2,254	100%	0%
	TP Upgrade	24,307	38%	62%
	Otematata Consents	6,733	8%	92%
	Otematata - Gallery Intake	18,040	9%	91%
	Otematata Drinking Standard Compliance	1,059,578	37%	63%
	Otematata Renewals	48,409	30%	70%
	Otematata Treated Reticulation	24,884	30%	70%
	Otematata Water Treatment DWS Upgrade	471,771	18%	82%
	Otematata Water New Capital	6,586	18%	82%
	Additional filters	250,000	27%	73%

Contributing Area	Project Name	Capital Expenditure (nominal \$s)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
<b>Otematata Total</b>		<b>1,912,562</b>	<b>31%</b>	<b>69%</b>
<b>Stoneburn</b>	TP Upgrade (DWSNZ)	241,960	40%	60%
	Waitaki Coastal Headworks Zone	236	29%	71%
	Pipeline renewals	1,681	30%	70%
	TP Upgrade	3,263	40%	60%
	Stoneburn Main	56,136	29%	71%
	Stoneburn Pump	8,903	29%	71%
	Stoneburn Treated Reticulation	7,825	30%	70%
	Stoneburn Water New Capital	7,896	40%	60%
<b>Stoneburn Total</b>		<b>327,899</b>	<b>38%</b>	<b>62%</b>
<b>Tokarahi</b>	District hydraulic Analysis	3,162	100%	0%
	TP Upgrade (DWSNZ)	278,279	40%	60%
	Waitaki Coastal Headworks Zone	811	33%	67%
	Waitaki Coastal Township Water Scheme	569	100%	0%
	Tokarahi - pipe	410	24%	76%
	Tokarahi - renewals/improvements	62,331	39%	61%
	Tokarahi Header Tank	10,372	34%	66%
	Tokarahi Main	237,518	33%	67%
	Tokarahi Pump	9,213	34%	66%
	Tokarahi Drinking Standard Compliance	481	36%	64%
	Tokarahi Pump Stations	3,902	40%	60%
	Tokarahi Treated Reticulation	152,689	30%	70%
	Tokarahi Treatment Plant/Intake	17,345	30%	70%
	Tokarahi Water Pipeline Upgrade	25,134	40%	60%
	Tokarahi Water New Capital	1,865	24%	76%
	Storage	123,240	40%	60%
<b>Tokarahi Total</b>		<b>927,321</b>	<b>36%</b>	<b>64%</b>
<b>Windsor</b>	TP Upgrade (DWSNZ)	277,290	25%	75%
	Waitaki Coastal Headworks Zone	233	20%	80%
	Pipeline renewals	1,154	30%	70%
	Renewals - Windsor	8	18%	82%
	Windsor Pumps	11,855	20%	80%
	Windsor Water New Capital	1,624	25%	75%
<b>Windsor Total</b>		<b>292,164</b>	<b>25%</b>	<b>75%</b>
<b>District</b>		<b>41,142,323</b>	<b>33%</b>	<b>67%</b>

**Table 9: Wastewater Supply – Schedule of Assets**

Contributing Area	Project Name	Capital Expenditure (nominal \$)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
Greater Oamaru	Oamaru Wastewater Treatment Plant	4,592,139	13%	87%
	Orwell St Wastewater Pump Station	1,341,381	13%	87%
	BOD Capacity Upgrade	609,387	100%	0%
	Disposal options	1,517,625	7%	93%
	Oamaru Main	507,968	10%	90%
	Regina Lane Wastewater Pump Station	441,533	11%	89%
	Beach Road Wastewater Pump Station	392,730	11%	89%
	Humber Street Pump Station	236,362	10%	90%
	Oamaru Sewer Other Renewals 2010/2011	273,854	7%	93%
	Kakanui Pump Station	81,044	24%	76%
	Harbour Sewer Extension	121,628	11%	89%
	Weston Sewer Connection	125,878	11%	89%
	Satellite Wastewater Pump Stations x 4	132,000	11%	89%
	Kakanui - Line Pond	37,826	24%	76%
	Orwell Station Starters	102,973	10%	90%
	Oamaru / Weston Trunk	80,225	11%	89%
	Wansbeck St Retic Extension	17,919	100%	0%
	Oamaru - TY Duncan Bypass	71,465	10%	90%
	Oamaru Sewerage New Capital	17,039	100%	0%
	Oamaru Pump Station Starters	56,728	10%	90%
	Kakanui Treatment Plant	44,620	25%	75%
	Orwell Station Pumps	56,952	10%	90%
	Kakanui Sewer Renewals 2010/2011	38,198	9%	91%
	Oamaru Consent	80,762	8%	92%
	Oamaru Sewer Other Renewals	46,429	7%	93%
	Oamaru Step Screen	32,471	10%	90%
	Pipework - Humber Bridge	27,648	11%	89%
	Y2K Scada Upgrade	26,648	11%	89%
	Overflow mitigation	30,000	9%	91%
	Oamaru Septage Pond Capital Upgrades - New Capital	5,800	100%	0%
	Kakanui - Pump #3	7,775	25%	75%
	Oamaru Sewer Outfall	17,886	10%	90%
	Oamaru Gravity Reticulation	23,316	7%	93%
	Kakanui Pump	6,841	24%	76%
	Oamaru Renewals	21,380	8%	92%
	Oamaru Treatment Plant	5,238	10%	90%
	Kakanui Gravity Reticulation	620	9%	91%

Contributing Area	Project Name	Capital Expenditure (nominal \$s)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
<b>Greater Oamaru Total</b>		<b>11,230,287</b>	<b>17%</b>	<b>83%</b>
<b>Kurow</b>	Kurow Sewer Consent	92,267	14%	86%
	Kurow Sewerage Ponds	3,398	21%	79%
	Kurow Sewerage New Capital	3,872	26%	74%
<b>Kurow Total</b>		<b>99,537</b>	<b>15%</b>	<b>85%</b>
<b>Moeraki</b>	Disposal options	501,762	18%	82%
	Moeraki Consent	119,531	18%	82%
	Moeraki Sewer	199,241	39%	61%
	Moeraki Renewals - Pumps at P.Stns	14,262	15%	85%
	Moeraki Gravity Reticulation	8,337	17%	83%
	Moeraki Renewals 2010/2011	7,127	16%	84%
	Moeraki - Pooles Manhole	8,933	37%	63%
	Moeraki STP Wetlands	3,375	22%	78%
	Moeraki Pump Stations	500	17%	83%
	Moeraki Sewerage New Capital	346	18%	82%
<b>Moeraki Total</b>		<b>863,414</b>	<b>23%</b>	<b>77%</b>
<b>Ohau</b>	Ohau Consent	2,000	55%	45%
<b>Ohau Total</b>		<b>2,000</b>	<b>55%</b>	<b>45%</b>
<b>Omarama</b>	WWTP Improvement	250,000	7%	93%
	Omarama Consent	118,372	13%	87%
	Omarama Renewals	9,584	24%	76%
	Omarama Gravity Reticulation	15,805	10%	90%
	Omarama Pumps (x2)	5,142	24%	76%
	Omarama Sewerage WWTP upgrade disposal field	8,593	14%	86%
	Omarama Sewerage New Capital	1,778	14%	86%
	Omarama - Magflow	3,300	27%	73%
<b>Omarama Total</b>		<b>412,573</b>	<b>10%</b>	<b>90%</b>
<b>Otematata</b>	Otematata Treatment Upgrade	417,676	23%	77%
	Otematata Consent	224,571	10%	90%
	Otematata Treatment Plant	17,197	10%	90%
<b>Otematata Total</b>		<b>659,444</b>	<b>19%</b>	<b>81%</b>
<b>Palmerston</b>	Palmerston Pump Stations	256,826	17%	83%
	Palmerston Treatment Plant	204,797	14%	86%
	Palmerston Consent	143,739	8%	92%
	Palmerston Aerator	40,881	10%	90%
	Overflow mitigation	111,877	7%	93%
	Palmerston STP	129,547	11%	89%
	Palmerston Pump	19,326	11%	89%

Contributing Area	Project Name	Capital Expenditure (nominal \$s)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
	Palmerston Gravity Reticulation	4,385	7%	93%
	Palmerston Renewals	3,334	8%	92%
	Palmerston Sewerage New Capital	2,283	7%	93%
	Palmerston - Horse Range Pump	900	10%	90%
<b>Palmerston Total</b>		<b>917,897</b>	<b>12%</b>	<b>88%</b>
<b>Grand Total</b>		<b>14,185,153</b>	<b>17%</b>	<b>83%</b>

**Table 10 : Roading – Schedule of Assets**

RCAM Work Category	Capital Expenditure (nominal \$)	Sum of Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
Amenity/Safety Maintenance	6,072,165	2.4%	97.6%
Bridge Renewals	14,253,141	11.2%	88.8%
Carriageway Lighting	692,210	5.5%	94.5%
Cycleway Construction	8,972,489	7.7%	92.3%
Maintenance Chip Seals and Thin Asphalt Surfacing	36,487,686	1.5%	98.5%
Major Drainage Control	12,211,291	0.4%	99.6%
Minor Safety Projects	1,608,074	3.5%	96.5%
New Roads and Bridges (roads)	1,479,905	6.5%	93.5%
Pavement Maintenance	13,013,528	0.7%	99.3%
Pavement Smoothing	29,847,000	2.9%	97.1%
Professional Services	411,475	0.8%	99.2%
Road Reconstruction	7,283,360	3.9%	96.1%
Seal Extension	2,667,150	5.2%	94.8%
Strategy Studies	15,509	8.5%	91.5%
Traffic Services	497,361	1.9%	98.1%
<b>Grand Total</b>	<b>135,512,341</b>	<b>3.4%</b>	<b>96.6%</b>

## DETAILED SUPPORTING DOCUMENT

### PART 2 DETAILED MODEL ELEMENTS

#### 9. DETAILED MODEL ELEMENTS

The more detailed aspects of the development contribution calculations are identified below. These are relevant to water, wastewater and roading.

- Growth related capital costs;
- Interest Costs;
- Inflation;
- Land Use Differentials;

##### 9.1 Growth related capital expenditure

The capital expenditure can be apportioned into three cost drivers. These being:

- Growth,
- Renewal,
- Level of Service, including statutory requirements.

The growth apportionment is the only cost driver used for assessing development contributions. The growth costs reflect the cost that council has or will incur because of growth. The growth-related costs are solely those required to meet the additional demand created by the effects (including cumulative effects) of all development.

Projects that were/are completed solely to address the demands of, and/or for the benefits of development, are considered to be 100% growth. Projects that were/are solely to replace existing assets are considered to be 0% growth. Projects that benefit both the existing community and the future community are apportioned using the following formula:

The growth portion of growth related projects has been assessed using the following methods:

1. Benefits Approach - using asset design life to approximate the growth percentage.
2. Vehicle activity and roading projects characteristics

Projects that benefit both the existing community and the future community are apportioned using the following benefits formula:

$$\text{Growth \%} = (\text{Demand at capacity} - \text{Demand at construction}) / \text{Demand at capacity}$$

The number of household equivalent units (HEU) at capacity is compared to the number of household equivalent units at construction.

This approach provides a systematic allocation of the growth component and a very good approximation of the growth related capital expenditure. For a longer design life, the percentage attributable to growth is higher, however the growth costs are consumed over a greater number of years. The converse of this can be said for applying a shorter design life, namely a low growth percentage, with the growth cost being consumed over a shorter period.

##### Roading

For Roading projects, the existing and future vehicle activity is used instead of household equivalent units to apportion the benefit to the future community.

The vehicle activity is quantified using the vehicle characteristics described in a 2001 review of the Cost Allocation Model. The Cost Allocation Model supports the Road Users Charges used by Central Government. The vehicle characteristics are:

1. Power Vehicle (PV): measures the drivers imposed costs resulting from the need to provide resources for motorists themselves. These include signs, road markings and landscaping;

2. Equivalent Standard Axles (ESA): measures vehicle road wear costs resulting from the fourth power of the axle weights of vehicles;
3. Gross Vehicle Weight (GVW): measures vehicle strength imposed road costs, such as bridge strength;
4. Passenger Car Equivalent (PCE): measures the vehicles space related road costs, such as the additional road space (i.e. construction of additional traffic lanes) required to alleviate traffic congestion;
5. Residual: not all transport expenditure is directly caused by a vehicle characteristic so in some cases a portion is allocated to Residual, e.g. environmental damage.

Each vehicle characteristics has a different growth rate. The typical vehicle activity and the property growth for each land use category are detailed in the Land Use Differentials section.

The driver for each type of Roding project is split across the above vehicle characteristics. This method therefore considers both the project driver and the rate of growth in vehicle characteristics to calculate the overall growth portion.

The residual portion of traffic related projects are not included in the growth portion. These costs are non-traffic related therefore they are not linked to additional demand, and therefore not passed onto the future community.

The assumed design life and resulting growth % for WDC's Roding programme are summarised in the following table.

**Table 11 : Roding Growth Portion**

RCAM Work Category	Capacity Design	Growth Portion
Amenity/Safety Maintenance	20	3.9%
Bridge Renewals	75	23.7%
Carriageway Lighting	20	10.0%
Cycleway Construction	10	5.2%
Maintenance Chip Seals and Thin Asphalt Surfacing	10	2.9%
Major Drainage Control	20	1.3%
Minor Safety Projects	10	5.6%
New Roads and Bridges (roads)	20	10.1%
Pavement Maintenance	10	1.5%
Pavement Smoothing	20	6.5%
Professional Services	10	1.8%
Road Reconstruction	20	9.7%
Traffic Services	10	3.5%

## 9.2 Interest

Council intends to recover the interest costs associated with debt funding any growth related capital expenditure using development contributions. The weighted average cost of capital (WACC) methodology is used to estimate the interest considerations.

The method uses a net present value approach to improve intergenerational equity and therefore improve on the overarching principles of dealing with both present and future communities.

The growth cost (expenditure + interest) is determined using the following formula:

$$\text{Growth Cost (including interest)} = \text{Growth Capital Expenditure} + \text{WACC}$$

Where WACC= Interest Factor x Debt Funding Ratio x Growth Related Capital Expenditure

Debt Funding Ratio - Not all projects will require debt funding. This ratio is an estimate of the percentage that will require debt funding. The debt funding analysis

considers whether the development contributions account is either in surplus or deficit depending on existing balances, growth costs incurred and development contributions income received. The analysis considers the existing debt, future growth costs (10 years) and the anticipated future development contributions income (10 years). The weighted average of the debt percentages over 10 years gives the debt funding ratio.

The interest factor is based on the net present value of future interest payments made over the life of the loan. The net present value is applicable because the development contribution model converts all costs into real (current day) dollars.

### 9.3 Inflation

Inflation is applied to all historical growth related capital costs. This converts all historical costs into real (today's) dollars, namely 1 July 2018.

Inflation is applied using the following formula and Statistics NZ indices:

$$\text{Escalation} = 0.5 \times (L-L')/L' + 0.5 \times (C-$$

Where:

L = Labour Cost Index: Private Sector: Industry Group – Construction: All Salary and Wage Rates. Published by Statistics New Zealand: (Series ref LC1Q: SA49P1)

C = Producers Price Index: Inputs: Industry Group – Construction: Published by Statistics New Zealand: (Series ref PP1Q: SNE)

' = represents the base year index.

### 9.4 Land use differentials

Land use differentials enable all development and subdivision types (residential and non-residential) to be considered in the calculations. Non-residential activities can be described using a common unit of demand, which in this case is the household

equivalent unit. Land use differentials are used to convert non-residential activities into household equivalent units.

The detailed methodologies and formulas used to develop the above land use differentials are explained in the following section for water supply, wastewater and roading.

#### Additional land use categories

In the update of the 2018 policy, the following land uses were included in the policy:

- Retirement villages – care beds, 1 and 2 bed villas or houses
- Campgrounds – tent sites, caravan sites and cabins

The purpose of including these is to simplify the administration of the policy. To date, these types of developments have required a stand-alone special assessment. The differentials below are based on these previous special assessments. Specifically, the estimated demand created by each component within these developments, compared to a residential dwelling.

**Table 12 : Additional land use categories**

Land Use Category	Household Equivalent Units per Measure of Size Shown		
	Water Supply	Wastewater	Roading
<b>Retirement Villages</b>			
Care bed	0.28 / bed + 1.30 HEU / property	0.30 HEU / bed	0.25 HEU / bed
1 bed villa/house	0.50 / villa/house + 1.30 HEU / property	0.50 HEU / villa/house	0.17 HEU / villa/house
2 bed+ villa/house	0.66 / villa/house + 1.30 HEU / property	0.67 HEU / villa/house	0.25 HEU / villa/house
<b>Campgrounds</b>			
Tent sites	0.03 HEU / site + 1.30 HEU / property	0.06 HEU / site	0.34 HEU / site
Caravan sites/cabins	0.06 HEU / site/cabin + 1.30 HEU / property	0.10 HEU / site/cabin	0.34 HEU / site/cabin

### Water Supply Land Use Differential

The water supply differentials for each land use category are designed to assess the growth impact on the water supply network for both the type (land use) and the size of a development.

The methodology calculates the household equivalent units for a typical property and then converts this to a differential for each land use.

The equation used to calculate the water supply differential consists of two components. The working charge and the network charge.

#### Equation 1: Water Supply Differential

$$\text{Water Supply Differential} = \text{Working Charge} + \text{Network}$$

The working charge is to mitigate the effects on the water network from additional consumption. The objective here is to recognise the marginal cost of the additional development in terms of water consumption i.e. it recognises the type of land use and the size of that development.

The network charge is a fixed charge by land use category. This component of the charge is based on the additional capacity required for fire-fighting.

The combination of the working and network charge are summarised in the following equation.

#### Equation 2 : Water Supply Differential Formula

$$WS = [WCF \times WCIF] + [NCF \times]$$

The derivation of the separate factors, are described in the following section.

#### Working Charge Factor (WCF)

The working charge factor is the demand of each land use relative to a residential property.

A sample of metered households and businesses were analysed over a two year period to calculate the estimated average daily usage for each land use. The total usage over a period of time was converted to a daily usage per square metre of gross floor area (GFA). The median property size was used to compare properties within each land use. A peak day factor of 2 was applied.

The estimated working charge factors using this method are shown in the following table. The figures represent the usage relative to that of a residential dwelling.

**Table 13: Water Supply Estimated Working Charge Factor**

Land Use	Average Daily Use (L/m <sup>2</sup> /day)	Median Gross Floor Area	Peak Daily Usage (L/day)	WCF of a Typical Property
Residential	7.6	120m <sup>2</sup>	1,820	1.0
Commercial	2.6	260m <sup>2</sup>	1,310	0.7
Industrial	2.2	220m <sup>2</sup>	910	0.5
Accommodation	4.6	530m <sup>2</sup>	4,790	2.8

#### Network Charge Factor (NCF)

The network charge is to cover the provision for fire flows. Fire flows demand greater infrastructure capacity than that needed for consumption (working charge).

The Network Charge Factor has been calculated considering the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. The basis for this cost calculation is described below.

Fire risk classifications, including relative proportions of that fire risk have been applied to each land use category. The calculation of NCF considers two separate components of a networks fire-fighting capabilities:

1. Pipes and Hydrants
2. Storage

The portion of the seven General Fire Code Rating and Mixes was allocated for each land use category.

**Table 14 : Fire Codes by Land Use**

Land Use Category	General Fire Code Rating and Mix					
	FW1	FW2	FW3	FW4	FW5	FW6
Residential	0%	90%	10%	0%	0%	0%
Commercial	0%	0%	48%	52%	0%	0%
Industrial	0%	0%	48%	52%	0%	0%
Accommodation	0%	0%	29%	71%	0%	0%

The pipe cost calculation is shown in the following table. The pipe costs assume Code FW2 is a 100mm pipe and that each step up in risk classification is an increase in pipe capacity of 100%.

**Table 15: Pipe Cost Calculation**

Fire Risk Classification	Water Flow (L/s)	Pipe Diameter (mm)	Pipe Diameter Required (mm)	Unit Cost per Metre (\$/m)
FW2	25	103	100	\$84
FW3	50	146	150	\$140
FW4	100	206	200	\$210
FW5	150	252	250	\$250
FW6	200	291	300	\$300

The hydrant costs are calculated based on the figures extracted from a recent valuation. The hydrant distances are based on the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.

**Table 16 : Hydrant Cost Calculation**

Fire Risk Classification	Max. no. of Fire Hydrants to Provide Flow	Hydrant Cost (\$)	Unit Cost per Metre (\$/m)	Pipe & Hydrant Cost (\$/m)
FW2	2	\$1,000	\$4.94	\$88.94
FW3	3	\$1,500	\$8.33	\$148.33
FW4	4	\$2,000	\$9.88	\$219.88
FW5	6	\$2,500	\$12.35	\$262.35
FW6	8	\$3,000	\$14.81	\$314.81

The pipe and hydrant costs are converted to a combined differential for each land use using **Table 14**.

**Table 17: Pipe and Hydrant Cost Differential**

Land Use Category	Relative Pipe + Hydrant Costs (\$/m)	Pipe + Hydrant Differentials
Residential	\$95	1.0
Commercial	\$186	2.0
Industrial	\$186	2.0
Accommodation	\$199	2.1

The storage cost calculations are based on the volume required for each of the classification categories as per the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.

**Table 18: Storage Calculation**

Fire Risk Classification	Volume (m³)	Cost (\$/m³)	Storage Cost (\$)	Storage Differential
FW2	45	750	\$33,750	1.0
FW3	180	500	\$90,000	2.7
FW4	540	350	\$189,000	5.6
FW5	1080	300	\$324,000	9.6
FW6	2160	290	\$626,400	18.6

These are converted to a storage differential for each land use using **Table 14**.

**Table 19 : Storage Differentials**

Land Use Category	Relative Storage Differentials	Storage Differentials
Residential	1.17	1.00
Commercial	4.21	3.61
Industrial	4.21	3.61
Accommodation	4.75	4.07

The NCF calculation assumes 50:50 allocation of the pipe/hydrant costs and the storage costs. The combination of the two components and the final Network Charge Factors is shown in the following table.

**Table 20 : Final Network Charge Factors by Land Use**

Land Use Category	Pipe + Hydrant Differentials	Storage Differentials	Network Charge Factor (NCF)
Residential	1.00	1.00	1.00
Commercial	1.96	3.61	2.92
Industrial	1.96	3.61	2.92
Accommodation	2.10	4.07	3.25

**Impact Factors**

The working charge and network charge are combined using an impact factor for each component. These recognise the relative infrastructure costs of the working charge (consumption) and the network charge components of the water supply

The impact factors are based on the valuation of the four main components of a water supply network; treatment, storage, reticulation, and pumping

The table below summarises the calculation of the Impact Factors. The Working Charge % represents the portion of each asset component that is driven by water consumption.

**Table 21 : Impact Factor Calculations**

Asset Component	Percentage of Network Value	Working Charge % (WCIF)	Network Charge % (NCIF)
Reticulation	32%	30%	70%
Treatment	20%	100%	0%
Pumping	5%	30%	70%
Storage	44%	75%	25%
<b>TOTAL</b>	<b>100%</b>	<b>0.6</b>	<b>0.4</b>

The combination of the working and network charge factors, and the impact factors provides the number of household equivalent units for a typical property.

**Equation 3 : Water Supply HEU Formula**

$$\text{HEU's} = [\text{WCF} \times \text{WCIF}] + [\text{NCF} \times$$

**Table 22 : Total HEU of Typical Property by Land Use**

Land Use Category	WCF	WCIF	NCF	NCIF	HEU's of Typical Property
Residential	1.0	60%	1.0	40%	1
Commercial	0.72	60%	2.92	40%	1.60
Industrial	0.50	60%	2.92	40%	1.47
Accommodation	2.60	60%	3.25	40%	2.86

The above figures can be converted to land use differentials based on the typical GFA. Note the water supply land use differentials are separated into the two components as only the WCF component is dependent on the size of the development. The differentials enable a property of any size to be assessed for water supply contributions.

**Table 23 : Water Supply Differentials**

Land Use Category	Typical GFA	Working Charge	Network Charge
Residential	120 m <sup>2</sup>	1.0 HEU per dwelling	
Commercial	260 m <sup>2</sup>	0.17 HEU / 100m <sup>2</sup>	1.17 HEU per property
Industrial	220 m <sup>2</sup>	0.14 HEU / 100m <sup>2</sup>	1.17 HEU per property
Accommodation	530 m <sup>2</sup>	0.29 HEU / 100m <sup>2</sup>	1.30 HEU per property

Part 3 shows how the water supply differentials can be used to assess the total household equivalent units for a non-residential subdivision or development.

## Wastewater Land Use Differential

The wastewater differential does not have the same difficulties as the water supply differential. The network charge component of the water differential equation can be removed, as wastewater assets do not have the requirement for additional facilities such as fire-fighting.

The working charge factor of a typical property represents the demand on the wastewater network relative to a residential dwelling. These are based on the water supply demand with allowance for consumed water and irrigation water not entering the wastewater network.

**Table 24: Wastewater Estimated Working Charge Factor**

Land Use	WS Peak Daily Usage (L/day)	Median Gross Floor Area	Irrigation/consumption factor	WW Peak Daily Usage (L/day)	WCF of a Typical Property
Residential	1,820	120 m <sup>2</sup>	35%	1,820	1.0
Commercial	1,310	260 m <sup>2</sup>	5%	1,310	1.1
Industrial	910	220 m <sup>2</sup>	5%	910	0.7
Accommodation	4,790	530 m <sup>2</sup>	35%	4,790	2.6

The above figures are converted to land use differentials based on the typical GFA.

**Table 25 : Water Supply Differentials**

Land Use Category	WCF	Typical GFA	Differential
Residential	1.0	120 m <sup>2</sup>	1.0 HEU per dwelling
Commercial	1.1	260 m <sup>2</sup>	0.43 HEU per 100m <sup>2</sup>
Industrial	0.7	220 m <sup>2</sup>	0.7 HEU per 100m <sup>2</sup>
Accommodation	2.6	530 m <sup>2</sup>	2.6 HEU per 100m <sup>2</sup>

## Roading Land Use Differential

The model is based on trip generation and therefore asset utilisation by each land use category. The land use categories considered for roading development contributions are:

- Residential
- Rural Residential
- Commercial
- Industrial
- Accommodation
- Primary Industry
- Primary Industry – Dairy

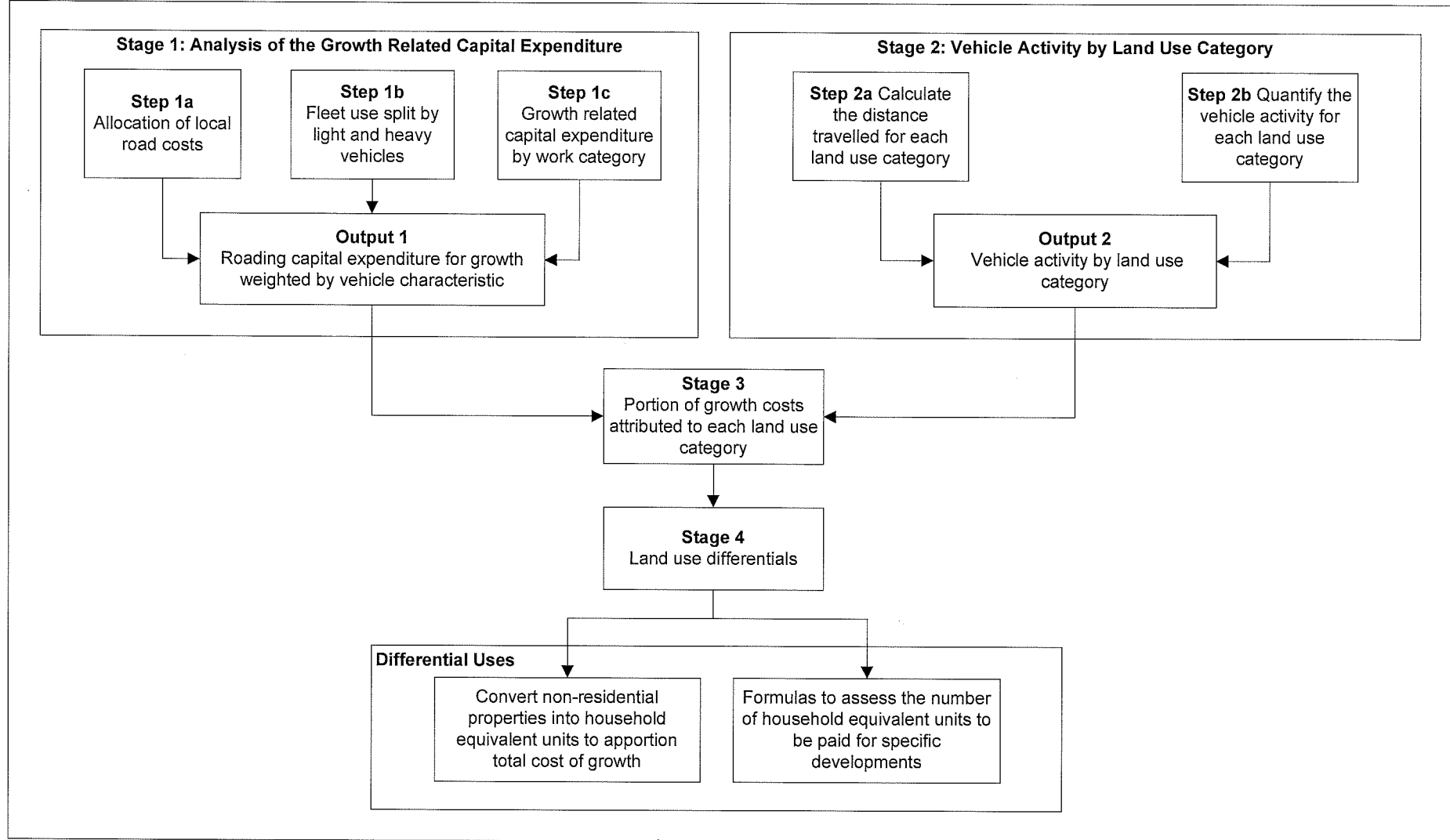
Note the Primary Industry land use category is used solely to calculate the credit applicable to a land use conversion from pastoral farming to a dairy farm.

The model uses the findings of a study carried out by a Ministry of Transport working group in 2001, referenced as the Review of the Cost Allocation Model (RCAM).

The model was prepared with assistance from Abley Transportation Engineers Ltd.

The methodology and the use of the differentials are shown in the diagram over leaf. A detailed explanation of the steps within each stage of the process is provided in the following section.

**Figure 3: Roding Differential Calculation Process**



**Stage 1: Analysis of the Growth Related Capital Costs**

The aim of the first stage is to identify and quantify the drivers of the growth related costs (capital expenditure + interest) for roading.

**Step 1a – Allocation of Local Road Costs**

All projects within the roading capital programme can be allocated to one of the 18 RCAM work categories shown below. Each category of work is then split across specific drivers identified by RCAM, namely vehicle characteristics. The vehicle characteristics define the key drivers requiring roading capital expenditure, they are described below:

1. Power Vehicle (PV): measures the drivers imposed costs resulting from the need to provide resources for motorists themselves. These include signs, road markings and landscaping;
2. Equivalent Standard Axles (ESA): measures vehicle road wear costs resulting from the fourth power of the axle weights of vehicles;
3. Gross Vehicle Weight (GVW): measures vehicle strength imposed road costs, such as bridge strength;
4. Passenger Car Equivalent (PCE): measures the vehicles space related road costs, such as the additional road space (i.e. construction of additional traffic lanes) required to alleviate traffic congestion;
5. Residual: not all road expenditure is directly caused by a vehicle characteristic so in some cases a portion is allocated to Residual, e.g. environmental damage.

A portion of each work category can be attributed to one, some or all of the vehicle characteristics. RCAM has defined the specific proportions in each work category related to each vehicle characteristic. These are shown below.

**Table 26 Allocation of Local Road Costs**

RCAM Work Category	Allocation of Local Road Costs					TOTAL
	PV.km	ESA.km	GVW.km	PCE.km	Residual	
Amenity/Safety Maintenance	37%	0%	0%	0%	63%	100%
Bridge Renewals	51%	3%	27%	0%	19%	100%
Carriageway Lighting	0%	0%	0%	0%	100%	100%
Cycleway Construction	0%	0%	0%	0%	100%	100%
Maintenance Chip Seals and Thin Asphalt Surfacing	2%	31%	28%	0%	39%	100%
Major Drainage Control	0%	20%	0%	0%	80%	100%
Minor Safety Projects	70%	0%	0%	30%	0%	100%
New Roads and Bridges (roads)	15%	15%	0%	70%	0%	100%
Pavement Maintenance	11%	22%	2%	0%	65%	100%
Pavement Smoothing	10%	80%	0%	0%	10%	100%
Professional Services	12%	20%	7%	0%	61%	100%
Road Reconstruction	76%	24%	0%	0%	0%	100%
Seal Extension	28%	72%	0%	0%	0%	100%
Strategy Studies	36%	43%	1%	16%	4%	100%
Traffic Services	63%	0%	0%	0%	37%	100%

**Step 1b – Fleet Use Split by Light and Heavy Vehicles**

RCAM also considers the type of vehicle for each vehicle characteristic. The fleet can be split into light and heavy vehicles, heavy being any vehicle over 3.5 tonnes. These percentages are shown below.

**Table 27: Split of Fleet by Light and Heavy Vehicles**

Vehicle Characteristics Light/Heavy	PV.km		ESA.km		GVW.km		PCE.km	
	Light	Heavy	Light	Heavy	Light	Heavy	Light	Heavy
Fleet Use	95.6%	4.4%	16.0%	84.0%	49.2%	50.8%	82.6%	17.4%

**Step 1c –Growth Related Capital Costs by Work Category**

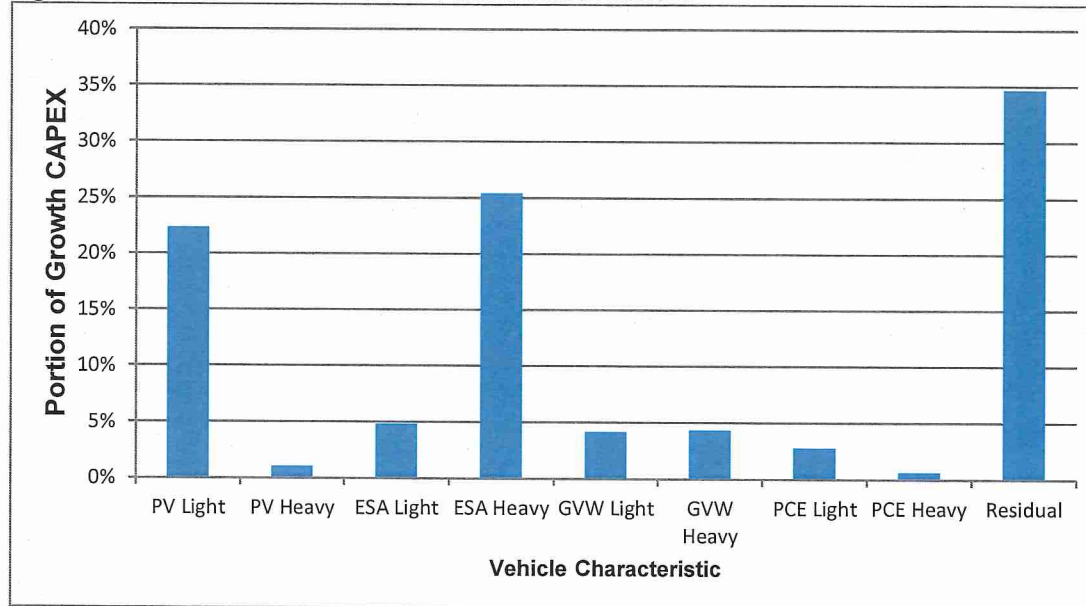
All growth related projects are attributed to a RCAM work category. The growth costs consumed is used as a weighting to define the portion attributed to each RCAM work category. The 10 year total of the growth costs for each of the work categories is shown below. All non growth costs and third party funding (FAR – Financial Assistance Rat) have been excluded from the calculation.

**Table 28: Growth Related Capital Costs by Work Category**

RCAM Work Category	Portion of Growth Costs by Work Category
Amenity/Safety Maintenance	4.8%
Bridge Renewals	13.9%
Carriageway Lighting	1.5%
Cycleway Construction	15.4%
Maintenance Chip Seals and Thin Asphalt Surfacing	16.7%
Major Drainage Control	1.7%
Minor Safety Projects	2.1%
New Roads and Bridges (roads)	3.8%
Pavement Maintenance	3.0%
Pavement Smoothing	21.6%
Professional Services	0.0%
Road Reconstruction	10.8%
Seal Extension	4.4%
Strategy Studies	0.1%
Traffic Services	0.2%
<b>TOTAL</b>	<b>100%</b>

**Output 1 - Roading Capital Costs for Growth Weighted by Vehicle Characteristic**

The above three tables can be combined to apportion the growth costs to each vehicle characteristic. The percentage for each work category is then summed to provide a total for each vehicle characteristic. This total represents the portion of the growth costs related to each vehicle characteristic. The result of combining steps 1a, 1b and 1c is shown in the following graph.

**Figure 4: Growth Costs Attributed to Vehicle Characteristics**

For example 22.2% of the future growth related expenditure is caused by the impact from the increase in light powered vehicles.

**Stage 2: Vehicle Activity by Land Use Category**

The aim of the second stage is to quantify the vehicle activity generated by each land use.

**Step 2a – Calculate the Distance Travelled for each Land Use Category**

Using daily vehicle trip generation rates and an average vehicle trip length, the total vehicle kilometres travelled by each land use can be calculated. The average trip length and daily trip generation rates were provided by Abley Transportation Engineers. The commercial, industrial and accommodation trip rates have been amended to better reflect the local roading network. These amendments are based on recent special assessments of non-residential developments and the trip rates used in the QLDC development

contributions policy. The property growth in each land use category and the median sized property were determined using the growth projections, WDC Rates Database and the Commercial Accommodation Monitor.

**Table 29: Estimation of Total Distance Travelled by Land Use**

Land use	Unit of Measure	WDC 10 Year Property Growth	Daily Vehicle Trip Generation (trips /day/unit)	Typical Property	Trips per Day of a Typical Property	Average Trip Length (km)	Total Daily Distance by Land Use (km)
Residential	Dwelling	455	5.5 trips per dwelling.	1 dwelling	5.5	8.7	21,786
Accommodation	Unit	7	3.8 trips per unit.	11 units	52.8	13.6	3,788
Commercial	GFA m <sup>2</sup>	65	0.22 trips per m <sup>2</sup> GFA.	260m <sup>2</sup>	130.0	8.7	29,306
Industrial	GFA m <sup>2</sup>	15	0.07 trips per m <sup>2</sup> GFA.	220m <sup>2</sup>	39.8	8.7	2,069
Primary Industry	Hectares	1	0.4 farm trips + 4.9 trips.	400ha	5.3	43.5	231
Primary Industry - Dairy	Hectares	33	1.3 farm trips + 0.1 trips.	200ha	1.4	43.5	2,071
Rural Residential	Dwelling	19	4.9 trips per dwelling.	1 dwelling	4.9	13.6	1,280

#### Step 2b – Quantify the Vehicle Activity for each Land Use Category

The weighting factors used to convert the daily distance travelled into vehicle characteristics are shown below. The split of the fleet into light and heavy vehicles for each land use is also shown. These factors were provided by Abley Transportation Engineers.

**Table 30: Weighting Factors and Fleet Use Portions**

Land use	Fleet Use		ESA factor per trip		GVW factor per trip (t)	
	% Light	% Heavy	Light	Heavy	Light	Heavy
Residential	98.8%	1.2%	0.00	1.0	1.4	25
Accommodation	99.0%	1.0%	0.02	1.0	1.4	25
Commercial	99.0%	1.0%	0.02	1.0	1.4	25
Industrial	89.3%	10.7%	0.02	1.0	1.4	25
Primary Industry	92.5%	7.5%	0.02	1.0	1.6	25
Primary Industry - Dairy	6.5%	93.5%	0.02	1.6	1.6	34
Rural Residential	98.8%	1.2%	0.00	1.0	1.4	25

The formulas used to convert the daily distance travelled into vehicle activity are shown below:

PV = annual kilometres x fleet use %

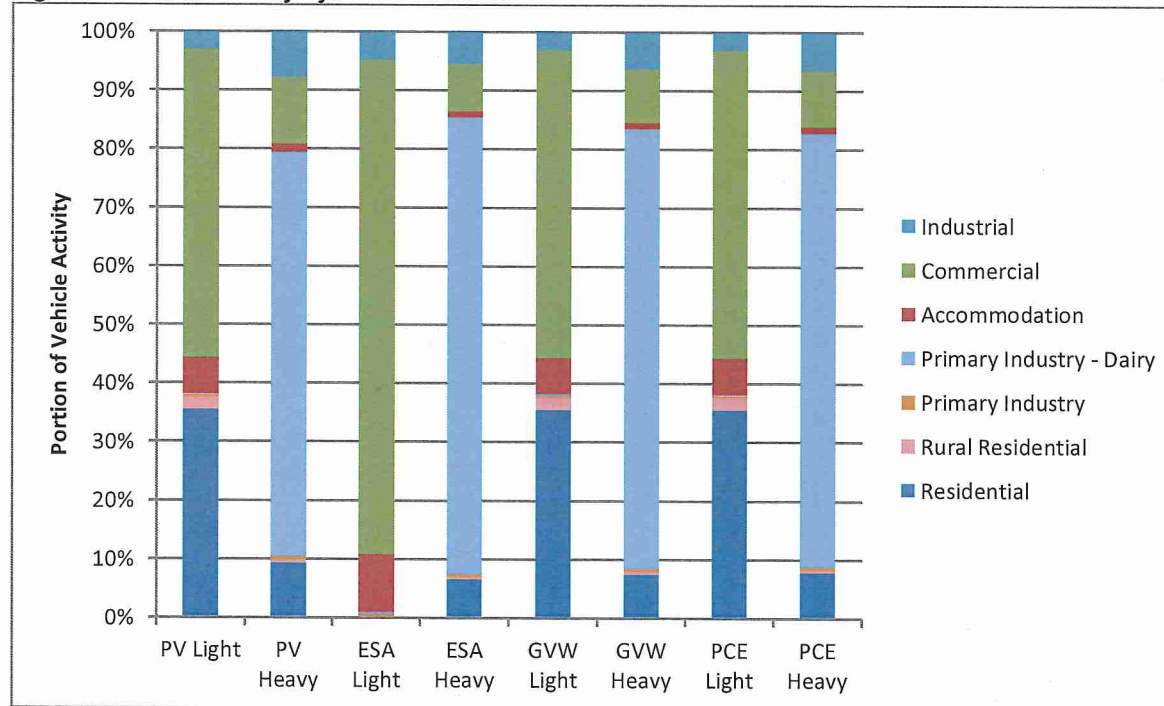
ESA = annual kilometres x ESA factor x fleet use %

GVW = annual kilometres x GVW factor x fleet use %

PCE = 7/8 x PV.km + 1/8 x GVW.km

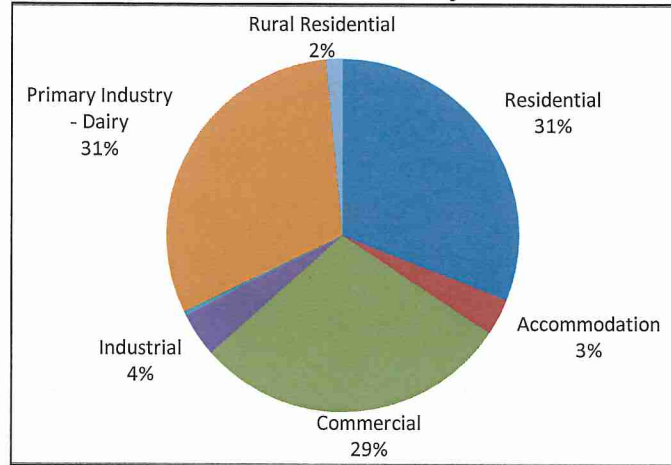
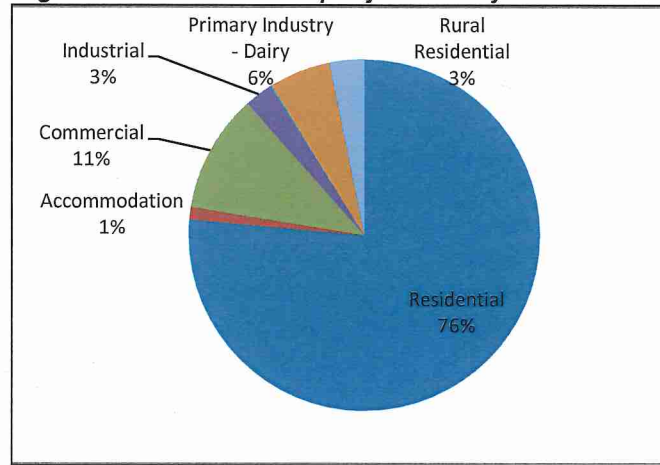
**Output 2 - Vehicle Activity by Land Use**

The combination of Table 29 and Table 30 is shown in the following graph. The percentages represent the portion of each vehicle characteristic that can be attributed to each land use. For example, 35.5% of the light powered vehicle activity is created by the residential sector.

**Figure 5: Vehicle Activity by Land Use****Stage 3: Cost of Growth by Land Use**

The two outputs can be combined to provide the portion of growth costs that should be funded from each land use category. The growth costs allocated to each land use category are a function of both the number of new properties and the relative vehicle impact created by a typical property. An exception to this are the residual costs, which are apportioned based on the portion of property growth in each land use category.

The results are shown in the following pie chart graphs. The property growth by land use category is also shown to highlight the impact of vehicle activity considerations. For example the growth in commercial properties is less than 11% of the total property growth however the vehicle activity created by commercial growth is 29% of the growth costs. This is due to the high trip generation rates and heavy vehicles activity generated by a commercial development.

**Figure 6: Growth Costs to be Funded by each Land Use Category****Figure 7: Total 10 Year Property Growth by Land Use Category****Stage 4: Land Use Differentials**

The cost of growth for each land use category is shared over all future properties within each land use based on the projected 10 year growth. The non-residential land use categories are normalised relative to residential, based on a residential dwelling being equal to 1 HEU. The normalised figures represent the impact of a typical property in household equivalent units for each land use. This can then be converted to a land use differential based on the median sized property.

**Table 31: Land Use Rounding Differentials**

Land Use	Portion of Growth Costs	Property Growth (2018 – 2028)	Cost of Growth per Property	HEU's of a Typical Property	Median Size Property	Differential per Unit of Measure	Unit of Measure
Residential	31%	455	0.06%	1.00	1 dwelling	1	per dwelling
Accommodation	3%	7	0.42%	7.48	11 accomm units	0.68	per accomm unit
Commercial	29%	65	0.37%	6.61	260m <sup>2</sup>	2.54	per 100m <sup>2</sup>
Industrial	4%	15	0.22%	3.90	220m <sup>2</sup>	1.77	per 100m <sup>2</sup>
Primary Industry	0.4%	1	0.30%	5.40	400ha	1.35	per 100 Ha
Primary Industry - Dairy	31%	33	0.75%	13.49	200ha	6.74	per 100 Ha
Rural Residential	2%	19	0.07%	1.19	1 dwelling	1.19	per dwelling

Note: The differential for Primary Industry - Dairy is 5.39 per 100Ha, this being the difference between Primary Industry and Primary Industry - Dairy (6.74-1.35 = 5.39).

The 50% remission for residential, rural residential and accommodation are applied to the above figures.

# PART 3 ASSESSING DEVELOPMENTS

## 10. ASSESSING DEVELOPMENTS

The primary objective of this section is to show how development contributions are assessed for a residential or non-residential development of any type and size.

### 10.1 Assessment

The two key tables to assess developments are Table 1 and Table 2 in the policy. These show:

- 1. Table 1 the standard development contribution (\$/HEU) for each activity and area, and
- 2. Table 2 – the land use differentials for each activity and land use.

The formula to calculate the development contribution is:

*Equation 4: Calculating development contributions*

$$\text{Development Contribution} = \text{Differential} \times \text{Size} \times$$

To quantify the size of each development, the unit of measure may be different for each land use category or type of development. The unit of measure includes; dwelling, lot, family flat, gross floor area, accommodation unit, campground site/cabin, retirement care bed or unit (villa, house), family flat and hectares. These units of measure are based on variables that are easily defined at the time of development.

### 10.2 Examples

Example calculations are shown overleaf. These demonstrate how the above equation can be used to calculate development contributions for any development. They also show how water supply contributions are calculated for the restricted water schemes.

**Example 1. A residential subdivision** - Creation of a new residential section in Kurow.

Activity	Unit of Measure	Differential Equation	No. of HEU's	Remission	DC / HEU	Development Contribution
Water HEU's	per dwelling	$= 1 \times 1 =$	1.00	0.0	\$1,970	\$1,970
Wastewater HEU's	per dwelling	$= 1 \times 1 =$	1.00	0.0	\$530	\$530
Roading HEU's	per dwelling	$= 1 \times 1 =$	1.00	0.5	\$1,180	\$590
<b>Total Development Contributions</b>						<b>\$3,090</b>

**Example 2. A commercial development** - Creation of a commercial building in Oamaru with a gross floor area of 200m<sup>2</sup>.

Activity	Unit of Measure	Differential Equation	No. of HEU's	Remission	DC / HEU	Development Contribution
Water HEU's	per 100m <sup>2</sup> GFA	$= 0.17 \times 200\text{m}^2 / 100\text{m}^2 + 1.17 / \text{property} =$	1.51	0.0	\$5,600	\$8,456
Wastewater HEU's	per 100m <sup>2</sup> GFA	$= 0.43 \times 200\text{m}^2 / 100\text{m}^2 =$	0.86	0.0	\$3,300	\$2,838
Roading HEU's	per 100m <sup>2</sup> GFA	$= 2.54 \times 200\text{m}^2 / 100\text{m}^2 =$	5.08	0.0	\$1,180	\$5,994
<b>Total Development Contributions</b>						<b>\$17,288</b>

**Example 3. Increased volume of water to an existing consumer** - A property in Stoneburn requires an additional 10 points of water per day. A point of water in Stoneburn equals 1,000L or 1.0m<sup>3</sup>.

Activity	Unit of Measure	No. of Points	No. of m <sup>3</sup>	Remission	DC / m <sup>3</sup>	Development Contribution
Water HEU's	per point of water	10	10	0.0	\$1,050	\$10,500
Wastewater HEU's	n/a			0.0		n/a
Roading HEU's	n/a			0.0		n/a
<b>Total Development Contributions</b>						<b>\$10,500</b>

**Example 4. A dairy farm development** - An existing pastoral piece of land in Tokarahi is being converted to a 150 hectare dairy farm. The farm requires 15 points of water per day. A point of water in Tokarahi equals 1,800L or 1.8m<sup>3</sup>.

Activity	Unit of Measure	No. of Points	No. of m <sup>3</sup>	Remission	DC / m <sup>3</sup>	Development Contribution
Water HEU's	per point of water	15	27	0.0	\$1,380	\$37,260
Wastewater HEU's	n/a			0.0		n/a
		Differential Equation	No. of HEU's		DC / HEU	Development Contribution
Roading HEU's	per 100 Hectares	$= 5.39 \times 150 \text{ Ha} / 100 \text{ Ha} =$	8.09	0.0	\$1,180	\$9,546
<b>Total Development Contributions</b>						<b>\$46,806</b>

## PART 4 DETAILED DISCLOSURE TABLES

The following tables show the capital expenditure, growth related capital expenditure, growth costs consumed, growth projections and standard contribution of each contributing area. The tables demonstrate the nature and level of expected capital expenditure required by Council and the portion that is attributable to growth. The tables also show the debt funding ratio for each contributing area.

### 11. DETAILED DISCLOSURE TABLES

#### 11.1 Water Supply

Table 32: Restricted Water Supply Schemes

Water Supply Contributing Area	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of Cubic Metres of Water Apportioning Growth Cost 2018-2028	Development Contribution Per Cubic Metre of Water (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
<b>WATER SUPPLY - Awamoko</b>								<b>DFR = 66%</b>
Reticulation	7,093	2,128	0	0	0	777	41	19
Pump Stations	145,363	21,588	0	0	0	10,346	41	251
Intakes	0	0	0	0	0	0	41	0
Storage	0	0	0	0	0	0	41	0
Consents	0	0	0	0	0	0	41	0
Conveyance	0	0	0	0	0	0	41	0
Treatment Facilities	20,184	4,366	390,000	117,000	273,000	40,015	41	972
Forward Design	0	0	0	0	0	0	41	0
Flow Metering	0	0	0	0	0	0	41	0
Asset Management Systems	2,225	2,225	0	0	0	0	41	0
New Scheme	0	0	0	0	0	0	41	0
Renewals/Upgrades	93,658	20,326	0	0	0	8,375	41	203
Unspecified Expenditure	4,804	874	0	0	0	320	41	8
<b>Total - Awamoko</b>	<b>273,327</b>	<b>51,506</b>	<b>390,000</b>	<b>117,000</b>	<b>273,000</b>	<b>59,834</b>	<b>41</b>	<b>1,454</b>
<b>WATER SUPPLY - Duntroon</b>								<b>DFR = 66%</b>
Reticulation	285	89	0	0	0	69	75	1
Pump Stations	0	0	0	0	0	0	75	0
Intakes	3,874	1,162	0	0	0	588	75	8
Storage	0	0	0	0	0	0	75	0
Consents	0	0	0	0	0	0	75	0
Conveyance	0	0	0	0	0	0	75	0
Treatment Facilities	103,645	29,198	0	0	0	25,229	75	338
Forward Design	0	0	0	0	0	0	75	0
Flow Metering	0	0	0	0	0	0	75	0
Asset Management Systems	548	548	0	0	0	0	75	0
New Scheme	0	0	0	0	0	0	75	0
Renewals/Upgrades	7,322	2,246	0	0	0	771	75	10

Water Supply Contributing Area	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of Cubic Metres of Water Apportioning Growth Cost 2018-2028	Development Contribution Per Cubic Metre of Water (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Unspecified Expenditure	0	0	0	0	0	0	75	0
<b>Total - Duntroon</b>	<b>115,675</b>	<b>33,243</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26,657</b>	<b>75</b>	<b>357</b>
<b>WATER SUPPLY - Kauru</b>								<b>DFR = 68%</b>
Reticulation	38,761	9,409	0	0	0	4,374	31	139
Pump Stations	5,776	1,372	0	0	0	659	31	21
Intakes	156,958	38,238	0	0	0	15,815	31	504
Storage	8,701	1,867	0	0	0	928	31	30
Consents	0	0	0	0	0	0	31	0
Conveyance	0	0	0	0	0	0	31	0
Treatment Facilities	21,632	4,893	280,000	84,000	196,000	24,602	31	784
Forward Design	0	0	0	0	0	0	31	0
Flow Metering	0	0	0	0	0	0	31	0
Asset Management Systems	8,531	2,159	0	0	0	641	31	20
New Scheme	0	0	0	0	0	0	31	0
Renewals/Upgrades	17,314	3,576	0	0	0	1,435	31	46
Unspecified Expenditure	381	90	0	0	0	43	31	1
<b>Total - Kauru</b>	<b>258,053</b>	<b>61,605</b>	<b>280,000</b>	<b>84,000</b>	<b>196,000</b>	<b>48,498</b>	<b>31</b>	<b>1,546</b>
<b>WATER SUPPLY - Lower Waitaki</b>								<b>DFR = 71%</b>
Reticulation	48,773	14,632	0	0	0	5,465	82	67
Pump Stations	0	0	0	0	0	0	82	0
Intakes	5,762	638	150,000	150,000	0	24,118	82	295
Storage	0	0	0	0	0	0	82	0
Consents	0	0	0	0	0	0	82	0
Conveyance	0	0	0	0	0	0	82	0
Treatment Facilities	1,030,736	109,511	0	0	0	48,591	82	595
Forward Design	0	0	0	0	0	0	82	0
Flow Metering	0	0	0	0	0	0	82	0
Asset Management Systems	3,949	3,949	0	0	0	0	82	0
New Scheme	0	0	0	0	0	0	82	0
Renewals/Upgrades	21,331	4,705	0	0	0	1,775	82	22
Unspecified Expenditure	6,814	846	0	0	0	321	82	4
<b>Total - Lower Waitaki</b>	<b>1,117,366</b>	<b>134,281</b>	<b>150,000</b>	<b>150,000</b>	<b>0</b>	<b>80,272</b>	<b>82</b>	<b>982</b>
<b>WATER SUPPLY - Ohau</b>								<b>DFR = 89%</b>
Reticulation	1,108	738	0	0	0	203	7	27
Pump Stations	0	0	0	0	0	0	7	0
Intakes	3,141	1,206	0	0	0	316	7	42
Storage	0	0	0	0	0	0	7	0
Consents	5,268	2,296	0	0	0	230	7	31
Conveyance	0	0	0	0	0	0	7	0
Treatment Facilities	410,306	273,252	0	0	0	74,465	7	10,000

Water Supply Contributing Area	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of Cubic Metres of Water Apportioning Growth Cost 2018-2028	Development Contribution Per Cubic Metre of Water (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Forward Design	0	0	0	0	0	0	7	0
Flow Metering	0	0	0	0	0	0	7	0
Asset Management Systems	6,763	4,541	0	0	0	1,200	7	161
New Scheme	0	0	0	0	0	0	7	0
Renewals/Upgrades	0	0	0	0	0	0	7	0
Unspecified Expenditure	0	0	0	0	0	0	7	0
<b>Total - Ohau</b>	<b>426,586</b>	<b>282,034</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76,414</b>	<b>7</b>	<b>10,261</b>
<b>WATER SUPPLY – Bushy Creek DFR = 0%</b>								
Reticulation	0	0	0	0	0	0	13	0
Pump Stations	0	0	0	0	0	0	13	0
Intakes	0	0	0	0	0	0	13	0
Storage	0	0	0	0	0	0	13	0
Consents	21,441	1,933	0	0	0	842	13	64
Conveyance	0	0	0	0	0	0	13	0
Treatment Facilities	708	142	0	0	0	40	13	3
Forward Design	0	0	0	0	0	0	13	0
Flow Metering	0	0	0	0	0	0	13	0
Asset Management Systems	763	763	0	0	0	0	13	0
New Scheme	0	0	0	0	0	0	13	0
Renewals/Upgrades	6,185	1,856	0	0	0	618	13	47
Unspecified Expenditure	0	0	0	0	0	0	13	0
<b>Total - Bushy Creek</b>	<b>29,097</b>	<b>4,693</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500</b>	<b>13</b>	<b>115</b>
<b>WATER SUPPLY - Stoneburn DFR = 65%</b>								
Reticulation	91,512	26,696	0	0	0	9,023	25	356
Pump Stations	10,021	2,873	0	0	0	1,034	25	41
Intakes	17,602	0	0	0	0	0	25	0
Storage	0	0	0	0	0	0	25	0
Consents	0	0	0	0	0	0	25	0
Conveyance	0	0	0	0	0	0	25	0
Treatment Facilities	42,895	5,053	230,000	92,000	138,000	15,914	25	628
Forward Design	0	0	0	0	0	0	25	0
Flow Metering	0	0	0	0	0	0	25	0
Asset Management Systems	1,536	1,536	0	0	0	0	25	0
New Scheme	0	0	0	0	0	0	25	0
Renewals/Upgrades	31,932	1,530	0	0	0	506	25	20
Unspecified Expenditure	344	100	0	0	0	36	25	1
<b>Total - Stoneburn</b>	<b>195,842</b>	<b>37,788</b>	<b>230,000</b>	<b>92,000</b>	<b>138,000</b>	<b>26,512</b>	<b>25</b>	<b>1,047</b>
<b>WATER SUPPLY - Tokarahi DFR = 58%</b>								
Reticulation	493,214	155,097	310,000	0	310,000	61,302	95	645

Water Supply Contributing Area	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of Cubic Metres of Water Apportioning Growth Cost 2018-2028	Development Contribution Per Cubic Metre of Water (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Pump Stations	23,182	6,461	0	0	0	2,446	95	26
Intakes	27,736	6,236	0	0	0	1,192	95	13
Storage	14,776	5,004	120,000	48,000	72,000	10,554	95	111
Consents	0	0	0	0	0	0	95	0
Conveyance	0	0	0	0	0	0	95	0
Treatment Facilities	2,591	703	270,000	108,000	162,000	18,801	95	198
Forward Design	0	0	0	0	0	0	95	0
Flow Metering	0	0	0	0	0	0	95	0
Asset Management Systems	40,058	9,200	0	0	0	1,993	95	21
New Scheme	0	0	0	0	0	0	95	0
Renewals/Upgrades	272,825	71,071	0	0	0	35,038	95	369
Unspecified Expenditure	1,183	393	0	0	0	182	95	2
<b>Total - Tokarahi</b>	<b>875,564</b>	<b>254,164</b>	<b>700,000</b>	<b>156,000</b>	<b>544,000</b>	<b>131,509</b>	<b>95</b>	<b>1,383</b>
<b>WATER SUPPLY - Windsor</b>								<b>DFR = 70%</b>
Reticulation	3,560	0	0	0	0	0	40	0
Pump Stations	8,910	1,742	0	0	0	752	40	19
Intakes	4,453	0	0	0	0	0	40	0
Storage	0	0	0	0	0	0	40	0
Consents	0	0	0	0	0	0	40	0
Conveyance	0	0	0	0	0	0	40	0
Treatment Facilities	1,709	427	270,000	67,500	202,500	30,612	40	767
Forward Design	0	0	0	0	0	0	40	0
Flow Metering	0	0	0	0	0	0	40	0
Asset Management Systems	1,520	1,520	0	0	0	0	40	0
New Scheme	0	0	0	0	0	0	40	0
Renewals/Upgrades	15,238	2,235	0	0	0	1,429	40	36
Unspecified Expenditure	340	69	0	0	0	44	40	1
<b>Total - Windsor</b>	<b>35,730</b>	<b>5,992</b>	<b>270,000</b>	<b>67,500</b>	<b>202,500</b>	<b>32,837</b>	<b>40</b>	<b>823</b>

Table 33: On-demand Water Supply Schemes

Water Supply Contributing Area	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent Unit (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
WATER SUPPLY - Kurow								
								DFR = 0%
Reticulation	207,456	13,465	0	0	0	7,252	22	335
Pump Stations	11,857	1,153	0	0	0	664	22	31
Intakes	96,104	15,367	0	0	0	6,412	22	296
Storage	0	0	0	0	0	0	22	0
Consents	0	0	0	0	0	0	22	0
Conveyance	0	0	0	0	0	0	22	0
Treatment Facilities	244,020	38,498	0	0	0	15,617	22	720
Forward Design	0	0	0	0	0	0	22	0
Flow Metering	0	0	0	0	0	0	22	0
Asset Management Systems	13,854	2,104	0	0	0	526	22	24
New Scheme	0	0	0	0	0	0	22	0
Renewals/Upgrades	196,153	32,607	0	0	0	12,150	22	560
Unspecified Expenditure	29,387	0	0	0	0	0	22	0
Total - Kurow	798,830	103,194	0	0	0	42,621	22	1,966
WATER SUPPLY - Omarama								
								DFR = 85%
Reticulation	163,377	47,826	0	0	0	10,438	26	396
Pump Stations	0	0	0	0	0	0	26	0
Intakes	0	0	0	0	0	0	26	0
Storage	0	0	0	0	0	0	26	0
Consents	0	0	0	0	0	0	26	0
Conveyance	0	0	0	0	0	0	26	0
Treatment Facilities	1,154,429	345,184	0	0	0	76,696	26	2,909
Forward Design	0	0	0	0	0	0	26	0
Flow Metering	0	0	0	0	0	0	26	0
Asset Management Systems	23,093	6,928	0	0	0	1,503	26	57
New Scheme	0	0	0	0	0	0	26	0
Renewals/Upgrades	448,626	134,588	0	0	0	28,590	26	1,084
Unspecified Expenditure	0	0	0	0	0	0	26	0
Total - Omarama	1,789,525	534,525	0	0	0	117,227	26	4,446
WATER SUPPLY - Otematata								
								DFR = 72%
Reticulation	31,145	9,271	0	0	0	3,981	30	131
Pump Stations	0	0	0	0	0	0	30	0
Intakes	30,753	2,617	0	0	0	1,171	30	39
Storage	0	0	0	0	0	0	30	0
Consents	72,970	897	0	0	0	402	30	13
Conveyance	0	0	0	0	0	0	30	0
Treatment Facilities	1,884,898	603,263	250,000	68,511	181,489	127,755	30	4,220
Forward Design	0	0	0	0	0	0	30	0

Water Supply Contributing Area	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent Unit (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Flow Metering	0	0	0	0	0	0	30	0
Asset Management Systems	20,936	3,629	0	0	0	927	30	31
New Scheme	0	0	0	0	0	0	30	0
Renewals/Upgrades	141,457	19,262	0	0	0	8,378	30	277
Unspecified Expenditure	0	0	0	0	0	0	30	0
<b>Total - Otematata</b>	<b>2,182,159</b>	<b>638,939</b>	<b>250,000</b>	<b>68,511</b>	<b>181,489</b>	<b>142,614</b>	<b>30</b>	<b>4,710</b>

Table 34: Amalgamated Water Supply Schemes

Water Supply Contributing Area	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent Unit/Point (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
WATER SUPPLY - Greater Oamaru								
DFR = 58%								
Reticulation	11,634,009	2,111,552	8,600,000	330,000	8,270,000	678,145	527	1,286
Pump Stations	582,579	75,279	100,000	50,000	50,000	41,665	527	79
Intakes	209,509	16,259	0	0	0	6,040	527	11
Storage	220,494	42,799	2,500,000	2,500,000	0	442,677	527	840
Consents	0	0	0	0	0	0	527	0
Conveyance	0	0	0	0	0	0	527	0
Treatment Facilities	28,850,284	6,329,591	1,837,000	610,000	1,227,000	1,631,590	527	3,095
Forward Design	0	0	0	0	0	0	527	0
Flow Metering	0	0	0	0	0	0	527	0
Asset Management Systems	123,179	19,899	0	0	0	935	527	2
New Scheme	0	0	500,000	0	500,000	0	527	0
Renewals/Upgrades	5,574,013	389,665	0	0	0	145,650	527	276
Unspecified Expenditure	179,022	18,297	0	0	0	5,667	527	11
Total - Greater Oamaru	47,373,090	9,003,342	13,537,000	3,490,000	10,047,000	2,952,369	527	5,600
WATER SUPPLY - Waihemo								
DFR = 77%								
Reticulation	1,400,826	300,438	500,000	150,000	350,000	92,721	57	1,630
Pump Stations	7,976	1,629	0	0	0	875	57	15
Intakes	0	0	0	0	0	0	57	0
Storage	4,547	0	0	0	0	0	57	0
Consents	39,924	5,114	0	0	0	3,035	57	53
Conveyance	0	0	0	0	0	0	57	0
Treatment Facilities	2,641,023	652,677	0	0	0	152,164	57	2,676
Forward Design	0	0	0	0	0	0	57	0
Flow Metering	0	0	0	0	0	0	57	0
Asset Management Systems	54,822	7,595	0	0	0	3,738	57	66
New Scheme	0	0	0	0	0	0	57	0
Renewals/Upgrades	164,821	15,005	0	0	0	4,534	57	80
Unspecified Expenditure	1,592	215	0	0	0	129	57	2
Total - Waihemo	4,315,531	982,674	500,000	150,000	350,000	257,197	57	4,523
District Totals	59,786,375	12,127,981	16,307,000	4,375,011	11,931,989	3,996,059		

## 11.2 Wastewater

Table 35: Wastewater Schemes

Wastewater Contributing Area	Historical costs (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
WASTEWATER – Greater Oamaru								
								DFR = 0%
Reticulation	1,794,684	194,065	0	0	0	53,025	198	268
Pump Stations	6,563,659	716,692	0	0	0	161,753	198	818
Intakes	0	0	0	0	0	0	198	0
Storage	72,913	17,847	0	0	0	4,925	198	25
Consents	144,429	11,126	0	0	0	1,868	198	9
Conveyance	0	0	0	0	0	0	198	0
Treatment Facilities	10,192,782	1,365,114	1,530,000	571,615	958,385	414,317	198	2,096
Forward Design	0	0	0	0	0	0	198	0
Flow Metering	0	0	0	0	0	0	198	0
Asset Management Systems	206,979	0	4,300,000	0	4,300,000	0	198	0
New Scheme	0	0	0	0	0	0	198	0
Renewals/Upgrades	211,050	9,036	0	0	0	4,510	198	23
Unspecified Expenditure	404,085	41,158	1,000,000	0	1,000,000	11,863	198	60
Total - Greater Oamaru	19,590,581	2,355,038	6,830,000	571,615	6,258,385	652,261	198	3,300
WASTEWATER - Kurow								
								DFR = 0%
Reticulation	0	0	0	0	0	0	17	0
Pump Stations	0	0	0	0	0	0	17	0
Intakes	0	0	0	0	0	0	17	0
Storage	6,711	1,397	0	0	0	553	17	32
Consents	126,102	17,404	0	0	0	8,198	17	479
Conveyance	0	0	0	0	0	0	17	0
Treatment Facilities	4,264	1,095	90,000	0	90,000	252	17	15
Forward Design	0	0	0	0	0	0	17	0
Flow Metering	0	0	0	0	0	0	17	0
Asset Management Systems	0	0	0	0	0	0	17	0
New Scheme	0	0	0	0	0	0	17	0
Renewals/Upgrades	0	0	0	0	0	0	17	0
Unspecified Expenditure	0	0	0	0	0	0	17	0
Total - Kurow	137,077	19,895	90,000	0	90,000	9,003	17	526
WASTEWATER - Moeraki								
								DFR = 63%
Reticulation	23,036	1,780	0	0	0	1,190	14	82
Pump Stations	15,584	107	0	0	0	71	14	5

Wastewater Contributing Area	Historical costs (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Intakes	0	0	0	0	0	0	14	0
Storage	0	0	0	0	0	0	14	0
Consents	60,590	11,099	0	0	0	6,235	14	431
Conveyance	93,324	16,706	0	0	0	10,169	14	703
Treatment Facilities	576,143	96,196	50,000	9,083	40,917	43,031	14	2,975
Forward Design	0	0	0	0	0	0	14	0
Flow Metering	0	0	0	0	0	0	14	0
Asset Management Systems	0	0	0	0	0	0	14	0
New Scheme	2,673,193	837,836	0	0	0	4,755	14	329
Renewals/Upgrades	28,332	4,310	0	0	0	3,176	14	220
Unspecified Expenditure	0	0	120,000	0	120,000	0	14	0
<b>Total - Moeraki</b>	<b>3,470,201</b>	<b>968,034</b>	<b>170,000</b>	<b>9,083</b>	<b>160,917</b>	<b>68,628</b>	<b>14</b>	<b>4,745</b>
<b>WASTEWATER - Ohau</b>								
								<b>DFR = 0%</b>
Reticulation	0	0	0	0	0	0	13	0
Pump Stations	0	0	0	0	0	0	13	0
Intakes	0	0	0	0	0	0	13	0
Storage	0	0	0	0	0	0	13	0
Consents	3,950	2,174	0	0	0	121	13	10
Conveyance	0	0	0	0	0	0	13	0
Treatment Facilities	0	0	0	0	0	0	13	0
Forward Design	0	0	0	0	0	0	13	0
Flow Metering	0	0	0	0	0	0	13	0
Asset Management Systems	0	0	0	0	0	0	13	0
New Scheme	0	0	0	0	0	0	13	0
Renewals/Upgrades	0	0	0	0	0	0	13	0
Unspecified Expenditure	0	0	0	0	0	0	13	0
<b>Total - Ohau</b>	<b>3,950</b>	<b>2,174</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>121</b>	<b>13</b>	<b>10</b>
<b>WASTEWATER - Omarama</b>								
								<b>DFR = 0%</b>
Reticulation	26,465	3,800	0	0	0	1,118	13	83
Pump Stations	8,509	1,862	0	0	0	531	13	40
Intakes	0	0	0	0	0	0	13	0
Storage	0	0	0	0	0	0	13	0
Consents	162,688	21,526	0	0	0	8,771	13	652
Conveyance	0	0	0	0	0	0	13	0
Treatment Facilities	12,475	1,575	250,000	17,313	232,687	6,602	13	491
Forward Design	0	0	0	0	0	0	13	0

Wastewater Contributing Area	Historical costs (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
Flow Metering	0	0	0	0	0	0	13	0
Asset Management Systems	96,433	11,144	0	0	0	1,335	13	99
New Scheme	0	0	0	0	0	0	13	0
Renewals/Upgrades	0	0	0	0	0	0	13	0
Unspecified Expenditure	0	0	0	0	0	0	13	0
<b>Total - Omarama</b>	<b>306,570</b>	<b>39,907</b>	<b>250,000</b>	<b>17,313</b>	<b>232,687</b>	<b>18,358</b>	<b>13</b>	<b>1,366</b>
<b>WASTEWATER - Otematata</b>								
								<b>DFR = 0%</b>
Reticulation	0	0	0	0	0	0	14	0
Pump Stations	0	0	0	0	0	0	14	0
Intakes	0	0	0	0	0	0	14	0
Storage	0	0	0	0	0	0	14	0
Consents	124,025	14,655	0	0	0	2,878	14	212
Conveyance	0	0	0	0	0	0	14	0
Treatment Facilities	895,064	178,422	0	0	0	22,730	14	1,675
Forward Design	0	0	0	0	0	0	14	0
Flow Metering	0	0	0	0	0	0	14	0
Asset Management Systems	0	0	0	0	0	0	14	0
New Scheme	0	0	0	0	0	0	14	0
Renewals/Upgrades	0	0	0	0	0	0	14	0
Unspecified Expenditure	0	0	0	0	0	0	14	0
<b>Total - Otematata</b>	<b>1,019,089</b>	<b>193,077</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,607</b>	<b>14</b>	<b>1,887</b>
<b>WASTEWATER - Palmerston</b>								
								<b>DFR = 0%</b>
Reticulation	0	0	100,000	7,379	92,621	2,811	20	141
Pump Stations	348,955	54,803	0	0	0	12,485	20	626
Intakes	0	0	0	0	0	0	20	0
Storage	55,484	6,007	0	0	0	2,239	20	112
Consents	212,687	16,455	0	0	0	7,474	20	375
Conveyance	0	0	0	0	0	0	20	0
Treatment Facilities	452,043	54,975	200,000	0	200,000	17,106	20	857
Forward Design	0	0	0	0	0	0	20	0
Flow Metering	0	0	0	0	0	0	20	0
Asset Management Systems	0	0	0	0	0	0	20	0
New Scheme	0	0	0	0	0	0	20	0
Renewals/Upgrades	27,227	725	0	0	0	401	20	20
Unspecified Expenditure	56,211	1,878	200,000	0	200,000	0	20	0
<b>Total - Palmerston</b>	<b>1,152,609</b>	<b>134,844</b>	<b>500,000</b>	<b>7,379</b>	<b>492,621</b>	<b>42,515</b>	<b>20</b>	<b>2,131</b>

Wastewater Contributing Area	Historical costs (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
District Total	25,680,077	3,712,970	7,840,000	605,390	7,234,610	816,494		

## 11.3 Roading

Table 36: Roading network

Roading	Historical (2018/19 \$)		2018 – 2028 LTP (2018/19 \$)			TOTAL Growth Cost (Capacity) Consumed 2018-2028	Weighted Average No. of HEUs Apportioning Growth Cost 2018-2028	Development Contribution Per Household Equivalent Unit/Point (\$)
	Total Capital Expenditure	Growth Related Capital Expenditure	Total Capital Expenditure	Growth Related Capital Expenditure	Capital Expenditure Funded by Other Sources			
ROADING – District-Wide								
Amenity/Safety Maintenance	1,525,933	59,681	3,887,907	88,507	3,799,400	78,282	1,377	56.89
Bridge Renewals	1,785,950	430,326	4,785,216	1,194,269	3,590,948	225,136	1,377	163.76
Carriageway Lighting	562,870	56,018	-	-	-	23,631	1,377	17.19
Cycleway Construction	8,080,360	420,779	4,300,000	428,538	3,871,462	250,235	1,377	181.86
Maintenance Chip Seals	17,108,220	593,074	7,854,947	224,090	7,630,857	270,626	1,377	196.66
Major Drainage Control	5,522,427	47,027	2,315,257	16,928	2,298,329	28,172	1,377	20.49
Minor Safety Projects	825,431	74,119	-	-	-	34,519	1,377	25.10
New Roads and Bridges	1,204,615	121,565	-	-	-	62,219	1,377	45.24
Pavement Maintenance	5,717,669	90,610	3,151,646	48,365	3,103,282	48,787	1,377	35.45
Pavement Smoothing	8,042,601	502,729	6,767,339	436,962	6,330,378	349,306	1,377	253.94
Minor Safety Projects	1,088,460	0	7,571,032	-	7,571,032	0	1,377	0.00
Professional Services	467,780	8,449	-	-	-	529	1,377	0.38
Road Reconstruction	3,591,385	340,757	-	-	-	174,883	1,377	127.11
Seal Extension	1,610,986	125,209	635,318	49,747	585,572	70,760	1,377	51.39
Strategy Studies	19,750	1,688	-	-	-	930	1,377	0.68
Traffic Services	737,144	28,085	-	-	-	3,240	1,377	2.36
District-wide	57,891,583	2,900,116	41,268,663	2,487,405	38,781,258	1,622,777	1,377	1,178