



Growing strong communities.

2018 Policy on Development Contributions and Financial Contributions

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TABLE OF CONTENTS

1.	INTRODUCTION.....	1
1.1	Overview.....	1
1.2	Transition between policies	1
1.3	Updating the policy	1
1.4	Key changes.....	2
1.5	Future policy work.....	2
1.6	Policy guideline.....	2
2.	PURPOSE AND OBJECTIVES	3
2.1	Purpose	3
2.2	Objectives	3
3.	APPLICATION OF THE POLICY	4
3.1	Who is assessed?.....	4
3.2	What contributions are payable	4
3.3	How much is payable?.....	4
3.4	Land use differentials.....	6
4.	ASSESSMENT PROCESS.....	7
4.1	Timing of assessment.....	7
4.2	Timing of payment	7
4.3	Enforcement of payment.....	8
4.4	Remissions	9
4.5	Refund policy	9
4.6	Unusual developments	9
4.7	Deferral of Payment.....	9
4.8	Credits	10
4.9	Delegations.....	10
5.	RECONSIDERATIONS AND OBJECTIONS.....	11
5.1	Reconsideration.....	11
5.2	Objection.....	11
6.	DEVELOPMENT AGREEMENTS.....	13
7.	CALCULATION METHODOLOGY.....	14
7.1	Overview of calculation methodology	14
7.2	Growth costs	15
7.3	Significant assumptions	16
7.4	Risks	16
8.	APPENDIX.....	17
8.1	Definitions	17
8.2	Consideration of activity funding.....	20
8.3	Disclosure tables	21
8.4	Schedule of assets	23

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 (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 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
<p>On-demand Supplies per HEU</p> <p>Kurow \$1,970</p> <p>Oamaru \$5,600</p> <p>Omarama \$4,450</p> <p>Otematata \$4,710</p> <p>Waihemo \$4,520</p> <p>Restricted Supplies per 1m³ of Water</p> <p>Awamoko \$1,450</p> <p>Dunback \$2,510</p> <p>Duntroon \$360</p> <p>Goodwood \$2,510</p> <p>Hampden \$3,110</p> <p>Herbert/Waianakarua \$3,110</p> <p>Kakanui \$3,110</p> <p>Kauru \$1,550</p> <p>Lake Ohau \$10,260</p> <p>Lower Waitaki \$980</p> <p>Moeraki \$3,110</p> <p>Oamaru \$3,110</p> <p>Bushy Creek \$110</p> <p>Palmerston \$2,510</p> <p>Stoneburn \$1,050</p> <p>Tokarahi \$1,380</p> <p>Windsor \$820</p> <p>FINANCIAL CONTRIBUTIONS where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations</p>	<p>per HEU</p> <p>Kurow \$530</p> <p>Oamaru \$3,300</p> <p>Omarama \$1,370</p> <p>Otematata \$1,890</p> <p>Palmerston \$2,130</p> <p>Kakanui \$3,300</p> <p>Lake Ohau \$10</p> <p>Moeraki \$4,750</p> <p>Oamaru \$3,300</p> <p>Palmerston \$2,130</p> <p>FINANCIAL CONTRIBUTIONS where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations</p>	<p>District Wide – all areas \$1,180 per HEU</p> <p>FINANCIAL CONTRIBUTIONS where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations</p>	<p>Not applicable</p> <p>FINANCIAL CONTRIBUTIONS where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental Considerations</p>	<p>Not applicable</p> <p>FINANCIAL CONTRIBUTIONS District Wide – all areas Subdivision: 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 Developments 1) Residential (In all zones) 7.5% of land value Other Developments 0.5% of value of development exceeding \$200,000.</p> <p>FINANCIAL CONTRIBUTIONS District Wide – all areas where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental considerations. <ul style="list-style-type: none"> o Trade waste collection and disposal system, o Energy supply system, o Telecommunications system, o Works to avoid, remedy or mediate natural hazards, o Landscaping, including planting of vegetation, o Provision of access to land in the subdivision (including roads, cycleways, accessways, service ways, private access, street lighting and associated works). o Esplanade Strips </p>	<p>Not applicable</p> <p>FINANCIAL CONTRIBUTIONS District Wide – all areas where appropriate. Environmental Effects – Chapter 14 District Plan. Environmental considerations. <ul style="list-style-type: none"> o Trade waste collection and disposal system, o Energy supply system, o Telecommunications system, o Works to avoid, remedy or mediate natural hazards, o Landscaping, including planting of vegetation, o Provision of access to land in the subdivision (including roads, cycleways, accessways, service ways, private access, street lighting and associated works). o Esplanade Strips </p>

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	0.50 HEU / dwelling or lot ^(iv)
Rural Residential	1 HEU / dwelling or lot	1 HEU / dwelling or lot	0.6 HEU / dwelling or lot ^(iv)
Commercial	0.17 HEU / 100m ² + 1.17 HEU /property	0.43 HEU / 100m ²	2.54 HEU / 100m ² GFA
Industrial	0.14 HEU / 100m ² + 1.17 HEU /property	0.34 HEU / 100m ²	1.77 HEU / 100m ² GFA
Accommodation	0.29 HEU / 100m ² + 1.30 HEU /property	0.49 HEU / 100m ²	0.34 HEU / accomm unit ^(iv)
Primary Industry - Dairy	N/A - Assumed to be rural schemes only.		5.39 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	0.5 HEU / family flat
Retirement Villages			
Care bed	0.28 / bed + 1.30 HEU / property	0.30 HEU / bed	0.25 HEU / bed ^(iv)
1 bed villa/house	0.50 / villa/house + 1.30 HEU / property	0.50 HEU / villa/house	0.17 HEU / villa/house ^(iv)
2 bed+ villa/house	0.66 / villa/house + 1.30 HEU / property	0.67 HEU / villa/house	0.25 HEU / villa/house ^(iv)
Campgrounds			
Tent sites	0.03 HEU / tent site +1.30 HEU / property	0.06 HEU / tent site	0.34 HEU / tent site ^(iv)
Caravan sites/cabins	0.06 HEU / site/cabin+1.30 HEU/property	0.10 HEU / site/cabin	0.34 HEU / site/cabin ^(iv)

⁽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.

⁽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) 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

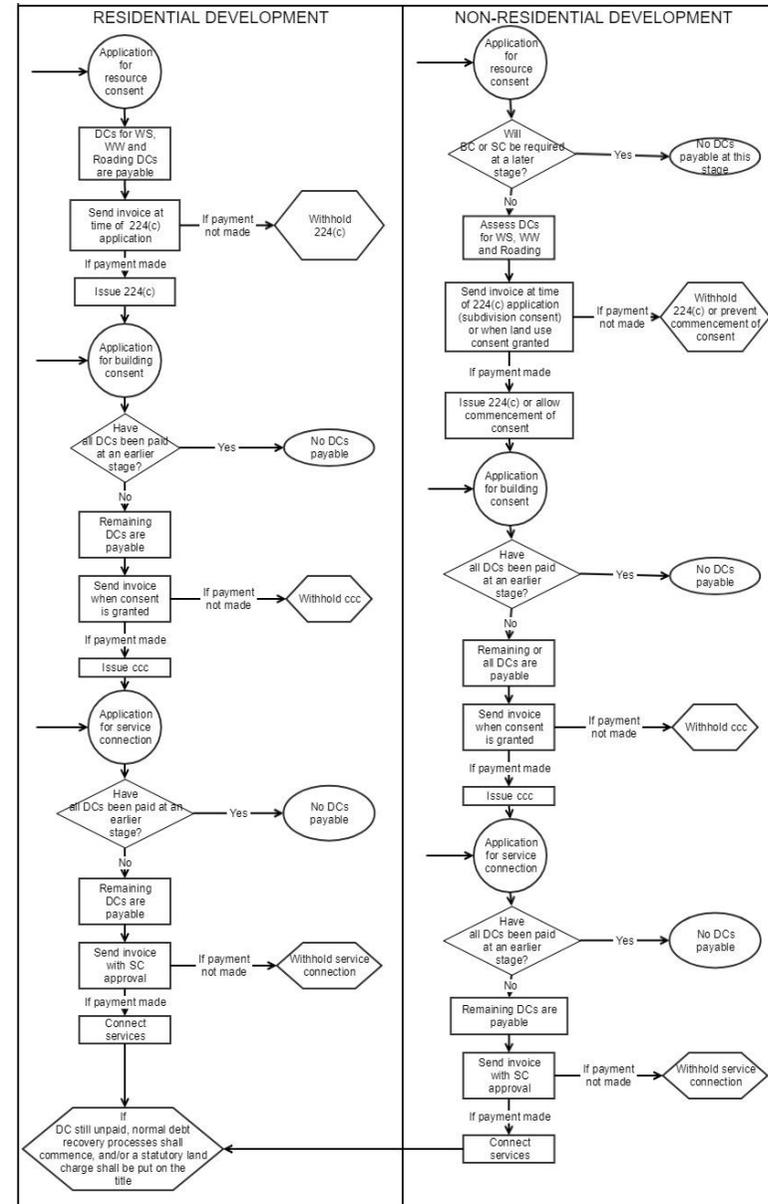
If payment of development contributions is not received the Council may (under section 208 of the LGA):

- 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 20th 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, and 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 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

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.

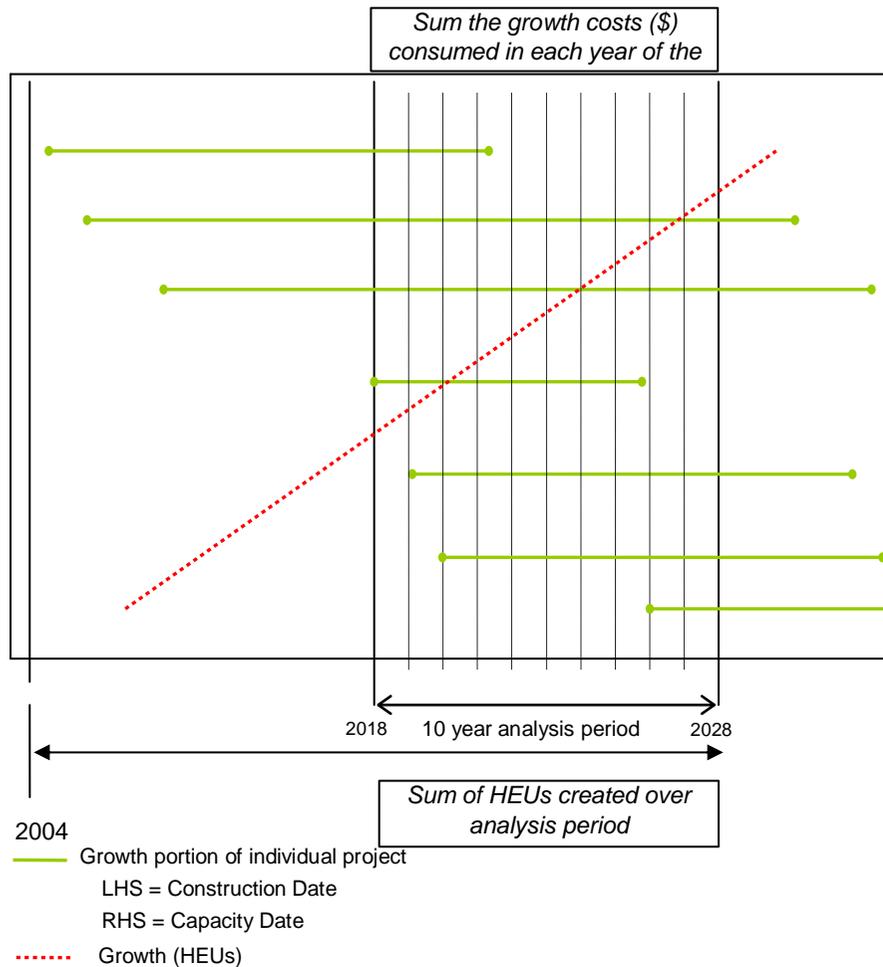
Standard Development Contribution	=	$\frac{\text{Sum of growth costs consumed in analysis period}}{\text{Sum of new HEUs in analysis period}}$
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The calculation method uses the 10 year LTP timeframe as the analysis period and can be summarised by the 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
Duntroun	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	28,837	40	\$ 823
TOTAL	3,327,240	865,307	2,020,000	666,500	1,353,500	484,032	410	

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
TOTAL	4,770,514	1,276,659	250,000	68,511	181,489	302,461	78	

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
TOTAL	51,688,621	9,986,016	14,037,000	3,640,000	10,397,000	3,209,566	584	
DISTRICT TOTAL	59,786,375	12,127,981	16,307,000	4,375,011	11,931,989	3,996,059		

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
DISTRICT TOTAL	25,680,077	3,712,970	7,840,000	605,390	7,234,610	816,494	289	

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%
	Waihemo Total		3,736,077	25%
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 \$s)	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%
Greater Oamaru Total		29,493,733	35%	65%
Awamoko	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%
Awamoko Total		551,496	28%	72%
Bushy Creek	Pipeline renewals	4,718	30%	70%
	TP Upgrade	540	20%	80%
	Bushy Creek Consent	6,491	19%	81%
Bushy Creek Total		11,749	23%	77%
Duntroon	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 \$s)	Proportion of Capital Cost proposed to be recovered through DCs	Proportion of Capital Cost proposed to be recovered through other sources
Duntroon Total	Duntroon Water Treatment DWS Upgrade	71,591	30%	70%
	Duntroon Water New Capital	5,433	3%	97%
		95,484	29%	71%
Kauru	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%
	462,734	28%	72%	
Kurow	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%
	485,443	16%	84%	
Ohau	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
Ohau Total		408,076	66%	34%
Lower Waitaki	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%
Lower Waitaki Total		1,008,325	26%	74%
Omarama	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%
Omarama Total		1,429,259	30%	70%
Otematata	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
Otematata Total		1,912,562	31%	69%
Stoneburn	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%
Stoneburn Total		327,899	38%	62%
Tokarahi	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%
Tokarahi Total		927,321	36%	64%
Windsor	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%
Windsor Total		292,164	25%	75%
District		41,142,323	33%	67%

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
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%	

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
	Kakanui Gravity Reticulation	620	9%	91%
Greater Oamaru Total		11,230,287	17%	83%
Kurow	Kurow Sewer Consent	92,267	14%	86%
	Kurow Sewerage Ponds	3,398	21%	79%
	Kurow Sewerage New Capital	3,872	26%	74%
Kurow Total		99,537	15%	85%
Moeraki	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%
Moeraki Total		863,414	23%	77%
Ohau	Ohau Consent	2,000	55%	45%
Ohau Total		2,000	55%	45%
Omarama	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%
Omarama Total		412,573	10%	90%
Otematata	Otematata Treatment Upgrade	417,676	23%	77%
	Otematata Consent	224,571	10%	90%
	Otematata Treatment Plant	17,197	10%	90%
Otematata Total		659,444	19%	81%
Palmerston	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%

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 Pump	19,326	11%	89%
	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%
Palmerston Total		917,897	12%	88%
Grand Total		14,185,153	17%	83%

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%
Grand Total	135,512,341	3.4%	96.6%