

NELSON CITY COUNCIL

POLICY ON DEVELOPMENT CONTRIBUTIONS 2018

1 July 2018



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GLOSSARY AND DEFINITIONS

Glossary and 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.”
Allotment	Defined in section 218 of the Resource Management Act 1991: <ul style="list-style-type: none"> a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not: (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b) any parcel of land or building or part of a building that is shown or identified separately; (i) on a survey plan; or (ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or c) any unit on a unit plan; or d) any parcel of land not subject to the Land Transfer Act 1952
Allotment Value	Valuation of residential allotment values will be the GST-included valuation.
Applicant	The person(s) applying for a resource consent, building consent, or service connection.
Asset Management Plan	Council plans for the management of assets, applying technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.
Bedroom	For the purpose of assessing 1 and 2 bedroom residential units, a bedroom is any room in a residential unit that is greater than 4.5m ² in floor area and capable to be used for sleeping purposes.
Building Work	Work for, or in connection with, the construction, alteration, or demolition of a building.
Capital Expenditure	The cost Council expects to incur to acquire new assets, or to upgrade or renew existing assets.
Community Facilities	Defined in the LGA as: Reserves, network infrastructure, or community infrastructure for which development contributions may be required.

Glossary and definitions	
Community infrastructure	<p>Defined in the LGA as the following assets when owned, operated, or controlled by a territorial authority:</p> <p><i>(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:</i></p> <p><i>(b) play equipment that is located on a neighbourhood reserve:</i></p> <p><i>(c) toilets for use by the public</i></p>
Community Outcomes	The outcomes that Council aims to achieve in meeting the current and future needs of the community for good-quality local infrastructure, local public services, and performance of regulatory functions.
Consent Holder	The person(s) to whom the resource consent, building consent, or service connection was granted.
Crown Entity	Crown entities are bodies established by law in which the Government has a controlling interest.
Development	<p>Defined in the LGA as:</p> <p>(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</p> <p>(b) does not include the pipes or lines of a network utility operator</p>
Development Agreement	<p>Defined in the LGA as:</p> <p>A voluntary contractual agreement made under Sections 207A to 207F between one or more developers and 1 or more territorial authorities, for the provision, supply or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or part of a district.</p>
Development Contribution	<p>Defined in the LGA as:</p> <p>A contribution that is:</p> <ul style="list-style-type: none"> 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 Nelson City area.
Estimated Building Value	The estimated aggregate of the values determined in accordance with Section 10 of the Goods and Services Tax Act 1985 of all goods and services to be supplied for that building work.

Glossary and definitions	
Household Unit of Demand (HUD)	The same meaning as Residential Unit in the Nelson Resource Management Plan applies. The HUD is equivalent to one residential title containing one residential unit.
ISA	Impermeable surface area
Land Development Manual	The Nelson City Council Land Development Manual 2010 forms the basis for design and construction of all Nelson City's roads, drains, water supply and reserve areas.
Lodged	The point in time at which an application that complies with all the requirements in Section 88(2) of the Resource Management Act 1991 or Section 45 of the Building Act 2004, has been received by the Council
LGA	The Local Government Act 2002
Methodology	The method by which development contributions are calculated.
NRMP	Nelson Resource Management Plan
Network Infrastructure	Defined in the LGA as: The provision of roads and other transport, water supply, wastewater, and stormwater collection and management.
Non-Residential Development	Any development that is not for a residential unit.
Residential Unit	A single self-contained household unit, used principally for residential activities, whether by one or more persons and including accessory buildings. Where more than one kitchen facility is provided on site, there shall be deemed to be more than one residential unit. For the purposes of the policy, retirement villages are covered by this definition.
RMA	The Resource Management Act 1991.
Service Connection	Defined in the LGA as: A physical connection to a service provided by, or on behalf of, Council

Glossary and definitions	
Service Overlay	<p>Chapter 3 of the NRMP:</p> <p>AD11.3.3 Services overlay</p> <p><u>AD11.3.3.i</u> The Services Overlay relates to the availability and capacity of services such as wastewater, water supply, stormwater drainage, and roads. The overlay areas contain one or more of the following servicing constraints:</p> <ul style="list-style-type: none"> a) Development of the area is beyond the immediate scope of the Long Term Plan or Council's Nelson Development Strategy. b) The area is low lying and requires filling before servicing can occur c) The area is one where extension of services is required to serve other land or contribute to a network. This includes the provision of legal road and utilities up to the boundary of the development site to serve the development potential of adjoining land in the Services Overlay. d) Services in the area are inadequate and require comprehensive upgrading before development can proceed e) The area is above the contour for which water can be supplied to meet the requirements of the Council's Land Development <p>Manual. (The standards are based on the NZS4404: Land Development and Subdivision, and the New Zealand Fire Service Water Supplies Code of Practice).</p> <p>These constraints must be addressed before development of these areas can proceed. Resource consent will not be declined for servicing constraint reasons when they have been resolved.</p> <p><u>AD11.3.3.ii</u> The Services Overlay also deals with situations where services need to be developed in the area in a comprehensive manner in conjunction with the Council and other property owners.</p>
Subdivision	<p>Defined in section 218 of the RMA:</p> <p>The division of an allotment by:</p> <ul style="list-style-type: none"> a) an application to the District Land Registrar for the issue of a separate certificate of title for any part of the allotment; or b) the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or c) a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or d) the grant of a company lease or cross lease in respect of any part of the allotment; or e) the deposit of a unit plan, or an application to a Registrar General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or an application to Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by Section 226.

Explanatory Note

[This note is only a guide to the major changes from the Development Contributions and Financial Contributions Policy 2015 and this Policy, but does not form substantive Policy. The contents are not a complete summary of the changes or policy reasons for the changes. Developers and their advisers should read the Policy in its entirety to familiarise themselves as to the policy changes made in this document.]

Significant changes which have been made in this Policy to the Development Contributions and Financial Contributions Policy 2015 include:

- *Removal of financial contributions for neighbourhood reserve land in respect of new developments.*

Under recent legislative changes, levying financial contributions will not be permitted after April 2022. However, the Council considers there is merit in removing financial contributions earlier. This will ensure that contributions towards Council capital expenditure are determined solely by the provisions of the Local Government Act (LGA);

- *Inclusion of Nelson Regional Sewerage Business Unit (NRSBU) capital projects within the wastewater development contribution;*

The NRSBU is a significant item of infrastructure capital expenditure by Nelson, and it is appropriate to include a fair, equitable, and proportionate portion of its total cost in the policy.

- *Inclusion of flood protection capital projects that have a growth-related component within the stormwater collection and management development contribution, and where each relevant flood protection project is required, at least in part, to collect or manage stormwater run-off from developments or to protect developments from stormwater run-off.*

New developments which have the effect of requiring additional capital expenditure to provide better flood protection by managing stormwater run-off are appropriately included in the calculation of infrastructure development contributions.

- *Introduction of a development contribution of \$1,160/HUD for general reserves and improvements;*

Development contributions have not been previously levied for reserve land. However, new developments have the cumulative effective of requiring the Council to expend capital to acquire additional reserve land and as such a development contribution is appropriate.

- *Introduction of a development contribution for neighbourhood reserve land based on either a land contribution of 40m²/HUD or the equivalent in cash based on local land values;*

Replacing the current financial contributions for neighbourhood reserves with a development contribution requires a calculation methodology based on the principles of the LGA. Accordingly, the new development contribution is proportionate to the level of service provided by Nelson (40m² of reserve land for every HUD), rather than the current land value based calculation for financial contributions.

- *Introduction of a development contribution of \$280/HUD for community infrastructure (community centres, public toilets, and playgrounds on council reserves);*

Development contributions have not been previously levied for community infrastructure. However, new developments have the cumulative effective of requiring the Council to expend

capital to acquire additional community infrastructure and as such a development contribution is appropriate.

- *Removal of some of the listed exemptions from paying development contributions and introduction of a general exemption provision for applicants providing evidence of exceptional circumstances;*

An objective of the new Policy is that there should be consistency; i.e. like developments should generally be treated in a like manner. Accordingly, the Policy considers that exemptions from payment should only be provided in exceptional circumstances.

- *Shortening the period for exemption from development contributions for residential developments in the city centre to those where construction of the development is commenced within one year (from the current grace period of two years). This only applies to the first 30 HUDs applying for an exemption in each financial year.*

The Council wishes to hasten the development of inner-city residential developments and considers that limiting the time period for which this waiver applies will increase the incentive to commence construction of such residential developments.

- *Introduction of a reduced development contribution for reserves of 25% for brownfield residential intensification.*

The Council wishes to incentivise residential intensification in existing brownfield urban areas by providing for a reduced reserves development contribution, recognising that existing urban areas already have a level of service for neighbourhood reserves.

1 INTRODUCTION

1.1 Overview

Nelson city continues to experience strong growth in its population, visitors, development and the local economy. This growth generates increased levels of subdivision and development activity which places greater pressure on the assets and services provided by the Council. Significant investment is required to meet the demands of growth through providing additional assets, or increasing the capacity of existing assets.

Historically, Council has sought a contribution towards the expansion of the city's reserves, community facilities and infrastructure from those developments that place additional demands on these services. Council has previously levied these contributions under two pieces of legislation:

- 1) **Development Contributions:** are levied under the provisions of Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 (LGA). To make use of these provisions Council must adopt a Policy on Development Contributions as part of the Council's 10-Year Plan ("Long Term Plan" or "LTP").
- 2) **Financial Contributions:** are imposed as a condition of a resource consent pursuant to sections 108, 220, 407 or 409 of the Resource Management Act (RMA) 1991. Under the Resource Legislation Amendment Act 2017, Councils will no longer be able to levy financial contributions after April 2022. However, in order to streamline and simplify the development process, this Policy removes the levying of financial contributions. All growth-related costs for community facilities and reserve land that are attributable to development will be charged through development contributions.

1.2 Transition between policies

This policy shall come into force from 1 July 2018, and applies to applications for a resource consent, building consent, or service connection received on or after that date.

For the purpose of determining when an application is received, all the required and relevant information must accompany an application for it to be considered complete.

Where an application had been received prior to 1 July 2018, notwithstanding anything in the Nelson Policy on Development Contributions and Financial Contributions 2015, the following financial contributions shall no longer be payable:

- a) The financial contribution of 0.5% of building value that is payable under Table 3 of the 2015 Policy in respect of reserves for residential and non-residential developments; and
- b) The financial contribution of 2% of estimated building value that is payable for infrastructure in the 2015 Policy.

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 development contributions will 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 development contribution was 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.

2 PURPOSE AND OBJECTIVES

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.”

Under this Policy, Council intends to entirely fund the portion of capital expenditure (“capex”) that is attributable to growth by development contributions wherever it can be done so lawfully, fairly, reasonably, and practically.

Council considers that development contributions are the best mechanism available to ensure the cost of growth is apportioned to 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 growth.

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, contribute their fair share to the cost of providing those asset, and to also ensure that the cost of providing new or additional assets, or assets of increased capacity, is allocated proportionately between those who benefit from the assets to be provided as well as those who create a need for those 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 Nelson goals: support and facilitate the wider outcomes sought by Nelson City Council.

In developing this Policy, the principles in section 197AB of the LGA have also been taken into account, namely that:

- (a) development contributions are only required where the effects or cumulative effects of developments will create or have created a requirement for the council to provide or to have provided new or additional assets or assets of increased capacity;
- (b) development contributions are determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used and in a way that avoids over-recovery of costs allocated to development contribution funding;
- (c) cost allocations used to establish development contributions are determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets;
- (d) development contributions are used –
 - (i) for or towards the purpose of the activity or the group of activities for which the contributions were required; and

- (ii) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required;
- (e) the council should make sufficient information available to demonstrate what development contributions are being used for and why they are being used;
- (f) development contributions should be predictable and be consistent with the methodology and schedules of this Policy;
- (g) in calculating and requiring development contributions, the council may group together certain developments by geographic area or categories of land use, provided that—
 - (i) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
 - (ii) grouping by geographic area avoids grouping across an entire district wherever practical.

Other considerations which form part of the development of this policy include:

- (a) Council will use development contributions only for capital expenditure in respect of the activity for which they are collected. For instance, contributions collected because of a need to increase water supply capacity will be spent only on the water supply system. This will be according to an aggregated project basis for each of the activities. Any particular development contribution will not be allocated to any specific project within an activity.
- (b) Development contributions are not used to fund operational costs to maintain or to improve levels of service for existing users.
- (c) Development contributions are not required if:
 - (i) Council has imposed a condition on a resource consent in relation to the same development for the same purpose; or
 - (ii) the developer will fund or otherwise provide for the same network infrastructure; or
 - (iii) Council has already required a development contribution for the same purpose in respect of the same building work; or
 - (iv) Council has received or will receive funding from a third party for the project or provision of the same network infrastructure.

3 APPLICATION OF THE POLICY

3.1 Who is assessed?

A development that creates additional demand will be assessed for development. A development can be any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure or community infrastructure.

A development contribution may be required to be made to Council when:

- (i) a resource consent is granted under the RMA,
- (ii) a building consent is granted under the Building Act 2004, or
- (iii) an authorisation for a service connection is granted.

3.2 What contributions are payable?

Council may require development contributions in relation to developments where the effect of the developments is to require new or additional assets or assets of increased capacity and, as a consequence, Council incurs capital expenditure to provide appropriately for:¹

- (i) Reserve land and improvements.
- (ii) Network infrastructure.
- (iii) Community infrastructure.

For the purpose of this policy, the transportation activity has been considered as an integrated activity that includes all modes of transport.

3.3 How much is payable?

Council applies a standard development contribution for all development within the city-wide catchment. Due to the relatively small and compact nature of the city, Council considers that the benefits from capital works on community facilities will generally flow through to developers and the community as a whole. Accordingly, a one-catchment approach is the fairest and simplest for all. A more targeted, catchment by catchment approach is considered to be significantly more complex to develop and assess; more costly and inefficient to administer; and inconsistent with other funding streams. All developments benefit from the network infrastructure provided, accordingly it is considered appropriate that all pay the same equitable amount for the additional capacity built into council's network.

The city-wide development contribution per household unit of demand (HUD) for each of the network infrastructure activities is shown below.

¹ Definitions of the assets for which development contributions may be payable can be found in the Glossary and Definitions section of this Policy

Table 1 : 2018/19 Development contributions by activity

Activity	\$ per HUD (exc GST)
NETWORK INFRASTRUCTURE	\$11,650
Stormwater ¹	\$3,230
Wastewater	\$5,000
Water supply	\$2,050
Transportation	\$1,370
COMMUNITY INFRASTRUCTURE	\$280
Community infrastructure	\$280
RESERVES	\$1,160 + 40m²/HUD
General reserves ²	\$1,160
Neighbourhood reserve land	40m ² land/HUD, or cash equivalent
Total	\$13,090

The development contributions levied for consents in previous financial years are shown in Section 9. The development contribution payable is quantified for all types of developments using a HUD. The number of HUDs payable reflects the additional demand on council infrastructure created by the development. Only the additional demand created will be considered when assessing development contributions.

Table 2 : Assessment of contributions

Development							
	Stormwater	Waste water	Water Supply	Transport	Community Infrastructure	Reserves	
Subdivision	1 HUD per title for each activity (See Section 4 for exemptions)						
Residential building New residential units on one title over and above 1 HUD	One bedroom residential unit = 0.5 HUD for each activity Two bedroom residential unit = 0.75 HUD for each activity Three or more bedroom residential unit = 1 HUD for each activity						
Non-residential ^(a) building If additional to 1 HUD paid at subdivision	HUDs = ISA ^(b) / ²	Greater of: increase in pans, 2 pans = 1 HUD and water pipe size.	Water pipe size (see below)	HUDs = Car parks / 4	0.5 HUD per accommodation unit Remainder not applicable ^(c)	0.5 HUD per accommodation unit (General Reserves) Remainder not applicable ^(c)	
Internal diameter of water connection (mm)	20	25	32	40	50	100	150
HUDs	1	1.56	2.56	4	6.25	25	56.25

¹ This includes flood protection capital projects that have a growth-related component within the stormwater collection and management development contribution, and where each relevant flood protection project is required, at least in part, to collect or manage stormwater run-off from developments or to protect developments from stormwater run-off.

² General Reserves includes the land and the improvements to that land.

Notes to Table 2:

- (a) Assessment applies to all developments in the city-wide catchment, refer Section 3.4.
- (b) ISA = impermeable surface area
- (c) Accommodation units are deemed to be residential (reference s198A (2) LGA).

3.4 Development areas?

The provision of infrastructure to enable development will be prioritised through the LTP to ensure that:

- growth projections are aligned with capital spending for growth to enable infrastructure to be provided at the optimal time – not too early and not too late;
- optimal use is made of existing infrastructure;
- residential intensification is prioritised;
- sufficient capacity is provided to meet the requirements of the National Policy Statement on Urban Development Capacity.

Under this approach, not all identified development areas will be serviced in the next ten years. Therefore, the assessment of development contributions under this policy has been split into three categories:

Category 1: Development where no services overlay applies. (See Glossary for definition of a “service overlay.”)

Category 2: Development where a services overlay is currently in place, but the existing constraints relating to council provided infrastructure (to the development boundary at the bottom of the catchment) will be removed by works planned in the 2018-2028 LTP.

Category 3: Development where a services overlay is in place, and where the existing constraints relating to council provided infrastructure are not planned to be fully removed by works planned in the 2018-2028 LTP.

Maps of these development areas can be found in Section 9.

3.4.1 Development areas to be assessed under the standard rules of this policy

Categories 1 and 2 will be assessed for the city-wide development contribution identified in this policy. The development areas, and the number of titles that meet the criteria of category 2 are shown in the following table.

Table 3 : Development areas category 2

No.	Development Area Name	Estimated Total Yield (Titles)	Titles available Years 1-5	Titles available Years 6-10
3	Ngawhatu Valley	800	0	345
4	Marsden Valley	1,000	0	650
9	Tasman Heights	500	314	0
11	Toi Toi	202	202	0
12	Washington Valley	39	34	0
19D	Lower Bayview	100	0	100
19E	Upper Bayview	250	0	250
21	Wastney Terrace	29	29	0
22	Todd Valley	4	0	4
26C	Saxton - Summerset, Wakatu	350	350	0
23	Nelson South	173	173	0

3.4.2 Development areas that will not be assessed under the standard rules of this policy

The third category is for any development areas not included in the above table, or for development above the limits set in the titles available years 1-5 and titles available years 6-10 columns in the table above.

For these areas, Council has not included the capital projects to remove all council provided infrastructure constraints within the 2018/19-2027/28 LTP. Therefore, the additional growth-related costs have not been included in the development contribution calculations. These development areas are shown below.

Table 4 : Development areas Category 3

No.	Development Area Name	Estimated Total Yield (Titles)
7	Quarantine Road	30
8	Airport and Golf Road	40
10A	Emano	96
10B	Murphy	75
16	Atmore Terrace/Cleveland Terrace	15
17	Upper Nile Street	10
19A	Brooklands	15
19B	Paremata	10
20	Werneth	20
24	Enner Glynn	110
25	Ralphine Way	30

In order to proceed with developments under this category, a Private Development Agreement (PDA) between Council and the developer may be required. Details on PDAs are provided in Section 8. Any PDA is likely to require a bespoke development contribution based on the standard contribution plus consideration of any works that the developer may need to undertake.

4 ASSESSMENT, PAYMENT AND EXEMPTIONS

4.1 Timing of assessment

Council will calculate contributions on a development's first application for a resource or building consent or connection authorisation and will re-calculate a development for contributions on any subsequent application after the first in relation to the same development.

4.2 Timing of payment

Invoices become due for payment immediately upon issue and will be generated at the following points:

Consent type	Issue of invoice/Payment timing
Resource consent (subdivision)	At the time of applying for a certificate under s.224(c) of the RMA
Resource consents (others)	Prior to the commencement of work
Building consent	At the time the building consent is granted
Service connections	At the time service connection approval is sought

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.

Alternative enforcement action may include:

- Withholding the section 224(c) certificate on a subdivision;
- Preventing the commencement of a resource consent for a development;
- Withholding a code of compliance certificate under the Building Act;
- Withholding a certificate of acceptance under the Building Act;
- Withholding a service connection to a development; and
- Registering the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

4.3 Exemptions

The following exemptions to payment of development contributions will apply to developments assessed under this policy:

4.3.1 Central City residential developments

Council wishes to encourage residential growth in the central city in order to intensify development within networks of existing infrastructure. Accordingly, an exemption to development contributions shall apply for the development of:

- (a) additional residential units, or a mixed development of residential and commercial units (provided that the exemption shall apply only in respect of the residential portion of the development), in the City Centre Zone of the Inner City Zone; and

- (b) additional residential units in the City Fringe Zone of the Inner City Zone as defined in the NRMP (refer Map 2 in Section 9).

The following conditions will apply in respect of this exemption:

- (i) The exemption shall be limited to 30 additional HUDs per financial year (1 July to 30 June);
- (ii) The allocation of the exemption will be based on the date the application for resource or building consent was submitted accompanied by all required information. The earliest applications will be granted the exemption until the limit is reached. Any unused exemption will not carry forward to the following financial year;
- (iii) The exemption shall be granted on the condition that construction commences within 12 months after the exemption is granted. If this condition is not met the exemption will no longer apply and the Development Contribution will be required at that time. Where an applicant can demonstrate that substantial progress has been made, the exemption may be extended up to 24 months from the date it was granted.

4.3.2 Brownfield Intensification – Reserve Contribution

Council will exempt a residential subdivision from 25% of the amount which would otherwise be payable as reserve contribution where the subdivision:

- (i) Has an underlying title of 2000m² or less; and
- (ii) Creates lots of 300m² or less; and
- (iii) Is located in the Residential Zone; and
- (iv) Is not located in the Services Overlay.

4.3.3 Low infrastructure impact developments

Council will consider exemptions, or partial exemptions, for developments which have low impact on network infrastructure requirements. Applications for exemptions must include clear evidence that the low impact design will reduce the demand on council services at peak times. It is envisaged these will be applied as such:

- (a) *Stormwater*: Council recognises that some developments control the additional stormwater they produce and consequently, have a reduced impact on Council's network. Where this impact is permanent and won't become redundant as a result of Council works in the future, Council may reduce development contributions for stormwater. In exercising this discretion, Council will be guided by the following:
 - i. Where, following events equal to or greater than a one in 15 years storm event, stormwater will not discharge into a Council managed system, stormwater development contributions may be reduced by up to 50%;
 - ii. Where, following events equal to or greater than a one in 15 years storm event, the stormwater will discharge into a Council managed system, stormwater development contributions: may be reduced by up to:
 - 1. 25% where primary stormwater flows are managed to pre-development levels;
 - 2. 50% where both primary and secondary stormwater flows are managed to pre-development levels

The maximum 50% discount reflects the fact that the developed property will receive benefit from associated stormwater mitigation capital expenditure work by Council in the catchment area. It will either be directly protected or the ability to move around the area unencumbered during storm events will be improved.

4.3.4 Water supply and wastewater:

If a development is unable to connect to the water supply or wastewater network then a contribution for these activities will not be required.

4.3.5 Tasman District water supply:

Where water for a development is to be supplied by Tasman District Council, the development contribution for water will be levied in accordance with the Tasman District Council's Development Contributions Policy current at the time, and not under this Policy. Applicants will be advised when consent applications are processed.

4.3.6 Other exemptions

The Council's general policy is that there are no other exemptions. Council will only consider any other application for exemption from payment of a development contribution at its absolute discretion and in exceptional circumstances.

An application must be made to Group Manager Environmental Management prior to an invoice being issued. Each application will be considered on its own merits but the Group Manager Environmental Management may have regard to (i) whether the development is part of a not-for-profit entity; (ii) any unique contribution that the development is making towards Nelson City Community Outcomes and (iii) consistency with the general application of the 2018 Policy.

A decision to decline the application will not be subject to further review or reconsideration within the Council. If the council officer recommends the application be granted, the exemption may only be granted by a resolution of the Council (or a Committee or Subcommittee acting under delegated authority).

4.4 Listed exemptions

The following developments are exempt from development contributions

- (a) Boundary adjustments, and subdivisions undertaken to place existing building development onto separate titles, either unit titles or freehold titles, i.e. those subdivisions that do not create additional titles and/or do not involve the erection of additional household units of demand.
- (b) Additions and alterations to buildings where no additional HUD is created.
- (c) Accessory buildings that do not create an additional unit of demand e.g. hay sheds, unserviced utility buildings.
- (d) Developments undertaken by entities of the Crown.
- (e) Social housing developments undertaken by the following organisations: Abbeyfield, Habitat for Humanity, Nelson Tasman Housing Trust and any other partnership where Council has entered into an agreement to provide social housing.
- (f) Development undertaken at Whakatu Marae
- (g) Utility titles (e.g. for power transformers), access ways or legal roads.

4.5 Refunds

Where a development or subdivision does not proceed, any refund of money or return of land will be applied in accordance with section 209 of the LGA. Any refunds will be issued to or any returns made to the consent holder of the development to which they apply and will not be subject to any interest or inflationary adjustment.

5 RECONSIDERATIONS AND OBJECTIONS

5.1 Reconsideration of a development contribution

An applicant may request the reconsideration of a development contribution within 10 working days of receiving notice to pay. The request must be in writing, stating the grounds for a reconsideration, and the relief sought. As provided for in section 199A(1) of the LGA those grounds are that:

- (a) the development contribution was incorrectly calculated or assessed under council's Development Contribution 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.

If reconsideration is applied for in relation to the first two grounds described above, no fee will be charged. In the case of the third ground (paragraph (c)) for reconsideration, 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 Contributions Policy is incomplete or contains errors and these errors or omissions are attributable to the applicant, a fee of \$255 + GST will be charged.

Requests for reconsideration can be lodged with Council in writing using the prescribed form and payment of any applicable fee. Applications with insufficient information or without payment of fee will be returned to the applicant with a request for additional information or payment.

Applications for reconsideration will be considered by a panel of up to three staff, including at least one person with delegated authority to determine the matter. A decision in writing shall be given to the person who made the reconsideration request within 15 working days after the date on which Council receives all required information relating to a request.

5.2 Objection to a development contribution

In accordance with sections 199C and 199D of the LGA, a person may object to any development contribution requirement. The right to object does not apply to challenges to the content of a Development Contributions Policy prepared in accordance with the Act, but can apply if the objector believes:

- (a) Council has failed to properly take into account features of the objector's development that on their own or cumulatively with other developments, would substantially reduce the impact of the development upon the requirement for Council to provide community facilities; or
- (b) Council 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) Council has required a development contribution in breach of Section 200 of the LGA; or
- (d) Council has 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. Objectors must pay a deposit of \$2,750.00 + GST and are liable for all costs incurred

in the objection process, including staff and commissioner time, and other costs incurred by Council associated with any hearings unless the Council is directed to remit costs by the Commissioner.

The other aspects of the objections process are defined in Sections 199E to 199P and Schedule 13A of the LGA. It should be noted that 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 CALCULATION METHODOLOGY

This section provides an introduction to the development contributions calculation method for development contributions.

6.1 One-catchment approach

The Council assessed the effects of adopting a multiple catchment approach for planning and funding services in 2006 and again in 2014 when this Policy was reviewed in line with principles outlined in the LGA. The funding framework of Nelson City has been based on a one-catchment approach to reflect the compact nature of the city (see Chapter 6 of the NRMP).

For the reasons stated in section 3.3, Council has adopted a one-catchment approach to calculating development contributions.

6.2 Calculation method

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

The calculation method 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.

STEP 2: Apportion capital expenditure for growth by the growth population (HUDs) over the design life of the asset, to assess the \$/unit of demand.

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

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

STEP 5: Sum each year in the ten-year analysis period and divide by the growth population (new dwelling equivalents) projected over the analysis period to determine the dwelling equivalent contribution.

6.2.1 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 within the citywide catchment. 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 asset.

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:

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

Where possible the demand has been quantified using first principles, e.g. traffic flow, litres used, impermeable surface area (ISA). In other cases the demand is quantified using the number of HUDs, and the increase over the capacity life of the asset. This ensures that only a fair, equitable and proportionate portion of the total costs is passed onto the future community via development contributions.

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.

6.2.2 Average cost of growth

The development contributions are based on the long-term average cost of growth across the city 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.

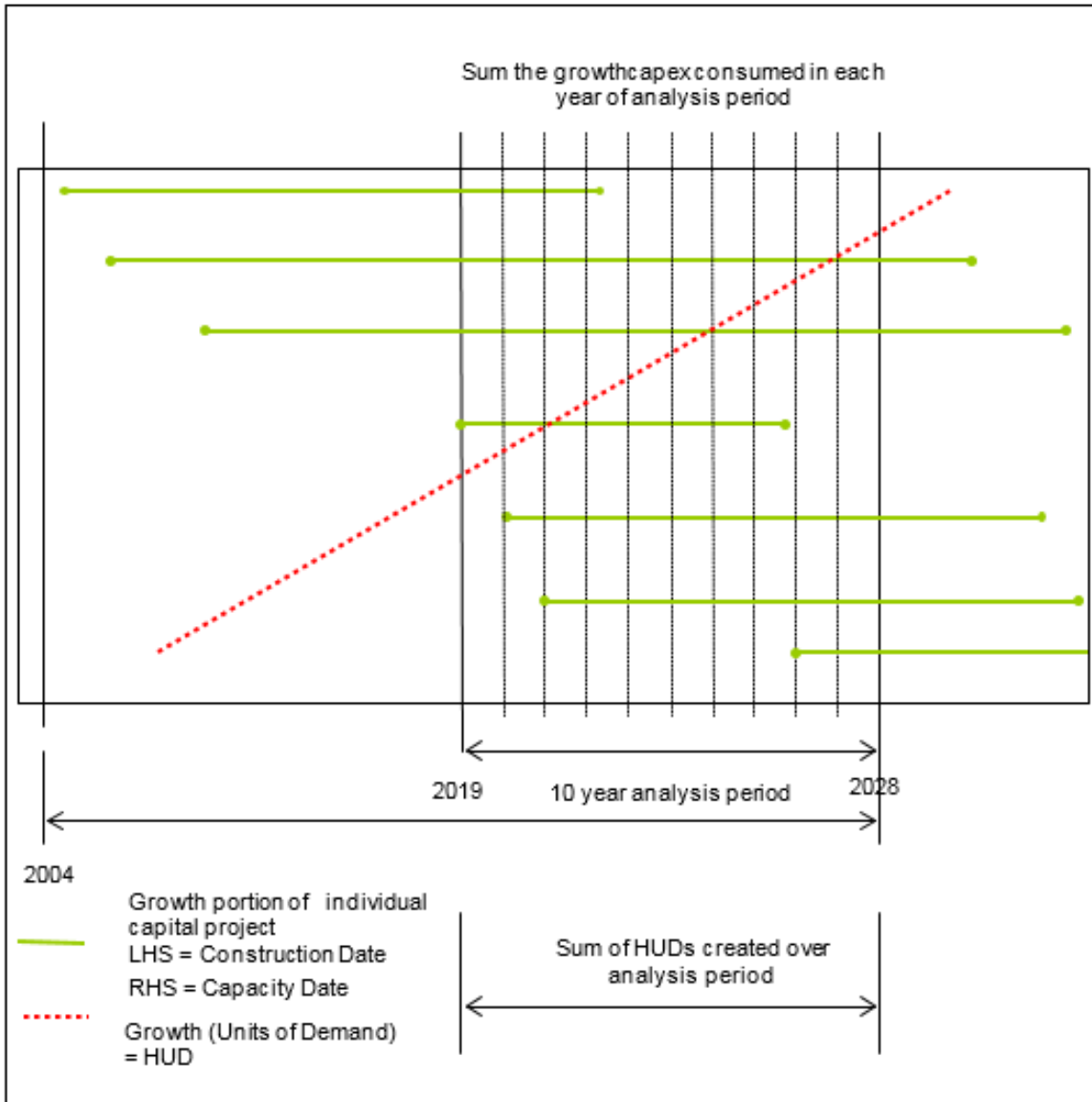
The calculation method uses the capacity life of each asset to fairly apportion the growth costs across the capacity life of the asset created. This ensures that all developments that benefit from the growth-related capital expenditure contribute an equitable portion. This also ensures that the rate 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.

The standard contribution (\$/HUD) is based on the average cost of growth for each activity over a 10-year analysis period.

$$\begin{aligned} \text{Standard development contribution} &= \frac{\$}{\text{HUD}} \\ &= \text{Sum of growth costs consumed in analysis period} / \\ &\quad \text{Sum of new HUDs in analysis period} \end{aligned}$$

This method is summarised in the following diagram:

Figure 1 – Long run average cost of growth



Although the method uses a bottom up approach at the project level, the standard contribution reflects the average cost of growth for the overall activity. This is considered the fairest way to ensure all development in the city-wide catchment pays a fair and equitable contribution to fund each activity and service growth over the long term.

For the purpose of the calculations, the design life of the longer life assets has been capped at 30 years. This design life is used in both the calculation of the growth portion and the consumption of the growth costs. This ensures that the interest costs of funding long life assets are not disproportionately high. The 30 years was chosen as it is consistent with Council’s 30 Year Infrastructure Strategy.

6.2.3 Interest considerations

Interest costs have been assessed based on 5% interest per annum, as adopted in the 2018 LTP. The interest component of the standard contribution is based on the average interest costs over the 10-year analysis window. This includes consideration of the existing growth-related debt which is based on the growth costs to date and the contribution income received to date.

6.2.4 Neighbourhood reserve land

The basis of the 40m² / HUD is linked back to the level of service for neighbourhood reserves. This is currently 1.7Ha per 1,000 persons. Based on an average household size of 2.4 people this equates to 1.7Ha per 400 HUD, or 40m² / HUD. Provision of this land ensures that sufficient neighbourhood reserves land is provided to maintain the desired level of service.

6.3 Significant assumptions

6.3.1 Best available knowledge

All information used in the calculation of development contributions is the best available knowledge at the time of the calculation models being prepared.

Capital expenditure projections are those that have been forecast in the Long Term Plan. Actual expenditure for the years to and including 2007/08 to 2016/17, and estimates for 2017/18 have been used. Amendments to the capital programme have been made to account for budgets carried forward and expenditure changes. The public scrutiny and the audit of these capital projections provides additional confidence as to the process.

6.3.2 Growth projections

Council prepared growth projections in 2018. These projections used Statistics New Zealand census data and projections. These show that Nelson's population is expected to grow by over 6,000 residents and by 2028 the population is expected to be over 59,000. The number of households is expected to increase by over 3,500 in the life of this LTP, before continuing to grow at a slightly slower rate.

The increase in residential HUDs in the development contribution model is based on the projected increase in households. The growth in non-residential rating units is assumed to be 1%, as adopted in the 2018 LTP.

However, Council bases its financial forecasting for income from Development Contributions based on the funds received in previous years. This is because developments, and the income from these, takes time to be realised, and Council needs to minimise the risk of income being lower than forecast. This conservative approach uses an average of 230 new Household Units of Demand p.a. over the ten years, i.e 2,300 for the term of the LTP. Growth rates and the Development Contributions policy are reviewed at least three yearly and income from Development Contributions, are reviewed each year as part of the Annual Report and Annual Planning processes. If development is faster or slower than forecast then Council can consider changing its capital work programme to match the rate of growth.

7 ASSESSMENT OF DEVELOPMENT CONTRIBUTIONS

7.1 Developments over more than one allotment

Where a development is over more than one allotment and is subject to Sections 75 and 77 of the Building Act 2004, then the development contributions will be assessed as for one allotment.

7.2 Staged subdivision

Where a staged subdivision development is undertaken via a single consent, the development contribution payable will be assessed based on the date the application for consent was submitted and will continue to apply to each stage of the development for which a separate certificate under section 224(c) of the RMA is applied for.

Where a staged subdivision development is undertaken via multiple consent applications, each development contribution requirement will be assessed according to the policy applying at the time each separate application for consent is submitted.

7.3 Quantifying demand

The following conversion factors shall be used to quantify the demand created by each type of development.

7.3.1 Residential

Each additional residential title created where the standard development contributions are applicable shall pay 1 HUD.

New residential units on one title over and above 1 HUD, shall be assessed as follows:

- 0.5 HUD for a one bedroom residential unit,
- 0.75 HUD for a two bedroom residential unit,
- 1 HUD for a residential unit of three or more bedrooms.

Council considers this the fairest and simplest way to acknowledge that a smaller residential unit places a lower demand on council's infrastructure, compared to a typical dwelling. This also achieves Council's strategic outcome of promoting intensification for residential development throughout the city, encourages greater housing choice, and may also promote housing affordability.

7.3.2 Non-residential

Each additional non-residential title shall pay 1 HUD for each activity at subdivision stage. In addition, non-residential developments that create additional demand shall be converted to HUDs at building consent stage based on:

- Stormwater –impermeable surface area in addition to the existing shall be converted to HUDs based on 316m² per HUD.
- Water Supply – the increase in pipe size from the existing shall be used to calculate the HUD.
- Wastewater – the greater of the number of pans in addition to existing, where each two additional pans equates to 1 HUD, or the increase in water pipe size from the existing.

The conversion table for both water and wastewater is shown below:

Internal diameter of water connection (mm)	20	25	32	40	50	100	150
HUDs	1	1.56	2.56	4	6.25	25	56.25

- Transportation - The number of car parks shall be used as a proxy to quantify the additional demand created by a non-residential development, i.e. the more car parks, the higher the increase in demand. The standard approach defined below shall be applied to all developments in the city-wide catchment, regardless of the actual car parking requirements of the consent conditions. A development not required to provide car parks (e.g. in the city centre) will still be assessed for a transportation contribution under the standard approach because Council considers that regardless of the car parking being on-site or off-site, all non-residential development will create additional demand on the transportation network.

The number of car parks for all non-residential developments will be calculated under the formula set out in Table 10.3.1 in Appendix 10 of the NRMP based on the development type (e.g. commercial activity, industrial activity etc) and size. The number of car parks shall be converted to HUDs based on 4 car parks per HUD, e.g. 6 car parks = 1.5 HUD.

- General Reserves and Community Infrastructure – 0.5 HUD per accommodation unit for Accommodation developments (considered “residential” for the purpose of assessing reserve land contributions).
- Neighbourhood reserve land – not applicable.

7.4 Assessment method

When Council receives an application for a resource consent, building consent or service connection, it will:

- 1) test that the application represents a “development” (as defined under Section 197 of the LGA);
- 2) determine whether the development, alone or cumulatively with other developments, has the effect of requiring new or additional assets of increased capacity;
- 3) assess whether it has required or will require council, as a consequence, to incur capital expenditure to provide for this.

If Council is satisfied that the legal requirements have been met, as outlined above, and that a development contribution is required and provided for under this Policy, it will then assess the level of contribution payable as follows:

Step One: Assess demand currently on the development site

In attributing units of demand to a particular development or type of development the Council will identify the number of units of demand that existed on the site prior to the development.

Step Two: Assess the post development demand

The number of HUDs post development can be quantified based on the size of the development using the same method.

Step Three: Assess the additional demand

The additional demand is simply the difference between pre-development and post development, quantified in HUDs for each activity.

Step Four: Calculating the Development Contribution to be charged

To calculate the contribution the number of additional HUDs is multiplied by the standard contribution of each activity.

Table 5 : Assessment method – summary table

	A	B	C = (B – A)	D	C x D
Activity	Pre Development HUDs	Post Development HUDs	Additional Demand HUDs	Standard DC \$ per HUD (exc GST)	Total DC \$ per HUD (exc GST)
NETWORK INFRASTRUCTURE					
Stormwater				\$3,230	
Wastewater				\$5,000	
Water Supply				\$2,050	
Transportation				\$1,370	
COMMUNITY INFRASTRUCTURE					
Community infrastructure				\$280	
RESERVES					
General reserves				\$1,160	
Neighbourhood reserve land				40m ² /HUD	
TOTAL				\$13,090 + 40m²/HUD	

Reserve land contribution – valuation and statutory cap

The Neighbourhood Reserve Land contribution may be paid as cash or by provision of land. The land must meet the requirements of the Land Development Manual in order to be deemed an acceptable contribution.

Where the Neighbourhood Reserve Land contribution is paid in cash, the contribution will be based on a land valuation of the developed lot. The valuation must be provided by a suitably qualified professional at the time of application for 224(c).

For developments that are not subdivisions, the land valuation used will be the existing land value as shown on NCC NMap. All land valuations will be exclusive of GST, if any.

The statutory cap will be applied as follows. Section 203 (1) of the LGA 2002 states that the total reserve contribution must not exceed the greater of:

- (a) 7.5% of the value of the additional lots created by a subdivision; and
- (b) the value equivalent of 20 square metres of land for each additional HUD created by the development.

The total reserve contribution is the sum of the General Reserve contribution and the equivalent cash value of the Neighbourhood Reserve Land contribution.

For a subdivision consent the cap will be the greater of (a) and (b). For a development that is not a subdivision (e.g. a secondary dwelling on an existing lot) the cap will be (b). Examples of how these caps are applied are shown in the following table.

Subdivision - number of lots and land valuation (\$)	Subdivision and average lot size (m ²)	Land Value (\$/m ²)	40m ² /HUD Neighbourhood Reserves	General Reserves (\$/HUD)	Total Contribution	20m ² cap	7.5% cap	Maximum cap	DC Levied
10 lots with total valuation of \$3.0M; (\$300k/lot)	5,000m ² ; average = 500m ² /lot	\$600/m ²	\$240k	\$12k	\$252k	\$120k	\$225k	\$225k	\$225k ¹
20 lots with total valuation of \$3.5M; (\$175k/lot)	4,000m ² ; average = 200m ² /lot	\$875/m ²	\$700k	\$23k	\$723k	\$350k	\$262.5k	\$350k	\$350k ²
30 lots with total valuation of \$7.5M; (\$250k/lot)	19,500m ² ; average = 650m ² /lot	\$385/m ²	\$462k	\$34k	\$496k	\$231k	\$563k	\$563k	\$496k ³
\$300k – second dwelling BC	700m ²	\$430/m ²	\$17,140	\$1,160	\$18,300	\$8,570	n/a – not a subdivision	\$8,570	\$8,570 ²
\$250k – single lot subdivision	290m ²	\$860/m ²	\$34,480	\$1,160	\$35,640	\$17,200	\$18,750	\$18,750	\$14,060 ³

1 = 7.5% cap applies

2 = 20m²/HUD cap applies

3 = 7.5% cap and Brownfield intensification exemption applies

8 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.

These will typically be used for development occurring ahead of when it was anticipated or development areas not included in the long term plan and therefore not considered under the standard schedule of this policy.

Development agreements may provide that:

- a) Council pays the full costs of the growth-related reserves, community and network infrastructure, and recovers the costs through a bespoke, targeted development contribution from the developer(s) specific to the subject site; or
- b) The developer(s) pays for the cost of the growth-related reserves, community and network infrastructure, and is responsible for recovering the costs from any other developers that receive the benefit of the infrastructure. This provision of infrastructure would off-set any development contributions for each specific activity; or
- c) A combination of (a) and (b) above.

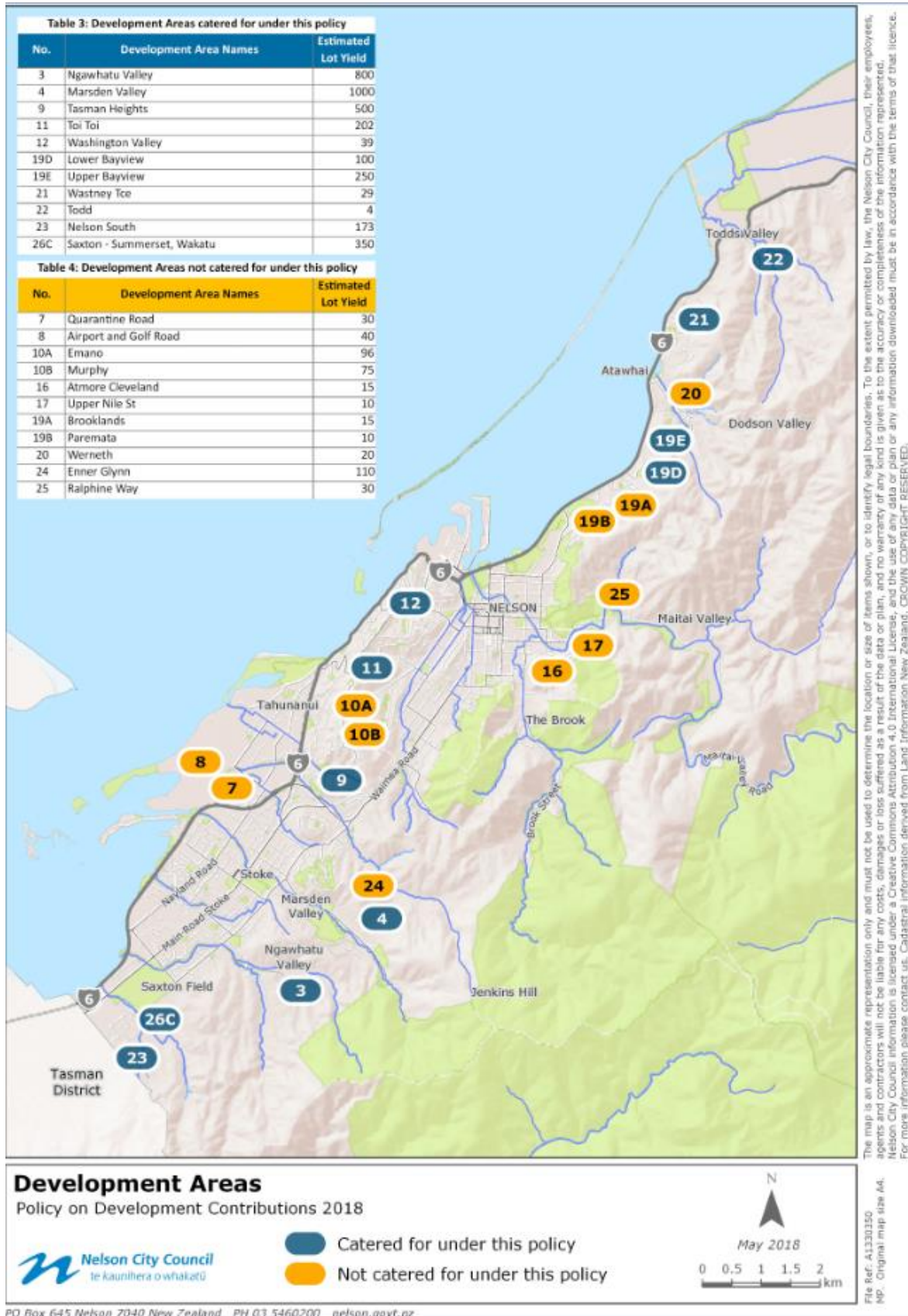
A development agreement may be entered into after being requested in writing by either the developer, or the Council. Regardless of which party requests the Agreement, the request may be accepted in whole or in part, subject to any amendments agreed by the Council and the developer, or may be declined 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.

9 APPENDIX – DISCLOSURE SCHEDULES AND SUPPORTING INFORMATION

9.1 Maps - Map 1 - Development areas



9.2 Consideration of activity funding – Section 101(3)

Section 101(3)	Consideration of services
(a)(i) the community outcomes to which the activity primarily contributes	<p>Network infrastructure, community infrastructure and reserves contribute to several of the Council's joint regional community outcomes:</p> <ul style="list-style-type: none"> • <u>Our unique natural environment is healthy and protected</u> - Development Contributions enable Council to provide network infrastructure that reduces the impact of people on the environment. • <u>Our urban and rural environments are people-friendly, well planned and sustainably managed</u> - Development contributions enable provision of good quality, sustainable and effective infrastructure and facilities. • <u>Our infrastructure is efficient, cost effective and meets current and future needs</u> – the Policy provides a funding framework that helps enable integrated land use planning and development by providing efficient and effective infrastructure that meets current and future needs. • <u>Our communities are healthy, safe, safe, inclusive and resilient</u> - Development contributions enable council to provide network infrastructure that enables a healthy, safe community. • <u>Our region is supported by an innovative and sustainable economy</u> - Development contributions ensure that the cost of growth is fairly and reasonably met by new developments.
(a)(ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals	<p>Due to the relatively small and compact nature of the city, Council considers that the benefits from capital works on community facilities will generally flow through to developers and the community as a whole. Accordingly, a one-catchment approach is the fairest and simplest for all. A more targeted, catchment by catchment approach is considered to be significantly more complex to develop and assess; more costly and inefficient to administer; and inconsistent with other funding streams. All developments benefit from the network infrastructure provided, accordingly it is considered appropriate that all pay the same equitable amount for the additional capacity built into council's network.</p>

Section 101(3)	Consideration of services
(a) (iii) the period in or over which those benefits are expected to occur	The purpose of development contributions is to assist in providing infrastructure that will ensure intergenerational equity. The approach determines the capacity of each asset and the amount of capacity that will be utilised by the growth community. The length of time over which the asset created will provide a benefit to the future community has been considered. Many of the assets may provide capacity beyond the 10 year window of the LTP. If this benefit extends beyond the current LTP horizon, then growth costs shall be recovered in this LTP and the next, as the capacity is taken up. This approach ensures the developers today do not subsidise future development in an inequitable manner.
(a)(iv) the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	Development contributions are a fair source of funding for each of the activities for which they are collected because they allow the capital costs of the activity to be allocated to those that create the need for capital expenditure.
(a)(v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and	Development contributions received for a specific activity will only be used for, or towards, the capital expenditure of that activity for which the contributions were required. Using development contributions to fund the cost of providing additional services for growth, provides greater transparency. The benefits of this approach include intergenerational equity, fairer apportionment of costs and a more targeted, user pays system. These benefits are considered to significantly exceed the costs of assessing development contributions.
(b) the overall impact of any allocation of liability for revenue needs on the community	Council believe that the level of contributions required do not place an overly burdensome requirement on developers. The use of contributions ensure that the existing community do not have to subsidise all growth-related costs through rates. Similarly, the city-wide catchment approach ensures that the liability for revenue does not unreasonably fall on a particular area of the development community.

9.3 Summary of capital expenditure for growth

The planned expenditure over the 10-year plan, the growth portion and the development contribution revenue projected to be recovered during the 10 year window is shown below. The historic total cost and growth costs considered in the calculations of development contributions are also shown.

Table 6 : 2018/19-2027/28 LTP – Summary of capital costs, growth costs and projected contribution revenue

Activity	Historical		2018/19 to 2027/28 LTP		Total Growth Costs Considered	2018/19 to 2027/28 LTP	
	NCC Capital Costs	Growth Costs	NCC Capital Costs	Growth Costs		Total 10 Year Interest Costs	Projected Revenue from development contributions
Stormwater	40,765,000	8,828,000	83,714,000	11,801,000	20,629,000	3,340,000	11,454,000
Wastewater	45,948,000	16,460,000	68,157,000	14,212,000	30,672,000	4,595,000	17,723,000
Water Supply	38,463,000	9,114,000	59,579,000	3,494,000	12,609,000	1,464,000	7,192,000
Transportation	19,061,000	2,344,000	83,999,000	10,058,000	12,402,000	1,007,000	5,279,000
Community Infrastructure	9,272,000	1,499,000	6,550,000	225,000	1,724,000	0	766,000
General Reserves	9,121,000	3,541,000	27,941,000	4,931,000	8,472,000	397,000	4,043,000
Grand Total	162,630,000	41,786,000	329,940,000	44,721,000	86,508,000	10,803,000	46,457,000

1 Due to the transitional nature of the policy, a portion of the revenue may be financial contributions, depending on the location of the future development.

2. Council intends to fund all growth costs through development contributions. The projected revenue is based on the forecast number of new HUDs over the next 10 years. The revenue is subject to a number of factors such as the speed of development, the quantum of remissions and exemptions, the lag time between consent and certification (payment) and is therefore difficult to forecast.

3. Neighbourhood reserve land is not shown as a \$ value as this will be provided as a combination of land and money.

The proposed growth costs for each year of the 2018 LTP are summarised in the below table for each activity.

Table 7 : 2018/19-2027/28 LTP growth costs by year (\$000s)

Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Grand Total
Stormwater	946	1,648	2,051	1,133	752	1,334	699	999	845	1,394	11,801
Wastewater	565	1,088	3,712	3,939	379	1,562	1,546	428	340	654	14,212
Water Supply	66	594	132	264	928	902	88	240	227	53	3,494
Transportation	462	973	987	927	760	1,458	2,683	855	399	555	10,058
Community Infrastructure	48	80	98								225
General Reserves	314	961	585	742	339	628	344	684	170	164	4,931
Grand Total	2,401	5,344	7,563	7,004	3,157	5,883	5,360	3,206	1,981	2,820	44,721

9.4 Schedule of assets

The following table shows the core component and the interest component of the development contribution for each activity. These have been rounded the nearest \$10.

Table 8 : Summary of development contributions component

Activity	Core Component	Interest Component	Total Development Contribution
Stormwater	2,290	940	3,230
Wastewater	3,700	1,300	5,000
Water Supply	1,630	420	2,050
Transportation	1,110	260	1,370
Community Infrastructure	280	0	280
General Reserves	1,040	120	1,160
Neighbourhood reserve land			40m ² /HUD
Grand Total	10,050	3,040	\$ 13,090 +40m²/HUD

The following tables show the schedule of assets as required by Section 201A of the LGA 2002. This table includes both historical and planned capital projects, these have been split out for each activity. The component each project makes up of the total contribution for each activity is also shown. Projects in year 10 of the 2018 to 2027 LTP are not included in this table as the capacity does not start getting consumed until the year following construction, therefore the projects are not included in the contributions.

Table 9 : Schedule of assets

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Stormwater	114,081,731	18%	82%	20,628,857	\$2,289
Historic	38,753,175	23%	77%	8,828,259	\$1,202
Arapiki Stream (first stage)	6,320,007	28%	72%	1,741,386	\$229
Q15 reticulation upgrades (Q15 pipelines) - pre-2009	5,070,537	29%	71%	1,492,916	\$186
Q15 reticulation upgrades (pump station catchment) - pre-2009	4,400,016	29%	71%	1,295,495	\$161
Hampden St East Little Go Stream: Stage 2	3,980,830	23%	77%	909,941	\$142
Orchard Creek	2,361,308	28%	72%	650,624	\$86
Other conditioned projects (prior to Jul 2006)	283,942	100%	0%	283,942	\$34
Nayland Road (to Saxton)	874,924	29%	71%	252,051	\$32
Saxton Creek upgrade	4,265,682	5%	95%	203,128	\$31
Capital: York Stream Channel Upgrade	3,297,145	5%	95%	181,241	\$29
Orphanage Stream upgrade	649,995	24%	76%	156,315	\$23
Salt Water Creek/Haven Rd Culvert	601,913	25%	75%	148,823	\$22
Railway Reserve - Saxton Rd West - Dryden Street	599,495	23%	77%	137,217	\$21
Montcalm/Arrow/Wash Vly/Hastings	558,481	24%	76%	135,423	\$20
Orphanage Stream upgrade (saxton Road East Culvert)	526,808	22%	78%	114,591	\$19
Tasman St upgrade(Nile to Bronte)	436,157	25%	75%	107,243	\$16
Stanley Beachville (stage 1)	333,218	29%	71%	95,995	\$12
Iwa Road	299,405	28%	72%	84,368	\$11
Stanley/Beachville stormwater	235,953	24%	76%	56,292	\$8
Hampton St East- Little Go Stream	189,561	24%	76%	46,230	\$7
Orphanage Stream / Sunningdale	188,124	22%	78%	41,230	\$7
New Pumps (part of Pump Station Catchment Wood Area)	178,000	24%	76%	43,542	\$7
Wastney Terrace stormwater (pvt drain prgm)	182,148	23%	77%	42,702	\$7
Tahuna Slip Pvt/ Pub Drains	166,520	22%	78%	36,490	\$6
Maire Stream: Stage 1	171,638	22%	78%	37,787	\$6
Neale/Kea/Kaka/Railway Reserve	160,119	27%	73%	43,125	\$6
Tahuna Slope Risk Area	145,285	23%	77%	34,096	\$5
Tasman (Cambria/Grove) (part of Pump Station Catchment Wood Area)	140,978	26%	74%	36,487	\$5

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
147A to 149 Waimea Road Stormwater	114,309	23%	77%	26,031	\$4
LOS: York catchment evaluation	106,723	25%	75%	26,505	\$4
Little Go Stream upgrade Rutherford St	100,353	22%	78%	21,829	\$4
Saxton Creek, Main Rd Stoke Culvert to Sea	222,089	10%	90%	21,787	\$3
Pvt/Pub Drains programme	92,255	24%	76%	21,976	\$3
Tahunanui Hills Stormwater- Moana Avenue to Rocks Road	88,321	22%	78%	19,212	\$3
Airlie St	87,411	22%	78%	19,014	\$3
Rutherford Stage 1: Girls College	79,251	23%	77%	18,448	\$3
LOS: Nile Street East SW & flood protection	78,671	24%	76%	19,111	\$3
Fifeshire	75,525	23%	77%	17,199	\$3
Wakapuaka Flats Stormwater Network Upgrade	73,654	25%	75%	18,294	\$3
North Esk/Beccles	71,773	25%	75%	17,663	\$3
Vanguard Street Stormwater	69,292	23%	77%	16,247	\$2
Wastney Terrace stormwater (pvt drain prgm)	59,698	22%	78%	12,985	\$2
Capital: Mount St / Konini St	52,659	22%	78%	11,454	\$2
Piping Ditches programme	50,026	24%	76%	11,758	\$2
St Vincent/Hastings St Culvert	50,000	22%	78%	10,876	\$2
Saxton Creek upgrade Land Purchase	237,207	5%	95%	11,296	\$2
Atawhai Crescent Storm Water	40,000	22%	78%	8,701	\$1
Brook Stream Catchment Improvements	39,403	25%	75%	9,787	\$1
Capital: Todds Valley Stream upgrade	38,139	25%	75%	9,371	\$1
Capital: Arapiki Road stormwater	38,003	23%	77%	8,795	\$1
Orphanage Stream - bunding and Suffolk Road Culvert	33,335	22%	78%	7,251	\$1
Catchment Mgt Plans: Maitai	26,323	25%	75%	6,538	\$1
Oldham Creek upgrade	24,036	22%	78%	5,267	\$1
LOS: Nile Street East	24,998	22%	78%	5,438	\$1
Bisley Avenue	21,208	22%	78%	4,613	\$1
Bisley Avenue	20,619	23%	77%	4,720	\$1
Suburban Club private drain subsidised (storm)	19,258	22%	78%	4,215	\$1
Stansell Pvt/ Pub Drains	17,010	20%	80%	3,436	\$1

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Chamberlain stormwater upgrade	16,527	25%	75%	4,105	\$1
Airlie St Stormwater	16,555	23%	77%	3,770	\$1
Maitai flood management	13,519	24%	76%	3,284	\$0.48
St Vincent/Hastings St Culvert	11,326	24%	76%	2,696	\$0.40
Halifax St upgrade(Tasman to Milton)	9,179	24%	76%	2,185	\$0.33
Main Rd Stoke/Poormans St/Culvert op	5,050	24%	76%	1,236	\$0.18
Athol Street Storm water	5,000	22%	78%	1,088	\$0.18
Fifeshire	5,000	22%	78%	1,088	\$0.18
Ballard Dr stormwater upgrade	1,152	25%	75%	286	\$0.04
Ariesdale/Thompson Tce	127	22%	78%	28	\$0.00
2018 LTP	75,328,556	16%	84%	11,800,598	\$1,087
Saxton Creek, Main Rd Stoke Culvert to Sea	8,389,855	19%	81%	1,596,956	\$212
Little Go Stream upgrade Rutherford St	2,867,000	20%	80%	559,142	\$77
Montcalm/Arrow/Wash Vly/Hastings	3,078,977	19%	81%	581,857	\$76
Tahunanui Hills Stormwater- Moana Avenue to Rocks Road	2,371,406	18%	82%	418,307	\$47
Orphanage Stream - bunding and Suffolk Road Culvert	1,666,640	19%	81%	324,153	\$45
Hill ST stormwater	240,000	100%	0%	240,000	\$45
Wastney Terrace stormwater (pvt drain prgm)	1,652,800	19%	81%	318,385	\$43
Marybank / Tresillian Ave	1,887,525	17%	83%	311,578	\$30
LOS: Nile Street East	807,904	21%	79%	167,662	\$26
Brook Stream Catchment Improvements	2,107,738	15%	85%	324,703	\$24
Capital: Mount St / Konini St	1,210,371	17%	83%	210,074	\$23
Saxton Creek upgrade	3,163,518	5%	95%	150,644	\$23
St Vincent/Hastings St Culvert	3,926,930	14%	86%	546,989	\$23
Tosswill to Tahuna Stormwater Upgrade	904,690	18%	82%	162,136	\$19
Pvt/Public Drains	1,150,265	16%	84%	185,254	\$16
Vanguard Street Stormwater	682,848	18%	82%	122,528	\$14
Rutherford Stage 2 - Box Culvert	3,243,760	14%	86%	439,086	\$14
Review of Jenkins & Arapiki (airport)	842,296	17%	83%	139,269	\$13
Capital: Main Rd Stoke (Louisson - Marsd	905,575	16%	84%	145,792	\$13

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Maitai flood management	583,200	18%	82%	105,636	\$13
Emano Street Channel	1,473,383	15%	85%	215,053	\$12
Airlie St	467,600	19%	81%	88,786	\$12
Capital: Main Rd Stoke (Hays cnr - Louis	678,303	16%	84%	109,571	\$10
Examiner	405,728	18%	82%	73,991	\$9
Public/Private Drains & Open Chanel Upgrade Progra	2,135,245	14%	86%	288,325	\$9
Main Rd Stoke/Poormans St/Culvert op	677,330	16%	84%	105,952	\$8
Stansell Pvt/ Pub Drains	310,670	16%	84%	49,906	\$8
Renwick / Wellington Street / Waimea Road	451,153	17%	83%	77,567	\$8
Athol Street Storm water	673,650	15%	85%	104,278	\$8
Golf/ Parkers	544,524	16%	84%	88,188	\$8
Cherry/Baigent/Ridgeway	706,315	15%	85%	108,050	\$8
Capital: York Stream Channel Upgrade	2,329,890	5%	95%	128,072	\$8
Mahoe/Orsman/Matipo	634,186	15%	85%	98,266	\$7
Ngaio/Maitland	536,320	16%	84%	85,968	\$7
Manson Ave	371,462	17%	83%	64,439	\$7
Beach Road	312,960	18%	82%	56,507	\$7
Cawthron Crescent	303,306	18%	82%	55,301	\$7
Emano Reserve Stormwater	297,410	18%	82%	53,534	\$6
Seaton/Allisdair	323,465	17%	83%	56,571	\$6
Brooklands	228,304	19%	81%	43,954	\$6
Capital: Poynters Cres	401,228	16%	84%	65,239	\$6
Capital: Arapiki Road	326,023	17%	83%	55,785	\$6
Capital: Milton: Grove-Cambria	307,560	17%	83%	52,412	\$5
Maire Stream: Stage 1	330,750	17%	83%	55,130	\$5
Ariesdale/Thompson Tce	305,010	17%	83%	51,640	\$5
Riverside	336,696	16%	84%	54,934	\$5
Totara/Hutcheson	235,733	18%	82%	42,285	\$5
Capital: Shelbourne St s/w upgrade	229,442	18%	82%	41,390	\$5
Piping Ditches	296,480	17%	83%	49,710	\$5

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
York Terrace	428,496	15%	85%	65,732	\$5
Kowhai	322,539	16%	84%	52,091	\$5
Beatson Road	523,422	15%	85%	76,995	\$5
Dodson Valley	200,326	18%	82%	36,852	\$5
Paru Paru	314,124	16%	84%	50,696	\$4
Orphanage Stream / Sunningdale	132,103	21%	79%	27,415	\$4
Tui Glen	192,322	18%	82%	34,588	\$4
Black	261,570	16%	84%	42,124	\$4
Isel Place	278,290	16%	84%	43,983	\$4
Rotoiti	158,470	18%	82%	28,910	\$4
Private Drains/Sub	242,414	16%	84%	38,490	\$3
Hardy (Tasman-Alton)	692,880	14%	86%	94,070	\$3
Bisley Avenue	122,030	18%	82%	22,102	\$3
Martin	421,234	14%	86%	58,098	\$2
Pateke	144,195	16%	84%	23,298	\$2
Anglia/Scotia	235,228	15%	85%	34,209	\$2
Kauri Street	66,471	20%	80%	13,237	\$2
Murphy Street	1,470,400	13%	87%	187,222	\$2
Ashdonleigh Grove Storm water	86,150	17%	83%	15,008	\$2
Oldham Creek stormwater upgrade	1,176,680	13%	87%	149,713	\$1
Strawbridge Sq Stormwater improvements	88,670	16%	84%	14,426	\$1
Capital: Arapiki Stream	524,717	13%	87%	68,482	\$1
Tipahi/Eckington	750,114	13%	87%	96,424	\$1
Orphanage Stream Upgrade - Stage 2	248,959	14%	86%	33,664	\$1
Poormans Stream	239,450	13%	87%	32,317	\$1
Collingwood Street	440,505	13%	87%	57,153	\$1
Capital: Railway Reserve/ Newall/Bledisloe	787,677	13%	87%	100,223	\$1
Capital: Rangiora Tce	126,946	14%	86%	17,984	\$1
Jellicoe/Bledisloe/Kaka/Kea/Freyberg/Maple	741,886	13%	87%	94,310	\$1
Karaka	432,626	13%	87%	55,881	\$1

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Kauri/Matai/Titoki/Ranui	422,606	13%	87%	54,636	\$1
Manuka	709,719	13%	87%	90,146	\$1
Kipling	326,879	13%	87%	42,380	\$1
Capital: Todds Valley Stream upgrade	180,750	13%	87%	24,001	\$1
Jenkins Stream stormwater upgrade	180,750	13%	87%	24,001	\$1
Wakapuaka Flats Stormwater Network Upgrade	428,150	13%	87%	54,736	\$1
Orchard Stream	180,750	13%	87%	24,001	\$1
Stafford Ave	275,880	13%	87%	35,801	\$1
Haven Rd open channel upgrade	521,025	13%	87%	66,252	\$1
Capital: Halifax St: Tas-Miltm	1,185,616	13%	87%	148,699	\$1
Nikau Rd open channel upgrade	232,230	13%	87%	29,761	\$0
Railway Reserve (Bishopdale - St Vincent) stormwater improve	16,005	18%	82%	2,849	\$0
Nile St East Storm water	10,000	21%	79%	2,075	\$0
Brougham St	63,215	14%	86%	8,625	\$0
Capital: Viewmount/Ridgeway	64,781	14%	86%	8,779	\$0
Annesbrook Drive Storm Water	10,440	19%	81%	1,960	\$0
Marsden Road storm water	10,670	18%	82%	1,899	\$0
Otterson Street to Pascoe Street Stormwater	344,770	13%	87%	43,345	\$0
Wastewater	80,880,807	38%	62%	30,671,568	\$3,700
Historic	39,876,369	41%	59%	16,459,644	\$2,220
WWTP Upgrade Primary Clarifier - NRSBU	4,182,704	100%	0%	4,182,704	\$527
Nelson North Wastewater Treatment Plant (NNWWTP) - mechanical treatment	9,721,760	29%	71%	2,861,609	\$356
Marsden Valley Trunk / Express Sewer (Stage 1)	1,703,565	100%	0%	1,703,565	\$237
Regional Pipeline - NRSBU	5,979,796	30%	70%	1,793,939	\$233
Corder Park Pump Station upgrade	6,248,784	24%	76%	1,504,683	\$223
Neale Park PS	4,440,663	22%	78%	966,039	\$157
NNWWTP - wetland treatment	3,416,983	28%	72%	962,636	\$124
Previous contribution conditions	682,280	100%	0%	682,280	\$104
Marsden Valley Trunk / Express Sewer (Stage 2)	720,751	100%	0%	720,751	\$101
Ngawhatu Valley sewer trunk main	539,592	100%	0%	539,592	\$78

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Quarantine/Songer sewer trunk main	937,921	25%	75%	232,932	\$34
Neale Park PS upgrade	559,177	24%	76%	132,875	\$20
Vanguard and Paru Paru pump stations	316,903	24%	76%	77,341	\$12
Nelson WWTP trickling filter cover	182,803	25%	75%	45,400	\$7
Awatea Place Pump station	111,158	22%	78%	24,182	\$4
Corder Park Pump Station	54,398	22%	78%	11,834	\$2
Awatea Place	49,336	23%	77%	11,236	\$2
Gracefield Beheading	27,795	22%	78%	6,047	\$1
2018 LTP	41,004,438	35%	65%	14,211,924	\$1,480
Regional Pipeline Upgrade - NRSBU	7,371,750	85%	15%	6,265,988	\$773
Ngawhatu Valley TM - Stage 2	2,677,529	100%	0%	2,677,529	\$211
Awatea Place Pump station	7,065,000	19%	81%	1,342,638	\$177
System Performance Improvements	12,362,100	15%	85%	1,868,329	\$127
Neale Park PS	2,116,729	21%	79%	439,363	\$67
Gracefield Beheading	2,453,713	18%	82%	448,054	\$55
Elm st sewer upgrades	153,300	100%	0%	153,300	\$27
Atawhai Pump Stations (Brooklands & Marybank)	1,465,508	17%	83%	243,166	\$23
Wastewater Network Upgrades	1,920,650	13%	87%	257,825	\$7
Hill St sewer upgrade	25,550	100%	0%	25,550	\$4
Wastewater model calibration	217,400	17%	83%	37,404	\$4
Songer st upgrade- NRSBU	58,700	100%	0%	58,700	\$3
Quarantine Road Sewer Pump Station	2,093,300	13%	87%	263,494	\$1
Hill Street sewer upgrade	25,000	21%	79%	5,189	\$1
Saxton Road sewer upgrade	998,210	13%	87%	125,395	\$0.47
Water Supply	48,265,385	26%	74%	12,608,567	\$1,632
Historic	29,625,507	31%	69%	9,114,336	\$1,270
Maitai Pipeline (Dam to Water Treatment Plant)	13,171,954	26%	74%	3,413,260	\$482
Stoke #3 reservoir and trunkmain	1,575,828	100%	0%	1,575,828	\$206
Maitai Pipeline (WTP Westbk Tce)	4,954,723	23%	77%	1,151,078	\$180
Obs. Hill Res & Pump	982,437	100%	0%	982,437	\$144

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Cross city link return	2,500,000	32%	68%	807,869	\$95
WTP Membranes	4,170,012	13%	87%	523,516	\$78
Todds Valley upgrade	760,944	32%	68%	245,897	\$29
Maitai Pipeline design	537,295	29%	71%	155,132	\$20
Wastney Tce pump station	520,191	31%	69%	160,272	\$20
Water Loss Reduction Programme	210,641	20%	80%	42,716	\$8
Maitai Pipeline Duplication	88,071	25%	75%	21,786	\$3
Chamboard Place new water ridermain	68,781	22%	78%	15,122	\$3
Maitai Pipeline (WTP - Westbk Tce)	40,000	22%	78%	8,692	\$1
Ngawhatu Valley - Polstead/Suffolk ridermain	32,630	25%	75%	8,110	\$1
Capital: Atawhai No	10,000	22%	78%	2,173	\$0.36
Water Loss Reduction Programme	2,000	22%	78%	448	\$0.07
2018 LTP	18,639,878	19%	81%	3,494,231	\$362
Capital: Atawhai No	4,669,663	16%	84%	764,519	\$74
Capital: Atawhai Trunkmain	4,199,056	16%	84%	688,594	\$67
Suffolk Road to Hill Street Trunk water main	357,700	100%	0%	357,700	\$63
Dam Upgrades	2,800,573	17%	83%	473,694	\$50
Water Loss Reduction Programme	1,980,468	15%	85%	303,786	\$35
Suffolk Road (Saxton to Ngawhatu) water upgrade	153,300	100%	0%	153,300	\$27
Capital: Atawhai Res & pump Ma	173,014	100%	0%	173,014	\$20
Ngawhatu Valley high level reservoir	1,287,150	14%	86%	180,718	\$9
Water Treatment Plant Upgrades	960,075	12%	88%	119,477	\$6
water pump stations - upgrades	1,362,180	13%	87%	182,782	\$6
Water supply H&S risk mitigation programme	72,660	19%	81%	13,790	\$2
NCC - TDC Link	262,540	13%	87%	35,356	\$1
Maitai Pipeline Hazard mitigation	361,500	13%	87%	47,500	\$1
Transportation	54,361,609	23%	77%	12,387,301	\$1,115
Historic	9,453,251	25%	75%	2,343,784	\$313
Ridgeway connection	1,466,266	32%	68%	466,845	\$53
Todd Bush Rd upgrade	590,473	23%	77%	137,178	\$19

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Tasman St upgrade(Nile to Bronte)	574,252	24%	76%	137,644	\$18
Princes Drive	559,124	26%	74%	143,414	\$18
Nayland Road	443,327	31%	69%	136,616	\$16
Sundry Land Purchases - Growth	105,319	100%	0%	105,319	\$15
Footpath: Walkway Connection	443,930	26%	74%	113,867	\$14
Minor Improvements top up	408,080	26%	74%	104,672	\$13
Waimea Rd / Motueka St Intersection	575,280	14%	86%	82,871	\$13
Maitai Walkway (Akerston St to Traf St)	355,361	25%	75%	87,545	\$11
Bishopdale to the Ridgeway shared path	284,358	21%	79%	58,914	\$9
WC 452 UCP Saltwater Creek Crossing	298,985	22%	78%	65,519	\$9
Stock Effluent Facility	256,698	25%	75%	63,415	\$8
Arapiki Rd retaining wall replacement	210,857	21%	79%	45,055	\$7
School approaches/frontage treatments	201,553	22%	78%	45,058	\$7
Bronte Street new footpath, Scotland to Collingwood	193,154	22%	78%	42,202	\$6
Railway Reserve to CBD (via St Vincent (Stage II Gloucester Street to Haven Rd))	132,948	20%	80%	26,233	\$4
Manuka St minor improvements	130,458	21%	79%	27,214	\$4
Bridge St enhancement	127,129	24%	76%	30,536	\$4
Streetlight upgrade Programme	116,838	21%	79%	24,972	\$4
WC341 Maori Rd Retaining wall	111,967	20%	80%	22,789	\$4
WC341 Maitai footbridge cathodic protection	107,473	22%	78%	23,551	\$3
Songer St new footpath - Nayland to Durham	102,439	19%	81%	19,937	\$3
WC 341 Oldham Bridge Replace	197,243	10%	90%	19,364	\$3
Corder Park Cycleway	87,731	30%	70%	26,421	\$3
WC 341 Elm Street Intersection safety improvements	86,661	19%	81%	16,889	\$3
Gloucester / Kerr / Oxford St cycle lane & Hardy St crossing	79,995	24%	76%	19,467	\$3
Ring Route Signage CBD	74,916	20%	80%	15,296	\$2
School frontage St Josephs and Central (Willow Walk)	73,230	21%	79%	15,658	\$2
Capital: Halifax/Traf St landscape improvements	64,974	21%	79%	13,893	\$2
Rocks Rd cycling and walking project	61,119	25%	75%	15,057	\$2
School frontage Nelson Intermediate	55,454	21%	79%	11,858	\$2

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Church Street Improvements	53,600	19%	81%	10,432	\$2
WC452 Main Road Stoke cycleway Saxton Creek to Champion Road	53,714	20%	80%	10,787	\$2
Rocks Rd to Maitai shared path	52,866	21%	79%	11,257	\$2
Nikau/Palm new footpaths	45,559	22%	78%	9,984	\$1
School frontage Auckland Point School	41,924	21%	79%	8,964	\$1
Whakatu Drive / Beatson Road	43,376	24%	76%	10,605	\$1
Railway Reserve to CBD (via St Vincent (Stage I Railway Reserve to Gloucester Street))	30,469	21%	79%	6,515	\$1
Atawhai Dr (near Founders)	30,641	22%	78%	6,715	\$1
St Vincent to CBD cycle connection	28,498	20%	80%	5,648	\$1
WC341 Poleford Bridge seismic upgrade	28,082	20%	80%	5,543	\$1
WC341 Gibbs Bridge Seismic upgrade	26,413	20%	80%	5,165	\$1
WC 452 UCP Tahunanui Cycle Network	26,979	20%	80%	5,463	\$1
The Brook Area Cycling and Walking Improvements	26,037	20%	80%	5,287	\$1
WC 341 Jenkins Creek shared path widening	27,122	22%	78%	5,872	\$1
Roading Minor Improvement Programme	25,766	21%	79%	5,342	\$1
WC151 Saxton Growth Area Transport Programme	25,500	22%	78%	5,588	\$1
WC 452 Gloucester Street Connections	24,371	22%	78%	5,341	\$1
WC 341 Minor Improvements	20,812	19%	81%	3,853	\$1
Muritai SH6 intersection (incl Ped crossing across SH6)	19,902	20%	80%	4,045	\$1
Maitai Valley Road shared path modifications	20,000	22%	78%	4,383	\$1
Maitai Walkway (Saltwater Creek Crossing)	19,564	23%	77%	4,468	\$1
WC 341 Anti Slip to Maitai Path deck	16,149	19%	81%	3,143	\$1
WC341 Nikau/Palm new footpaths	15,015	22%	78%	3,290	\$0.47
WC 341 Brook Cycle&Walk Improvements	13,821	19%	81%	2,559	\$0.45
WC341 Waimea Road Pedestrian Refuge	12,982	20%	80%	2,561	\$0.43
Maitai shared path (Collingwood St to Nile St)	13,100	24%	76%	3,142	\$0.41
WC452 Maitai shared path to Nelson east programme	12,750	22%	78%	2,794	\$0.40
WC 341 Maitai shared path to Anzac Park active transport fac	10,200	22%	78%	2,235	\$0.32
WC341 Cable Bay catch fence	10,200	22%	78%	2,235	\$0.32
WC341 Sharedzone - Beachville Cres	9,315	21%	79%	1,911	\$0.31

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
WC341 Airport Bridge Replacement	27,558	5%	95%	1,390	\$0.23
Wood to Intermediate via Colleges, part B (Brougham chgs)	7,153	24%	76%	1,721	\$0.23
Tahunanui to Annesbrook cycle connection	6,925	23%	77%	1,598	\$0.22
WC212 York Stream Reseal Kawai Street	5,892	22%	78%	1,291	\$0.18
10 Halstead Rd building conversion (aka Bata, Hub)	5,813	25%	75%	1,436	\$0.18
Wood to Intermediate via Colleges, part C (Van Deiman St)	5,693	24%	76%	1,390	\$0.18
School approach & Frontage treatments	5,220	21%	79%	1,116	\$0.17
Todd Bush Rd	5,000	22%	78%	1,096	\$0.16
WC341 Ridgeway/Marsden Valley Rd, minor improvements	3,054	20%	80%	623	\$0.10
Wood to Intermediate via Colleges, part A (Sharrows to Tasman)	1,260	25%	75%	311	\$0.04
Toi Toi: Vanguard St intersection	1,153	21%	79%	247	\$0.04
Ring Route Signage CBD	2,084	9%	91%	198	\$0.03
WC 341 Cable Bay Road cycle safety signs	989	19%	81%	192	\$0.03
Railway Res/Princes Dr ext overbridge	129	100%	0%	129	\$0.02
Waimea/Motueka intersection upgrade	779	14%	86%	110	\$0.02
Putaitai St/Main Rd Stoke Right Turn	540	19%	81%	105	\$0.02
Putaitai St/ Main Rd Stoke Right turn	502	19%	81%	93	\$0.02
WC 341 Milton weka intersection safety	497	19%	81%	97	\$0.02
Variable speed signs	464	25%	75%	115	\$0.01
North Esk ToiToi Street intersections MS	292	25%	75%	72	\$0.01
Collingwood St pedestrian refuge at New St	162	25%	75%	40	\$0.01
WC 341 Maitai Path underpass flooding improvements	9,768	0%	100%	15	\$0.00
2018 LTP	44,908,359	22%	78%	10,043,517	\$801
Marsden Valley Road Upgrade	2,146,549	96%	4%	2,060,687	\$120
WC151 Saxton Growth Area Transport Programme	8,681,609	16%	84%	1,402,519	\$86
Hill Street North improvements	684,740	75%	25%	513,555	\$79
WC324 Main Rd Stoke/Marsden Rd	612,116	100%	0%	612,116	\$59
WC 531 CBD interchange	2,578,100	18%	82%	466,663	\$44
WC341 New Footpaths	3,217,627	17%	83%	547,503	\$42
WC 341 Marsden Valley Ridgeway Upgrade	357,000	100%	0%	357,000	\$41

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
New Footpaths	2,666,250	17%	83%	453,654	\$35
WC 452 Tahunanui Cycle Network - SH6 Tahunanui Drive connect	1,421,432	20%	80%	278,675	\$32
WC 341 Minor Improvements	4,055,737	12%	88%	485,865	\$32
WC 324 Quarantine/Nayland intersection upgrades	2,618,279	9%	91%	231,406	\$30
Toi Toi St upgrade	812,660	19%	81%	156,950	\$18
Grove Street Footpath upgrade	933,720	18%	82%	165,366	\$15
Mount Street and Konini Street upgrade	652,690	19%	81%	123,297	\$13
WC452 Maitai shared path to Nelson east programme	685,535	18%	82%	125,858	\$12
WC452 Cross Town Links Brook to Central Programme	951,425	17%	83%	160,669	\$12
Milton St (Grove to Cambria)	662,230	17%	83%	113,437	\$9
WC324 Polstead Main Road Stoke Intersection Upgrade	653,572	17%	83%	112,184	\$9
WC 341 Railway Reserve/Princes Dr cycle crossing upgrade	52,000	100%	0%	52,000	\$9
WC 341 Maitai shared path to Anzac Park active transport fac	308,124	20%	80%	61,119	\$7
WC 341 Waimea Road Franklyn Street intersection improvements	473,222	18%	82%	82,870	\$7
WC341 Toi Toi/Vanguard intersection upgrade	394,656	18%	82%	72,265	\$7
WC452 Stoke East West Cycle Connection	492,720	17%	83%	82,327	\$6
WC 452 UCP Saltwater Creek Crossing	200,000	21%	79%	42,023	\$6
WC452 Main Road Stoke cycleway Saxton Creek to Champion Road	244,686	18%	82%	43,255	\$5
WC 324 Waimea Rd/Van Diemen Jct improvements	794,083	8%	92%	60,888	\$5
WC324 Arapki Road Upgrade	229,649	19%	81%	44,599	\$5
Maitai Valley Road shared path modifications	180,000	21%	79%	37,821	\$5
WC 531 Stoke interchange	386,183	17%	83%	64,576	\$5
WC 341 Gloucester Street intersection improvements	1,008,180	15%	85%	146,280	\$4
WC 341 Waimea Road / Hampden Street intersection upgrade	145,195	20%	80%	29,388	\$4
WC 341 St Vincent Street Toi Toi Street safety improvements	211,019	18%	82%	38,012	\$4
WC341 Montreal Princes Drive Intersection	574,978	15%	85%	86,810	\$3
WC341 Railway Reserve improvements	356,342	16%	84%	56,951	\$3
WC341 Sharedzone - Wigzell	153,249	19%	81%	28,936	\$3
WC452 Nile Street cycle facilities	155,796	19%	81%	29,022	\$3
WC341 Sharedzone - Beachville Cres	110,140	20%	80%	22,336	\$3

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
WC341 Stoke Pedestrian Refuges	158,250	18%	82%	28,515	\$3
WC 341 Jenkins Creek shared path widening	90,000	21%	79%	18,911	\$3
WC341 Market Road/Bishopdale Ave Intersection improvements	125,146	18%	82%	22,097	\$2
Halifax (Maitai to Milton)	1,753,564	14%	86%	241,964	\$2
WC 341 MI Waimea Ridgeway	93,570	19%	81%	17,390	\$2
WC 341 Market Rd Intersection improvements	536,836	14%	86%	77,170	\$2
Putaitai St/ Main Rd Stoke Right turn	40,000	18%	82%	7,035	\$1
Hampden Street walkway upgrade	299,500	14%	86%	43,282	\$1
WC341 Polstead Suffolk Intersection Upgrade	149,582	15%	85%	22,572	\$1
WC 341 Toi Toi Emano Street intersection	242,631	14%	86%	34,836	\$1
WC341 Sharedzone - Mayroyd	15,000	21%	79%	3,152	\$0.42
WC 452 CBD Cycle parking facilities	25,002	18%	82%	4,424	\$0.39
WC 341 Vanguard Street Stormwater	33,053	17%	83%	5,504	\$0.39
WC341 Ngawhatu Suffolk Intersection	214,801	14%	86%	30,048	\$0.38
WC452 Atawhai Shared path extension to Todds Valley	261,422	14%	86%	35,991	\$0.25
WC341 Stoke Centre Traffic Calming and Pedestrian Safety Wor	5,008	20%	80%	1,007	\$0.12
WC 341 Nile St/Clouston Tce intersection improvement	3,500	21%	79%	735	\$0.10
Community Infrastructure	7,893,120	22%	78%	1,723,759	\$276
Historic	6,737,430	22%	78%	1,499,020	\$244
Greenmeadows Centre	6,609,773	22%	78%	1,469,423	\$240
CP: Greenmeadows Centre	125,336	23%	77%	29,054	\$5
AM: Greenmeadows Centre	1,322	24%	76%	315	\$0
Cafe facility	1,000	23%	77%	228	\$0
2018 LTP	1,155,690	19%	81%	224,740	\$32
Growth: Millers Acre Toilet	514,410	19%	81%	99,691	\$14
Tahunanui Lions Toilet Upgrade	516,280	19%	81%	99,165	\$14
Greenmeadows Centre	125,000	21%	79%	25,884	\$4
General Reserves	25,960,909	33%	67%	8,456,862	\$1,042
Historic	6,751,404	52%	48%	3,540,880	\$537
Capital: land purchase (Daelyn)	689,314	100%	0%	689,314	\$115

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Reserve Development Programme	744,236	100%	0%	742,858	\$111
Capital: General Development	644,117	92%	8%	593,983	\$86
Relocate Overhead Power	868,538	26%	74%	225,143	\$32
Capital: Planting	145,947	97%	3%	141,824	\$20
Capital: Fences and Walls	143,147	88%	12%	126,659	\$19
new Cycle / Path development	372,722	31%	69%	115,192	\$19
Road Entrance Main Rd Stoke	474,566	27%	73%	128,091	\$17
Capital: Furniture	109,912	92%	8%	101,668	\$15
Upgrade for multiuse	262,426	26%	74%	67,968	\$10
Saxton Creek recreation pond enhancements	256,525	23%	77%	58,389	\$9
Capital: Upgrade Accessways/Carp	63,591	100%	0%	63,591	\$9
Cricket oval drainage remediation	243,025	26%	74%	62,997	\$9
Brook MTB Hub	135,000	22%	78%	29,327	\$5
CP: Saxton Field General Development	106,716	25%	75%	26,385	\$4
Esplanade & Foreshore Planting Prgm	103,992	22%	78%	22,591	\$4
Upgrade: Structures	27,591	85%	15%	23,467	\$3
Fringed hill Revegetation	84,256	22%	78%	18,303	\$3
Capital: Stadium Surface Water Deflection	80,001	24%	76%	19,462	\$3
Saxton Oval electrical improvements	77,856	24%	76%	18,536	\$3
Capital: Planting	77,847	22%	78%	16,911	\$3
Modellers Pond Solution	75,463	22%	78%	16,393	\$3
CP: Saxton -Walkways/cycleways	67,677	24%	76%	16,441	\$2
Minor LOS improvements	63,192	22%	78%	13,727	\$2
Capital: Accessway / Carparks	52,659	22%	78%	11,439	\$2
Saxton Oval Util shed & Fire Alarm (CWC)	51,349	25%	75%	12,766	\$2
Poormans walkway (Main rd - Neale ave)	49,000	22%	78%	10,644	\$2
New entrance signs	34,453	30%	70%	10,343	\$2
Cricket ODI	44,796	26%	74%	11,612	\$2
Codgers new MTB tracks	43,768	22%	78%	9,508	\$2
Capital: Park Upgrades	42,127	22%	78%	9,151	\$2

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Hammer throw at Saxton Field	39,998	23%	77%	9,060	\$1
Marsden Valley mountain bike tracks stage one 2016-17	36,641	22%	78%	7,960	\$1
Maitai revegetation	31,598	22%	78%	6,864	\$1
OPs: Neighbourhood Parks Upgrade Prgm	24,930	24%	76%	5,965	\$1
Motor Vehicle	23,609	22%	78%	5,129	\$1
CP: Saxton Road Construction Main Road Stoke	22,071	27%	73%	5,957	\$1
CP: Grant: Road Entrance Champion Drive	22,105	23%	77%	5,136	\$1
Cricket World Cup Ltd	21,750	25%	75%	5,407	\$1
CP: Relocate Overhead Power	21,629	26%	74%	5,653	\$1
Capital: Wakapuaka Sandflats	21,063	22%	78%	4,576	\$1
Capital: Minor Development	21,063	22%	78%	4,576	\$1
Maitai MTB Hub	20,000	22%	78%	4,345	\$1
Cricket/Athletics Pavilion	4,819	100%	0%	4,819	\$1
Capital: Fences / Walls	15,800	22%	78%	3,432	\$1
Capital: Security Gates/Bollards	15,800	22%	78%	3,432	\$1
Growth: Furniture/Signs	15,800	22%	78%	3,432	\$1
Internet Upgrade	13,370	26%	74%	3,466	\$0.49
Athletics equipment shed	11,761	25%	75%	2,924	\$0.43
HoN: Bio & Eco Planting	3,031	100%	0%	3,031	\$0.41
Capital: Signs	10,532	22%	78%	2,288	\$0.38
Upgrade: Structures	10,532	22%	78%	2,288	\$0.38
Paremata Flats upgrade (growth)	10,532	22%	78%	2,288	\$0.38
OPs: New Planting Prgm	9,845	26%	74%	2,517	\$0.36
CWC Legacy	8,826	25%	75%	2,194	\$0.32
LOS: accessibility improvement items	8,415	22%	78%	1,828	\$0.30
Codgers MTB track reinstatement	7,573	22%	78%	1,645	\$0.27
PF: Neighbourhood Parks Upgrade Prgm	7,027	23%	77%	1,618	\$0.26
AM: Daelyn land purchase	5,846	25%	75%	1,458	\$0.21
Capital: Lighting / Signs	5,794	22%	78%	1,259	\$0.21
Minor Development	5,767	23%	77%	1,313	\$0.21

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Tahuna Reserve Development Plan	5,381	22%	78%	1,169	\$0.19
Capital: Signs/Furniture	5,268	22%	78%	1,144	\$0.19
Capital: New Planting	5,268	22%	78%	1,144	\$0.19
HoN: Trees & Plants	1,344	100%	0%	1,344	\$0.18
CP: Cricket oval drainage remediation	4,601	26%	74%	1,193	\$0.17
PP: Saxton Field General Development	3,614	27%	73%	976	\$0.13
CP: Neigh Parks: Capital Access ways carparks	3,396	27%	73%	916	\$0.13
PP: Saxton Cycle Track (Regional Velodrome)	2,711	27%	73%	732	\$0.10
CP: Branford Park	1,811	27%	73%	484	\$0.07
PF: Neighbourhood Parks Planting Prgm	1,450	27%	73%	391	\$0.05
PP: Daelyn land purchase	758	26%	74%	200	\$0.03
ET: Neigh Parks: Capital Access ways carparks	640	26%	74%	168	\$0.02
CP: Cricket/Athletics Pavilion	414	27%	73%	112	\$0.02
PF: Saxton Field General Development	365	27%	73%	99	\$0.01
PP: Saxton -Walkways/cycleways	290	27%	73%	78	\$0.01
CP: Victory Square - Skateboard half pipe	232	23%	77%	53	\$0.01
PP: Branford Park cycleway	226	27%	73%	61	\$0.01
CP: Grant: Champion carpark	162	23%	77%	37	\$0.01
CP: Saxton Cycle Track (Regional Velodrome)	138	27%	73%	37	\$0.01
2018 LTP	19,209,505	26%	74%	4,915,982	\$505
Reserve Development Programme	2,004,670	100%	0%	2,004,670	\$195
Retired forestry block conversion programme	2,221,700	16%	84%	358,883	\$33
Modellers Pond Solution	970,900	20%	80%	191,248	\$28
Maitai MTB Hub	918,100	20%	80%	179,219	\$26
Poormans walkway (Main rd - Neale ave)	577,600	19%	81%	111,244	\$16
Capital: General Development	999,270	16%	84%	161,627	\$15
Capital: Planting	889,460	16%	84%	141,739	\$13
Rutherford Park - Saltwater Cr path landscaping	490,240	19%	81%	91,861	\$12
Fringed hill Revegetation	648,415	17%	83%	107,559	\$11
Capital: Park Upgrades	610,665	16%	84%	98,772	\$9

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Isel park bridge upgrade	318,250	19%	81%	61,987	\$9
Wakapuaka Sandflats Esplanade shared path	343,200	19%	81%	64,769	\$9
Esplanade & Foreshore Planting Prgm	555,150	16%	84%	89,793	\$8
Saltwater Cr bridge (Haven Rd - Traf Park)	433,300	17%	83%	73,947	\$8
Atawhai Reserve Improvements	258,580	19%	81%	49,467	\$7
Jenkins Stream (Pascoe to Airport)	617,506	15%	85%	92,526	\$7
Alliance Green levelling, irrigation and drainage	292,300	18%	82%	52,252	\$6
Upgrade: Structures	359,610	17%	83%	60,422	\$6
Almond tree flats pedestrian and cycle bridge	241,760	18%	82%	44,446	\$6
new Cycle / Path development	256,120	18%	82%	45,329	\$5
Link to Manu Kau reserve	202,590	19%	81%	38,338	\$5
Maitai revegetation	333,090	16%	84%	53,876	\$5
Capital: Mountain bike Tracks	494,010	15%	85%	73,236	\$5
Courtside lighting and seating for outdoor netball courts	223,620	18%	82%	39,788	\$5
Capital: Accessway / Carparks	335,750	16%	84%	53,261	\$5
Eureka Park walkway development	177,040	19%	81%	33,305	\$4
Miyazu Garden Pond Relining	232,850	17%	83%	39,748	\$4
Saxton Creek path (Champion Dr - Saxton field)	371,324	15%	85%	55,331	\$4
Alliance Green toilets and pavilion	515,400	14%	86%	72,589	\$4
Capital: Minor Development	162,130	17%	83%	28,024	\$3
Saxton Field playground	317,825	15%	85%	46,296	\$3
Marsden Valley MTB Hub	189,040	16%	84%	30,281	\$3
Back beach car parking review	86,760	20%	80%	17,140	\$2
LOS: accessibility improvement items	94,880	18%	82%	17,364	\$2
Dog exercise park	83,300	19%	81%	15,676	\$2
Capital: Furniture	133,236	16%	84%	21,550	\$2
Capital: Upgrd Accessways/Carp	109,700	17%	83%	18,266	\$2
Capital: Fences and Walls	111,030	16%	84%	17,959	\$2
Capital: Security Gates/Bollards	111,030	16%	84%	17,959	\$2
Paremata Flats upgrade (growth)	88,824	16%	84%	14,367	\$1

Activity / Asset	NCC Capital Cost	Portion funded through development contributions	Portion funded through other sources	Growth Costs to be funded through development contributions	Core Component \$/HUD
Capital: Fences / Walls	77,721	16%	84%	12,571	\$1
Capital: Planting	66,618	16%	84%	10,775	\$1
Mountain Bike track development (P59)	30,000	21%	79%	6,212	\$1
Complete tree planting (Alliance and Champion)	30,660	20%	80%	6,039	\$1
Upgrade: Structures	55,515	16%	84%	8,979	\$1
Capital: Signs	55,515	16%	84%	8,979	\$1
Alliance Green cricket wicket blocks (x2)	32,010	18%	82%	5,666	\$1
Paddys Knob reserve development	20,000	21%	79%	4,141	\$1
Oval embankment steps/accessibility stand	20,000	21%	79%	4,141	\$1
Capital: Signs/Furniture	25,613	17%	83%	4,297	\$0.45
Temporary Seating	19,062	18%	82%	3,454	\$0.43
Glen - boulder bank pathway (P7)	15,660	19%	81%	2,928	\$0.39
Fitness trail	21,840	17%	83%	3,650	\$0.38
Growth: Furniture/Signs	22,206	16%	84%	3,592	\$0.34
Walkway link from the Wood (Cambria St) to Stanley Whitehead	10,440	19%	81%	1,952	\$0.26
Capital: Trafalgar Park Stand Removal	10,670	18%	82%	1,889	\$0.22
Walkway to connect Poorman Stream to Greenmeadows	10,670	18%	82%	1,889	\$0.22
New entrance signs	10,970	17%	83%	1,827	\$0.19
Remove Trafalgar Park cycle track	11,180	16%	84%	1,767	\$0.15
Boardwalk Tahuna camp to beach	11,450	15%	85%	1,706	\$0.12
Flood lighting for concert safety	271,480	12%	88%	33,413	\$0.08
Grand Total	331,443,560	26%	74%	86,476,915	\$10,055

9.5 Previous development contributions

Table 10 : Historical Development Contributions and Financial Contribution exemption

Activity	2006/07	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Stormwater	3,884	3,843	3,897	3,991	2,999	3,043	3,075	2,370	2,394	2,442
Wastewater	3,221	3,832	3,886	3,980	2,756	2,796	2,825	4,270	4,319	4,418
Water Supply	1,871	2,436	2,470	2,529	3,054	3,098	3,131	2,950	2,984	3,053
Transport	2,196	2,414	2,448	2,507	882	895	904	980	998	1,034
Total Development Contributions ¹	11,172	12,525	12,701	13,007	9,691	9,832	9,935	10,570	10,695	10,947
Financial contribution exemption amount	71,031	82,777	83,949	85,964	88,371	89,657	\$90,598	\$91,974	\$92,747	\$94,299

¹ Contributions set in the 2006,2009, 2012 and 2015 Long Term Plans and adjusted for inflation in between