

# Proposed Development Contributions Policy (2024)

## Whanganui District



As at XX-XX-2024 (Resolution XXXXX)

### 1.0 Executive Summary

- 1.1 The Development Contributions Policy sets out a framework for securing development contributions for the expected population and business growth within the Whanganui District.
- 1.2 Development Contributions are charges payable to Council to fund the capital infrastructure required to service growth, such as new roads, pathways, pipes, community infrastructure and reserves.
- 1.3 A development contribution may be required by Council when either a subdivision, resource consent, building consent or certificate of acceptance is granted or where an authorisation of service connection is granted.
- 1.4 The Council has decided that funding all the required infrastructure within Whanganui District through rates is no longer the preferred option, as much of the need for and benefit of this infrastructure is directly attributable to developers and therefore to future residents.
- 1.5 The Policy aims to meet increased demand for infrastructure resulting from growth by:
- Setting out what areas and activities will be funded by Development Contributions within the Whanganui District;
  - Utilising the Household Equivalent Unit (HEU) and Development Equivalent Unit (DEU) to determine the scale of required Development Contributions;
  - Setting out 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, or apply for remission or postponement;
  - Defining the process Council will follow when refunding a Development Contribution;
  - Indicating the grounds on which 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.

1.6 The Council will review the projects and quantum of Development Contributions payable as part of the long-term plan and/or annual plan process.

## 2.0 Background

2.1 Whanganui District's current population stands at 48,950 (as of 2023) and it is anticipated to grow to 53,000 residents over the next 10 years.

Over this period, the district is expected to grow to 21,460 households and require approximately 1160 additional Residential Units. This growth is planned for as a mixture of greenfield and infill development across the following catchments:

- District Wide - 1160 Residential Units;
- Springvale Urban Expansion Area - 395 Residential Units;
- Northwest Growth Area - 150 Residential units;
- Whanganui Urban Infill Area - 517 Residential Units; and
- Whanganui Rural - 100 Residential Units.
- Mill Road Industrial Area - 72 hectares of industrial development.

2.2 As development within the Whanganui District increases, the need for a range of new or additional infrastructure including transport, three waters, Community Facilities and reserves also increases. The Council has decided that funding all required infrastructure for growth through rates is no longer the preferred option as much of the need for and benefit of this infrastructure is directly attributable to developers and hence to future residents.

2.3 The purpose of Development Contributions is to recover from people undertaking development in a fair, equitable, and proportionate share of the total cost of capital expenditure necessary to service growth over the long term.

2.4 The Whanganui District Council Development Contributions Policy (DCP) has been prepared in accordance with section 102 and the principles set out in section 197AB of the Local Government Act 2002 (LGA 2002). It summarises and explains the capital expenditure it expects to incur in order to meet the increased demand for infrastructure resulting from growth within Whanganui District.

2.5 Capital expenditure projects within Whanganui District are funded in part by Development Contributions, as set out in Schedule 6 of this Policy. The charges are set out clearly in the DCP, assisting those undertaking development to assess the financial viability of their projects early in the process.

2.6 The DCP sets out the basis on which development contributions will be charged. The aim of the Policy is to share the cost of the infrastructure fairly between the owners of the existing properties and the owners and developers of the new properties or Developments within the district.

### 3.0 Strategic Context

- 3.1 Council considers Development Contributions under this policy as its main funding tool for growth related infrastructure within the Whanganui District.
- 3.2 Regardless of any development contributions levied under 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:
- a. Provide certainty to stakeholders about how infrastructure to service growth in the Whanganui District will be funded;
  - b. Provide transparency as to what infrastructure and Community Facilities, both proposed and already delivered, are to be funded using Development Contributions;
  - c. Ensure those involved in development in these areas make fair payments to the Council to reflect the expected demand from developments of their type on Council infrastructure, and the expected benefits residents and businesses occupying these developments will derive from this infrastructure;
  - d. Support the principles set out in the preamble to Te Ture Whenua Māori Act 1993 through postponements and remissions; and
  - e. Set Development Contributions at levels that help achieve the scale, type, quality and location of development reflected within the Whanganui District Plan.

### 5.0 Application and Scope

- 5.1 The DCP applies to Developments within Whanganui District.
- 5.2 The Council will not require a development contribution for the purposes of network infrastructure, reserves or community infrastructure in the following cases:
- a. Where the Developer will fund or otherwise provide for the same network infrastructure, reserve, or community infrastructure; or
  - b. Where it has received or will receive sufficient funding from a third party to fund that infrastructure, for example from the New Zealand Transport Agency.

## 6.0 Definitions

**Allotment** as defined under section 218(2) and (3), of the Resource Management Act 1991.

**Bedroom** means any habitable space within a residential unit capable of being used for sleeping purposes and that can be partitioned or closed for privacy including spaces such as "games", "family", "recreation", "study", "sewing", "den", or "works room" but excludes any:

- kitchen or pantry;
- bathroom or toilet;
- laundry or clothes-drying room;
- walk-in wardrobe;
- corridor, hallway, or lobby;
- garage; and
- any other room smaller than 6m<sup>2</sup>

Where a Residential Unit has any living or dining rooms that can be partitioned or closed for privacy, all such rooms except one shall be considered a Bedroom.

**Catchment Area** means a geographical area within which developments are grouped together for the purposes of calculating development contributions.

**CHP** means community housing provider registered with the Community Housing Regulatory Authority

**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

**Developer** means any individual, entity or group undertaking development.

**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 Policy, (DCP) or Policy** means this 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.

**Development Equivalent Unit** means the unit of demand equivalent based on average levels of service for non-residential development.

**District Plan** means the Operative Whanganui District Plan or a Proposed Whanganui District Plan or part, which is deemed to be operative for the purposes of the Resource Management Act 1991.

**Financial contribution** as defined under section 108(9) of the Resource Management Act 1991.

*"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 Ture Whenua Maori Act 1993 unless that Act provides otherwise; or*
- c. a combination of money and land."*

**Greenfield Non-Residential** means a site without either water or wastewater or stormwater or vehicle crossing to a commercial or industrial standard.

**Gross Floor Area** as defined within the Whanganui District Plan.

*"means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells) measured:*

- where there are exterior walls, from the exterior faces of those exterior walls;*
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;*
- where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.*
- Floor space in terraces (open or roofed), external balconies, breezeways, canopies or porches.*
- Lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>."*

**Gross Development Area** means the Gross Floor Area plus any area of an Allotment used solely or principally for the storage, sale, display, movement or servicing of goods or the provision of services on the Allotment but does not include:

- a. vehicular parking ancillary to the primary development, manoeuvring, loading and landscaping areas, and areas used only for primary production purposes (such as quarry workings, farm lands and orchards) the conversion of which to another use would require Resource Consent or building consent; and*
- b. the area of plant equipment servicing the site and network infrastructure including pipes, lines installations, roads, water supply, wastewater and stormwater collection and management systems.*

For the avoidance of doubt, the Gross Development Area includes the areas occupied by Network Utility Operators for carrying out their normal business, including offices, workshops warehouses and any outdoor areas.

**Household equivalent unit (HEU)** means the unit of demand equivalent to the demand of one average detached Residential Unit.

**Impermeable Surface Area (ISA)** means an area with a surface which prevents or significantly retards the soakage of water into the ground. Includes:

- a. roofs;
- b. paved areas including driveways and sealed/compacted metal parking areas, patios;
- c. sealed tennis or netball courts;
- d. sealed and compacted metal roads;
- e. engineered layers such as compacted clay; or
- f. artificial playing surfaces or fields;

Excludes:

- a. grass and bush areas;
- b. gardens and other landscaped areas;
- c. permeable paving and green roofs;
- d. slatted decks; or
- e. any network infrastructure including pipes, lines installations, roads, water supply, wastewater and stormwater collection and management systems owned and operated by a Network Utility Operator.

**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.

**Objection** means a Development Contribution objection lodged pursuant to section 199C of the Local Government Act 2002 against a requirement to make a development contribution.

**Objector** means a person who lodges a development contribution objection.

**Residential unit** as defined by the District Plan.

*"Residential Unit means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities."*

**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.

**Rural Area** means any area not within the Urban Area.

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

**Site** as defined by the District Plan.

**"Site means:**

- a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or
- b) an area of land which comprises two or more adjoining legally defined Allotments in such a way that the Allotments cannot be dealt with separately without the prior consent of the council; or
- c) the land comprised in a single Allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or
- d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.

*In relation to papakāinga development - means the entire area of ancestral land included within the outer boundary. The term 'on-site' shall also take the same meaning for papakāinga development."*

**Urban Area** means any area of the District zoned, residential (excluding Settlement Zone), commercial, manufacturing, or open space (surrounded by the proceeding zones) in the Whanganui District Plan.

## 7.0 Policies

### 7.1 General Provisions

#### 7.1.1 Activities to be funded by development contributions

- 7.1.1.1 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.
- 7.1.1.2 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.
- 7.1.1.3 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.
- 7.1.1.4 Development Contributions will not be required to fund:
  - Operating and maintenance costs;
  - Any part of capital expenditure that is funded from another source; or
  - Costs incurred by the Council to fund renewal and/or to increased existing levels of service.

## 7.1.2 Catchment Areas

- 7.1.2.1 Development Contributions will be required from Development within identified Catchment Areas.
- 7.1.2.2 The Catchment Areas to which this DCP applies are identified on the maps in Schedule 6 of this policy and cover the following areas:
- a. District Wide;
  - b. Springvale Urban Expansion Area;
  - c. Northwest Growth Area;
  - d. Mill Road Industrial Area;
  - e. Whanganui Urban Infill Area; and
  - f. Whanganui Rural.

These catchments have been determined in a way which balances practical and administrative efficiencies with considerations of fairness and equity, while avoiding district-wide catchments where practical.

The Development Contributions per Catchments Area are identified in the Schedule 4-6.

## 7.1.3 Units of Demand

- 7.1.3.1 The unit of demand is used as the "measure" of growth in the calculation of development contributions.
- 7.1.3.2 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 and scale of residential development types within Whanganui District,
  - 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.
- 7.1.3.3 The Council considers that:
- a. In Whanganui District, there is a limited range of residential development types and there is data currently available to identify average demand factors for this represented by the Housing Equivalent Unit (HEU).
  - b. In Whanganui District, there is a limited range of non-residential development and there is data currently available to identify some average demand factors for this represented by the Development Equivalent Unit (DEU).
- 7.1.3.4 Taking into account the type of development that is envisaged, the Council has adopted a Household Equivalent Unit (HEU) and Development Equivalent Unit (DEU) for the purpose of determining the scale of required development contributions.



**Table 1: Unit of demand by development type**

The basic formula to calculate the development contributions as follows:

Development contribution per units of demand = Infrastructure growth cost / Total units of demand

Type of Development	Assessment based on:
Residential development	As per Table 2: HEU demand measures
Fee simple subdivision	Residential Development - 1 HEU per Allotment Non-Residential Development - 1 DEU per Allotment
Non-residential development	As per Table 3 and 4: DEU demand measures

Residential Development

In order to have a consistent method of charging for development contributions for residential development, the Policy is centered around the concept of HEU for infrastructure. Table 2 summarizes the demand characteristics of each HEU.

**Table 2: HEU demand measures**

Activity	Units	Demand per HEU
Water	Occupancy	1 - 2 Bedroom - 0.5 HEU 3 - 4 Bedrooms - 1 HEU 5+ Bedrooms - 0.25 HEU per Bedroom
Wastewater	Occupancy	
Transport	Occupancy	
Reserves	Occupancy	
Community Infrastructure	Occupancy	
Stormwater	Impervious surface area (m <sup>2</sup> )	160m <sup>2</sup>

For residential development, HEU charges will be applied uniformly for each Catchment Area for simplicity and cost effectiveness.

The choice of the HEU as the unit of demand was influenced by the following matters:

- a. For areas of green-field residential Development, HEUs can be applied uniformly as one HEU for each Allotment, regardless of size for reasons of administrative simplicity. Allotments typically accommodate one Residential Unit, and therefore lot size is not considered to have a material impact on demand.
- b. For infill residential development areas, additional demand will predominantly arise due to the development of additional Residential Units.
- c. For multiple units on one Site, additional demand will arise due to multiple Residential Units.
- d. The assessment is based on the number of Bedrooms (as a proxy for m<sup>3</sup> use for water and wastewater, number of vehicle movements, demand on community infrastructure) and Impervious Surface Areas for stormwater m<sup>2</sup>.

Non-Residential

Non - residential development types are often more complicated as they do not usually conform with typical household demands for each service type. Development Contributions will be calculated in accordance with the DEU demand in Tables 3 and 4 below.

**Table 3: DEU demand measures - Mill Road Industrial Area**

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER DEU
Water	Gross Development Area	100m <sup>2</sup>
Wastewater	Gross Development Area	100m <sup>2</sup>
Transport	Gross Development Area	100m <sup>2</sup>
Reserves	None	
Community infrastructure	None	
Stormwater	Impervious Surface Area (m <sup>2</sup> )  Calculated as 95% of Site area for Greenfield Sites and 100% of Site area for Non-greenfield Sites.	100m <sup>2</sup>

**Table 4: DEU demand measures - Other**

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER DEU
Water	Number of FW2 equivalent connections (standard commercial).  <i>Note: 1 FW2 equivalent connection = 6 residential connections.</i>	1 FW2 equivalent connection = 6x Water DEU as identified in Schedule 4
Wastewater	Number of Pans	1 pan
Transport	Vehicle trips per day	10 average trips per day
Reserves	None	
Community infrastructure	None	
Stormwater	Impervious Surface Area (m <sup>2</sup> )  Calculated as 95% of Site area for Greenfield Sites and 100% of Site area for Non-greenfield Sites.	160m <sup>2</sup>

The choice of the DEU as the unit of demand was influenced by the following matters:

- a. At subdivision stage, DEU can be applied uniformly as one DEU for each Allotment, regardless of size for reasons of administrative simplicity. Greenfield Non-Residential development Allotments typically require a standard base level of service for services, and therefore lot size is not considered, with the exception of stormwater, to have a material impact on demand. Any additional demand on infrastructure can be assessed at the time of building consent.
- b. For infill development areas, additional demand will predominantly arise due to the development and the need for additional services.
- c. For non-residential development, demand will arise due to the activities occurring on the subject Site requiring three-waters infrastructure and access to transport infrastructure.
- d. Mill Road Industrial Area - The assessment is based on Gross Development Area (as a proxy for m<sup>3</sup> use for water and wastewater, number of vehicle movements, demand on community infrastructure) and

impervious surface areas for stormwater m<sup>2</sup>

- e. Other Catchments - The assessment is based on the vehicle movements per day for the roading and transport, FW2 equivalent connection as a proxy for m<sup>3</sup> use for water, pans as a proxy for m<sup>3</sup> use for wastewater, and impervious surface areas for stormwater m<sup>2</sup>.

#### Position on existing allotments and land use

- 7.1.3.5 Existing lawfully established Allotments or land uses are assumed to already be appropriately serviced with reserves, network infrastructure, or community infrastructure and therefore 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

- 7.1.3.6 Development Contributions will be assessed under the DCP in force at the time that the application for Resource Consent, building consent or Service Connection was submitted with all required information.
- 7.1.3.7 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.
- 7.1.3.8 Where a staged subdivision development is undertaken under multiple consents, each consent shall be assessed under the DCP in force at the time each separate consent was lodged.

#### Reserves

- 7.1.3.9 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.

## **7.2 Growth-related capital expenditure**

- 7.2.1 The tables in Schedule 5 set out for each activity:
- 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.
  - the total amount of development contribution funding sought for that activity.
  - the proportion of the capital expenditure that will be funded by Development Contributions and other sources of funding.
- 7.2.2 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.

### 7.3 Assessment of development contributions

- 7.3.1 Whether Development Contributions are payable will be assessed and will be subject to an assessment or reassessment on all applications for:
- subdivision (resource) consent;
  - land use (resource) consent;
  - building consent;
  - certificate of acceptance; and
  - service connection.
- 7.3.2 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.
- 7.3.3 On receiving an application for building consent, certificate of acceptance, land use consent, subdivision consent, or service connection, the Council will first:
- a. test that the application represents a development under section 197 of the LGA;
  - b. 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;
  - c. ensure that any Development Contribution that may be required, is provided for in this DCP; and
  - d. check that the Council is not prohibited by section 200 of the LGA from requiring a contribution.
- 7.3.5 If the Council is satisfied that the application meets the legal requirements above, it will assess contributions using the steps demonstrated in Table 5.

**Table 5: Assessing contributions**

Step	Methodology
One	<p><b>Proposed development, assessing the total units of demand</b></p> <ul style="list-style-type: none"> <li>• The Council will assess the demand from the development using the units of demand identified in Table 2, 3 and 4 as applicable.</li> <li>• Development can be in the form of additional Allotments or additional land use activity, i.e. an increase in the number of Residential Units, or a combination of both. The higher amount of development will be used to determine the final demand on the Site.</li> </ul>
Two	<p><b>Credits, assessing units of demand for allotments or land use currently on the development Site</b></p> <ul style="list-style-type: none"> <li>• The Council will make a deduction of units of demand, using Table 2, 3 and 4 as applicable, 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 lodgment of the application(s) for building consent, certificates of acceptance, subdivision consent, land use consent or a Service Connection.</li> <li>• A deduction for existing units of demand:               <ol style="list-style-type: none"> <li>a. will not be used to reduce the units of demand on a development below zero;</li> <li>b. will only apply to existing units of demand on the development Site;</li> <li>c. will not be transferable to or from another development Site; and</li> <li>d. will not be based on monetary value.</li> </ol> </li> <li>• 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.</li> <li>• Using Table 2, 3 and 4 it is possible to calculate the units of demand from all Allotments and land use expected before the development occurs.</li> <li>• 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 of either the number of Allotments or land use not the combination of both.</li> <li>• If payment has been received for reserves on non-residential development, credits for these payments will be taken into account.</li> </ul>
Three	<p><b>Development Contribution calculation</b></p> <ul style="list-style-type: none"> <li>• The net units of demand value are multiplied by both the unit price for the district wide catchment and the unit price for any applicable specific Catchment Area, as set out in Schedule 4, for each relevant activity.</li> <li>• The Development Contribution for district wide and any applicable catchments are added together to calculate the total development contributions required for an activity.</li> <li>• The development contributions for each activity are then added together to calculate the total Development Contribution required for a Development.</li> </ul>

Adjustments for reserve acquisition and reserve development

- 7.3.6 This DCP provides for an adjustment of the charge for reserves where the maximum reserve contribution 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) of the LGA 2002. Section 203(1) 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 Residential Unit created by a Development.
- 7.3.7 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 7.3.6a) 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 7.3.6b) 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 may undertake a valuation of a range of land in the vicinity.

**7.4 How development contributions have been calculated**

- 7.4.1 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 4 has been calculated.
- 7.4.2 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 6.

**Table 6: Calculating Development Contributions (Schedule 13, LGA 2002)**

<b>Step</b>	<b>Description / comment</b>
<b>1. Forecast growth</b>	Population growth at a district level was modelled in detail over the 10-year period of the long-term plan. Expected growth was allocated between each Catchment of the urban expansion areas based on expected development potential identified within their individual structure plans and remaining capacity. The remaining growth was then allocated between the remaining Urban Area and Rural catchments based on historic trends.
<b>2. Identify projects required to facilitate growth</b>	Through the long-term plan process, Council developed the works programme needed to cater for ongoing renewals, increases to Levels of Service (LOS) and to facilitate growth for each of the Catchments. As part of Council's broader work program some of the projects may have already been commenced or completed.
<b>3. Determine the costs of each asset or programme</b>	The cost of each asset or programme was established through the Long-Term Plan development and the reporting of actual expenditure on projects that have already been commenced or completed.
<b>4. Determine the cost allocation for projects</b>	The cost of each asset or programme was apportioned between renewal, growth, and LOS, and the growth portion was allocated to a catchment. Schedules 6 of the DCP outlines the amount required to fund growth from Development Contributions for each of the Catchment Areas.
<b>5. Determine growth costs to be funded by development contributions</b>	Council determined it would recover all of the growth costs identified in step 4 from Development Contributions, except to the extent that the project costs will be funded from other sources including NZTA, MBIE, Three Waters Stimulus Funding and Development Agreements.
<b>6. Sum all per asset charges per catchment and allocate per HEU or DEU</b>	For each Catchment and activity, development contributions of each project were added up to provide a "raw" total Development Contribution. The total development contributions were divided by the total units of growth for each catchment to determine HEU and DEU charges.

## **8.0 Policy administration**

### **8.1 General**

### **8.2 Exemptions**

8.2.1 The Council will apply any exemptions as required by the LGA 2002.

8.2.2 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.

8.2.3 If a Developer considers themselves to be the Crown for the purpose of any claimed exemption from liability to pay a Development Contribution, the Council may require written advice to the Council outlining the basis for that consideration.

8.2.4 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.

### 8.3 Reconsideration of a development contribution

- 8.3.1 An applicant may request that the Council reconsiders the requirement for a Development Contribution if it considers that:
- a. the Development Contribution was incorrectly calculated or assessed under the Council's DCP; or
  - b. the Council incorrectly applied its DCP; or
  - c. the information used to assess the Development against the DCP, or the way the Council has recorded or used it when requiring a Development Contribution, was incomplete or contained errors.
- 8.3.2 A request for consideration must be made in writing within 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required; and pay the reconsideration fee at the time of application, as set out in Council's Schedule of Fees and Charges.
- 8.3.3 The Council will, within 15 working days after the date on which it receives all required relevant information relating to the request, give written notice of the outcome of its consideration to the person who made the request.
- 8.3.4 It is not possible to apply for reconsideration of a Development Contribution if an Objection to the requirement for a Development Contribution has already been made. However, an Objection may be made to the outcome of the reconsideration using the process described in Section 8.4.

### 8.4 Objections to a development contribution

- 8.4.1 Schedule 13A of the LGA 2002 sets out the procedure for Development Contribution Objections.
- 8.4.2 An Objection to a Development Contribution requirement may be made on the grounds that the Council has:
- a. failed to properly take into account features of the Objector's Development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the Development 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.
- The right of Objection does not apply to challenges to the content of the DCP.
- 8.4.3 An Objection may be made irrespective of whether or not a request for reconsideration of the Development Contributions requirement as described in Section 8.3 of this Policy.
- 8.4.4 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.



- 8.4.5 An Objection must be lodged within 15 working days after:
- a. the date on which the Objector received notice of the level of Development Contribution required; or
  - b. the date on which the Objector received the notice of the outcome of a reconsideration under section 199B of the LGA 2002.
- 8.4.6 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.
- 8.4.7 In accordance with section 150A of the LGA 2002, the Objector must pay the cost for services of a Development Contributions Commissioner(s), the hearing and administration support and any applicable fees and allowances of witnesses to appear at a development contribution hearing by the applicant. The applicant must pay the applicable fees and allowance for witnesses that appear on its behalf.

## 8.5 Refunds

- 8.5.1 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 Council confirms the Developer's notification that the Development will not proceed; or
  - d. The Council does not spend the money on the network or community infrastructure or benefit for which the Development Contribution was required. For the purposes of Section 210(1)(a) of the LGA 2002, the Council will refund a Development Contribution taken for a specified reserve purpose if the money is not applied to that purpose within 20 years after the contribution was received. The Council will refund at the time it makes the decision not to provide the benefit for which contributions have been made; or
  - e. Previous overpayment has been made (for whatever reason).
- 8.5.2 The Development Contribution will be refunded to the consent holder or to his or her representative less any administration fees (with the exception of 8.5.1(d)).

## 8.6 Development agreements

- 8.6.1 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.
- 8.6.2 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.

## 8.7 Postponement

- 8.7.1 Upon application made by a Developer, Council may, at its sole discretion, including any conditions that it considers appropriate, postpone payment for part or all of a Development Contribution levied on that Developer.
- 8.7.2 Applications must be made in writing and set out the reasons for the request.
- 8.7.3 Applications made for postponement will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.
- 8.7.4 The applicant shall be liable for all actual and reasonable costs (including staff time, consultant, legal or administrative costs) associated with the consideration of the application for postponement regardless of whether or not the application is successful.

## 8.8 Remissions

- 8.8.1 Upon application made by a Developer, Council may, at its sole discretion, including any conditions that it considers appropriate, remit part or all of a Development Contribution levied on that Developer.
- 8.8.2 Applications must be made in writing and set out the reasons for the request.
- 8.8.3 Applications made for remission will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.
- 8.8.4 Applications for remission must be made before any Development Contributions payment is due to the Council. The Council will not allow remissions retrospectively.
- 8.8.5 Any application for a remission shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the Developer.
- 8.8.6 Remission applications will be considered on an activity by activity basis, with those activities being water, wastewater, stormwater, transport, community infrastructure and reserves.
- 8.8.7 Where a remission is granted under this DCP subject to conditions, the remission shall be deemed to be a postponement until the applicant has demonstrated, to the satisfaction of Council, that all conditions have been met.
- 8.8.8 Unless otherwise stated within the conditions of an approval, the postponement shall be for a period of 2 years.
- 8.8.9 Upon application, Council may, at its full discretion, approve an extension to the postponement period associated with a remission, taking into account the following:
- a. Any relevant conditions of a remission;
  - b. quantum of the remission;
  - c. degree of progress to the completion of a project;
  - d. the DCP in force at the time of the application for the extensions to the deferral;
  - e. any other relevant criteria for remissions; and
  - f. Any other matters Council considers relevant.

- 8.8.10 Where the conditions of a remission have not been met by the end of a deferral period, the approval of the remission shall lapse.
- 8.8.11 The applicant shall be liable for all actual and reasonable costs (including staff time, consultant, legal or administrative costs) associated with the consideration of the application for remission regardless of whether or not the application is successful.
- 8.8.12 **Actual demand remission**
- 8.8.12.1 Development Contributions are calculated based on modelled demand. Council will consider a remission where actual demand is significantly lower than modelled demand.
- 8.8.12.2 To be eligible for a remission the applicant must supply, for each activity, all relevant evidence of actual demand reductions on Council's infrastructure in support of the remission application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant DCP provisions.
- 8.8.12.3 In applying for a remission based on actual demand, the applicant must demonstrate to Council's satisfaction on an activity by activity basis that:
- a. the actual demand generated by the Development is significantly lower than the demand assumed for the purpose of the Methodology set out in the DCP and in any event lower than modelled demand by five or more units of demand, and;
  - b. for an activity, the reduced demand creates capacity in Council's infrastructure network which Council is satisfied is material having regard to the nature of the development, its location, and implications for Council's infrastructure programme.
- 8.8.13 **Community groups and trusts**
- 8.8.13.1 Council may, at its sole discretion, grant a remission of up to 100% for Development undertaken by community groups or trusts.
- 8.8.13.2 In the exercise of its discretion, Council will consider the following factors:
- a. the Development must be operated on a not-for-profit basis;
  - b. the applicant for the building consent or resource consent must be a registered charitable trust;
  - c. an application for remission must be lodged with Council prior to any Development Contributions being paid. Development Contributions paid prior to an application being lodged will not be eligible for a refund;
  - d. the crown and crown agents including Kāinga Ora are not eligible for this remission;
  - e. any other feature of the Development or the Developer which Council considers relevant;
  - f. the overall benefit to the general public and the implications for Council's infrastructure programme.

**8.8.14 Social Housing remission**

8.8.14.1 Council may, at its sole discretion, grant a remission of up to 100% for social housing developments.

8.8.14.2 In the exercise of its discretion, Council will consider the following factors:

- a. the Development must deliver not-for-profit housing;
- b. where the applicant for the building consent or resource consent is not registered as a CHP, evidence of a written agreement with a CHP to operate the development, or portion of the Development for which the remission has been applied;
- c. the proportion of the development that will provide social and/or affordable rental housing;
- d. an application for remission must be lodged with Council prior to any Development Contributions being paid. Development Contributions paid prior to an application being lodged will not be eligible for a refund;
- e. the crown and crown agents including Kāinga Ora are not eligible for this remission;
- f. any other feature of the Development or the Developer which Council considers relevant;
- g. the total value of social housing remissions provided by Council under this Policy.

**8.9 Payments and enforcement**

8.9.1 The Development Contributions assessed in respect of any of the applications referred to in clause 7.3.1 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;
- Certificate of acceptance: Prior to issue of certificate of acceptance;
- Service Connection: Prior to connection.

8.9.2 If payment of Development Contributions 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 certificate of acceptance, withhold the certificate of acceptance;
- e. In the case of a Service Connection, withhold the Service Connection; and
- f. 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 7: Activities to be funded by Development Contributions**

Class	Activity	Activity description	Whanganui District
<b>Network infrastructure</b>	Stormwater	Development and improvement of network infrastructure, flood protection, mitigation and control work including man-made and natural assets.	✓
	Transport	Development and improvement of 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.	✓
<b>Community infrastructure</b>	Public amenities	Land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities.	✓
<b>Reserves</b>	Recreation reserve area	Land for set aside and developed as a recreation reserve area capable of accommodating a children's playground.	✓

**Schedule 2— Considerations for activity funding**

9.2.1 Schedule 2 sets out the considerations that Council has undertaken under section 101(3) of the LGA 2002 for the activities to be funded.

9.2.2 [Section 101\(3\)\(a\)\(i\) - Community outcomes to which the activity primarily contributes](#)

**Table 8: 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?	Stormwater	Transport	Wastewater	Water	Community	Reserves
Community	Y	Y	Y	Y	Y	Y
Connectivity		Y			Y	Y
Creativity					Y	Y
Environment	Y	Y	Y	Y	Y	Y
Economy		Y	Y	Y	Y	

9.2.3 [Section 101\(3\)\(a\)\(ii\) - distribution of benefits between the community as a whole, any identifiable part of the community, and individuals](#)

Population and commercial growth will create the need for new Developments, and these place increasing demand on the assets and services provided by the Council. Accordingly, significant investment in new upgraded assets and services are required to meet the demands of growth.

Development Contributions allocate a fair and reasonable proportion of costs associated with growth between the wider 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 provide a sustainable funding source for community outcomes that are affected by growth.

9.2.4 [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.

9.2.5 [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 and reasonable source of funding for each of these activities within Schedule 1 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).

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

Each activity 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 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.

9.2.7 [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 4 - Schedule, 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**

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

9.3.2 The following are the significant assumptions underlying the Policy:

**Table 9: Significant assumptions**

Significant Assumption	Estimate of potential effects	Level of uncertainty / Risk
Population growth within the Whanganui District will be in line with the prediction of 53,000 by 2034 and result in 1160 new households, in line with the LTP assumptions of 100-130 households per year.	<p>If Development occurs over a longer period of time - beyond 10 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, the Council may find it more difficult to expand infrastructure at the required rates.</p>	High
The average household size is expected to be 2.4 people over the next 10 years.	<p>If the average household size changes this will affect average household demand on Council's infrastructure.</p> <p>If the average household size is less than assumed the demand on infrastructure per household will be less.</p> <p>If the average household size is more than assumed the demand on infrastructure per household will be more and insufficient Development Contributions revenue may be gathered.</p>	Medium
That the location and type of growth will be as predicted.	If location and type of growth is not as predicted, 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.	Medium
No significant changes to external regulatory requirements in relation to service standards are expected to occur.	<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>	Medium
That the level of third party funding will not change over the life of the 2024-2034 LTP.	<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>	Low



<p>All programmed work submitted to NZTA will be approved</p>	<p>If projects submitted to NZTA are not approved, these projects may not proceed.</p>	<p>High</p>
<p>That there is no significant difference between the actual rate of inflation and that estimated in the 2024-2034 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>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>
<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>Individually development may create a lower or higher demand on infrastructure than the average demand for their development type. Development overall will create the demand levels required to recover the cost of infrastructure for growth.</p>	<p>Low</p>

**Schedule 4 — Schedule of development contributions**

9.4.1 Development Contributions, detailed with the tables below, will be assessed in accordance with this DCP at the following stages:

- subdivision (resource) consent;
- land use (resource) consent;
- building consent;
- certificate of acceptance; and
- Service Connection.

9.4.2 Development Contributions shown per HEU or DEU in each Catchment Area or sub-area are exclusive of GST.

**Table 10: Schedule of Development Contributions for district wide charges per HEU or DEU**

<b>Purpose for which contributions may be required</b>	<b>Contribution per HEU or DEU</b>	<b>Mill Road - Contribution per HEU or DEU</b>
Community Infrastructure	\$ 695	\$ -
Transport	\$ 5,197	\$ 151
City water supply	\$ 591	\$ 17
Stormwater	\$ 184	\$ 5
Wastewater	\$ 2,281	\$ 66
<b>Total</b>	<b>\$ 8,949</b>	<b>\$ 240</b>

**Table 11: Schedule of Development Contributions per HEU or DEU in a particular Catchment Area (excluding Mill Road Industrial Area)**

	Springvale Urban Expansion Area				
Purpose for which contributions may be required	Whanganui Urban Infill	Whanganui Rural	B	C	D
Community Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -
Transport	\$ 650	\$ 7	\$ 5,197	\$ 9,079	\$ 2,240
City water supply	\$ 1,384	\$ 103	\$ 2,829	\$ 1,123	\$ 855
Stormwater	\$ 3,128	\$ -	\$ 6,132	\$ 2,361	\$ 2,974
Wastewater	\$ 696	\$ 285	\$ 2,552	\$ -	\$ -
<b>Total</b>	<b>\$ 5,859</b>	<b>\$ 395</b>	<b>\$ 16,711</b>	<b>\$ 12,562</b>	<b>\$ 6,068</b>

	Northwest Growth Area			
Purpose for which contributions may be required	A1	A2	D	E
Community Infrastructure	\$ -	\$ -	\$ -	\$ -
Transport	\$ 5,743	\$ 5,743	\$ 5,743	\$ 5,743
City water supply	\$ 2,859	\$ 1,744	\$ -	\$ -
Stormwater	\$ 3,431	\$ 2,147	\$ 4,240	\$ 3,089
Wastewater	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 12,033</b>	<b>\$ 9,634</b>	<b>\$ 9,983</b>	<b>\$ 8,832</b>

**Table 12: Schedule of Development Contributions per DEU for Mill Road Industrial Area**

Purpose for which contributions may be required	Stage1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6/7
Community Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transport	\$ 60	\$ 60	\$ 533	\$ 60	\$ 533	\$ 533
City water supply	\$ 126	\$ 126	\$ 126	\$ 126	\$ 126	\$ 126
Stormwater	\$ 1,131	\$ 706	\$ 1,486	\$ 652	\$ 539	\$ 262
Wastewater	\$ 319	\$ 319	\$ 319	\$ 319	\$ 319	\$ 319
<b>Total</b>	<b>\$ 1,637</b>	<b>\$ 1,211</b>	<b>\$ 2,465</b>	<b>\$ 1,157</b>	<b>\$ 1,518</b>	<b>\$ 1,241</b>

9.4.3

Development Contributions required in this DCP may change over the period of the Long Term Plan to reflect inflation, based on increases in the Producers Price Index (PPI) in accordance with section 106(2C) of the LGA 2002.

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

- 9.5.1 Schedule 5 — Summary of capital expenditure for growth (\$m) is a schedule required by section 106(2) of the LGA 2002<sup>(9)</sup>, 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
    - iii. other sources of funding (Other).

A summary of capital expenditure to service growth, and how it will be funded, is contained within Table 13.

**Table 13: Summary of capital expenditure**

<b>Purpose for which contributions may be required</b>	<b>Past capital Expenditure for Growth</b>	<b>2024-2033 LTP Forecast Expenditure for Growth</b>	<b>Total</b>	<b>% Development Contributions</b>	<b>% Financial Contributions</b>	<b>% Other Sources</b>
Community Infrastructure	\$ 133,665,776	\$ 190,231,020	\$ 323,896,796	1%	0%	99%
Transport	\$ 89,671,002	\$ 257,204,200	\$ 346,875,202	7%	0%	93%
City water supply	\$ 22,587,513	\$ 28,574,688	\$ 51,162,201	12%	0%	88%
Stormwater	\$ 27,414,909	\$ 29,222,397	\$ 56,637,306	24%	0%	76%
Wastewater	\$ 101,151,884	\$ 60,905,510	\$ 162,057,394	6%	0%	71%
<b>Total</b>	<b>\$ 374,491,084</b>	<b>\$ 566,137,815</b>	<b>\$ 940,628,899</b>			

Schedule 6 — Catchment areas and projects

Catchment - District Wide

Catchment - District Wide

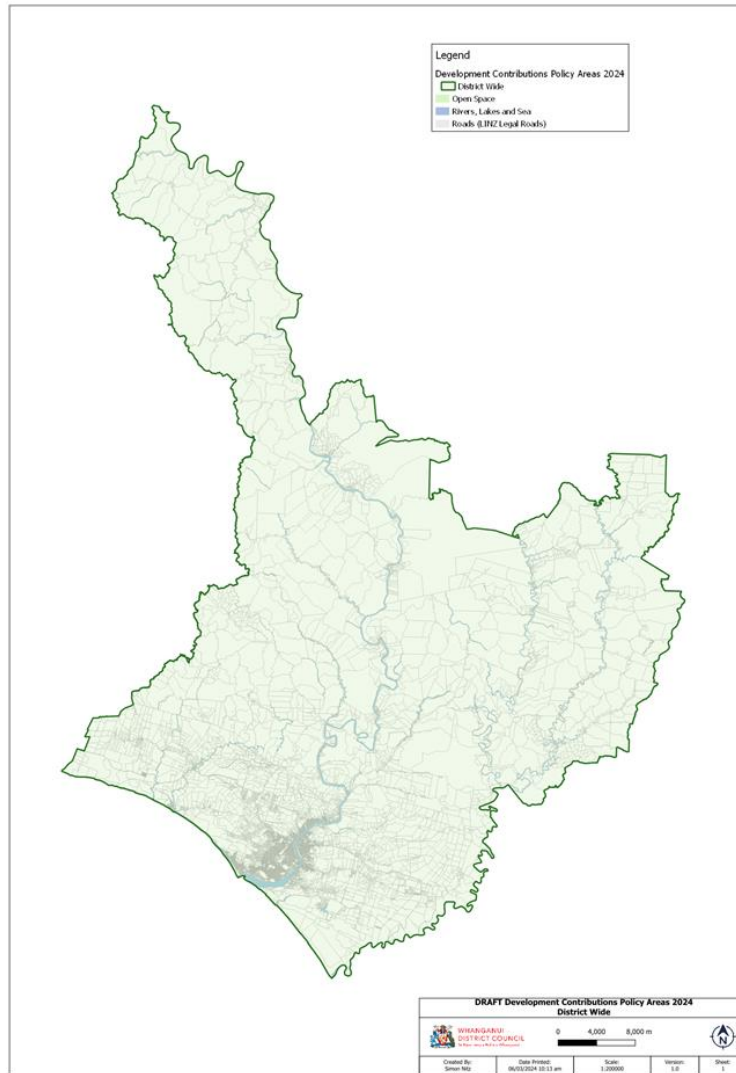


Table 14: Projects - District Wide

District Wide	Estimated Capital Cost	% of Capital Cost proposed to be recovered through DC's	% recovered from other sources
<u>Community Facilities</u>			
Aramoho Cemetery	\$ 1,590,704.13	11%	89%
Heads Road Cemetery	\$ 319,266.00	11%	89%
Library	\$ 2,753,564.00	25%	75%
Sarjeant redevelopment	\$ 2,885,456.03	11%	89%

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<u>Parks and reserves</u>			
Parks general	\$ 3,499,746.00	11%	89%
Premier parks	\$ 509,395.15	11%	89%
Sports grounds	\$ 130,456.00	11%	89%
<u>City water supply</u>			
Fordell rural scheme	\$ 967,852.00	11%	89%
Urban reticulation	\$ 178,102.29	11%	89%
Water urban supply	\$ 12,885,898.37	11%	89%
<u>Stormwater</u>			
Stormwater - urban reticulation	\$ 2,832,190.46	11%	89%
Stormwater separation	\$ 507.00	11%	89%
Waterways and natural drainage	\$ 110,562.00	11%	89%
<u>Transport</u>			
Drainage renewals	\$ 29,909,412.32	7%	93%
Dublin Street Bridge	\$ 69,057,375.00	5%	95%
Low Cost/Low Risk projects	\$ 34,963,419.72	5%	95%
One network road classification	\$ 69,462.05	5%	95%
Pavement rehabilitation	\$ 46,548,939.98	5%	95%
Roading	\$ 3,261,911.00	11%	89%
Sealed road resurfacing	\$ 61,558,830.78	5%	95%
Structures components replacements	\$ 8,210,886.00	5%	95%
Traffic services renewals	\$ 4,452,425.47	5%	95%
Unsealed road metalling	\$ 6,479,499.00	5%	95%
Whanganui Roothing Network Operating Plan	\$ 93,835.06	5%	95%
Fitzherbert Avenue extension	\$ 2,387,746.51	3%	97%
<u>Wastewater</u>			
Wastewater - pump stations	\$ 3,275,171.75	11%	89%
Wastewater - urban reticulation	\$ 46,505.92	11%	89%
Wastewater Treatment Plant	\$ 45,725,559.41	12%	41%

Catchment - Springvale Urban Expansion Area

Catchment - Springvale Urban Expansion Area

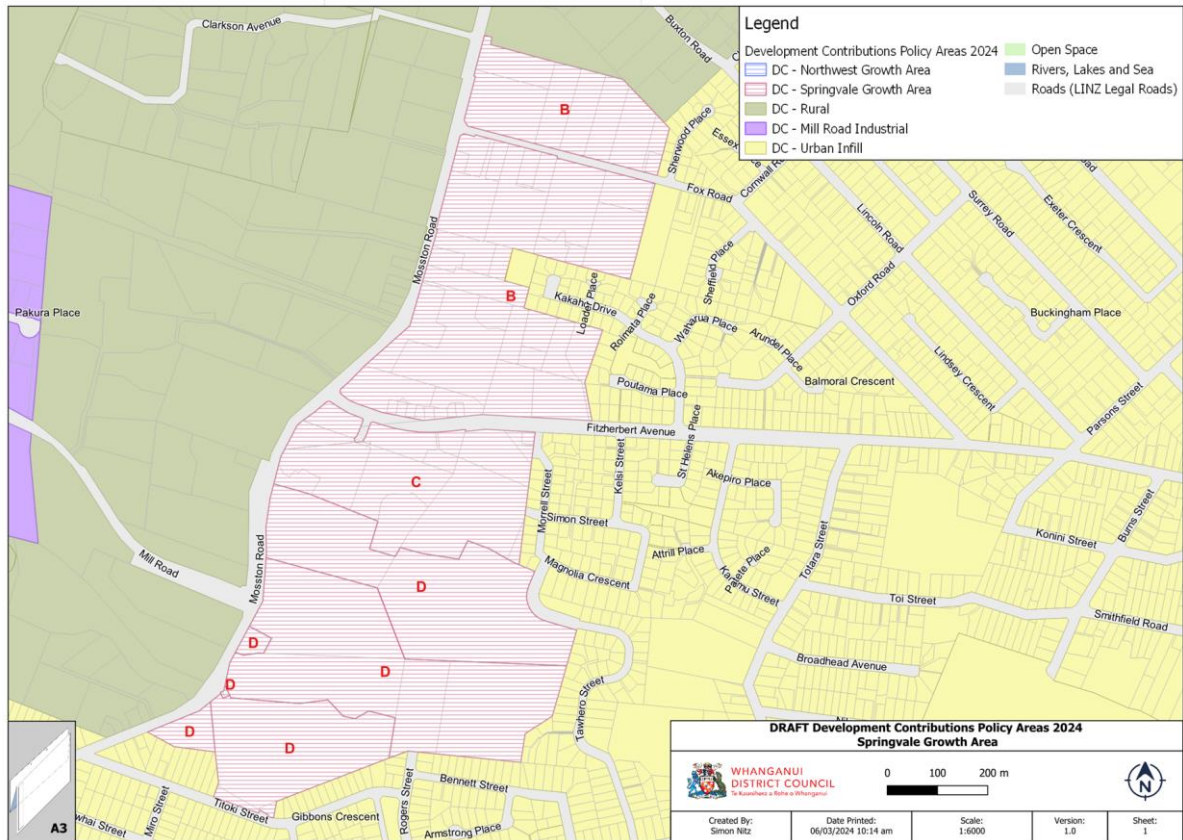


Table 15: Projects - Springvale Urban Expansion Area

Springvale Urban Expansion Zone	Estimated Capital Cost	% of Capital Cost proposed to be recovered through DC's	% recovered from other sources
<u>Transport</u>			
Roading Growth Projects	\$ 3,707,841	91%	9%
<u>City water supply</u>			
Urban reticulation	\$ 835,955	100%	0%
Water urban supply	\$ 70,802	100%	0%
<u>Stormwater</u>			
Stormwater - urban reticulation*	\$ 4,448,097	48%	52%
Wastewater - urban reticulation	\$ 502,814	100%	0%
* 'Other' figure includes DC's to be recovered from other Zones as well as other sources			

Catchment - Northwest Growth Area

Catchment 2 - Northwest Growth Area

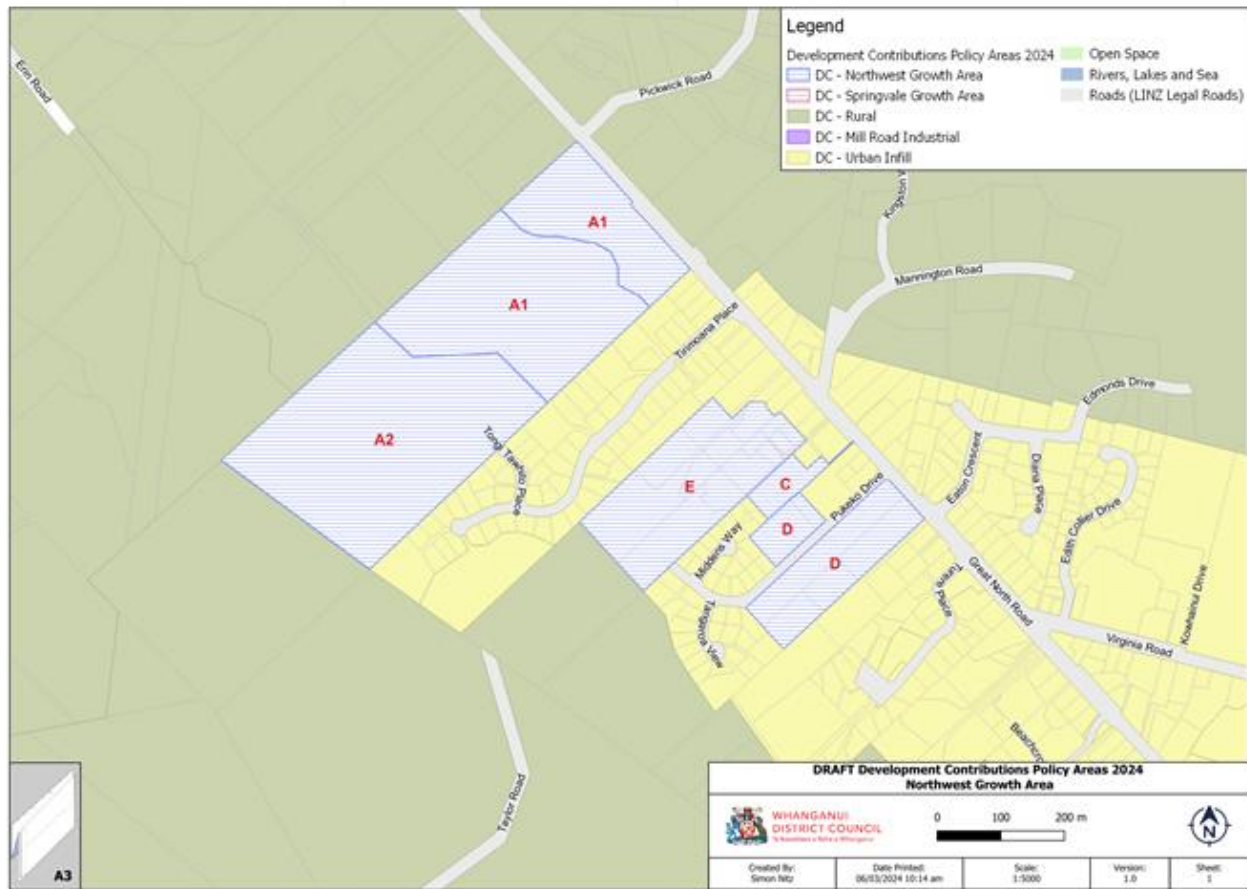


Table 16: Projects - Northwest Growth Area

Northwest Growth Area	Estimated Capital Cost	% of Capital Cost proposed to be recovered through DC's	% recovered from other sources
<u>Transport</u>			
Road extension - Tirimoanan PI to Bristol	\$ 10,500.00	100%	0%
Hodson Road - 225m SH3 Quigley link road	\$ 585,000.00	100%	0%
Connector Road - 110m Hodson to Quigley	\$ 286,000.00	100%	0%
Intersection Construction - Lillington/Hodson SH3 Intersection	\$ 75,000.00	100%	0%
Road extension - SH3 Lillington link roads	\$ 208,000.00	100%	0%
Hodson - Watermain for first 225m of the Hodson land development	\$ 30,000.00	100%	0%



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<u>City water supply</u>			
Urban reticulation	\$ 205,823.00	100%	0%
<u>Stormwater</u>			
Stormwater - urban reticulation*	\$ 3,618,542.00	31%	69%
* 'Other' figure includes DC's to be recovered from other Zones as well as other sources			

Catchment - Mill Road Industrial Area

Catchment - Mill Road Industrial Area

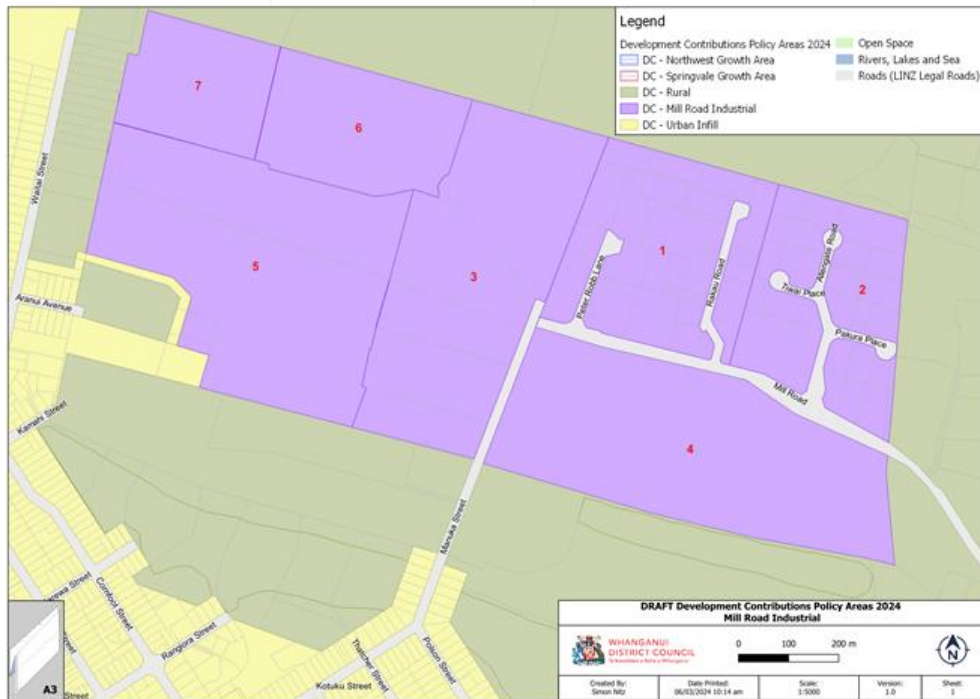


Table 17: Projects - Mill Road Industrial Area

Mill Road industrial area	Estimated Capital Cost	% of Capital Cost proposed to be recovered through DC's	% recovered from other sources
<u>Transport</u>			
Low Cost/Low Risk projects	\$ 528,027.33	100%	0%
Roading Growth Projects	\$ 4,201,225.00	65%	35%
<u>City water supply</u>			
Urban reticulation	\$ 842,827.81	100%	0%
Water urban supply	\$ 277,262.83	100%	0%
<u>Stormwater</u>			
Stormwater - urban reticulation*	\$ 10,241,561.00	85%	15%
* 'Other' figure includes DC's to be recovered from other Zones as well as other sources			
<u>Wastewater</u>			
Wastewater - urban reticulation	\$ 2,831,550.25	100%	0%

Catchment - Whanganui Urban Infill Area

Catchment - Whanganui Urban Infill Area

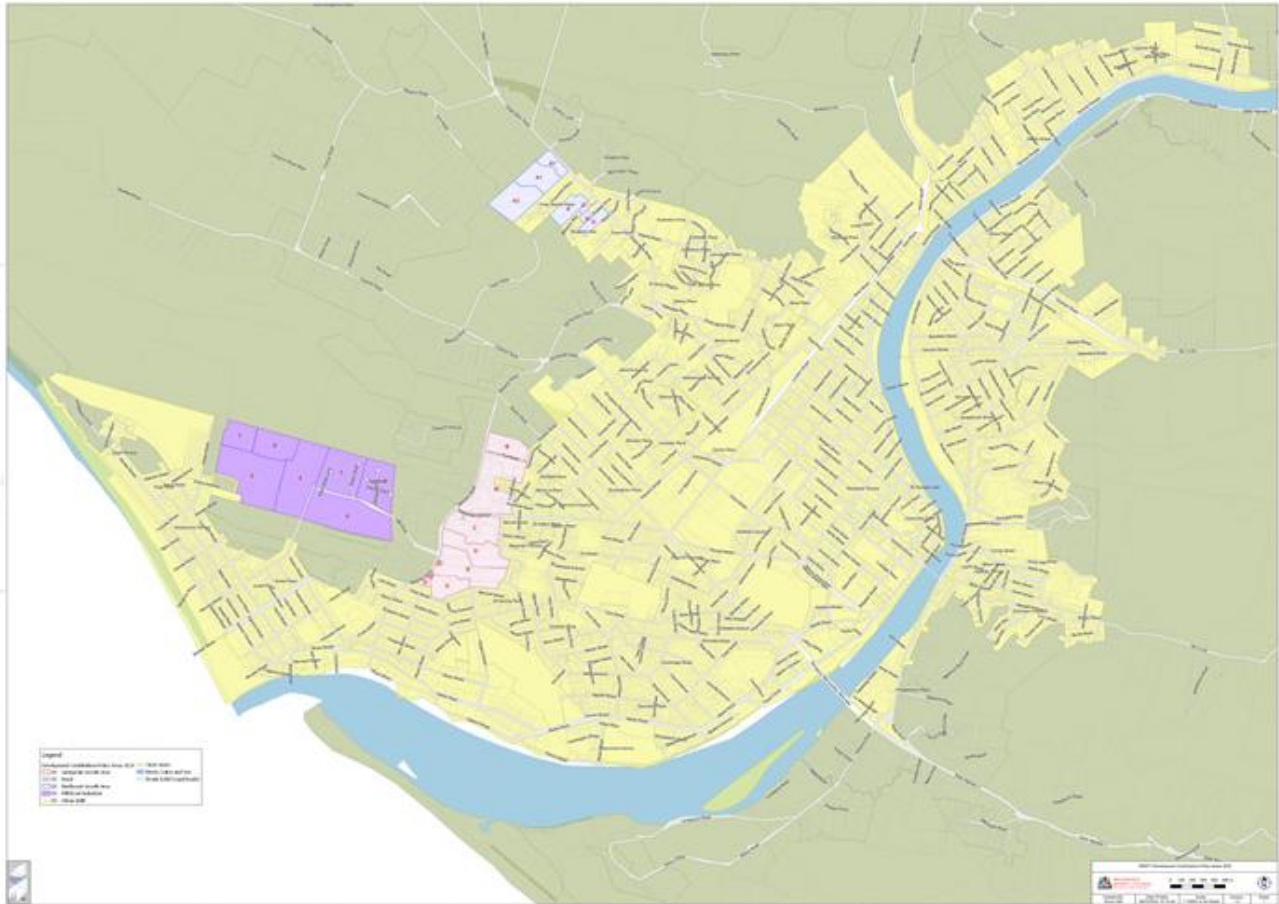


Table 18: Projects - Whanganui Urban Infill Area

Whanganui Urban Infill Area	Estimated Capital Cost	% of Capital Cost proposed to be recovered through DC's	% recovered from other sources
<u>City water supply</u>			
Fordell rural scheme	\$ 1,036,612.00	7%	93%
Urban reticulation	\$ 27,566,648.81	7%	93%
Water Supply General	\$ 59,851.47	7%	93%
Water urban supply	\$ 1,043,417.52	7%	93%
<u>Stormwater</u>			
Stormwater - urban reticulation*	\$ 8,204,673.43	8%	92%
Stormwater general	\$ 11,502,209.33	7%	93%
<u>Transport</u>			
Footpaths and berms	\$ 13,470,836.00	3%	97%
Lets Go Programme	\$ 81,528.18	3%	97%

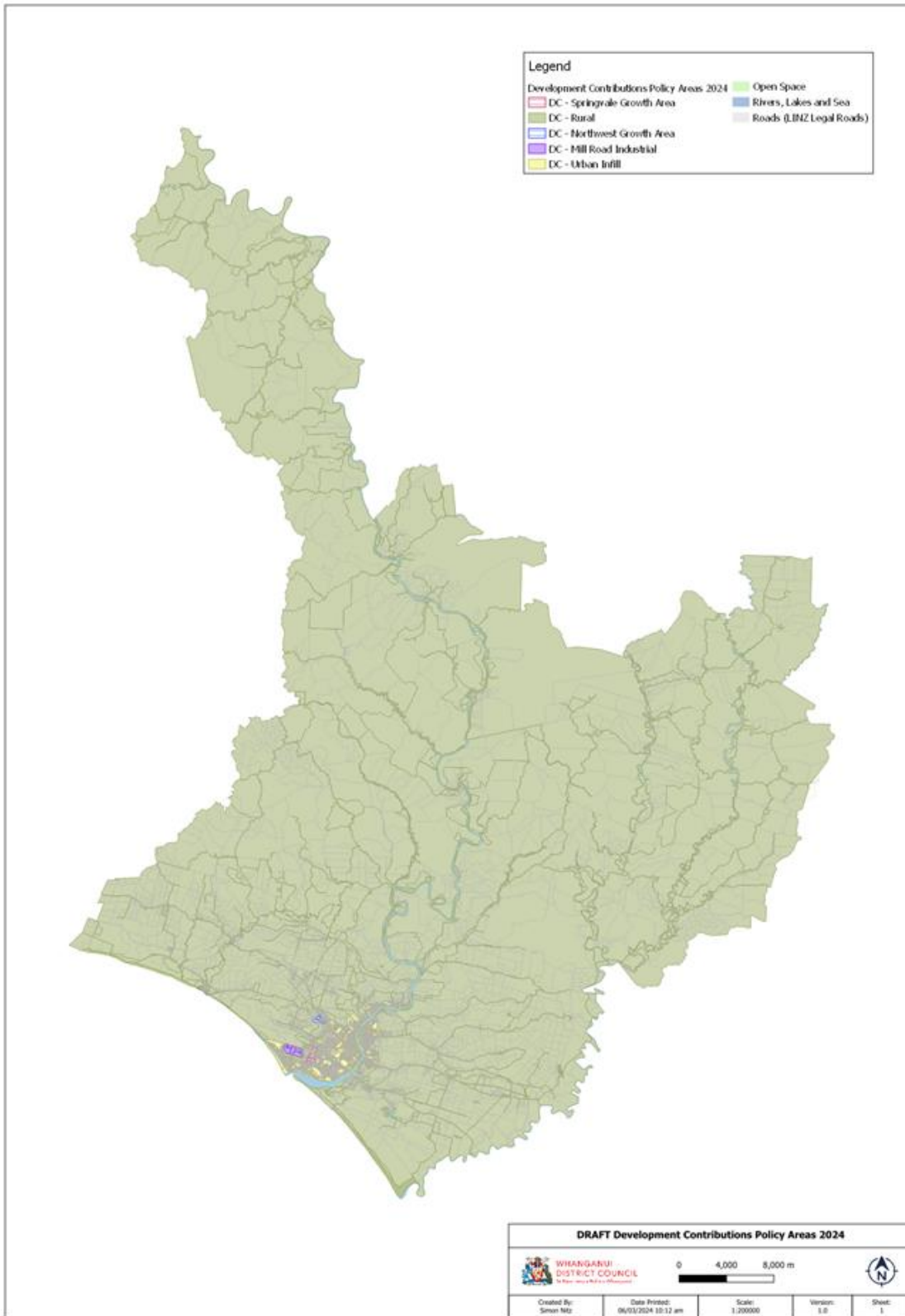
**Development Contributions Policy**

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Low Cost/Low Risk projects	\$ 8,277,940.19	3%	97%
Pathways Construction	\$ 2,502,024.97	3%	97%
Roading	\$ 474,021.67	7%	93%
Roading Growth Projects	\$ 195,208.45	3%	97%
Traffic services renewals	\$ 7,177,754.00	3%	97%
<u>Wastewater</u>			
Wastewater - pump stations	\$ 13,498,550.05	7%	93%
Wastewater - urban reticulation	\$ 1,436,742.88	7%	93%
* 'Other' figure includes DC's to be recovered from other Zones as well as other sources			

Catchment - Whanganui Rural

Catchment - Whanganui Rural



**Table 19: Projects - Whanganui Rural**

Rural Area	Estimated Capital Cost	% of Capital Cost proposed to be recovered through DC's	% recovered from other sources
<u>Transport</u>			
Low Cost/Low Risk projects	\$ 364,924.34	0.40%	99.60%
<u>City water supply</u>			
Fordell rural scheme	\$ 1,198,456.17	1%	99%
Maxwell rural scheme	\$ 87,535.13	1%	99%
Water urban supply	\$ 6,525.00	1%	99%
Westmere rural scheme	\$ 920,607.39	1%	99%
<u>Wastewater</u>			
Mowhanau wastewater	\$ 6,125,037.00	1%	99%