



Growing strong communities.

2021 Policy on Development Contributions and Financial Contributions

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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 2018 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, after 1 July 2012 and before 1 July 2015, Council will apply the 2012 Policy.
- For any application submitted, accompanied by all required information, after 1 July 2015 and before 1 July 2018, Council will apply the 2015 Policy.
- For any application submitted, accompanied by all required information, after 1 July 2018 and before 1 July 2021, Council will apply the 2018 Policy.
- For any application submitted, accompanied by all required information, after 1 July 2021, Council will apply the 2021 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 contributions 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 2018 Policy. Key changes made to the policy are described below.

- 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 50% remission on roading development contributions for residential developments have been removed.
- Apartments have been added to the land use categories for retirement villages to provide simpler administration of the policy.
- Council has reviewed development contributions to incentivise development of residential housing units where there are two or more units of 80m² (or less) per unit on a single site, to create more affordable homes.
- Council may seek to recover all reasonable costs incurred in debt recovery proceedings and interest on the outstanding development contributions.
- Council may require a fee for considering a request for reconsideration, and Council will require a deposit prior to responding to an objection to development contributions.

1.5 Future policy work

- There are proposed changes to 3Waters as part of Government Reforms, as well as a reform of the Resource Management Act (RMA) and consequential changes to the Local Government Act 2002 (LGA). These changes may require an additional review of the Policy prior to 2024.

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 (m³ 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 supply including Oamaru, Weston, Enfield, Kakanui, Herbert, Waianakarua, Hampden and Moeraki.
- Oamaru wastewater – all properties that connect to the Oamaru scheme including Oamaru, Weston and Kakanui.
- Waihemo water supply - all properties that connect to the Waihemo supply 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
On-demand Zones per HEU	per HEU	District Wide – all areas	Not applicable	Not applicable	Not applicable
Kurow \$2,094	Kurow \$360	areas			
Oamaru \$6,316	Oamaru \$2,413	\$965 per HEU			
Omarama \$7,379	Omarama \$5,732			FINANCIAL CONTRIBUTIONS	FINANCIAL CONTRIBUTIONS
Otematata \$7,264	Otematata \$1,132			District Wide – all areas	District Wide – all areas where appropriate.
Waihemo \$3,430	Palmerston \$2,667			<u>Subdivision:</u>	Environmental Effects – Chapter 14 District Plan. Environmental considerations.
Restricted Zones per 1m³ of Water				1) Residential and Township Zones	o Trade waste collection and disposal system,
Awamoko \$3,764				- 7.5% of land value	o Energy supply system,
Duntroun \$271	Lake Ohau Nil			works or combination of all	o Telecommunications system,
Kauru Hill \$5,049				2) Business Zones	o Works to avoid, remedy or mediate natural hazards,
Kurow \$1,163				- 10% of land value	o Landscaping, including planting of vegetation,
Lake Ohau ² \$27,354	Moeraki \$8,056			- Land, money, works or combination of all	o Provision of access to land in the subdivision (including roads, cycleways, accessways, service ways, private access, street lighting and associated works).
Lower Waitaki \$2,314				<u>Developments</u>	o Esplanade Strips
Oamaru \$3,509				1) Residential (In all zones) 7.5% of land value	
Omarama \$4,099				<u>Other Developments</u>	
Otematata \$4,036				0.5% of value of development exceeding \$200,000.	
Bushy Creek \$7,346					
Stoneburn \$6,758					
Tokarahi \$3,010					
Windsor \$4,047					
Waihemo \$1,906					
FINANCIAL CONTRIBUTIONS	FINANCIAL CONTRIBUTIONS	FINANCIAL CONTRIBUTIONS	FINANCIAL CONTRIBUTIONS		
where appropriate.	where appropriate.	where appropriate.	where appropriate.		
Environmental Effects – Chapter 14 District Plan. Environmental Considerations	Environmental Effects – Chapter 14 of the Waitaki District Plan. Environmental Considerations	Environmental Effects – Chapter 14 of the Waitaki District Plan. Environmental Considerations	Environmental Effects – Chapter 14 of the Waitaki District Plan. Environmental Considerations		

Oamaru Water supply includes Weston/Enfield, Kakanui, Herbert/Waianakarua, Hampden and Moeraki. Waihemo Water supply includes Palmerston, Dunback, Goodwood. Oamaru Wastewater includes Weston and Kakanui.

1. Refer to the Waitaki District Plan, and the Resource Management Act (1991) for more detail on the requirement for Financial Contributions.
2. As a 50% remission on Ohau water supply development contributions will be provided for any Ohau properties paying a water half-charge, and as Ohau has a smaller water unit of /600L (instead of /1000L) Ohau’s actual Water development contributions will be \$27,354 x 0.5 x 0.6 = \$8,206.20.

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 ⁽ⁱ⁾	Wastewater ⁽ⁱⁱ⁾	Roading
Residential	1 HEU / dwelling or lot	1 HEU / dwelling or lot	1 HEU / dwelling or lot
Residential Unit in a multi-unit residential development of two or more units on a single site, of less than 80m ² per unit:			
1 bedroom unit	0.5 HEU per unit	0.5 HEU per unit	0.5 HEU per unit
2 bedroom unit	0.75 HEU per unit	0.75 HEU per unit	0.75 HEU per unit
3 bedroom unit+	1 HEU per unit	1 HEU per unit	1 HEU per unit
Rural Residential	1 HEU / dwelling or lot	1 HEU / dwelling or lot	1.23 HEU / dwelling or lot
Commercial	0.17 HEU / 100m ² + 1.17 HEU /property	0.43 HEU / 100m ² GFA	2.97 HEU / 100m ² GFA
Industrial	0.14 HEU / 100m ² + 1.17 HEU /property	0.34 HEU / 100m ² GFA	1.96 HEU / 100m ² GFA
Accommodation	0.29 HEU / 100m ² + 1.30 HEU /property	0.49 HEU / 100m ² GFA	0.80 HEU / accomm unit
Primary Industry - Dairy	N/A - Assumed to be rural schemes only.		5.90 HEU / 100 Ha ⁽ⁱⁱⁱ⁾
Family flat where GFA is less than 60m ²	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 ²	1 HEU / family flat	1.0 HEU / family flat	1.0 HEU / family flat
Retirement Villages			
Care bed	0.28 / bed + 1.30 HEU / property	0.30 HEU / bed	0.5 HEU / bed
1 bed villa/house or apartment	0.50 / villa/house + 1.30 HEU / property	0.50 HEU / villa/house	0.34 HEU / villa/house
2 bed+ villa/house or apartment	0.66 / villa/house + 1.30 HEU / property	0.67 HEU / villa/house	0.50 HEU / villa/house
Campgrounds			
Tent sites	0.03 HEU / tent site +1.30 HEU / property	0.06 HEU / tent site	0.34 HEU / tent site
Caravan sites/cabins	0.06 HEU / site/cabin+1.30 HEU/property	0.10 HEU / site/cabin	0.34 HEU / site/cabin

⁽ⁱ⁾ 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).

⁽ⁱⁱ⁾ These differentials are to be used to assess the demand on wastewater infrastructure for wastewater that does not fall within the definition of trade waste contained in the operative Waitaki District Trade Waste Bylaw applying at the time consent is granted. Development contributions payable for discharge of trade wastes will be the subject of an individual assessment.

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- (iii) 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.
- (iv) Council recognises that there is a need to support and encourage development of residential housing units where there are two or more units on a single site of less than 80m² per unit, to create more affordable homes. Council believe that using a model based on the number of bedrooms for new residential housing units of less than 80m² may offer an incentive for developers.
- ^{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 implemented.

4.1 Timing of assessment

The sequence of development is not always the same. However, Council will 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 consents are 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):

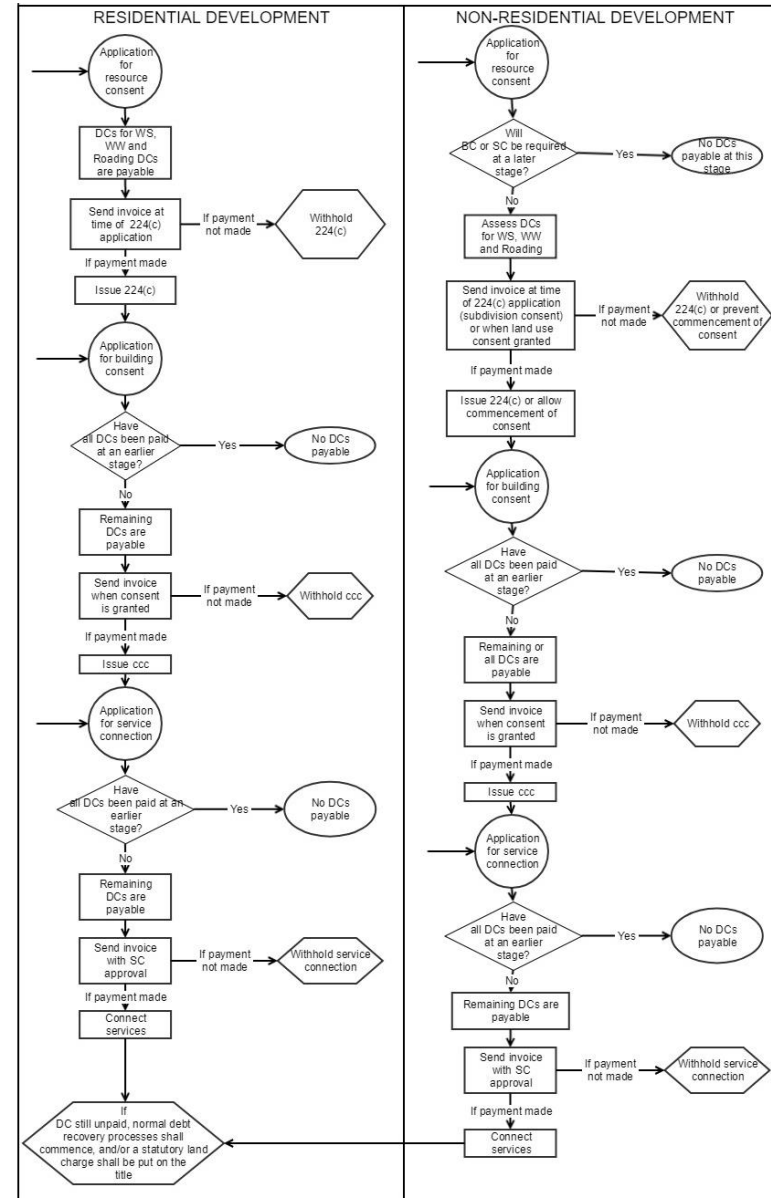
- Withhold s224c Certificate on a subdivision;
- Prevent the commencement of a resource consent for a development;
- Withhold a code of compliance certificate under the Building Act;
- Withhold a service connection to a development;
- Register the development contribution under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land for which the development contribution was required.

In addition to the above enforcement mechanisms, where invoices remain unpaid under Council’s payment terms by the 20th day of the month following issue of invoice, or in the case of a deferred payment, are not paid by the specific date, normal debt collection practices to recover outstanding debts may be invoked.

Council may seek to recover all reasonable costs incurred in recovery proceedings and interest on the outstanding development contributions at the Council’s base borrowing rate plus 5% per annum. All interest covered in respect of overdue development contributions will be paid to the relevant development contributions account.

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 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, and the use of the normal debtor recoveries systems. A targeted rate for payment of development contributions may be considered.

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 Contributions 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 for development contributions under s199A of the Local Government Act 2002, if the applicant has grounds to believe that:

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

A Reconsideration Request form may be found on the Council's website www.waitaki.govt.nz, or from Council offices at 20 Thames St, Oamaru.

If a reconsideration is applied for in relation to grounds a) or b), no fee will be charged. In the case of the third ground, if any error in recording of information, or the manner in which it has been used is proven to be the fault of Council, no fee will be charged. If the information used to assess the person's development against the Development Contribution Policy is incomplete or contains errors and these errors or omissions are attributable to the applicant, a fee of \$255+GST will be charged. A request for reconsideration will be considered when any applicable fee has been paid. If the fee is paid and it is later determined that Council has incorrectly applied the Policy or development contributions were incorrectly calculated, the fee will be refunded.

How a Reconsideration is lodged

The request for reconsideration must be made:

- a) 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.; and
- b) by preferably completing the form or otherwise in writing, and sending it together with any relevant supporting information by email to: service@waitaki.govt.nz, or by posting it to: Chief Executive, C/- Waitaki District Council, Private Bag 50058, Oamaru.

Steps in the Reconsideration Process

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.
- If the Reconsideration Request meets one or more grounds for reconsideration under section 199A of the LGA, Council will reconsider its development contributions assessment.
- The Council officer may request further relevant information from the applicant.
- The Council officer will make a recommendation in a report for consideration by 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 LGA, sections 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 of the LGA; or
- (d) incorrectly applied its development contributions policy to the objector's development.

An Objection Form may be found on the Council's website www.waitaki.govt.nz, or from the Council offices at 20 Thames Street, Oamaru.

How an Objection is Lodged

- a) Any objection must be lodged with the Council within 15 working days of receiving notice to pay a development contribution, or, in the case where a request for reconsideration has been considered, within 15 working days of receiving the outcome of any request for reconsideration; and
- b) By preferably completing the objection form or otherwise in writing and sending it with any relevant supporting information by email to: service@waitaki.govt.nz, or by posting it to: Chief Executive, C/- Waitaki District Council, Private Bag 50058, Oamaru. Council requires a deposit of \$2,750+GST prior to commissioner(s) being selected, with the balance to be paid on invoice.

The LGA allows for the full cost of the hearing and/or the administration and Commissioner costs associated with the objection to be paid by the objector. If there is a withdrawal of an objection pursuant to clause 2 to Schedule 13A of the LGA then this does not affect Council's right to recover any actual and reasonable costs incurred to that point (clause 2(2)).

Steps in the Objection Process

Once the objection is lodged and grounds for objection are met, Council is then responsible for administering the objections process and selecting and supporting the development contributions commissioners in accordance with Schedule 13A of the LGA.

Council may appoint up to three development contributions commissioners to hear the objection. Objectors are liable for the following costs that may be incurred in the objection process:

- (a) selection, engagement, and employment of the development contributions commissioners; and
- (b) 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 LGA 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, 20 Thames Street, Oamaru.
- Palmerston Service Centre, 54 Tiverton Street, Oamaru.
- Website - 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 2021-2031 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.

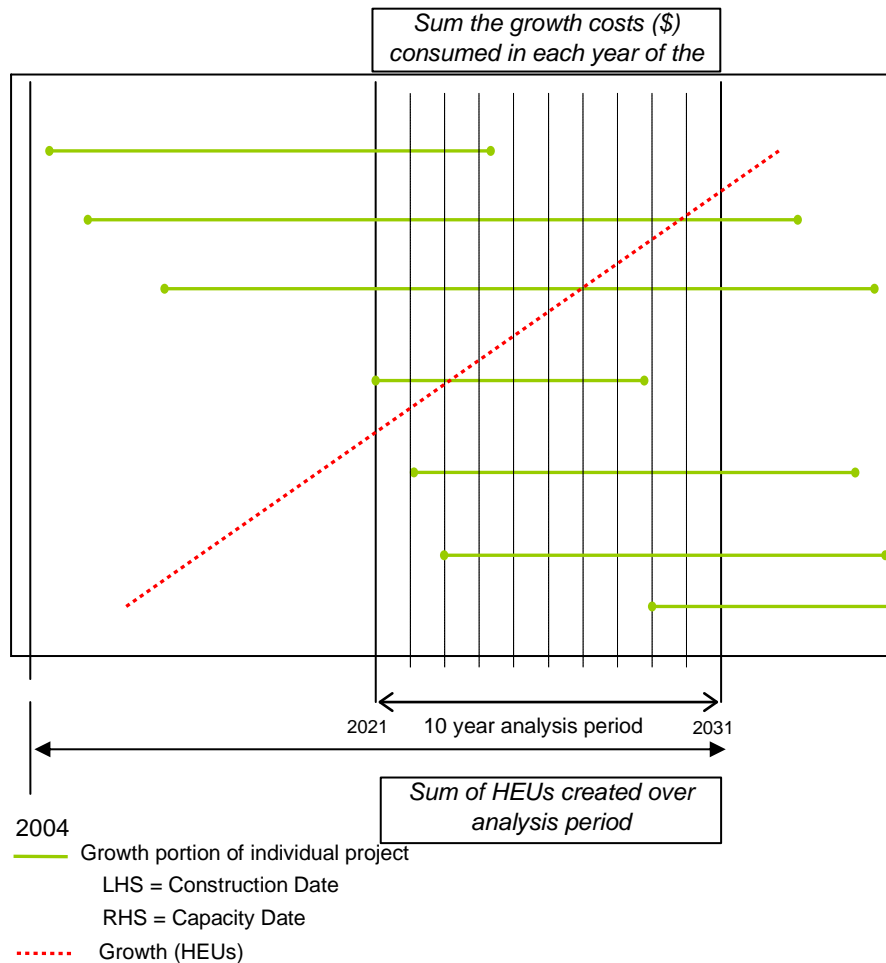
Standard Development Contribution	=	$\frac{\text{Sum of growth costs consumed in analysis period}}{\text{Sum of new HEUs in analysis period}}$
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The calculation method uses the 10 year LTP timeframe as the analysis period and can be summarised by the 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 2021.
- 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 2021. 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 3.2% has been applied.

Growth Projections

Council's latest growth projections forecast that the district is projected to increase by around 1,700 people over the next 10 years, with an increase in residential dwellings of around 900 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 LTP 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 LTP 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

“means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199”.

Community infrastructure – is defined in the LGA as:

“(a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and

(b) includes land that the territorial authority will acquire for that purpose”.

This definition includes 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 – is 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 – is defined in the LGA as:

“means a contribution -

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 – is 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.

Residential Unit – means a residential activity which consists of a single self-contained household unit, whether of one or more persons, and includes accessory buildings and a family flat. Where more than one kitchen and/or laundry facility is

provided on the site, other than a kitchen and/or laundry facility in a family flat, there shall be deemed to be more than one residential unit.

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 means a residential unit which has cooking, toilet, and bathroom facilities.

Cooking facilities means a room or part thereof where and the equipment by which meals may be prepared.

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, campervans 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 – is defined in the LGA as:

“means the provision of roads and other transport, water, wastewater, and stormwater collection and management”.

RMA - The Resource Management Act 1991 and amendments.

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 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 (2021/22 \$)		2021 - 2031 LTP (2021/22 \$)			TOTAL Growth Cost (Capacity) Consumed 2021-2031	Weighted Average No. of Cubic Meters of Water Apportioning Growth Cost 2021-2031	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	274,048	46,567	2,120,000	615,000	1,505,000	174,970	46	\$3,764
Dunroon	172,800	49,596	288,750	0	288,750	24,454	90	\$271
Kauru Hill	283,749	56,457	2,145,000	622,500	1,522,500	174,595	35	\$5,049
Lake Ohau	44,295	25,401	1,570,000	450,000	1,120,000	203,700	7	\$27,354
Lower Waitaki	1,265,968	147,164	1,288,750	1,000,000	288,750	219,038	95	\$2,314
Bushy Creek	26,565	4,308	1,620,000	465,000	1,155,000	102,541	14	\$7,346
Stoneburn	227,725	45,051	2,338,750	615,000	1,723,750	177,761	26	\$6,758
Tokarahi	885,737	231,746	3,215,000	915,000	2,300,000	330,089	110	\$3,010
Windsor	66,444	5,567	2,145,000	622,500	1,522,500	183,111	45	\$4,047
TOTAL	3,247,331	611,857	16,731,250	5,305,000	11,426,250	1,590,260	468	

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

Water Supply Contributing Area	Historical (2021/22 \$)		2021 - 2031 LTP (2021/22 \$)			TOTAL Growth Cost (Capacity) Consumed 2021-2031	Weighted Average No. of HEUs Apportioning Growth Cost 2021-2031	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	1,109,123	155,242	338,750	0	338,750	59,121	28	\$2,094
Omarama	2,818,283	812,964	120,000	15,000	105,000	230,707	31	\$7,379
Otematata	2,384,373	592,450	5,288,750	1,100,000	4,188,750	307,531	42	\$7,264
TOTAL	6,311,778	1,560,657	5,747,500	1,115,000	4,632,500	597,359	102	

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

Water Supply Contributing Area	Historical (2021/22 \$)		2021 - 2031 LTP (2021/22 \$)			TOTAL Growth Cost (Capacity) Consumed 2021-2031	Weighted Average No. of HEUs Apportioning Growth Cost 2021-2031	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	57,902,478	10,188,196	52,708,130	9,400,000	43,308,130	4,480,701	709	\$6,316
Waihemo	3,978,758	898,463	7,638,750	0	7,638,750	219,557	64	\$3,430
TOTAL	61,881,237	11,086,659	60,346,880	9,400,000	50,946,880	4,700,258	773	
DISTRICT TOTAL	71,440,346	13,259,172	82,825,630	15,820,000	67,005,630	6,887,879		

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

Wastewater Contributing Area	Historical (2021/22 \$s)		2021 - 2031 LTP (2021/22 \$)			TOTAL Growth Cost (Capacity) Consumed 2021-2031	Weighted Average No of HEUs Apportioning Growth Cost 2021-2031	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			
Oamaru	18,367,274	795,424	17,538,750	1,920,000	15,618,750	787,925	327	\$2,413
Kurow	133,201	20,333	635,000	0	635,000	8,602	24	\$360
Moeraki	4,485,889	1,038,296	788,750	17,500	771,250	144,622	18	\$8,056
Omarama	1,467,557	225,470	503,750	7,000	496,750	96,670	17	\$5,732
Otematata	931,969	173,414	253,750	7,000	246,750	22,868	20	\$1,132
Palmerston	2,777,323	200,550	1,632,500	0	1,632,500	61,233	23	\$2,667
DISTRICT TOTAL	28,163,213	2,453,486	21,352,500	1,951,500	19,401,000	1,121,921	428	

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

Roothing Contributing Area	Historical (2021/22 \$s)		2021 - 2031 LTP (2021/22 \$)			TOTAL Growth Cost (Capacity) Consumed 2021-2031	Weighted Average No of HEUs Apportioning Growth Cost 2021-2031	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	65,757,434	2,839,794	43,055,992	2,416,814	40,639,179	1,396,910	1,451	963

8.4 Schedule of assets

Table 8 : Water Supply – Schedule of Assets

Contributing Area	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
Waihemo	District Hydraulic Analysis	4,256	100%	0%
	Waitaki Coastal Township Water Scheme	766	100%	0%
	Dunback Drinking Standard Compliance	10,671	40%	60%
	Goodwood Drinking Standard Compliance	43,288	30%	70%
	Waihemo Drinking Standard Compliance	1,806,322	25%	75%
	Waihemo Drinking Standard Upgrade	17,241	25%	75%
	Water Asset Capital Works	12,000	25%	75%
	Waitaki Coastal Headworks Zone	1,092	14%	86%
	Palmerston Chlorinator	10,798	14%	86%
	Palmerston Consent	13,943	13%	87%
	Palmerston Main	98,767	12%	88%
	Palmerston Telemetry	27,422	1%	99%
	Palmerston Turbidity Meter	5,415	15%	85%
	Treatment Plant Upgrade	130,396	21%	79%
	Dunback Main	2,842	20%	80%
	Dunback Pump	4,679	20%	80%
	Dunback Consent	5,472	21%	79%
	Goodwood Main	23,234	13%	87%
	Goodwood Consent	5,472	12%	88%
	Goodwood Main Renewal	46,534	27%	73%
Waihemo Main	834,867	25%	75%	
Waihemo Drinking Standard Upgrade Blue Mountain Tanks	42,213	25%	75%	
Waihemo Total		3,147,691	24%	76%
Greater Oamaru	Pipeline Renewals	225,310	30%	70%
	Hampden/Moeraki Drinking Standard Compliance	51,476	34%	66%
	Hampden/Moeraki Treated Reticulation	10,087	30%	70%
	Hampden Water New Capital	24,371	30%	70%
	Kakanui Drinking Standard Compliance	1,104,195	30%	70%
	Kakanui Treated Reticulation	126,154	30%	70%
	Oamaru Tunnel Pipe	244,795	15%	85%
	Oamaru Main	777,634	20%	80%
	Oamaru (Enfield-Weston) Drinking Standard Compliance	568,246	13%	87%
	Oamaru Pump Stations	27,248	17%	83%
	Oamaru Treatment Plant	13,276,525	26%	74%
	Oamaru Intake	111,464	16%	84%

Contributing Area	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
	Oamaru Water Supply Planned Capacity Improvements	668,825	100%	0%
	Herbert Water New Capital	8,269	30%	70%
	South Hill Microzone Pump Station	122,857	30%	70%
	Oamaru Water and Wastewater Capacity Study Stage 2	203,400	100%	0%
	Oamaru Urban Water Main Renewals/Upgrades	9,048,359	20%	80%
	Oamaru Rural Water Main Renewals/Upgrades	3,393,134	20%	80%
	Oamaru Raw Water Capacity and Resilience Upgrades	18,875,638	20%	80%
	Oamaru Water Additional Storage	3,249,253	70%	30%
	Waitaki Coastal Headworks Zone	10,846	14%	86%
	Moeraki Chlorination	6,874	47%	53%
	Kakanui Main	59,876	34%	66%
	Oamaru Chlorine System	114,733	13%	87%
	Oamaru Other	45,821	15%	85%
	Oamaru Reservoir Bypass Line	22,000	11%	89%
	Oamaru Submersible Pump	45,368	11%	89%
	Weston Pump	9,370	26%	74%
	Weston Telemetry	11,664	26%	74%
	Weston Upgrade	193,403	26%	74%
	Enfield Renewal	25,967	24%	76%
	Treatment Plant Upgrade	930,636	26%	74%
	Hampden/Moeraki Water Main	5,389	27%	73%
	Herbert/Waianakarua Chlorine Dosing Pump Spare	1,006	29%	71%
	Herbert/Waianakarua Renewals	156,858	11%	89%
	Herbert/Waianakarua Drinking Standard Compliance	68,058	20%	80%
	Herbert/Waianakarua Treated Reticulation	20,130	22%	78%
	Herbert/Waianakarua Reservoirs	3,031	20%	80%
	Herbert Treatment Drinking Water Standards Upgrade	55,370	30%	70%
	Kakanui Pumps	12,014	24%	76%
	Avon St Pumping Station	223,263	18%	82%
	Oamaru Water Main	175,165	15%	85%
	Oamaru Renew Main	94,560	16%	84%
	Oamaru Treatment Plant Upgrade	65,260	14%	86%
	Oamaru Water Treated Reticulation New	462,126	30%	70%
	Oamaru Treatment Plant New	9,732	100%	0%
	Oamaru Drinking Water Standards Pipeline to Hampden/Herbert New	7,554,748	30%	70%
	Oamaru Treatment Plant Extra Reservoir	209	100%	0%
	Water Asset Capital Works Reticulation	75,000	20%	80%
	Water Asset Capital Works Supply	133,929	20%	80%

Contributing Area	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
	Oamaru Treatment Plant Capacity and Resilience Upgrades	7,188,450	20%	80%
	Weston Main	118,656	27%	73%
	Weston Renewal	33,143	26%	74%
	Enfield Main	26,507	21%	79%
	Oamaru to Weston/Enfield Pipe	270,777	30%	70%
	Meet revised drinking water standards for Oamaru WTP	500,000	20%	80%
Greater Oamaru Total		70,847,178	26%	74%
Awamoko	Pipeline Renewals	17,032	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%
	Awamoko Renewals	37,528	18%	82%
	Awamoko Warning System	2,182	18%	82%
	Waitaki Coastal Headworks Zone	342	19%	81%
	Awamoko Replace Sand	4,282	27%	73%
	Awamoko Value	245	18%	82%
	Awamoko Pump Station	70,386	19%	81%
	Awamoko Renewals Pipe	5,105	30%	70%
	Awamoko Drinking Water Standards Upgrade Issues and Options	51,700	30%	70%
	Awamoko Drinking Water Standards Upgrade	2,111,428	30%	70%
Awamoko Total		2,314,094	29%	71%
Duntroon	Pipeline Renewals	603	30%	70%
	Duntroon Treatment Plant/Intake	3,093	30%	70%
	Duntroon Drinking Standard Compliance	11,785	30%	70%
	Duntroon Treatment Reticulation	204	30%	70%
	Duntroon Water New Capital	19,021	22%	78%
	Duntroon Treatment Drinking Water Standards Upgrade	112,591	30%	70%
Duntroon Total		147,298	29%	71%
Kauru Hill	District Hydraulic Analysis	1,018	100%	0%
	Waitaki Coastal Township Water Scheme	183	100%	0%
	Pipeline Renewals	8,012	30%	70%
	Intake Upgrade	115,750	24%	76%
	Kauru Hill Treated Reticulation	3,781	30%	70%
	Waitaki Coastal Headworks Zone	261	24%	76%
	Kauru Hill Intake & Pump	5,865	21%	79%
	Kauru Hill Main	22,389	24%	76%
	Kauru Hill Pressure Vessel	4,367	21%	79%
	Kauru Hill Reservoir Roof	386	22%	78%

Contributing Area	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
	Kauru Hill Drinking Standard Compliance	9,520	30%	70%
	Kauru Hill Treatment Drinking Water Standards Upgrade	1,832	30%	70%
	Kauru Hill Water New Capital	1,809	30%	70%
	Kauru Hill Drinking Water Standards Upgrade Issues and Options	50,000	30%	70%
	Kauru Hill Drinking Water Standards Upgrade	2,150,569	30%	70%
Kauru Hill Total		2,375,742	30%	70%
Kurow	District Hydraulic Analysis	1,342	100%	0%
	Pipeline Renewals	55,737	30%	70%
	Kurow Drinking Standard Compliance	126,112	18%	82%
	Kurow Treated Reticulation	84,294	15%	85%
	Kurow Treatment Plant/Intake	76,492	18%	82%
	Kurow Water New Capital	115,585	30%	70%
	Water Asset Capital Works	8,000	30%	70%
	Kurow Main	7	12%	88%
	Kurow Other Renewals	11,780	12%	88%
	Kurow Pump	7,958	12%	88%
	Treatment Plant Upgrade	42,583	17%	83%
	Kurow Renew Main	63,434	13%	87%
	Kurow Ultraviolet	45,313	30%	70%
Kurow Total		638,638	21%	79%
Lake Ohau	District Hydraulic Analysis	78	100%	0%
	Lake Ohau Drinking Standard Compliance	13,199	67%	33%
	Lake Ohau Treated Reticulation	888	67%	33%
	Lake Ohau Water New Capital	10,353	67%	33%
	Lake Ohau Intake	1,772	38%	62%
	Lake Ohau Treatment Drinking Water Standards Upgrade	5,045	67%	33%
	Lake Ohau Drinking Water Standards Upgrade	1,551,000	30%	70%
Lake Ohau Total		1,582,335	31%	69%
Lower Waitaki	Pipeline Renewals	11,638	30%	70%
	Lower Waitaki Drinking Standard Compliance	345,240	10%	90%
	Lower Waitaki Treated Reticulation	40,601	30%	70%
	Lower Waitaki Treatment Plant/Intake	4,560	11%	89%
	Lower Waitaki Water New Capital	26,354	30%	70%
	Lower Waitaki Capacity Upgrade	1,079,995	100%	0%
	Waitaki Coastal Headworks Zone	606	12%	88%
	Treatment Plant Upgrade	410,560	10%	90%
	Lower Waitaki Other Improvements	3,346	13%	87%
	Lower Waitaki Sand Filter	8,761	28%	72%

Contributing Area	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
	Lower Waitaki Replace Sand	10,347	30%	70%
	Lower Waitaki Water Drinking Water Standards Upgrade	5,797	30%	70%
	Lower Waitaki Ultraviolet	45,313	30%	70%
Lower Waitaki Total		1,993,119	60%	40%
Busy Creek	Pipeline Renewals	4,718	30%	70%
	Busy Creek Consent	6,491	19%	81%
	Treatment Plant Upgrade	540	20%	80%
	Bushy Creek Drinking Water Standards Upgrade	1,635,271	30%	70%
Busy Creek Total		1,647,020	30%	70%
Omarama	District Hydraulic Analysis	1,187	30%	70%
	Omarama Upgrade	181,987	30%	70%
	Omarama Drinking Standard Compliance	94,587	30%	70%
	Omarama Treated Reticulation	12,733	30%	70%
	Omarama Water New Capital	28,082	30%	70%
	Water Asset Capital Works	5,000	30%	70%
	Omarama Main	78,029	30%	70%
	Omarama Telemetry Alarm	11,704	30%	70%
	Omarama Main Renewal/Upgrade	32,781	30%	70%
	Omarama Reticulation Upgrade	13,603	30%	70%
	Treatment Plant Upgrade	20,053	30%	70%
	Omarama Main Extension to Prohibition Road	16,507	30%	70%
	Omarama Treatment Drinking Water Standards Upgrade	444,764	30%	70%
	Omarama Water Treated Reticulation Renewals	107,508	1%	99%
	Omarama Drinking Water Standards Upgrade	1,460,000	30%	70%
	Omarama Water Filling Station	50,000	30%	70%
Omarama Total		2,558,526	29%	71%
Otematata	District Hydraulic Analysis	2,254	100%	0%
	Otematata Drinking Standard Compliance	1,059,578	34%	66%
	Otematata Renewals	48,409	30%	70%
	Otematata Treated Reticulation	24,884	30%	70%
	Otematata Water New Capital	55,824	18%	82%
	Water Asset Capital Works	10,000	18%	82%
	Otematata Water Main Renewals/Upgrades	5,118,152	20%	80%
	Otematata Consent	6,733	8%	92%
	Treatment Plant Upgrade	24,307	35%	65%
	Otematata Gallery Intake	18,040	9%	91%
	Otematata Treatment Drinking Water Standards Upgrade	513,980	18%	82%
	Otematata Ultraviolet	31,851	18%	82%

Contributing Area	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
	Otematata Drinking Water Standards Upgrade Install Filters	1,034,000	30%	70%
Otematata Total		7,948,012	23%	77%
Stoneburn	Pipeline Renewals	1,681	30%	70%
	Stoneburn Treated Reticulation	7,825	30%	70%
	Stoneburn Water New Capital	28,367	40%	60%
	Waitaki Coastal Headworks Zone	236	29%	71%
	Stoneburn Pump	6,726	29%	71%
	Treatment Plant Upgrade	3,263	40%	60%
	Stoneburn Main	56,136	29%	71%
	Stoneburn Renewals Pump	2,177	30%	70%
	Stoneburn Treatment Drinking Water Standards Upgrade	3,257	40%	60%
	Stoneburn Drinking Water Standards Upgrade Issues and Options	50,000	30%	70%
	Stoneburn Drinking Water Standards Upgrade	2,078,857	30%	70%
Stoneburn Total		2,238,524	30%	70%
Tokarahi	District Hydraulic Analysis	3,162	100%	0%
	Waitaki Coastal Township Water Scheme	569	100%	0%
	Tokarahi Drinking Standard Compliance	481	36%	64%
	Tokarahi Pump	9,213	34%	66%
	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	5,029	24%	76%
	Waitaki Coastal Headworks Zone	811	33%	67%
	Tokarahi Header Tank	10,372	34%	66%
	Tokarahi Main & VSD's	38,029	33%	67%
	Treatment Plant Upgrade	989	40%	60%
	Tokarahi Pipe	410	24%	76%
	Tokarahi Renewals/Improvements	62,331	39%	61%
	Tokarahi Main	128,178	31%	69%
	Tokarahi Main Peaks/Conlans Road	28,829	35%	65%
	Tokarahi Main Smilies Rd	6,713	35%	65%
	Tokarahi Main Stage 2	35,769	35%	65%
	Tokarahi Drinking Water Standards Upgrade	3,186,271	30%	70%
Tokarahi Total		3,716,226	30%	70%
Windsor	Pipeline Renewals	1,154	30%	70%
	Windsor Water New Capital	5,016	8%	92%
	Waitaki Coastal Headworks Zone	233	20%	80%

Contributing Area	Project Name	Capital Cost (\$)	Proportion of Capital Cost proposed to be recovered through DCs	Sum of Proportion of Capital Cost proposed to be recovered through other sources
	Windsor Pump	3,230	20%	80%
	Windsor Renewals Pump	6,450	21%	79%
	Windsor Drinking Water Standards Upgrade Issues and Options	51,700	30%	70%
	Windsor Drinking Water Standards Upgrade	2,150,569	30%	70%
Windsor Total		2,218,352	30%	70%
Grand Total		103,372,755	27%	73%

Table 9: Wastewater Supply – Schedule of Assets

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
Oamaru	Oamaru Wastewater Main Renewals/Upgrades	10,744,926	20%	80%
	Oamaru Sewerage New Capital	289,683	100%	0%
	Oamaru Septage Pond Capital Upgrades	67,478	100%	0%
	Oamaru Main	794,355	6%	94%
	Chelmer Street Sewer Main Renewal Capacity Improvement	333,181	12%	88%
	Humber Street Pump Station	236,362	10%	90%
	Kakanui Pump Station	95,660	24%	76%
	Oamaru Sewer Other Renewals	320,283	7%	93%
	Weston Sewer Connection	125,878	11%	89%
	Harbour Sewer Extension	121,628	11%	89%
	Wansbeck St Reticulation Extension	17,919	100%	0%
	Oamaru Orwell Stn Starters	102,973	10%	90%
	Kakanui Line Pond	37,826	24%	76%
	Oamaru / Weston Trunk	80,225	11%	89%
	Oamaru TY Duncan Bypass	71,465	10%	90%
	Oamaru Pump Station Starters	56,728	10%	90%
	Risk Management Plan Oamaru Wastewater	116,295	20%	80%
	Oamaru Orwell Stn Pumps	56,952	10%	90%
	Kakanui Treatment Plant	44,620	25%	75%
	Kakanui Sewer Renewals	38,198	9%	91%
	Oamaru Step Screen	32,471	10%	90%
	Oamaru Septage Pond Capital Upgrades New Capital	5,800	100%	0%
	Pipework Humber Bridge	27,648	11%	89%
	Y2K Scada Upgrade	26,648	11%	89%
	Oamaru Sewer Outfall	17,886	10%	90%
	Oamaru Gravity Reticulation	23,316	7%	93%
	Oamaru Consent	80,762	8%	92%
	Oamaru Renewals	21,380	8%	92%
	Oamaru Treatment Plant	5,238	10%	90%
	Kakanui Gravity Reticulation	620	9%	91%
	Oamaru Wastewater New Monitoring Equipment	200,000	0%	100%
	Oamaru Sewer Beach Rd Pump Station Pump #1	33,877	0%	100%
	Oamaru Pump Stations	2,870	0%	100%
	Oamaru Wastewater Treatment Plant	4,592,139	13%	87%
Oamaru Sewer Gravity Reticulation Renewals	466,624	0%	100%	
Oamaru Wastewater Treatment Plant Renewals/Upgrades	406,800	0%	100%	

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 Sewer Pressure Reticulation Renewals	35,594	0%	100%
	Oamaru Sewer Main Replacement	109,504	0%	100%
	Oamaru Treatment Plant Renewals	646,762	0%	100%
	Oamaru Sewer TY Duncan Rd	27,977	0%	100%
	Oamaru Sewer Pump Stations Renewals	391,768	0%	100%
	Orwell St Wastewater Pump Station	1,341,381	13%	87%
	Satellite Wastewater Pump Stations x 4	132,000	11%	89%
	Regina Lane Wastewater Pump Station	441,533	11%	89%
	Wastewater Overflow Mitigation Oamaru	5,998,034	0%	100%
	Oamaru Wastewater Pumpstation Renewals/Upgrades	1,131,045	0%	100%
	Scada renewals	1,073,213	0%	100%
	Sewer Capital Works	15,000	0%	100%
	Beach Road Wastewater Pump Station	392,730	11%	89%
	Sewer System Renewals	387,400	0%	100%
Oamaru Total	Grand Total	31,820,654	12%	88%
Kurow	Kurow Sewer Consent	92,267	14%	86%
	Kurow Sewerage New Capital	9,754	28%	72%
	Kurow Sewerage Ponds	3,398	21%	79%
Kurow Total		105,419	15%	85%
Moeraki	Moeraki Sewerage New Capital	1,531,286	18%	82%
	Moeraki Consent	119,531	18%	82%
	Risk Management Plan Moeraki Wastewater	83,566	25%	75%
	Moeraki Renewals Pumps at Pump Stations	14,262	15%	85%
	Moeraki Gravity Reticulation	8,337	17%	83%
	Moeraki Renewals	7,127	16%	84%
	Moeraki Treatment Plant Wetlands	3,375	22%	78%
	Moeraki Pump Stations	500	17%	83%
Moeraki Total		1,767,985	18%	82%
Omarama	Omarama Sewerage Treatment Plant upgrade disposal field	1,134,638	16%	84%
	Omarama Consent	161,507	12%	88%
	Omarama Renewals	9,584	24%	76%
	Omarama Gravity Reticulation	15,805	10%	90%
	Omarama Pumps (x2)	5,142	24%	76%
	Risk Management Plan Omarama Wastewater	39,675	20%	80%
	Omarama Sewerage New Capital	1,778	14%	86%
Omarama Total		1,368,128	16%	84%
Otematata	Otematata Treatment Upgrade	417,676	23%	77%

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
	Otematata Consent	224,571	11%	89%
	Risk Management Plan Otematata Wastewater	39,675	20%	80%
	Otematata Treatment Plant	17,197	10%	90%
	Otematata Sewerage New Capital	4,523	14%	86%
Otematata Total		703,642	19%	81%
Palmerston	Palmerston Treatment Plant Upgrade	537,278	13%	87%
	Palmerston Treatment Plant	292,209	14%	86%
	Palmerston Pump Stations	276,152	16%	84%
	Palmerston Consent	143,739	8%	92%
	Palmerston Aerator	40,881	10%	90%
	Palmerston Sewerage New Capital	6,409	7%	93%
	Palmerston Gravity Reticulation	4,385	7%	93%
	Palmerston Renewals	3,334	8%	92%
	Palmerston Horse Range Pump	900	10%	90%
Palmerston Total		1,305,289	13%	87%
Grand Total		37,071,117	12%	88%

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	39,410,176	1.5%	98.5%
Bridge Renewals	15,430,630	9.3%	90.7%
Carriageway Lighting	1,827,146	5.7%	94.3%
Cycleway Construction	10,309,073	5.5%	94.5%
Maintenance Chip Seals and Thin Asphalt Surfacing	43,644,126	1.4%	98.6%
Major Drainage Control	13,645,566	0.3%	99.7%
Minor Safety Projects	1,012,284	3.9%	96.1%
New Roads and Bridges (roads)	1,159,865	4.7%	95.3%
Pavement Maintenance	14,203,443	0.6%	99.4%
Pavement Smoothing	33,414,614	2.4%	97.6%
Professional Services	1,192,653	0.7%	99.3%
Road Reconstruction	7,415,560	3.5%	96.5%
Seal Extension	2,159,636	6.4%	93.6%
Strategy Studies	15,509	7.3%	92.7%
Traffic Services	3,473,132	1.7%	98.3%
Grand Total	188,313,413	2.5%	97.5%