

## DEVELOPMENT CONTRIBUTIONS POLICY

### 1.0 INTRODUCTION

This policy sets out what monetary contributions or contributions in the form of land will be required by the Council when development occurs that results in a growth related impact.

Under the Local Government Act 2002, (“LGA”) the Council is required to have a policy on development contributions as part of its funding and financial policies in its LTCCP.

Development contributions may be required from development if the Council has a development contributions policy in place. The Council first adopted a development contributions policy as part of its LTCCP in June 2004. It was reviewed in 2006 and again for inclusion in the LTCCP from 1 July 2009.

Policies relating to development contributions are controlled by the LGA. The LGA creates a framework for managing the costs of growth (s106 LGA).

Development contributions under the LGA are in addition to, and separate from, financial contributions imposed as a condition of a resource consent under Section 108 of the Resource Management Act 1991. A financial contribution may be in the form of money or land or a combination of both. While Council generally considers development contributions under this Development Contribution Policy as its main funding tool for growth related costs of network infrastructure, community assets and reserves, it may also require financial contributions for other activities as set out in the District Plan.. Development Contributions must not be required where a Financial Contribution has been applied as a condition on a consent for the same purpose on the same development.

Development contributions taken by the Council under the LTCCP relate directly to the assumed cost of development on current and future infrastructure networks.

### 2.0 PURPOSE

The purpose of the Whakatane Development Contributions Policy (“the policy”) is to enable development contributions to be taken that ensure developers make a fair and equitable contribution to the development of network infrastructure, community infrastructure and reserves required to maintain an accepted level of service as development increases demand in the district.

The policy will apply to developments where applications for resource consent (land use and subdivision consents), building consents, or authorisations for service connection are received.

The policy is not intended to apply retrospectively, as provided by the Local Government Act 2002, for the pre-existing status of development on a property, including where applications for resource or building consents or service authorisations have already been granted by the Council before the implementation date of the policy. For clarity, a contribution is payable at a later stage of a development if an earlier application (resource consent, building consent or service connection) was granted prior to the implementation date of this policy but the subsequent application occurs after the date of implementation of the policy.

The Council may require contributions from a development where the effect, including the cumulative effect of a development with other developments, is to require new or additional assets or assets of increased capacity and, as a consequence, the Council incurs capital expenditure.

This also includes capital expenditure the Council has already incurred in anticipation of growth. This capital expenditure must be to provide for community facilities, which in the case of the Whakatane District, are network infrastructure, community infrastructure and reserves.

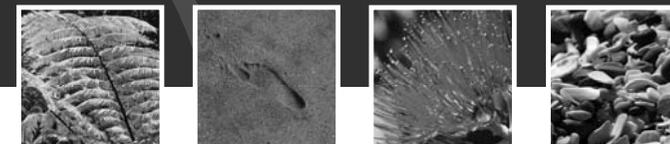
Funding the Council’s capital expenditure for growth with development contributions must be considered alongside the Council’s other funding tools, in order to provide certainty about the sources and levels of funding.

See also section 7.0 of this policy for further explanation of when the policy will apply.

### 3.0 BACKGROUND

The 2006 policy was put in place to recover growth costs arising from increased infrastructure demand from new developments in the district. Subdivision and new building has continued from 2006 to 2009.

While the rate of growth in new dwellings and businesses has slowed over the course of 2008 and 2009, there is still a steady number of new houses being constructed in Whakatane and Ohope urban areas and recent suburban subdivisions, and in the rural area of Otakiri. Coastal locations are still a popular choice for new home buyers and those building. The number of building consents and new allotments over the last three years is summarised in Tables 1 and 2 on the following page:



**Table 1: Additional lots created through subdivision**

	2005-2006	2006-2007	2007-2008
Whakatane	88	45	51
Ohope	19	7	9
Edgecumbe	15	11	3
Matata	1	2	1
Rural	79	105	79
Te Urewera	1	0	0
<b>Total per Financial Year</b>	<b>203</b>	<b>170</b>	<b>143</b>

**Table 2: Building consents granted for residential dwellings**

	2005-2006	2006-2007	2007-2008
Whakatane-Ohope	128	89	69
Taneatua-Waimana	2	7	7
Edgecumbe-Tarawera	12	26	55
Murupara-Galatea	3	4	5
<b>Total per Financial Year</b>	<b>145</b>	<b>126</b>	<b>136</b>

The slowing of development may continue with decreases in the number of new units of demand created in the early years of this LTCCP period, but the opportunity for investment and the growth potential of the area is still being increasingly recognised and actively encouraged by regional and local economic development initiatives. It is very likely that this opportunity will be taken advantage of by developers over the medium and long term.

The infrastructure required to support new developments includes, but is not limited to:

- Parks and Reserves,
- Network Infrastructure (roading and transport, stormwater, water supply and wastewater) and;
- Community Infrastructure (facilities on parks and reserves, libraries, public toilets, leisure and community centres).

## 4.0 FINANCIAL CONTRIBUTIONS

Development Contributions under the Local Government Act 2002 are different from Financial Contributions under the Resource Management Act 1991.

The Resource Management Act 1991 restricts the charging of financial contributions to only those activities that avoid, remedy or mitigate environmental effects.

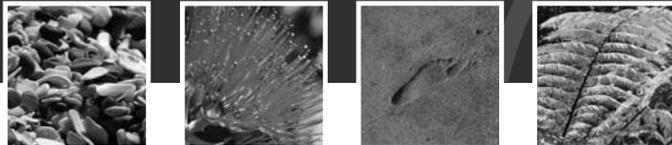
The Proposed Whakatane District Plan, which will be made partly operative shortly, does not contain a Financial Contributions Policy. Once this plan is made operative, the existing Financial Contributions Policy under Ordinance 9C of the Transitional Whakatane District Plan and the transitional provisions of the Resource Management Act 1991 will not apply and the Council will not be able to take financial contributions from any new development or subdivision until a new policy is introduced.

The current contributions taken under the Transitional District Plan have tended to be limited to localised roading impacts, based on up to 50% of the value of the road upgrading required; and public carparking in cases where insufficient on-site carparks are provided within Business 1 zone. There have been some contributions towards infrastructure contributions as a result of unanticipated development.

Financial contributions will be included in the planned review of the District Plan (to be prepared over three years starting from July 2009) and will enable contributions to be taken to mitigate environmental effects of a development or subdivision.

This is likely to be limited to the taking of land for reserves, localised roading impacts and off-site carparking in Business Zones.

On this basis, the anticipated income from financial contributions is likely to be negligible over the period of the LTCCP.



## 5.0 CAPITAL EXPENDITURE FOR COMMUNITY FACILITIES

Development contributions reflect the impact that a development (or a development in conjunction with other developments) has in requiring new or additional assets or assets of increased capacity. Capital works that are needed to improve the level of service to existing ratepayers or for renewal of existing assets must be funded from other sources. The Council will spend all collected contributions on the asset classes to deliver the benefit or equivalent benefit for which they are collected.

The following table summarises:

- The total estimated inflation adjusted capital expenditure for projects which include a growth component over the next 10 years; and
- The amount of total estimated capital expenditure which will be funded from development contributions.

**Table 3: Ten-year estimated total capital expenditure and amount to be funded by development contributions**

ASSET GROUP	TOTAL COST OF CAPITAL WORKS PROJECTS	AMOUNT FUNDED BY DEVELOPMENT CONTRIBUTIONS
Water	\$2,828,546.10	\$995,603.87
Stormwater	\$0.00	\$0.00
Wastewater	\$9,652,140.40	\$2,215,519.80
Solid Waste	\$15,603,105.00	\$3,744,745.10
Roading and Carparking	\$35,971,735.23	\$7,924,470.90

Community Infrastructure	\$27,613,960.00	\$3,992,539.40
Reserves	\$8,219,411.60	\$904,135.26
<b>Grand Total</b>	<b>\$99,888,898.33</b>	<b>\$19,777,014.33</b>

Capital expenditure for reserves includes acquiring open space and the further development of existing reserves (e.g. play equipment, controlled walkways and landscaping).

Council will update the Development Contributions Policy at least every three years at each LTCCP cycle to take account of:

- Any changes to the significant assumptions to the Development Contributions Policy (refer section 16.0);
- Any changes in policy as the Council deals with growth (or a lack of growth) issues;
- Any changes in the capital works programme for growth;
- Changes in growth assumptions;
- Any changes in the pattern and distribution of development in the District;
- The regular reviews of the Revenue and Financing Policy, and the LTCCP.

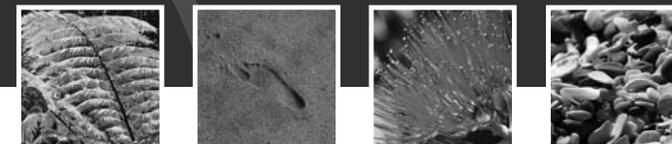
The capital expenditure costs are based on the best current estimate of costs. These will be refined in subsequent revisions of the policy based on updated information about assets and growth. In most cases a percentage estimate of what is growth related costs has been used to determine the capital expenditure required for growth.

Council has already incurred capital expenditure with a growth component, to cater for future development, and the development contributions include fees to recover this growth component. Table 3a summarises:

- The historical capital expenditure for projects with a growth component; and
- The amount of that capital expenditure which will be funded from development contributions.

**Table 3a: Historical capital expenditure and amount to be funded by development contributions**

ASSET GROUP	TOTAL COST OF CAPITAL WORKS PROJECTS	AMOUNT FUNDED BY DEVELOPMENT CONTRIBUTIONS
Water	\$980,000.00	\$107,800.00
Stormwater	\$908,000.00	\$408,600.00
Wastewater	\$1,649,413.00	\$367,941.30
Solid Waste	\$238,350.00	\$57,204.00
Roading and Carparking	\$532,000.00	\$69,160.00
Community Infrastructure	\$500,000	\$54,986.39
Reserves	\$0.00	\$0.00
<b>Grand Total</b>	<b>\$4,807,763</b>	<b>\$1,065,691.60</b>



## 6.0 COMMUNITY OUTCOMES

The LTCCP details nine community outcomes for the Whakatane District. The categories of community outcomes are:

- Clean protected environment
- Environmentally responsible development
- Prosperous economy
- High quality affordable infrastructure
- Strong, transparent and open leadership
- Education and training opportunities for all
- Safe caring community
- Healthy people and quality housing
- Diverse, creative and active community.

Within these categories are a number of aims that the funding of capital expenditure for growth from development contributions will primarily contribute towards. The relevant portions (i.e. the community outcomes that relate to development contributions) are set out below.

### (a) Clean protected environment

**Where:**

- 1 The environment is clean and natural resources are protected and conserved
- 2 Waste is well managed

### (b) Environmentally responsible development

**Where:**

- 1 Development is planned, managed and controlled sustainably
- 2 Economic growth is balanced with cultural, social and environmental responsibility
- 3 Environmental laws are actively enforced

- 4 There is a sense of pride and enjoyment about how attractive the district is

### (c) Prosperous economy

**Where:**

- 1 The economy is prosperous in both urban and rural areas
- 2 Business builds on the district's assets to support the economy
- 3 Māori economic development is supported
- 4 New businesses are attracted to the area and all businesses are encouraged

### (d) High-quality affordable infrastructure

**Where:**

- 1 High-quality affordable infrastructure supports growth (e.g. transport, water, energy, waste)
- 2 Transport links to the district are maintained and enhanced
- 3 Roothing is safe, convenient, and appropriate to all users

### (e) Strong, transparent and open leadership

- 1 Council costs are appropriate for the services provided

### (f) Healthy people and quality housing

**Where:**

1. Affordable, quality housing is available for all

### (g) Diverse, creative and active community

**Where:**

- 2 Facilities and venues are in place to accommodate a wide range of activities for all

- 3 Activities and events support and celebrate culture, creativity and recreation

- 4 Parks, reserves and recreational facilities are enhanced and increased

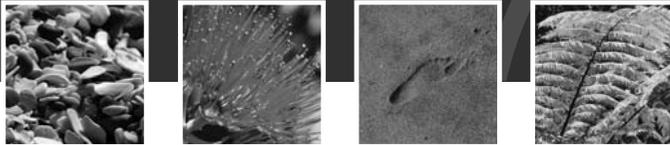
## 7.0 DISTRIBUTION OF BENEFITS

The Council considers that development contributions are required from development on a district-wide basis in the funding of some capital expenditure for growth for solid waste, roading and community infrastructure.

Development Contributions will be required on a catchment basis (within defined planning areas) for water, stormwater, wastewater, and some expenditure for roading, community assets and reserves.

The Council has allocated the additional capacity/growth component of capital works projects over the units of demand estimated to be generated by new development over the next 10 years where works have been designed with this level of growth in mind. In some cases, where longer term growth capacity is provided, a 25 year timeframe is used. In other cases, where projects relate entirely to new developments, the total capital cost is allocated across the amount of development able to be serviced by the project.

A number of specific catchments of benefit have been identified. The identified catchments and their Census area unit (CAU) equivalents are noted below.



**Table 4: Catchments of benefit and Census Area Units (CAUs)**

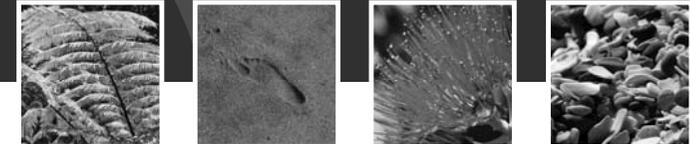
PROJECT CATCHMENTS	CAUs
District Solid Waste	All
District Rooding	All
Northern Community	Ohope; Matata; Taneatua; Edgecumbe; Te Teko; Whakatane North; Coastlands; Whakatane West; Trident; Allandale-Mokorua; Orini; Maraetotara; Poroporo; Otakiri; Rotoma; Waimana; Urewera (All except Matahina-Minginui and Murupara)
Northern Community Rooding	Ohope; Matata; Taneatua; Edgecumbe; Te Teko; Whakatane North; Coastlands; Whakatane West; Trident; Allandale-Mokorua; Orini; Maraetotara; Poroporo; Otakiri; Rotoma; Waimana; Urewera (All except Matahina-Minginui and Murupara)
Ohope Wastewater Treatment and Reticulation	Ohope, Maraetotara
Otarawairere Stormwater and Wastewater	Non-CAU Catchment (Part of Ohope CAU)
Piripai Wastewater Reticulation	Non CAU catchment (Part of Coastlands CAU). New development.
Piripai Water Reticulation	Non CAU catchment (Part of Coastlands CAU). New development.
Plains Water Supply	Non-CAU Catchment (Metered properties)
Whakatane Wastewater Reticulation	Allandale-Mokorua; Trident; Whakatane North; Whakatane West, Coastlands
Whakatane Wastewater Treatment	Allandale-Mokorua; Trident; Whakatane North; Whakatane West, Coastlands
Whakatane Water Reticulation	Allandale-Mokorua; Trident; Whakatane North; Whakatane West, Ohope, Maraetotara, Coastlands
Whakatane Water Treatment	Allandale-Mokorua; Trident; Whakatane North; Whakatane West, Ohope, Maraetotara, Coastlands

**Non-residential Development** - For non-residential development and subdivision, the Council will limit the application of the policy to contributions towards network infrastructure, solid waste and rooding. No contribution for community infrastructure and reserves will be payable for non-residential development, except where that development is for permanent and/or visitor accommodation.

**Rooding and Whakatane car parking** - The Council sees rooding as a district-wide network service. The rooding network is planned, managed and delivered as a single integrated network servicing the entire district at a

uniform level of service at any time. The rooding network provides connectivity and accessibility throughout the district and is available to all users without restriction. The network therefore supports development throughout the district and is designed and developed as a single entity. Growth related capital expenditure for rooding is designed to reduce the effects of having more vehicles on the roads. Some transport expenditure, including alternative mode and car-parking expenditure will be recovered from the Northern Community Rooding catchment only.

**Utilities** - The Council runs a number of schemes across the district for water supply, stormwater and wastewater. Growth related capital expenditure improvements will generally have benefits mainly related to those people connected to that system. For this reason, development contributions for water, stormwater and wastewater are collected on the basis of catchments. Only those lots or developments that are located within those catchments that will benefit are required to pay a development contribution.



**Solid waste** – This facility is generally of benefit to the district, and is available for use by everyone. The Council considers that this facility is of benefit to all users without restriction and that new development should contribute towards it.

**Reserves and Community Infrastructure** - The need for community infrastructure and reserves span generational needs. In general the community draws benefits from community infrastructure and reserves in relation to its lifecycle. For example use of reserves, swimming pools and indoor recreation centres in earlier years, a library throughout its life, and finally, a cemetery. In addition to the fact that community facilities are available to and benefit all of the community, issues of health, welfare and education are issues of general benefit. Therefore, the contribution towards this component of the policy will be sought at the time of residential development or commercial development that involves permanent or visitor accommodation.

## 8.0 PLANNING TIMEFRAME AND COST RECOVERY

It is expected that the benefits of the capital works projects identified, some of which are already available to the District where community facilities have been built in anticipation of growth, may extend beyond the 10-year timeframe used, according to the life of the particular asset built. In the case of some large scale, unique roading and community assets, a 25 year cost-recovery time-frame is used. In these cases, it is also expected that the benefits of the works may extend beyond the 25-year cost recovery timeframe. The cost recovery timeframe is set for reasons of fiscal prudence. This approach helps manage the significant financial risks faced by Council in creating infrastructure in anticipation of growth, and is a fair balance of developer and wider community interests.

For some projects which will exclusively benefit new developments in a defined catchment, cost recovery is made across the whole development, and the timeframe for recovery will be set by the timeframe of completion of the development in the catchment.

The 10-year timeframe is the basis of capital expenditure forecasting information held by the Council.

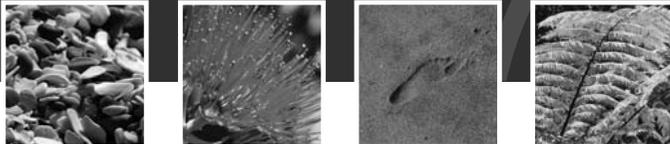
## 9.0 ROLE OF THE COUNCIL

The Council considers its role in the provision of water, stormwater, wastewater, solid waste, roading, community infrastructure, reserves and Whakatane town centre car parking as part of its historic, growth management, and sustainable development obligations to the District. Neither individuals, the community, the private sector nor central Government can appropriately fulfil these roles.

- **Water**  
The Council provides and maintains water supply to the urban settlements of Whakatane including Ohope, Edgecumbe, Te Mahoe, Taneatua, Murupara, Matata, Waimana and Ruatoki. In addition there is a rural water supply scheme on the Plains, including Te Teko.
- **Stormwater**  
The Council provides and maintains stormwater reticulation and catchment management systems for the disposal of stormwater in Whakatane, Ohope and Coastlands.
- **Wastewater**  
The Council provides wastewater schemes to the urban areas of Whakatane, including Ohope, Edgecumbe, Taneatua, Te Mahoe and Murupara.
- **Solid Waste**  
The Council provides refuse collection, recycling and disposal services. A transfer station and new

landfill are proposed to better manage solid waste disposal in the District.

- **Roading and Whakatane car parking**  
The Council's transportation role is to provide a safe and cost effective network of roads to satisfy the current and future growth needs of road users, and to encourage alternative forms of transport with the development of walking and cycling networks. Roading needs to form part of a safe and efficient regional and national system of transport. The Council provides car-parking within Whakatane and Kopeopeo for the whole community. This involves the construction of new car parks to meet increased demand
- **Community Infrastructure**  
The Council provides and maintains community infrastructure within the district such as sports facilities, community halls, and the museum and gallery. A new heritage storage facility, new library and Arts and Culture Centre is planned to meet increasing demands on the existing museum and library for improved levels of service through larger and more modern facilities.
- **Reserves**  
The Council provides a range of reserves for district-wide and community-wide benefit including the provision of active and passive reserves as well as those that provide protection to significant ecological areas. Population growth in the urban areas will necessitate the acquisition of land to develop new reserves and to provide facilities on existing reserves.



The activities have been analysed and the reason the Council is engaged in each activity falls into one or more of the following definitions:

- **Legislative Requirement**  
The Council has extensive powers, duties, and functions conferred upon it by central Government providing both mandatory and discretionary responsibilities.
- **Growth Management**  
To manage the growth of the district in a timely, co-ordinated, cost-effective, and equitable manner. The Council also has a large role to play in anticipating the development drivers and trends within the district and also those occurring elsewhere that will have an effect on the district.
- **To Ensure Public Access**  
These are activities the Council has chosen to fund and/or provide to ensure they are available at reasonable cost and in the required quantity.
- **To Meet Community Expectation**  
Community expectation is measured through yearly Annual Plan processes and annual performance measures. These processes assist in the Council's decision-making in relation to the provision of individual services. Community expectation will also be given effect through the preparation and subsequent reviews of the LTCCP.
- **To Enhance Community Identity**  
A 'sense of community' is strengthened by the provision of various recreational and community facilities.

- **As Part of Partnership with Central Government**  
The Council is in partnership with central Government in various ways and there are situations where the Council has been able to assist at the local level.
- **No-one Else will Provide the Service**  
These are activities where, if the Council were to stop providing a service, no alternative provider would appear.
- **To Enhance Community Safety**  
Community safety applies to activities that relate to the protection of the community. In some instances there is a statutory responsibility to provide this service but the level of service is higher than the statutory minimum requirements.
- **Integration with other Regional and Sub-Regional Strategies**  
Linkages with other strategies such as SmartGrowth (the Western Bay of Plenty sub-regional growth strategy), in particular the SmartGrowth Eastern Corridor Strategy, and the Regional Land Transport Strategy.

## 10.0 COSTS, BENEFITS AND SUSTAINABLE DEVELOPMENT

Developments in the district will place strain on the water, stormwater, wastewater, solid waste, roading and Whakatane car parking, community infrastructure and reserve assets of the district if not well managed.

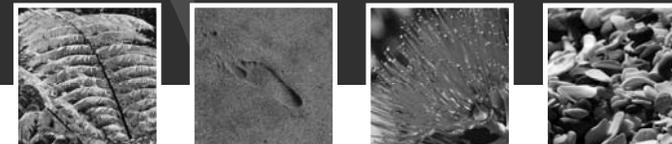
The challenge is to put in place a transparent, consistent, and equitable basis for requiring contributions in order that those undertaking developments pay a fair share of the required growth capital expenditure without inhibiting

growth. Those undertaking developments, the Council, and the community benefit from growth, and the cost of growth needs to be fairly balanced given the limited sources of funding available to the Council. The overall impact of requiring development contributions on the current and future social, economic, environmental and cultural wellbeing of the community needs to be considered.

If development contributions are not taken from developments, then either the Council will not be able to provide the necessary community facilities for new demand, or more revenue will need to come from rating. The latter scenario means that existing ratepayers meet the costs for growth capacity for new development. This situation will negatively impact on all aspects of wellbeing for the community. It is recognised that development contributions will fall on those developing land at a time of high cost through land development or construction costs, but those costs were determined to appropriately fall on those creating the need for capital expenditure, not the ratepayers generally.

The Council considers that requiring an appropriate level of development contributions from development applied alongside other funding tools, is the best overall solution in achieving community outcomes, while balancing the costs and benefits in terms of funding between the community, the Council, and those undertaking developments.

Providing appropriately for community facilities when new assets are needed to cater for growth is a core Council obligation in the promotion of the social, economic and environmental well being of the community, for the present and for the future. As such, the Development Contributions Policy will provide certainty about the sources and levels of funding for the costs of growth, and continue to ensure the sustainable development of the district as a whole, without negatively impacting on growth.



## 11.0 SCHEDULE TO DEVELOPMENT CONTRIBUTIONS POLICY

The following is the Schedule to the Development Contributions Policy that is required under sections 201(2) and 202 of the LGA. The Schedule specifies, in summary form where required:

- The requirement for development contributions.
- Statement on Goods and Services Tax.
- Explanation of units of demand.
- The event that will give rise to a requirement for a development contribution (resource consent, building consent or authorisation for service connection).
- The development contributions required from development for capital expenditure for growth for water, stormwater, wastewater, solid waste, roading and Whakatane car parking, community infrastructure and reserves.
- The basis on which the value of additional allotments or land is assessed for reserves.

### 11.1 Requirement for Development Contributions

Section 197 of the LGA defines “development” as:

- any subdivision or other development that generates a demand for reserves, network infrastructure, or community infrastructure; but
- does not include the pipes or lines of a network utility operator

A development contribution may be required in relation to a “development” when:

- The effect of that “development” is to require new or additional assets or assets of increased capacity;

- The Council incurs capital expenditure to provide appropriately for those assets; and
- This policy provides for it to be required.

The “effect” of a development, in terms of impact on these assets, includes the cumulative effect that a development may have in combination with another development.

The Policy also enables Council to require a development contribution that pays, in full or in part, for capital expenditure already incurred by the Council in anticipation of development.

Council will not require a development contribution if:

- Under s108(2)(a) of the RMA, it has imposed a condition on a resource consent in relation to the same development for the same purpose; or
- The developer will fund or otherwise provide for the same reserve network infrastructure, or community infrastructure; or
- It has received, or will receive, full funding from a third party.

Development contributions will be required from new development in the form of money or land or both, at the Council’s discretion, for capital expenditure required for new or additional assets or assets of increased capacity arising from that development (or that development in combination with other development) for network infrastructure, community infrastructure and reserves according to the calculation of development contributions specified in 11.6.

Financial contributions under a policy in the District Plan for subdivision or land use of a site will still apply since these charges relate to local effects only.

The requirement for a development contribution is subject to the credits and review procedure provided for in section 12.0 of this policy.

Generally, the maximum level of development contributions will be required on development over and above that existing at the time of an application, creating additional units of demand, as assessed by the Council according to section 11.6 of this policy.

Under this policy, development contributions can be assessed with the applicant before the lodgement of a resource consent, building consent or service connection application. However, in the absence of an applicant seeking this assessment before the lodgement of an application, the Council will assess the quantity of the development contribution once it has received the relevant application and before the application for resource or building consent is granted.

### 11.2 Capital expenditure and cost inflation

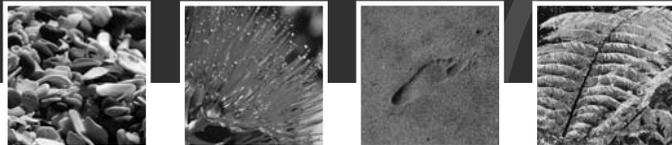
All costs from projects in the ten-year plan used in the Development Contributions Policy are based on current estimates of infrastructure construction prices in 2009-2010 dollar terms with inflation of all capital costs over the period using cost inflation adjustors supplied by BERL.

### 11.3 Statement on Goods and Services Tax (GST)

The amounts in this development contributions policy are exclusive of GST. Development contributions will be required inclusive of GST.

### 11.4 Units of demand

The Council has apportioned the cost of capital works projects between renewal, additional capacity/growth and improved level of service. The additional capacity/growth component of capital expenditure has been allocated to growth on the basis of units of demand generated by new development only.



Growth assumptions provide an estimate of potential Household Equivalent Units (HEUs), the base unit of demand, for cost recovery across the district.

The total estimated HEUs for Whakatane over 10 years are a mix of:

- New dwellings and business related buildings (residential and commercial/industrial),
- Infill potential (including the potential for an increase in density of residential development by the construction of apartment complexes and similar forms of higher density residential development);
- Land zoned for a residential purpose (household unit) or that could be potentially used for a household unit that can be subdivided;
- Vacant lots that have been subdivided.

The selected unit of demand is the Housing Equivalent Unit (HEU) calculated as follows:

- For green-field residential development, fees per HEU will be applied uniformly for each lot regardless of size for reasons of administrative simplicity and because lot size is not considered to have a material impact on demand.
- For an infill residential development, a residential dwelling as defined in the District Plan.
- For household units that are 75m<sup>2</sup> in gross floor area or less, the HEU shall be reduced on a sliding scale based on the actual gross floor of the proposed household divided by 75. For example, a household of 60m<sup>2</sup> in gross floor area will pay 0.8 HEU (or 80%) of the development contribution otherwise payable

The HEU conversion factors for various land-use types are listed for each network infrastructure type in Table

6. In some cases however, a case-by-case assessment may be required.

Growth assumptions underpinning this policy are based on Statistics New Zealand projected population and household figures for the Census Area Units in Whakatane District. The LTCCP and the supporting documents such as Asset Management Plans use the medium growth population projection for the District as a whole. Council considers the medium residential growth scenario to be a prudent basis for decision-making influenced by growth issues.

Based on the Statistics New Zealand data, residential HEU figures have been calculated for 2009 and 2019:

**Table 5: Residential HEUs for the 2009-19 LTCCP period**

	2009	2019	GROWTH
HEUs	13687	15254	1567

A number of catchments of benefit, primarily for water and wastewater assets, have been identified, and growth HEUs for these catchments have been identified based on analysis by Census Area Unit. The identified catchments are noted in section 11.6 Calculation of Development Contributions Required from Development or Subdivision.

Non-residential growth HEUs and their distribution are taken into account when calculating the number of HEUs over which cost recovery will be spread. The following non-residential growth HEU estimates have been based on reports compiled by Property Economics noting long-term high growth scenarios for retail, commercial and industrial land from 2007 to 2046. The reports calculate through employment figures and sector analysis the likely location and amount of growth, and translate this into a long-term average of floor space and/or land area growth. These figures are considered a prudent basis for estimating non-residential growth.

Using a simplified version of the conversion factors in Table 6, the growth scenarios have been converted into HEUs. For non-residential demand, the HEU estimation varies depending on the particular infrastructure being considered. This projected demand in HEU terms is then added to the residential demand to give a total demand over the 10 year period 2009-19 for each community facility. The areas where non-residential growth is predicted to occur are all in the Northern Community catchment.

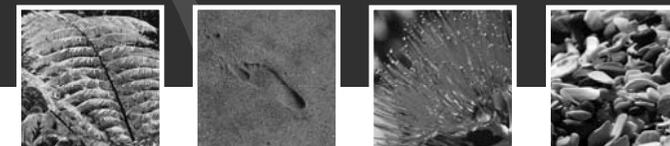
For roading, 1,809 growth HEUs over the next 10 years (based on a household equivalent of 25 vehicles per day) have been projected. This figure is based on projections of 1,567 residential HEUs and 242 non-residential HEUs over the next 10 years. For the Northern Community Roading catchment alone, a total of 1,771 HEUs is projected over the next 10 years, comprising 1,529 residential HEUs and 242 non-residential HEUs.

For water and wastewater services residential and non-residential growth data has been used to assess the ten-year demand growth in HEU terms for each catchment.

For reserves and community asset expenditure, demand is assessed as the 1,529 residential growth HEUs in the Northern Community catchment only. Note that reserves and community asset development contributions will apply to developments of permanent and non-permanent accommodation as per section 7.0.

HEUs for cost recovery over 25 years for roading, community assets and solid waste are based on extrapolation of Statistics New Zealand residential data and council's non-residential data.

Units of demand will be reviewed when the policy is reviewed.



The Council has prepared the following conversion factors for different land use types as follows:

**Table 6: Units of Demand Applicable To Different Land Use and Subdivision Types**

Note: Many of the terms referred to in Table 6 are defined in Appendix B

ACTIVITY	HEU CONVERSION FACTORS
<b>Subdivision</b>	
One residential lot	1.0 HEU
One commercial or industrial or mixed use lot	1.0 HEU
<b>Development</b>	
One household unit - More than 75m <sup>2</sup> in gross floor area.	1.0 HEU per unit
One household unit of 75m <sup>2</sup> in gross floor area or less	Actual floor area divided by 75 as a percentage of 1 HEU
One visitor unit of accommodation (excluding backpackers – see below). For example, motel, hotel units.	0.6 HEU per unit for water, stormwater and wastewater contributions and 1.0 unit of demand for all other contributions.
Backpackers	1.0 HEU per 300m <sup>2</sup> of site area or part thereof
Industrial development	Water – 0.3 HEU for each 500m <sup>2</sup> of gross floor area or part thereof. Wastewater – 0.25 HEU for each 500m <sup>2</sup> of gross floor area or part thereof Stormwater – 2.0 HEU per 500m <sup>2</sup> of site area Solid waste – 1 HEU per 500m <sup>2</sup> of site area or part thereof. Roading and Whakatane car parking – 0.8 HEU per 100m <sup>2</sup> of gross floor area.
Commercial development Mixed use development (Excluding development for permanent or visitor accommodation – see above)	Water - Retail 0.7; Commercial 0.3; Café/Restaurant/Bar 1.3; Other 0.3 HEU per 500m <sup>2</sup> of gross floor area or part thereof Wastewater – Retail 0.6; Commercial 0.2; Café/Restaurant/Bar 1.0; Other 0.2 HEU for each 500m <sup>2</sup> of gross floor area or part thereof Stormwater – 2.0 HEU per 500m <sup>2</sup> of site area Solid waste – 1 HEU per 500m <sup>2</sup> of site area or part thereof Roading and Whakatane car parking – Retail 1.0; Other commercial 0.5 HEU per 100m <sup>2</sup> of gross floor area or part thereof

Where possible, the Council has used actual figures where accurately known, such as water consumption, and other published sources of information, such as the Trips and Parking Related to Land Use report by Transfund New Zealand (Research Report No. 209), to improve the accuracy of the conversion factors. This information has been converted into a unit of demand per 100m<sup>2</sup> or 500m<sup>2</sup> of site area or gross floor area. An area of 500m<sup>2</sup> has been assumed as a household equivalent land area.

## 11.5 Timing

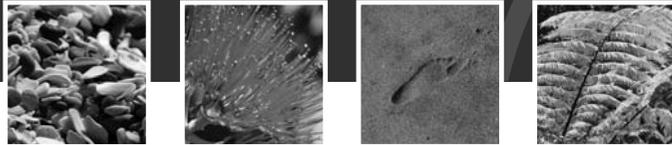
The event that will give rise to the assessment of a development contribution is, at Council's discretion, the earlier of:

- The granting of a resource consent under the Resource Management Act 1991; or
- The granting of a building consent under the Building Act 2004 for building work situated in the Whakatane District; or
- The granting of an authorisation for a service connection.

Where payment is not made within twelve months of the date of the assessment of a development contribution, the amount of the development contribution will be reassessed in accordance with the latest contribution policy. Section 12.0 (Review process) of this policy will apply in these circumstances.

The event that will give rise to the payment of the assessed development contribution is, at Council's discretion, the earlier of:

- The granting of a building consent for the development;
- The granting of an authorisation of a service connection;



- A resource consent (land use) has been given effect to;
- The signing of a section 224(c) certificate under the Resource Management Act 1991 for a subdivision;

## 11.6 Calculation of Development Contributions Required from Development or Subdivision

### Where

**DC** = Development contributions payable.

**A** = The applicable rate of development contribution as specified in Tables 7 to 13 below.

**B** = The total units of demand for the site or total units of demand for the development, whichever is greater.

The total development contribution payable (DC) will be the Development Contributions Rate per HEU (A) times the Total HEUs for development (B)

### Water

The development contributions payable for water will be calculated by:  $DC = A \times B$

**Table 7: Development contributions for water**

CATCHMENT	GROWTH COMPONENT OF CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
Piripai Water Reticulation - LTCCP	\$771,005.20	831	\$927.80
Plains Water Supply - LTCCP	\$137,684.26	183	\$752.37
Whakatane Water Reticulation - LTCCP	\$86,914.41	980	\$88.69
Whakatane Water Reticulation - Historic	\$107,800	980	\$110.00

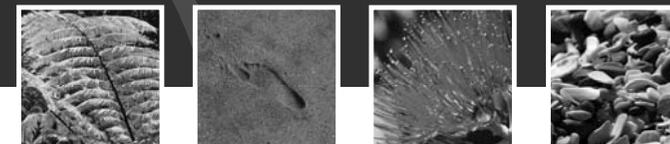
The dollar figure in the “Development Contributions Rate per HEU” column is the rate of development contribution required for water on a catchment basis applicable to the development as listed in Table 7. To determine if a site or development falls within the planning areas listed in the table above refer to Appendix A (Planning Areas).

Refer also to Table 6: Units of Demand Applicable to Different Land Use and Subdivision Types for the unit of demand.

Development contributions for water will not be required where:

- There is no connection to the Council’s water service and the development can proceed without this connection; or
- The applicant is required to complete or has elected to complete works to provide water to serve their development to an equivalent standard compliant with any relevant Act, regulation or District Plan rule.

# DEVELOPMENT CONTRIBUTIONS POLICY



## Stormwater

The development contributions payable for stormwater will be calculated by:  $DC = A \times B$

**Table 8: Development contributions for stormwater**

CATCHMENT	GROWTH COMPONENT OF CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
Otarawairere Stormwater - Historic	\$408,600	35	\$11,674.29

The dollar figure in the “Development Contributions Rate per HEU” column is the rate of development contribution required for stormwater on a catchment basis applicable to the development as listed in Table 8. To determine if a site or development falls within the planning areas listed in the table above refer to Appendix A (Planning Areas).

Refer also to Table 6: Units of Demand Applicable to Different Land Use and Subdivision Types for the unit of demand.

Note: A development contribution for stormwater is required by all developments and subdivisions as defined in the planning areas shown in Appendix A.

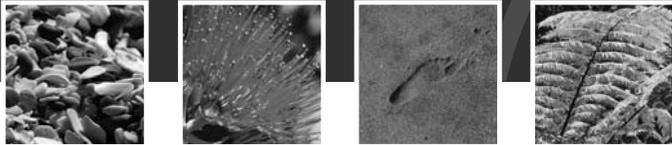
## Wastewater

The development contributions payable for wastewater will be calculated by:  $DC = A \times B$

**Table 9: Development Contributions for Wastewater**

CATCHMENT	GROWTH COMPONENT OF CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
Piripai Wastewater Reticulation - LTCCP	\$1,270,295.00	831	\$1,528.63
Ohope Wastewater Treatment and Reticulation - LTCCP	\$383,714.78	291	\$1,318.61
Whakatane Wastewater Reticulation - LTCCP	\$533,576.54	686	\$777.81
Whakatane Wastewater Treatment - LTCCP	\$27,933.56	686	\$40.72
Otarawairere Wastewater - Historic	\$261,000.00	35	\$7,457.14
Whakatane Wastewater Reticulation - Historic	\$52,641.30	686	\$76.74
Whakatane Wastewater Treatment - Historic	\$54,300.00	686	\$79.15

The dollar figure in the “Development Contributions Rate per HEU” column is the rate of development contribution required for wastewater on a catchment basis applicable to the development as listed in Table 9. To determine if a site or development falls within the catchment listed in the table above refer to Appendix A Planning Areas.



**Refer also to Table 6: Units of Demand Applicable to Different Land Use and Subdivision Types for the unit of demand.**

Development contributions for wastewater will not be required where:

- There is no connection to the Council’s wastewater service and the development can proceed without this connection; or
- The applicant is required to complete or has elected to complete works to provide wastewater facilities to serve their development to an equivalent standard compliant with any relevant Act, regulation or District Plan rule.

**Solid Waste**

The development contributions payable for solid waste will be calculated by:  $DC = A \times B$

**Table 10: Development Contributions for Solid Waste**

CATCHMENT	GROWTH COMPONENT OF CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
District 25years - LTCCP	\$3,744,745.10	4,427	\$845.88
District 25years - Historic	\$57,204	4,427	\$12.92

The dollar figure in the “Development Contributions Rate per HEU” column is the rate of development contribution required for solid waste on a district-wide basis applicable to the development as listed in Table 10.

Refer also to Table 6: Units of Demand Applicable to Different Land Use and Subdivision Types for the unit of demand.

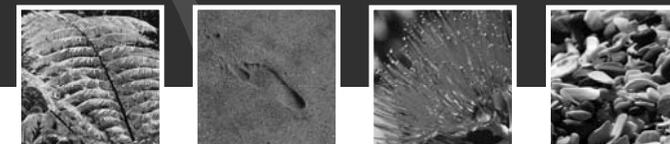
**Roading**

The development contributions payable for roading and Whakatane car parking will be calculated by:  $DC = A \times B$

**Table 11: Development Contributions for Roothing and Whakatane car parking**

CATCHMENT	GROWTH COMPONENT OF CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
District Roothing 10 years - LTCCP	\$422,028.48	1,809	\$233.29
District Roothing 25 years - LTCCP	\$7,163,595.80	4,522	\$1,584.17
Northern Community Roothing - LTCCP	\$338,846.87	1,771	\$191.33
Northern Community Roothing - Historic	\$69,160.00	1,771	\$39.05

# DEVELOPMENT CONTRIBUTIONS POLICY



The dollar figure in the “Development Contributions Rate per HEU” column is the rate of development contribution required for Roothing on a district and catchment basis applicable to the development as listed in Table 11. Developments in the Northern Community are required to pay Northern Community fees and district-wide fees. See Appendix A for the definition of the Northern Community Roothing catchments.

Refer also to Table 6: Units of Demand Applicable to Different Land Use and Subdivision Types for the unit of demand.

## Community Infrastructure

The development contributions payable for community infrastructure will be calculated by:  $DC = A \times B$

**Table 12: Development Contributions for Community Infrastructure**

CATCHMENT	GROWTH COMPONENT OF CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
Northern Community 25y - LTCCP	\$1,763,083.90	3,824	\$461.06
Northern Community – LTCCP	\$2,229,455.50	1,529	\$1,458.11
Northern Community - Historic	\$55,000	1,529	\$35.97

The dollar figure in the “Development Contributions Rate per HEU” column is the rate of development contribution required for community infrastructure on a catchment basis applicable to the development as listed in Table 12, See Appendix A for the definition of these catchments.

Refer to Table 6: Units of Demand Applicable to Different Land Use and Subdivision Types for the unit of demand.

## Reserves

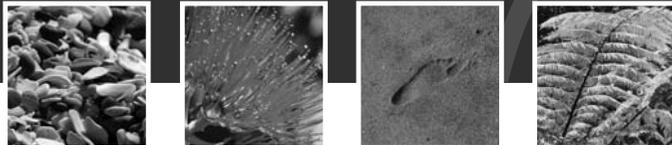
The development contributions payable for reserves will be calculated by:  $DC = A \times B$ , unless this calculation exceeds 7.5% of the value of the additional allotments created by a subdivision and the value equivalent of 20 square metres of land for each additional household unit created by the development, in which case the lesser figure will apply.

**Table 13: Development Contributions for Reserves**

CATCHMENT	GROWTH COMPONENT OF 10-YEAR CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
Northern Community - LTCCP	\$904,135.26	1,529	\$591.32

The dollar figure in the “Development Contributions Rate per HEU” column is the rate of development contribution required for reserves on a catchment basis applicable to the development as listed in Table 13. See Appendix A for the definition of this catchment.

Refer also to Table 6: Units of Demand Applicable to Different Land Use and Subdivision Types for the unit of demand.



Section 203 of the LGA states that development contributions for reserves must not exceed the greater of 7.5% of the value of the additional allotments created by a subdivision and the value equivalent of 20 square metres of land for each additional household unit created by the development. The development contribution for reserves has been based on actual planned expenditure on reserves. The amount payable will be the lesser of:

- The development contribution set above; or
- 7.5% of the value of the additional allotments created by a subdivision; and/or
- The value equivalent of 20 square metres of land for each additional household unit created by the development

The basis on which the value of additional allotments or land is assessed for the purposes of section 203(1) of the LGA will be land value assessed by the Council.

Development contributions for reserves can be paid in land, money or a combination of the two.

Land will be preferred where:

- The provision of new reserves is to be part of a subdivision and the land proposed is suitable for the purpose.

Money will be preferred where:

- It is impractical to take land; or
- There is sufficient developed reserve land in the vicinity; or
- There are recreation needs elsewhere in the community.

Separate provisions for esplanade reserves as provided for by Section 229 of the Resource Management Act 1991 are contained in the Proposed District Plan.

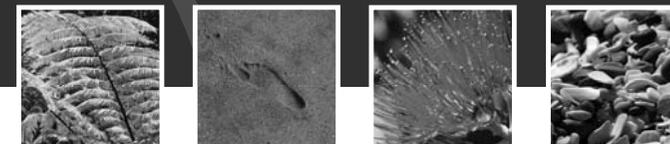
### 11.7 Summary of Growth Related Capital Expenditure over 10 years

Table 14 summarises development growth related capital expenditure by catchment for the next ten years. All capital projects with a growth component, whether historic or from the LTCCP, are included in the growth component figures for each catchment. The Table also shows the number of growth HEUs against which the growth capital will be recovered, and the development contribution per HEU .required to make that recovery.

Table 14: Summary of Growth Related Capital Expenditure

CATCHMENT	GROWTH COMPONENT OF CAPITAL WORKS PROJECTS	NUMBER OF HEUs	DEVELOPMENT CONTRIBUTIONS RATE PER HEU
District Solid Waste 25 years	\$1,498,053.40	1,771	\$845.88
District Rooding 10y	\$422,028.48	1,809	\$233.29
District Rooding 25y	\$2,865,763.50	1,809	\$1,584.17
Northern Community - Community Infrastructure Reserves	\$3,188,590.70	1,529	\$2,085.41
Northern Community 25y - Community Infrastructure	\$704,960.74	1,529	\$461.06
Northern Community Rooding	\$408,006.87	1,771	\$230.38
Ohope Wastewater Treatment and Reticulation	\$383,714.78	291	\$1,318.61
Otarawairere Stormwater and Wastewater	\$669,600.00	35	\$19,131.43
Piripai Wastewater Reticulation	\$1,270,295	831	\$1,528.63
Piripai Water Reticulation	\$771,005.20	831	\$927.80
Plains Water Supply	\$137,684.26	183	\$752.37
Whakatane Wastewater Reticulation	\$586,217.84	686	\$854.55
Whakatane Wastewater Treatment	\$82,233.56	686	\$119.87
Whakatane Water Reticulation	\$194,714.41	980	\$198.69

For clarity, development outside the Northern Community Catchment will only pay contributions under the headings District 25 year, District rooding 10 year and District Rooding 25 years.



## 11.8 Total Fees per HEU by Location

Table 15 shows the total development contribution payable per HEU in the first three years of the policy. These contributions cover growth related capital expenditure listed in the LTCCP and historic capital expenditure incurred in anticipation of growth. Collection of development contributions for each of the identified LTCCP projects will commence only when the capacity of the existing asset that will be upgraded or added to has been reached.

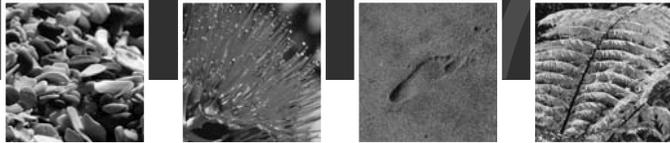
All areas in the District will pay the fees for waste, and district roading and carparking. These are the only fees payable for developments in Matahina - Minginui and Murupara.

Fees for reserves and community infrastructure will only be payable in respect of residential developments and accommodation facilities. For all other asset types, the fees will be payable in respect of all new developments.

Table 15 shows the fees payable for residential developments in years 2010 – 2012 for a number of locations in the District. Non residential HEUs are calculated using the conversion factors in Table 6. Fees will vary after 2012 as additional projects are included. Fees for later years are shown in Appendix D.

**Table 15: Total development contribution fees by location (2010 - 2012 fees)**

	OHOPE; MARAETOTARA	OTARAWAIRERE	PIRIPAI	PLAINS WATER SUPPLY AREA	WHAKATANE	NORTHERN COMMUNITY	MATAHINA – MINGINUI; MURUPARA
District - Solid Waste	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88
District Roothing and Carparking	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46
Northern Community Roothing	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38
Reserves	\$433.84	\$433.84	\$433.84	\$433.84	\$433.84	\$433.84	\$433.84
Community Infrastructure	\$1,185.06	\$1,185.06	\$1,185.06	\$1,185.06	\$1,185.06	\$1,185.06	\$1,185.06
Ohope Wastewater Treatment and Reticulation	\$1,318.61	\$1,318.61					
Otarawairere Stormwater and Wastewater		\$19,131.43					
Piripai Wastewater Reticulation			\$1,120.34				
Piripai Water Reticulation			\$927.80				
Plains Water Supply				\$752.37			
Whakatane Wastewater Reticulation			\$383.81		\$383.81		
Whakatane Wastewater Treatment			\$119.87		\$119.87		
Whakatane Water Reticulation	\$198.69	\$198.69	\$198.69		\$198.69		
<b>Total Contribution</b>	<b>\$6,029.92</b>	<b>\$25,161.35</b>	<b>\$7,263.13</b>	<b>\$5,264.99</b>	<b>\$5,214.99</b>	<b>\$4,512.62</b>	<b>\$2,663.34</b>



## 12.0 CREDITS AND REVIEWS

The following is the Council’s credit and review procedure for development contributions.

### 12.1 Credits

Credits towards the requirement for development contributions will be considered by the Council on a case-by-case basis. There are two types of credits:

#### Credits that recognise previous contributions.

In awarding such credits, Council must take into account:

- 1 The level of legally established existing development on the site or that occurred within the previous 12 months where the site is “between uses”. Where multiple existing uses are established the Council will have regard to the average intensity of those uses in determining the level of credit to be given.
- 2 Monies paid and/or works undertaken and/or land set aside by prior:
  - (i) Financial contributions taken from a development under the District Plan for capital expenditure for growth for water, stormwater, wastewater, solid waste, roading, Whakatane car parking, community infrastructure or reserve activities.
  - (ii) Agreements with the Council.
  - (iii) Development contributions.
- 3 Written confirmation of any other formally acknowledged credit given by the Council towards future development of a site.

#### Credits acknowledging historical demand on the site.

In awarding such credits, Council must take into account:

- 4 Where a subdivision is developed (e.g. a vacant lot is built upon) or an existing lot is further subdivided full credit shall be given for the deemed existing property use rights of the parent lot.
- 5 For residential subdivisions (where the balance lot remains residential) the existing lot has a historic credit equal to 1 HEU developed in the catchment.
- 6 Historical credits for properties will be calculated based on present day planning areas and in terms of present day assessment methodology.
- 7 For existing non-residential buildings that are demolished and rebuilt to the same or higher intensity, the historical credit will be based on the gross floor area for those contributions that are measured by gross floor area and site area for those measured by site area, prior to demolition.
- 8 Where a building has been relocated from one site to another, the title holder of the property will be given a credit of the relevant value of development contribution for the site or lot where the building was formerly sited and be required to pay a development contribution of the relevant value for the site or lot where the building will be moved to.

Credits will be associated with the existing title and calculated and assigned on a per activity basis. Any excess historical credits that are identified as a result of

an amalgamation of individual titles will accrue on the new amalgamated title but will lapse if not utilised within a period of three years.

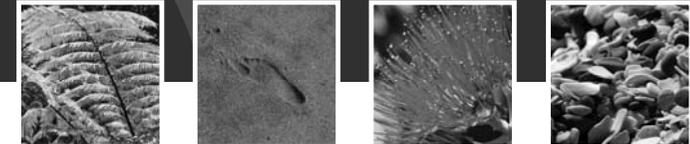
Any excess historical credits that are identified for any other reason other than amalgamation such as through subdivision of a parent lot will not accrue on an individual title.

Generally development contributions will be required on development over and above that existing at the time of an application, creating additional units of demand, assessed by the Council according to section 11.6 of this policy.

Any credit given for a contribution paid in the past that exceeds the amount of the contribution payable under this policy can not be credited towards other types of contributions that are otherwise payable. For example, a credit for additional reserves contributions paid in the past for a site cannot be used as a credit towards roading or solid waste.

Where a development will result in a lesser number of units of demand than that exist in the site at the time of application, the credit will remain with the site for a period of 12 months and will not be payable to the applicant by the Council.

The units of demand applicable in the calculation of a development contribution required on a development shall be assessed by the Council at the time of application for the necessary consents or service connection, and may be re-adjusted prior to the issue of a section 224 Resource Management Act 1991 certificate in the case of subdivision, or prior to the commencement of a resource consent, the issue of a code compliance certificate under the Building Act or a service connection as applicable, in the case of a development. This is to allow for units of demand for which development contributions may have previously been paid over and above credits provided for in this policy. That is, adjustment will be made by the Council



in its assessment to avoid potential double counting of development contributions required on the development.

## 12.2 Reviews

An applicant may formally request the Council to review the development contributions required on the development concerned.

Any such request shall be made by notice in writing to the Council within 15 working days after the Council has advised in writing that development contributions are required on the development. The request shall set out the reasons for the review, and shall be accompanied by the appropriate fee in accordance with the Council's Fees and Charges Schedule.

In undertaking the review:

- The Council shall as soon as reasonably practicable consider the request
- The Council will hold a hearing for the purposes of the review, and shall, give at least 5 working days notice to the applicant of the commencement date, time, and place, of that hearing.
- The Council may, at its discretion, uphold, reduce, postpone or cancel the original amount of development contributions required on the development and shall communicate its decision in writing to the applicant within 10 working days of any determination or hearing.

In making its decision the Council may take into account:

- 1 The effect of a reduction or waiver on the integrity of the Development Contributions and Revenue and Financing Policies, including how the reduced or waived contribution will be funded and consistency with previous review decisions.

- 2 The extent to which the value and nature of any works proposed by the applicant reduces the need for works proposed by the Council in its capital works programme.
- 3 The level of credit that should be given for existing development on the site. Where multiple existing uses are established the Council will have regard to the average intensity of existing development.
- 4 Financial hardship will be considered where the applicant has a low value property, which will not realise sufficient funds to pay the required development contributions and the applicant can prove they have limited financial resources. Written confirmation of property value and a declaration as to financial circumstances must be made to the Council.
- 5 Whether a household unit or commercial/ industrial building is of a temporary nature or is used infrequently.
- 6 Whether an impact on a community infrastructure can be proven to be less than that calculated by applying the formula in the policy, such as actual traffic generation figures.
- 7 Whether the value of the contribution is disproportionate to the value of the building or project.
- 8 Whether there are unique or unusual circumstances that distinguish the development from other developments of a

similar nature. Natural disaster events are likely to be considered under this category.

- 9 Whether a wider public benefit is derived from the project that justifies some or all of the cost being met by the public generally.
- 10 Any legal instruments that are relevant, such as resource consent conditions, covenants, other legal encumbrances
- 11 Any other matters the Council considers relevant.

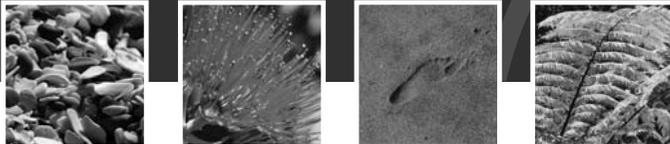
The Whakatane District Council will review the implementation of the development contributions policy on an annual basis.

This will include monitoring the actual uptake of building consents for dwellings and commercial and industrial activities, and the creation of allotments by subdivision to ensure that the estimates of the units of demand are accurate. The review process will be reported to the Council each year, where a decision will be made whether to change the policy under the provisions of the LGA.

## 13.0 REFUNDS

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

- Resource consents lapse or are surrendered; or
- Building consents lapse; or
- The development or building does not proceed; or
- The Council does not spend the money to provide the growth infrastructure for which the development contribution was required; or
- Previous overpayment has been made (for whatever reason).



The development contribution will be refunded to the registered titleholders of the subject allotment as at the date of the refund assessment.

## 14.0 ENFORCEMENT

Where payment is not received, the Council will, as relevant:

- Withhold a certificate under section 224(c) of the Resource Management Act 1991;
- Prevent commencement of a resource consent under the Resource Management Act 1991;
- Withhold a code of compliance certificate under section 95 of the Building Act 2004;
- Register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the affected land.

## 15.0 METHODOLOGY

The full methodology which demonstrates how the calculations for development contributions are made is set out in the Development Contributions Policy Methodology and Calculation Paper, which is available for inspection at Council Offices.

## 16.0 SIGNIFICANT ASSUMPTIONS

Significant assumptions underlying the calculation of the Schedule to the Development Contributions Policy (section 11.6) are as follows:

### Best available information

The capital expenditure costs are based on the best available information at the time of preparation and largely represent a “rough order of costs” rather than specific estimates. These will be refined in subsequent years as in some cases policies become clearer and in others there is an improved knowledge of an asset.

In most cases a percentage estimate of what is growth related costs has been used to determine the capital expenditure required for growth.

In the case of water, stormwater and wastewater, the capital expenditure figures are based on the best available information that the Council has at this time. A programme is in place to complete modelling work for these facilities. Once this has been completed more accurate predictions will be available.

### Planning Horizon

A 10 year timeframe is predominantly used as a basis for forecasting growth, planning growth infrastructure provision and applying a development contribution. For some unique and large scale roading, solid waste and community infrastructure projects, a 25 year timeframe is used as a basis for growth infrastructure provision and applying a development contribution.

### Estimates of Growth Related Capital Expenditure

The Council has to assume that its planned growth related capital expenditure will be undertaken. This is a realistic assumption, given that the Council has planned its capital expenditure in accordance with the statutory procedures.

### Growth Affordability

Council assumes that managed growth within Whakatane is affordable and that the Council’s share, for example contributions to trunk services, is able to be financed predominantly through capital expenditure, supported by development contributions in parallel with the Council’s core business and other projects.

## Community Facilities Built in Anticipation of Growth

The Council’s policy on development contributions for development will include consistent and equitable contributions towards the impact of growth on existing community facilities, that is, water, stormwater, wastewater, solid waste, roading and Whakatane car parking, community infrastructure and reserves built in anticipation of growth.

## Financial and Administrative Assumptions

All costs from projects in the ten-year plan used in the Development Contributions Policy are based on current estimates of infrastructure construction prices in 2009/2010 dollar terms with inflation of all capital costs over the period using cost inflation factors supplied by BERL.

That the income generated from rates will be sufficient to meet the operating costs of capital expenditure into the future.

Operating expenditure will be allocated according to the Council’s Revenue and Financing Policy.

That there will be an impact from the capital expenditure on operating expenditure and an allowance has been made for this based on the type of asset.

That all New Zealand Transport Agency subsidies will continue at present levels and that the eligibility criteria will remain unchanged.

That methods of service delivery will remain substantially unchanged.

## 17.0 KEY RISKS

There are several financial risks to Council. These are:

That the growth assumptions are not met resulting in delayed development and delayed development



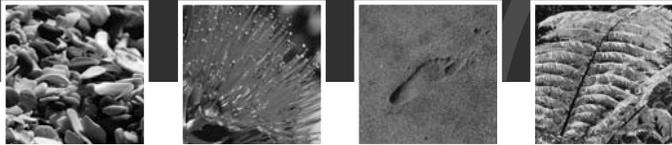
contributions revenue. If this is the case, Council faces increased holding costs.

That there is a lag between expenditure being incurred by the Council and contributions received from those undertaking developments.

That the capital expenditures exceed those forecast.

## **18.0 EXPLANATION AND JUSTIFICATION FOR CALCULATIONS**

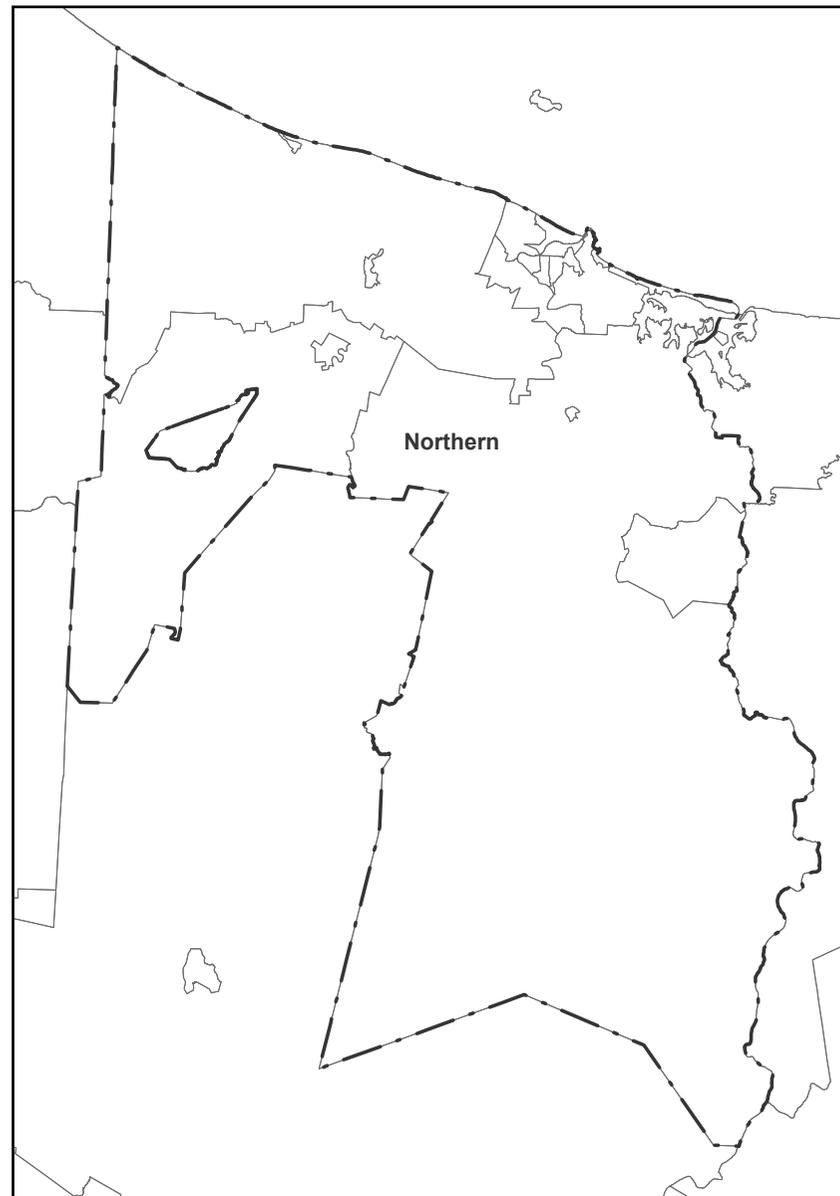
A summary of the calculation methodology is set out in section 11 of this policy. For further detail please refer to the full Methodology and Calculations Paper noted in section 15.0.

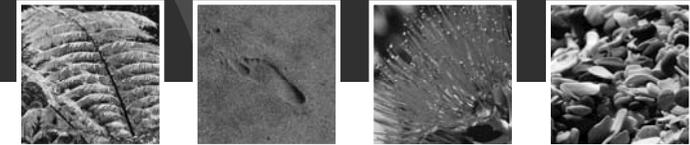


## APPENDIX A: PLANNING AREAS

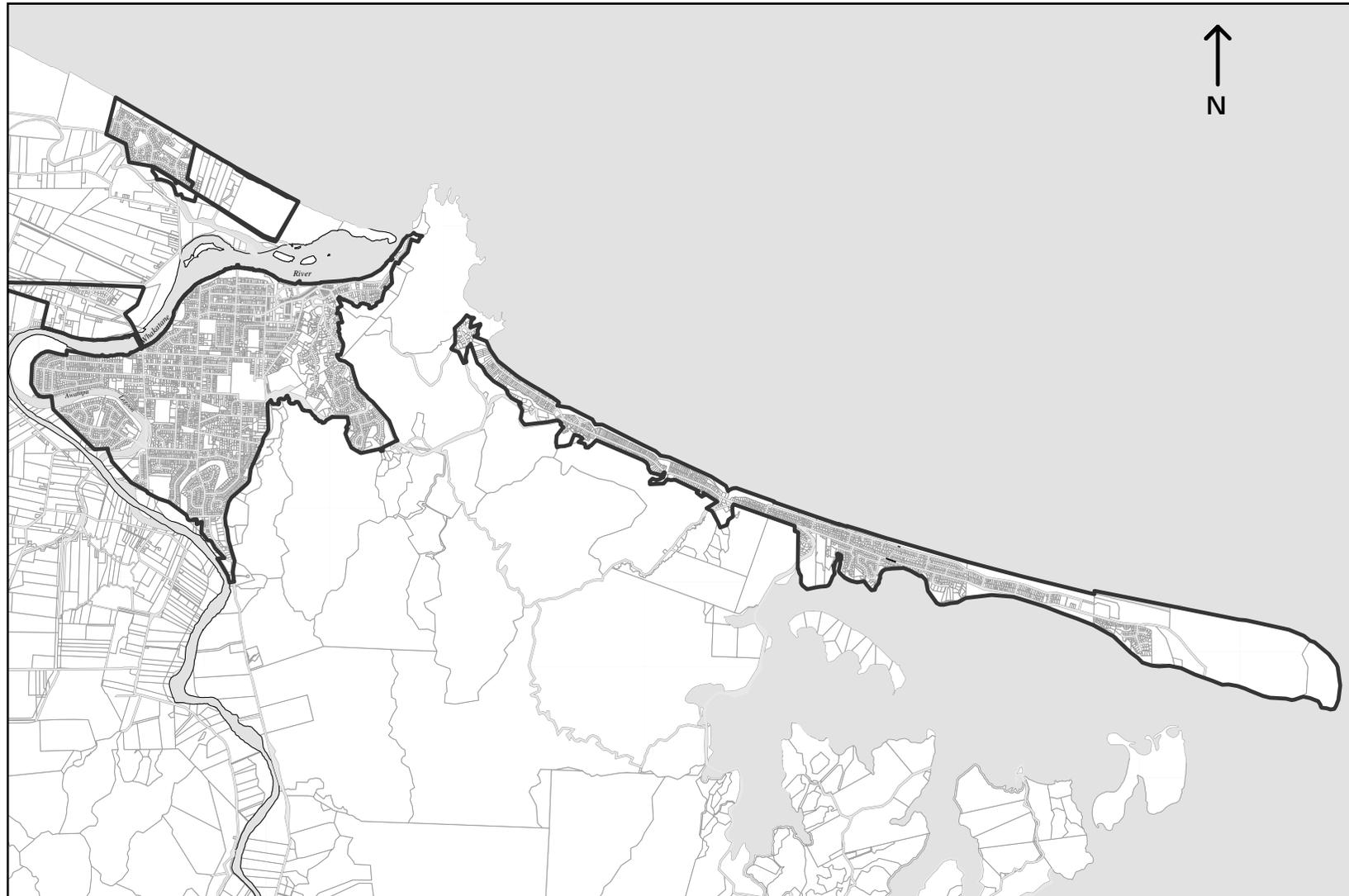
### Northern Catchment Boundary

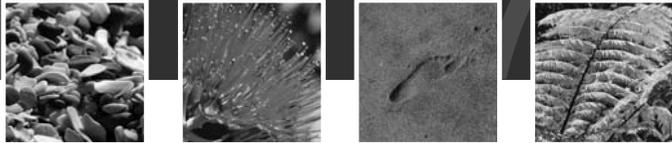
Note: The Northern catchment comprises all census area units in the Whakatane District except for Matahina-Minginui and Murupara.



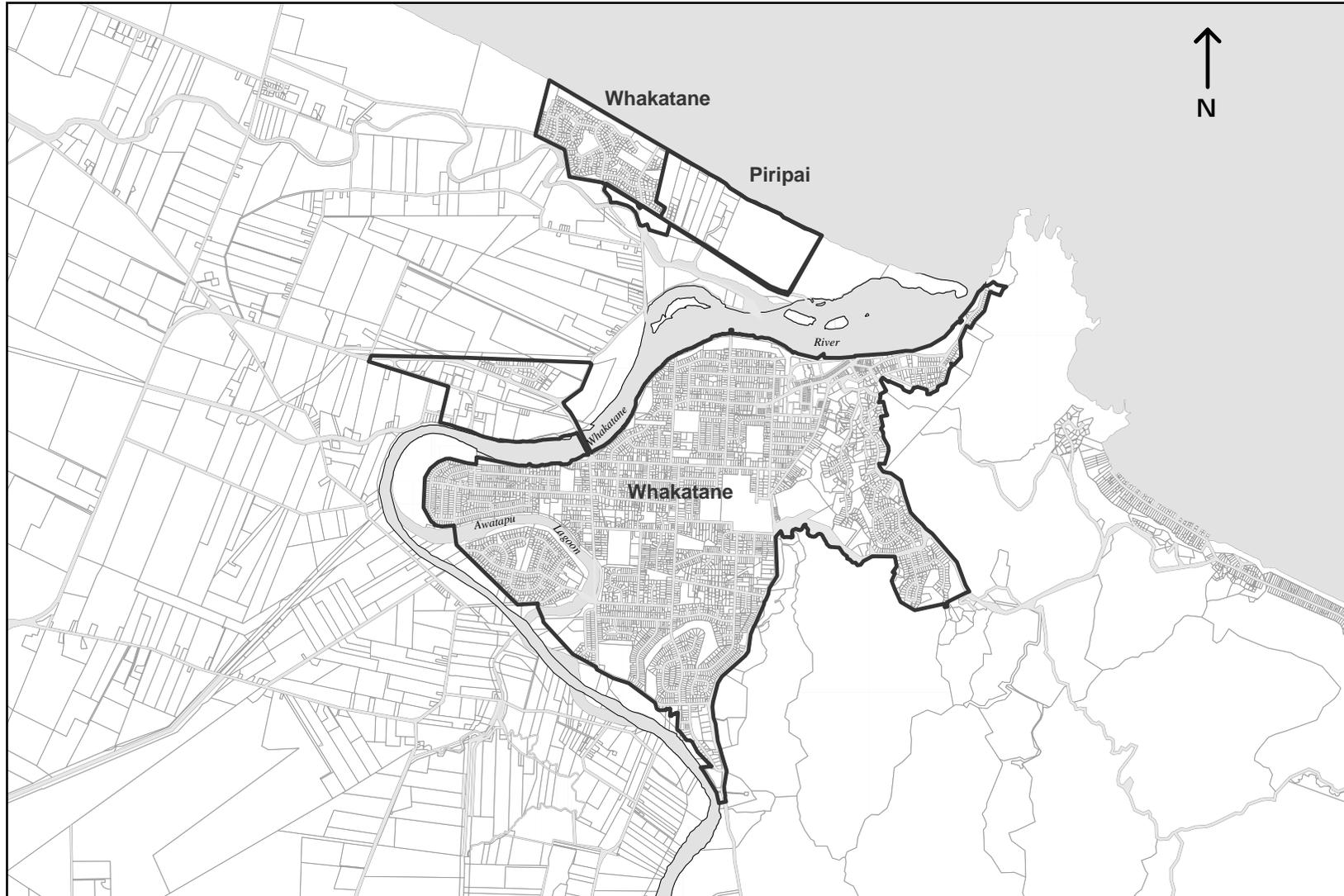


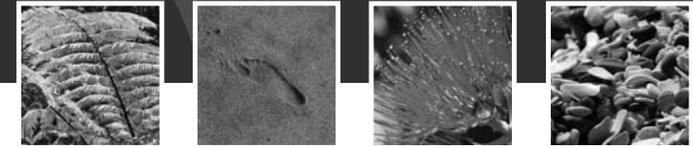
Whakatane Water (Reticulation)



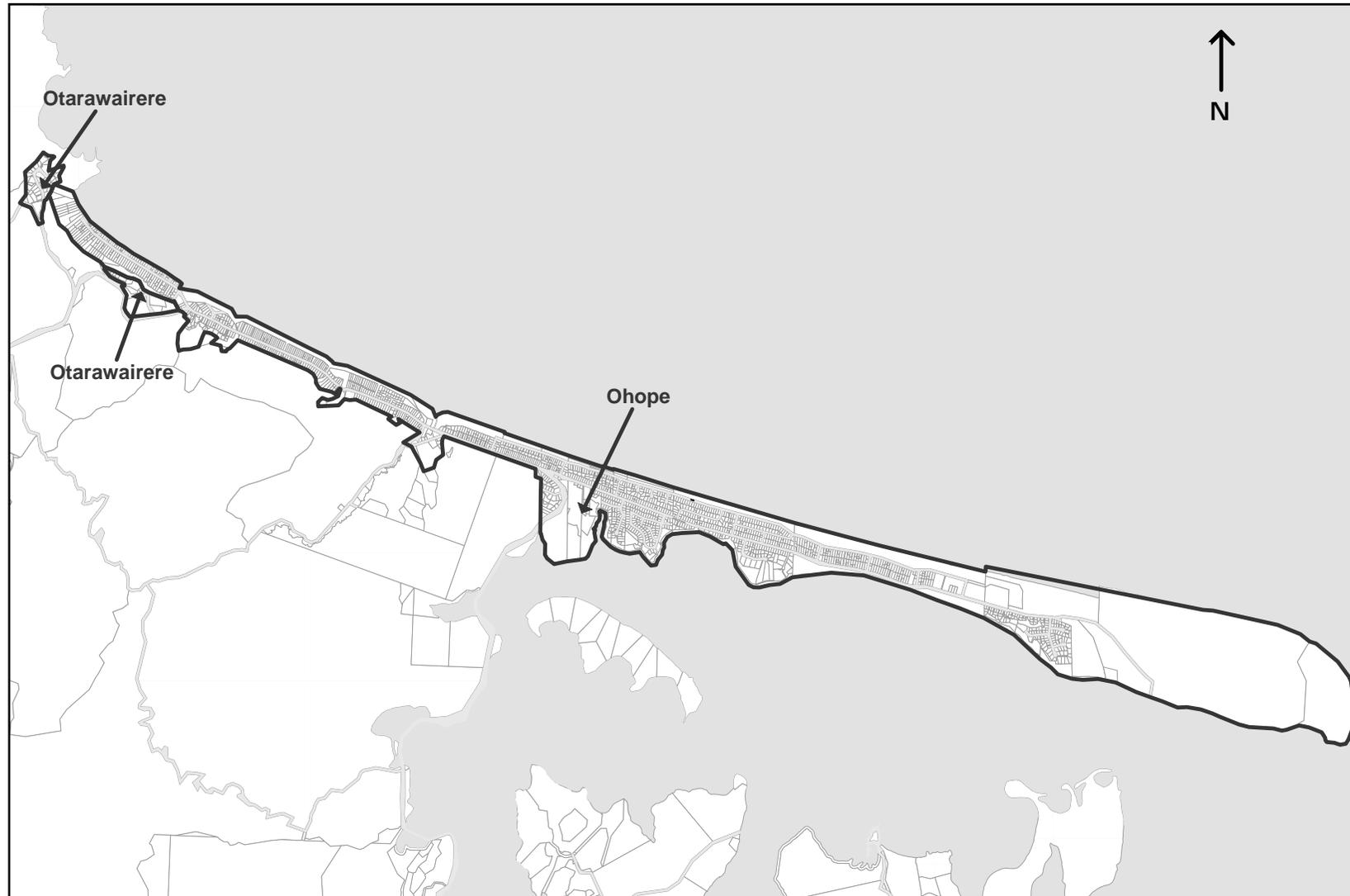


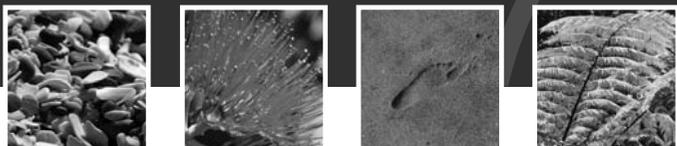
### Whakatane Wastewater (Treatment/Reticulation)





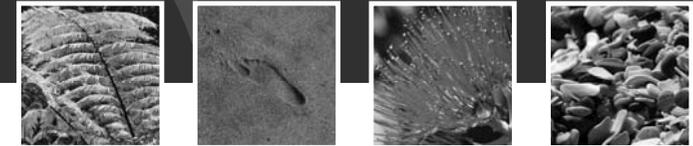
Ohope - Wastewater and Stormwater, Otarawairere - Wastewater and stormwater



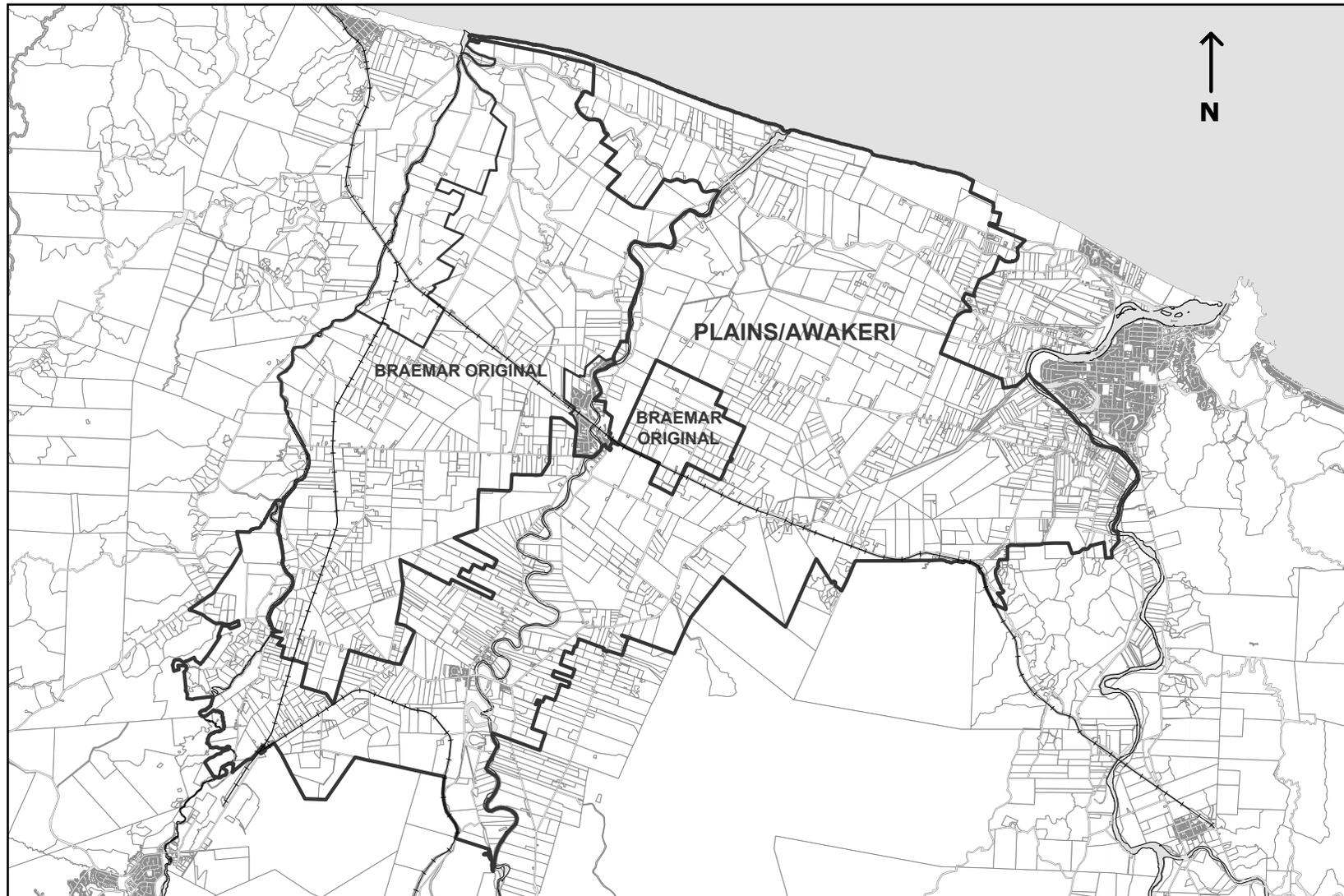


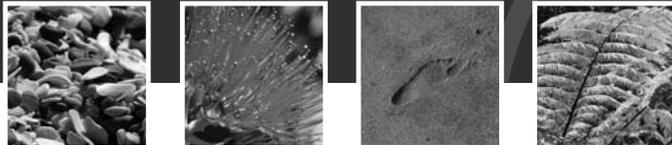
Piripai - Water and Wastewater reticulation





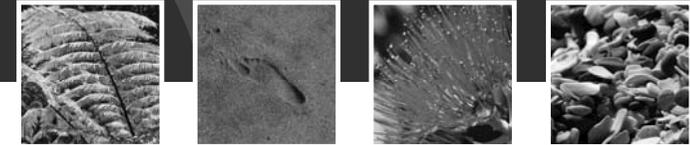
Plains - Water (Reticulation)





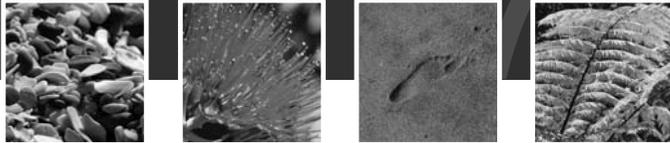
**APPENDIX B: DEFINITIONS**

DEFINITIONS	
<b>Activity</b>	<p>Has the same meaning set out in section 5 of the Local Government Act 2002 or any legislation substituted for the same as below:</p> <p>“5 Interpretation</p> <p>(1) In this Act, unless the context otherwise requires,-</p> <p style="padding-left: 40px;">activity means a good or service provided by, or on behalf of, a local authority or a council-controlled organisation; and includes-</p> <p style="padding-left: 40px;">(a) the provision of facilities and amenities; and</p> <p style="padding-left: 40px;">(b) the making of grants; and</p> <p style="padding-left: 40px;">(c) the performance of regulatory and other governmental functions”</p>
<b>Backpackers</b>	<p>Means temporary shared accommodation in a hostel or lodge where the emphasis is on the active travelling experience, facilitating cultural and social interaction for likeminded guests. Most offer a mixture of dormitories, double, twin and single rooms. Some rooms may include linen; otherwise they can be hired. Some rooms may also have TVs, refrigerators, tea and coffee and storage facilities. Facilities such as kitchens, bathrooms, lounges and laundries are usually shared, although private and ensuite bathrooms are sometimes available. Properties range from small converted houses to large hotel-like establishments.</p> <p>For clarity, the area used for permanent accommodation by the Manager(s) is considered to be a separate household unit for the purposes of this policy, and does not fall within this definition.</p>
<b>Caravan parks</b>	<p>Mean temporary accommodation in a camping grounds or motor camp. All properties provide communal kitchens, toilets, showers and laundries in addition to a variety of additional features.</p> <p>For clarity, the area used for permanent accommodation by the Camp Manager(s) is considered to be a separate household unit for the purposes of this policy, and does not fall within this definition.</p>
<b>Commercial development</b>	<p>A development, which is not defined as an industrial activity, whose primary purpose is for commercial gain or any other professional activity not operated principally for commercial gain or place of public assembly.. It includes retailing, professional offices, banks and other service providers, social service providers, commercial recreational facilities, administrative uses, visitor accommodation, churches, Marae, technological activities and sorting activities, but excludes accessory buildings directly related to primary production on the land, including agriculture, pastoral, horticultural and forestry production. For clarity, this exemption does not extend to a household unit on land used for primary production or the processing of primary products.</p>
<b>Community infrastructure</b>	<p>Has the same meaning set out in section 197 of the Local Government Act 2002 or any legislation substituted for the same as below:</p> <p>“197 Interpretation</p> <p style="padding-left: 40px;">In this subpart,-</p> <p style="padding-left: 40px;">community infrastructure means-</p> <p style="padding-left: 80px;">(a) land, or development assets on land, owned or controlled by the territorial authority to provide public amenities; and</p> <p style="padding-left: 80px;">(b) includes land that the territorial authority will acquire for that purpose”</p>

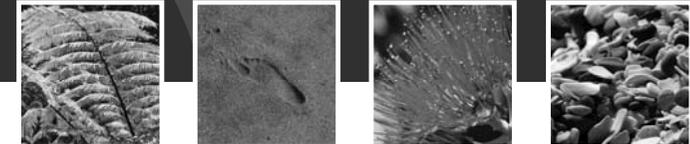


## DEFINITIONS

<p><b>Development</b></p>	<p>Has the same meaning set out in section 197 of the Local Government Act 2002 or any legislation substituted for the same as below:                      “197 Interpretation                      In this subpart,-                      development means</p> <ul style="list-style-type: none"> <li>(a) any subdivision or other development that generates a demand for reserves, network infrastructure or community infrastructure; but</li> <li>(b) does not include the pipes or lines of a network utility operator”</li> </ul>
<p><b>Development contribution</b></p>	<p>Has the same meaning set out in section 197 of the Local Government Act 2002 or any legislation substituted for the same as below:                      “197 Interpretation                      In this subpart,-                      development contribution means a contribution-</p> <ul style="list-style-type: none"> <li>(a) provided for in a development contribution policy included in the long-term council community plan of a territorial authority; and</li> <li>(b) calculated in accordance with the methodology; and</li> <li>(c) comprising-                             <ul style="list-style-type: none"> <li>(i) money; or</li> <li>(ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Act 1993, unless that Act provides otherwise; or</li> <li>(iii) both”</li> </ul> </li> </ul>
<p><b>Development Contribution Policy</b></p>	<p>Has the same meaning set out in section 197 of the Local Government Act 2002 or any legislation substituted for the same as below:                      “197 Interpretation                      In this subpart,-                      development contribution policy means the policy on development contributions included in the long-term council community plan of the territorial authority under section 102(4)(d).</p>

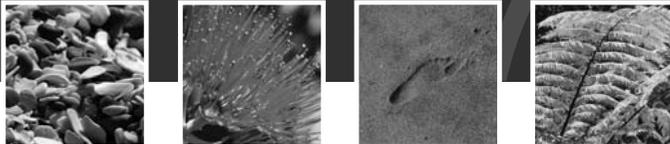


DEFINITIONS	
<b>Goods and Services Tax (GST)</b>	Means goods and services tax under the Goods and Services Tax Act 1985 or any legislation substituted for the same.
<b>Gross Floor Area (GFA)</b>	The sum of the total areas of a building or buildings, including any void area in those floors such as service shafts or lift or stair wells, measured from the exterior faces of exterior walls or from the centre lines of walls separating two buildings
<b>Hosted</b>	<p>Means temporary accommodation in a bed and breakfast, farm or home stay, guest house, boutique lodge, inn, country hotel, and similar establishments providing “home-like” or “character” accommodation for a temporary period of time. There is normally an emphasis on personal interaction between the guest and the host. Kitchen/cooking facilities are not usually provided, although some properties may offer self-contained cottages. Depending on the style of the property, bedrooms may include tea and coffee making facilities, TV and a phone. Lounge facilities are usually shared with the hosts and/or other guests. Bathrooms may be ensuite, private or shared. Breakfast is usually provided and is usually part of an all-inclusive tariff.</p> <p>For clarity, the area used for permanent accommodation by the host(s) is considered to be a separate household unit for the purposes of this policy, and does not fall within this definition.</p>
<b>Hotel</b>	Means temporary accommodation in an establishment with at least one licensed bar and restaurant on the premises (or adjacent) with charge back facilities. All rooms have tea and coffee making facilities and there is on-site management at all times. All provide breakfast whether in a restaurant or breakfast room, or via room service. Some hotels have conferences and banqueting facilities. A standard room usually has one room for both sleeping and living, with an ensuite bathroom. A suite will usually have a living room and at least one separate bedroom and possible a mini kitchen. Hotel apartments usually have both mini kitchens and laundry facilities.
<b>Household unit</b>	A building or part of a building intended to be used as an independent residence, with a kitchen sink, a toilet and a shower or bath (or plumbing for these facilities). It includes any apartment, semi-detached or detached dwelling, townhouse, retirement unit, dwelling unit, flat or home unit.
<b>Industrial development</b>	A development whose primary purpose is to produce goods by manufacturing, processing, assembling or packaging, or dismantling, servicing, testing, repair, cleaning, painting, storage, and/or warehousing of any materials, goods or products, vehicles or equipment, and includes transportation activities, depots, engineering workshops, panelbeaters, spraypainters, the milling or processing of timber and offensive trades.

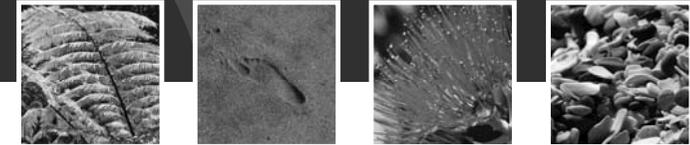


## DEFINITIONS

<p><b>Lot</b></p>	<p>A parcel of land held in a separate certificate of title (or two or more titles required to be held in one ownership) but does not include a parcel of land which has been or may be disposed of separately as a public reserve or for other public purposes or which is to be amalgamated with adjoining land.</p> <p>In the case of land subdivided under the cross-lease or company lease systems (other than strata titles), lot shall mean an area of land containing:</p> <p>(a) A building or buildings for residential or business purposes with any accessory building, plus any land exclusively restricted to the users of that building, or</p> <p>(b) A remaining share or shares in the fee simple creating a vacant part of the whole for future cross-lease or company lease purposes.</p> <p>In the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), lot shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units, and an area of land being equivalent to the total land title area divided by the number of principal units located thereon.</p> <p>In the case of strata titles, site shall mean the underlying Certificate(s) of Title immediately prior to subdivision.</p>
<p><b>Mixed use</b></p>	<p>A development or a lot created for a development that combines commercial and industrial development, but not a household unit.</p>
<p><b>Motel</b></p>	<p>Means temporary, self contained and serviced accommodation and includes motor lodges, motor inns, motel apartments, serviced apartments and serviced holiday cottages. Units are usually serviced daily or as otherwise agreed with the guest, and are self contained providing at least tea and coffee making facilities and a private or ensuite bathroom. Frequently, cooking facilities (microwave and/or range) are provided within the accommodation so guests can prepare their own meals independently. Milk, tea, coffee and sugar are supplied for guests' immediate use. Off-street carparking and all bedding and linen are provided. Communal laundry facilities are available and some units may have their own laundry facilities. Units may have TV's, phone, iron and modem for computer use. At extra cost, breakfasts can usually be ordered the night before. There is a responsible person constantly in charge on site. A studio has one room for both living and sleeping. Other units can have one or more separate bedrooms.</p> <p>For clarity, the area used for permanent accommodation by the Motel Manager(s) is considered to be a separate household unit for the purposes of this policy, and does not fall within this definition.</p>
<p><b>Network infrastructure</b></p>	<p>Has the same meaning set out in section 197 of the Local Government Act 2002 or any legislation substituted for the same as below:</p> <p>"197 Interpretation</p> <p>In this subpart,- network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management."</p>
<p><b>Reserves</b></p>	<p>Has the same meaning set out in section 2 of the Reserves Act 1977.</p>
<p><b>Residential Lot</b></p>	<p>A lot, as defined in this policy that is or will be used for a household unit or units.</p>
<p><b>Roading</b></p>	<p>Has the same meaning set out in section 315 of the Local Government Act 1974.</p>
<p><b>Service connection</b></p>	<p>Has the same meaning set out in section 197 of the Local Government Act 2002 or any legislation substituted for the same as below:</p> <p>"197 Interpretation</p> <p>In this subpart,- service connection means a physical connection to a service provided by, or on behalf of, a territorial authority."</p>



DEFINITIONS	
<b>Site Area</b>	The total area of the new and/or additional development proposed, including all buildings, structures and other areas used for car parking, access, manoeuvring areas, loading areas, outdoor storage and display areas, rubbish and waste collection areas and the like, associated with the new and/or additional development.
<b>Solid waste</b>	Recycling Park and refuse transfer station.
<b>Stormwater</b>	Stormwater drainage and any associated infrastructure.
<b>Units of demand</b>	<p>Means those units set out in Schedule 13 of the Local Government Act 2002 or any legislation substituted for the same as below:</p> <p>“Schedule 13 Methodology for calculating development contributions</p> <p>1 <u>Methodology for relating cost of community facilities to units of demand</u></p> <p>In order to calculate the maximum development contribution in respect of a community facility or an activity or group of activities for which a separate development contribution is to be required, a territorial authority must first-</p> <p>(a) identify the total cost of the capital expenditure that the local authority expects to incur in respect of the community facility, or activity or group of activities, to meet the increased demand resulting from growth within the district, or part of the district, as the case may be, as set out in the long-term council community plan in accordance with section 106(2)(a); and</p> <p>(b) identify the share of that expenditure attributable to each unit of demand, using the units of demand for the community facility or for separate activities or groups of activities, as the case may be, by which the impact of growth has been assessed.</p> <p>2 <u>Attribution of units of demand to developments</u></p> <p>For the purpose of determining in accordance with section 203(2) the maximum development contribution that may be required for a particular development or type of development, a territorial authority must demonstrate in its methodology that it has attributed units of demand to particular developments or types of development on a consistent and equitable basis.</p>
<b>Visitor accommodation</b>	Means hotel, motel, hosted, backpackers or Caravan Park as defined in this policy.
<b>Wastewater</b>	Means sewerage, treatment and disposal of sewage and all associated infrastructure.
<b>Water</b>	<p>Means Water Supply which has the same meaning set out in section 124 of the Local Government Act 2002 or any legislation substituted for the same as below:</p> <p>“124 Interpretation</p> <p>In this part,- water supply means the provision of drinking water to communities by network reticulation to the point of supply of each dwelling house and commercial premise to which drinking water is supplied.</p>



## APPENDIX C: SCHEDULE OF COMPLIANCE

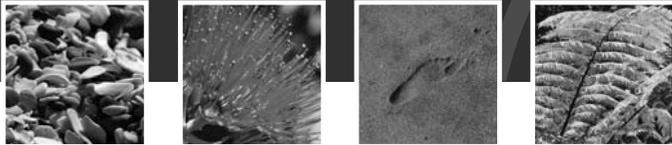
### WHAKATANE DISTRICT DEVELOPMENT CONTRIBUTIONS POLICY SCHEDULE OF LOCAL GOVERNMENT ACT 2002 COMPLIANCE

The following table sets out the requirements under the Local Government Act 2002 for the preparation of a Development Contributions Policy. The sections of the Development Contributions Policy which satisfy the requirements in the Local Government Act 2002 are noted in the second column.

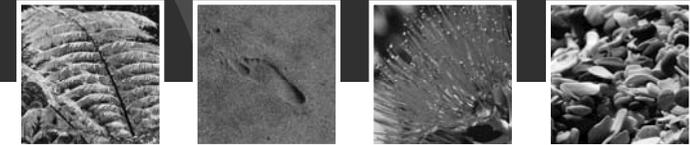
The Council considers that the Development Contributions Policy achieves full compliance.

#### SCHEDULE OF LGA 2002 COMPLIANCE

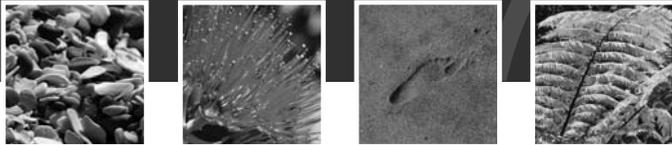
PROVISION OF LGA 2002	SECTION OF DEVELOPMENT CONTRIBUTIONS POLICY
Section 106(2)(a): summarise and explain the capital expenditure required identified in the long-term council community plan that the local authority expects to incur to meet the increased demand for community facilities resulting from growth	5.0 – Capital Expenditure for Community Facilities
Section 106(2)(b): state the proportion of that capital expenditure to be funded by development contributions; financial contributions; other sources of funding	5.0 – Capital Expenditure for Community Facilities
Section 106(2)(c): explain, in terms of the matters required to be considered under section 101(3), why the local authority has determined to use these funding sources to meet the expected capital expenditure.	
Section 101(3): The funding needs of Council must be met from those sources that the local authority determines to be appropriate, following consideration of, -	
Section 101(3)(a): in relation to each activity to be funded,-	
Section 101(3)(a)(i): the community outcomes to which the activity primarily contributes	6.0 – Community Outcomes
Section 101(3)(a)(ii): the distribution of benefits between community as a whole, any identifiable part of the community, and individuals.	7.0 – Distribution of Benefits
Section 101(3)(a)(iii): period in or over which those benefits are expected to occur.	8.0 – Timeframe



PROVISION OF LGA 2002	SECTION OF DEVELOPMENT CONTRIBUTIONS POLICY
Section 101(3)(a)(iv): the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity.	9.0 – Role of the Council
Section 101(3)(a)(v): the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.	10.0 – Costs, Benefits and Sustainable Development
Section 101(3)(b): the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural wellbeing of the community.	10.0 – Costs, Benefits and Sustainable Development
Section 106(2)(d): identify separately each activity or group of activities for which a development contribution will be required, and in relation to each activity or group of activities, specify the total amount of funding to be sought by development contributions	5.0 – Capital Expenditure for Community Facilities 11.0 – Schedule to Development Contributions Policy
Section 106 (2)(f): Summarise the provisions that relate to financial contributions in the District Plan.	Development Contributions and Financial Contributions
Section 106(3): If development contributions are required, the local authority must keep available for public inspection the full methodology that demonstrates how calculations for those contributions were made.	15.0 – Methodology
Section 201(1)(a): an explanation of, and justification for, the way in which each development contribution in the [Schedule to Development Contributions Policy] is calculated	11.0 – Schedule to Development Contributions Policy 15.0 – Methodology 18.0 – Explanation and Justification for Calculations
Section 201(1)(b): the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is significant uncertainty as to the scope and nature of the effects	16.0 - Significant Assumptions
Section 201(1)(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.	12.0 - Credits and Reviews



PROVISION OF LGA 2002	SECTION OF DEVELOPMENT CONTRIBUTIONS POLICY
<p>Section 202 - Contents of schedule to development contributions policy</p> <p>(1) The schedule of development contributions required by section 201(2) must specify</p> <p>(a) the development contributions payable in each district, calculated, in each case, in accordance with the methodology in respect of-</p> <ul style="list-style-type: none"> <li>(i) reserves; and</li> <li>(ii) network infrastructure; and</li> <li>(iii) community infrastructure; and 11.0 - Schedule to Development Contributions Policy (in particular 11.6 - Calculation of Development Contributions Required from Development)</li> </ul> <p>(b) the event that will give rise to a requirement for a development contribution under section 198, whether upon granting</p> <ul style="list-style-type: none"> <li>(i) a resource consent under the Resource Management Act 1991; or</li> <li>(ii) a building consent under the Building Act 1991; or</li> <li>(iii) an authorisation for a service connection.</li> </ul>	<p>11.0 – Schedule to Development Contributions Policy (in particular 11.6 - Calculation of Development Contributions Required from Development or Subdivision)</p>
<p>(2) If different development contributions are payable in different parts of the district, subsection (1) applies in relation to the parts of the district.</p> <p>(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.</p>	
<p>Section 203 - Maximum development contributions not to be exceeded</p> <p>(1) Development contributions for reserves must not exceed the greater of –</p> <ul style="list-style-type: none"> <li>(a) 7.5% of the value of the additional allotments created by a subdivision; and</li> <li>(b) the value equivalent of 20 square metres of land for each additional household unit created by the development.</li> </ul> <p>(2) Development contributions for network infrastructure or community infrastructure must not exceed the amount calculated by multiplying the cost of the relevant unit of demand calculated under clause 1 of Schedule 13 by the number of units of demand assessed for a development or type of development, as provided for in clause 2 of Schedule 13.</p>	<p>11.0 – Schedule to Development Contributions Policy (in particular 11.6 - Calculation of Development Contributions Required from Development or Subdivision)</p> <p>18.0 – Explanation and Justification for Calculations</p>



## APPENDIX D: DEVELOPMENT CONTRIBUTIONS BY LOCATION AFTER 2012

Tables 16, 17 and 18 show the development contributions payable per HEU in later years of the policy term. These contributions cover growth related capital expenditure listed in the LTCCP and historic capital expenditure incurred in anticipation of growth. Collection of development contributions for each of the identified LTCCP projects will commence only when the capacity of the existing asset that will be upgraded or added to has been reached.

All areas in the District will pay the fees for waste, and district roading and carparking. These are the only fees payable for developments in Matahina - Minginui and Murupara.

Fees for reserves and community infrastructure will only be payable in respect of residential developments. For all other asset types, the fees will be payable in respect of all new developments.

The tables show the fees payable for residential developments in years 2010 – 2012 for a number of locations in the District. Non residential HEUs are calculated using the conversion factors in Table 6.

**Table 16: Total development contribution fees by location (2013 fees)**

	OHOPE; MARAETOTARA	OTARAWAIRERE	PIRIPAI	PLAINS WATER SUPPLY AREA	WHAKATANE	NORTHERN COMMUNITY	MATAHINA – MINGINUI; MURUPARA
District - Solid Waste	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88
District Roding and Carparking	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46
Northern Community Roding	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	
Reserves	\$563.72	\$563.72	\$563.72	\$563.72	\$563.72	\$563.72	
Community Infrastructure	\$1,900.85	\$1,900.85	\$1,900.85	\$1,900.85	\$1,900.85	\$1,900.85	
Ohope Wastewater Treatment and Reticulation	\$1,318.61	\$1,318.61					
Otarawairere Stormwater and Wastewater		\$19,131.43					
Piripai Wastewater Reticulation			\$1,120.34				
Piripai Water Reticulation			\$927.80				
Plains Water Supply				\$752.37			
Whakatane Wastewater Reticulation			\$673.55		\$673.55		
Whakatane Wastewater Treatment			\$119.87		\$119.87		
Whakatane Water Reticulation	\$198.69	\$198.69	\$198.69		\$198.69		
Total Contribution	\$6,875.59	\$26,006.59	\$8,398.54	\$6,110.23	\$6,350.40	\$5,358.29	\$2,663.34

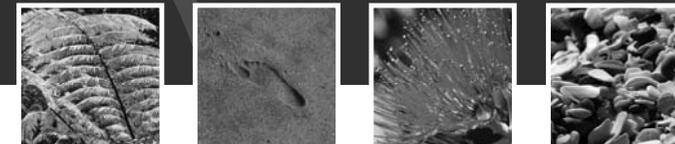


Table 17: Total development contribution fees by location (2014 - 2015 fees)

	OHOPE; MARAETOTARA	OTARAWAIRERE	PIRIPAI	PLAINS WATER SUPPLY AREA	WHAKATANE	NORTHERN COMMUNITY	MATAHINA - MINGINUI; MURUPARA
District - Solid Waste	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88
District Roading and Carparking	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46
Northern Community Roading	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	
Reserves	\$573.80	\$573.80	\$573.80	\$573.80	\$573.80	\$573.80	
Community Infrastructure	\$1,900.85	\$1,900.85	\$1,900.85	\$1,900.85	\$1,900.85	\$1,900.85	
Ohope Wastewater Treatment and Reticulation	\$1,318.61	\$1,318.61					
Otarawairere Stormwater and Wastewater		\$19,131.43					
Piripai Wastewater Reticulation			\$1,120.34				
Piripai Water Reticulation			\$927.80				
Plains Water Supply				\$752.37			
Whakatane Wastewater Reticulation			\$673.55		\$673.55		
Whakatane Wastewater Treatment			\$119.87		\$119.87		
Whakatane Water Reticulation	\$198.69	\$198.69	\$198.69		\$198.69		
Total Contribution	\$6,885.67	\$26,017.10	\$8,408.62	\$6,120.74	\$6,360.48	\$5,368.37	\$2,663.34

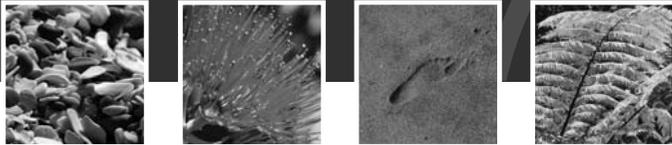


Table 18: Total development contribution fees by location (2016 - 2019 fees)

	OHOPE; MARAETOTARA	OTARAWAIRERE	PIRIPAI	PLAINS WATER SUPPLY AREA	WHAKATANE	NORTHERN COMMUNITY	MATAHINA - MINGINUI; MURUPARA
District - Solid Waste	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88	\$845.88
District Roading and Carparking	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46	\$1,817.46
Northern Community Roading	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	\$230.38	
Reserves	\$594.29	\$594.29	\$594.29	\$594.29	\$594.29	\$594.29	
Community Infrastructure	\$1,919.17	\$1,919.17	\$1,919.17	\$1,919.17	\$1,919.17	\$1,919.17	
Ohope Wastewater Treatment and Reticulation	\$1,318.61	\$1,318.61					
Otarawairere Stormwater and Wastewater		\$19,131.43					
Piripai Wastewater Reticulation			\$1,528.63				
Piripai Water Reticulation			\$927.80				
Plains Water Supply				\$752.37			
Whakatane Wastewater Reticulation			\$777.92		\$777.92		
Whakatane Wastewater Treatment			\$119.87		\$119.87		
Whakatane Water Reticulation	\$198.69	\$198.69	\$198.69		\$198.69		
Total Contribution	\$6,924.48	\$26,055.91	\$8,960.09	\$6,159.55	\$6,503.66	\$5,407.18	\$2,663.34