

DEVELOPMENT CONTRIBUTIONS POLICY

JULY 2021



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PART 1 - POLICY OVERVIEW

1. Section 102(2)(d) of the Local Government Act 2002 (LGA) requires Waipa District Council (Council) to have a development contribution policy. Section 198 of the LGA gives Council the power to require a contribution for developments. Development contributions provide Council with the means to fund infrastructure required due to growth.
2. This policy has been prepared in accordance with the LGA and summarises and explains the capital expenditure identified in the Long Term Plan Council expects to incur to meet the increased demand for infrastructure resulting from growth in the District.
3. This policy also 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.
4. The purpose of this policy is to:
 - (a) Provide predictability and certainty to stakeholders in how infrastructure for growth is to be funded, and provide transparency of what is to be funded and what has already been delivered in anticipation of growth.
 - (b) Support and facilitate the wider outcomes of Council including those reflected in Council's District Plan.
 - (c) 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.
 - (d) Present this policy simply and clearly to enable a greater understanding and awareness of what Council intends to fund and how this applies to a particular development.
 - (e) Set contribution charges at levels that help achieve the scale, type, quality and location of development that the District Plan aspires to.
5. Contributions will be required for capital expenditure on a relatively small number of Council activities that are seen as strongly connected to new development.
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.
7. There is the opportunity for contributions to be payable later in the development cycle for some developments to take account of the funding realities facing developers. Council has retained the statutory enforcement powers set out in the legislation to offset the risks of non-payment.
8. Capital expenditure projects will be transparent and details accessible for those wishing to understand the infrastructure Council is planning to provide for growth.

PART 2 - POLICY BACKGROUND

1. Council's first development contribution policy (DCP) 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 (FCs) under the Resource Management Act 1991 (RMA).
2. The DCP was subsequently revised during each Long Term Plan cycle in 2009, 2012, 2015, 2018 and now in 2021.
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 is considered to achieve financial equity between existing ratepayers and those undertaking development.
4. In terms of this policy in addition to Council, the key stakeholders are developers and ratepayers.
5. Additional commentary on these stakeholders is included in the paper: '*Methodology for the development contribution policy 2020 (incorporating a review and analysis of options)*'¹ ('the methodology and options paper').
6. Further information supporting the DCP is contained within the DCs model, and the methodology and options paper, which are both available from Council on request.

¹ Refer to Appendix 1: Documents referenced in this Policy.

PART 3 - DEFINITIONS

The following definitions are used throughout this policy:

Table 1: Definitions

Term	Definition
Activity	A grouping of Council functions required for development contributions.
Allotment	Has the same meaning as defined in section 218 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 or funding area	A geographical area used to accumulate the cost of activities and define a part of Waipa District for development contribution purposes. This includes any future development which extends the area served by a catchment.
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 defined in section 197 of the Local Government Act 2002.
Community infrastructure	Has the same meaning as defined in section 197 of the Local Government Act 2002.
Council	Waipa District Council.
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 defined in section 197 of the Local Government Act 2002.
'Development agreement' or 'DA'	Has the same meaning as defined in section 197 of the Local Government Act 2002.
Development contributions commissioner	Has the same meaning as defined in section 197 of the Local Government Act 2002.

Term	Definition
Development contribution objection	Has the same meaning as defined in section 197 of the Local Government Act 2002.
District Plan	Means the Waipa District Plan – Decisions Version, or any subsequent operative version of the Plan.
District-wide catchment	Means the entire District.
Dwelling [or dwelling unit]	<p>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).</p> <p>For the avoidance of doubt the following shall also apply:</p> <ul style="list-style-type: none"> ▪ Any dwelling which has two separate kitchen 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 35m² or less (excluding garaging), anything in addition to this will be considered to be a household unit/minor household unit. <p>But does not include any unit of commercial accommodation.</p>
Funded growth cell	Means a catchment or part thereof that Council has resolved to fund or part fund through its Long Term Plan.
GFA	<p>Gross floor area (including mezzanine floors).</p> <p>However, for the purpose of calculating impervious surface areas for non-residential developments, GFA means the footprint of all impermeable surfaces of the site, so excluding 2nd floors and mezzanine floors.</p>
Greenfield development	A non-residential 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.
Impervious surface area [or ISA]	The area of any site which is not capable of absorbing rainwater.
LGA	Local Government Act 2002
LTP	Long Term Plan (for 2021-2031)
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 defined in section 197 of the Local Government Act 2002.
Non-residential development	Means any development that is a commercial, industrial or retail development.
Residential development	Means any subdivision, building, land use or work, but excludes non-residential development.

Term	Definition
Retirement unit	Any dwelling unit in a retirement village subject to the Retirement Villages Act 2003. For the avoidance of doubt, this does not include aged care rooms in a hospital (or similar) building/s.
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 defined in section 197 of the Local Government Act 2002.

PART 4 - POLICY DETAILS

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 development contributions by section 106 of the LGA.

Use of development contributions or financial contributions

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 Waipa. Council 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) Development contributions should be used as the main funding tool for growth related infrastructure provided by Council.
3. This does not preclude Council from using and investigating other funding sources as appropriate.
4. This policy is distinct from, and in addition to, section 18 of the District Plan that provides Council with discretion to require financial contributions under the RMA.
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.

Significant assumptions

6. Section 201(1)(b) of the LGA requires this policy to set out the significant assumptions underlying the calculation of the schedule to the development contributions policy, including an estimate of the potential effects if there is a significant level of uncertainty as to the scope and nature of the effects.
7. The table below sets out a summary of the significant assumptions underlying this policy. Further detail on specific assumptions relating to growth are included in clauses 8 to 21 below.

Table 2: Significant assumptions

Significant assumption	Estimate of potential effects	Level of uncertainty
<p>The rate, level, location and type of residential growth will occur as is forecast by the National Institute of Demographic and Economic Analysis (NIDEA) report '2016 update (2020 update of population and family and household projections for Waipa District 2013-2063) of area unit population, household and Labour Force Projections for the Waikato Region for the period 2013-2061.</p> <p>The growth forecasts are based on a medium population and household growth scenario.</p> <p>The rate, level, location and type of non-residential growth will occur as is forecast in the <i>Waipa District Business Land Study (May 2017)</i> prepared by Property Economics (and informed by council staff with their local and latest information).</p> <p>Growth can be influenced by a wide range of factors including: changes in demographics, changes in social and economic conditions, the performance of the economy and the effect of local, national and international forces.</p>	<p>If development is lower than that forecast by the growth reports, the amount of revenue generated through this policy will be reduced.</p> <p>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.</p> <p>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.</p> <p>This uncertainty is further heightened by COVID-19 and its impacts.</p>	Significant
<p>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.</p>	<p>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, or a significant industrial/commercial demand for infrastructure.</p> <p>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.</p> <p>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.</p>	Significant
<p>No significant changes to service standards planned by council other than those planned within asset management plans, although the government's recently announced water reforms will certainly change the landscape. The details on how growth funding will work is unclear at this time.</p>	<p>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.</p> <p>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.</p>	High

Significant assumption	Estimate of potential effects	Level of uncertainty
<p>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 Long Term Plan, and the eligibility criteria will remain the same.</p>	<p>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.</p> <p>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.</p>	Low
<p>Developments will in general exhibit common demand characteristics that enable Council to consider them as part of a simple overall classification of development types.</p>	<p>All residential development will be attributed with the average demand as set out in this policy.</p> <p>Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type.</p> <p>Development overall and in time, will create the demand levels required to recover the cost of infrastructure for growth.</p>	Medium
<p>Developers are only required to pay development contributions on additional development that is the subject of a consent application.</p> <p>Any existing lawfully established allotments or land uses on the development site are assumed to have either:</p> <ul style="list-style-type: none"> ▪ paid development or financial contributions under relevant legislation at the time; and/or ▪ have been exempt from paying contributions. 	<p>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.</p> <p>In addition, this would result in Council recovering less development contributions than originally anticipated.</p>	Low
<p>The rate, level, location and type of residential growth will occur as is forecast by the National Institute of Demographic and Economic Analysis (NIDEA) report '2016 update (2020 update of population and family and household projections for Waipa District 2013-2063) of area unit population, household and Labour Force Projections for the Waikato Region for the period 2013-2061.</p> <p>The growth forecasts are based on a medium population and household growth scenario.</p> <p>The rate, level, location and type of non-residential growth will occur as is forecast in the <i>Waipa District Business Land Study</i></p>	<p>If development is lower than that forecast by the growth reports, the amount of revenue generated through this policy will be reduced.</p> <p>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.</p> <p>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.</p> <p>This uncertainty is further heightened by COVID-19 and its impacts.</p>	Significant

Significant assumption	Estimate of potential effects	Level of uncertainty
<p>(May 2017) prepared by Property Economics (and informed by council staff with their local and latest information).</p> <p>Growth can be influenced by a wide range of factors including: changes in demographics, changes in social and economic conditions, the performance of the economy and the effect of local, national and international forces.</p>		
<p>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.</p>	<p>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, or a significant industrial/commercial demand for infrastructure.</p> <p>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.</p> <p>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.</p>	Significant
<p>No significant changes to service standards planned by council other than those planned within asset management plans, although the government's recently announced water reforms will certainly change the landscape. The details on how growth funding will work is unclear at this time.</p>	<p>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.</p> <p>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.</p>	High
<p>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 Long Term Plan, and the eligibility criteria will remain the same.</p>	<p>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.</p> <p>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.</p>	Low
<p>Developments will in general exhibit common demand characteristics that enable Council to consider them as part of a simple overall classification of development types.</p>	<p>All residential development will be attributed with the average demand as set out in this policy.</p>	Medium

Significant assumption	Estimate of potential effects	Level of uncertainty
	<p>Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type.</p> <p>Development overall and in time, will create the demand levels required to recover the cost of infrastructure for growth.</p>	
<p>Developers are only required to pay development contributions on additional development that is the subject of a consent application.</p> <p>Any existing lawfully established allotments or land uses on the development site are assumed to have either:</p> <ul style="list-style-type: none"> ▪ paid development or financial contributions under relevant legislation at the time; and/or ▪ have been exempt from paying contributions. 	<p>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.</p> <p>In addition, this would result in Council recovering less development contributions than originally anticipated.</p>	Low

Residential growth assumptions

8. All planned growth projects in this policy are in the Long Term Plan.
9. A report on population and dwelling projections was produced by the National Institute of Demographic and Economic Analysis (NIDEA) as background to this policy. The population projections included high, medium and low variants. For the purposes of this policy, the medium 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 next ten years. Council considers this a prudent and realistic basis for decision-making related to growth.
10. The household occupancy has been calculated as 2.58 persons per household.
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 Waipa staff generated when preparing Business Cases for the Long Term Plan.
12. Refer to the methodology and options paper for further information on the residential growth assumptions.

Non-residential growth assumptions

13. The non-residential growth assumptions are based on the *Waipa District Business Land Study* (May 2017) prepared by Property Economics with input from Council.
14. There are greenfield non-residential land areas planned for Hautapu west and east, plus Bond Road. These areas are in addition to the land already zoned but in the case of Hautapu, will now be fully serviced. Waikato Regional Airport Ltd (WRAL) is in process of planning to develop more industrial land around the airport as it has sold most of its existing stock. This new growth cell is planned to 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 1,256 HEUs over the ten-year period 2021-2031.
15. Refer to the methodology and options paper for further information on the non-residential growth assumptions.

Growth HEUs by activities (asset class)

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 the National Institute of Demographic and Economic Analysis (NIDEA) at the University of Waikato². The forecast for the District population is for around 64,200 by 2031 at the medium projection.
17. The population projections were converted to households in the same manner as previously undertaken by NIDEA. For further information on growth HEUs by catchment and asset class, refer to the DC model.
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.
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, Picquet Hill and T1 growth cell in Te Awamutu.
20. Further information on assumptions for growth projects are contained with the methodology and options paper.

² Refer to Appendix 1: Documents referenced in this policy.

Historic capital expenditure

21. 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.
22. Historic capital expenditure includes expenditure that has been made prior to the next Long Term Plan, and where projects will require further expenditure for completion during the 2021-2031 timeframe (i.e. partially completed projects).
23. Council does not include the cost of capital in its methodology for the cost of the completed projects.
24. Further information on historical capital expenditure is available in the methodology and options paper. 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

25. All costs from projects in the Long Term Plan used in this policy are based on current estimates of infrastructure construction prices in 2020 dollar terms and then inflated using the inflation rates as per the Long Term Plan. Fees set in the 2021 DCP will change over the period of the Long Term Plan to reflect inflation, based on BERL inflation rates.
26. No compensation 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.
27. All capital expenditure noted in this policy is exclusive of GST. However the development contribution fee summary in Table is inclusive of GST.

Transitional provisions

28. The development contribution amounts applying to a development will depend on the date on which the consent or service connection application was lodged and the date on which it was granted.
29. Applications lodged prior to 30 June 2021 but not granted (or issued in terms of the Building Act 2004) by 30 June 2021 will be assessed under the development contribution policy that requires the lowest overall development contribution charge (i.e. either the 2018 DCP or the 2021 DCP).
30. Applications lodged and granted (with existing assessed development contribution notices) prior to 30 June 2021 will also be assessed under the development

contribution policy that requires the lowest overall development contribution charge (i.e. either the 2018 DCP or the 2021 DCP).

31. For the avoidance of doubt, if a development contribution notice has been issued, the HEUs per activity will remain as per the original assessment. Upon payment of the required development contribution, the activity catchment rates will be applied to the already assessed HEUs. This does not apply to activities that have increased their demand, which will be subject to a new assessment.
32. Applications lodged on or after 1 July 2021 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

33. This policy is expected to be adopted in June 2021, take effect on 1 July 2021 and will remain in effect until 30 June 2024. This policy may be reviewed and amended earlier in accordance with the requirements of the LGA, including reviewing only the annual adjustments to the development contributions rates.

Development contribution fee summary

1. The following table sets out the development contribution fee summary per catchment, per HEU for 2021/22.

Table 3: Development contribution fee summary per HEU by catchment (all costs include GST) updated for 1 July 2021

Funding Areas	Roading	Stormwater	Water	Wastewater	Community Infrastructure	Reserves	Total
Bond Rd	\$75	\$7,406	\$18,566	\$7,794	\$0	\$0	\$33,841
C1	\$23,558	\$26,156	\$5,365	\$7,440	\$145	\$5,781	\$68,445
C2	\$19,455	\$26,156	\$3,841	\$6,855	\$145	\$5,781	\$62,233
C3	\$19,535	\$26,156	\$3,841	\$6,855	\$145	\$5,781	\$62,313
C4	\$5,371	\$0	\$2,116	\$3,869	\$145	\$788	\$12,289
C6	\$5,462	\$0	\$2,116	\$0	\$145	\$788	\$8,511
Cambridge / Karāpiro	\$5,371	\$0	\$2,116	\$3,869	\$145	\$788	\$12,289
Cambridge North	\$5,233	\$31,547	\$4,320	\$10,613	\$671	\$4,251	\$56,635
Hautapu	\$16,318	\$30,503	\$6,667	\$11,155	\$0	\$3,228	\$67,871
Kihikihi	\$11,897	\$6,867	\$277	\$7,802	\$145	\$33	\$27,021
Ngāhinapōuri	\$8,999	\$0	\$0	\$0	\$145	\$33	\$9,177
Picquet Hill	\$19,213	\$43	\$8,312	\$13,268	\$145	\$459	\$41,440
Pirongia	\$44	\$0	\$7,431	\$0	\$145	\$33	\$7,653
Pukerimu	\$0	\$0	\$3,229	\$0	\$145	\$33	\$3,407
Rural	\$44	\$0	\$0	\$0	\$145	\$33	\$222
T1	\$1,870	\$0	\$8,003	\$8,138	\$145	\$4,093	\$22,249
T2	\$1,870	\$0	\$8,003	\$8,138	\$145	\$4,093	\$22,249
T3	\$82	\$2,205	\$11,848	\$7,802	\$145	\$459	\$22,541
T6	\$375	\$0	\$7,431	\$0	\$145	\$459	\$8,410

Funding Areas	Roading	Stormwater	Water	Wastewater	Community Infrastructure	Reserves	Total
T7	\$44	\$0	\$7,431	\$7,802	\$145	\$459	\$15,881
T8	\$82	\$0	\$7,431	\$7,802	\$145	\$459	\$15,919
Te Awamutu	\$82	\$0	\$7,431	\$7,802	\$145	\$459	\$15,919

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

Calculation of schedule to development contribution policy

34. 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 policy³ (Table above) is calculated. This is explained in the following paragraphs.
35. 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.
36. 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	<p>Define catchments.</p> <p>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.</p> <p>For community infrastructure and reserves the catchment is the Waipa District, although there some specific catchments with their own community infrastructure and reserves as well.</p>	LGA Schedule 13(1)(a) Section 197AB(g)
2	<p>Identify ten year capital expenditure resulting from growth.</p> <p>Capital expenditure already incurred in anticipation of growth, net of any previous third party contributions.</p> <p>The proportion of total planned costs of capital expenditure for network and community infrastructure and parks and reserves from the Long Term Plan resulting from growth.</p> <p>Growth costs (capacity increase to cater for new entrants) can be funded in full or in part by using development contributions. This is one of three components of the total ten year capital costs budgeted in the Long Term Plan, the other two components being level of service improvements and renewals. These other two costs are met from funding sources other than development contributions.</p> <p>Justification for the level of growth capital expenditure is supported by financial management funding considerations and show significant assumptions and impacts of uncertainty.</p>	LGA Schedule 13(1)(b)
3	<p>Identify the percentage of growth related ten year capital expenditure to be funded by development contributions.</p> <p>100% of the growth related capital expenditure will be funded by development contributions because:</p> <ul style="list-style-type: none"> ▪ It directly relates to the planned capital expenditure set out in the Long Term Plan and detailed in Council's asset management plans; and ▪ The capital expenditure identified for growth can be reasonably identified. 	LGA 106(2)(b)

³ As per section 202 of the LGA.

Step	Explanation	LGA Reference
	Council has decided that capital and associated interest will be developer funded so growth generally pays for growth.	
4	<p>Identify the appropriate units of demand.</p> <p>The selected unit of demand is the HEU calculated as follows:</p> <p>For residential development, fees per HEU will be applied uniformly for each lot regardless of size for reasons of administrative simplicity; and for any additional dwelling on any lot (subject to specific considerations for minor household units and retirement units, refer to assessment section below).</p> <p>For non-residential development, development contributions 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 on vehicle movements per day for roading and transport, m³ use for water and wastewater, and impervious surface areas (ISA) for stormwater (which is assessed on additional ISA per m²).</p> <p>In all cases, a special assessment is required.</p>	LGA Schedule 13(1)(b)
5	<p>Identify the designed capacity (in units of demand) provided for growth.</p> <p>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 ten year expectations of growth.</p> <p>Costs are applied to usable growth capacity to be provided. Projected growth in HEUs over the ten year period of the Long Term Plan will be relevant to Council's budgeting of revenue but not to the calculation of the development contribution per HEU.</p>	LGA Schedule 13(1)(b) and (2)
6	<p>Allocate the costs to each unit of demand for growth.</p> <p>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).</p>	LGA Schedule 13(1)(b)
7	<p>Prepare schedule of fees.</p> <p>A detailed schedule has been prepared as part of this policy that enables the development contributions to be calculated by infrastructure type and catchment.</p> <p>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.</p>	LGA 201(2) LGA 201(1)(a) LGA 201(1)(b), (c) and (d)

PART 5 - DEVELOPMENT CONTRIBUTION ASSESSMENTS

Test for development contributions/when development contributions are required

1. Under section 198 of the LGA, Council may require a development contribution to be made when:
 - (a) A resource consent is granted under the RMA for a development.
 - (b) A building consent is granted under the Building Act 2004 for building work.
 - (c) An authorisation for a service connection is granted.

2. However, development contributions 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."

3. On receiving an application for resource consent (subdivision or land use consent), building consent or service connection, Council will first:
 - (d) Test that the application represents a development under section 197;
 - (e) 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; and
 - (f) Ensure that any development contribution that may be required is provided for in this policy.

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. 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.

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

Catchments/funding areas

7. Development contributions will be required from development across the whole of the Waipa District using geographic demand catchments. Development occurring within each catchment/area will be required to pay contributions applicable in that catchment.
8. Any development which connects into a catchment from outside that catchment will be required to pay the applicable catchment rate for the activity connected to.
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.
10. For the avoidance of doubt, any area in the Waipa District which is not specifically shown to be within a catchment on the catchment maps shall be deemed to be in the rural catchment unless it is provided with services similar to an adjacent catchment in which case it will be deemed to be the same as for the adjacent catchment.
11. Refer to the methodology and options paper for further information on how the catchments have been determined.

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

12. The following table explains 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 household equivalent units (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. For subdivisions, the unit of demand = 1 HEU per additional 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 Part 5 clauses 15, and 20-23 for further information.	Part 5 Clauses 11-27 Also note the definition of "household unit" (dwelling), and "minor household unit".

Step		What to do	Where do I find it?
		For non-residential developments refer to 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.	Part 6 Clauses 14-23
4	Identification of development contribution 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 development contribution 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

13. Development contributions will be required and will be subject to an assessment on all applications for building consent, land use (resource) consent, subdivision (resource) consent and service connection.
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.
15. Development contributions 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), or alter a feature that was used to claim an earlier reduction in development contribution fees payable.
16. A reassessment may be made on each and every event described in clauses 10 and 12 of this policy; or in accordance with section 106(2C) of the LGA, which enables Council to amend the development contributions.
17. The development contribution fee summary per HEU by catchment is contained in table of this policy.
18. The definitions are contained in table of this policy.

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:

Table 6: Units of demand per activity per HEU

Activity	Units	Demand/HEU	Comments
Roading & transport	Vehicle movements/day	10 <i>(1 vehicle visiting =2 vehicle movements)</i>	Assumes all light vehicles.
Water supply	Litres/dwelling/day	622 litres	241 litres/person/day @2.58 persons/dwelling.
Wastewater	Litres/dwelling/day	435 litres	70% of 241 litres per day supplied multiplied by 2.58 persons/dwelling.
Stormwater	ISA (m ²)	390	60% impervious area (assumes 390m ² of impervious area from an average 650m ² residential allotment).
Parks and reserves	Dwelling	1	Assuming 2.58 people
Community infrastructure	Dwelling	1	Assuming 2.58 people

Residential developments

20. Residential developments will be assessed on the number of additional HEUs created by development, on the basis of anticipated demand. For the avoidance of doubt, residential development includes residential subdivisions.
21. A minor dwelling unit shall be assessed at 0.5 of an HEU per additional household unit created by the development.
22. 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 0.5 HEU.
23. Retirement units in a retirement village registered under the Rating Valuation Act 2003 will be assessed at 0.5 of an HEU per retirement unit.

Non-residential developments

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).

25. Non-residential subdivisions will pay 1 HEU per additional lot, excluding community infrastructure and parks and reserves, subject to [clause 24](#) above.
26. A development contribution for a non-residential development (excluding non-residential subdivisions, which are subject to [clause 25](#) above and clause 27 below) will only be assessed and required when any one or more of the thresholds in the following table are met. If the threshold is met for any one activity, then development contributions will be calculated for all activities.
27. The threshold in Table 7 below will only apply if the non-residential development is a brownfield site, and not a greenfield development.

Table 7: Non-residential thresholds

Activity	Threshold
Roading & transport	<p>The development will generate ≥ 100 vehicle movements per day attributable to growth (VMPD), except traffic that has already been assessed for residential development within the catchment.</p> <p><i>Notes:</i></p> <p>(a) 1 vehicle visiting = 2 vehicle movements.</p> <p>(b) 10 heavy vehicles = 100 VMPD.</p> <p>(c) 'Heavy vehicle' means a motor vehicle that has a gross vehicle mass (GVM) exceeding 3500 kilograms.</p> <p>(d) Any subsequent expansion or redevelopment that increases the VMPD will be re-assessed.</p>
Water supply	<p>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.</p> <p><i>Note: Where a water connection greater than 20mm diameter is required solely for firefighting purposes this will not trigger an assessment.</i></p>
Wastewater	<p>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.</p>
Stormwater	<p>The development (or expansion/redevelopment) increases the impervious surface area (ISA) on a site and there is an increase in stormwater flow off the site in a 2% Annual Exceedance Probability (AED) event. The assessment will be calculated using a factor of 0.35 HEUs per 100m² impervious surface area only.</p>

PART 6 - ADMINISTRATION OF POLICY

Special assessments

1. Where Council considers the level of demand for any development (residential or non-residential) is:
 - unknown; and/or
 - of relatively large scale; and/or
 - 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.

2. Council may require the developer to provide additional information in relation to the development to inform the special assessment process.
3. Subject to the requirements of clause 2 above, developers may elect, at their own cost, to submit a special assessment for consideration by Council.
4. For development in a funded growth cell, Council may undertake a special assessment of the units of demand. The special assessment is to ensure that development in funded growth cells proceed in line with the demand assumptions on which the design capacity of the infrastructure is based, or if not, Council is reimbursed for capital expenditure incurred on the basis of those demand assumptions. The demand assumptions are based on a yield of 12 lots per hectare of gross land area . Developers in growth cells may also elect, at their own cost, to submit a special assessment for consideration by Council

Exempt and partially exempt developments - Council developments

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. The Crown is exempt from the provisions of this policy by virtue of section 8 of the LGA.

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.

Cross boundary issues

8. 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.
9. 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

10. Council has the power to require a development contribution to be made under Section 198 of the LGA when:
 - A resource consent is granted under the Resource Management Act 1991;
 - A building consent is uplifted under the Building Act 2004;
 - An authorisation for a service connection is granted.

Payment and enforcement powers

11. Subject to clause 12 below, of this policy, except as otherwise provided in any signed development agreement; a developer must pay the development contribution within 12 months of the date of each assessment and, if not paid within 12 months of the date of the assessment, Council may at its discretion, review the assessment, including any adjustment in accordance with the latest fees.
12. The development contribution must be paid as follows:
 - Subdivision consent: Prior to the issue of Section 224(c) certificate;
 - Landuse consent: Prior to the commencement of the consent;
 - Building consent: Prior to the uplifting of the Building Consent;
 - Service connection: Prior to connection.
13. If payment of development contribution is not received, Council will 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 a subdivision consent, withhold the section 224(c) certificate;
- (b) In the case of any other resource consent, prevent the commencement of the resource consent;
- (c) In the case of a building consent, withhold the Code of Compliance Certificate;
- (d) In the case of a service connection, withhold the service connection; and
- (e) In each case, register the outstanding development contribution as a charge on the subject land under the Statutory Charges Registration Act 1928
- (f) Kāinga Ora- Homes and Communities may, as appropriate and by agreement with Council, exercise the powers under this clause to set and collect DC's on developments they are involved in.

Credits

14. Credits towards the development contribution assessment include both 'historical credits' and 'actual credits' for each relevant activity. Credits are expressed in units of demand and may be used to reduce the number of units of demand created by a development.
15. 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.
16. 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.
17. Credits cannot be used to reduce the number of units of demand to less than zero.
18. 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.
19. 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.
20. For brownfield residential developments, historical credits will generally only apply where a household unit was removed less than five years before the new consent application, or service connection was lodged.

21. 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. m³ per day for water use); and
 - (b) For existing non-residential buildings that are extended or demolished and rebuilt 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.
22. 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.
23. 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 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

1. At the request of a developer required to make a development contribution, Council must reconsider the development contributions required.
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

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:

Manager District Plan and Growth
Private Bag 2402
Te Awamutu 3840
(or deliver to 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge)

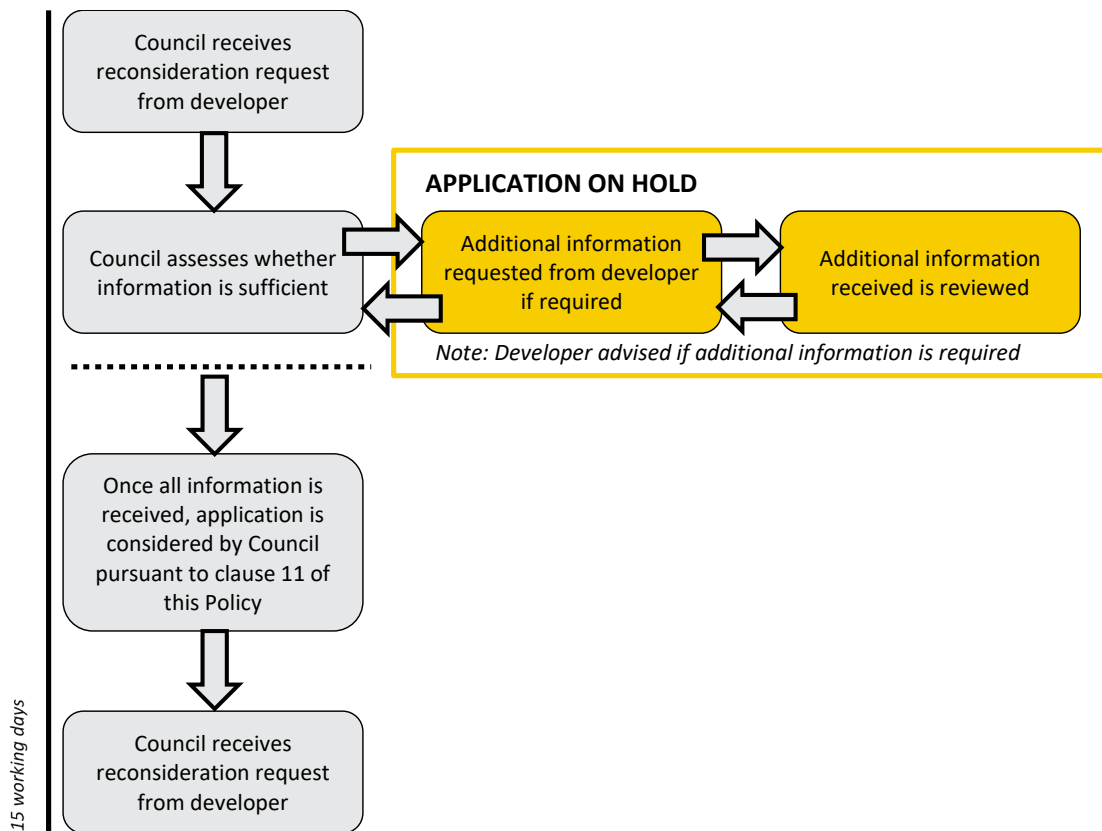
Note: Please include the consent application reference number, or the development contribution notice number.

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 clauses 10-13 for further information on this process).
5. A right of objection may be lodged rather than a request for reconsideration. Refer to clauses 10 - 13 for further information.

Reconsideration process

6. The following diagram sets out the reconsideration process:

Figure 1: Reconsideration process



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.
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

9. When considering a reconsideration request Council will take the following matters into account:

- (a) Whether, based on the information received by the developer, the development contribution was incorrectly calculated or assessed under this policy, or Council incorrectly applied this policy; and
- (b) The purpose of development contributions, and the development contribution principles, as set out in sections 197AA and 197AB of the Local Government Act 2002 respectively; and
- (c) Council's financial modelling; and
- (d) Council's Revenue and Financing Policy; and
- (e) The extent to which the value and nature of the works proposed by the developer reduces the need for works proposed by Council in its capital works programme; and
- (f) The level of existing development on the site; and
- (g) Whether Council determines that the development contributions are manifestly excessive in relation to:-
 - the scale of the development;
 - the value of the development;
 - the viability of the development;
 - the impact of the development on infrastructure;
 - whether the development supports Council's wider objectives; and
 - any other matter Council considers to be relevant.

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

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.
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 8.
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

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

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; or
 - (e) Previous overpayment has been made
 - (f) The development contribution 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).

Postponements

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

PART 8 - DEVELOPMENT AGREEMENTS

General

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.
2. The quantum of development contributions assessed pursuant to a Development Agreement will be in accordance with the level of demand.
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 development contributions, as provided by a DA.
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.
5. Development contributions 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.
6. Council may require land off a developer to construct infrastructure such as a collector road, stormwater pond or recreation and/or utility reserves.
7. 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. The valuation of land required is undertaken by a Council contracted registered independent valuer, with minimal instructions, using the Public Works Act (PWA).
9. The estimated cost of the land is recognised in the Development Contributions (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.
10. 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.

11. To provide certainty to both developers and Council:

- (a) A Development Agreement 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 1 July 2021, Council will only pay developers for the additional costs of upgrading from a local road standard, to a collector road standard.

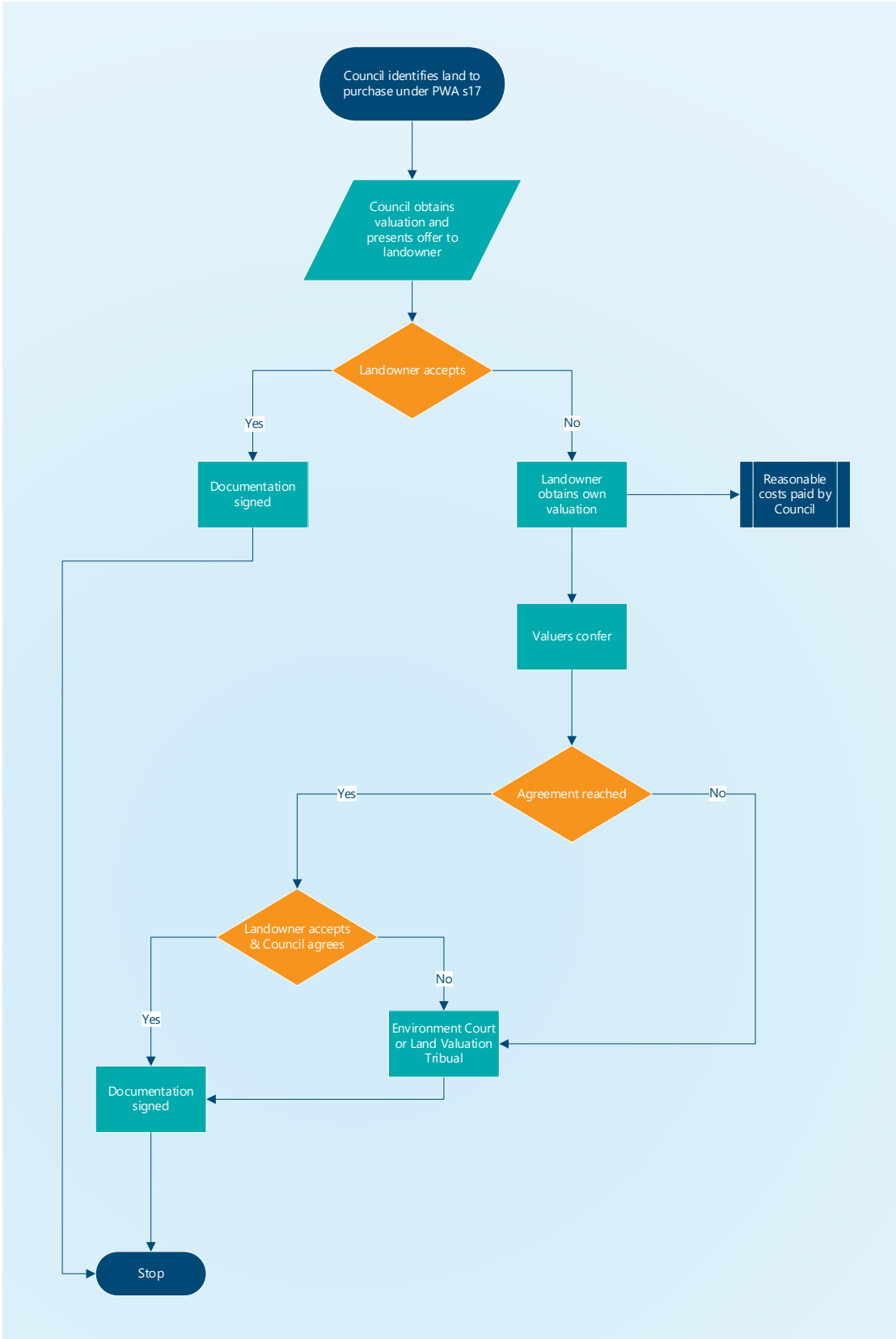


Figure 2: Land acquisition process

Deferral of development contributions

12. 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 development contributions in accordance with the general principles below:

For subdivisions ≥ 10 lots, or developments with ≥ 10 dwellings per title:

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

For non-residential developments:

- 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 development contribution assessment based on the average m^3 use per day for the preceding 12-month period.

Assessment

13. For developments specifically in the Cambridge North and Cambridge West 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

14. All assessments are inclusive of GST and do not constitute an invoice for the purposes of the Goods and Services Tax Act 1985.
15. 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.
16. 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 CONTRIBUTION POLICY

The following table 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 contribution policy
<p>(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,—</p> <p>(a) an explanation of, and justification for, the way each development contribution in the schedule required by subsection (2) is calculated; and</p> <p>(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</p> <p>(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</p> <p>(d) the basis on which the value of additional allotments or land is assessed for the purposes of section 203(1).</p>	<p>Refer to Part 4: Policy Details: clauses 6 - 7, table 2, and clauses 8 – 24.</p> <p>Refer to Part 4 Policy Details clause 34 table 3, clause 37 table 4 and Part 5 Development Contributions Assessments clause 12 table 5.</p> <p>Part 7: Reconsiderations of DC, Refund and Postponement: clauses 1 – 135.</p>
Section 202 – contents of schedule to development contribution policy	Section reference in development contribution policy
<p>1) a) The development contributions payable in each District, calculated, in each case in accordance with the methodology, in respect of-</p> <p>i) parks and reserves; and</p> <p>ii) network infrastructure; and</p> <p>iii) community infrastructure</p>	<p>Refer to table 3, table 9, Appendix 2: Development Contribution Catchment Maps</p>

Section 202 – contents of schedule to development contribution policy	Section reference in development contribution policy
b) The event that will give rise to a requirement for a development contribution under section 198, whether upon granting: <ul style="list-style-type: none"> 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 1 to 27.
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, Appendix 2: Development Contribution Catchment Maps
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.	Also refer to Appendix 3: Schedule of Assets for which Development Contributions will be used.

Summary of total cost of capital

The following table summarises the total cost of capital 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)		
					DCs	FCs	Other
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:		
Roading and Transport	\$100,561,508	\$14,083,955	Used to provide capacity within the transport network.	Refer to Appendix 3: Schedule of Assets for which Development	\$114,645,463	-	Refer to Appendix 3: Schedule of Assets for which

LGA reference	106(2)(a)	106(2)(a)	106(2)(b)(ii)	106(2)(b)(i) (ii) & (iii)	106(2)(d)		
					DCs	FCs	Other
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:		
Water supply	\$20,658,312	\$27,855,855	Used to provide capacity within the water supply networks.	Contributions will be used	\$48,514,167	-	Development Contributions will be used
Wastewater	\$64,647,633	\$26,947,280	Used to provide capacity within the wastewater networks.		\$91,594,913	-	
Stormwater	\$120,708,295	\$25,758,121	Used to provide capacity within the stormwater network at the planned levels of service.		\$146,466,416	-	
Community infrastructure	\$410,000	\$2,567,101	Used to provide new or expanded library, community centres or halls ⁴ .		\$2,977,101	-	
Parks and reserves	\$22,847,959	\$2,890,861	Used to provide capacity within parks and reserves.		\$25,738,820	-	

⁴ Note: This activity includes historical projects which comply with section 8 of Schedule 1AA (transitional provisions) of the LGA.

Specific information on calculation methodologies for the activities

1. The development contributions 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 paper⁵.

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

2. Section 203(1)(a) of the LGA requires Council to demonstrate for reserve contributions, that it has not 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.
3. Using a subdivision development in Cambridge North as an example, it is assumed that an allotment would have an average sale price of \$370,000 - \$390,000 (incl. GST). The reserve contribution (Reserves and Ci) per HEU in Cambridge North is \$6,405 (GST inclusive). The following table 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
\$370,000	\$27,750	The reserve contribution per HEU is 1.7% of \$370,000. So much less than 7.5%
\$390,000	\$29,250	The reserve contribution per HEU is 1.6% of \$390,000. So much less than 7.5%

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

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

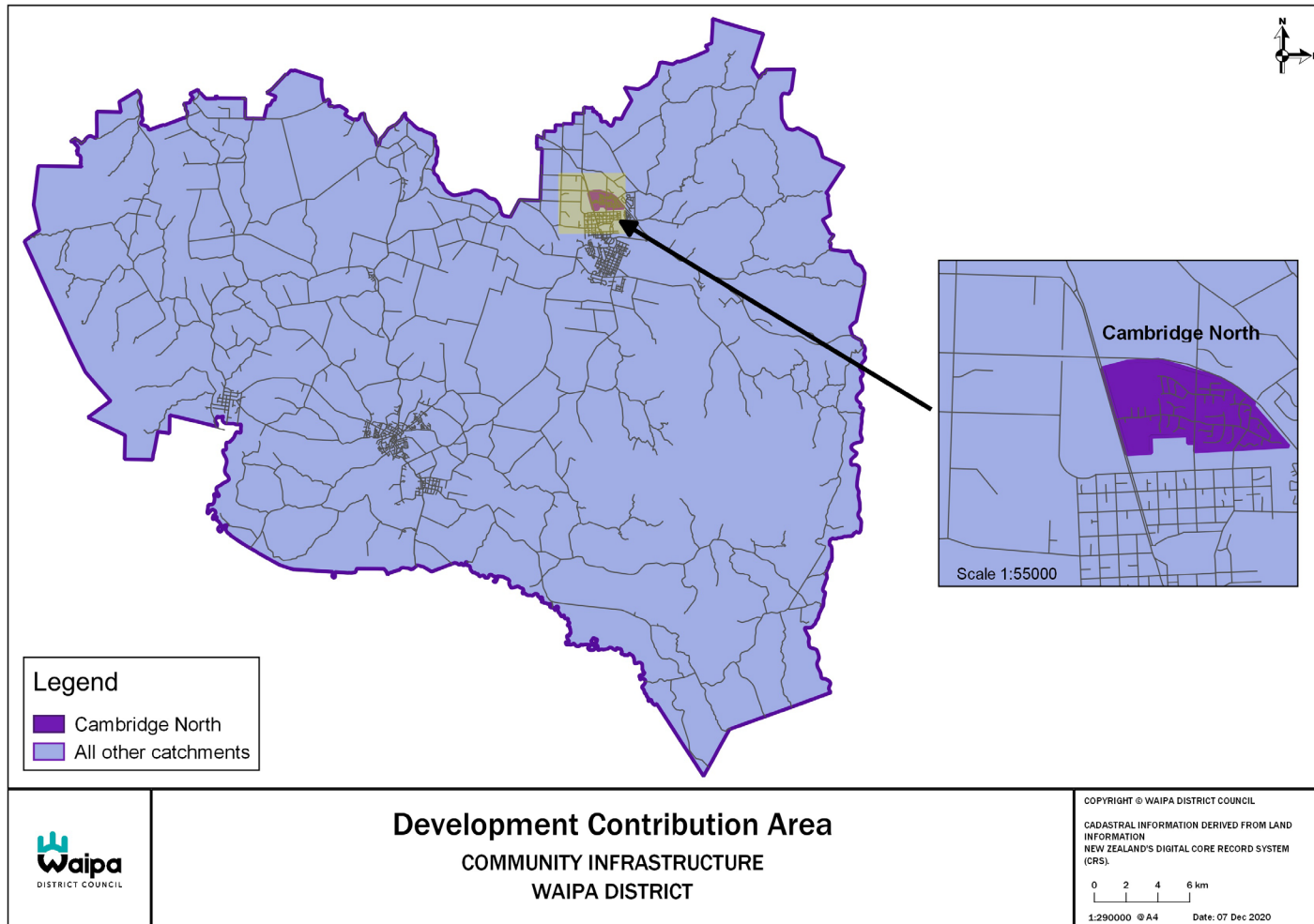
The following documents are referenced in this policy.

Document reference	Availability
Methodology for the Development Contribution Policy 2021 (incorporating a review and analysis of options) –February 2021.	Available on Council’s website and at Council’s offices and libraries. Refer to: https://www.waipadc.govt.nz/repository/libraries/id:26zgz4o7s1cxbyk7hfo7/hierarchy/our-services/planning-and-resource-consents/developmentcontributions/documents/Development%20Contributions%20Policy%20methodology%20and%20options
Development Contribution Model.	Available from Council on request but as a formula free version
2016 update of area unit population, household and Labour Force Projections for the Waikato Region for the period 2013-2061.	Available from Council on request.
Small-area population, household, and labour force projections for the Waikato Region to 2051.	Available from Council on request.
National Institute of Demographic and Economic Analysis, University of Waikato Commissioned Research Report Prepared for Waikato Regional Council, Final Report September 2014.	Available on this website and available from Council on request.
‘Waipa District Business Land Study’ – Property Economics, May 2017.	Available from Council on request.
Report by Gray Matter ‘Growth Component of Transportation Projects’, August 2014.	Available from Council on request.

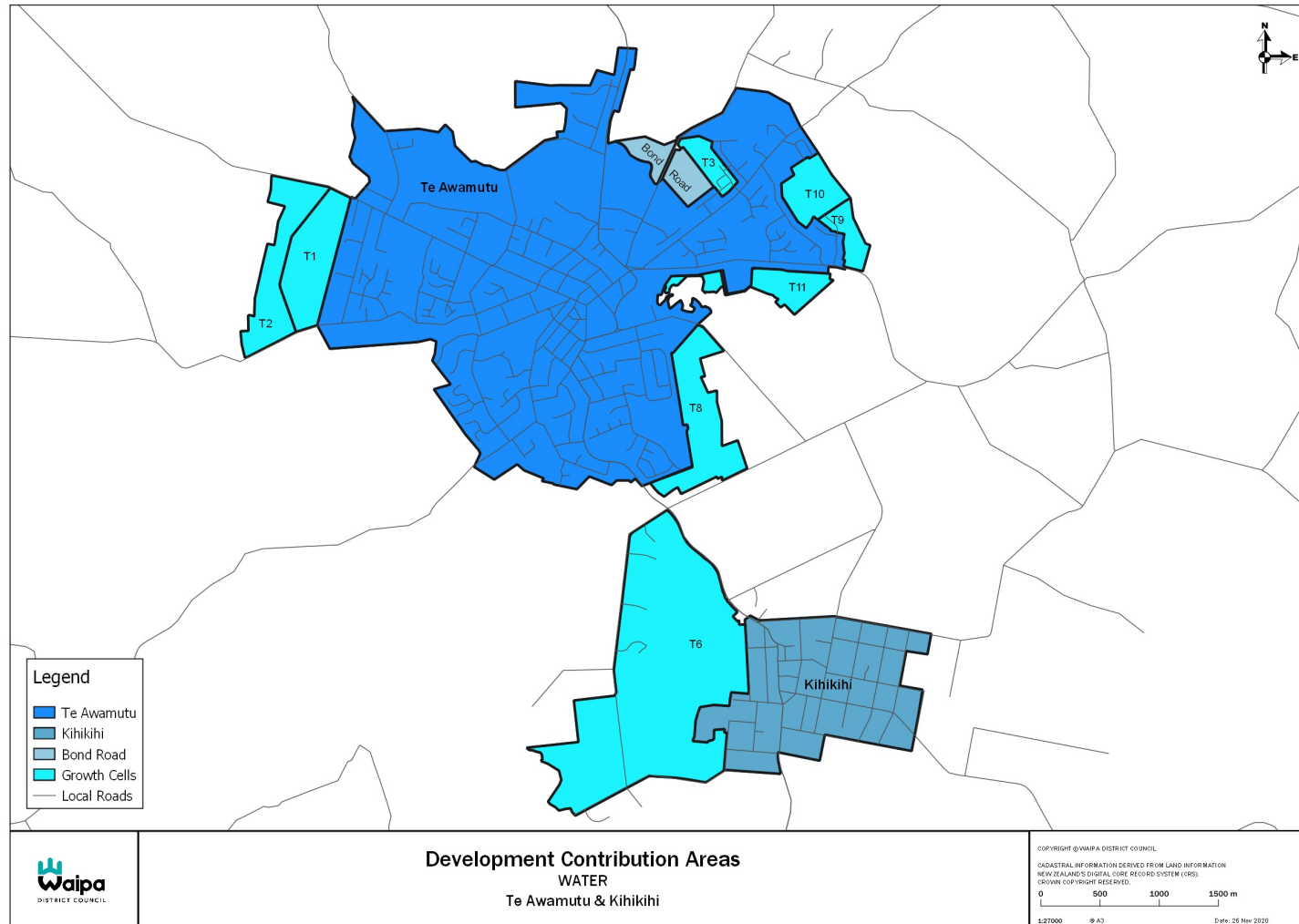
Appendix 2: Development Contribution Catchment Maps

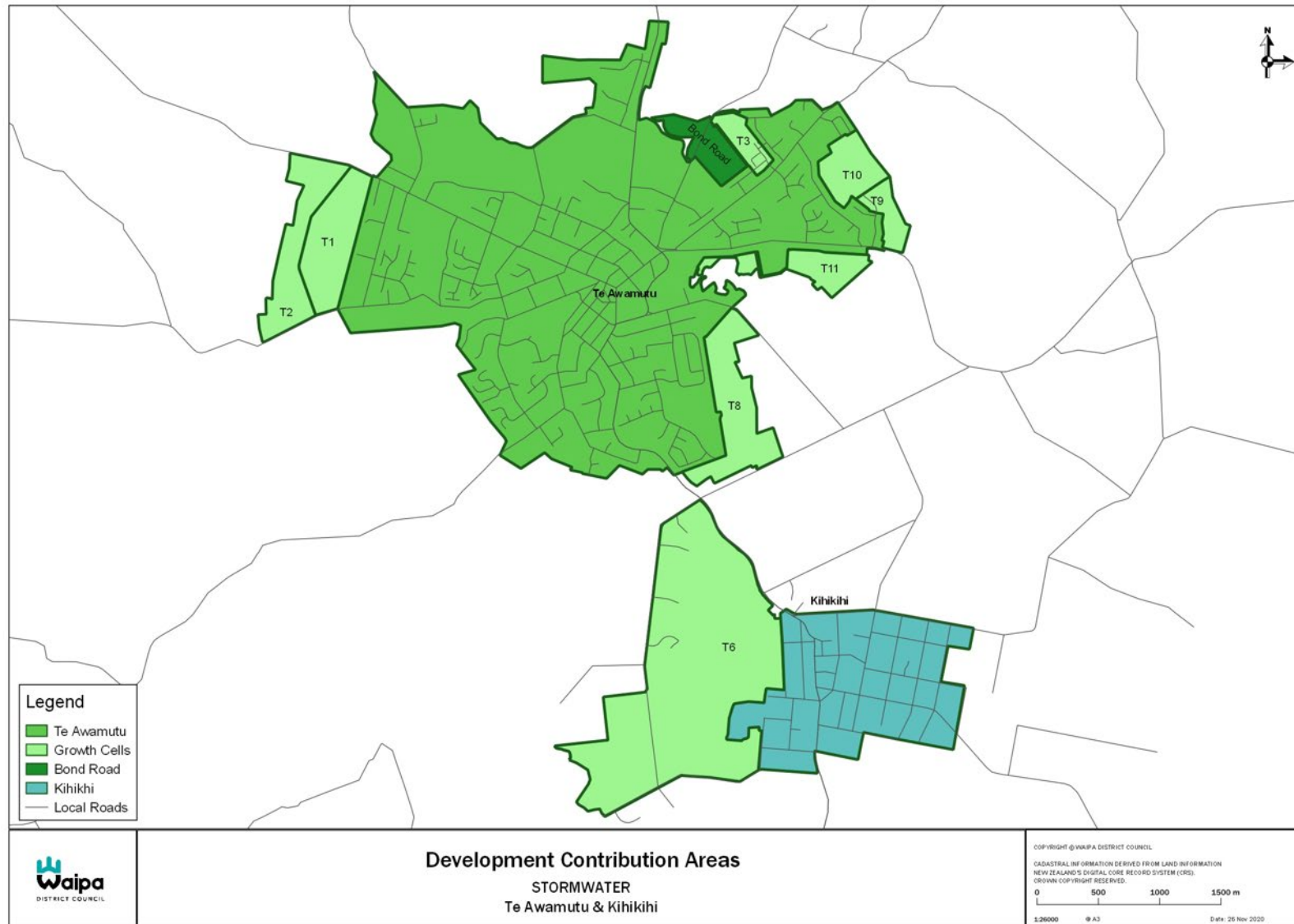
WAIPA DISTRICT	45
TE AWAMUTU	47
KIHIKIHI AND ST LEGER (T6)	51
CAMBRIDGE AND KARĀPIRO	52
ŌHAUPŌ AND PUKERIMU	58
NGĀHINAPŌURI.....	59

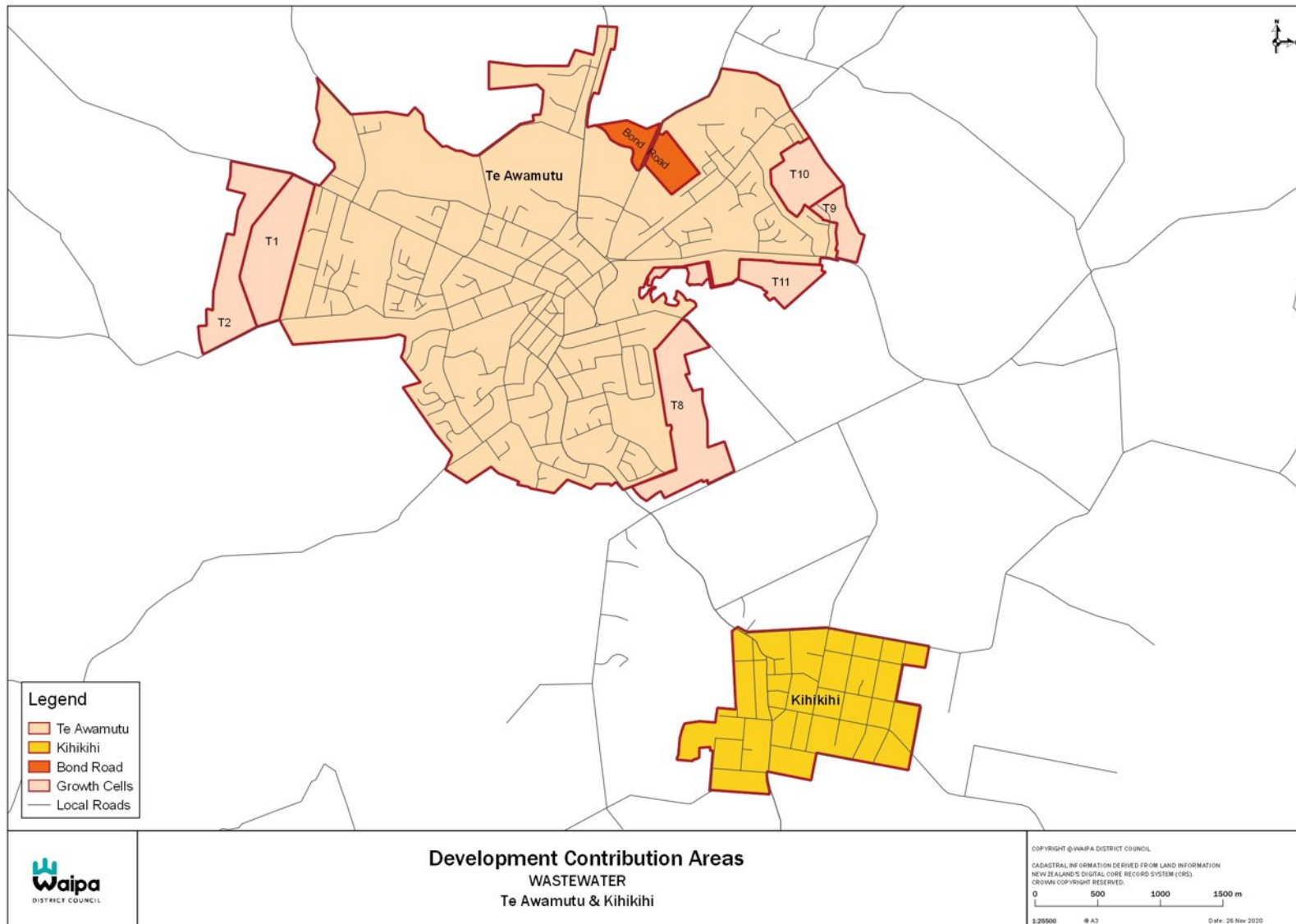
Waipa District

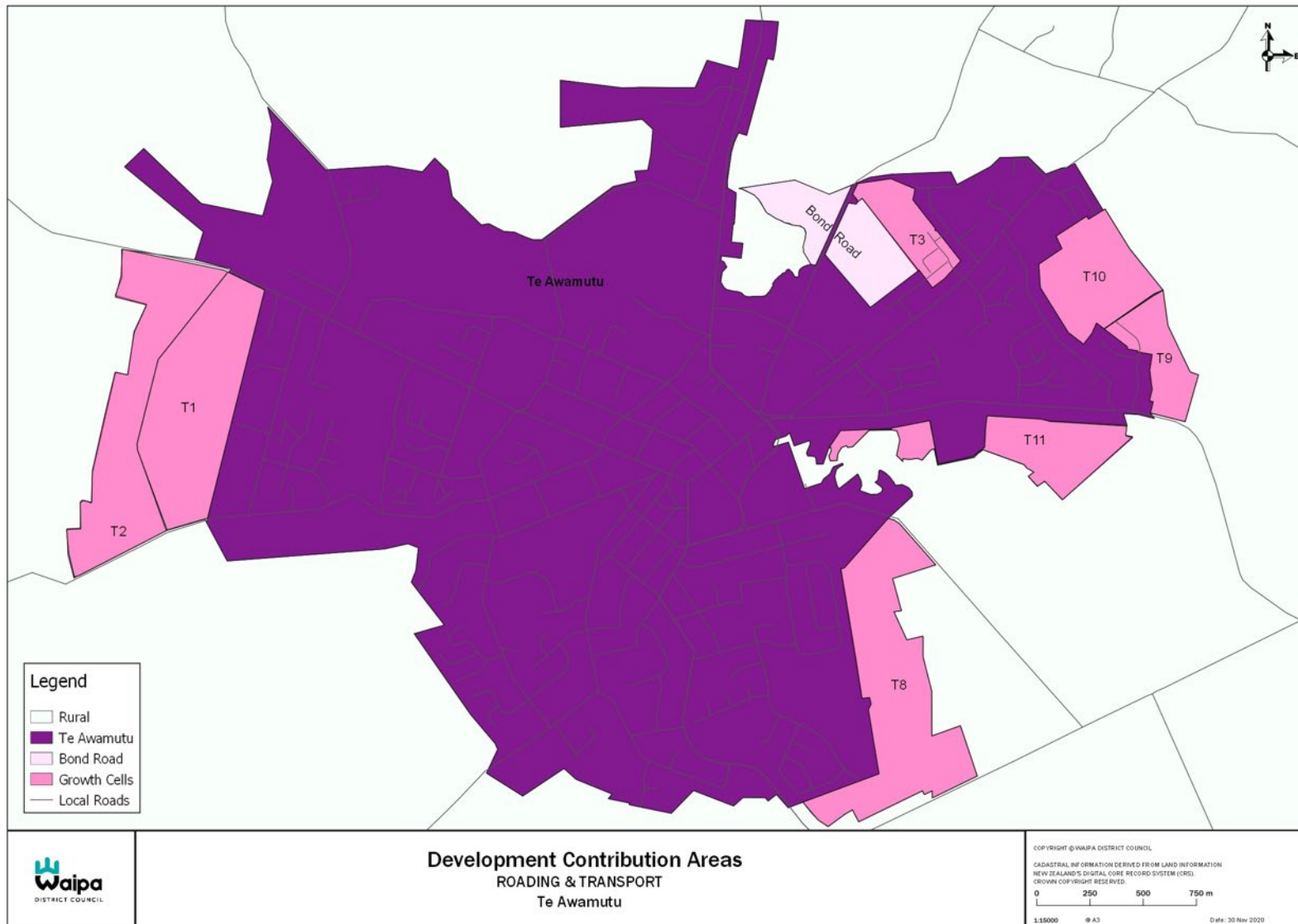


Te Awamutu

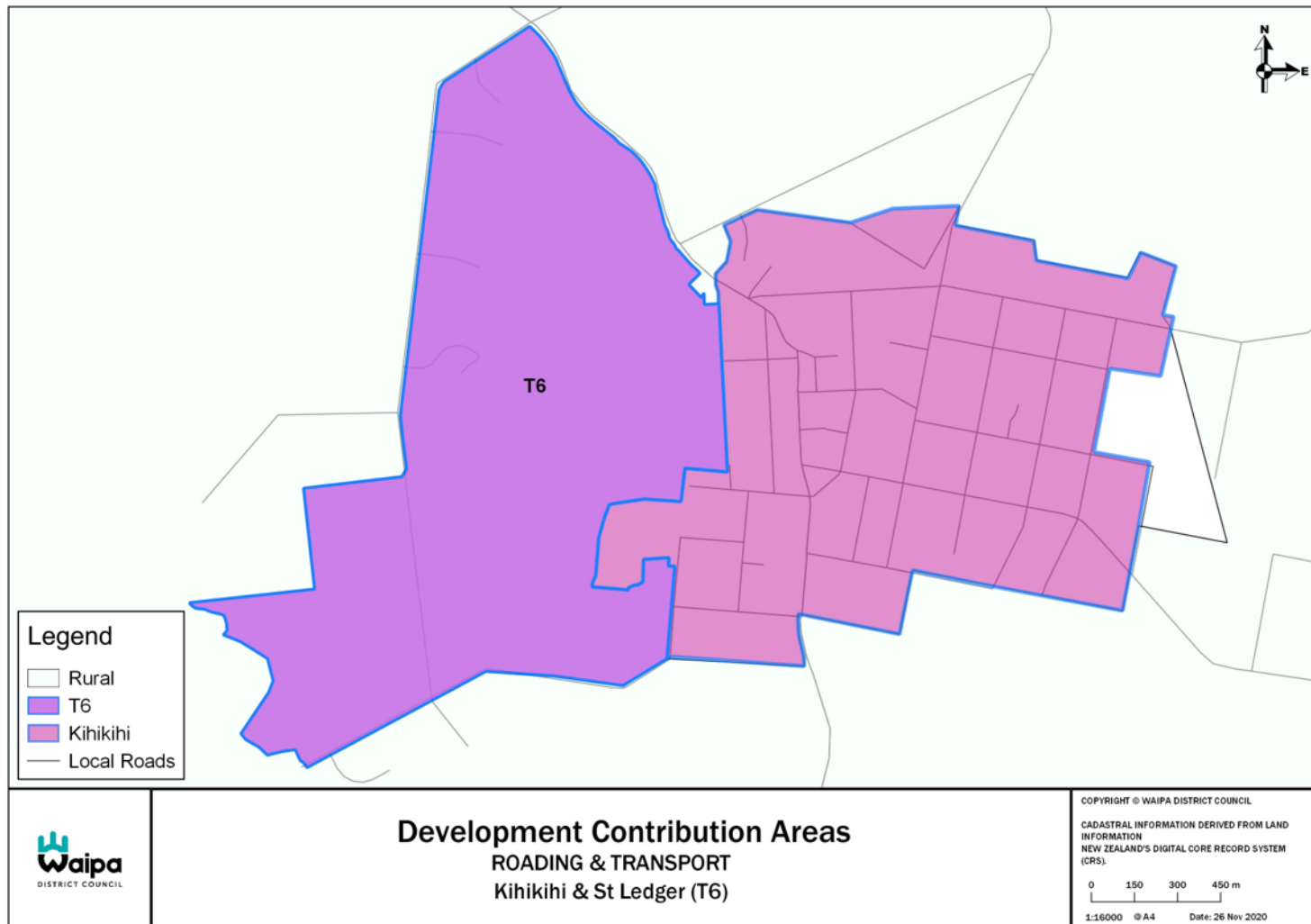




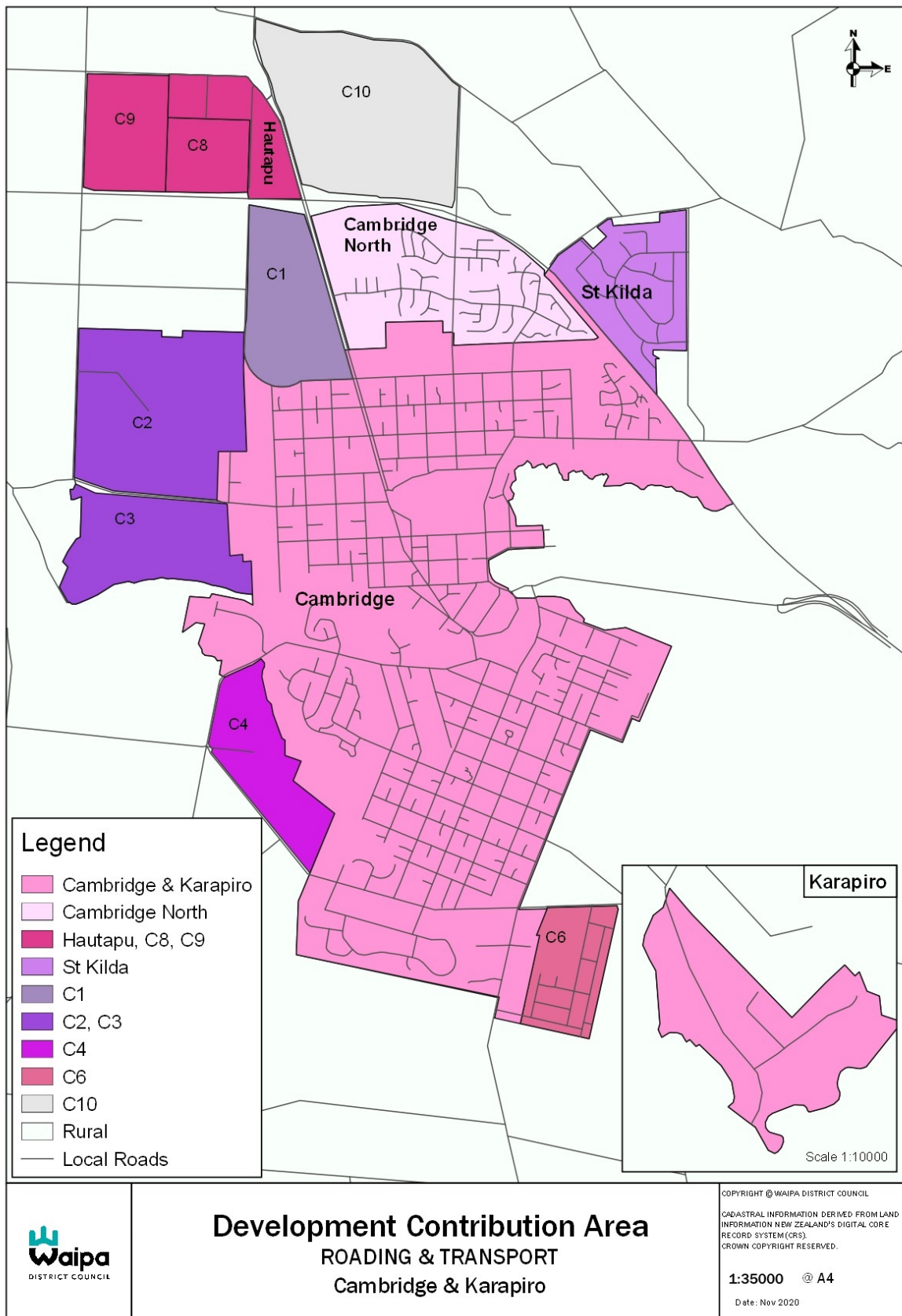


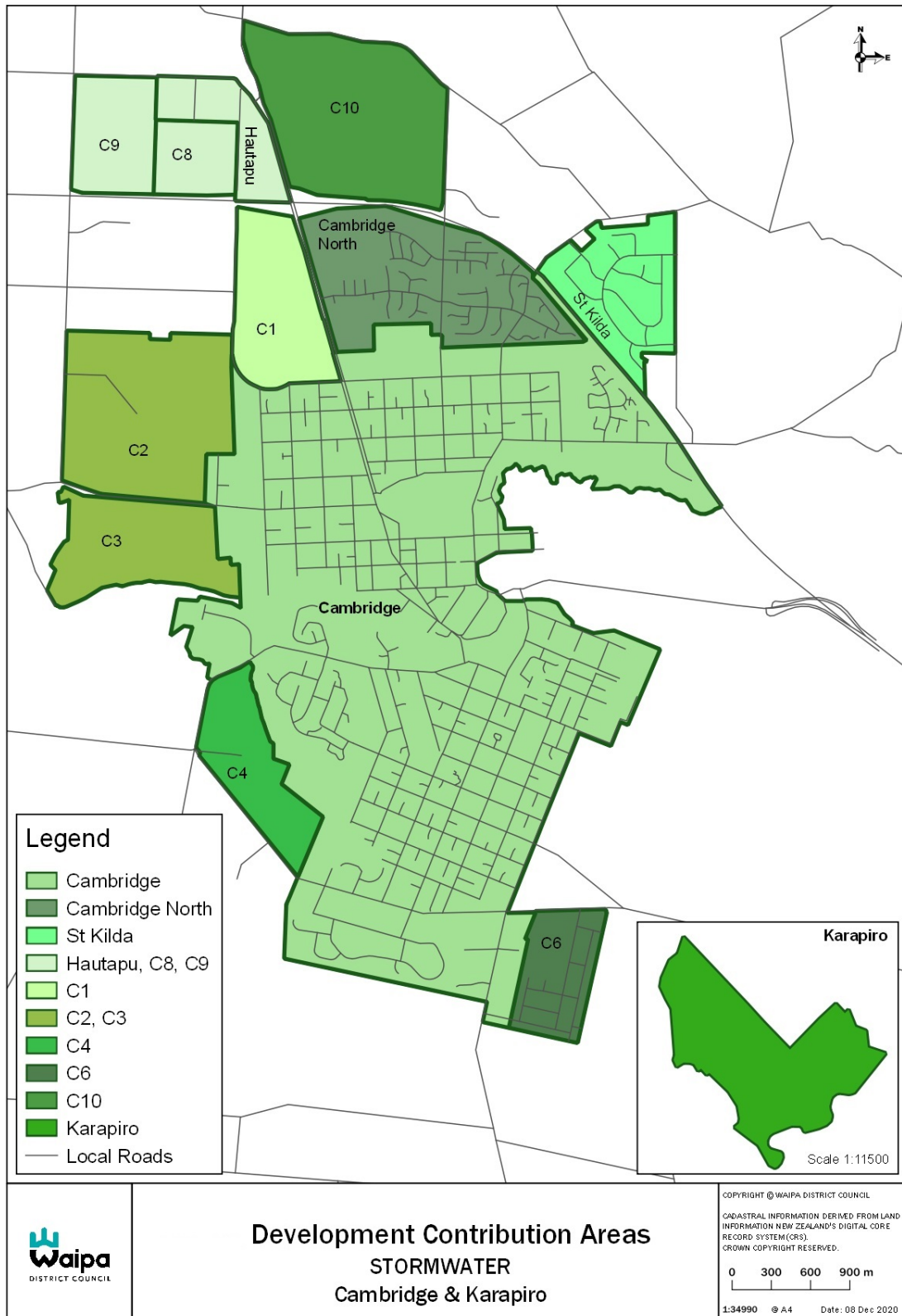


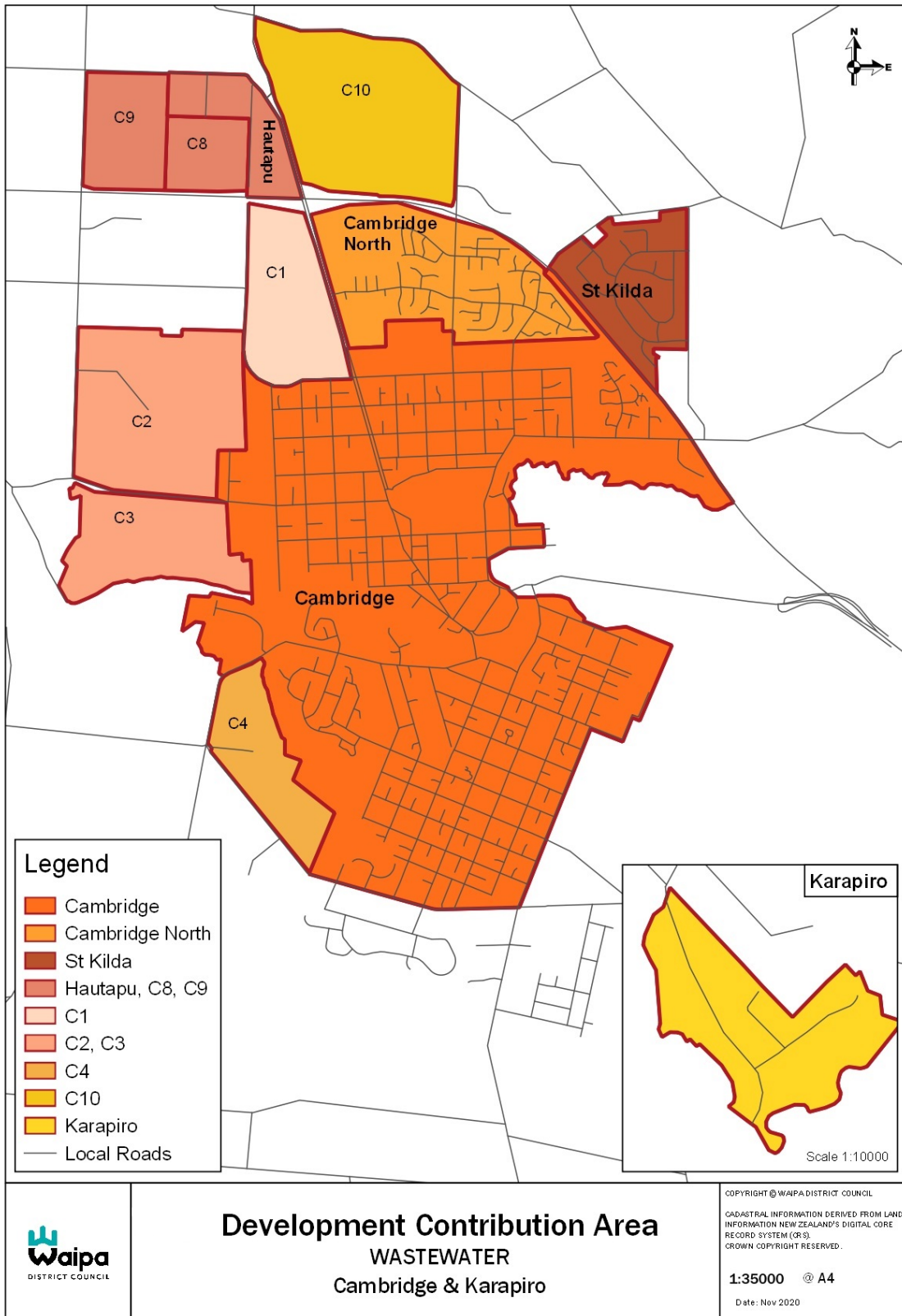
Kihikihi and St Leger (T6)

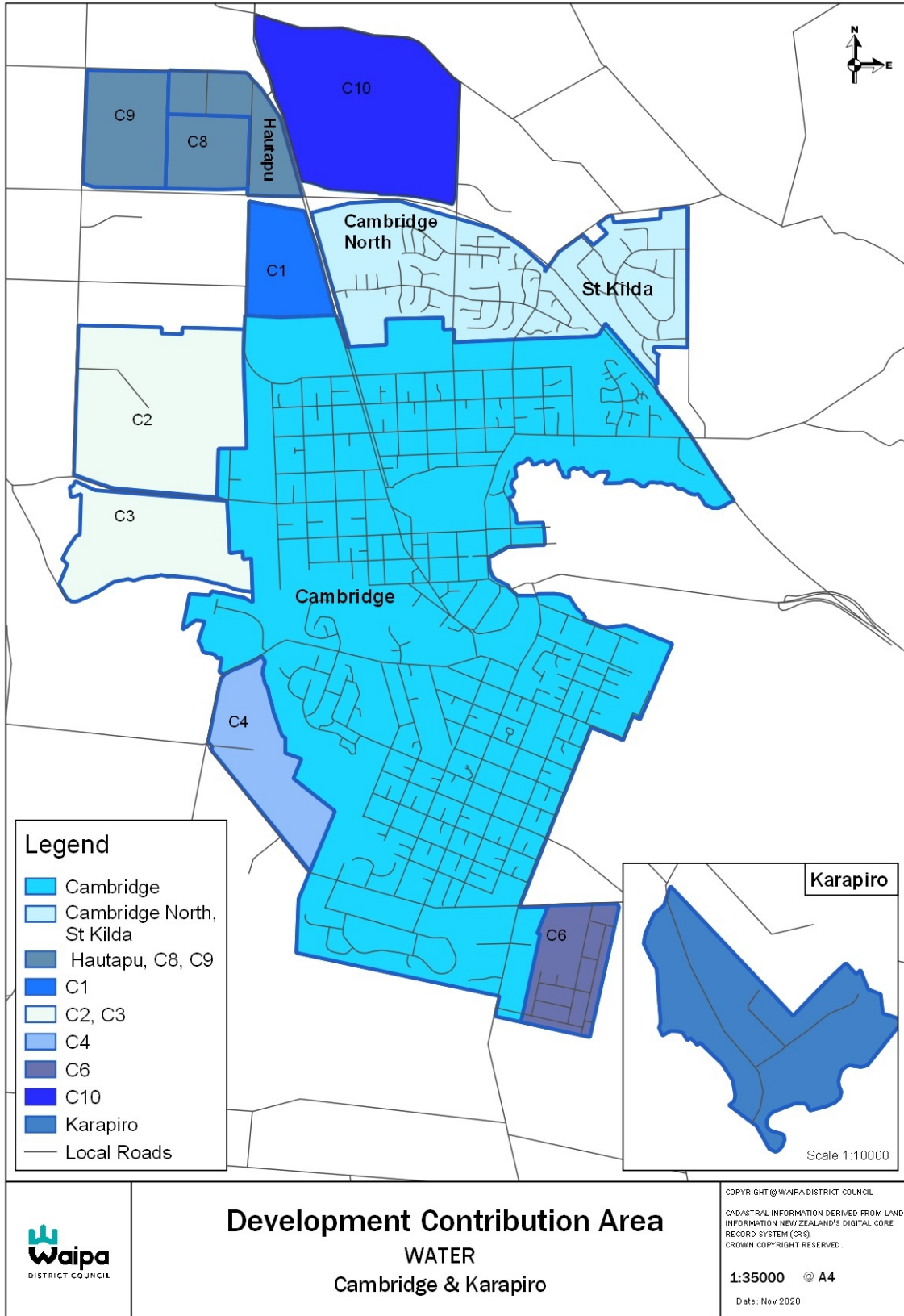


Cambridge and Karāpiro

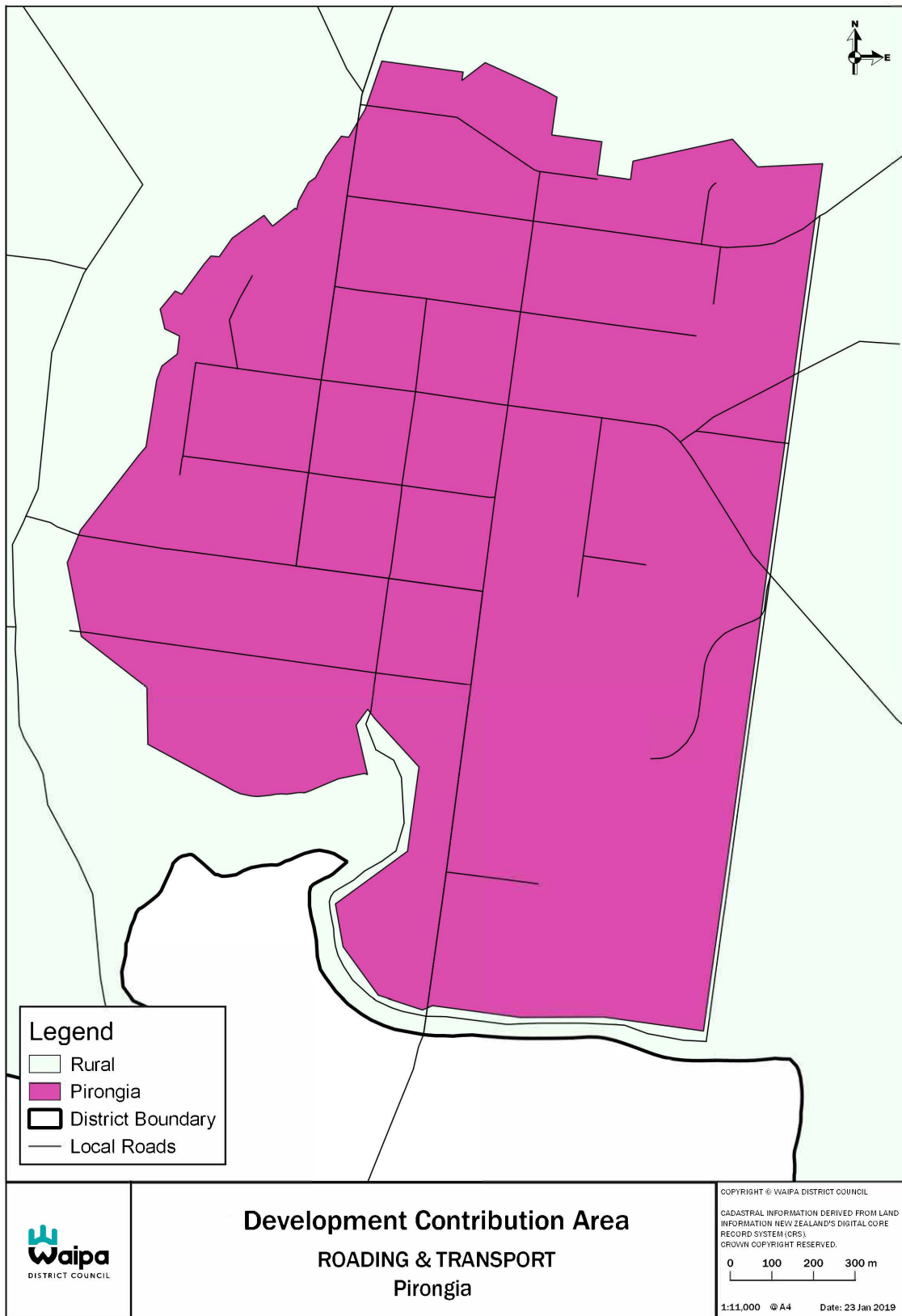


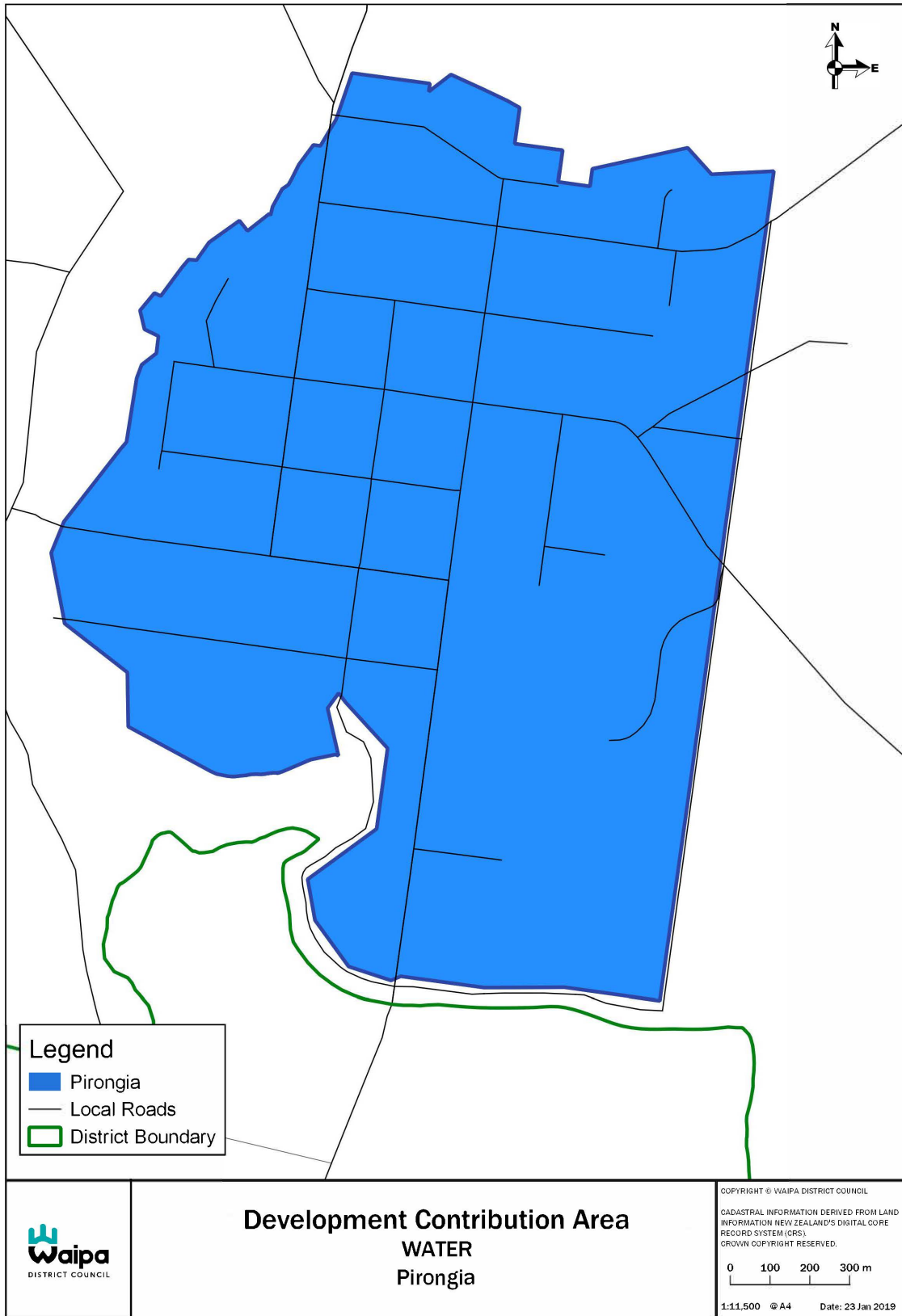




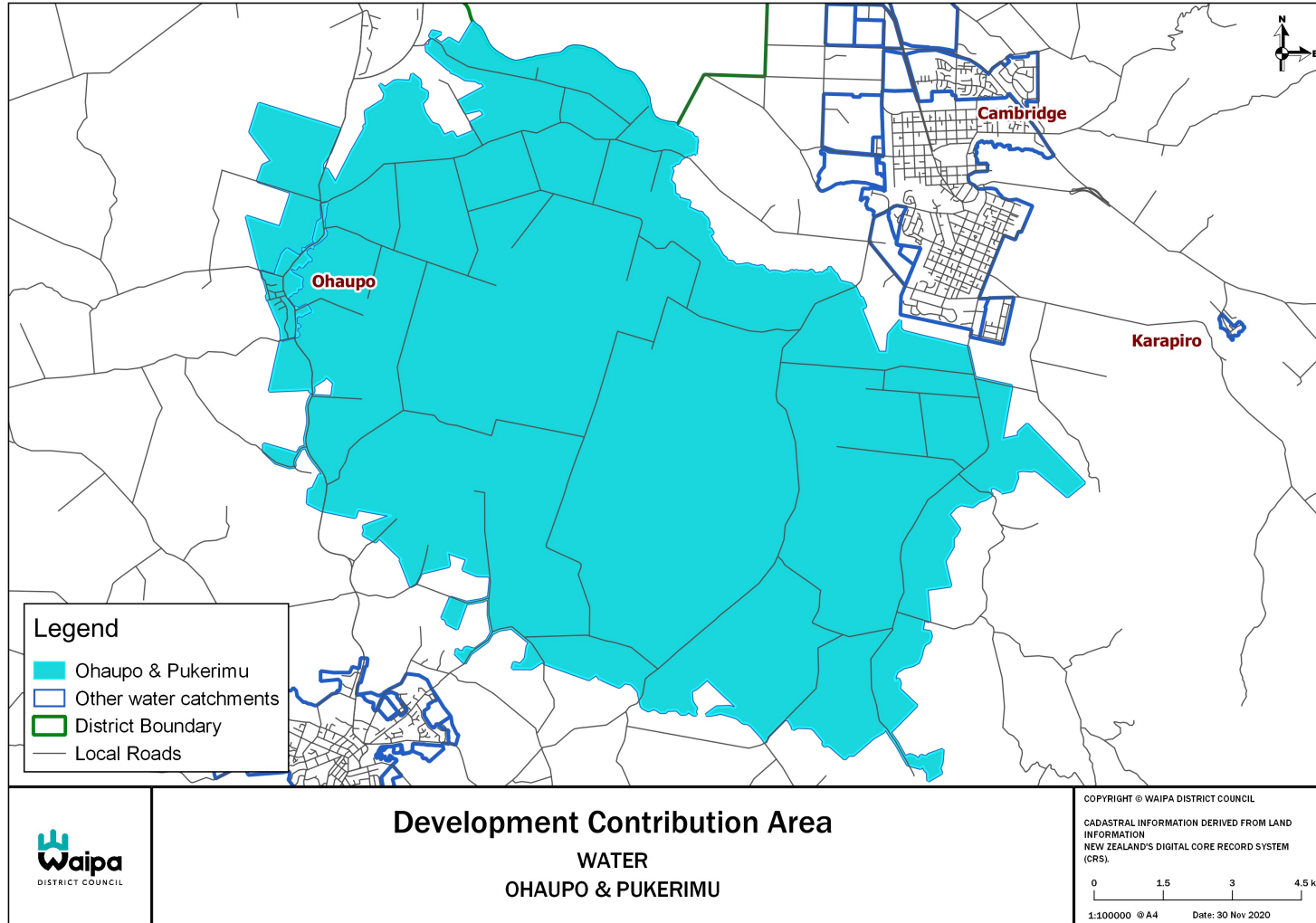


Pirongia

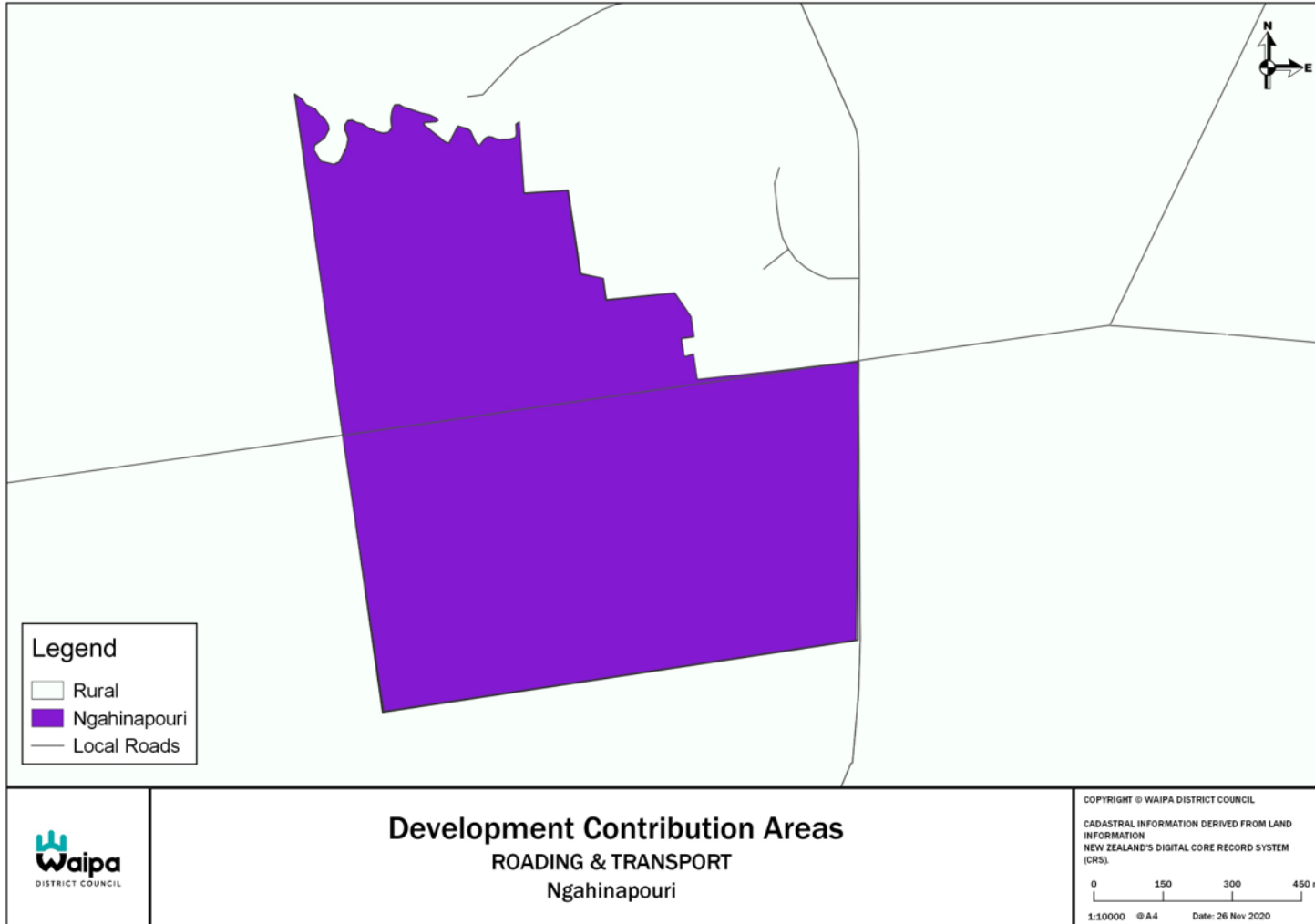




Ōhaupō and Pukerimu



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 Long Term Plan 2021-2031.

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

DISTRICT WIDE	62
TE AWAMUTU	62
PICQUET HILL	63
KIHIKIHI	63
BOND ROAD / T3	63
T1 (GROWTH CELL)	63
T6 (GROWTH CELL)	63
T7 (GROWTH CELL)	64
CAMBRIDGE/KARĀPIRO	64
CAMBRIDGE NORTH	65
HAUTAPU	66
C1 (GROWTH CELL)	66
C2 (GROWTH CELL)	66
C3 (GROWTH CELL)	67
C6 (GROWTH CELL)	67
NGAHINAPOURI	67
PUKERIMU	67
PIRONGIA	69

District Wide

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
	repayment of CB Loans for carparks		130,109		35%	65%
	repayment of TAW loans for carparks		34,947		25%	75%
3197	T9/T10 Roading			477,240	100%	0%
4065	Lake Ngaroto Bridge		1,255,089		8%	92%
Water						
			-			
Wastewater						
2544	District Wide Wastewater Pump Station Upgrades			51,800	60%	40%
Stormwater						
			-			
Community Infrastructure						
1917	TA Library		4,289,838	-	10%	90%
	Karapiro Domain		4,680,000	-	20%	80%
	Cambridge Pool		11,559,147		10%	90%
2115	Library Fitout		251,393		10%	90%
Parks and Reserves						
1224	Buffer Reserve Land Purchase		128,537	-	100%	0%

Te Awamutu

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
1078	Footpaths improvements KK / TA	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T6, T8	135,703	-	13%	87%
Water						
1114	TA Water source & TP upgrd Option 2	Bond Rd, Picquet Hill, Pirongia, T1, T2, T3, T6, T7, T8	302,181	-	100%	0%
1114	TA Water source & TP upgrd Option 2		407,778		27%	73%
1456	TA Water Supply - new water source	Bond Rd, Picquet Hill, Pirongia, T1, T2, T3, T6, T7, T8	46,513	-	85%	15%
2022	Parallel Rd Water Treatment Plant Upgrade	Bond Rd, Picquet Hill, Pirongia, T1, T2, T3, T6, T7, T8	21,207,028		23%	77%
2023	Parallel Rd to Taylors Hill Pipeline	Bond Rd, Picquet Hill, Pirongia, T1, T2, T3, T6, T7, T8	13,870,700		23%	77%
2025	TA Active Reticulation Control	Bond Rd, Picquet Hill, Pirongia, T1, T2, T3, T6, T7, T8	575,880		23%	77%
2048T	Standby Generators for Treatment Plants (TAW)	Bond Rd, Picquet Hill, Pirongia, T1, T2, T3, T6, T7, T8	96,670		27%	73%
2546	Te Awamutu Internal CBD Rising Main	T1, T2, T3, T6, T7, T8, Picquet Hill, Pirongia		3,358,485	100%	0%
1841	Te Tahī - UV's etc part of DW Compliance		769,507		20%	80%
Wastewater						
1441	Vaile / Sloane St TA WW Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T7, T8	395,215	-	30%	70%
1447	Factory Rd TAW Pipe Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T7, T8	1,022,858	-	30%	70%
1806	Te Awamutu 3 Wastewater Treatment Plant Consent & Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T7, T8	15,070,999		37%	63%
1806	Te Awamutu Wastewater Treatment Plant Consent & Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T7, T8	4,790,679		52%	48%
1806	TAW Wastewater Treatment Plant Consent & Upgrade		431,119		30%	70%
2294	Waikeria Prison Expansion - Waipa DC Upgrades	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T7, T8	4,448,500		50%	50%
2336	Christie Ave Sewer Pump Station	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T7, T8	497,235		100%	0%
2540	TA WWTP Consent & Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T2, T3, T7, T8		20,519,250	37%	63%
	TA Sewer Trunk Main Daphne St to WWTP		280,559		20%	80%
Stormwater						
9150	Additional Capacity (pr 9150 & 1731)		187,316		40%	60%
Parks and Reserves						
2538	T8 Land Acquisition and Development: Structure Plan Areas	Picquet Hill, T1, T2, T3, T7, T8		1,185,320	100%	0%

Picquet Hill

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3041	Picquet Hill Plan Change Rooding			3,500,000	90%	10%
3197	T9/T10 Rooding			8,387,794	93%	7%
Water						
2034	T9 Te Rahu - Picquet Hill Water Reticulation		337,470		100%	0%
Wastewater						
1622	Picquet Hill Plan Change 3 Wastewater		35,416	-	100%	0%
2576	DW WW Pipe Upgrades CB Rd to Christie Ave, Mangapiko			8,701,343	75%	25%
1622	Picquet Hill Plan Change Wastewater		35,416		100%	-
Stormwater						
1912	Picquet Hill Plan Change Stormwater		19,855	-	100%	0%

Kihikihi

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3171	Kihikihi Brown Field Rooding Works			1,700,100	100%	0%
Water						
1140	KK Reservoir		345,000	-	60%	40%
Wastewater						
Stormwater						
2409	Kihikihi Brown Field SW Works		122,250		100%	0%
2409	Kihikihi Brown Field SW Works			1,543,642	50%	50%

Bond Road / T3

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
Water						
2035	Bond Rd/T3-T10 Water Reticulation		795,621		100%	0%
Wastewater						
Stormwater						
2153	Bond Rd SW Culvert Upgrade		30,432		67%	33%
2405	Bond Rd SW Culvert Upgrade		5,000		67%	33%
1153 / 2405	Bond Rd SW planned for yr 11			2,125,000	19%	81%

T1 (Growth Cell)⁶

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3143	Frontier Road Plan Change Rooding	T2		1,223,050	100%	0%
Water						
2464	T1 / T2 Water Servicing		16,900	350,000	100%	0%
Wastewater						
2159	T1 Development WW Provision	T2	249,223		100%	0%
Parks and Reserves						
2539	T1 Land Acquisition and Development: Structure Plan Areas	T2		2,391,763	100%	0%

T6 (Growth Cell)

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3079	T6 St Leger Rd Network Upgrades Rooding Concept Plan		95,746	-	100%	0%

⁶ In a previous version of the document water costs for the T1 (Growth Cell) table were displayed in the Te Awamutu table. The T1 (Growth Cell) table has been updated to display the costs. This change has no impact on the development contributions charges and is done for clarity only.

T7 (Growth Cell)

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
				-		
Water						
				-		
Wastewater						
1809	Additional capacity upgrades TAW South		1,082,575	-	50%	50%

Cambridge/Karāpiro

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
1079	Footpaths improvements CAM	C4, C5, C6	79,979	-	20%	80%
3072	Swayne Rd Urban Upgrade & Traffic Calming	C4, C5, C6	459,209	-	60%	40%
3082	Laurensen Park Development - Growth Project	C4, C5, C6	18,500	-	100%	0%
3099	Appleby Road Extension - includes Walkway / Cycleway	C4, C5, C6	209,303	-	52%	48%
4053	CB CBD upgrade	C2, C3, C4, C5, C6	4,800,177	-	18%	82%
4250	WDC Contribution Victoria St Interchange	C1, C2, C3, C4, C5, C6, CBN	1,600,000	-	21%	79%
	Maungatautari Rd	C4, C5, C6	31,715		100%	0%
3183	Hanlin Road intersection	C4, C5, C6	4,600,000		100%	0%
4270	Hamilton Intersection (Avantidrome)		1,062,888		10%	90%
4268	Thornton - Albert - Robinson Intersections		19,175		5%	95%
4276	Maungatautari Rd RP6590 - 8070		31,715		100%	-
Water						
1260	Karapiro WTP HL Pump Suction & Del Manifold	C1, C2, C3, C4, C5, C6, CBN, Hautapu	123,097	-	25%	75%
1395	Karapiro Rising Main	CBN, C4, C5, C6	1,081,999	-	90%	10%
2021	Karapiro Water Treatment Plant Upgrade	C1, C2, C3, C4, C5, C6, CBN, Hautapu	6,821,840	-	100%	0%
2029	Cambridge Water Reticulation Active Control	CBN, C4, C5, C6	462,820		88%	12%
2045	Cambridge upgrade Pipe Bridge Water Portion	CBN, C4, C5, C6	200,000	-	50%	50%
9152	Water main from Karapiro to Leamington	CBN, C4, C5, C6	1,679,012	-	50%	50%
1615 /						
9163	Karapiro WTP Upgrade - pr 1615, 9163	C1, C2, C3, C4, C5, C6, CBN, Hautapu	21,379	-	100%	0%
2471	Karapiro Rising Main	CBN, C4, C5, C6	25,569		90%	10%
1395	Karapiro High Lift Rising Main		2,921		50%	50%
2048	Standby Generators for Treatment Plants (CB)		96,670		27%	73%
Wastewater						
1436	Cambridge New WW Treatment Plant - Stage 1	C1, C2, C3, C4, C5, CBN, Hautapu	11,440,851		26%	74%
2541	CB WWTP Consent and Upgrades	C1, C2, C3, C4, C5, CBN, Hautapu		100,191,453	33%	67%
2301	C1 wastewater		45,570	900,000	100%	0%
1436	CB WW treatment Plant Pr 1436		824,285		30%	70%
1436	CB WW treatment Plant Pr 1436		374,422		21%	79%
1439	CB Upgrade Pipe Bridge		283,850		60%	40%
2031	Cambridge Wastewater Pipe Upgrades		470,696		16%	84%
2082	Cambridge Wastewater Pipe Upgrades stage 2		406,453		70%	30%
Stormwater						
9150	Additional Capacity (pr 9150 & 1731)		165,564		40%	60%
Parks and Reserves						
1224	Reserve Land Purchase - St Kilda	C4, C5, C6	505,000	-	100%	0%

Cambridge North

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3071	Victoria/Norfolk Intersection Construction	CB/KP, C4, C5, C6	2,465,534	-	80%	20%
3072	Swayne Rd Tulip Drive Roundabout	CB/KP, C4, C5, C6	496,861	-	100%	0%
3072	Swayne Rd Urban Upgrade & Traffic Calming		932,333	-	60%	40%
3130	Swayne Rd / Rose Leigh Drive Intersection		827,292	-	100%	0%
4096	CBN Deferred Res		602,370	-	51%	49%
3072	Swayne Rd Urban Upgrade & Traffic Calming		25,527		70%	30%
Water						
2011	CB North Deferred Residential Water - Water Pipe		116,570	-	50%	50%
2019	Cambridge North Water Provision		274,544	225,000	100%	0%
2026	Dedicated Cambridge North Water Main		552,091	-	80%	20%
2151	Dedicated Main Leamington to CB North	Hautapu	2,652,565		80%	20%
Wastewater						
1129	CB 3 Wastewater DRZ Rising Main		1,707,071	-	100%	0%
2018	Cambridge North 3 Wastewater Provision		1,300,631		100%	0%
	CB North - JLK, transland & saffron		701,597	-	100%	0%
2552	Cambridge North Wastewater Provision			815,820	100%	0%
1129	CB Wastewater DRZ Rising Main		1,707,071		100%	0%
	CB North - replace historic 2009 with JLK actuals, transland actuals & saffron		701,597		100%	0%
Stormwater						
2086	Land Victoria Rd Swale		189,430	-	74%	26%
2087	Norfolk Rd Trunk Reticulation		1,095,316	-	69%	31%
2090	Construct 50% Western Basin		1,493,597		69%	31%
2091	Construct balance of Western Storage Basin		1,362,012		69%	31%
2092	Land Western Swale		310,261		100%	0%
2097	North Eastern Trunk Reticulation		256,295	-	100%	0%
2100	Construct North Eastern Storage (Appleby Pond)		2,674,374		68%	32%
2100	Construct North Eastern Storage (Appleby Pond)		82,193		74%	26%
2104	Land Victoria Rd Swale (part 2)		636,527	250,000	100%	0%
2105	Construct Victoria Rd Swale		815,754		90%	10%
2116	Land Purchase Northwest SW Pond from NZTA		709,255	-	100%	0%
2128	North Western Trunk Reticulation		325,960	-	100%	0%
9149	CB Deferred Residential Works SW (incl 1461)		1,150,884	-	100%	0%
2116	Land Purchase Northwest SW Pond from NZTA		1,863,202	-	70%	30%
2433	Western Catchment Remedial Works		-	400,000	100%	0%
2434	Construct Victoria Rd Swale		36,056	650,000	74%	27%
2435	Construct 50% Western Basin		427,730		69%	31%
2438	Construct Western Swale		659,440		100%	0%
2439	Trunk Reticulation Connector Road		1,153,552	3,339,176	100%	0%
2441	Construct Western Outlet to the Stream		3,350,190	46,875	80%	20%
2445	Construct NE Swale		988,034	591,823	100%	0%
2448	Construct Victoria Rd Swale		78,446	120,000	90%	10%
2452	North Western Trunk Reticulation		169,947		100%	0%
2096	Construct Western Outlet to the Stream		128,222		80%	20%
2101	Land - NE Swale		393,672		100%	0%
2102	Construct NE Swale		942,171		100%	0%
	Cambridge North Deferred Res Zone		1,204,956		100%	0%
2089	Construct NE Swale		397,778		74%	26%
Community Infrastructure						
2120	Playground Reserve Land Cambridge North		21,064	410,000	100%	0%
Parks and Reserves						
1224	Reserve Land Purchase - St Kilda		169,000	-	100%	0%
1224	Buffer Reserve Land Purchase - CBN		36,663	-	100%	0%
2528	CB Nth Land Acquisition and Development			3,360,350	33%	67%
2118/2377	Playground Reserve Land Cambridge North		41,000	379,000	68%	32%
2584	CB North Reserve Land			1,049,160	33%	67%
2104	Land Victoria Rd Swale		109,132		74%	26%
2104	Land Victoria Rd Swale (part 2)		109,132		100%	0%

Hautapu

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3076	Hautapu Structure Plan Rooding		1,167,600		85%	15%
3076	Hautapu - Rooding		600,000		100%	0%
3170	Hautapu - Cycleway connection Victoria to Hannon		305,940		100%	0%
3192	C8 C9 C10 Hautapu Rd 1st Roundabout at Victoria Rd/			4,149,000	70%	30%
3193	C8 C9 C10 Hautapu Rd - 1st section of Collector Rd			2,789,100	100%	0%
3194	C8 C9 C10 Hautapu & Hannon Rd Urbanisation			4,609,200	60%	40%
3195	C8 C9 C10 Hautapu Rd - 2nd roundabout at Victoria Rd			1,688,400	95%	5%
3199	Hautapu Transportation Land			10,919,416	100%	0%
Water						
2027	Cambridge North to Hautapu Pipeline and C8	Cambridge North	3,457,262		100%	0%
2027	Cambridge North to Hautapu Pipeline and C8			5,272,838	100%	0%
2410	Hautapu East Water Development (C10)		500,000	620,000	100%	0%
Wastewater						
2158	Hautapu Industrial WW Provision		943,200		100%	0%
2332	Hautapu East C10 WW		2,000,000		100%	0%
2551	WW Hautapu Industrial WT Provision C8 & C9			5,236,541	100%	0%
Stormwater						
2454	Hautapu Industrial SW Provision		49,451	145,000	100%	0%
2549	C8 Stormwater Land Purchase			24,511,355	100%	0%
2550	C8 Stormwater Reticulation Provision			14,394,263	100%	0%
2554	Existing Hautapu Industrial Area SW			6,762,000	100%	0%
	Hautapu East C10 SW development		2,355		100%	0%
2156	Hautapu Industrial SW Provision		164,854		100%	0%
Parks and Reserves						
2529	C8 Hautapu Industrial Land Acquisition and Development			2,102,506	100%	0%
2583	C8 Hautapu Industrial reserve land			2,916,000	100%	0%

C1 (growth cell)⁷

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3117	Cambridge Deferred Residential Collector Road -Norfolk West	C2, C3, C4, C5, C6, CB/KP, CBN	131,380	1,350,000	100%	0%
3151	CB growth construction c1	C2, C3, C4, C5, C6, CB/KP, CBN	182,103	1,300,000	100%	0%
3167	Cambridge Growth Cell Rooding Land Purchases C1	C2, C3, C4, C5, C6, CB/KP, CBN	22,000	2,000,000	100%	0%
3185	C1 Norfolk Rooding & Victoria Rd Urbanisation			4,949,500	85%	15%
Water						
2303	C1 water		31,793	1,471,446	100%	0%
Wastewater						
2301	C1 3 Wastewater		45,570	900,000	100%	0%
2577	Taylor St PS Capacity (pipes) and Sewer on Vogel St	Hautapu & CBN		4,222,938	75%	25%
2573	Taylor St WW PS Capacity Increase	Hautapu & CBN		2,170,070	100%	0%
Stormwater						
2253	Cambridge Growth Cell SW Development Provision C1	C2, C3	291,035	6,441,539	100%	0%
2269 / 2456	Stormwater Land Purchases - C1	C2, C3	2,707,466	1,931,384	100%	0%
Parks and Reserves						
2268	land to reserves			9,569,912	100%	0%

C2 (growth cell)⁸

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3169	C2 & C3 Structure Plan Rooding	C3	934,867	32,864,900	100%	0%
3165	Cambridge Road Urbanisation	C3	950,335	1,300,000	100%	0%
3190	C2/C3 Collector Roads and Green Belt Connection - Land	C1, C3		17,240,980	100%	0%
3189	Hamilton Road/Cambridge Road Urbanisation	C1, C3		5,449,150	43%	57%
Water						
2302	Cambridge Water Reticulation Growth- C2 & C3	C3	1,055,000	2,122,680	100%	0%
2046	Cambridge Water Reticulation Growth (C1, C2, C3, C4 & C7)	C1, C3, C4,	543		100%	0%
Wastewater						
2230	Cambridge Growth Cell WW System Development/Provision	C3	2,647,500	5,145,610	100%	0%
Stormwater						
2266	Cambridge Growth Cell SW Development Provision C2 & C3	C1, C3	2,107,638	39,791,689	100%	0%
2270	Stormwater Land Purchases - C2 & C3	C1, C3	54,209		100%	0%

⁷ SW within C1 C2 and C3 cells is treated as one catchment

⁸ SW within C1 C2 and C3 cells is treated as one catchment

C3 (growth cell)⁹

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
Water						
2020	Alpha St Water Treatment Plant Upgrade	C1, C2, Hautapu		6,300,480	100%	0%
Wastewater						
1439	Cambridge Upgrade Pipe Bridge	C1, C2, Hautapu	8,271,584		10%	90%
Stormwater						
2457	Stormwater Land Purchases - C2 & C3	C1, C2	126,580	20,351,245	100%	0%
Parks and Reserves						
2268	Reserves - C1, C2, C3		620,000	2,969,600	100%	0%

C6 (growth cell)

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3186	C5, C6 Lamb Street Intersection - Roundabout			1,333,000	40%	60%
3191	C5/C6 Lamb St Intersection	CB, C4, C5		383,100	90%	10%
Water						
Wastewater						
Stormwater						

Ngahinapouri

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
3188	Ngahinapouri SH39 Intersection & N1/N2 Development			1,835,868	95%	5%
Water						
Wastewater						
Stormwater						

Pukerimu

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
Water						
2572	Pukerimu Water Supply - Pipework Parallel Rd to Titanium			9,373,835	10%	90%
Wastewater						
Stormwater						

⁹ SW within C1 C2 and C3 cells is treated as one catchment

Pirongia

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Transportation						
	<i>Refer to the district wide transportation catchment projects which are included in this catchment</i>					
Water						
	<i>Refer to the Te Awamutu and district wide water catchment projects which are included in this catchment</i>					
Wastewater						
				-		
Stormwater						

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
	Karāpiro Domain Development	\$8,890,000	\$936,000	\$7,954,000	\$115,497	2029/30
	Te Awamutu Library	\$4,541,231	\$454,123	\$4,087,108	\$13,672	2030/31
	Cambridge Pool	\$11,559,147	\$1,155,915	\$10,403,232	\$1,005,915	2031/32

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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