



Development Contributions Policy

Springvale Urban Expansion Area and North West Growth Area

Whanganui District Council
As at ##/##/2021 (Resolution 2021/##)

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1.0 Executive Summary

- 1.1. The Development Contributions Policy sets out a framework for securing development contributions for the expected growth within the Springvale Urban and the North West Growth Areas.
- 1.2. Development contributions are fees payable to Council to fund capital infrastructure required for growth such as new roads, pathways, pipes and parks. Section 106 of the Local Government Act 2002 enables Whanganui District Council to require development contributions from developers.
- 1.3. A development contribution may be required by Council when either a subdivision, resource consent, or building consent is granted or where an authorisation of service connection is granted.
- 1.4. The Council has decided that funding all the required infrastructure within Springvale and North West Growth Area through rates is no longer the preferred option, as much of the benefit of this infrastructure is directly attributable to developers and therefore to future residents.
- 1.5. These areas are anticipated to see additional residential units and the policy aims to meet increased demand for infrastructure resulting from this growth by:
 - Setting out what areas and activities will be funded by development contributions within the Springvale Urban and North West Growth Areas;
 - Utilising the Household Equivalent Unit (HEU) to determine the scale of required development contributions;
 - Detailing a fair and certain methodology to assess and calculate development contributions;
 - Outlining how remission, postponement and exemptions of development contributions will be dealt with;
 - Providing a clear process a developer can use to request Council to reconsider or object to the requirement for a development contribution;
 - Defining the process Council will follow when refunding a development contribution;
 - Indicating the grounds Council will enter into a private development agreement with a developer to support growth; and
 - Stating Council expectations as to when development contributions are required to be paid.

2.0 Background

- 2.1. The Whanganui District Council Development Contributions Policy (DCP) for Springvale Urban Expansion Area (Springvale) and North West Growth Area (North West) has been prepared in accordance with section 102 and the principles set out in Section 197AB of the Local Government Act 2002 (LGA 2002).¹ It summarises and explains the capital expenditure it expects to incur in order to meet the increased demand for infrastructure resulting from growth in both the Springvale Urban Expansion Area and within the area covered by the North West Structure Plan.
- 2.2. Capital expenditure projects within Springvale Urban Expansion Area and North West Growth Area are funded by contributions set out in Schedule 5 and 7 of this DCP. The contribution charges are set out clearly in the DCP, assisting those undertaking development to assess the financial viability of their projects early in the process.
- 2.3. Springvale Urban Expansion Area and North West Growth Area are projected to undergo growth over the next 10 to 15 years with Springvale anticipated to provide approximately 675 additional residential units and North West anticipated to provide 208 residential units (179 additional residential units within the greenfield area and 29 residential units through infill development).
- 2.4. As interest in developing within Springvale and North West increases, the need for a range of transport and three waters infrastructure also increases.
- 2.5. The purpose of development contributions is to recover from people undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
- 2.6. Council's current Development Contributions Policy, adopted in 2018, requires that developers pay development contributions for remedying, mitigating or compensating the adverse effects of development.
- 2.7. The Council decided that funding all required infrastructure within Springvale and North West through rates was no longer the preferred option as much of the benefit of this infrastructure is directly attributable to developers and hence to future residents. The Development Contributions Policy was adopted in 2018

¹ Relevant LGA 2002 extracts are provided in Appendix B.

3.0 Strategic Context

- 3.1. Development contributions under the LGA 2002 are in addition to, and separate from, financial contributions under the RMA 1991. While the Council generally considers development contributions under this policy as its main funding tool for infrastructure it may also require financial contributions under the RMA 1991, in accordance with Chapter 20 of the Whanganui District Plan. The Council will not apply financial contributions as a condition on a consent where a development contribution has been required for the same purpose on the same development.
- 3.2. Regardless of any financial or development contributions made under the RMA 1991 or this DCP, the Council still has the power to require services or works for subdivisions or developments to avoid, remedy and mitigate the environmental effects through resource consent conditions.

4.0 Purpose of the Policy

- 4.1. The purpose of this policy is to:
 - Provide certainty to stakeholders in how infrastructure for growth in the Springvale Urban Expansion Area and North West Growth Area areas is to be funded and provide transparency of what is to be funded and what has been delivered;
 - Ensure those involved in development in these areas make fair payments to the Council to reflect the expected demand their developments will have on Council infrastructure, and the expected benefits residents and businesses occupying these developments will derive from this infrastructure; and
 - Set contribution charges at levels that help achieve the scale, type, quality and location of development that the Springvale Structure Plan and the North West Structure Plan aspire to.

5.0 Application and Scope

- 5.1. This DCP applies only to development within the Springvale Urban Expansion Area and the North West Growth Area area, as defined in the maps in Appendix A.
- 5.2. The Springvale Structure Plan estimates 675 new residential dwellings in the Urban Expansion Area over the next 30 years, alongside approximately 500m² of commercially-zoned land.
- 5.3. The North West Structure Plan estimates 209 new residential dwellings in a greenfield area adjacent to the residential suburb of Otamatea. This policy also applies to 29 infill lots on adjacent residentially-zoned land.
- 5.4. This DCP does not apply to areas of the district outside these identified areas however Council may choose, where appropriate, to enter into an individual development agreement.
 - The Council will not require a development contribution for the purposes of network infrastructure, reserves or community infrastructure in the following cases:

- a) Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA 1991), imposed a condition on a resource consent requiring a financial contribution² in relation to the same development for the same purpose; or
- b) Where the developer will fund or otherwise provide for infrastructure such as a reserve, network infrastructure, or community infrastructure; or
- c) Where it has received or will receive sufficient funding from a third party to fund particular infrastructure, for example from the New Zealand Transport Agency.

6.0 Definitions

Allotment as defined under section 218(2) of the Resource Management Act 1991
Development means:

- (a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.

Commercial means the use of land or buildings for activities operated principally for the exchange of goods or service, e.g. retail shops and outlets, banks, food and beverage outlets and stations, tourist facilities, visitor accommodation, cinemas, professional and administrative offices, but excludes funeral parlours.

Community facilities means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199 of the Local Government Act 2002.

Council refers to Whanganui District Council

² Amendments to the Resource Management Act 1991 made by the Resource Legislation Amendment Act 2017 will come into effect on 18 April 2022 repealing financial contributions

Development as defined under section 197 of the Local Government Act 2002 means—

- (a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.

Development agreement means a voluntary contractual agreement made under sections 207A to 207F of the Local Government Act 2002 between one or more developers and one or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in one or more districts or a part of a district.

Development contribution means a contribution—

- (a) provided for in a development contribution policy of a territorial authority; 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 Māori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
 - iii. both.

Development contribution objection means an objection lodged under clause 1 of Schedule 13A of the Local Government Act 2002 against a requirement to make a development contribution.

Development contribution policy means a policy on development contributions adopted under section 102(1) of the Local Government Act 2002.

Development contributions commissioner means a person appointed under section 199F of the Local Government Act 2002.

Financial contribution means a contribution of—

- (a) money; or
- (b) land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te
- (c) Ture Whenua Maori Act 1993 unless that Act provides otherwise; or
- (d) a combination of money and land.³

Funding area means a geographical area used to accumulate the cost of activities and define a catchment area for development contribution purposes.

Household unit means the unit of demand representing one average dwelling unit.

Household equivalent unit means the unit of demand equivalent to the demand of one average detached dwelling unit.

Individual Developer agreement means an individual development agreement as may be required by section 207A of the Local Government Act 2002.

Methodology refers to the methodology for calculating development contributions set out in Schedule 13 of the Local Government Act 2002.

Network utility operator as defined under section 166 of the Resource Management Act 1991.

Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

Objector means a person who lodges a development contribution objection.

Resource consent as defined under section 2(1) of the Resource Management Act 1991 and includes a change to a condition of a resource consent under section 127 of that Act.

Service connection means a physical connection to a service provided by, or on behalf of, a territorial authority.

³ Section 108(9) of the Resource Management Act 1991.

7.0 Objectives

- 7.1. Enable Council to plan for and fund infrastructure and facilities provision that meets the anticipated growth requirements of the Whanganui District.
- 7.2. To ensure new development contributes fairly to the funding of Whanganui's infrastructural and service requirements.
- 7.3. Provide predictability and certainty regarding the infrastructure required to cater for growth.

8.0 Policies

8.1 General provisions

8.1.1 Activities

8.1.1.1 The Council can require development contributions for the following classes of infrastructure, as set out in section 199(1) of the LGA 2002:

- Reserves
- Network infrastructure
- Community infrastructure.

8.1.1.2 The Council has determined that within these classes it is appropriate to use development contributions as a funding source for capital expenditure for the activities listed in Schedule 1.

8.1.1.3 Section 106(2)(c) of the LGA 2002 requires the Council to explain why it has determined to use development contributions as a funding source. The basis for the Council's consideration is set out in Schedule 2 of this Policy. Development contributions will not be required to fund:

- Operating and maintenance costs
- Any part of capital expenditure that is funding from another source
- Costs incurred by the Council to fund renewal and/or to increased existing levels of service that are below the stated service standard.

8.1.2 Funding Areas

8.1.2.1 Development contributions will be required from development within identified funding areas. Development occurring within the geographic scope of each funding area will be required to pay the contributions applicable to that funding area.

8.1.2.2 The funding areas to which this DCP applies are identified on the maps in Appendix A to this policy. They are:

- Springvale Urban Expansion Area;
- North West Growth Area;

8.1.2.3 There are further funding sub-areas within the North West Growth Area, which are also identified on the relevant map in Schedule 6.

8.1.3 Units of demand

8.1.3.1 The Council considered the requirements of Schedule 13(2) of the LGA 2002 when determining how to attribute units of demand to particular developments or types of development on a consistent and equitable basis. The Council considered:

- a) the need to separate residential and non-residential activities because of the different demands they place on activities of the Council,
- b) the range of residential development types and scales as identified in the Springvale Urban Expansion Area and North West Growth Area,
- c) the complexity of trying to make the policy account for every different development type, and
- d) the availability of data to support differential unit of demand factors for various types of development.

8.1.3.2 The Council considers that:

- a) In the Springvale Urban Expansion Area and North West Growth Area, a limited range of residential development types is proposed and there is data currently available to identify average demand factors for this.
- b) In the Springvale Urban Extension Area there is limited non-residential development proposed and there is data currently available to identify some average demand factors for this.

8.1.3.3 Taking into account the type of development that is envisaged, the Council has adopted a Household Equivalent Unit (HEU) for the purposes of determining the scale of required development contributions.

Table 1: Units of demand

Type of development:	HEU assessment based on:
Residential development	1 HEU per household unit
Fee simple subdivision	1 HEU per allotment
Non-residential development	1 HEU for every 100m ² of gross floor area (gfa)

Position on existing allotments and land use

8.1.3.4 Existing lawfully established allotments or land uses are assumed to already be appropriately serviced with reserves, network infrastructure, or community infrastructure and hence they will place no additional demand for new or additional assets or assets of increased capacity. The Council will deduct units of demand for existing development from the total units of demand expected to be generated by the proposed development.

Staged subdivision development

8.1.3.5 Where a staged subdivision development is undertaken under a single consent, the contribution calculated will be based on the contribution amounts applying on the date of consent lodgement and will continue to apply to each stage of the development.

8.1.3.6 Where a staged subdivision development is undertaken under multiple consents, each consent shall be subject to the policy applying at the time each separate consent is lodged.

Reserves

8.1.3.7 In accordance with section 205 of the LGA 2002, the Council must use development contributions received for reserves purposes for the purchase and/or development of reserves.

8.2 Growth-related capital expenditure

- 8.2.1 The table in Schedule 4 and 5 sets out for each activity:
- a) the capital expenditure that will be outlined in the LTP that the Council expects to incur to meet the increased demand for network infrastructure and reserves resulting from growth.
 - b) the total amount of development contribution funding sought for that activity.
 - c) the proportion of the capital expenditure that will be funded by development contributions and other sources of funding.
- 8.2.2 Where Council anticipates funding from a third party (such as the New Zealand Transport Agency) for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the costs used to calculate development contributions.

8.3 Assessment of development charges

- 8.3.1 Development contributions will be required and will be subject to an assessment or reassessment on all applications for:
- subdivision (Resource) consent
 - land use (resource) consent
 - building consent and
 - service connection
- 8.3.2 The initial assessment will be made against the first application lodged for the development, and it will be reassessed on every subsequent application for the same development. Any reassessment will take account of the number of units of demand previously assessed, and determine whether the development still generates the same number of units of demand. This will ensure that the development, in its final form, is fairly and appropriately charged.
- 8.3.3 Development contributions can only be required where a development as defined by section 197 of the LGA 2002 is to occur.

8.3.4 On receiving an application for building consent, land use consent, subdivision consent, or service connection, the Council will first:

- a) test that the application represents a development under section 197; then determine whether alone or in combination with other developments the application under consideration will have the effect of requiring new or additional assets or assets of increased capacity and, as a consequence, the Council will incur capital expenditure to provide appropriately for this;
- b) ensure that any development contribution that may be required, is provided for in this DCP.

8.3.5 If the Council is satisfied that the application meets the legal requirements above, it will assess contributions using the four steps demonstrated in Table 2.

Table 2: Assessing contributions

Step	Methodology
One	<p>Proposed development, assessing the total units of demand</p> <ul style="list-style-type: none"> • The Council will assess the demand from the development using the units of demand identified in Table 1. • The total development contributions payable under this DCP will depend on the demand the development is expected to place on reserves and infrastructure because of its type and scale. • Development can be in the form of additional allotments or additional land use activity, i.e. an increase in the number of household units, or a combination of both. The higher amount – household unit or allotment – will be used to determine the final demand on the site.
Two	<p>Credits, assessing units of demand for allotments or land use currently on the development site</p> <ul style="list-style-type: none"> • The Council will make a deduction of units of demand, using Table 1, for the most recent lawfully established allotments or land use on the site up to a maximum of 10 years prior to the date of lodgement of the application(s) for building consent, subdivision consent, land use consent or a service connection. • A deduction for existing units of demand: <ol style="list-style-type: none"> a) will not be used to reduce the units of demand on a development below zero; b) will only apply to existing units of demand on the development site; c) will not be transferable to or from another development site; and d) will not be based on monetary value.

Step	Methodology
	<ul style="list-style-type: none"> The Council may require a development contribution to be paid for any lawfully established allotment that has previously been prevented from being developed by any legal restriction or was exempt from paying development or financial contributions in the past but is now able to be developed. Using Table 1 it is possible to calculate the units of demand from all allotments and land use expected before the development occurs. The calculation of units of demand for existing allotments or land use will be undertaken on an activity by activity basis and use the higher number of allotments or land use not an addition of both. If payment has been received for reserves on non-residential development, credits for these payments will be taken into account.
Three	<p>Development contribution calculation</p> <ul style="list-style-type: none"> The units of demand value are multiplied by the contribution unit price as set out in Schedule 3 - for each relevant activity to calculate the required development contribution.
Four	<p>Calculate total contribution payable</p> <ul style="list-style-type: none"> A catchment is the area served by a particular infrastructure, e.g. reservoirs, pumping stations and pipes. The catchments for this DCP are the Springvale Urban Expansion Area and the North West Growth Area.

Adjustments for reserve acquisition and reserve development

- 8.3.6 This DCP provides for an adjustment of the contribution charge for reserves where the maximum reserve contributions is exceeded. Both the reserve acquisition and reserve development activities are combined to create reserves as subject to the statutory maximum in section 203(1). Section 203(1) of the LGA 2002 requires that a development contribution for reserves calculated under this DCP must not exceed the greater of:
- a) 7.5 per cent of the value of the additional allotments created by a subdivision, or
 - b) the value equivalent of 20 square metres of land for each additional household unit created by a development.
- 8.3.7 For purposes of section 201(1)(d) of the LGA 2002, the Council will determine the value of additional allotments and land on the following basis:
- a) for compliance with 8.3.6a) above, using the most recent rateable land valuation for similar allotments in the vicinity of the development, those similar lots being identified at the discretion of the Council. Where the contribution calculated exceeds the value calculated using the rateable value, the applicant will be required to obtain a market valuation; and
 - b) for compliance with 8.3.6b) above, the Council will use the average value equivalent of 20 square metres of land in the vicinity of the development. Where the contribution calculated exceeds the average rateable value of land within the vicinity of the development, council will undertake a valuation of a range of land in the vicinity.

8.4 How development contributions have been calculated

8.4.1 Section 201(1)(a) of the LGA 2002 requires this DCP to include, in summary form, an explanation of and justification for the way each development contribution in Schedule 3 has been calculated.

8.4.2 In summary, each contribution has been calculated in accordance with the methodology set out in Schedule 13 of the LGA 2002, by following the process in Table 3.

Table 3: Calculating development contributions (Schedule 13, LGA 2002)

Step	Methodology	LGA 2002 reference
One	<p>Identify and define catchments and funding sub-areas</p> <ul style="list-style-type: none"> A catchment is the area served by a particular infrastructure, e.g. reservoirs, pumping stations and pipes. The catchments for this DCP are the Springvale Urban Expansion Area and the North West Growth Area. Each catchment represents a funding area. Each catchment/funding area has been split into funding subareas. 	<p>Schedule 13(1)(a)</p> <p>197AB (g)</p>
Two	<p>Identify ten-year capital expenditure resulting from predicted growth</p> <ul style="list-style-type: none"> Historic capital expenditure incurred in anticipation of growth, if any. Assessment of the requirements for transport, three waters, reserves and community infrastructure as a result of new population and commercial land. 	<p>199(2)</p> <p>106(2)(a) and Schedule 13(1)(a)</p> <p>201(1)(b)</p>
Three	<p>Identify the percentage of growth-related ten-year capital expenditure to be funded by development contributions</p> <ul style="list-style-type: none"> The proportion of total planned costs of capital expenditure for network infrastructure from the LTP resulting from growth. Growth costs (capacity increase to cater for new entrants) can be funded in full or in part by using development contributions. This is one of three components of the total ten-year capital costs budgeted in the LTP, the other two components being level of service improvements (including backlog costs to bring service standards up to desired levels) and renewals. These two costs must be met from funding sources other than development contributions. 	<p>106(2)(b)</p> <p>101(3)</p>

Step	Methodology	LGA 2002 reference
Four	<ul style="list-style-type: none"> • Justification for the level of growth costs should be supported by financial management funding considerations and show significant assumptions and impacts of uncertainty. New capital expenditure is developed in the LTP. • Consider development contribution principles. <p>Identify the appropriate units of demand</p> <p>The selected unit of demand is the Housing Equivalent Unit (HEU) based on an average residential dwelling. The choice of the HEU as the unit of demand was influenced by the following matters:</p> <ul style="list-style-type: none"> • For areas of green-field residential development, HEUs can be applied uniformly at one for each allotment, regardless of size for reasons of administrative simplicity. Allotments typically accommodate one residential dwelling, and therefore lot size is not considered to have a material impact on demand. • For infill residential development areas, additional demand will predominantly arise due to the development of additional residential dwellings. • For multiple units on one allotment, additional demand will arise due to multiple residential units. • For non-residential development, demand will arise due to occupation of commercial space therefore requiring threewaters infrastructure and access to transport infrastructure. 	<p>197AB</p> <p>Schedule 13(1)(b)</p>
Five	<p>Identify the designed capacity (in units of demand) provided for growth</p> <ul style="list-style-type: none"> • The designed capacity may vary between different types of infrastructure. In some cases it may be considered economically prudent to provide spare growth capacity considerably beyond current ten-year expectations of growth. • Costs are recovered across the full designed number of HEUs. 	<p>Schedule 13(1)(b) and (2)</p>

Step	Methodology	LGA 2002 reference
Six	<p>Allocate the costs to each unit of demand for growth</p> <ul style="list-style-type: none"> The development contribution charge per HEU is calculated by dividing the total capital expenditure resulting from growth (step two) by the designated units of demand for growth (step five). 	Schedule 13(1)(b)
Seven	<p>Prepare schedules</p> <p>a) Schedule of assets for which Development Contributions will apply</p> <p>b) Schedule of fees.</p> <p><i>A detailed schedule must be prepared as part of the DCP that enables the development contributions to be calculated by infrastructure type and catchment.</i></p> <p><i>The DCP will be supported by the significant assumptions made to determine the development contributions payable and their impacts, contribution and conditions and criteria for remission, postponement or refund, and catchment maps.</i></p> <p><i>Consider overall impact of fees on the community and finalise schedule.</i></p> <p><i>Check maximum development contributions not to be exceeded.</i></p>	<p>201A, 201(2), 202, 201(1)(a)</p> <p>201(1)(b),(c) and (d)</p> <p>101 (3)(b)</p> <p>203</p>

8.5 Policy administration

8.5.1 [Remission and postponement](#)

8.5.1.1 The Council may postpone payment or grant a remission on development contributions at its complete discretion.

8.5.1.2 Applications made under this part will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.

8.5.1.3 Applications for remission must be made before any development contributions payment is due to the Council. The Council will not allow remissions retrospectively.

8.5.1.4 Applications must be made in writing and set out the reasons for the request.

8.5.2 [Exemptions](#)

Council development

8.5.2.1 The Council is exempt from paying any development contributions. This exemption does not apply to Council Organisations, Council-Controlled Organisations or Council Controlled Trading Organisations.

Crown developments

8.5.2.2 Under section 8 of the LGA 2002 the Crown is not subject to development contributions. Any subsequent amendment will be considered when applying this policy to Crown developments.

8.5.2.3 If you consider that you are the Crown for the purpose of avoiding liability to pay a development contribution, the Council may require you to provide written advice to the Council outlining the basis on which you consider you are the Crown.

8.5.2.4 All applicants with the status of the Crown will be subject to a case-by-case negotiation of a fair and reasonable charge for service connections.

8.5.3 [Reconsideration of a development contribution](#)

8.5.3.1 You can request that the Council reconsiders the requirement for a development contribution if you have grounds to believe that:

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

8.5.3.2 You must make a request for consideration within 10 working days after the date on which you (the applicant) receive notice from the Council of the level of development contribution required.

8.5.3.3 Your application for reconsideration must be made in writing and include supporting information and addressed to:

**Attn: Development Engineer
Whanganui District Council
PO Box 637
Whanganui 4540**

8.5.3.4 The Council will, within 15 working days after the date on which it received all required relevant information relating to the request, give written notice of the outcome of its consideration to the person who made the request.

8.5.3.5 It is not possible to apply for reconsideration of a development contribution if you have already objected to the requirement for a development contribution. However, you can object to the outcome of the reconsideration using the process described in Section 8.4.4.2.

8.5.4 [Objections to a development contribution](#)

8.5.4.1 Schedule 13A of the LGA 2002 sets out the procedure for development contribution objections.

8.5.4.2 You may lodge an objection to a development contribution requirement on the grounds that the Council has:⁴

- a) failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development contribution on requirements for community facilities; or
- b) required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
- c) required a development contribution in breach of section 200 of the LGA 2002; or
- d) incorrectly applied its development contributions policy to the development.

⁴ Section 199c of the LGA 2002.

- 8.5.4.3 The right of objection does not apply to challenges to the content of the DCP.⁵ It does apply irrespective of whether you have requested a reconsideration of the development contributions requirement as described in Section 8.4 of this policy.
- 8.5.4.4 The decision of any development contributions objection is to be made by a development contribution commissioner named in the approved register and selected by the Council.
- 8.5.4.5 You must lodge an objection within 15 working days after:
- the date on which you (the objector) received notice of the level of development contribution required; or
 - the date on which you (the objector) received the notice of the outcome of a reconsideration under section 199B of the LGA 2002.
- 8.5.4.6 The notice of objection under Schedule 13A(1) of the LGA 2002 must
- a) be in writing; and
 - b) set out the grounds and reasons for the objection, and
 - c) the relief sought; and
 - d) state whether the objector wishes to be heard on the objection.
- 8.5.4.7 In accordance with section 150A of the LGA 2002, you (as the objector) will need to pay for the cost for services of a development contributions commissioner(s), the hearing and administration support. You will also need to pay applicable fees and allowances if you call a witness to appear at a development contribution hearing on your behalf. The Council must pay the applicable fees and allowance for witnesses that appear on its behalf.

8.5.5 [Refunds](#)

- 8.5.5.1 Refunds will be made in accordance with sections 209 and 210 of the LGA 2002 (Appendix B), including any amendments made to those provisions at the time of making a refund. Refunds will apply where:
- a) Resource consents lapse or are surrendered; or
 - b) Building consents lapse; or
 - c) The development or building does not proceed. The Council will refund at the time the developer notifies the Council that the development will not proceed; or
 - d) The Council does not spend the money on the community facilities or benefit for which the development contribution was required. The Council will refund at the time it makes the decision not to provide the benefit for which contributions have been made; or

⁵ Section 102 of the LGA 2002.

e) Previous overpayment has been made (for whatever reason).

8.5.5.2 The development contribution will be refunded to the consent holder or to his or her representative (less an administration fee with the exception of 8.4.5.1(d)).

8.5.6 [Development agreements](#)

8.5.6.1 The Council may enter into a development agreement. The agreement must clearly record why an agreement is being used, record the basis of the cost sharing when the infrastructure will be provided and, in particular, whether there is any variation from the principles in the Council's policy.

8.5.6.2 Any proposal as part of a development agreement that a new development should pay less than 100 percent of applicable development contributions will be dealt with as if it were an application for remission under this DCP.

8.5.7 [Payments and enforcement](#)

8.5.7.1 The development contributions assessed in respect of any of the applications referred to in clause 8.3.1 must be paid as follows:

- Subdivision consent: Prior to the issue of section 224(c) certificate;
- Land use consent: Prior to the commencement of the consent;
- Building Consent: Prior to the issue of Code Compliance Certificate;
- Service connection: Prior to connection.

8.5.7.2 If payment of development contribution is not received, Council will exercise its powers outlined in Section 208 of the LGA 2002. Those provisions state that until a development contribution required in relation to a development has been paid or made under section 198 of the LGA 2002, Council may:

- a) In the case of a subdivision consent, withhold the section 224(c) certificate;
- b) In the case of any other resource consent, prevent the commencement of the resource consent;
- c) In the case of a building consent, withhold the Code Compliance Certificate;
- d) In the case of a service connection, withhold the service connection; and
- e) In each case, register the outstanding development contribution as a charge on the subject land under the Statutory Charges Registration Act 1928.

9.0 Schedules

Schedule 1 – Activities to be funded by development contributions

Table 4: Activities to be funded by development contributions

Class	Activity	Activity description	Springvale Urban Expansion Area	Otamatea West Structure Plan Area
Network infrastructure	Stormwater	Development and improvement of network infrastructure, flood protection and control works including man-made and natural assets.	✓	✓
	Transport	Development and improvement for the transport network including walkways and cycle ways, new roads and upgrades to existing roads.	✓	✓
	Wastewater	Development and improvement of network infrastructure, including installation of new reticulation, pump stations and cabinets and new wastewater mains.	✓	✓
	Water supply	Development and improvement of network infrastructure, including new reticulation, flow meters and water mains.	✓	✓

Class	Activity	Activity description	Springvale Urban Expansion Area	Otamatea West Structure Plan Area
Community infrastructure	No contribution sought, except as provided for under Reserves, below		N/A	N/A
Reserves	Recreation reserve area	Land for set aside and developed as a recreation reserve area capable of accommodating a children's playground.	No contribution sought.	No contribution sought.

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Schedule 2 – Considerations for activity funding

Section 101(3)(a)(i) - Community outcomes to which the activity primarily contributes

Table 5: Community outcomes to which the activity primarily contributes

Is a development contribution or financial contribution an appropriate source of funding for the activity considering this factor?	Reserves	Stormwater	Transport	Wastewater	Water
Community	Y	Y	Y	Y	Y
Connectivity	Y		Y		
Creativity	Y				
Environment	Y	Y	Y		
Economy			Y	Y	Y

9.2.1 Section 101(3)(a)(ii) - distribution of benefits between the community as a whole, any identifiable part of the community, and individuals

Development contributions allocate costs to the growth community and new residents or occupants who will benefit from the new assets, or the assets of additional capacity, that are funded out of the contributions. Development contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth.

9.2.2 Section 101(3)(a)(iii) - period in or over which those benefits are expected to occur

Development contributions allow development-related capital expenditure to be apportioned over time so that the partners associated with new developments only pay for the portion of infrastructure capacity they consume.

9.2.3 Section 101(3)(a)(iv) - 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 these activities because they allow the capital costs of the activity to be allocated to those that create the need for capital expenditure (i.e. developer and new residents / businesses to whom development contributions may be passed on).

9.2.4 Section 101(3)(a)(v) costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities

Each of these activities comprises a major part of the council's overall capital expenditure and each is fundamental to new development being able to occur.

The benefits of seeking to distinctly and transparently try to fund a portion of the capital costs of each activity with development contributions, outweighs the costs of doing so and the potentially high costs that may fall to the ratepayer body if development contributions are not required.

Development contributions send clear signals to developers and the growth community about the true cost of growth to the council.

9.2.5 Section 101(3)(b) overall impact of any allocation of liability for revenue needs on the community

The Council is aware of the:

- Cost implications of its infrastructure funding decisions on development and the challenges developers face in getting their developments underway.
- Potential implications of under-recovery of growth spending on the ratepayer body as a whole.
- Desirability for development contributions to support the council's community outcomes and other objectives.

Taking account of all these considerations the Council considers that using development contributions set at the level in the schedule to the development contributions will best advance the needs of the community and that contributions set at a lower level to recover a smaller share of the Council's growth-related capital expenditure would adversely affect Whanganui ratepayer communities.

Schedule 3 - Significant assumptions

Section 201(1)(b) of the LGA 2002 requires the policy to set out the significant assumptions underlying the calculation of the schedule to the development contributions policy, including an estimate of the potential effects if there is a significant level of uncertainty as to the scope and nature of the effects.

The following are the significant assumptions underlying the policy:

Table 6: Significant assumptions

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>The rate, level and location of residential and non-residential growth within the catchments subject to this DCP will be as predicted in the Springvale Structure Plan and in the North West Growth Area.</p> <p>Growth can be influenced by a wide range of factors including: changes in demographics, changes in social and economic conditions, the performance of the economy and the effect of local, national and international forces.</p> <p>Whanganui is predicted by Statistics New Zealand to have low growth⁶.</p>	<p>If development occurs over a longer period of time - beyond 15 years, or development stalls, the Council may need to review the growth prediction to reflect a longer take-up period. This will affect the ability of the Council to fund growth related infrastructure, which itself may need to be deferred.</p> <p>If development is higher than anticipated by the Structure Plans, the Council may find it more difficult to expand infrastructure at the required rates.</p>	<p>Medium</p>

⁶ An Introductory Guide to the National Policy Statement for Urban Development Capacity 2016

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>The proportion of capital expenditure projects for growth is based on the best available information and aligned with the forecast growth in the Springvale Urban Expansion Area and in the North West Growth Area.</p>	<p>There is a significant likelihood that capital expenditure projects will alter over time due to a range of external factors.</p> <p>Where significant changes occur to capital expenditure projects through an Annual Plan, it may be appropriate for the Council to determine whether to revise the schedule of charges within the policy.</p> <p>Provision of growth infrastructure in a period of low or uncertain growth can create a cost burden on the existing rating base as growth is not arriving to share the increased cost.</p> <p>The Council will use broad funding areas to provide a degree of flexibility to provide capital expenditure where it is needed to cater for growth.</p>	<p>Medium</p>
<p>No significant changes to service standards are expected to occur.</p>	<p>Changes to service standards will affect both the level of onsite works required by those undertaking development and the scale and type of infrastructure provided by the Council.</p> <p>If significant changes occur the Council will need to reassess the effect on capital expenditure projects and determine the materiality of change to the schedule of charges within the policy.</p>	<p>Medium</p>

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>The cost of growth incorporated in the contributions charge is calculated net of all third party income. This DCP assumes that the level of third party funding will not change over the life of the 2021-2031 LTP.</p>	<p>If the level of third party funding is reduced, the Council will have understated the cost to be recovered through this DCP. If the level of third party-funding is increased, the Council will have overstated the cost to be recovered through this DCP.</p> <p>In either case the Council will be need to assess the materiality of the difference and determine whether to revise the schedule of charges within the policy and provide for a lower or higher expectation of third party income.</p>	<p>Low</p>
<p>That there is no significant difference between the actual rate of inflation and with that estimated in the 2021-2031 LTP.</p>	<p>Changes to inflation are common variables in any policy of this nature. Where significant changes occur that materially affect the schedule of charges, the Council can decide to adjust the policy accordingly.</p>	<p>Low (years 1-3) Medium (years 4-10)</p>
<p>There is no significant difference in interest rates paid on term debt, estimated in the 2021-2031 LTP as being 3.8%.</p>	<p>Interest rates on borrowed funds are largely influenced by factors external to the New Zealand economy.</p> <p>Council mitigates interest rate uncertainty through the use of interest rate swaps and other derivatives.</p> <p>A significant change in interest rates could affect the amount of funds available to Council.</p>	<p>Low</p>

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>Developments will in general exhibit common demand characteristics that enable the Council to consider them as part of a simple overall classification of development types.</p>	<p>All development will be attributed with the average demand as set out in Table 1: Units of demand for the development type under which it is classified.</p> <p>Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type.</p> <p>Development overall will create the demand levels required to recover the cost of infrastructure for growth.</p>	<p>Medium</p>
<p>Consistent development contributions policy</p>	<p>It is assumed that the policy approach of recovering growth-related capital expenditure through development contributions will be retained in the foreseeable future and that Council will continue to need to undertake capital expenditure to accommodate growth in Springvale and in North West.</p>	<p>Low</p>
<p>NZTA requirements and specifications for the grant of subsidised work will not alter, and all work in the submitted programmed to NZTA will be approved.</p>	<p>This could result in changes in the subsidy rate and in criteria for inclusion in subsidised work programme, which could then mean Council needs to find additional funds. Not all work in the programme submitted to NZTA will be approved, resulting in work not proceeding.</p>	<p>Medium</p>

Schedule 4 – Schedule of development contributions

Table 7: Schedule of development contributions for the Springvale Urban Expansion funding area

Purpose for which contributions may be required	Development contribution per unit of demand in each defined funding subarea (excl. GST) (\$)			
	Area A	Area B	Area C	Area D
Stormwater		\$ 9,885.37	\$ 4,334.22	\$ 4,334.22
Transport		\$ 5,897.65	\$ 3,037.10	\$ 4,660.48
Water supply		\$ 773.49	\$ 592.39	\$ 722.42
Wastewater		\$ 2,067.99	\$ 1,950.47	\$ 1,252.00
Community Infrastructure		NIL	NIL	NIL
Reserves		NIL	NIL	NIL
TOTAL	Removed	\$ 18,624.50	\$ 9,914.18	\$ 10,969.12

Table 8: Schedule of development contributions for the North West Growth funding area

Purpose for which contributions may be required	Development contribution per unit of demand in each defined funding sub-area (excl. GST) (\$)						
	Area A1	Area A2	Area B	Area C	Area D	Area E	Otamatea Infil
Stormwater	\$ 6,456.81	\$ 5,373.95	\$ 6,709.34	\$ 8,853.26	\$ 8,061.56	\$ 7,100.02	\$ 2,140.57
Transport	\$ 1,823.97	\$ 1,823.97	\$ 1,918.87	\$ 11,950.00	\$ 11,950.00	\$ 19,122.41	\$ 3.63
Water supply	\$ 384.62	\$ 384.62	\$ 384.62	\$ 759.62	\$ 759.62	\$ 759.62	NIL
Wastewater	\$ 3,089.73	\$ 3,089.73	\$ 1,195.00	\$ 3,757.50	\$ 3,757.50	\$ 3,757.50	\$ 364.00
Community Infrastructure	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Reserves	NIL	NIL	NIL	NIL	NIL	NIL	NIL
TOTAL	\$11,755.13	\$10,672.27	\$10,207.83	\$25,320.38	\$24,528.68	\$30,739.55	\$2,508.20

Schedule 5 – Summary of capital expenditure for growth (\$m)

Schedule 5 – Summary of capital expenditure for growth (\$m) is a schedule required by section 106(2) of the LGA 2002⁷, which:

- a. summarises and explains the total cost of capital expenditure identified in the long-term plan that the Council expects to incur to meet the increased demand for community facilities resulting from growth; and
- b. states the proportion of that capital expenditure that will be funded by—
 - i. development contributions (DC)
 - ii. financial contributions (FC)
 - iii. other sources of funding (Other).

Tables 9 and 10 provide a summary of capital expenditure for the Springvale Urban Expansion Area and the North West Growth Area.

⁷ Section 184 of the Resource Legislation Amendment Act 2017 will come into effect on 18 April 2022 repealing financial contributions statements required by the section 106(2) of the LGA2002.

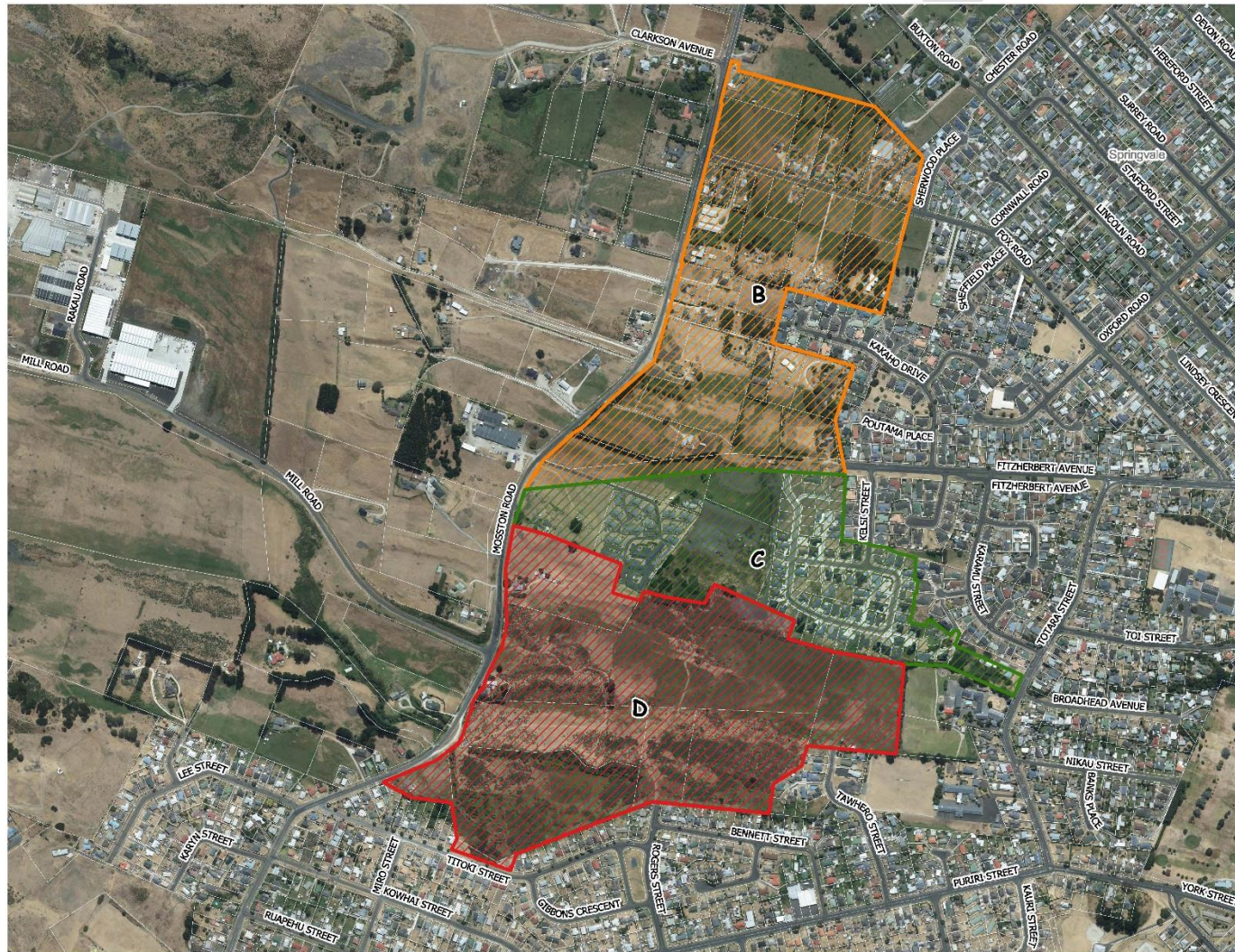
Table 9: Summary of capital expenditure – Springvale Urban Expansion Area

LGA 2002 reference	106(2)(a)	106(2)(a) LTP period	106(2)(a)	106(2)(b)			106(2)(d)			106(2)(d)		
				106(2)(b)(i)	106(2)(b)(ii)	106(2)(b)(iii)	Allocation of total capital expenditure at completion of all 675 lots in structure plan area			Total amount of funding (\$m) during the longterm plan period to be sought from:		
Purpose for which contributions may be required	Capital expenditure (\$m) expected to be incurred to meet growth demand	Capital expenditure (\$m) expended to be incurred during the LTP period	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded over the long term by:								
				DC	FC	Other	DC	FC	Other	DC	FC	Other
Stormwater												
New mains	\$1,552,576.50	\$1,552,576.50	To provide stormwater network capacity	82%	0%	18%	\$1,277,176.50	\$0	\$275,400.00	\$1,277,176.50	\$0	\$275,400.00
Swale	\$2,347,000.00	\$2,347,000.00		61%	0%	39%	\$1,426,900.00	\$0	\$920,100.00	\$1,426,900.00	\$0	\$920,100.00
Wetland	\$2,505,500.00	\$1,410,450.00		30%	0%	70%	\$751,650.00	\$0	\$1,753,850.00	\$423,135.00	\$0	\$987,315.00
Transport												
Greenfield roads	\$2,008,815.00	\$2,008,815	To provide capacity within the transport network	88%	0%	12%	\$1,758,815.00	\$0	\$250,000.00	\$1,758,815.00	\$0	\$250,000.00
Shared pathway	\$195,208.50	\$195,208.50		75%	0%	25%	\$146,406.37	\$0	\$48,802.13	\$146,406.37	\$0	\$48,802.13
Road upgrades	\$2,826,141.57	\$2,826,141.57		20%	0%	80%	\$563,527.41	\$0	\$2,262,614.16	\$563,527.41	\$0	\$2,262,614.16
Wastewater												
Reticulation	\$853,800.00	\$853,800.00	To provide capacity within the wastewater network	100%	0%	0%	\$853,800.00	\$0	\$0.00	\$853,800.00	\$0	\$0.00
Downstream upgrades	\$154,800.00	\$154,800.00		81%	0%	19%	\$124,794.00	\$0	\$30,006.00	\$124,794.00	\$0	\$30,006.00
Water supply												
Meters	\$50,000.00	\$50,000.00	To provide water supply capacity	100%	0%	0%	\$50,000.00	\$0	\$0	\$50,000.00	\$0	\$0
Reticulation	\$514,825.00	\$514,825.00		64%	0%	36%	\$328,554.00	\$0	\$186,271.00	\$328,554.00	\$0	\$186,271.00
Supply	\$622,725.00	\$622,725.00		0%	0%	100%	\$0	\$0	\$622,725.00	\$0	\$0	\$622,725.00
TOTAL	\$13,631,391.57	\$12,536,341.57					\$7,281,623.28		\$6,349,768.29	\$6,953,108.28		\$5,583,233.29

Table 10: Summary of capital expenditure – North West Growth Area

LGA 2002 reference	106(2)(a)	106(2)(a) LTP period	106(2)(a)	106(2)(b)(i)	106(2)(b)(ii)	106(2)(b)(iii)	106(2)(d)			106(2)(d)	106(2)(d)	106(2)(d)
Purpose for which contributions may be required	Capital expenditure (\$m) expected to be incurred to meet growth demand	Capital expenditure (\$m) expended to be incurred for growth during the LTP period	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by:			Allocation of total capital expenditure at completion of all 209 lots + infill in structure plan area			Total amount of funding (\$m) during the long term plan period to be sought from:		
				DC	FC	Other	DC	FC	Other	DC	FC	Other
Stormwater												
Storage	\$1,163,520.00	\$963,520.00	To manage stormwater flows and storage	96%	0%	4%	\$1,120,509.81	\$0	\$43,010.19	\$920,509.81	\$0	\$43,010.19
Reticulation	\$142,000.00	\$142,000.00	Upgrade to provide for growth	100%	0%	0%	\$142,000.00	\$0	\$0	\$142,000.00	\$0	\$0
Landscaping	\$56,577.95	\$0		0%	0%	100%	\$0.00	\$0	\$56,578	\$0.00	\$0	\$0
Downstream improvements	\$1,119,200.00	\$1,119,200.00		100%	0%	0%	\$1,119,200.00	\$0	\$0.00	\$1,119,200.00	\$0	\$0
Transport												
Road upgrades	\$50,000.00	\$50,000.00	To manage SH intersections and establish integrated roading network including walkways	90%	0%	10%	\$45,000.00	\$0	\$5,000.00	\$45,000.00	\$0	\$5,000.00
Greenfield Road	\$1,358,500.00	\$1,164,500.00		99%	0%	1%	\$1,339,100.00	\$0	\$19,400.00	\$1,164,500.00	\$0	\$0.00
Walking and cycling	\$33,000.00	\$28,000.00		55%	0%	45%	\$18,150.00	\$0	\$14,850.00	\$15,400.00	\$0	\$12,600.00
Wastewater												
Pump stations	\$340,000.00	\$160,000.00	New pumps to serve development	100%	0%	0%	\$340,000.00	\$0	\$0	\$160,000.00	\$0	\$0
Off site upgrades	\$414,179.00	\$414,179.00	Upgrade to provide for growth	100%	0%	0%	\$414,179.00	\$0	\$0	\$414,179.00	\$0	\$0
Reticulation	\$45,000.00	\$45,000.00	New network on new Highway access road	100%	0%	0%	\$45,000.00	\$0	\$0	\$45,000.00	\$0	\$0
Water supply												
Reticulation	\$110,000.00	\$110,000.00	Pumps and Reticulation	100%	0%	0%	\$110,000.00	\$0	\$0	\$110,000.00	\$0	\$0
TOTAL	\$4,831,976.95	\$4,196,399.00					\$4,693,138.81		\$138,838.14	\$4,135,788.81		\$60,610.19

Schedule 6 – Catchment and funding sub-areas
Catchment 1 - Springvale Urban Expansion Area

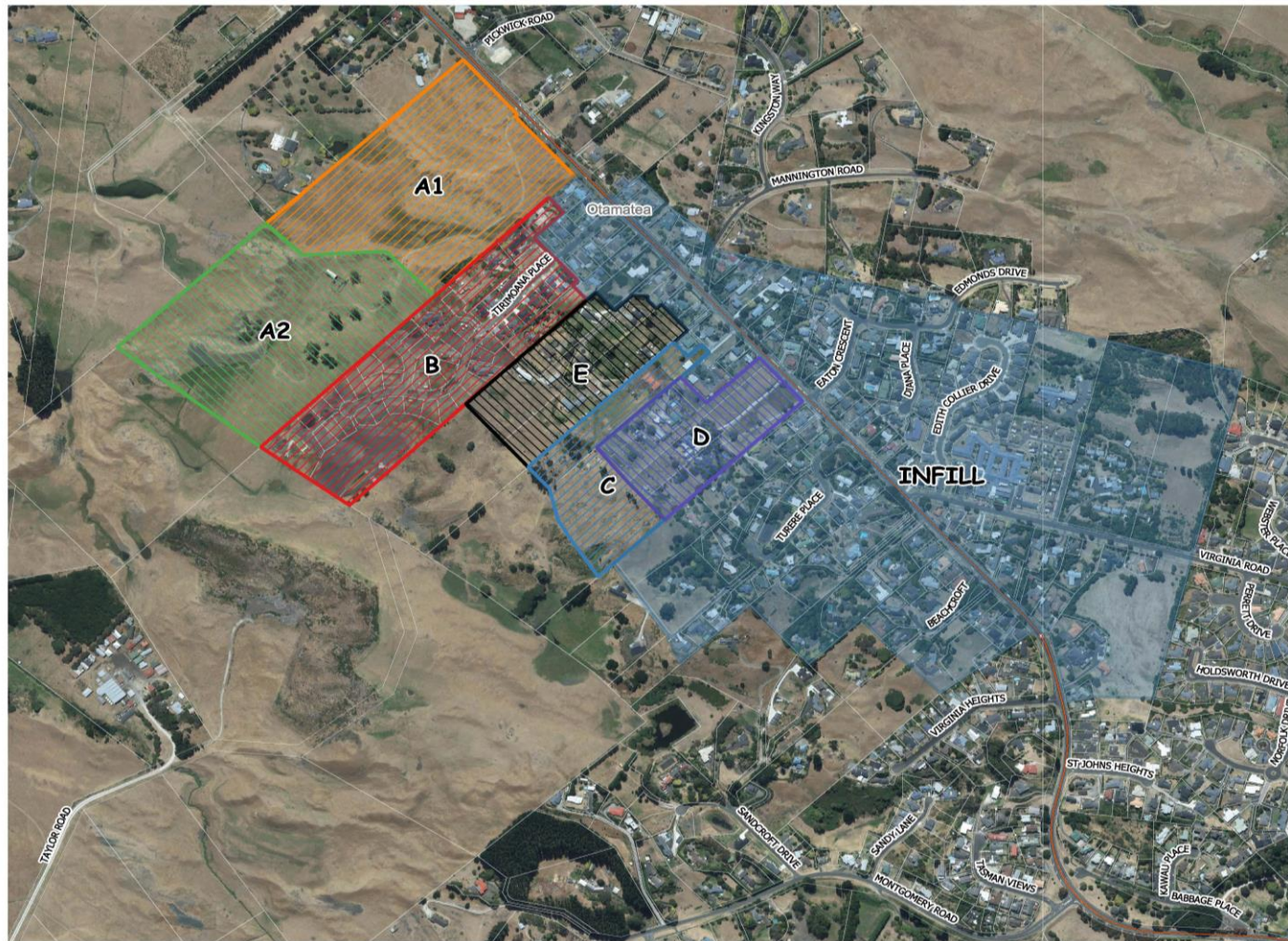


- Legend
- Springvale
- B
 - C
 - D



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Catchment 2 - North West Growth Area



- Legend
- Otamatea
 - A1
 - A2
 - B
 - C
 - D
 - E
 - INFILL



Date Printed: 2020-11-09

Schedule 7 – Assets for which development contributions will be used

Table 11: Planned Projects in Long Term Plan period

Activity	Funding Area	Project Name	Planned Capital Expenditure	Planned capital expenditure funding from development contributions	Planned capital expenditure funding from other sources
Stormwater	Springvale	Swale - 1,750m long Property acquisition	\$1,260,000.00	\$882,000.00	\$378,000.00
Stormwater	Springvale	Swale - 1,750m long Earthworks	\$432,000.00	\$302,400.00	\$129,600.00
Stormwater	Springvale	Swale - 1,750m long Reinstatement	\$175,000.00	\$122,500.00	\$52,500.00
Stormwater	Springvale	Swale - 1,750m long Road Culverts	\$480,000.00	\$120,000.00	\$360,000.00
Stormwater	Springvale	Titoki Street 900mm outlet main	\$315,400.00	\$94,620.00	\$220,780.00
Stormwater	Springvale	Titoki Attenuation area 66,000m3 earthwork	\$1,095,050.00	\$328,515.00	\$766,535.00
Stormwater	Springvale	Springvale 750mm Reticulation.	\$123,250.00	\$123,250.00	\$0.00
Stormwater	Springvale	Springvale Fox to Fitzherbert reticulation	\$970,326.50	\$970,326.50	\$0.00
Stormwater	Springvale	Springvale downstream upgrades	\$459,000.00	\$183,600.00	\$275,400.00
Stormwater	North West	Otamatea Retention Pond 3	\$100,000.00	\$100,000.00	\$0.00
Stormwater	North West	Otamatea Retention Pond 4	\$100,000.00	\$89,285.71	\$10,714.29
Stormwater	North West	Otamatea Retention Pond 5	\$100,000.00	\$100,000.00	\$0.00
Stormwater	North West	Otamatea Retention land and Pond Quigley	\$363,520.00	\$331,224.10	\$32,295.90
Stormwater	North West	Otamatea Retention downstream	\$300,000.00	\$300,000.00	\$0.00
Stormwater	North West	Otamatea Retention reticulation	\$50,000.00	\$50,000.00	\$0.00
Stormwater	North West	Otamatea Retention pond overflow	\$350,000.00	\$350,000.00	\$0.00
Stormwater	North West	Otamatea network reticulation	\$92,000.00	\$92,000.00	\$0.00

Activity	Funding Area	Project Name	Planned Capital Expenditure	Planned capital expenditure funding from development contributions	Planned capital expenditure funding from other sources
Stormwater	North West	Otamatea downstream improvement	\$769,200.00	\$769,200.00	\$0.00
Transport	Springvale	Fitzherbert Avenue Extension	\$2,200,000.00	\$0.00	\$2,200,000.00
Transport	Springvale	Mosston Rd Parallel Road, Fox to Fitzherbert	\$1,508,815.00	\$1,508,815.00	\$0.00
Transport	Springvale	Fox Road Upgrade	\$626,141.57	\$563,527.41	\$62,614.16
Transport	Springvale	Tawhero to Magnolia	\$500,000.00	\$250,000.00	\$250,000.00
Transport	Springvale	Springvale Shared Pathways	\$195,208.50	\$146,406.37	\$48,802.13
Transport	North West	Tirimoana/SH3 intersection improvements	\$50,000.00	\$45,000.00	\$5,000.00
Transport	North West	Tongi Tawhito Pl extension	\$10,500.00	\$10,500.00	\$0.00
Transport	North West	Hodson SH3 access Road	\$585,000.00	\$585,000.00	\$0.00
Transport	North West	Hodson to Quigley connector road	\$286,000.00	\$286,000.00	\$0.00
Transport	North West	Hodson/SH3 intersection	\$75,000.00	\$75,000.00	\$0.00
Transport	North West	Lillington Link Roads	\$208,000.00	\$208,000.00	\$0.00
Transport	North West	Walkways	\$28,000.00	\$15,400.00	\$12,600.00
Wastewater	Springvale	Fox Rd wastewater extension	\$110,500.00	\$110,500.00	\$0.00
Wastewater	Springvale	Fitzherbert Ave wastewater extension	\$154,300.00	\$154,300.00	\$0.00
Wastewater	Springvale	Fox to Fitzherbert waste water main	\$315,900.00	\$315,900.00	\$0.00
Wastewater	Springvale	Wastewater downstream upgrades	\$154,800.00	\$124,794.00	\$30,006.00
Wastewater	Springvale	Fitzherbert Avenue pump station	\$160,000.00	\$160,000.00	\$0.00
Wastewater	Springvale	Fox Road pump raiser main	\$113,100.00	\$113,100.00	\$0.00

Activity	Funding Area	Project Name	Planned Capital Expenditure	Planned capital expenditure funding from development contributions	Planned capital expenditure funding from other sources
Wastewater	North West	Hodson wastewater pump station	\$160,000.00	\$160,000.00	\$0.00
Wastewater	North West	Downstream wastewater network upgrades	\$414,179.00	\$414,179.00	\$0.00
Wastewater	North West	Hodson wastewater reticulation 225m	\$45,000.00	\$45,000.00	\$0.00
Water	Springvale	Springvale water zone metering	\$50,000.00	\$50,000.00	\$0.00
Water	Springvale	Fox to Fitzherbert water main	\$105,000.00	\$105,000.00	\$0.00
Water	Springvale	Mosston Road water main upgrades	\$675,500.00	\$0.00	\$675,500.00
Water	Springvale	Fox Road watermain upgrade	\$162,800.00	\$29,304.00	\$133,496.00
Water	Springvale	Fitzherbert Ave water main upgrade	\$194,250.00	\$194,250.00	\$0.00
Water	North West	Mannington Road pump station upgrades	\$80,000.00	\$80,000.00	\$0.00
Water	North West	Hodson water reticulation 225m	\$30,000.00	\$30,000.00	\$0.00
Total			\$16,732,740.57	\$11,088,897.09	\$5,643,843.48