DEVELOPMENT CONTRIBUTIONS POLICY

JULY 2025

Waipā DISTRICT COUNCIL

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Part 1 - POLICY OVERVIEW

1.1 Section 102(2)(d) of the Local Government Act 2002 (LGA) requires Waipā District Council (Council) to have a Development Contributions Policy. Section 198 of the LGA gives Council the power to require a contribution when granting various consents for developments, as provided for in its Development Contributions Policy.

1.2 As outlined by the LGA, the purpose of development contributions is to enable councils to recover from those undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessity to service growth over the long term.

1.3 This policy sets out the development contributions payable by developers, how and when they are to be calculated and paid and a summary of the methodology and the rationale used in calculating the level of contribution required.

1.4 The purpose of this policy is to:

(a) Provide predictability and certainty to stakeholders in how the capital expenditure required to provide infrastructure and community facilities to service growth over the long term is to be funded;

(b) Provide transparency as to what infrastructure and community facilities:

i. are to be funded using development contributions, financial contributions or other funding sources, the reasons for those funding sources being used to meet the expected total costs; and

ii. have already been delivered in anticipation of growth.

(c) Support and facilitate the wider outcomes of Council including those reflected in Council's District Plan, Waipā 2050 and any other relevant planning or policy documents.

(d) Provide for those involved in development to make fair payments to 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 Council infrastructure.

(e) Set contribution charges at levels that help achieve the scale, type, quality and location of development that the Long Term Plan (LTP) and District Plan aspire to.

(f) Support the principles set out in the preamble to Te Ture Whenua Māori Act 1993.

1.5 Contributions will be required for capital expenditure on a relatively small number of Council activities that are strongly connected to new development.

1.6 Contribution amounts are set out clearly and unambiguously in this policy, assisting those undertaking development to assess the financial viability of their projects early in their process.

1.7 There is the opportunity for contributions to be paid later in the development cycle for some developments to take account of the funding realities facing developers. Any deferment must be in accordance with Part 8 of this Policy. Council has the statutory enforcement powers set out in the LGA to reduce the risks of non-payment.

1.8 Capital expenditure projects will be transparent and details accessible for those wishing to understand the infrastructure Council is planning to provide for growth, these projects are contained in Appendix 3.

Part 2 – POLICY BACKGROUND

2.1 Council's first Development Contributions Policy was adopted in June 2006 when Council decided to principally fund the growth related costs of development via development contributions (DCs) under the LGA, rather than relying solely on financial contributions under the Resource Management Act 1991 (RMA).

2.2 The Development Contributions Policy was subsequently revised during each LTP cycle in 2009, 2012, 2015, 2018, and in 2021. The development contribution fees are reviewed during each LTP cycle (and any revisions to the policy consulted on) and may also be reviewed and increased during Annual Plan processes in accordance with s. 106(2B) and (2C) of the LGA. If a review determines the increases in contributions are higher than Price Producers Index (PPI), Council will undertake the required Special Consultative Process.

2.3 There is a need for Council to deliver infrastructure to accommodate growth and a need for this to be funded appropriately. Council has therefore determined that growth should generally pay for the cost of growth. This will achieve financial equity between existing ratepayers and those undertaking development.

2.4 In terms of this policy, in addition to Council, the key stakeholders are developers and ratepayers. Mana whenua are also key partners in the development of any such policy.

2.5 Additional commentary on these stakeholders is included in the paper: 'Methodology for the Development Contributions Policy 2025 (incorporating a review and analysis of options)'[1].

2.6 Further information supporting the Development Contributions Policy is contained within the DCs model and Methodology for the Development Contributions Policy 2025 which are both available at www.waipadc.govt.nz or from Council on request.

[1] Refer to Appendix 1: Documents referenced in this Policy

Part 3 – DEFINITIONS

3.1 The definitions, as listed in Table 1, are used throughout this policy:

Table 1 Definitions

Term	Definition
Accommodation unit	Has the same meaning as in section 197 of the Local Government Act 2002.
Activity	A grouping of Council functions for which development contributions may be collected being transport, water, wastewater, stormwater, community infrastructure and reserves.
Allotment	Has the same meaning as defined in section 197 of the Local Government Act 2002. For ease of reference, that definition is as follows: Has the meaning given to it in section 218(2) of the Resource Management Act 1991.
Asset manager	Means an officer of Council involved in the management of Council infrastructure.
Authorised officer	Means an officer authorised in accordance with Council's Delegations Register to carry out functions under this policy.
Brownfield development	A non-residential development occurring in an existing town or village and not in an identified growth cell.
Catchment	A geographical area used to accumulate the cost of activities and define a part of Waipā District for development contribution purposes. The catchments are shown in Appendix 2.
Commercial accommodation	Any accommodation units other than dwelling units, such as hotels, motels, holiday flats, which are offered at a tariff, on a per-unit basis and student accommodation where this is located on the grounds of an educational institution.
Commercial	A non-residential development providing for activities that are conducted in an office setting and that generally focus on business, government, professional, or financial services; and includes the personal service elements of these activities that are offered to consumers or clients.
Community facilities	Has the same meaning as in section 197 of the Local Government Act 2002.
Community infrastructure	Has the same meaning as in section 197 of the Local Government Act 2002.
Council	Waipā District Council

Term	Definition
Developer	Means a developer who undertakes development and means a person for the purposes of sections 199A to 199E of the Local Government Act 2002.
Development	Has the same meaning as in section 197 of the Local Government Act 2002.
'Development agreement' or 'DA'	Has the same meaning as in section 197 of the Local Government Act 2002.
Development contributions commissioner	Has the same meaning as in section 197 of the Local Government Act 2002.
Development contribution objection	Has the same meaning as in section 197 of the Local Government Act 2002.
District Plan	Means the Waipā District Plan, or any subsequent operative version of the Plan.
District-wide catchment	Means the entire District.
Dwelling [or dwelling unit]	A building or part of a building capable of being used as an independent residence and includes dwelling apartments, semi-detached or detached houses, units, town houses, granny flats (or similar), and caravans (where used as a place of residence or occupied for a period of time exceeding six months in a calendar year). For the avoidance of doubt the following shall also apply: - Any dwelling which has two separate kitchen/kitchenette facilities of any nature, shall be deemed to be two household units regardless of the configuration of the dwelling. A 'sleepout' is considered to be any building or part of a building which is 35m^2 or less (excluding garaging) that has been fitted out for the purposes of being a bedroom. anything in addition to this will be considered to be a household unit/minor household unit. But does not include any unit of commercial accommodation.
Funded growth cell	Means an identified growth cell or part thereof that Council has resolved to fund or part fund through its LTP. For avoidance of doubt, this differs from an Identified growth cell (see definition below).
GFA	The gross floor area is the total internal floor area of a dwelling measured: - from the exterior faces of the exterior walls, or - from the centre lines of walls separating two buildings or tenancies For the avoidance of doubt, the gross floor area excludes non habitable areas such as garage space.

Term	Definition
Greenfield development	A development occurring in an identified growth cell and not in an existing town or village.
Household equivalent unit [or HEU]	A unit of demand representing one average household.
Identified growth cell	Means a growth cell identified in Waipā 2050. These Identified growth cells may be funded or unfunded.
Impervious surface area [or ISA]	The area of any site which is not capable of absorbing rainwater.
Infrastructure Capacity Assessment	Means an assessment of the capacity of an existing water supply (including firefighting water supply), wastewater, or stormwater network to determine if there is enough capacity for a proposed development, or to define the requirements for network upgrades that would need to be implemented for the development to be approved. The exact requirements for an Infrastructure Capacity Assessment should be discussed and agreed with WDC on a case-by-case basis.
LGA	Local Government Act 2002
LTP	Long Term Plan for 2025-2034
Minor dwelling unit	A household unit not exceeding 70m^2 in Gross Floor Area (GFA), provided that attached garaging and open deck areas are not included in the 70m^2 GFA calculation.
Network infrastructure	Has the same meaning as in section 197 of the Local Government Act 2002.
Non-residential development	Means any development that is a commercial, industrial or retail development.
Papakāinga	Papakāinga means housing and ancillary communal activities (including social, cultural, health, educational, and recreational activities) for tāngata whenua of the land being developed.
Price Producers Index (PPI)	Means the Producers Price Index Outputs for Construction provided by Statistics New Zealand.
Qualifying Matter Overlay - Infrastructure	The extent of which is as identified by the Waipā District Plan maps.
Residential development	Means any subdivision, building, land use or work, but excludes non-residential development.
Retirement Village Care Bed	Means a private care bed within a retirement village where the resident is no longer able to live independently and requires trained caregivers and nursing assistance.

Term	Definition
Retirement unit	Any dwelling unit in a retirement village subject to the Retirement Villages Act 2003.
Retirement village	Has the meaning in section 6 of the Retirement Villages Act 2003.
RMA	Resource Management Act 1991
Service connection	Has the same meaning as in section 197 of the Local Government Act 2002.

Part 4 - POLICY DETAILS

4.1 This is a policy of Council adopted under section 102(1) and required by section 102(2)(d) of the LGA. This section of the policy describes the considerations of Council in making this policy and covers all matters required to be included in a policy on DCs by section 106 of the LGA.

Use of development contributions and/or financial contributions

4.2 Council considered the options available to it for funding the capital expenditure it is planning to incur as a result of, or in anticipation, of growth in Waipā[2]. Council has considered the purposes of and reasons for development and financial contributions and other funding sources and determined that:

(a) Development and financial contributions are the primary sources available to it for funding growth related infrastructure under current legislation.

(b) DCs should be used as the main funding tool for growth related infrastructure provided by Council.

4.3 This does not preclude Council from using and investigating other funding sources as appropriate.

4.4 Council does not receive any funding for planned infrastructure that is included with the LTP from financial contributions. Instead, in accordance with section 77E of the RMA, financial contributions can be sought to avoid, remedy or mitigate any adverse effects of a development. Section 18 of the District Plan outlines the financial contribution obligations that arise from unplanned development (i.e. that not associated with planned growth).

4.5 Where a development results in Council incurring capital expenditure that is not covered by this policy, Council may impose a financial contribution as a condition/s of resource consent in accordance with the requirements of the District Plan, and Council's powers under the RMA. Financial contributions can also be sought, through recent changes made by Plan Change 26 (PC26) for some permitted activities. The environmental effects that the financial contributions seek to mitigate are those related to Heavy Vehicle Impacts (through a fee); out of zone reticulation connections; three waters/transport network connections; three waters/transport network improvements; three waters/transport capacity upgrades; parks/reserves/open space network enhancement/improvement; streetscape amenity improvements; other capital expenditure items and impacts on the Waikato River and Waipā Rivers (and their catchments).

[2] Refer to Methodology for the Development Contributions Policy 2025

Significant assumptions

4.6 Section 201(1)(b) of the LGA requires this policy to set out the significant assumptions underlying the calculation of the schedule of 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.

4.7 Table 2 below sets out a summary of the significant assumptions underlying the calculation of contributions under this policy. Further detail on specific assumptions relating to growth are included in clauses 4.8 to 4.19 below.

Table 2 Significant Assumptions

Significant assumption	Estimate of potential effects of uncertainty	Level of uncertainty
Projected Growth		
The rate, level, location and type of residential growth will occur as is forecast by the University of Waikato, Te Ngira – Institute for Population Research (formerly NIDEA) report 'New and Updated scenarios for 2018-base Population, Family and Household, and Labour Force Projections for the Waikato Region, 2018-2068. The growth forecasts are based on a high population and household growth scenario. The rate, level, location and type of non-residential growth will occur as is forecast in the Business Development Capacity Assessment 2023 prepared by Market Economics (and informed by council staff with their local and latest information). https://futureproof.org.nz/assets/FutureProof/Future-Proof-Businesss-HBA-2023_WR.pdf	If development is lower than that forecast by the growth reports, the amount of revenue generated through this policy will be reduced. Council may need to review the growth forecasts to reflect a longer take up period than anticipated. This will affect the ability of Council to fund growth related infrastructure, which itself may need to be deferred. Growth can be influenced by a wide range of factors including changes in demographics, changes in social and economic conditions, legislative changes, the performance of the economy and the effect of local, national and international forces. As a result, Council needs to be flexible with the timing of works and be able to quickly react to changes in the market or to non-active as well as active developers.	Medium
In 2020, Central Government released the National Policy Statement on Urban Development with objectives including the creation of well-functioning urban environments, improving housing affordability and directing local authorities to enable residential growth in urban areas,	PC26 is now incorporated into the District Plan and has been incorporated to enable greater residential densities to be achieved. This plan change became operative as of 30 August 2024 and includes changes to the District Plan such as	High

Significant assumption	Estimate of potential effects of uncertainty	Level of uncertainty
integrated with infrastructure planning. In 2021, the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act placed requirements on Tier 1 (and some Tier 2) territorial authorities, which captures Waipā District. The requirements include the need to incorporate the Medium Density Housing Standards (MDRS) into the District Plan. Waipā District Council responded to these NPS-UD and MDRS requirements and have now incorporated into the District Plan a series of amendments through PC26.	changes to definitions; the strategic policy framework with a particular emphasis on Te Ture Whaimana, the updated Future Proof Strategy, a new policy on out of sequence plan changes; changes to the policy and rule framework in relation to in the residential zone including removal of policies seeking to retain existing character of the towns, more liberal allowances to provide for greater housing density, changes to when financial contributions can apply and the introduction of qualifying matters relating to infrastructure, river/gully areas and stormwater. At this early stage of adoption, there is some uncertainty as to how the increased development densities provided by the plan change will impact urban infrastructure. In relation to financial contributions, section 18 of District Plan applies.	
Allocation of capital expenditure for growth		
The proportion of capital expenditure projects for growth is based on the best available information and aligned with both the forecast growth, the District Plan and active developers.	There is the potential for capital expenditure projects to alter over time. This can be as a result of changes in demand by developers – either faster or slower rates of development, or a significant industrial/ commercial demand for infrastructure. Where significant changes occur to capital expenditure projects through an annual plan, it may be appropriate for Council to determine whether to revise the schedule of charges within this policy. Provision of growth infrastructure in a period of low or uncertain growth can create a cost risk on the existing rating base as growth is not arriving to share the increased cost.	Medium

Significant assumption	Estimate of potential effects of uncertainty	Level of uncertainty
No significant changes to service standards planned by council other than those planned within asset management plans.	Changes to service standards will affect both the level of on-site works required by those undertaking development and the scale and type of infrastructure provided by Council. If significant changes occur, Council will need to reassess the effect on capital expenditure projects and determine the materiality of change to the schedule of charges within this policy.	High
The cost of growth incorporated in the contributions charge is calculated net of all third party income. This policy assumes that the level of third party funding will not change over the life of the LTP, and the eligibility criteria will remain the same.	If the level of third-party funding is reduced, Council will have understated the cost to be recovered through this policy. If the level of third-party funding is increased, Council will have overstated the cost to be recovered through this policy. In either case, Council will be at liberty to assess the materiality of the difference and determine whether to revise the schedule of charges within this policy and provide for a lower or higher expectation of third-party income.	Low
Types of development		
Developments will in general exhibit common demand characteristics that enable Council to consider them as part of a simple overall classification of development types.	All residential development will be attributed with the average demand as set out in this policy. Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type. Development overall and in time, will create the demand levels required to recover the cost of infrastructure for growth.	Medium

Significant assumption	Estimate of potential effects of uncertainty	Level of uncertainty
Developers are only required to pay development contributions on additional development that is the subject of a consent application. Any existing lawfully established allotments or land uses on the development site are assumed to have either: ▪ paid development and/or financial contributions under relevant legislation at the time; and/or ▪ have been exempt from paying contributions.	The assumption that lawfully established allotments are deemed to have paid for development contributions requires all new developments to pay for one unit of demand (HEU) at the point of consent being issued. In addition, this would result in Council recovering less development contributions than originally anticipated.	Low
Average allotment size		
An assessment of current subdivision trends under the District Plan has been undertaken to inform the assumed allotment size of 500 sqm. The Council's proposed response to the Government's NPS-UD is also expected to reaffirm this move towards smaller lots sizes.	While the impacts that relatively recent legislative changes will have on lot sizes is unclear, monitoring of consents has illustrated that, lot sizes in the district are already decreasing. The greater the density created by smaller allotment sizes, increases the demand for infrastructure.	Medium

Residential growth assumptions

4.8 All planned growth projects in this policy are in the LTP.

4.9 A report on population and dwelling projections was produced by the University of Waikato – Te Ngira (formerly NIDEA) as background to this policy. The population projections included high, medium and low variants. For the purposes of this policy, the high variant for both population and household projections was considered appropriate, subject to some modification to account for the current economic climate. The modification to the growth projections does not alter the total growth expected, just its timing over the LTP period. Council considers this a prudent and realistic basis for decision-making related to growth

4.10 The household occupancy has been calculated as 2.73 persons per household

4.11 For the purposes of assessing growth, Council has used the traffic demand modelling set out in the report by Gray Matter 'Growth Component of Transportation Projects', dated August 2014, with updates from Waipā staff generated when preparing Business Cases for the LTP.

4.12 Refer to the Methodology for the Development Contributions Policy 2025 for further information on the residential growth assumptions.

Non-residential growth assumptions

4.13 The non-residential growth assumptions are based on the Business Development Capacity Assessment (2023) prepared by Market Economics for the Future Proof partnership.

4.14 There are greenfield non-residential land areas planned for Hautapu west and east, Hamilton Airport Northern Precinct and Bond Road. These areas are in addition to the land already zoned but in the case of Hautapu, will now be fully serviced. As it has sold most of its existing stock, Waikato Regional Airport Ltd (WRAL) is in process of planning for more industrial land in the northern precinct around the airport (provided for by Plan Change 20 to the District Plan). This new Hamilton Airport Northern Precinct growth will have a private wastewater system but public water supply. The water supply is via a development agreement with WRAL and so water supply and wastewater DCs are not charged. An increase in non-residential HEUs has been assumed in asset management planning and development contribution fee setting on the basis of an additional equivalent of 3,212 HEUs over the 2025-34 LTP period.

4.15 Refer to the Methodology for the Development Contributions Policy 2025 for further information on the non-residential growth assumptions. Any non-residential developments, that trigger the thresholds outlined in Table 7, will undertake a special assessment, given the bespoke infrastructure impacts of the varied development types.

Growth HEUs by activities (asset class)

4.16 Growth HEUs by asset class have been calculated on a District-wide basis and for specific catchments and are based on projections prepared by University of Waikato, Institute for Population Research, Te Ngira (formerly NIDEA)[3]. The forecast for the district population is around 67,491 by 2034 at the high projection.

4.17 The population projections were converted to households by the University of Waikato who project 25,626 households in 2034. Further detail on the projections of population and households can be found in the Methodology for the Development Contributions Policy 2024. For further information on growth HEUs by catchment and asset class, please also refer to the DC model.

4.18 Water, wastewater and stormwater catchment data have been based on Council asset managers' demand estimates using the population projections and predictions of development that will connect to water, wastewater and stormwater networks.

4.19 Growth HEUs in several catchments are based on planning estimates of specific growth potential in these catchments that may not follow general population growth projections. These specific estimates are used to inform asset specification such as Cambridge North, Cambridge West (C1-C3 growth cells), Picquet Hill and T1 growth cell in Te Awamutu.

[3] Refer to Appendix 1: Documents referenced in this policy.

Further information on assumptions for growth projects are contained in the Methodology for the Development Contributions Policy 2025.

Historic capital expenditure

4.20 Historic capital expenditure has been recognised where there is a direct link to a capacity upgrade that has or will enable services to be provided for growth, and therefore costs should be recovered from developers.

4.21 Historic capital expenditure includes expenditure that has been made prior to the next LTP, and where projects will require further expenditure for completion during the 2025-2034 timeframe (i.e. partially completed projects).

4.22 Council does not include the cost of capital in its methodology for the cost of the completed projects.

4.23 Further information on historical capital expenditure is available in the Methodology for the Development Contributions Policy 2025. Information on the historical capital expenditure projects is contained within the DC model, or within the relevant project business cases (available on request).

Interest and GST

4.24 All costs from projects in the LTP used in this policy are based on current estimates of infrastructure construction prices in 2024 dollar terms and then inflated using the inflation rates as per the LTP. Development contributions required in this policy will change over the period of the LTP to reflect inflation based on increases in the Producers Price Index (PPI) and in accordance with section 106(2C) of the LGA. In accordance with the LGA, financing costs are excluded.

4.25 No allowance for Council taking the risk of building infrastructure in advance of demand is included in growth cost calculations, and interest is added to the Development Contribution loans.

4.26 All capital expenditure noted in this policy is exclusive of GST. However, the development contribution fee summary in Table 3 is inclusive of GST.

Transitional provisions

4.27 The development contribution amounts applying to a development will depend on the date on which a complete consent or service connection application was lodged.

4.28 Applications lodged (accompanied by all required information) prior to 19 July 2025 will be assessed for development contributions in accordance with the 2024 Development Contributions Policy.

4.29 For the avoidance of doubt, if a development contribution notice has been issued, the HEUs per activity will remain as per the original assessment. This does not apply to activities that have increased their demand, which will be subject to a new assessment.

4.30 Applications lodged on or after 19 July 2025 will be assessed under this policy or any later version of this policy (as specified in that later policy).

Adoption and amendment of this policy

4.31 This policy is taking effect on 19 July 2025 and will remain in effect until replaced by a subsequent policy. This policy may be reviewed and amended earlier in accordance with the requirements of the LGA. Annual adjustments to the development contributions rates set out in this policy, to reflect increases in the PPI, can also be made without the policy being reviewed.

Development contribution fee summary

4.32 The following Table 3 sets out the DC fee summary per catchment per HEU for 2025.

Table 3 - Development contribution fee summary per HEU by catchment (all costs include GST) updated for 19 July 2025.

Catchments	Roading	Stormwater	Water	Wastewater	Community Infrastructure	Reserves	Total
Bond Rd	$288	$10,244	$20,645	$6,753	$0	$0	**$37,930**
C1	$17,892	$28,949	$5,081	$14,374	$96	$22,939	**$89,331**
C2	$24,358	$28,949	$2,670	$13,089	$96	$9,431	**$78,593**
C3	$24,358	$28,949	$2,670	$13,089	$96	$21,946	**$91,108**
C4	$21,488	$388	$1,281	$19,274	$96	$8,024	**$50,551**
C6	$14,270	$0	$699	$0	$96	$0	**$15,065**
Cambridge/Karāpiro	$10,979	$0	$699	$12,875	$96	$0	**$24,649**
Cambridge North	$9,983	$7,206	$3,201	$10,689	$96	$5,398	**$36,573**
Hautapu	$3,548	$13,279	$12,024	$21,157	$0	$3,432	**$53,440**
Kihikihi	$288	$297	$0	$12,093	$96	$0	**$12,774**
Ngāhinapōuri	$6,858	$0	$0	$0	$96	$9,414	**$16,368**
Picquet Hill	$34,218	$341	$2,613	$16,876	$96	$674	**$54,818**
Pirongia	$0	$0	$1,657	$0	$96	$0	**$1,753**
Pukerimu	$0	$0	$2,661	$0	$96	$0	**$2,757**
Rural	$0	$0	$0	$0	$96	$0	**$96**
T1/T2	$14,972	$0	$4,913	$10,408	$96	$11,868	**$42,257**
T3	$1,188	$5,149	$5,733	$10,520	$96	$674	**$23,360**

T6	$1,367	$1,965	$4,394	$0	$96	$674	**$8,496**
T7	$0	$0	$1,657	$10,520	$96	$674	**$12,947**
T8	$1,342	$297	$1,657	$10,627	$96	$674	**$14,693**
T11	$23,728	$297	$4,211	$12,733	$96	$15,464	**$56,529**
Te Awamutu	$1,188	$297	$2,026	$11,288	$96	$674	**$15,569**

Note *SW for C1, C2 and C3 are treated as one catchment.*

Calculation of schedule to Development Contributions Policy

4.33 Section 201(1) of the LGA requires this policy to include, in summary form, an explanation of, and justification for, the way each development contribution in the schedule to this policy[4] (Table 3 above) is calculated. This is explained in the following paragraphs.

4.34 In accordance with section 106(3) of the LGA, the full methodology, including the DC model, the methodology and options paper, and the project plans for each activity are available for public inspection on request.

4.35 Calculation of the development contribution amounts (if any) payable for any project or programme line in the model have been calculated in accordance with the methodology set out in Schedule 13 of the LGA, by using the following process:

Table 4 Summary of LGA process steps

Step	Explanation	LGA Reference
1	**Define catchments** For network based services, a catchment is the area served by the network. Funded growth cells located within a catchment are deemed sub-catchments of the respective catchment. For community infrastructure the catchment is the entire Waipā District, except that contributions for community infrastructure are not required for industrial activities. Some specific catchments have their own reserves capital expenditure and corresponding development contribution, but development contributions to recover a fair, equitable and proportionate portion of that capital expenditure may be charged in other catchments that also create demand and benefit from those reserves and parks projects. Please refer to Appendix 3 for further information on the detail of the reserves and parks obligations.	LGA Schedule 13(1)(a) Section 197AB(g)

[4] As per section 202 of the LGA.

Step	Explanation	LGA Reference
2	**Identify LTP period capital expenditure resulting from growth.** Identify capital expenditure already incurred in anticipation of growth, net of any previous third party contributions. Identify the proportion of total planned costs of capital expenditure for network and community infrastructure and parks and reserves 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. In addition to development contributions, the other components of the total capital costs budgeted in the LTP are: - level of service improvements; - renewals; - and/or subsidy share. (in Appendix 3 this referred as 'Other percentage'). Justification for the level of growth capital expenditure is supported by financial management funding considerations and show significant assumptions and impacts of uncertainty.	LGA Schedule 13(1)(b)
3	**Identify the percentage of growth related LTP period capital expenditure to be funded by development contributions.** Growth related capital expenditure will be funded by development contributions because: ▪ It directly relates to the planned capital expenditure set out in the LTP and detailed in Council's asset management plans; and ▪ The capital expenditure identified for growth can be reasonably identified. Council has decided that capital and associated interest will be developer funded so growth generally pays for growth.	LGA 106(2)(b)
4	**Identify the appropriate units of demand.** The selected unit of demand is the HEU calculated as follows: For residential development, fees per HEU will be applied uniformly for each lot regardless of size for reasons of administrative simplicity. For any additional dwelling on any lot (subject to specific considerations for minor household units, retirement units and retirement village care beds), refer to assessment section below. For non-residential development, DCs are assessed once defined 'trigger levels' are met for brownfield developments. The actual demand assessed is then converted into HEUs based on the expected demand placed on network infrastructure. The assessment is based	LGA Schedule 13(1)(b)

Step	Explanation	LGA Reference
	on vehicle movements per day for roading and transport, m^3 use for water and wastewater, and impervious surface areas (ISA) for stormwater (which is assessed on additional ISA per m^2). In all those non-residential cases, a special assessment is required.	
5	**Identify the designed capacity (in units of demand) provided for growth.** The designed capacity may vary between different types of infrastructure. In some cases, it may be considered economically prudent to provide growth capacity considerably beyond current LTP period expectations of growth. Costs are applied to usable growth capacity to be provided. Projected growth in HEUs over the LTP period will be relevant to Council's budgeting of revenue but not to the calculation of the development contribution per HEU.	LGA Schedule 13(1)(b) and (2)
6	**Allocate the costs to each unit of demand for growth.** The development contribution charge per HEU is calculated by dividing the total capital expenditure resulting from growth (step two) by the usable units of demand for growth (step five).	LGA Schedule 13(1)(b)
7	**Prepare schedule of fees.** A detailed schedule has been prepared as part of this policy that enables the DCs to be calculated by infrastructure type and catchment. This policy 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, the valuation basis for assessment of maximum reserves and catchment maps.	LGA 201(2) LGA 201(1)(a) LGA 201(1)(b), (c) and (d)

Part 5 - DEVELOPMENT CONTRIBUTION ASSESSMENT

Test for development contributions/when development contributions are required

5.1 Under section 198 of the LGA, Council may require a DC to be made when:

a) A resource consent is granted under the RMA for a development.
b) A building consent or certificate of acceptance is granted under the Building Act 2004 for building work.
c) An authorisation for a service connection is granted.

5.2 However, DCs can only be required where a development as defined by section 197 of the LGA is to occur. Section 197(1) of the LGA defines development as follows:

> *"(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."*

5.3 On receiving an application for resource consent (subdivision or land use consent), building consent, certificate of acceptance or service connection, Council will first:

a) Test that the application represents a development under section 197;
b) 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, 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 policy; and
d) Check that the Council not prohibited by section 200 of the LGA from requiring a contribution.

5.4 If Council is satisfied that the application meets the legal requirements above, it will assess contributions following the process set out in this development contribution assessment section.

5.5 Where a resource consent or building consent is required but does not generate additional demand for reserves or infrastructure (such as a minor boundary adjustment), no development contribution will be required.

5.6 For the avoidance of doubt, this policy also enables Council to require a DC that is used to pay, in full or in part, for capital expenditure already incurred by Council in anticipation of development.

Catchments

5.7 Development contributions will be required from development across the whole of the Waipā District using catchments based on grouped expected development types and geographic demand catchments. Development occurring within each catchment/area will be required to pay contributions applicable in that catchment.

5.8 Any development which, by agreement with Council, connects into a catchment from outside that catchment, will pay the applicable catchment DC for the activity connected to.

5.9 The catchments are identified in the schedule to the Development Contributions Policy (i.e. the development contribution fee summary per HEU in Table 3), and on the maps in Appendix 2: Development contribution catchment maps.

5.10 For the avoidance of doubt, any area in the Waipā District which is not specifically shown to be within a catchment on the catchment maps shall be deemed to be in the rural catchment. If, through agreement with Council, a development is to be provided with services similar to those in an adjacent catchment, that development will be assessed for contributions for each service provided as if it were within that adjacent catchment.

5.11 Refer to the Methodology for the Development Contributions Policy 2025 for further information on how the catchments have been determined.

How do I assess what development contributions I have to pay?

5.12 The following Table 5 shows how to undertake an assessment of what development contributions you may have to pay for a development.

Table 5 - Undertaking an assessment of development contributions

Step		What to do	Where do I find it?
1	Identify catchment	Go to the development contribution catchment maps and identify where the property subject to the development is located. The catchment your property is located within, is the catchment fees that will be applied to your development.	Appendix 2 of this policy. The development contribution catchment maps are also located on Council's online maps programme 'maps online' module 'Environment'. Go to www.waipadc.govt.nz
2	Calculation of units of demand HEUs your development will generate	Go to the sections of this policy identified below, and in the adjoining column and identify the number of HEUs your development will generate.	Clause 5.13 to 5.27 Also note the definition of "household equivalent unit" in Part 3 of this policy.

Step		What to do	Where do I find it?
		For subdivisions, the unit of demand = 1 HEU per additional developable lot created. For proposals to erect additional dwelling/s on your property, the unit of demand is dependent on the size of your proposed dwelling, please refer to clauses 5.16, and 5.19-5.23 for further information. For non-residential developments refer to 5.13-5.19, 5.24-5.27 and Table 7 for the threshold levels which trigger an assessment.	
3	Calculation of credits	In some circumstances a credit will apply to the site you are developing on. Calculate the number of credits (if any) that apply to your development and deduct the credits from the number of HEUs identified under step 2.	Clause 6.17 to 6.22
4	Identification of DC payable per HEU	Go to the schedule of development contribution fees and identify the catchment your development relates to. The total amount payable per HEU is shown per activity, per catchment.	Refer to Table 3.
5	Calculate total DC payable	Multiply the numbers of HEUs (less any credits in step 3) by the development contribution fee per HEU identified in step 4. This is the total development contribution payable for the development.	

Assessment of development contributions

General information applicable to all developments

5.13 Whether DCs are payable will be assessed on all applications for building consent, land use (resource) consent, subdivision (resource) consent and service connection.

5.14 Development contributions will be calculated on a development's first application for consent or service connection authorisation and re-calculated on any subsequent application in relation to the same development.

5.15 Any development within Qualifying Matter Overlay – Infrastructure Capacity, where the Infrastructure Capacity Assessment recommends that a local upgrade to the Council's infrastructure is required to support the development, will still also be liable for the necessary DCs, in addition to funding the upgrade identified in the Infrastructure Capacity Assessment, unless the project is explicitly listed and defined as a funded project in Appendix 3.

5.16 DCs will not be payable for normal residential extensions or alterations to existing dwellings, unless these create an additional household unit (including the addition of a kitchen/kitchenette), or alter a feature that was used to claim an earlier reduction in development contribution fees payable.

5.17 The development contribution fee summary per HEU by catchment is contained in Table 3 of this policy.

5.18 The definitions are contained in Table 1 of this policy.

5.19 The unit of demand used for each activity is the Household Equivalent Unit (HEU). An HEU represents one household unit, as demonstrated for each activity by the following Table 6:

Table 6 - Units of demand per activity per HEU.

Activity	Units	Demand/HEU	Comments
Roading and transport	Vehicle movements/day	10 *(1 vehicle visiting =2 vehicle movements)*	Assumes all light vehicles.
Water supply	Litres/dwelling/day	519 litres	190 litres/person/day @2.73 persons/dwelling.
Wastewater	Litres/dwelling/day	405 litres	78% of 190 litres per day supplied multiplied by 2.73 persons/dwelling.
Stormwater	ISA (m^2)	300	60% impervious area (assumes 300/m^2 of impervious area from an average 500m^2 residential allotment).
Parks and reserves	Dwelling	1	Assuming 2.73 people
Community infrastructure	Dwelling	1	Assuming 2.73 people

Residential developments

5.20 Residential developments will be assessed on the number of additional HEUs created by development, on the basis of anticipated demand. The HEUs generated, are as per clause 5.21 below.

5.21 For residential subdivision, 1 HEU is applicable per additional lot.

5.22 For residential subdivisions where house plans have been supplied to Council for the subdivision approval, the following applies:

(a) A dwelling up to and not exceeding 70m^2 GFA with a kitchen/kitchenette will be assessed at 0.5 of an HEU;

(b) A dwelling of 71-99m^2 GFA will be 0.8 of an HEU;

(c) A dwelling of 100 – 250m^2 will be 1 HEU;

(d) A dwelling over 250m^2 GFA will be assessed as 1.2 HEU.

(e) There will be no charge for a sleepout that is less than 35 m2 GFA that does not have a kitchen/kitchenette.

(f) Retirement units in a retirement village registered under the Retirement Villages Act 2003 will be assessed at 0.5 of an HEU per retirement unit;

(g) Retirement village care beds will be assessed at 0.25 of an HEU.

5.23 A minor dwelling unit shall be assessed at 0.5 of an HEU per additional household unit created by the development. Where a minor dwelling unit is erected first on a site, and a subsequent dwelling is erected on the same site, the new dwelling will be required to pay an additional contribution based on the GFA (as outlined in clause 5.22 above).

Non-residential developments

5.24 Non-residential developments will be assessed on the basis of additional HEUs created and will not pay a development contribution for community infrastructure or parks and reserves, except for where these facilities are specifically provided in the defined catchments of C8/C9 (Hautapu).

5.25 Non-residential subdivisions will pay 1 HEU per additional lot, excluding community infrastructure and parks and reserves, subject to clause 5.24. Additional DCs may be required if a further land use or building consent application demonstrates that additional HEUs are being generated.

5.26 A DC for a non-residential development (excluding non-residential subdivisions, which are subject to clause 5.25 and clause 5.27) will only be assessed and required when any one or more of the thresholds in Table 7 are met. If the threshold is met for any one activity, then development contributions will be calculated for all activities.

5.27 The threshold in Table 7 below will only apply if the non-residential development is a brownfield site, and not a greenfield development. The demand profiles utilises Table 6 units of demand per activity per HEU, for base assumptions used to calculate non-residential development contributions.

Table 7 - Non-residential thresholds

Activity	Threshold
Roading and transport	The development will generate more than (≥) 100 vehicle movements per day attributable to growth (VMPD), except traffic that has already been assessed for residential development within the catchment. *Notes:* *(a) 1 vehicle visiting = 2 vehicle movements.* *(b) 10 heavy vehicles = 100 VMPD.* *(c) 'Heavy vehicle' means a motor vehicle that has a gross vehicle mass (GVM) exceeding 3500 kilograms.* *(d) Any subsequent expansion or redevelopment that increases the VMPD will be re-assessed.* E.g. If a development generates 150 vehicle movements per day, this 150 is divided by 10 (see table 6 'Demand/HEU' column) equating to 15 HEU.
Water supply	The development (or expansion/redevelopment) requires a water connection from the water main into the development greater than 20mm diameter. The assessment will be calculated by analysing the water use of similar developments as well as any information supplied by the developer. *Note: Where a water connection greater than 20mm diameter is required solely for firefighting purposes this will not trigger an assessment.* E.g. A development with a demand for 1038 litres of water per day, equates to 2 HEU applicable. (1038 litres per day/518 litres per day – see Table 6 'Demand/HEU) column.
Wastewater	The development (or expansion/redevelopment) requires a water connection from the water main into the development greater than 20mm diameter. The assessment will be calculated by analysis of the water supply use (i.e. wastewater demand is expected to match water demand). However, if wastewater demand is higher than water demand then the units of demand from Table 6 are applied. E.g. A development generating 1215 litres of wastewater demand will equate to 3 HEU (1215 litres per day/405 litres per day = 3 HEU).

Activity	Threshold
Stormwater	The development (or expansion/redevelopment) increases the impervious surface area (ISA) on a site and the 2% Annual Exceedance Probability (AEP) event is not managed on site. The assessment will be calculated using a factor of 0.35 HEUs per 100m^2 impervious surface area only. E.g. An impervious surface area of 500 m^2 equates to 1.75 HEU.

Part 6 – ADMINISTRATION OF POLICY

Special assessments

6.1 Where Council considers the level of demand for any development (residential or non-residential) is:

(a) unknown; and/or

(b) of relatively large scale; and/or

(c) clearly has a significantly greater or lower impact than is envisaged in the averaging implicit in this policy,

Council will undertake a 'special assessment' of the units of demand. Development contributions will be required in accordance with the number of HEUs identified by that assessment.

6.2 Council may require the developer to provide additional information in relation to the development to inform the special assessment process.

6.3 Subject to the requirements of clause 6.2 above, developers may elect, at their own cost, to submit a special assessment for consideration by Council.

6.4 For development in any funded catchment, Council may undertake a special assessment of the units of demand. This special assessment will be used to ensure that development in funded catchments proceeds in line with the demand assumptions on which the design capacity of the infrastructure was based. If it is not, Council will be reimbursed for capital expenditure incurred on the basis of those demand assumptions. The demand assumptions are based on a yield of 17 lots per hectare of gross land area. Developers may also elect, at their own cost, to submit a special assessment for consideration by Council.

Exempt and partially exempt developments - Council developments

6.5 Council is exempt from paying any development contributions on any development that itself is a capital expenditure for which development contributions are required (e.g. if Council is developing a park, it will not pay a community infrastructure contribution, but it will be required to pay water, wastewater, and other contributions). This avoids the possibility of collecting contributions for one activity to pay for contributions for another activity.

Exempt developments - Crown developments

6.6 The Crown is exempt from the provisions of this policy by virtue of section 8 of the LGA. For avoidance of doubt, Kāinga Ora is not exempt from development contributions.

6.7 If a developer considers that it is the Crown for the purposes of avoiding liability to pay a development contribution, Council may require the developer to provide written evidence outlining the basis on which the developer considers that it is the Crown.

Supporting development of Papakāinga

6.8 Council may, at its sole discretion, grant a remission of up to 100% of development contributions for developments defined as papakāinga.

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

(a) The scale of the development in delivering for whanau based living;

(b) The papakāinga must deliver all or part, not for profit social, cultural, ora (health), residential or educational centre uses;

(c) Any other feature of the development or the developer which Council considers relevant;

(d) The total value of the remission provided by Council under this policy.

(e) The 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.

6.10 For avoidance of doubt, any remission only applies to a development, or parts of a development, that are not for profit, and it does not apply to commercial (including market residential), industrial, or retail uses.

Cross boundary issues

6.11 In some cases, developments may fall within more than one catchment or cross district council boundaries. The total units of demand will be assessed separately for each catchment. The development contribution will then be calculated using the appropriate development contribution per unit of demand for each development contribution area. The total development contribution is the sum of the development contribution for each area.

6.12 Where the development crosses district council boundaries, Council will only assess the development for that part of the development that is within the Waipā District.

Timing of assessments

6.13 Council has the power to require a development contribution to be made under Section 198 of the LGA when:

(a) A resource consent is granted under the Resource Management Act 1991;
(b) A building consent is uplifted, or a certificate of acceptance granted, under the Building Act 2004;
(c) An authorisation for a service connection is granted.

Payment and enforcement powers

6.14 Except as otherwise provided in any signed development agreement, the DC must be paid as follows:

(a) For a contribution required when granting subdivision consent: Prior to the issue of a section 224(c) certificate;
(b) For a contribution required when granting land use consent: Prior to the commencement of the consent;
(c) For a contribution required when granting building consent: Prior to the uplifting of the Building Consent;
(d) For a contribution required when granting certificate of acceptance: Prior to issue of the certificate of acceptance;
(e) For a contribution required when granting service connection: Prior to connection.

6.15 If payment of development contribution is not received by these times, Council may exercise its powers outlined in Section 208 of the LGA. 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, Council may:

(a) In the case of contribution required when granting a subdivision consent, withhold the section 224(c) certificate;
(b) In the case of a contribution required when granting any other resource consent, prevent the commencement of the resource consent;
(c) In the case of a contribution required when granting a building consent, withhold the Code of Compliance Certificate;
(d) In the case of a contribution required when granting a certificate of acceptance, withhold the certificate;
(e) In the case of a contribution required when granting a service connection, withhold the service connection; and
(f) In any case, register the outstanding development contribution as a charge on the subject land under subpart 5 of Part 3 of the Land Transfer Act 2017.

6.16 Kāinga Ora- Homes and Communities may, as appropriate in accordance with the provisions of the Urban Development Act 2020, exercise the powers under this clause to set and collect DCs on developments.

Credits

6.17 Credits used in the development contribution assessment process include both 'historical credits' and 'actual credits' for each relevant activity. Credits are expressed in units of demand (HEUs) and may be used to reduce the number of units of demand created by a development.

6.18 Credits can only be used for developments on the same site and for the same activity. Provided that roading and transport, water and wastewater credits for non-residential developments may be transferred between sites within the same catchment only where the trigger thresholds in Table 7 are exceeded.

6.19 Actual credits are used where development contributions or financial contributions for a particular property have previously been paid at any time in relation to the same site, and for the same activity. Historical credits are used where the current development of the site does not result in an increase in the units of demand having regard to the prior use of the site.

6.20 Credits cannot be used to reduce the number of units of demand to less than zero.

6.21 Existing greenfield vacant allotments are considered to have an historical credit of one HEU per allotment, unless the development was created less than 5 years before the application.

6.22 For the avoidance of doubt, historical credits will only be applied in relation to a parcel of land contained in one certificate of title, regardless of the number of allotments included in a certificate of title.

6.23 For brownfield residential developments, historical credits will only apply where a household unit was removed less than five years before the new consent application, or service connection was lodged.

6.24 For non-residential developments, historical credits will apply as follows:

(a) Non-residential historical credits shall be granted for stormwater on the basis of the gross floor area of the existing development, and for other activities on the actual demand of the specific use (e.g. m^3 per day for water use); and

(b) For existing non-residential buildings that are extended or demolished and re-built to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding; and

(c) In the event a non-residential development is proposed on a vacant brownfield site Council will, for assessment purposes, consider the land uses that have taken place on the site prior to the proposed development; and

(d) Where a non-residential development is relocating to a new site within the same development contribution catchment, the development may transfer its credits to the new site. In these circumstances, a 1 HEU credit will be applied to the existing site that the non-residential development has vacated.

(e) Credits will not be granted for any infrastructure and/or services provided in excess of that required as a condition of any consents issued by Council.

6.25 For the avoidance of doubt, all assessments will be done on a 'before and after' development basis for each relevant activity at the time of consent application, or service connection, and will be undertaken on an incremental effects basis.

6.26 In order to be subject to a credit, the prior use of the site must have been lawfully established. It is the responsibility of the developer to provide sufficient proof to Council to establish this if required, such as a certificate of existing use or resource consent pursuant to the RMA.

Part 7 - RECONSIDERATION OF DEVELOPMENT CONTRIBUTION, REFUND, AND POSTPONEMENT

Right for reconsideration pursuant to sections 199A of the Local Government Act 2002

7.1 At the request of a developer required to make a DC, Council must reconsider the DCs required.

7.2 The developer must make the request for reconsideration in writing within 10 working days after the date on which the developer lodging the request receives notice from Council of the level of development contribution that Council is proposing to require.

How to apply for a reconsideration

7.3 The request can be lodged with Council in the following ways:

(a) by email to; DCenquiry@waipadc.govt.nz

Note: The email heading should state: 'request for reconsideration of development contribution'. Please also include the consent application reference number, or the development contribution notice number.

(b) by writing to Council at the following address:

Principal Engineer Growth
Private Bag 2402
Te Awamutu 3840
(or deliver to 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge)

Note: Please include the consent application reference number, or the development contribution notice number.

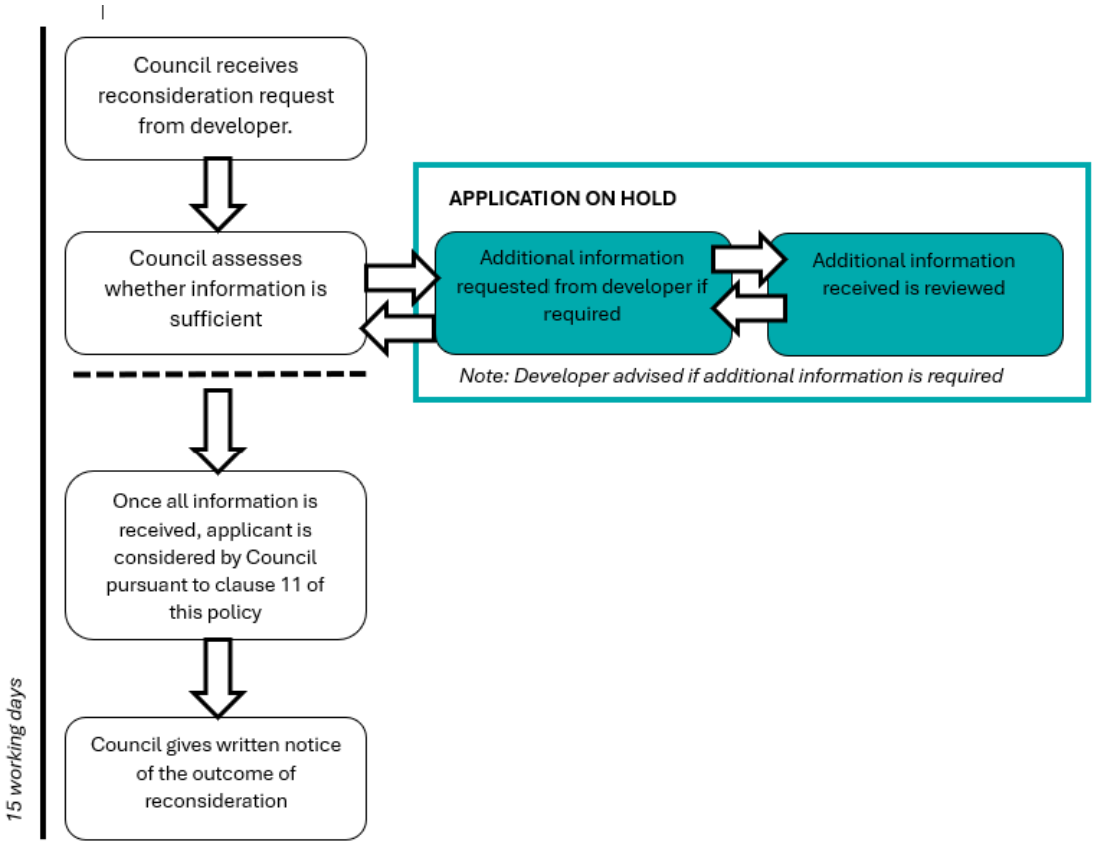
7.4 A developer may not apply for a reconsideration of a requirement if the developer has already lodged an objection under Section 199C and Schedule 13A of the Local Government Act 2002 (refer to clause 7.6 to 7.13 for further information on this process).

7.5 A right of objection may be lodged rather than a request for reconsideration. Refer to Part 7 clauses 7.10 to 7.13 for further information.

Reconsideration process

7.6 The following Figure 1, sets out the reconsideration process:

Figure 1 Reconsideration Process



7.7 Within 15 working days after the date on which Council receives all required relevant information related to a request, Council must give written notice of the outcome of the reconsideration to the developer who made the request.

7.8 The developer who receives written notice from Council of the outcome of the reconsideration may lodge a development contribution objection within 15 working days of receiving the notice of the outcome.

Note: The 15 working day period begins on the day after the date on which the developer received the notice of the outcome.

Matters Council will consider in a reconsideration

7.9 On a reconsideration request Council will consider the grounds upon which the request for reconsideration has been made, and in particular whether:

(a) the development contribution was incorrectly calculated or assessed under the Development Contributions Policy;
(b) the Council incorrectly applied the Development Contributions Policy;

(c) the information used to assess the person's development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

Objection to assessed amount of development contribution in accordance with Sections 199C and 199D of the Local Government Act 2002

7.10 A developer may, on any grounds set out in section 199D of the Local Government Act 2002 (LGA), object to the assessed amount of the development contribution that Council has required advised in either:

(a) A notice given to the developer for that purpose by Council; or

(b) If notice has not been given, such other formal advice of the requirement that the territorial authority has given to the developer.

7.11 The objection must be made in writing by the developer serving notice of the objection on Council within 15 working days after the date on which the developer received notice from Council of the level of development contribution that Council has required; or in accordance with clause 7.9.

7.12 The objection must set out the grounds and reasons for the objection, the relief sought, and state whether the objector wishes to be heard on the objection.

7.13 The objection process is set out in Schedule 13A of the LGA. Further information is also available on Council's website at https://www.waipadc.govt.nz/our-services/planning-and-resource-consents/development-contributions

Refunds

7.14 Sections 209 and 210 of the LGA apply to refunds of development contributions paid to Council, where:

(a) Resource consents lapse or are surrendered; or

(b) Building consents lapse; or

(c) The development or building does not proceed; or

(d) Council does not spend the money on the purpose for which the development contribution was required. For the purposes of Section 210(1)(a) of the Act, the Council will refund a development contribution taken for a specified reserve purpose if the money is not applied to that purpose within 10 years after the contribution was received; or

(e) Previous overpayment has been made; or

(f) The DC will be refunded to the registered proprietors of the subject allotment as at the date of the refund assessment (less a fair and reasonable administration fee).

7.15 For avoidance of doubt, where a DC has been paid on an HEU basis, no refund will be given if the actual size of the dwelling is less than 1 HEU, but rather a credit will be retained by the Council, for the DCs paid to the standard residential size assumption (in accordance with clauses 5.20-5.23). This credit will be retained for potential future alterations or extensions to the dwelling which impact on the demand for infrastructure.

Postponements

7.16 Council will consider any request to postpone a DC in accordance with the section below on development agreements.

Part 8 – DEVELOPMENT AGREEMENTS

General

8.1 Where it is in the best interests of all parties (and all parties agree), Council may enter into a development agreement (DA) with the developer, at the developer's expense, unless the agreement is for Council's benefit.

8.2 The quantum of DCs assessed pursuant to a DA will be in accordance with the level of demand.

8.3 Council, at its sole discretion, may accept a developer's offer to provide network infrastructure or community infrastructure. In this event, the transaction would entail the contemporaneous purchase of assets and payment of DCs, as provided by a DA.

8.4 Where there is any conflict between a DA and this (or any replacement) DC Policy the DA will prevail. For the avoidance of doubt, a DA may permit a complete contracting out of the DC Policy for a specific development where both Council and the Developer agree.

8.5 On any requests for an extension to an existing DA established prior to 19 July 2025, the Council may consider any shortfall of revenue to it within the previously agreed timeframe and may require additional interest costs to be paid for, before it agrees to the extension.

8.6 On any requests for an extension to any DA agreed after 19 July 2025, Council, at its discretion, may consider the difference between when the payment was originally due to Council, and the new proposed timing of the final payment, and may require additional interest costs to be paid for, before it agrees to the extension.

8.7 DCs shall be required in money unless, at the sole discretion of an authorised officer, a piece of land is offered by the developer that would adequately suit the purposes for which the contribution is sought, and this is agreed in a DA.

8.8 Council may require land off a developer to construct infrastructure such as a collector road, stormwater pond or recreation and/or utility reserves.

8.9 As shown in Figure 2 below, the acquisition of land is reasonably straight forward, with the issues generally related to differing views on valuation. Council's desire is that the process is clear, auditable and fair.

Betterment and injurious affection

8.10 The valuation of land required is undertaken by a Council contracted registered independent valuer, with minimal instructions, using the methodology in the Public Works Act 1981.

8.11 The estimated cost of the land is recognised in the DC model and calculations. No potential betterment or injurious affection is included in the current DC modelling. These estimates, along with construction estimates are replaced each year by actuals in the DC model.

8.12 Betterment and Injurious Affection can be described as follows:

(a) Betterment is the consideration of the positive benefits the public works that result, will have on the residual land. For example, if Council acquires land for a road and then builds the road, the developer will be able to develop off that road and not have to construct it themselves. Betterment can also apply for other public works.

(b) Injurious Affection can apply if the residual land is negatively impacted by the works Council intends to undertake, such as the requirement of land for the construction of a stormwater swale. This type of infrastructure results in the developer having to cross over it to access their residual land, and as a result incur additional costs.

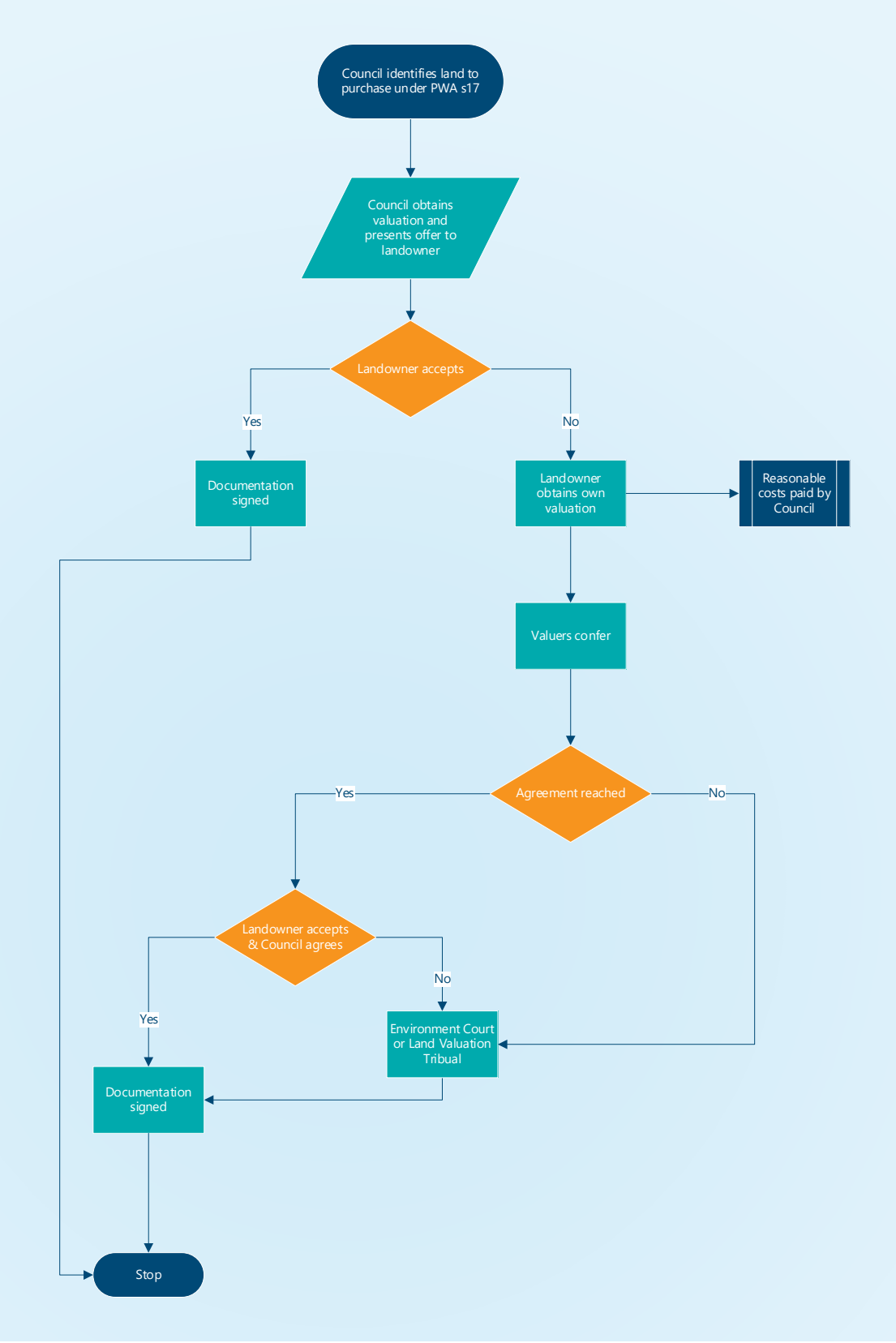
8.13 To provide certainty to both developers and Council:

(a) A DA will become a means to provide a payment offset equal to the betterment value. This is normally with the developer by its name but can be the landowner if that is more appropriate.

(b) This would then be recovered by DCs; or

(c) In the case of new growth cells that do not have a structure plan adopted by Council at the commencement of this policy, on 19 July 2025, Council will only pay developers for the additional costs of upgrading from a local road standard, to a collector road standard.

Figure 2 Land acquisition process



Deferral of development contributions

8.14 Without limiting Council's discretion to enter into a DA and to agree such terms as it sees fit, a DA may allow the deferral of DCs in accordance with the general principles below:

(a) For subdivisions with 10 or more lots, or developments with 10 or more dwellings per title:

i. DCs for subdivisions may be deferred until individual sections are sold;
ii. Any such deferral will be subject to a maximum timeframe of 24 months.

(b) For non-residential developments:

i. Water and wastewater development contributions may generally only be deferred for 12 months from the occupation of a development. At or after the 12 month anniversary, Council will review the m^3 water use per day and apply a DC assessment based on the average m^3 use per day for the preceding 12-month period.

Assessment

8.15 For developments specifically in the Cambridge North and Cambridge West (C1- C3 growth cells) catchments, Council will consider an assessment based on a per hectare rate for comprehensive residential development, compact housing (or similar density residential developments).

Goods and services tax

8.16 All assessments are inclusive of GST and do not constitute an invoice for the purposes of the Goods and Services Tax Act 1985

8.17 The time of supply shall be the earlier of:

(a) Council issuing an invoice to the developer; or

(b) The payment of the development contribution in accordance with this policy.

8.18 GST will be added to an invoice at the time of supply as required by the Goods and Services Tax Act 1985.

Part 9 – SCHEDULE TO THE DEVELOPMENT CONTRIBUTIONS POLICY

9.1 Table 8 sets out how this policy complies with sections 201 and 202 of the LGA.

Table 8 - Compliance with sections 201 and 202 of the LGA

Section 201 – contents of Development Contributions Policy	Section reference in Development Contributions Policy
(1) If a territorial authority has determined to seek funding for community facilities under this subpart, the policy required by section 102(1) must include, in summary form, in addition to the matters set out in section 106,—	
(a) an explanation of, and justification for, the way each development contribution in the schedule required by subsection (2) is calculated; and	Refer to Part 4, clause 4.6 - 4.7, Table 2 and clauses 4.8 - 4.30.
(b) the significant assumptions underlying the calculation of the schedule of 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; and	Refer to Part 4 Policy Details, and Part 5 Development Contributions Assessments
(c) the conditions and criteria (if any) that will apply in relation to the remission, postponement, or refund of development contributions, or the return of land; and	Part 7: Reconsiderations of DC, Refund and Postponement
(d) the basis on which the value of additional allotments or land is assessed for the purposes of section 203(1).	

Section 202 – contents of schedule to Development Contributions Policy	Section reference in Development Contributions Policy
1) a) The development contributions payable in each District, calculated, in each case in accordance with the methodology, in respect of- i) parks and reserves; and ii) network infrastructure; and iii) community infrastructure.	Refer to Table 3, Table 9 and Appendix 2: Development Contribution Catchment Maps
b) The event that will give rise to a requirement for a development contribution under section 198, whether upon granting: i) a resource consent under the Resource Management Act 1991; or ii) a building consent under the Building Act 1991; or iii) an authorisation for a service connection.	Refer to Part 5: Development Contribution Assessments clauses 5.1 to 5.26.
2) If different development contributions are payable in different parts of the district, subsection 1 applies in relation to the parts of the district.	Refer to Table 3, Table 9 and Appendix 2 Development Contribution Catchment Maps Also refer to Appendix 3: Schedule of Assets for which Development Contributions will be used.
3) The specifications required under subsection (1) or subsection (2) must be given separately in relation to each activity or group of activities for which separate development contributions are required.	

Summary of total cost of capital expenditure

9.2 Table 9 summarises the total cost of capital expenditure as required by section 106 and schedule 13 of the LGA.

Table 9 - Summary of total cost of capital

LGA reference	106(2)(a)	106(2)(a)	106(2)(b)(ii)	106(2)(b)(i) (ii) & (iii)	106(2)(d)		
Purpose for which contributions may be required	Capital expenditure expected to be incurred to meet growth demand	Capital expenditure already incurred to meet growth demand	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by DCs or FCs	Total amount of funding during the 10-Year Plan period to be sought from:		
					DCs	FCs	Other
Roading and Transport	$109,814,803	$83,523,779	Used to provide capacity within the transport network.	Refer to Appendix 3: Schedule of Assets for which Development Contributions will be used	$193,338,582	-	Refer to Appendix 3: Schedule of Assets for which Development Contributions will be used
Water supply	$33,053,509	$31,531,338	Used to provide capacity within the water supply networks.		$64,584,847	-	
Wastewater	$65,859,825	$61,843,172	Used to provide capacity within the wastewater networks.		$127,702,997	-	
Stormwater	$39,892,833	$92,950,968	Used to provide capacity within the stormwater network at the planned levels of service.		$132,843,801	-	

LGA reference	106(2)(a)	106(2)(a)	106(2)(b)(ii)	106(2)(b)(i) (ii) & (iii)	106(2)(d)		
Purpose for which contributions may be required	Capital expenditure expected to be incurred to meet growth demand	Capital expenditure already incurred to meet growth demand	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by DCs or FCs	Total amount of funding during the 10-Year Plan period to be sought from:		
					DCs	FCs	Other
Community infrastructure	$0	$2,195,359	Used to provide new or expanded library, community centres or halls.		$2,195,359	-	
Parks and reserves	$41,121,356	$25,147,380	Used to provide capacity within parks and reserves.		$66,268,736	-	

Specific information on calculation methodologies for the activities

9.3 The DCs calculation methodology for all activities is contained in the DC model, which is available from Council on request. Information is also contained in the methodology and options paper[5]

Compliance with Section 203 – Maximum reserves development contributions not to be exceeded

9.4 Section 203(1)(a) of the LGA prevents Council from requiring reserve contributions that exceeded the greater of:

(a) 7.5 per cent of the value of additional allotments created by a subdivision; and
(b) The value equivalent of 20 square metres of land for each additional household unit or accommodation unit created by the development.

9.5 Using potential subdivision developments as examples:

(a) In Cambridge West (C1 – C3 growth cells), it is assumed that an allotment would have an average price range between $500,000 - $550,000 (incl. GST). The highest reserve contribution (comprising the Reserves and Community Infrastructure) per HEU is $23,035 (incl. GST);

(b) In Te Awamutu Greenfield developments (T1 and T2 growth cells), it is assumed that an allotment would have an average price range between $400,000 and $500,000 (incl. GST). The reserve contribution (comprising the Reserves and Community Infrastructure) per HEU is $11,964 (incl. GST);

9.6 Table 10 demonstrates that section 203(1)(a) of the LGA is complied with.

Table 10 - Compliance with section 203 of the LGA

Sale price	7.5% of value:	Comment
Cambridge West		
$500,000	$37,500	The reserve contribution of $23,035 per HEU is 4.6% of $500,000. Therefore, less than 7.5%.
$550,000	$41,250	The reserve contribution of $23,035 per HEU is 4.2% of $550,000. Therefore, less than 7.5%.
Te Awamutu Greenfield		

[5] The methodology and options paper is available on Council's website. The DC model is available on request as a formula free version.

Sale price	7.5% of value:	Comment
$400,000	$30,000	The reserve contribution of $11,964 per HEU is 3% of $400,000. Therefore, less than 7.5%.
$500,000	$37,500	The reserve contribution of $11,964 per HEU is 2.4% of $500,000. Therefore, less than 7.5%.

Part 10 - Appendices

Appendix 1: Documents referenced in this policy

Appendix 2: Development contribution catchment maps

Appendix 3: Schedule of assets for which development contributions will be used

Appendix 1: Documents referenced in this Policy

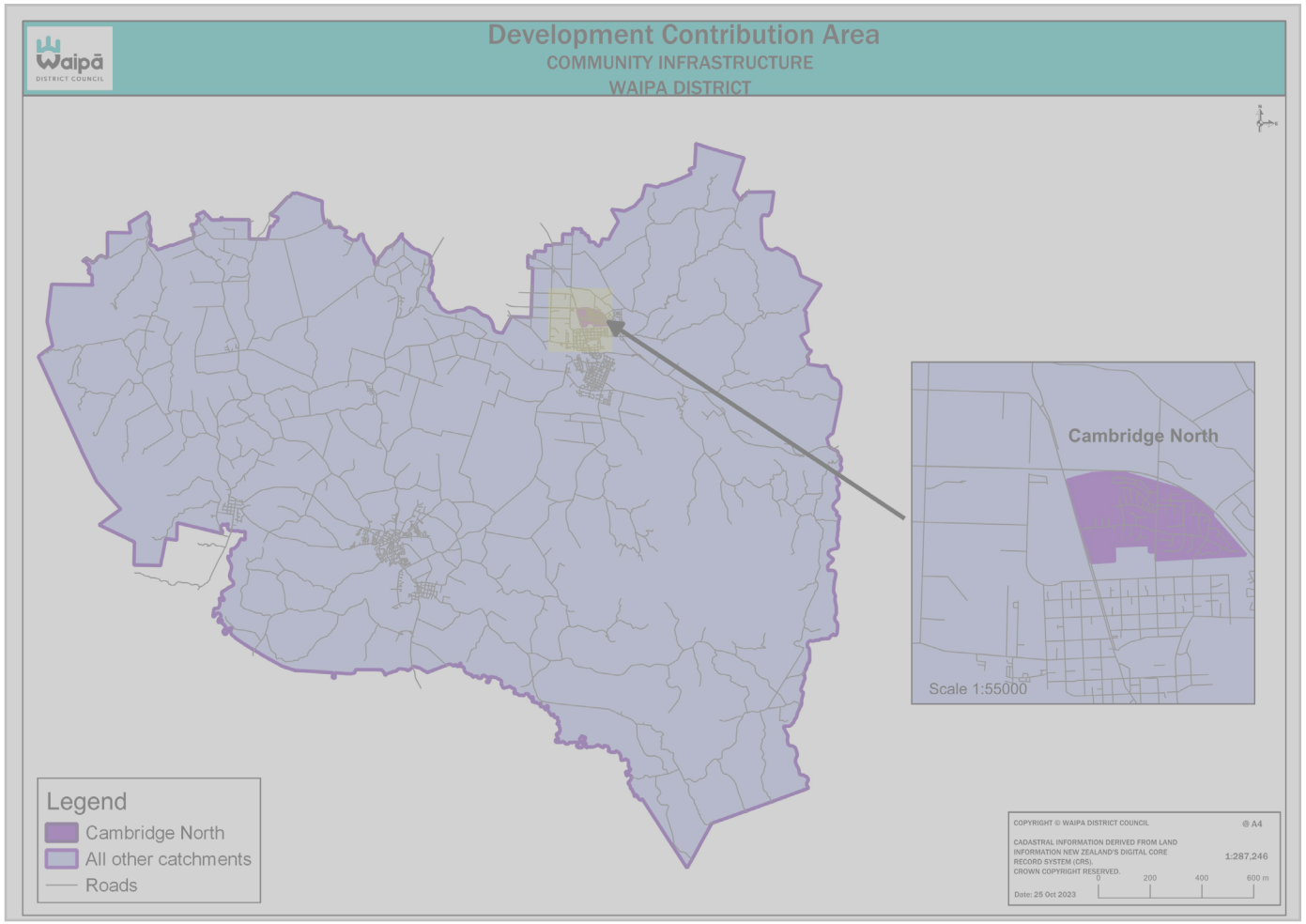
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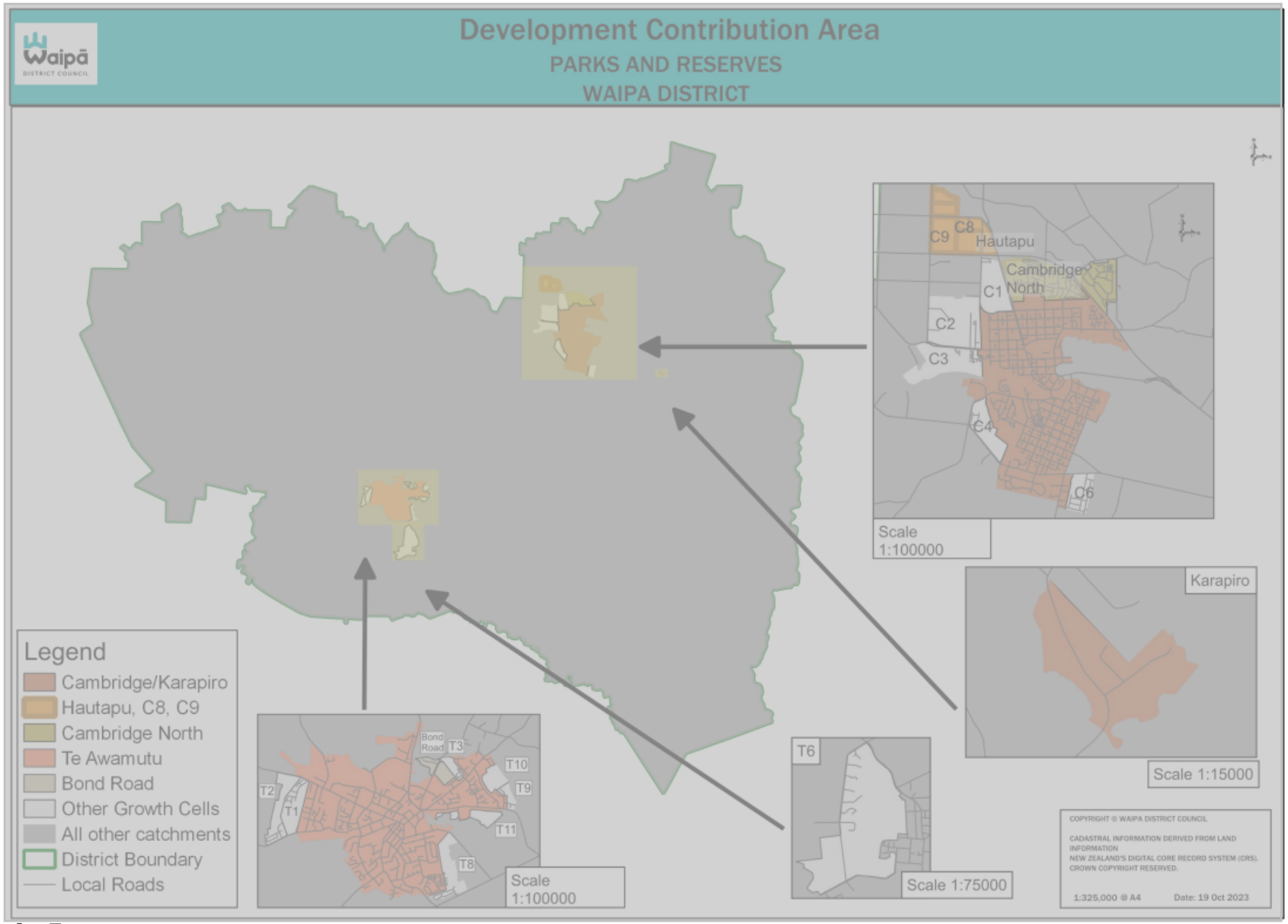
Document reference	Availability
Waipā District Council (2025) Draft *Methodology for the Development Contributions Policy* (incorporating a review and analysis of options) – June 2025	Available on Council's website and at Council's offices and libraries.
Development Contribution Model.	Available from Council on request but as a formula free version.
University of Waikato -Te Ngira (NIDEA), Michael Cameron (2018). *New and updated Scenarios for 2018-base Population, Family and Household, and Labour Force Projections for the Waikato Region for the period 2018-2068*.	Available on this website or from Council on request.
Small-area population, household, and labour force projections for the Waikato Region to 2051.	Available from Council on request.
Business Development Capacity Assessment 2023, Market Economics. Prepared for Future Proof Partners: Hamilton City, Waikato District, Waipā District	Available at https://futureproof.org.nz/assets/FutureProof/Future-Proof-Business-HBA-2023_WR.pdf or from Council on request.
Waipā 2050 Growth Strategy (2017)	Available on the Council website.
Report by Gray Matter 'Growth Component of Transportation Projects', August 2014.	Available from Council on request.

Appendix 2: Development Contribution Catchment Maps

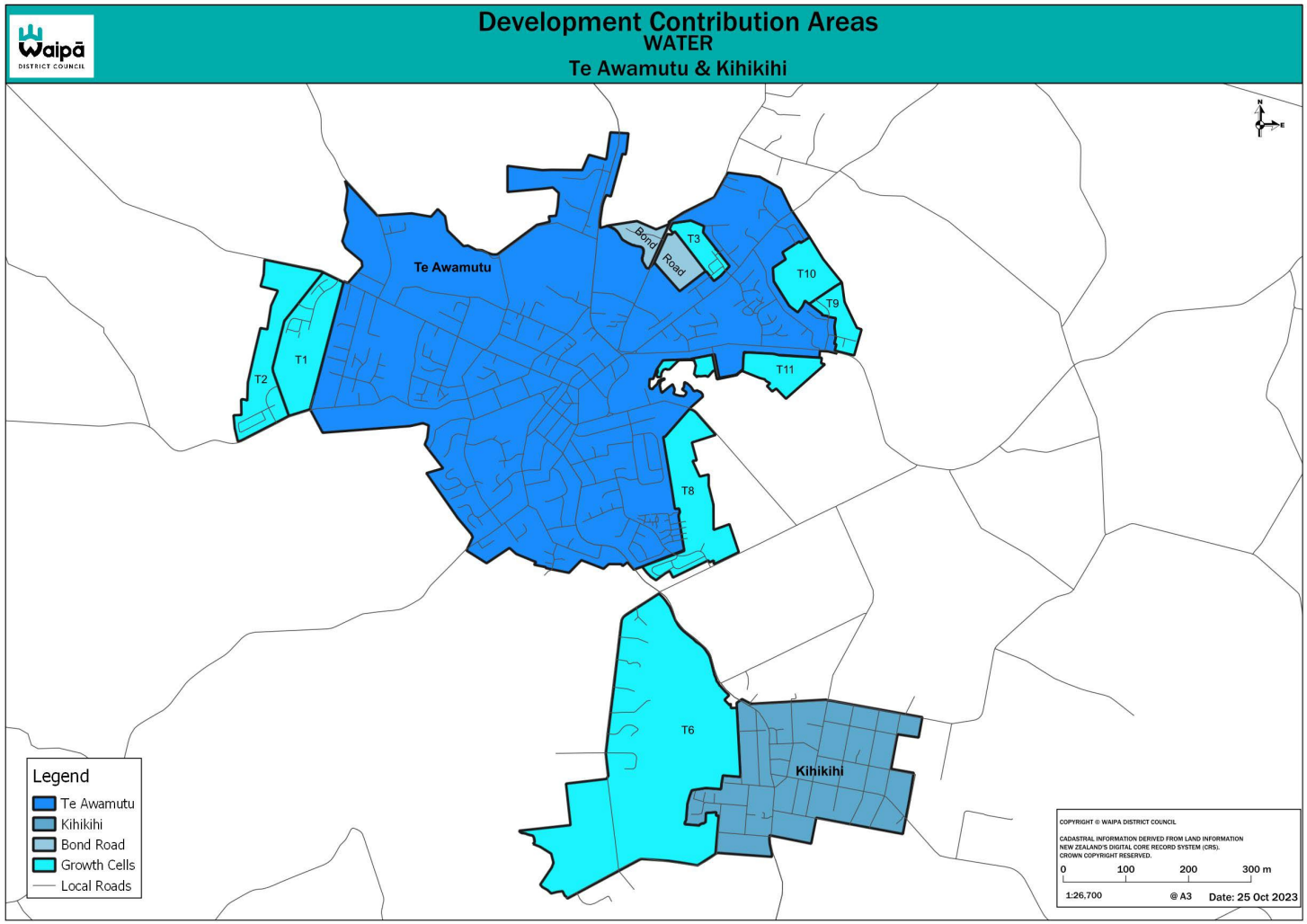
Waipā District **52**
Te Awamutu **54**
Kihikihi and St Leger (T6) **58**
Cambridge and Karāpiro **59**
Ōhaupō and Pukerimu **65**
Ngāhinapōuri **66**
District Wide **68**
Te Awamutu (TA) **69**

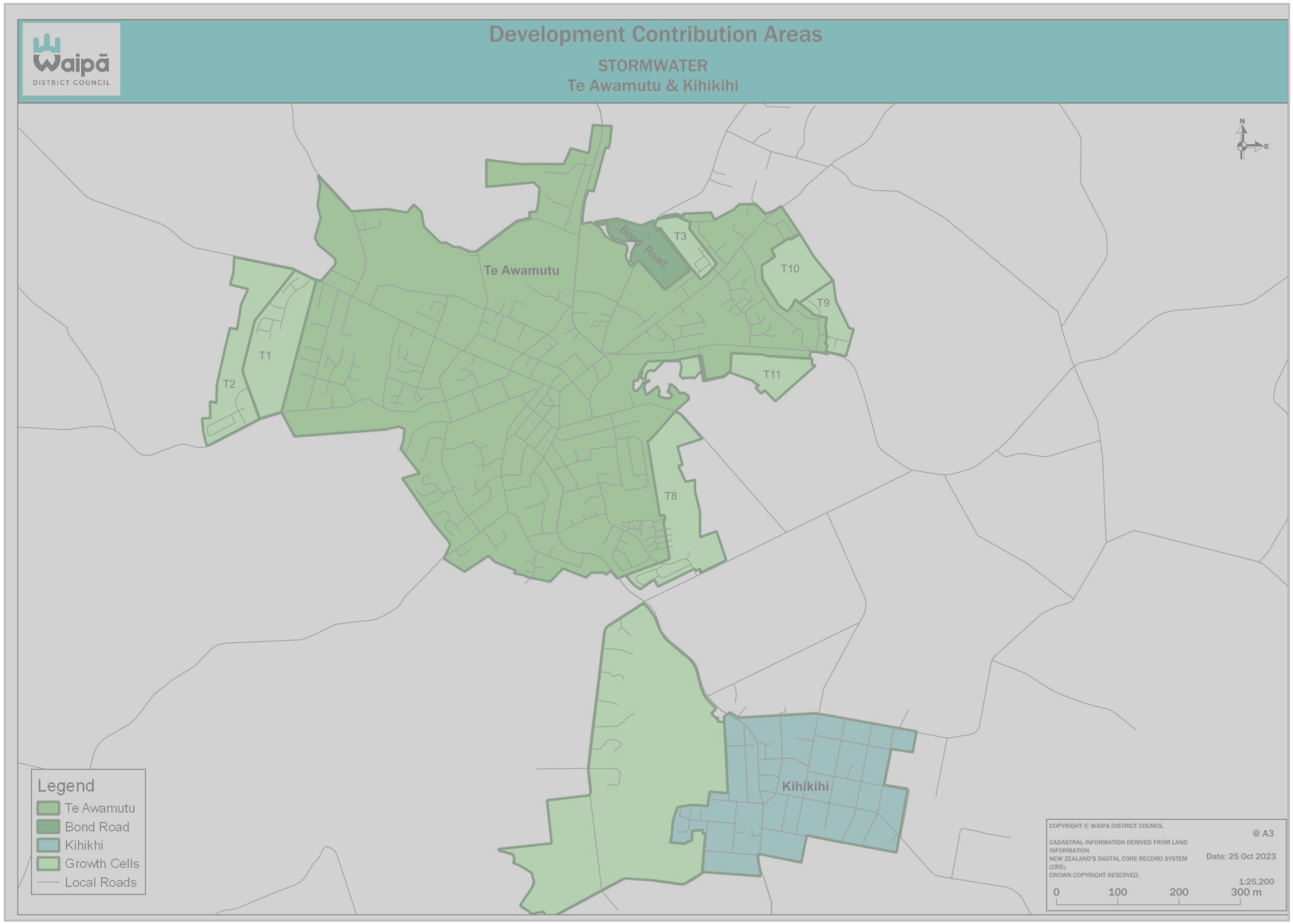
Waipā District

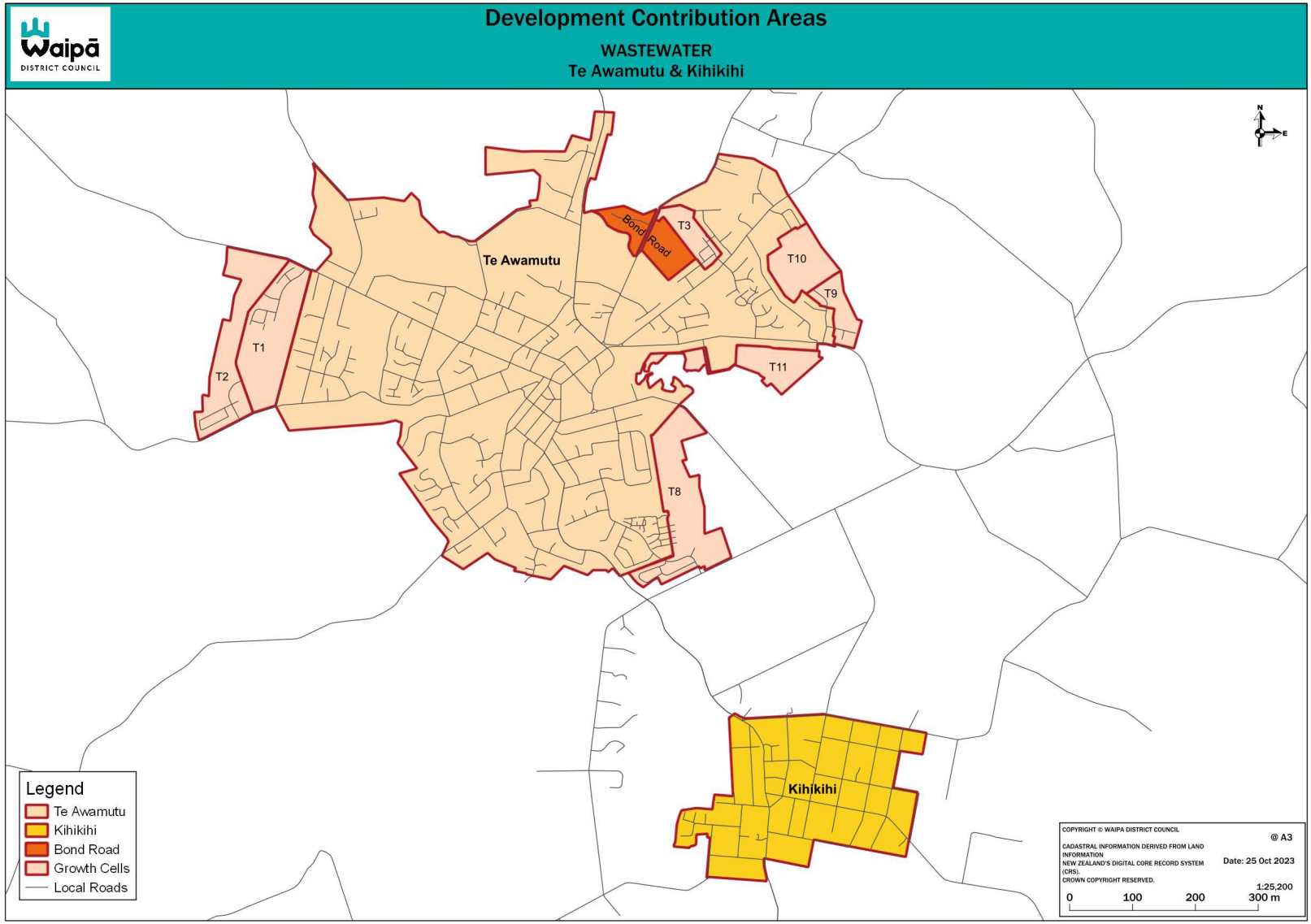


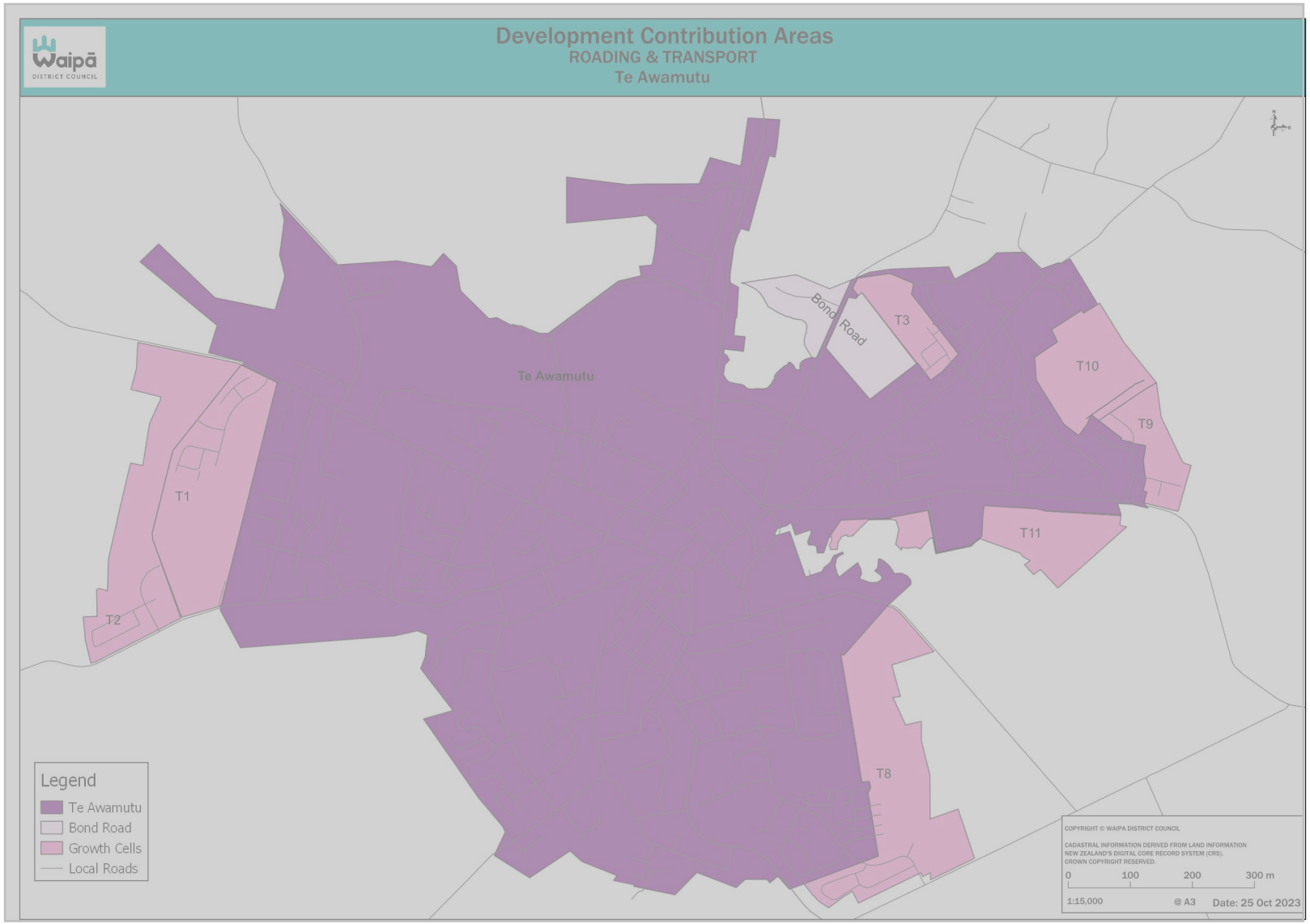

Development Contribution Area
PARKS AND RESERVES
WAIPA DISTRICT
C9
C8
Hautapu
Cambridge North
C1
C2
C3
C4
C6
Scale 1:100000
Karapiro
Scale 1:15000
T6
Scale 1:75000
Bond Road
T3
T10
T9
T2
T1
T11
T8
Scale 1:100000
Legend
Cambridge/Karapiro
Hautapu, C8, C9
Cambridge North
Te Awamutu
Bond Road
Other Growth Cells
All other catchments
District Boundary
Local Roads
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Te Awamutu

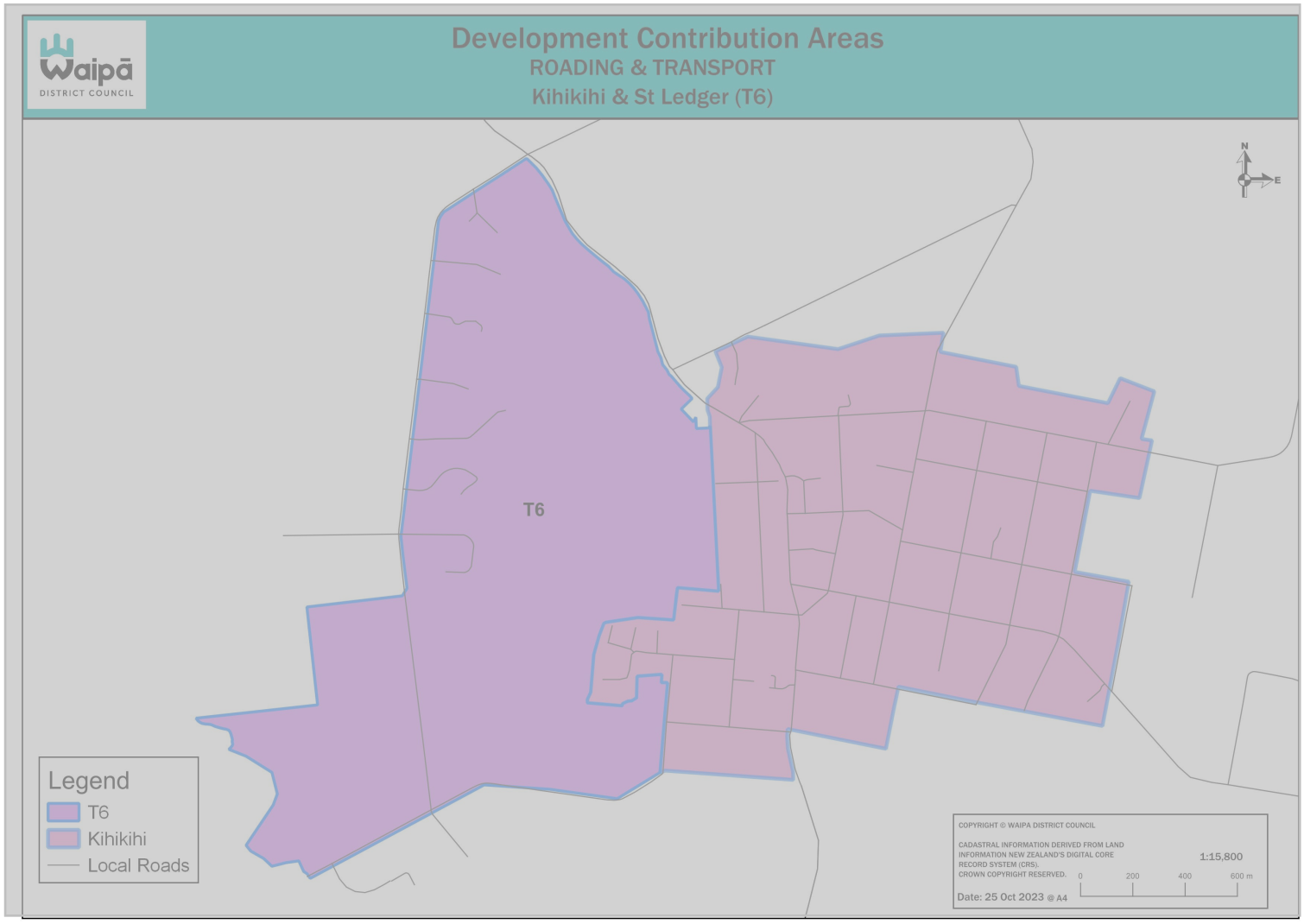

Development Contribution Areas
WATER
Te Awamutu & Kihikihi
Te Awamutu
Bond Road
T1
T2
T3
T8
T9
T10
T11
T6
Kihikihi
Legend
Te Awamutu
Kihikihi
Bond Road
Growth Cells
Local Roads
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Development Contribution Areas
STORMWATER
Te Awamutu & Kihikihi
Waipā DISTRICT COUNCIL
Te Awamutu
Bond Road
T1
T2
T3
T8
T9
T10
T11
Kihikihi
Legend
Te Awamutu
Bond Road
Kihikihi
Growth Cells
Local Roads
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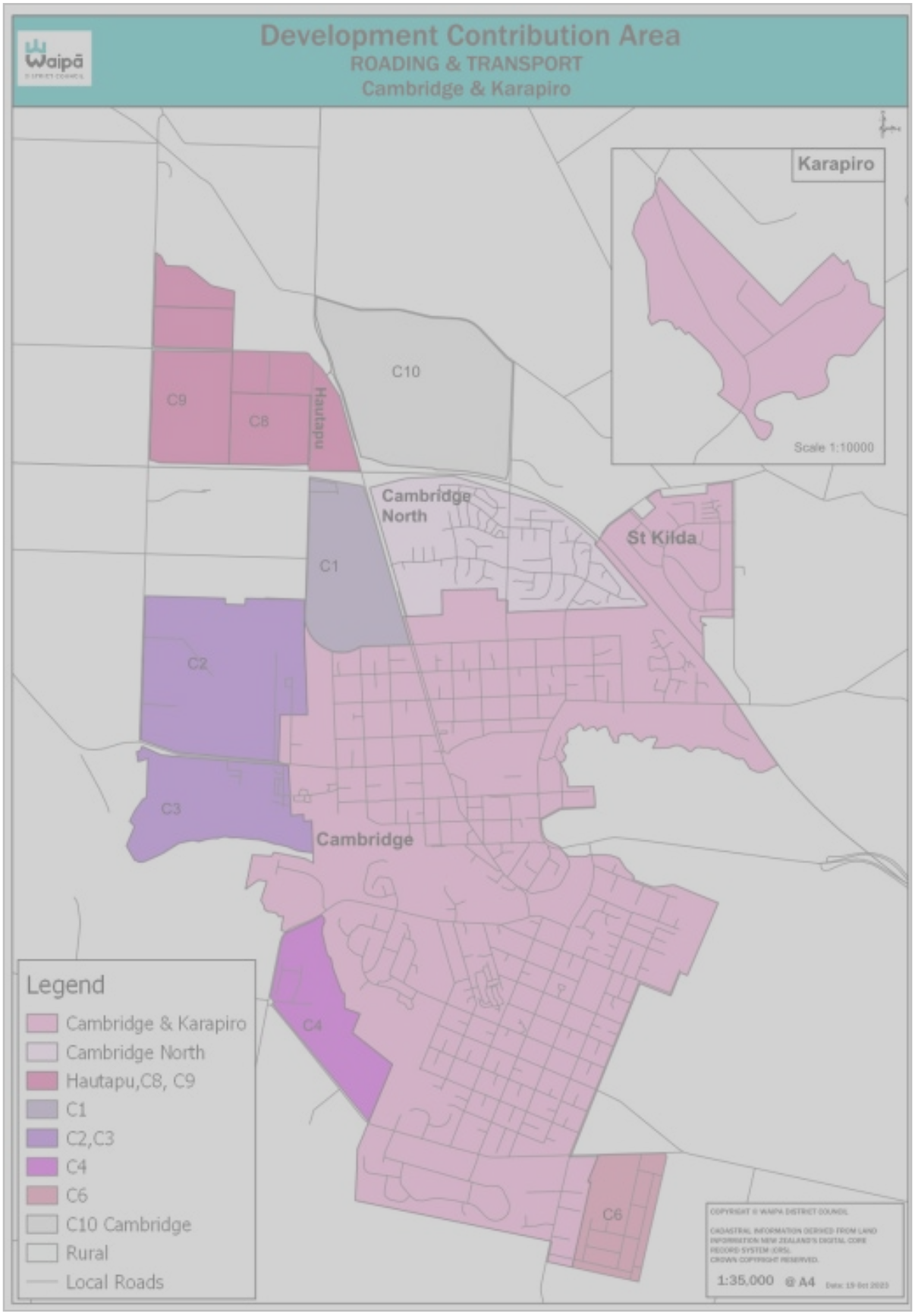

Development Contribution Areas
WASTEWATER
Te Awamutu & Kihikihi
Waipā DISTRICT COUNCIL
Te Awamutu
Bond Road
T1
T2
T3
T8
T9
T10
T11
Kihikihi
Legend
Te Awamutu
Kihikihi
Bond Road
Growth Cells
Local Roads
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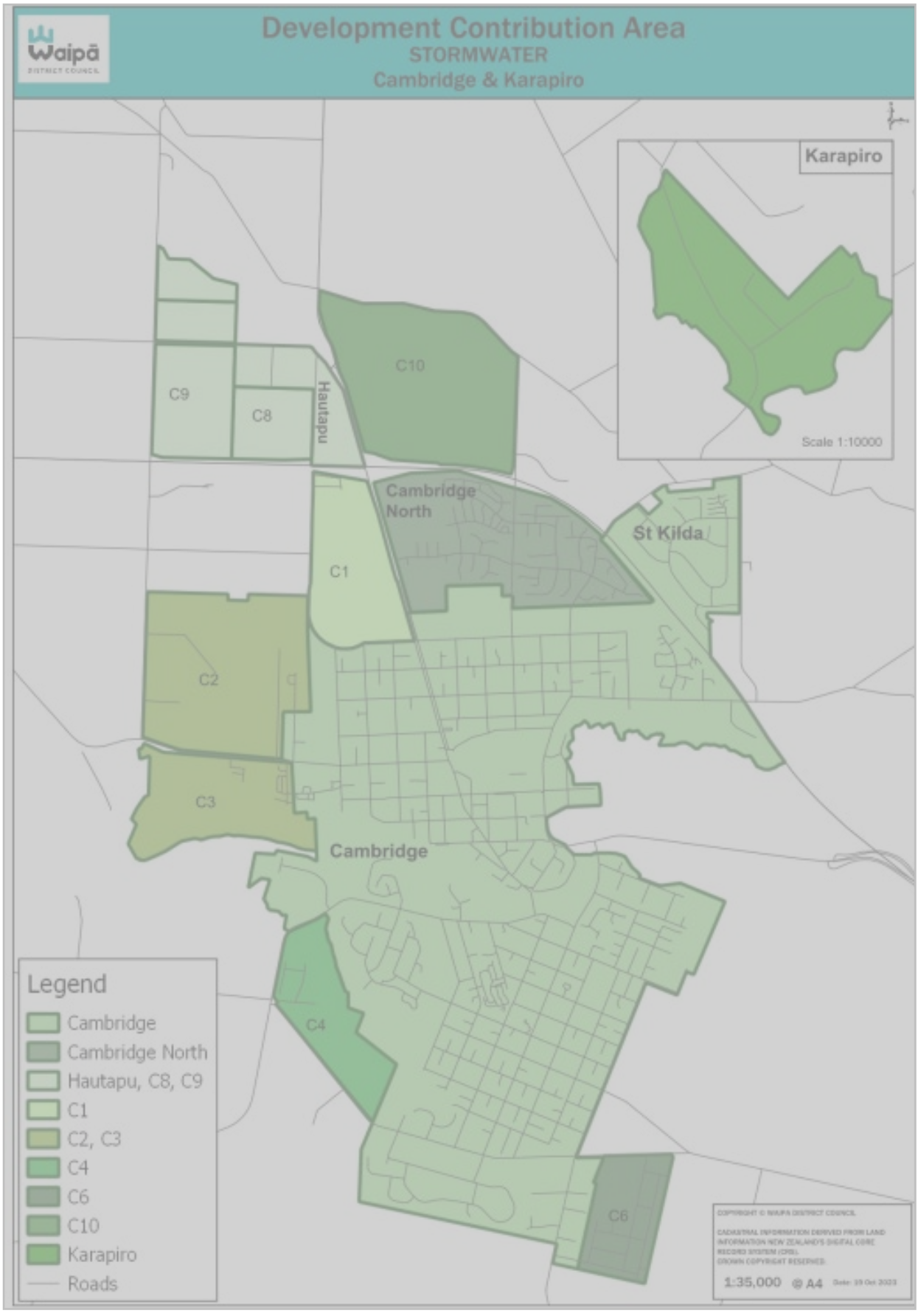

Development Contribution Areas
ROADING & TRANSPORT
Te Awamutu
Te Awamutu
Bond Road
T1
T2
T3
T8
T9
T10
T11
Legend
Te Awamutu
Bond Road
Growth Cells
Local Roads
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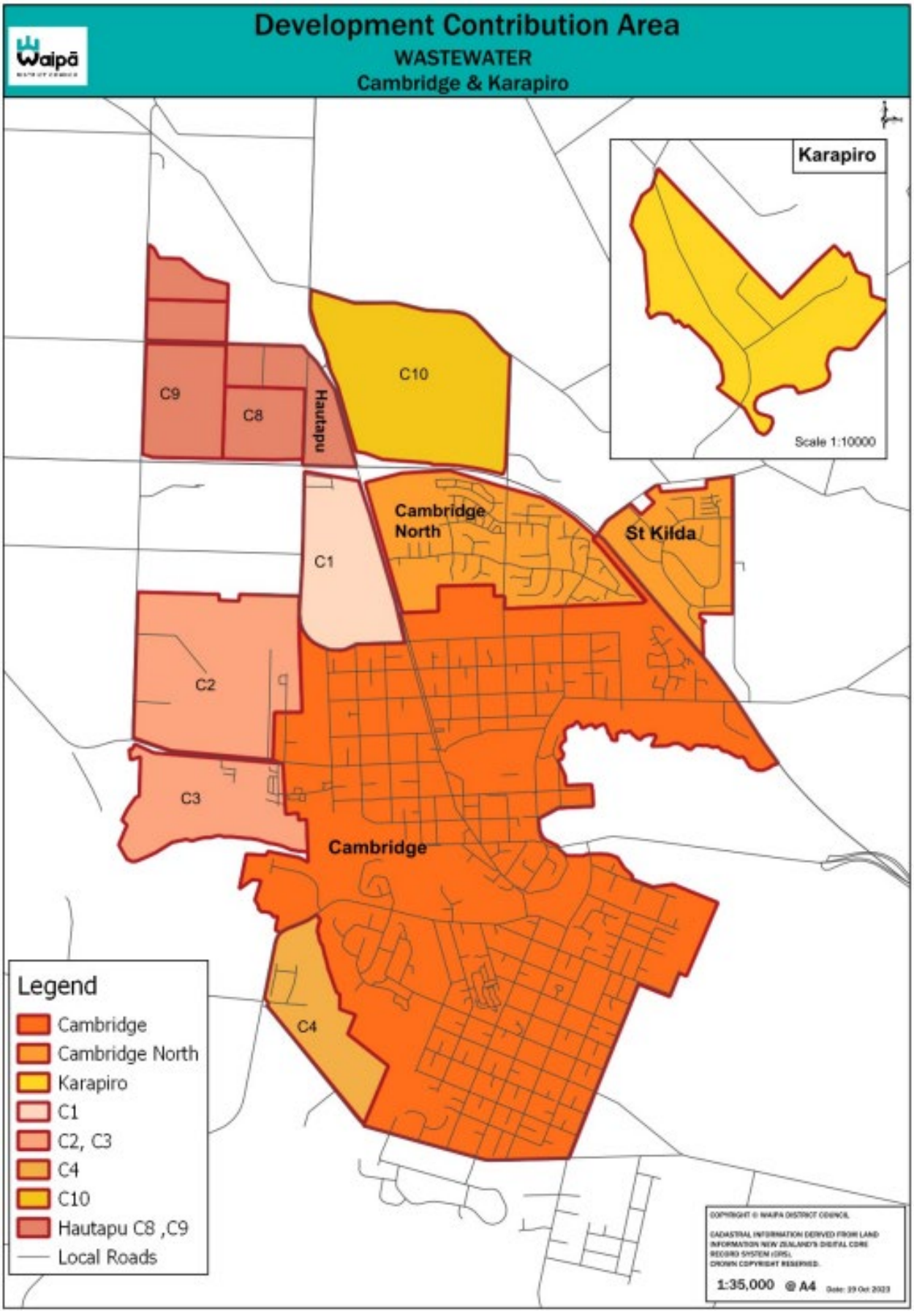
Kihikihi and St Leger (T6)

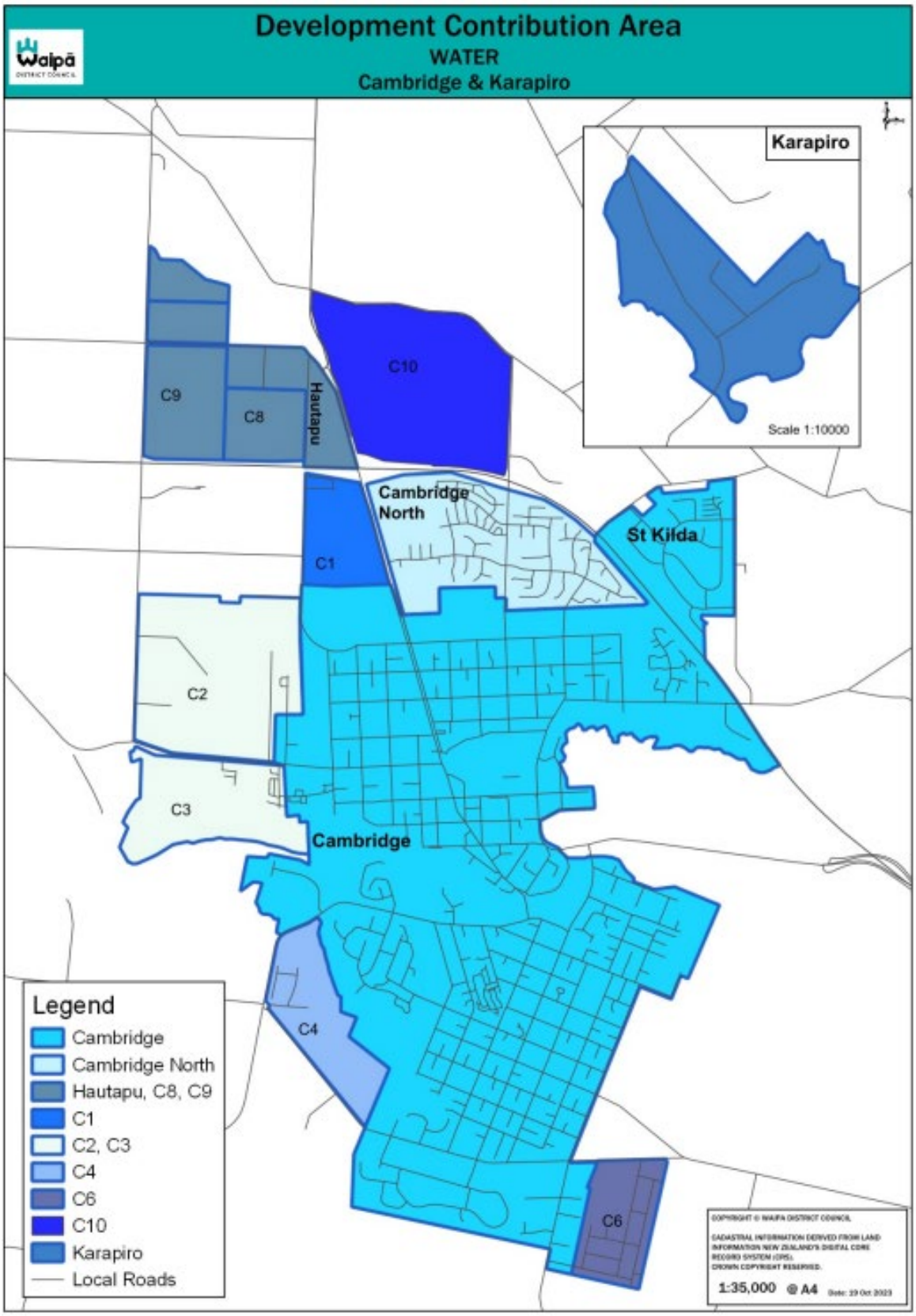


Cambridge and Karāpiro

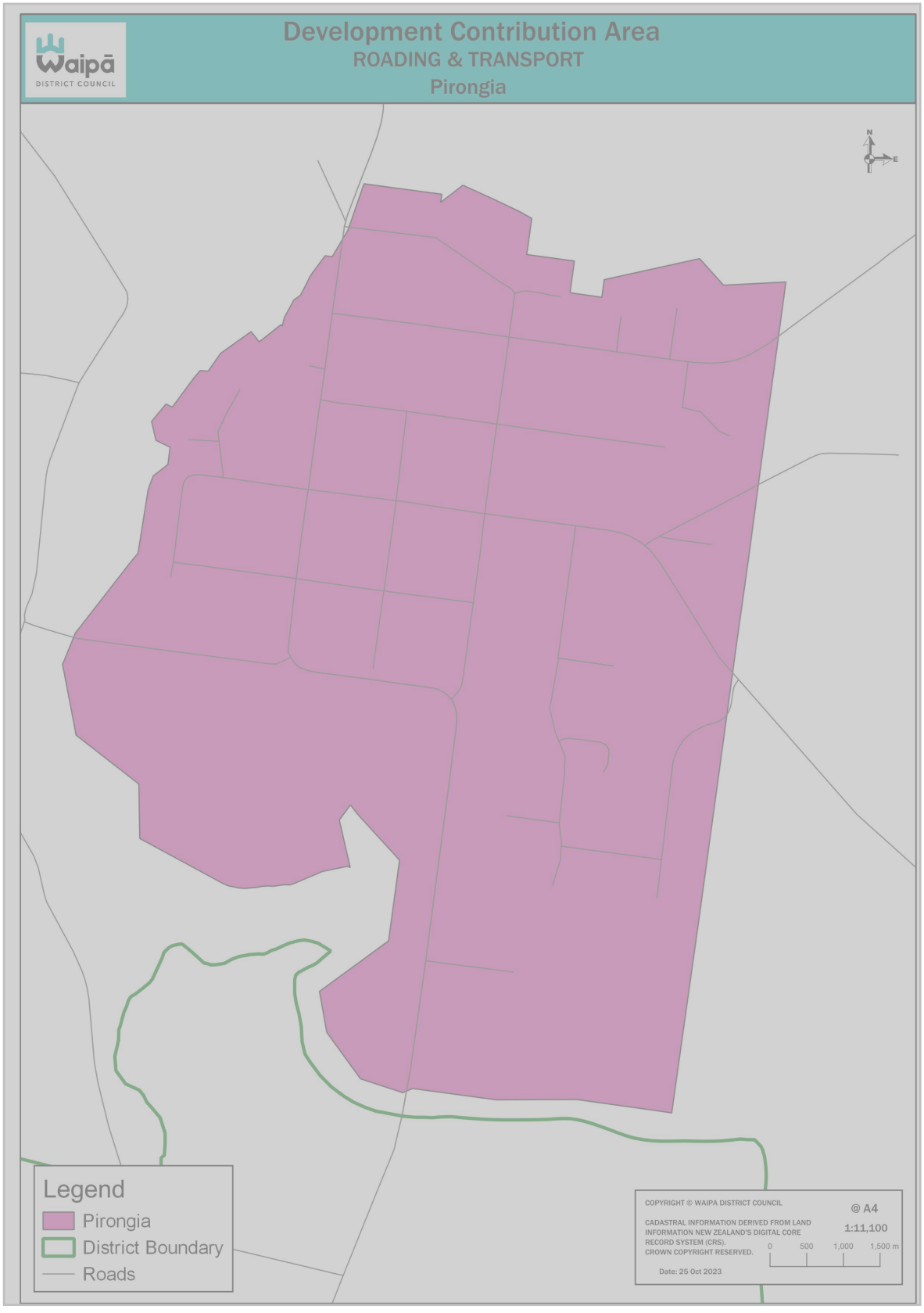


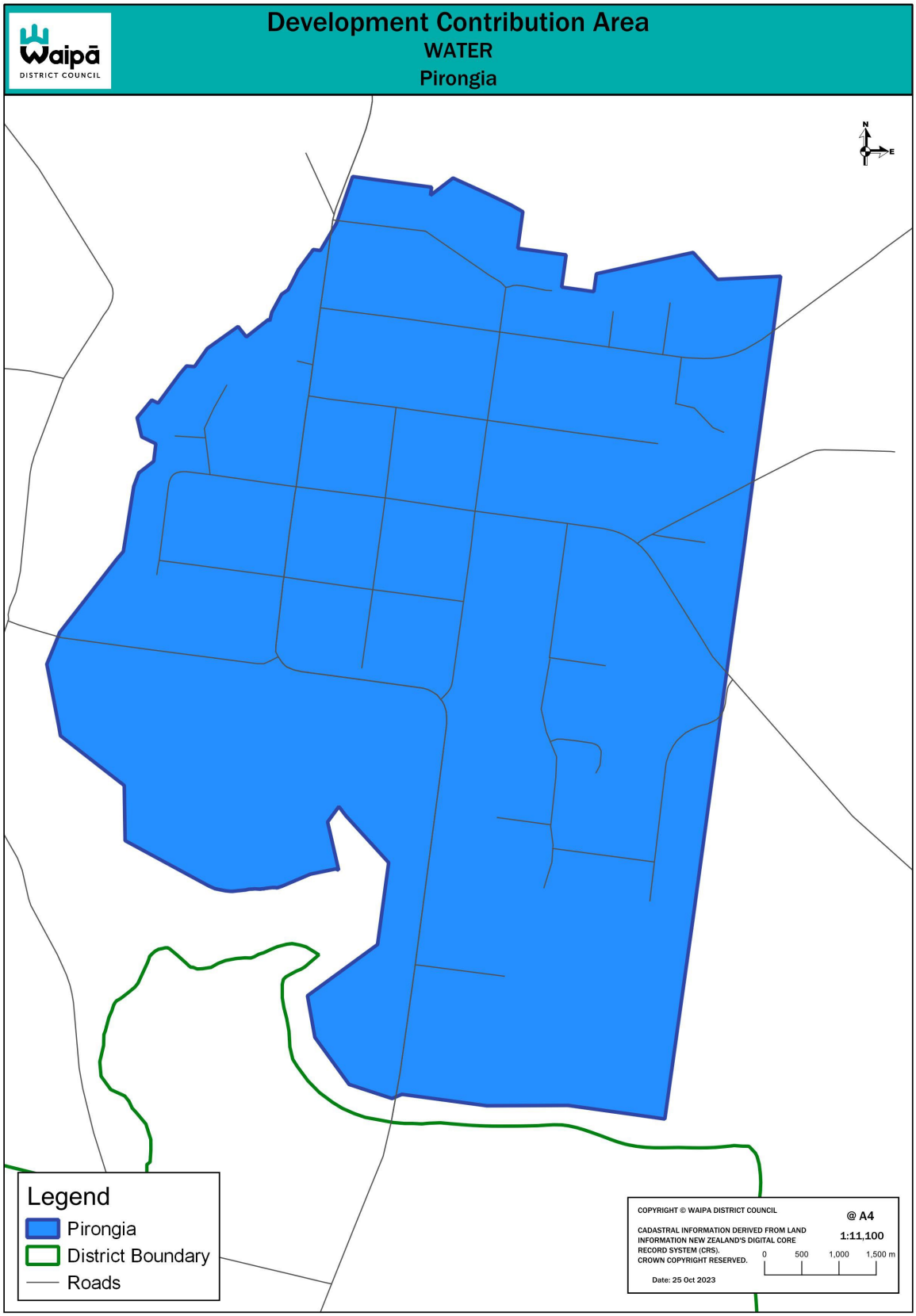

Development Contribution Area
STORMWATER
Cambridge & Karapiro
Karapiro
Scale 1:10000
C10
C9
C8
Hautapu
Cambridge North
St Kilda
C1
C2
C3
Cambridge
C4
C6
Legend
Cambridge
Cambridge North
Hautapu, C8, C9
C1
C2, C3
C4
C6
C10
Karapiro
Roads
1:35,000 @ A4


Development Contribution Area
WASTEWATER
Cambridge & Karapiro
Karapiro
Scale 1:10000
C10
C9
C8
Hautapu
C1
Cambridge North
St Kilda
C2
C3
Cambridge
C4
Legend
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Local Roads
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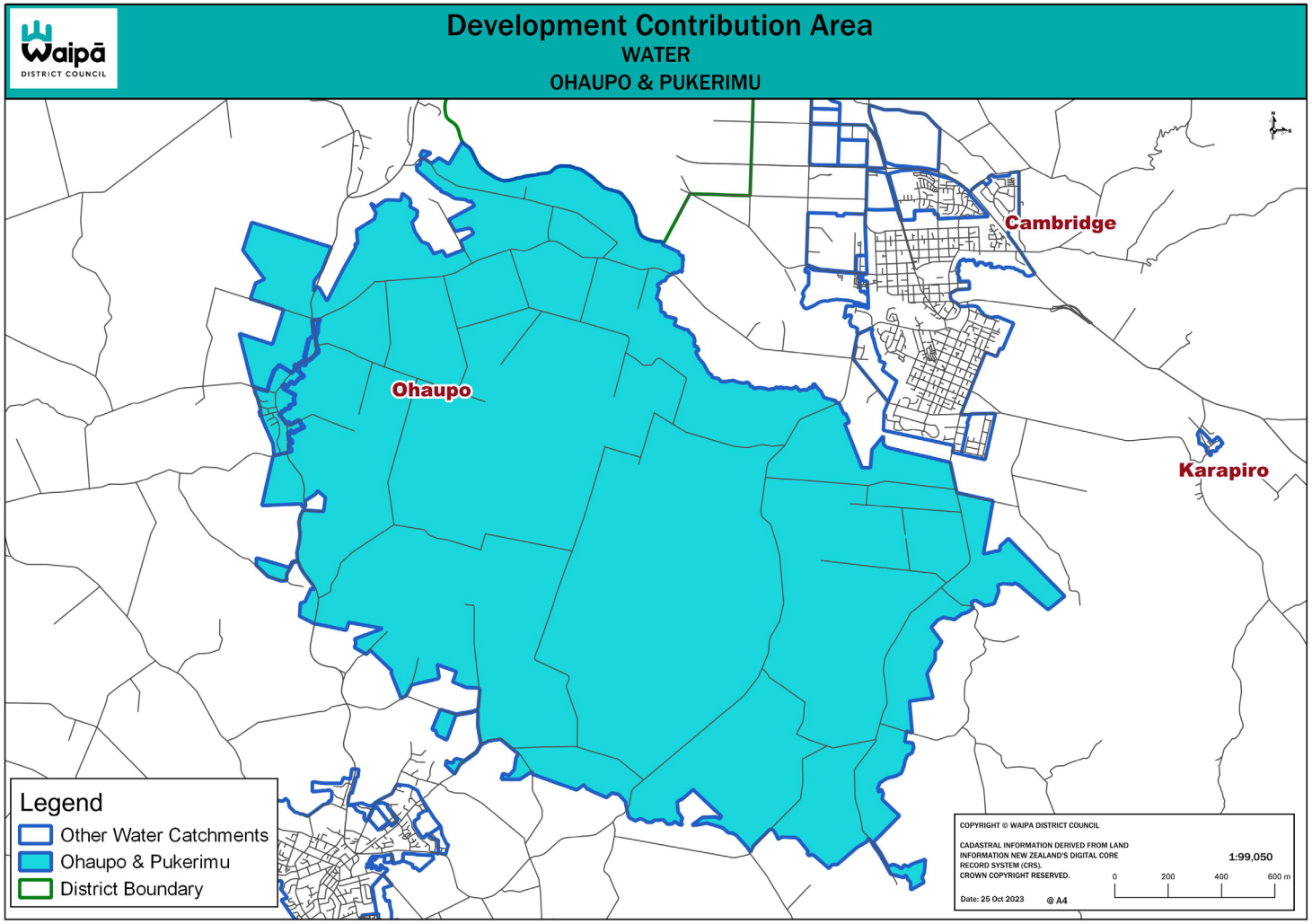

Development Contribution Area
WATER
Cambridge & Karapiro
Karapiro
Scale 1:10000
C10
C9
C8
Hautapu
Cambridge North
St Kilda
C1
C2
C3
Cambridge
C4
C6
Legend
Cambridge
Cambridge North
Hautapu, C8, C9
C1
C2, C3
C4
C6
C10
Karapiro
Local Roads
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Pirongia

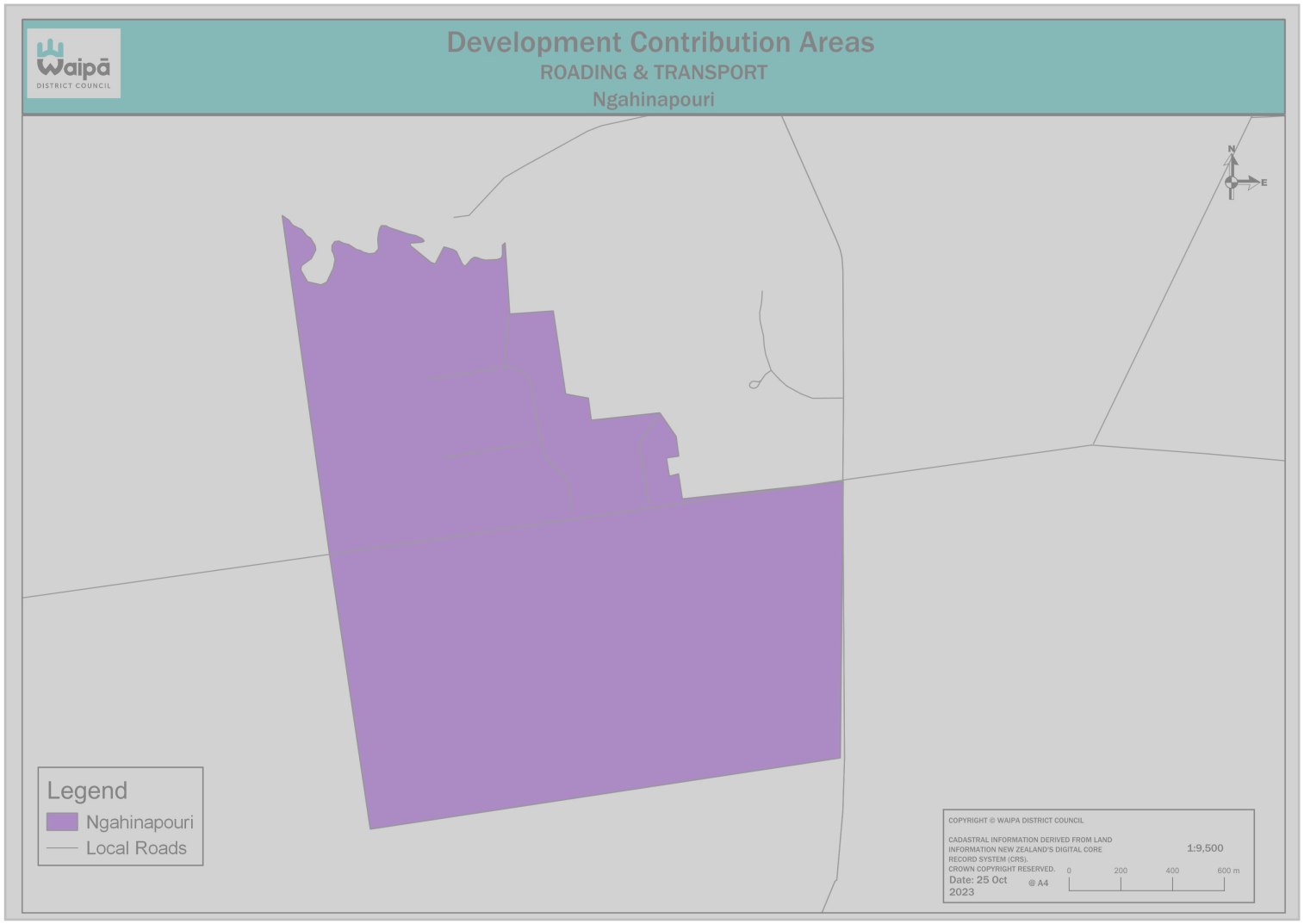

Development Contribution Area
ROADING & TRANSPORT
Pirongia
Waipā
DISTRICT COUNCIL
N
E
Legend
Pirongia
District Boundary
Roads
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Development Contribution Area
WATER
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Legend
Pirongia
District Boundary
Roads
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Ōhaupō and Pukerimu



Ngāhinapōuri



Appendix 3: Schedule of Assets for which Development Contributions will be used

The following tables provide a schedule of assets for which development contributions will be used, as required by Section 201A of the Local Government Act 2002 as per the 2025-34 Long Term Plan.

*Note: Projects with a "**" have a capacity life greater than ten years.*

District Wide ..... **Error! Bookmark not defined.**

Te Awamutu (TA) ..... **Error! Bookmark not defined.**

Picquet Hill (T9/T10 Growth Cells) ..... **Error! Bookmark not defined.**

Bond Road / T3 Growth Cell ..... **Error! Bookmark not defined.**

T1/T2 Growth Cell ..... **Error! Bookmark not defined.**

T6 Growth Cell ..... **Error! Bookmark not defined.**

T8 Growth Cell ..... **Error! Bookmark not defined.**

T11 Growth Cell ..... **Error! Bookmark not defined.**

Cambridge/Karāpiro (CBK) ..... **Error! Bookmark not defined.**

Cambridge North (CBN) ..... **Error! Bookmark not defined.**

Hautapu (HAU) ..... **Error! Bookmark not defined.**

C1 Growth Cell ..... **Error! Bookmark not defined.**

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C3 Growth Cell ..... **Error! Bookmark not defined.**

C4 Growth Cell ..... **Error! Bookmark not defined.**

C6 Growth Cell ..... **Error! Bookmark not defined.**

Ngāhinapōuri ..... **Error! Bookmark not defined.**

Pukerimu ..... **Error! Bookmark not defined.**

District Wide

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Community Infrastructure						
CP	Cambridge Pool		$12,323,277	-	10%	90%
KP	Karapiro Domain		$ 4,815,158	-	20%	80%

Te Awamutu (TA)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3212	T11 Walking/Cycling Path T11 to Park Road	T1, T2, T3, T6, T7, T8, T9/10, T11	$3,672,652	$980,012	50%	50%
Water						
2546	Te Awamutu Internal CBD Rising Main	T1/T2	$4,278,831	$110,675	50%	50%
1114	TA water source and TP upgrade Option 2	T1/T2, T3, T6, T7, T8, T9/10, T11, T14, Bond Rd	$734,953	-	64%	36%
1456	TA Water Supply - new water source	T1/T2, T3, T6, T7, T8, T9/10, T11, T14, Bond Rd	$46,513	-	85%	15%
1841	Te Tahi - UV's etc part of DW Compliance	T1/T2, T3, T6, T7, T8, T9/10, T11, T14, Bond Rd	$769,507	-	20%	80%
2022	Parallel Rd Water Treatment Plant Upgrade	T1/T2, T3, T6, T7, T8, T9/10, T11, T14, Bond Rd	$19,892,114	$6,657,329	23%	77%
2023	Parallel Rd to Taylors Hill Pipeline	T1/T2, T3, T6, T7, T8, T9/10, T11, T14, Bond Rd	$12,297,643	-	23%	77%
Wastewater						
2574	Turere Lane WW PS Capacity Increase and Storage	Kihikihi	$51,000	$368,370	60%	40%
2424	Christie Ave Sewer Pump Station Renewal	T3, Bond Rd	$496,083	-	30%	70%
1806.1	Te Awamutu Wastewater Treatment Plant Consent and Upgrade	T1/T2, T3, T7, T8, T9/T10, T11, T14, Kihikihi, Bond Rd	$15,405,274	-	37%	63%
1806.2	Te Awamutu Wastewater Treatment Plant Consent and Upgrade	T1/T2, T3, T7, T8, T9/T10, T11, T14, Kihikihi, Bond Rd	$4,790,679	-	52%	48%

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
2540	TA WWTP Consent and Upgrade	T1/T2, T3, T7, T8, T9/T10, T11, T14, Kihikihi, Bond Rd	$660,743	$54,942,520	37%	63%
1809	Additional capacity upgrades TAW South	T3, T7, T8, T9/10 T11, T14, Kihikihi, Bond Rd	$1,082,575	-	50%	50%
Stormwater						
9150	Additional Capacity (PR 9150 & 1731)	T3, T6, T8, T9/T10, T11, Kihikihi, Bond Rd	$187,316	-	40%	60%

Picquet Hill (T9/T10 Growth Cells)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3041	Picquet Hill Plan Change Roading	T11	$1,659,411	$3,207,477	100%	0%
3197	T9/T10 Roading		$1,331,500	$5,676,160	100%	0%
Water						
2034	T9 Te Rahu – Picquet Hill Water Reticulation		$337,470	-	100%	0%
Wastewater						
1622	Picquet Hill Plan Change Wastewater		$35,416	-	100%	0%
2576	DW WW Pipe Upgrades CB Rd to Christie Ave, Mangapiko	T11	$2,981,965	$5,969,785	75%	25%
Stormwater						
1912	Picquet Hill Plan Change Stormwater		$19,855	-	100%	0%

Bond Road / T3 Growth Cell

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Water						
2035	Bond Rd / T3-T10 Water Reticulation		$795,621	-	100%	0%
Stormwater						
2642	T3 Stormwater Provision and Bond Road Culvert	Bond Rd	$2,305,432	$2,681,891	19%	81%

T1/T2 Growth Cell

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3143	Frontier Road Plan Change Roading		$1,129,757	$3,068,960	100%	0%
Water						
2464	T1 / T2 Water Servicing		$744,939	-	100%	0%
Wastewater						
2159	T1 Development Wastewater Provision		$249,223	-	100%	0%
Parks and Reserves						
2539	T1 Land Acquisition and Development: Structure Plan Areas		$1,771,711	$1,618,982	100%	0%

T6 Growth Cell

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3079	T6 St Leger Road Network Upgrades Roading Concept Plan	T3, T4, T5, T9/10, T11, Kihikihi, Bond Rd	$95,746	-	70%	30%
3080	T6 St Leger / SH3 Intersection Network Upgrades	T3, T8, T9/10, T11, Kihikihi, Bond Rd	-	$5,570,000	20%	80%
Water						
2271	T6 St Leger Water		-	$976,000	100%	0%
Stormwater						
1916	T6 ST Leger Rd Stormwater Network Upgrade		-	$590,000	100%	0%

T8 Growth Cell

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Wastewater						
2548	Golf Road (T8) Wastewater Provision		$81,897	$130,489	24%	76%
Reserves						
2538	T8 Land Acquisition and Development: Structure Plan Areas	T1/T2, T3, T6, T7, T9/10, T11, Bond Rd, TA	$1,630,064	-	100%	0%

T11 Growth Cell

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3210	T11 - Transportation		$4,237,000	$9,060,839	100%	0%
Water						
2655	T11 Water Provision		-	$1,575,348	100%	0%
Wastewater						
2656	T11 Wastewater Provision		$543,000	$375,600	50%	50%
Parks and Reserves						
2653	T11 Reserves		-	$8,619,339	100%	0%

Cambridge/Karāpiro (CBK)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3214	Cambridge Connections Programme – implementation HWMSP		-	$4,316,468	17%	83%
Water						
1395	Karāpiro Rising Main	C1, C2, C3, C4, C6, HAU, CBN	$1,059,351	-	90%	10%
2021	Karāpiro Water Treatment Plant Upgrade	C1, C2, C3, C4, C6, HAU, CBN	$6,857,554	-	100%	0%
2029	Cambridge Water Reticulation Active Control	C1, C2, C3, C4, C6, HAU, CBN	$407,454	-	88%	12%
2045	Cambridge upgrade Pipe Bridge Water Portion	C1, C2, C3, C4, C6, HAU, CBN	$200,000	-	50%	50%
9152	Water main from Karāpiro to Leamington	C1, C2, C3, C4, C6, HAU, CBN	$1,679,012	-	50%	50%
2020	Alpha St Water Treatment Plant Upgrade	C1, C2, C3, HAU	$552,951	$12,707,500	25%	75%
Wastewater						
2082	Cambridge Wastewater Pipe Upgrades stage 2		$406,453	-	70%	30%
1807	Judd Lane Upgrade Storage	C1, C2, C3, C4, CBN, HAU	$400,000	$2,903,796	60%	40%

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
2031	Cambridge New WW Treatment Plant - Stage 1	C1, C2, C3, C4, CBN, HAU	$13,283,601	-	26%	74%
2083	CB Sewerage Bridge	C1, C2, C3, C4, CBN, HAU	-	$10,113,300	35%	65%
2541	CB WWTP Consent and Upgrades	C1, C2, C3, C4, CBN, HAU	$64,110,835	$44,406,585	33%	67%
2544	District Wide Wastewater Pump Station Upgrades	C4, Kihikihi, T1/T2, T3, T7, T8, T9/T10, TA	$76,981	$4,067,724	60%	40%

Cambridge North (CBN)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3072	Swayne Rd Urban Upgrade and Traffic Calming		$459,209	-	60%	40%
Water						
1463	Dedicated Cambridge North Water Main		$597,229	-	80%	20%
2011	CB North Deferred Residential Water - Water Pipe		$116,570	-	50%	50%
2019	Cambridge North Water Provision		$264,802	$193,594	100%	0%
2151	Dedicated Main Leamington to CB North	HAU	$2,653,790	-	80%	20%
Wastewater						
1129	CB Wastewater DRZ Rising Main		$1,707,071	-	100%	0%
2552	Cambridge North Wastewater Provision		$1,266,391	-	100%	0%

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Saff	CB North - replace historic 2009 with JLK actuals, Transland actuals & saffron		$701,597	-	100%	0%
Stormwater						
2087	Norfolk Rd Trunk Reticulation		$1,095,316	-	69%	31%
2089	Construct Victoria Rd Swale		$397,778	-	74%	27%
2090	Construct 50% Western Basin		$1,493,597	-	69%	31%
2091	Construct balance of Western Storage Basin		$1,362,012	-	69%	31%
2116	Land Purchase Northwest SW Pond from NZTA		$2,572,457	-	100%	0%
2433	Western Catchment Remedial Works		$34,916	$335,084	100%	0%
2434	Construct Victoria Rd Swale		$432,737	-	74%	27%
2435	Construct 50% Western Basin		$144,277	-	69%	31%
2437	Construct Western Swale incl land		$1,462,307	-	100%	0%
2439	Trunk Reticulation Connector Road		$376,723	$747,844	100%	0%
2441	Construct Western Outlet to the Stream including Land		$3,255,565	-	80%	20%
2445	Construct NE Swale incl Land		$1,951,877	-	100%	0%
2448	Construct Victoria Rd Swale including Land Projects		$3,538,032	$252,673	90%	10%

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
2452	North Western Trunk Reticulation		$336,265	-	100%	0%
9149	CB Deferred Residential Works SW (incl 1461)		$1,150,884	-	100%	0%
Parks and Reserves						
2528	CB Nth Land Acquisition and Development		$2,008,831	$489,868	33%	67%
2665	Destination Playground CB North		-	$2,131,773	75%	25%
2356	Playground Reserve Land Cambridge North		$205,532	-	100%	0%

Hautapu (HAU)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3076	Hautapu Structure Plan Roading		$1,074,680	-	85%	15%
3076.1	Hautapu - Roading		$910,692	-	100%	0%
3170	Hautapu - Cycleway connection Victoria to Hannon		$214,963	-	100%	0%
3192	C8 C9 C10 Hautapu Rd 1st Roundabout at Victoria Rd/		$737,000	$5,625,091	70%	30%
3194	C8 C9 C10 Hautapu & Hannon Rd Urbanisation		$356,469	$3,402,580	60%	40%
3195	C8 C9 C10 Hautapu Rd - 2nd roundabout at Victoria Rd		-	$1,744,389	95%	5%

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Water						
2027	Cambridge North to Hautapu Pipeline and C8	CBN	$3,528,869	-	100%	0%
2027.1	Cambridge North to Hautapu Pipeline and C8		-	$4,656,009	100%	0%
2410	Hautapu East Water Development (C10)		$670,048	$9,619,400	100%	0%
Wastewater						
2551	WW Hautapu Industrial WT Provision C8 & C9		$6,200,799	$4,553,838	100%	0%
Stormwater						
2454	Hautapu Industrial SW Provision		$367,289	-	100%	0%
2549	C8 Stormwater Land Purchase		$5,327,355	$6,284,000	100%	0%
2550	C8 Stormwater Reticulation Provision		$2,711,007	$7,142,748	100%	0%
2554	Existing Hautapu Industrial Area SW		$544,261	$5,357,739	100%	0%
Parks and Reserves						
2529	C8 Hautapu Industrial Land Acquisition and Development		$865,081	-	100%	0%
2583	C8 Hautapu Industrial reserve land		$1,151,542	$1,025,142	100%	0%
2666	C9 Reserve Land		-	$1,047,254	100%	0%
2667	C9 Reserve Development		-	$1,300,589	100%	0%

C1 Growth Cell [1]

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3167	Cambridge C1 Growth Cell Roading Land	C2, C3	$7,550,574	$4,170,721	100%	0%
3185	C1 Norfolk Roading and Victoria Rd Urbanisation	C2, C3, HAU, CBK	$89,585	$10,271,567	100%	0%
3151	C1 Roading Construction	C2, C3, C6, CBN, CBK	$1,145,669	$1,837,958	100%	0%
Water						
2303	C1 Water		$817,257	$1,018,800	100%	0%
Wastewater						
2301	C1 Wastewater		$1,045,570	$1,100,000	100%	0%
1439	Cambridge Upgrade Pipe Bridge	C2, C3, HAU	$8,015,914	-	10%	90%
2573	Taylor St WW PS Capacity Increase	CBN, HAU	-	$1,998,211	60%	40%
2577	Taylor St PS Capacity (pipes) and Sewer on Vogel St	CBN, HAU	-	$1,998,211	60%	40%
Stormwater						
2253	Cambridge Growth Cell SW Development Provision C1	C2, C3	$1,437,575	$7,446,942	100%	0%
2456	Stormwater Land - C1	C2, C3	$6,709,381	$3,750,259	100%	0%
Parks and Reserves						
2658	C1 Reserves Land Purchase and Development		-	$6,160,904	100%	0%
2268	Reserves - C1, C2, C3	C2, C3	$18,141,191	-	99%	1%

[1] SW within C1 C2 and C3 cells is treated as one catchment

C2 Growth Cell [2]

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3169	C2 & C3 Structure Plan Roading	CBK, C3, CBN	$27,692,867	$7,127,979	99%	1%
3165	Cambridge Road Urbanisation	C1, C3	$494,753	-	100%	0%
3168	Cambridge Growth Cell Roading Land - C2 & C3	C1, C3	$221,422	-	100%	0%
3189	Hamilton Road/Cambridge Road Urbanisation	C1, C3	$7,258,811	$7,353,591	43%	57%
3190	C2/C3 Collector Roads and Green Belt Connection - Land	C1, C3	$21,110,527	-	100%	0%
Water						
2302	Cambridge Water Reticulation Growth - C2 & C3	C3	$2,194,465	$1,985,695	100%	0%
Wastewater						
2230	Cambridge Growth Cell WW Provision - C2 & C3	C3	$8,389,712	$3,545,425	100%	0%
Stormwater						
2266	Cambridge C2 & C3 Growth Cell SW Development Provision	C1, C3	$38,124,612	$2,623,570	100%	0%
2457	Stormwater Land - C2 & C3	C1, C3	$20,299,682	$4,503,921	99%	1%
Parks and Reserves						

[2] SW within C1 C2 and C3 cells is treated as one catchment

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
2267	Playground C2		$15,257	-	100%	0%
2662	C2 Reserves including Active	C1, C3	-	$7,837,390	100%	0%

C3 Growth Cell [3]

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Parks and Reserves						
2663	C3 Reserves - Land		-	$5,564,484	100%	0%

C4 Growth Cell

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3202	C4 / C11 Cambridge Rd Intersection and Collector Rd		$900,000	$17,531,634	77%	23%
Water						
2650	C4 Water Provision		-	$683,817	100%	0%
Wastewater						
2651	C4 Wastewater Provision		$2,250,864	$1,869,395	100%	0%
Stormwater						
2652	C4 Stormwater Provision		-	$418,800	100%	0%
Parks and Reserves						
2649	C4 Reserves		$885,500	$4,489,831	100%	0%

[3] SW within C1 C2 and C3 cells is treated as one catchment

C6 Growth Cell

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3186	C5, C6 Lamb Street Intersection - Roundabout		-	$2,151,950	49%	51%
3191	C5/C6 Lamb St Intersection	CBK	-	$599,633	100%	0%

Ngāhinapōuri

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3188	Ngāhinapōuri SH39 Intersection and N1/N2 Development		-	$1,612,479	100%	0%
Parks and Reserves						
2537	Ngāhinapōuri Land Acquisition and Development		-	$1,696,955	100%	0%

Pukerimu

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Water						
2547	District Wide Reservoir Renewals and Upgrades	HAU	$587,511	$68,922,255	11%	89%

s.201A (1) Assets for which development contributions will be used – growth related expenditure for past community infrastructure projects with residual capacity

Project #	Project Description	Capital expenditure for planned and historic projects	Expenditure from DCs	Expenditure from other sources	Capital expenditure still to be recovered From DCs	Recovery expected to be completed by end of financial year
KP	Karāpiro Domain Development	$ 4,815,158	$963,032	$3,852,126	$50,210	2029/30
CP	Cambridge Pool	$12,323,277	$1,232,328	$11,090,949	$633,433	2033/34

Note: These projects are also included in the 'schedule of assets for which development contributions will be used' (above) for completeness.

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