

DEVELOPMENT CONTRIBUTIONS POLICY

JULY 2024

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PART 1 - POLICY OVERVIEW

1. Section 102(2)(d) of the Local Government Act 2002 (LGA) requires Waipā District Council (Council) to have a development contribution policy. Section 198 of the LGA gives Council the power to require a contribution when granting various consents for developments, as provided for in its development contributions policy.
2. As outlined by the LGA, the purpose of development contributions is to enable Councils to recover from those undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
3. This policy sets out the development contributions payable by developers, how and when they are to be calculated and paid, and a summary of the methodology and the rationale used in calculating the level of contribution required.
4. The purpose of this policy is to:
 - (a) Provide predictability and certainty to stakeholders in how the capital expenditure required to provide infrastructure and community facilities to service growth over the long term is to be funded;
 - (b) Provide transparency as to what infrastructure and community facilities:
 - (i) are to be funded using development contributions, financial contributions or other funding sources, the reasons for those funding sources being used to meet the expected total costs; and
 - (c) (ii) have already been delivered in anticipation of growth.
 - (d) Support and facilitate the wider outcomes of Council including those reflected in Council's District Plan, Waipa 2050 and any other relevant planning or policy documents.
 - (e) Provide for those involved in development to make fair payments to Council to reflect the expected demand their developments will have on Council infrastructure and the expected benefits residents and businesses occupying these developments will derive from Council infrastructure.
 - (f) Set contribution charges at levels that help achieve the scale, type, quality and location of development that the Long-Term Plan and District Plan aspire to.
5. Contributions will be required for capital expenditure on a relatively small number of Council activities that are strongly connected to new development.
6. Contribution amounts are set out clearly and unambiguously in this policy, assisting those undertaking development to assess the financial viability of their projects early in their process.
7. There is the opportunity for contributions to be paid later in the development cycle for some developments to take account of the funding realities facing developers. Any deferment must be in accordance with part 8 of this Policy. Council has the statutory enforcement powers set out in the LGA to reduce the risks of non-payment.

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

PART 2 - POLICY BACKGROUND

1. Council's first development contribution policy was adopted in June 2006, when Council decided to principally fund the growth-related costs of development via development contributions (DCs) under the LGA, rather than relying solely on financial contributions under the Resource Management Act 1991 (RMA).
2. The development contribution policy was subsequently revised during each Long-Term Plan cycle in 2009, 2012, 2015, 2018, and in 2021. The Development Contribution fees are reviewed on an annual basis, being reviewed in 2025.
3. There is a need for Council to deliver infrastructure to accommodate growth and a need for this to be funded appropriately. Council has therefore determined that growth should generally pay for the cost of growth. This will achieve financial equity between existing ratepayers and those undertaking development.
4. In terms of this policy, in addition to Council, the key stakeholders are developers and ratepayers.
5. Additional commentary on these stakeholders is included in the paper: 'Methodology for the development contribution policy 2020 (incorporating a review and analysis of options)'¹.
6. Further information supporting the development contributions policy is contained within the DCs model, and Methodology for the development contribution policy 2020, which are both available at www.waipadc.govt.nz or from Council on request.

¹ Refer to Appendix 1: Documents referenced in this Policy

PART 3 - DEFINITIONS

The following definitions are used throughout this policy:

Table 1: Definitions

Term	Definition
Activity	A grouping of Council functions for which development contributions may be collected being transport, water, wastewater, stormwater, community infrastructure and reserves.
Allotment	Has the same meaning as defined in section 197 of the Local Government Act 2002. For ease of reference, that definition is as follows: Has the meaning given to it in section 218(2) of the Resource Management Act 1991.
Asset manager	Means an officer of Council involved in the management of Council infrastructure.
Authorised officer	Means an officer authorised in accordance with Council's Delegations Register to carry out functions under this policy.
Brownfield development	A non-residential development occurring in an existing town or village and not in an identified growth cell
Catchment or funding area	A geographical area used to accumulate the cost of activities and define a part of Waipā District for development contribution purposes.
Commercial accommodation	Any accommodation units other than dwelling units, such as hotels, motels, holiday flats, which are offered at a tariff, on a per-unit basis and student accommodation where this is located on the grounds of an educational institution.
Commercial	A non-residential development providing for activities that are conducted in an office setting and that generally focus on business, government, professional, or financial services; and includes the personal service elements of these activities that are offered to consumers or clients.
Community facilities	Has the same meaning as in section 197 of the Local Government Act 2002.
Community infrastructure	Has the same meaning as in section 197 of the Local Government Act 2002.
Council	Waipā District Council.
Developer	Means a developer who undertakes development, and means a person for the purposes of sections 199A to 199E of the Local Government Act 2002.
Development	Has the same meaning as in section 197 of the Local Government Act 2002.
'Development agreement' or 'DA'	Has the same meaning as in section 197 of the Local Government Act 2002.
Development contributions commissioner	Has the same meaning as in section 197 of the Local Government Act 2002.
Development contribution objection	Has the same meaning as in section 197 of the Local Government Act 2002.
District Plan	Means the Waipā District Plan, or any subsequent operative version of the Plan.
District-wide catchment	Means the entire District.

Term	Definition
Dwelling [or dwelling unit]	<p>A building or part of a building capable of being used as an independent residence and includes dwelling apartments, semi-detached or detached houses, units, town houses, granny flats (or similar), and caravans (where used as a place of residence or occupied for a period of time exceeding six months in a calendar year).</p> <p>For the avoidance of doubt the following shall also apply:</p> <ul style="list-style-type: none"> ▪ Any dwelling which has two separate kitchen facilities of any nature, shall be deemed to be two household units regardless of the configuration of the dwelling. <p>A 'sleepout' is considered to be any building or part of a building which is 35m² or less (excluding garaging) that has been fitted out for the purposes of being a bedroom. anything in addition to this will be considered to be a household unit/minor household unit. But does not include any unit of commercial accommodation.</p>
Funded growth cell	Means a catchment or part thereof that Council has resolved to fund or part fund through its Long Term Plan.
GFA	<p>The gross floor area is the total internal floor area of a dwelling measured:</p> <ul style="list-style-type: none"> - from the exterior faces of the exterior walls, or - from the centre lines of walls separating two buildings or tenancies <p>For the avoidance of doubt, the gross floor area excludes non habitable areas such as garage space</p>
Greenfield development	A development occurring in an identified growth cell and not in an existing town or village.
Household equivalent unit [or HEU]	A unit of demand representing one average household.
Impervious surface area [or ISA]	The area of any site which is not capable of absorbing rainwater.
LGA	Local Government Act 2002
LTP	Long Term Plan (for 2021-2031)
Minor dwelling unit	A household unit not exceeding 70m ² in Gross Floor Area (GFA), provided that attached garaging and open deck areas are not included in the 70m ² GFA calculation.
Network infrastructure	Has the same meaning as in section 197 of the Local Government Act 2002.
Non-residential development	Means any development that is a commercial, industrial or retail development.
Residential development	Means any subdivision, building, land use or work, but excludes non-residential development.
Retirement unit	Any dwelling unit in a retirement village subject to the Retirement Villages Act 2003. For the avoidance of doubt, this does not include aged care rooms in a hospital (or similar) building/s.
Retirement village	Has the meaning in section 6 of the Retirement Villages Act 2003.
RMA	Resource Management Act 1991
Service connection	Has the same meaning as in section 197 of the Local Government Act 2002.

PART 4 - POLICY DETAILS

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

Use of development contributions and/or financial contributions

2. Council considered the options available to it for funding the capital expenditure it is planning to incur as a result of, or in anticipation, of growth in Waipā. Council has considered the purposes of and reasons for development and financial contributions and other funding sources and determined that:
 - (a) Development and financial contributions are the primary sources available to it for funding growth related infrastructure under current legislation.
 - (b) Development contributions should be used as the main funding tool for growth related infrastructure provided by Council.
3. This does not preclude Council from using and investigating other funding sources as appropriate.
4. This policy is distinct from, and in addition to, section 18 of the District Plan that provides Council with discretion to require financial contributions under the RMA.
5. Where a development results in Council incurring capital expenditure that is not covered by this policy, Council may impose a financial contribution as a condition/s of resource consent in accordance with the requirements of the District Plan, and Council's powers under the RMA.

Significant assumptions

6. Section 201(1)(b) of the LGA requires this policy to set out the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects if there is a significant level of uncertainty as to the scope and nature of the effects.
7. The table below sets out a summary of the significant assumptions underlying the calculation of contributions under this policy. Further detail on specific assumptions relating to growth are included in clauses [8](#) to [20](#) below.

Table 2: Significant assumptions

Significant assumption	Estimate of potential effects of uncertainty	Level of uncertainty
The rate, level, location and type of residential growth will occur as is forecast by the National Institute of Demographic and Economic Analysis (NIDEA) report '2016 update (2020 update of population and family and household projections for Waipā District 2013-2063) of area unit population, household and	If development is lower than that forecast by the growth reports, the amount of revenue generated	Significant

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Significant assumption	Estimate of potential effects of uncertainty	Level of uncertainty
<p>Labour Force Projections for the Waikato Region for the period 2013-2061.</p> <p>The growth forecasts are based on a medium population and household growth scenario.</p> <p>The rate, level, location and type of non-residential growth will occur as is forecast in the <i>Waipā District Business Land Study (May 2017)</i> prepared by Property Economics (and informed by council staff with their local and latest information).</p> <p>Growth can be influenced by a wide range of factors including: changes in demographics, changes in social and economic conditions, the performance of the economy and the effect of local, national and international forces.</p>	<p>through this policy will be reduced.</p> <p>Council may need to review the growth forecasts to reflect a longer take up period than anticipated. This will affect the ability of Council to fund growth related infrastructure, which itself may need to be deferred.</p> <p>As a result Council needs to be flexible with the timing of works and be able to quickly react to changes in the market or to non-active as well as active developers.</p> <p>This uncertainty is further heightened by COVID- 19 and its impacts.</p>	
<p>The proportion of capital expenditure projects for growth is based on the best available information and aligned with both the forecast growth, the District Plan and active developers.</p>	<p>There is the potential for capital expenditure projects to alter over time. This can be as a result of changes in demand by developers – either faster or slower rates of development, or a significant industrial/ commercial demand for infrastructure.</p> <p>Where significant changes occur to capital expenditure projects through an annual plan, it may be appropriate for Council to determine whether to revise the schedule of charges within this policy.</p> <p>Provision of growth infrastructure in a period of low or uncertain growth can create a cost risk on the existing rating base as growth is not arriving to share the increased cost.</p>	Significant
<p>No significant changes to service standards planned by council other than those planned within asset management plans.</p>	<p>Changes to service standards will affect both the level of on-site works required by those undertaking development and the scale and type of infrastructure provided by Council.</p> <p>If significant changes occur Council will need to reassess the effect on capital expenditure projects and determine the materiality of change to the schedule of charges within this policy.</p>	High

Significant assumption	Estimate of potential effects of uncertainty	Level of uncertainty
<p>The cost of growth incorporated in the contributions charge is calculated net of all third party income. This policy assumes that the level of third party funding will not change over the life of the Long Term Plan, and the eligibility criteria will remain the same.</p>	<p>If the level of third party funding is reduced, Council will have understated the cost to be recovered through this policy. If the level of third party funding is increased, Council will have overstated the cost to be recovered through this policy.</p> <p>In either case Council will be at liberty to assess the materiality of the difference and determine whether to revise the schedule of charges within this policy and provide for a lower or higher expectation of third party income.</p>	Low
<p>Developments will in general exhibit common demand characteristics that enable Council to consider them as part of a simple overall classification of development types.</p>	<p>All residential development will be attributed with the average demand as set out in this policy.</p> <p>Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type.</p> <p>Development overall and in time, will create the demand levels required to recover the cost of infrastructure for growth.</p>	Medium
<p>Developers are only required to pay development contributions on additional development that is the subject of a consent application.</p> <p>Any existing lawfully established allotments or land uses on the development site are assumed to have either:</p> <ul style="list-style-type: none"> ▪ paid development and/or financial contributions under relevant legislation at the time; and/or ▪ have been exempt from paying contributions. 	<p>The assumption that lawfully established allotments are deemed to have paid for development contributions requires all new developments to pay for one unit of demand (HEU) at the point of consent being issued.</p> <p>In addition, this would result in Council recovering less development contributions than originally anticipated.</p>	Low

Residential growth assumptions

8. All planned growth projects in this policy are in the Long Term Plan.
9. A report on population and dwelling projections was produced by the National Institute of Demographic and Economic Analysis (NIDEA) as background to this policy. The population projections included high, medium and low variants. For the purposes of this policy, the medium variant for both population and household projections was considered appropriate, subject to some modification to account for the current economic climate. The modification to the growth projections does not alter the total growth expected, just its timing over the next ten years. Council considers this a prudent and realistic basis for decision-making related to growth.
10. The household occupancy has been calculated as 2.58 persons per household.
11. For the purposes of assessing growth, Council has used the traffic demand modelling set out in the report by Gray Matter 'Growth Component of Transportation Projects', dated August 2014, with updates from Waipā staff generated when preparing Business Cases for the Long Term Plan.
12. Refer to the Methodology for the development contribution policy 2020 for further information on the residential growth assumptions.

Non-residential growth assumptions

13. The non-residential growth assumptions are based on the *Waipā District Business Land Study* (May 2017) prepared by Property Economics with input from Council.
14. There are greenfield non-residential land areas planned for Hautapu west and east, plus Bond Road. These areas are in addition to the land already zoned but in the case of Hautapu, will now be fully serviced. Waikato Regional Airport Ltd (WRAL) is in process of planning to develop more industrial land around the airport as it has sold most of its existing stock. This new growth cell is planned to have a private wastewater system but public water supply. The water supply is via a Development Agreement with WRAL and so water supply and wastewater DCs are not charged. An increase in non-residential HEUs has been assumed in asset management planning and development contribution fee setting on the basis of an additional equivalent of 1,256 HEUs over the ten-year period -2021-2031.
15. Refer to the Methodology for the development contribution policy 2020 for further information on the non-residential growth assumptions.

Growth HEUs by activities (asset class)

16. Growth HEUs by asset class have been calculated on a District-wide basis and for specific catchments, and are based on projections prepared by the National Institute of Demographic and Economic Analysis (NIDEA) at the University of Waikato². The forecast for the District population is for around 64,200 by 2031 at the medium projection.

17. The population projections were converted to households in the same manner as previously undertaken by NIDEA. For further information on growth HEUs by catchment and asset class, refer to the DC model.
18. Water, wastewater and stormwater catchment data have been based on Council asset managers' demand estimates, using the population projections and predictions of development that will connect to water, wastewater and stormwater networks.
19. Growth HEUs in several catchments are based on planning estimates of specific growth potential in these catchments that may not follow general population growth projections. These specific estimates are used to inform asset specification such as Cambridge North, Cambridge West (C1-C3 growth cells), Picquet Hill and T1 growth cell in Te Awamutu.
20. Further information on assumptions for growth projects are contained in the Methodology for the development contribution policy.

Historic capital expenditure

21. Historic capital expenditure has been recognised where there is a direct link to a capacity upgrade that has or will enable services to be provided for growth, and therefore costs should be recovered from developers.
22. Historic capital expenditure includes expenditure that has been made prior to the next Long Term Plan, and where projects will require further expenditure for completion during the 2021-2031 timeframe (i.e. partially completed projects).
23. Council does not include the cost of capital in its methodology for the cost of the completed projects.
24. Further information on historical capital expenditure is available in the methodology and options paper. Information on the historical capital expenditure projects is contained within the DC model, or within the relevant project business cases (available on request).

Interest and GST

25. All costs from projects in the Long Term Plan used in this policy are based on current estimates of infrastructure construction prices in 2020 dollar terms and then inflated using the inflation rates as per the Long Term Plan. Development contributions required in this Policy will change over the period of the Long Term Plan to reflect inflation, based on increases in the Producers Price Index (PPI) and in accordance with section 106(2C) of the LGA. In accordance with the LGA, financing costs are excluded.
26. No compensation for Council taking the risk of building infrastructure in advance of demand, is included in growth cost calculations, and interest is added to the Development Contribution loans.
27. All capital expenditure noted in this policy is exclusive of GST. However, the development contribution fee summary in [Table 3](#) is inclusive of GST.

Transitional provisions

28. The development contribution amounts applying to a development will depend on the date on which a complete consent or service connection application was lodged and the date on which it was granted.
29. Applications lodged prior to 30 June 2024 but not granted (or issued in terms of the Building Act 2004) by 30 June 2024 will be assessed under the development contribution policy that requires the lowest overall development contribution charge (i.e. either the 2023 DCP or the 2024 DCP).
30. Applications lodged and granted (with existing assessed development contribution notices) prior to 30 June 2024 will also be assessed under the development contribution policy that requires the lowest overall development contributions (i.e. either the 2023 DCP or the 2024 DCP).
31. For the avoidance of doubt, if a development contribution notice has been issued, the HEUs per activity will remain as per the original assessment. Upon payment of the required development contribution, the activity catchment rates will be applied to the already assessed HEUs. This does not apply to activities that have increased their demand, which will be subject to a new assessment.
32. Applications lodged on or after 1 July 2024 will be assessed under this policy, or any later version of this policy (as specified in that later policy).

Adoption and amendment of this policy

33. This policy was adopted on 30 June 2024, taking effect on 1 July 2024 and will remain in effect until replaced by a subsequent policy. This policy may be reviewed and amended earlier in accordance with the requirements of the LGA. Annual adjustments to the development contributions rates set out in this policy, to reflect increases in the PPI, can also be made without the policy being reviewed.

Development contribution fee summary

34. The following table sets out the development contribution fee summary per catchment, per HEU for 2024/25.

Table 3: Development contribution fee summary per HEU by catchment (all costs include GST) updated for 1 July 2024

Funding Areas	Roading	Stormwater	Water	Wastewater	Community Infrastructure	Reserves	Total
Bond Rd	\$68	\$10,176	\$18,621	\$5,876	\$0	\$0	\$34,741
C1	\$24,898	\$27,406	\$5,524	\$8,219	\$130	\$7,005	\$73,182
C2	\$22,169	\$27,406	\$3,923	\$6,228	\$132	\$7,005	\$66,863
C3	\$22,169	\$27,406	\$3,923	\$6,228	\$130	\$7,005	\$66,861
C4	\$5,170	\$0	\$1,891	\$4,177	\$130	\$692	\$12,060
C6	\$5,170	\$0	\$1,891	\$0	\$130	\$692	\$7,883
Cambridge / Karāpiro	\$5,170	\$0	\$1,891	\$4,177	\$130	\$692	\$12,060
Cambridge North	\$9,631	\$18,847	\$3,292	\$10,925	\$112	\$2,224	\$45,031
Hautapu	\$9,168	\$30,017	\$5,898	\$8,640	\$0	\$3,420	\$57,143
Kihikihi	\$5	\$433	\$0	\$4,288	\$112	\$0	\$4,837
Ngāhinapōuri	\$21,429	\$0	\$0	\$0	\$130	\$0	\$21,559
Picquet Hill	\$19,949	\$42	\$7,854	\$11,533	\$130	\$456	\$39,964
Pirongia	\$0	\$0	\$2,615	\$0	\$112	\$0	\$2,727
Pukerimu	\$0	\$0	\$1,398	\$0	\$112	\$0	\$1,509
Rural	\$0	\$0	\$0	\$0	\$112	\$0	\$112
T1	\$2,307	\$0	\$8,271	\$6,137	\$130	\$5,080	\$21,925
T2	\$2,307	\$0	\$8,271	\$6,137	\$130	\$5,080	\$21,925
T3	\$71	\$3,184	\$11,586	\$5,883	\$130	\$456	\$21,310

Funding Areas	Roading	Stormwater	Water	Wastewater	Community Infrastructure	Reserves	Total
T6	\$71	\$0	\$6,765	\$0	\$130	\$456	\$7,422
T7	\$68	\$0	\$6,765	\$5,883	\$130	\$456	\$13,302
T8	\$71	\$0	\$6,765	\$5,883	\$130	\$456	\$13,305
Te Awamutu	\$71	\$0	\$6,765	\$5,883	\$130	\$456	\$13,305

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

Calculation of schedule to development contribution policy

35. Section 201(1) of the LGA requires this policy to include, in summary form, an explanation of, and justification for, the way each development contribution in the schedule to this policy³ (Table 3 above) is calculated. This is explained in the following paragraphs.
36. In accordance with section 106(3) of the LGA, the full methodology, including the DC model, the methodology and options paper, and the project plans for each activity are available for public inspection on request.
37. Calculation of the development contribution amounts (if any) payable for any project or programme line in the model have been calculated in accordance with the methodology set out in schedule 13 of the LGA, by using the following process:

Table 4: Summary of LGA process steps

Step	Explanation	LGA Reference
1	<p>Define catchments.</p> <p>For network based services, a catchment is the area served by the network. Funded growth cells located within a catchment are deemed sub-catchments of the respective catchment.</p> <p>For community infrastructure and reserves the catchment is the Waipā District, although there some specific catchments with their own community infrastructure and reserves as well.</p>	LGA Schedule 13(1)(a) Section 197AB(g)
2	<p>Identify ten year capital expenditure resulting from growth.</p> <p>Identify capital expenditure already incurred in anticipation of growth, net of any previous third party contributions.</p> <p>Identify the proportion of total planned costs of capital expenditure for network and community infrastructure and parks and reserves from the Long Term Plan resulting from growth.</p> <p>Growth costs (capacity increase to cater for new entrants) can be funded in full or in part by using development contributions. This is one of three components of the total ten year capital costs budgeted in the Long Term Plan, the other two components being level of service improvements and renewals. These other two costs are met from funding sources other than development contributions.</p> <p>Justification for the level of growth capital expenditure is supported by financial management funding considerations and show significant assumptions and impacts of uncertainty.</p>	LGA Schedule 13(1)(b)
3	<p>Identify the percentage of growth related ten year capital expenditure to be funded by development contributions.</p> <p>100% of the growth related capital expenditure will be funded by development contributions because:</p> <ul style="list-style-type: none"> ▪ It directly relates to the planned capital expenditure set out in the Long Term Plan and detailed in Council’s asset management plans; and ▪ The capital expenditure identified for growth can be reasonably identified. <p>Council has decided that capital and associated interest will be developer funded so growth generally pays for growth.</p>	LGA 106(2)(b)

³ As per section 202 of the LGA.

Step	Explanation	LGA Reference
4	<p>Identify the appropriate units of demand.</p> <p>The selected unit of demand is the HEU calculated as follows:</p> <p>For residential development, fees per HEU will be applied uniformly for each lot regardless of size for reasons of administrative simplicity. For any additional dwelling on any lot (subject to specific considerations for minor household units and retirement units, refer to assessment section below).</p> <p>For non-residential development, development contributions are assessed once defined 'trigger levels' are met for brownfield developments. The actual demand assessed is then converted into HEUs based on the expected demand placed on network infrastructure. The assessment is based on vehicle movements per day for roading and transport, m³ use for water and wastewater, and impervious surface areas (ISA) for stormwater (which is assessed on additional ISA per m²).</p> <p>In all those non-residential cases, a special assessment is required.</p>	LGA Schedule 13(1)(b)
5	<p>Identify the designed capacity (in units of demand) provided for growth.</p> <p>The designed capacity may vary between different types of infrastructure. In some cases it may be considered economically prudent to provide growth capacity considerably beyond current ten year expectations of growth.</p> <p>Costs are applied to usable growth capacity to be provided. Projected growth in HEUs over the ten year period of the Long Term Plan will be relevant to Council's budgeting of revenue but not to the calculation of the development contribution per HEU.</p>	LGA Schedule 13(1)(b) and (2)
6	<p>Allocate the costs to each unit of demand for growth.</p> <p>The development contribution charge per HEU is calculated by dividing the total capital expenditure resulting from growth (step two) by the usable units of demand for growth (step five).</p>	LGA Schedule 13(1)(b)
7	<p>Prepare schedule of fees.</p> <p>A detailed schedule has been prepared as part of this policy that enables the development contributions to be calculated by infrastructure type and catchment.</p> <p>This policy will be supported by the significant assumptions made to determine the development contributions payable and their impacts, contribution and conditions and criteria for remission, postponement or refund, the valuation basis for assessment of maximum reserves and catchment maps.</p>	LGA 201(2) LGA 201(1)(a) LGA 201(1)(b), (c) and (d)

PART 5 - DEVELOPMENT CONTRIBUTION ASSESSMENTS

Test for development contributions/when development contributions are required

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

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

"(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but

(b) does not include the pipes or lines of a network utility operator."

3. On receiving an application for resource consent (subdivision or land use consent), building consent, certificate of acceptance or service connection, Council will first:
 - (a) Test that the application represents a development under section 197;
 - (b) Determine whether alone or in combination with other developments the application under consideration will have the effect of requiring new or additional assets or assets of increased capacity and, as a consequence, Council will incur capital expenditure to provide appropriately for this;
 - (c) Ensure that any development contribution that may be required is provided for in this policy; and
 - (d) Check that the Council not prohibited by section 200 of the LGA from requiring a contribution.

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

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

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

Catchments/funding areas

7. Development contributions will be required from development across the whole of the Waipā District using geographic demand catchments. Development occurring within each catchment/area will be required to pay contributions applicable in that catchment.
8. Any development which connects into a catchment from outside that catchment will be required to pay the applicable catchment rate for the activity connected to.
9. The catchments are identified in the schedule to the development contributions policy (i.e. the development contribution fee summary per HEU in [Table 3](#)), and on the maps in Appendix 2: Development contribution catchment maps.
10. For the avoidance of doubt, any area in the Waipā District which is not specifically shown to be within a catchment on the catchment maps shall be deemed to be in the rural catchment unless it is provided with services similar to an adjacent catchment in which case it will be deemed to be the same as for the adjacent catchment.
11. Refer to the Methodology for the development contributions policy for further information on how the catchments have been determined.

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

12. The following table explains how to undertake an assessment of what development contributions you may have to pay for a development.

Table 5: Undertaking an assessment of development contributions

Step	What to do	Where do I find it?
1	Identify catchment. Go to the development contribution catchment maps and identify where the property subject to the development is located. The catchment your property is located within, is the catchment fees that will be applied to your development.	Appendix 2 of this policy. The development contribution catchment maps are also located on Council's online maps programme 'maps online' module 'Environment'. Go to www.waipadc.govt.nz
2	Calculation of units of demand household equivalent units (HEUs) your development will generate. Go to the sections of this policy identified below, and in the adjoining column and identify the number of HEUs your development will generate. For subdivisions, the unit of demand = 1 HEU per additional lot created. For proposals to erect additional dwelling/s on your property, the unit of demand is dependent on the size of your proposed dwelling, please refer to Part 5 clauses 15 , and 20-23 for further information. For non-residential developments refer to Table 7 for the threshold levels which trigger an assessment.	Part 5 Clauses 11 - 27 Also note the definition of "household unit" (dwelling), and "minor household unit".

Step		What to do	Where do I find it?
3	Calculation of credits.	In some circumstances a credit will apply to the site you are developing on. Calculate the number of credits (if any) that apply to your development, and deduct the credits from the number of HEUs identified under step 2.	Part 6 Clauses 13 - 23
4	Identification of development contribution payable per HEU	Go to the schedule of development contribution fees and identify the catchment your development relates to. The total amount payable per HEU is shown per activity, per catchment.	Refer to Table 3 .
5	Calculate total development contribution payable.	Multiply the numbers of HEUs (less any credits in step 3) by the development contribution fee per HEU identified in step 4. This is the total development contribution payable for the development.	

Assessment of development contributions

General information applicable to all developments

13. Whether development contributions are payable will be assessed on all applications for building consent, land use (resource) consent, subdivision (resource) consent and service connection.
14. Development contributions will be calculated on a development's first application for consent or service connection authorisation, and re-calculated on any subsequent application in relation to the same development.
15. Development contributions will not be payable for normal residential extensions or alterations to existing dwellings, unless these create an additional household unit (including the addition of a kitchen), or alter a feature that was used to claim an earlier reduction in development contribution fees payable.
16. A reassessment may be made on each and every event described in clauses [10](#) and [12](#) of this policy.
17. The development contribution fee summary per HEU by catchment is contained in [Table 3](#) of this policy.
18. The definitions are contained in [Table 1](#) of this policy.
19. The unit of demand used for each activity is the Household Equivalent Unit (HEU). An HEU represents one household unit, as demonstrated for each activity by the following table:

Table 6: Units of demand per activity per HEU.

Activity	Units	Demand/HEU	Comments
Roading & transport	Vehicle movements/day	10	Assumes all light vehicles.

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

Residential developments

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

Non-residential developments

24. Non-residential developments will be assessed on the basis of additional HEUs created, and will not pay a development contribution for community infrastructure or parks and reserves, except for where these facilities are specifically provided in the defined catchments of C8/C9 (Hautapu).
25. Non-residential subdivisions will pay 1 HEU per additional lot, excluding community infrastructure and parks and reserves, subject to clause [24](#) above.
26. A development contribution for a non-residential development (excluding non-residential subdivisions, which are subject to clause [25](#) above and clause [27](#) below) will only be assessed and required when any one or more of the thresholds in the following table are met. If the threshold is met for any one activity, then development contributions will be calculated for all activities.

27. The threshold in [Table 7](#) below will only apply if the non-residential subdivision is a brownfield site, and not a greenfield site.

Table 7: Non-residential thresholds

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

PART 6 - ADMINISTRATION OF POLICY

Special assessments

1. Where Council considers the level of demand for any development (residential or non-residential) is:
 - unknown; and/or
 - of relatively large scale; and/or
 - clearly has a significantly greater or lower impact than is envisaged in the averaging implicit in this policy,

Council will undertake a 'special assessment' of the units of demand.

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

Exempt and partially exempt developments - Council developments

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

Exempt developments - Crown developments

6. The Crown is exempt from the provisions of this policy by virtue of section 8 of the LGA. For avoidance of doubt, Kāinga Ora is not exempt from development contributions.
7. If a developer considers that it is the Crown for the purposes of avoiding liability to pay a development contribution, Council may require the developer to provide written evidence outlining the basis on which the developer considers that it is the Crown.

Cross boundary issues

8. In some cases, developments may fall within more than one catchment or cross district council boundaries. The total units of demand will be assessed separately for each catchment. The development contribution will then be calculated using the appropriate development contribution per unit of demand for each development contribution area. The total development contribution is the sum of the development contribution for each area.
9. Where the development crosses district council boundaries, Council will only assess the development for that part of the development that is within the Waipā District.

Timing of assessments

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

Payment and enforcement powers

11. Except as otherwise provided in any signed development agreement, the development contribution must be paid as follows:
 - For a contribution required when granting subdivision consent: Prior to the issue of a section 224(c) certificate;
 - For a contribution required when granting landuse consent: Prior to the commencement of the consent;
 - For a contribution required when granting building consent: Prior to the uplifting of the Building Consent;
 - For a contribution required when granting certificate of acceptance: Prior to issue of the certificate of acceptance;
 - For a contribution required when granting service connection: Prior to connection.
12. If payment of development contribution is not received by these times, Council may exercise its powers outlined in Section 208 of the LGA. Those provisions state that until a development contribution required in relation to a development has been paid or made under section 198 of the LGA, Council may:
 - (a) In the case of contribution required when granting a subdivision consent, withhold the section 224(c) certificate;
 - (b) In the case of a contribution required when granting any other resource consent, prevent the commencement of the resource consent;
 - (c) In the case of a contribution required when granting a building consent, withhold the Code of Compliance Certificate;

- (d) In the case of a contribution required when granting a certificate of acceptance, withhold the certificate;
- (e) In the case of a contribution required when granting a service connection, withhold the service connection; and
- (f) In any case, register the outstanding development contribution as a charge on the subject land under the Statutory Charges Registration Act 1928.
- (g) Kāinga Ora- Homes and Communities may, as appropriate and by agreement with Council, exercise the powers under this clause to set and collect DC's on developments they are involved in.

Credits

13. Credits used in the development contribution assessment process include both 'historical credits' and 'actual credits' for each relevant activity. Credits are expressed in units of demand (HEUs) and may be used to reduce the number of units of demand created by a development.
14. Credits can only be used for developments on the same site and for the same activity. Provided that roading and transport, water and wastewater credits for non-residential developments may be transferred between sites within the same catchment only where the trigger thresholds in [Table 7](#) are exceeded.
15. Actual credits are used where development contributions or financial contributions for a particular property have previously been paid at any time in relation to the same site, and for the same activity. Historical credits are used where the current development of the site does not result in an increase in the units of demand having regard to the prior use of the site.
16. Credits cannot be used to reduce the number of units of demand to less than zero.
17. Existing greenfield vacant allotments are considered to have an historical credit of one HEU per allotment, unless the development was created less than 5 years before the application.
18. For the avoidance of doubt, historical credits will only be applied in relation to a parcel of land contained in one certificate of title, regardless of the number of allotments included in a certificate of title.
19. For brownfield residential developments, historical credits will generally only apply where a household unit was removed less than five years before the new consent application, or service connection was lodged.
20. For non-residential developments, historical credits will apply as follows:
 - (a) Non-residential historical credits shall be granted for stormwater on the basis of the gross floor area of the existing development, and for other activities on the actual demand of the specific use (e.g. m³ per day for water use); and
 - (b) For existing non-residential buildings that are extended or demolished and re-built to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding; and

- (c) In the event a non-residential development is proposed on a vacant brownfield site Council will, for assessment purposes, consider the land uses that have taken place on the site prior to the proposed development; and
 - (d) Where a non-residential development is relocating to a new site within the same development contribution catchment, the development may transfer its credits to the new site. In these circumstances, a 1 HEU credit will be applied to the existing site that the non-residential development has vacated.
 - (e) Credits will not be granted for any infrastructure and/or services provided in excess of that required as a condition of any consents issued by Council.
21. For the avoidance of doubt, all assessments will be done on a 'before and after' development basis for each relevant activity at the time of consent application, or service connection, and will be undertaken on an incremental effects basis.
22. In order to be subject to a credit, the prior use of the site must have been lawfully established. It is the responsibility of the developer to provide sufficient proof to Council to establish this if required, such as a certificate of existing use or resource consent pursuant to the RMA.

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

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

1. At the request of a developer required to make a development contribution, Council must reconsider the development contributions required.
2. The developer must make the request for reconsideration in writing within 10 working days after the date on which the developer lodging the request receives notice from Council of the level of development contribution that Council is proposing to require.

How to apply for a reconsideration

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

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

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

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

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

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

4. A developer may not apply for a reconsideration of a requirement if the developer has already lodged an objection under Section 199C and Schedule 13A of the Local Government Act 2002 (refer to clauses [10](#) - [13](#) for further information on this process).
5. A right of objection may be lodged rather than a request for reconsideration. Refer to clauses [10](#) - [13](#) for further information.

Reconsideration process

6. The following diagram sets out the reconsideration process:

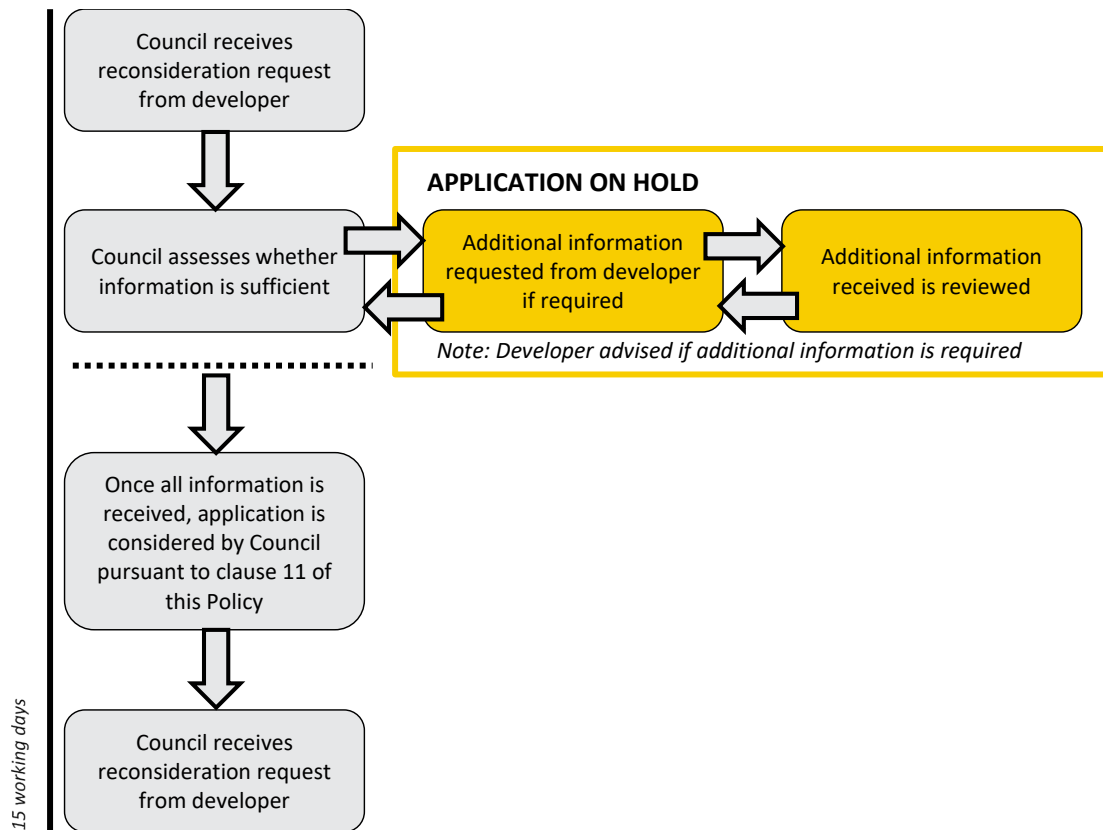


Figure 1: Reconsideration process

7. Within 15 working days after the date on which Council receives all required relevant information related to a request, Council must give written notice of the outcome of the reconsideration to the developer who made the request.
8. The developer who receives written notice from Council of the outcome of the reconsideration may lodge a development contribution objection within 15 working days of receiving the notice of the outcome.

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

Matters Council will consider in a reconsideration

9. When considering a reconsideration request Council will take the following matters into account:
 - (a) Whether, based on the information received by the developer, the development contribution was incorrectly calculated or assessed under this policy, or Council incorrectly applied this policy; and
 - (b) The purpose of development contributions, and the development contribution principles, as set out in sections 197AA and 197AB of the Local Government Act 2002 respectively; and
 - (c) Council's financial modelling; and

- (d) Council's Revenue and Financing Policy; and
- (e) The extent to which the value and nature of the works proposed by the developer reduces the need for works proposed by Council in its capital works programme; and
- (f) The level of existing development on the site; and
- (g) Whether Council determines that the development contributions are manifestly excessive in relation to:-
 - the scale of the development;
 - the value of the development;
 - the viability of the development;
 - the impact of the development on infrastructure;
 - whether the development supports Council's wider objectives; and
 - any other matter Council considers to be relevant.

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

10. A developer may, on any grounds set out in section 199D of the Local Government Act 2002 (LGA), object to the assessed amount of the development contribution that Council has required advised in either:
 - (a) A notice given to the developer for that purpose by Council; or
 - (b) If notice has not been given, such other formal advice of the requirement that the territorial authority has given to the developer.
11. The objection must be made in writing by the developer serving notice of the objection on Council within 15 working days after the date on which the developer received notice from Council of the level of development contribution that Council has required; or in accordance with clause [8](#).
12. The objection must set out the grounds and reasons for the objection, the relief sought, and state whether the objector wishes to be heard on the objection.
13. The objection process is set out in Schedule 13A of the LGA. Further information is also available on Council's website at <https://www.waipadc.govt.nz/our-services/planning-and-resource-consents/development-contributions>

Refunds

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

- (a) Resource consents lapse or are surrendered; or
- (b) Building consents lapse; or
- (c) The development or building does not proceed; or
- (d) Council does not spend the money on the purpose for which the development contribution was required; or
- (e) Previous overpayment has been made; or
- (f) The development contribution will be refunded to the registered proprietors of the subject allotment as at the date of the refund assessment (less a fair and reasonable administration fee).

Postponements

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

PART 8 - DEVELOPMENT AGREEMENTS

General

1. Where it is in the best interests of all parties (and all parties agree), Council may enter into a development agreement (DA) with the developer, at the developer's expense, unless the agreement is for Council's benefit.
2. The quantum of development contributions assessed pursuant to a Development Agreement will be in accordance with the level of demand.
3. Council, at its sole discretion, may accept a developer's offer to provide network infrastructure or community infrastructure. In this event, the transaction would entail the contemporaneous purchase of assets and payment of development contributions, as provided by a DA.
4. Where there is any conflict between a DA and this (or any replacement) DC Policy the DA will prevail. For the avoidance of doubt, a DA may permit a complete contracting out of the DC Policy for a specific development where both Council and the Developer agree.
5. Development contributions shall be required in money unless, at the sole discretion of an authorised officer, a piece of land is offered by the developer that would adequately suit the purposes for which the contribution is sought, and this is agreed in a DA.
6. Council may require land off a developer to construct infrastructure such as a collector road, stormwater pond or recreation and/or utility reserves.
7. As shown in [Figure 2](#): below, the acquisition of land is reasonably straight forward, with the issues generally related to differing views on valuation. Council's desire is that the process is clear, auditable and fair.

Betterment and injurious affection

8. The valuation of land required is undertaken by a Council contracted registered independent valuer, with minimal instructions, using the methodology in the Public Works Act 1981 (PWA).
9. The estimated cost of the land is recognised in the Development Contributions (DC) model and calculations. No potential betterment or injurious affection is included in the current DC modelling. These estimates, along with construction estimates are replaced each year by actuals in the DC model.
10. Betterment and Injurious Affection can be described as follows:
 - (a) Betterment is the consideration of the positive benefits the public works that result, will have on the residual land. For example, if Council acquires land for a

road and then builds the road, the developer will be able to develop off that road and not have to construct it themselves. Betterment can also apply for other public works.

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

11. To provide certainty to both developers and Council:

- (a) A Development Agreement will become a means to provide a payment offset equal to the betterment value. This is normally with the developer by its name, but can be the landowner if that is more appropriate.
- (b) This would then be recovered by DCs; or
- (c) In the case of new growth cells that do not have a structure plan adopted by Council at the commencement of this policy, on 1 July 2024, Council will only pay developers for the additional costs of upgrading from a local road standard, to a collector road standard.

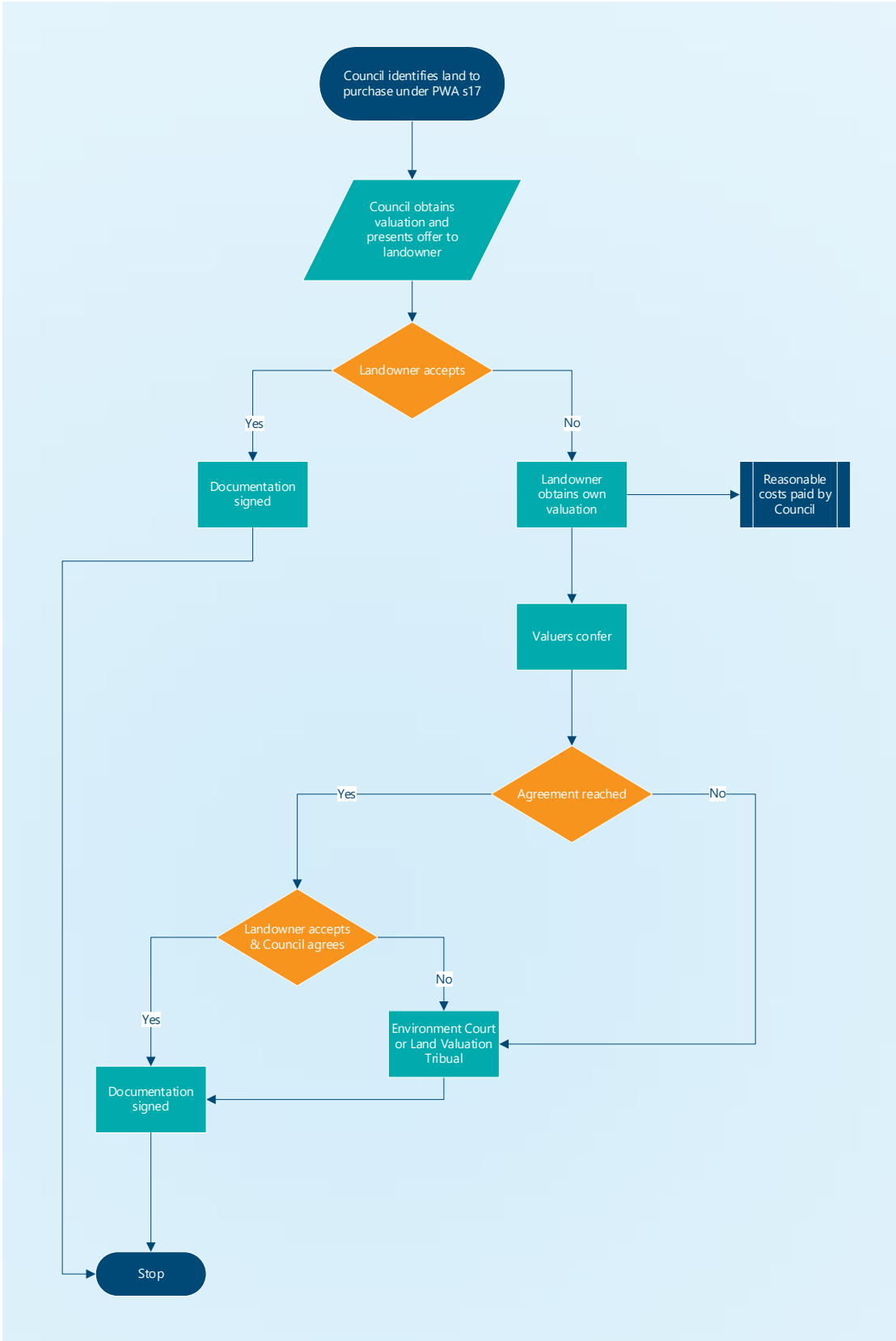


Figure 2: Land acquisition process

Deferral of development contributions

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

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

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

For non-residential developments:

- Water and wastewater development contributions may generally only be deferred for 12 months from the occupation of a development. At or after the 12 month anniversary, Council will review the m³ water use per day, and apply a development contribution assessment based on the average m³ use per day for the preceding 12-month period.

Assessment

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

Goods and services tax

14. All assessments are inclusive of GST and do not constitute an invoice for the purposes of the Goods and Services Tax Act 1985.
15. The time of supply shall be the earlier of:
- (a) Council issuing an invoice to the developer; or
 - (b) The payment of the development contribution in accordance with this policy.
16. GST will be added to an invoice at the time of supply as required by the Goods and Services Tax Act 1985.

PART 9 - SCHEDULE TO THE DEVELOPMENT CONTRIBUTION POLICY

The following table sets out how this policy complies with sections 201 and 202 of the LGA.

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

Section 201 – contents of development contributions policy	Section reference in development contribution policy
<p>(1) If a territorial authority has determined to seek funding for community facilities under this subpart, the policy required by section 102(1) must include, in summary form, in addition to the matters set out in section 106,—</p> <p>(a) an explanation of, and justification for, the way each development contribution in the schedule required by subsection (2) is calculated; and</p> <p>(b) the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects; and</p> <p>(c) the conditions and criteria (if any) that will apply in relation to the remission, postponement, or refund of development contributions, or the return of land; and</p> <p>(d) the basis on which the value of additional allotments or land is assessed for the purposes of section 203(1).</p>	<p>Refer to Part 4: Policy Details: clauses 6 - 7, table 2, and clauses 8 – 24.</p> <p>Refer to Part 4 Policy Details clause 34 table 3, clause 37 table 4 and Part 5 Development Contributions Assessments clause 12 table 5.</p> <p>Part 7: Reconsiderations of DC, Refund and Postponement: clauses 14 - 15</p>
Section 202 – contents of schedule to development contribution policy	Section reference in development contribution policy
<p>1) a) The development contributions payable in each District, calculated, in each case in accordance with the methodology, in respect of-</p> <p>i) parks and reserves; and</p> <p>ii) network infrastructure; and</p> <p>iii) community infrastructure</p>	<p>Refer to table 3, table 9, Appendix 2: Development Contribution Catchment Maps</p>

Section 202 – contents of schedule to development contribution policy	Section reference in development contribution policy
b) The event that will give rise to a requirement for a development contribution under section 198, whether upon granting: <ul style="list-style-type: none"> i) a resource consent under the Resource Management Act 1991; or ii) a building consent under the Building Act 1991; or iii) an authorisation for a service connection. 	Refer to Part 5: Development Contribution Assessments clauses 1 to 27 .
2) If different development contributions are payable in different parts of the District, subsection 1 applies in relation to the parts of the District.	Refer to table 3 , table 9 , Appendix 2 : Development Contribution Catchment Maps
3) The specifications required under subsection (1) or subsection (2) must be given separately in relation to each activity or group of activities for which separate development contributions are required.	Also refer to Appendix 3 : Schedule of Assets for which Development Contributions will be used.

Summary of total cost of capital

The following table summarises the total cost of capital as required by section 106 and schedule 13 of the LGA.

Table 9: Summary of total cost of capital

LGA reference	106(2)(a)	106(2)(a)	106(2)(b)(ii)	106(2)(b)(i) (ii) & (iii)	106(2)(d)		
Purpose for which contributions may be required	Capital expenditure expected to be incurred to meet growth demand	Capital expenditure already incurred to meet growth demand	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by DCs or FCs	Total amount of funding during the 10-Year Plan period to be sought from:		
					DCs	FCs	Other
Roading and Transport	\$100,561,508	\$14,083,955	Used to provide capacity within the transport network.	Refer to Appendix 3: Schedule of Assets for which Development	\$114,645,463	-	Refer to Appendix 3 : Schedule of Assets for which

LGA reference	106(2)(a)	106(2)(a)	106(2)(b)(ii)	106(2)(b)(i) (ii) & (iii)	106(2)(d)		
					DCs	FCs	Other
Purpose for which contributions may be required	Capital expenditure expected to be incurred to meet growth demand	Capital expenditure already incurred to meet growth demand	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by DCs or FCs	Total amount of funding during the 10-Year Plan period to be sought from:		
Water supply	\$20,658,312	\$27,855,855	Used to provide capacity within the water supply networks.	Contributions will be used	\$48,514,167	-	Development Contributions will be used
Wastewater	\$64,647,633	\$26,947,280	Used to provide capacity within the wastewater networks.		\$91,594,913	-	
Stormwater	\$120,708,295	\$25,758,121	Used to provide capacity within the stormwater network at the planned levels of service.		\$146,466,416	-	
Community infrastructure	\$410,000	\$2,567,101	Used to provide new or expanded library, community centres or halls.		\$2,977,101	-	
Parks and reserves	\$22,847,959	\$2,890,861	Used to provide capacity within parks and reserves.		\$25,738,820	-	

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

Specific information on calculation methodologies for the activities

1. The development contributions calculation methodology for all activities is contained in the DC model, which is available from Council on request. Information is also contained in the methodology and options paper⁵.

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

2. Section 203(1)(a) of the LGA prevents Council from requiring reserve contributions that exceed the greater of:
 - (b) 7.5 per cent of the value of additional allotments created by a subdivision; and
 - (c) The value equivalent of 20 square metres of land for each additional household unit or accommodation unit created by the development.
3. Using subdivision development in Cambridge North as an example, it is assumed that an allotment would have an average sale price of \$370,000 - \$390,000 (incl. GST). The reserve contribution (Reserves and Ci) per HEU in Cambridge North is \$2,336 (GST inclusive). The following table demonstrates that section 203(1)(a) of the LGA is complied with.

Table 10: Compliance with Section 203 of the LGA

Sale price	7.5% of value:	Comment
\$370,000	\$27,750	The reserve contribution per HEU is 0.6% of \$370,000. Therefore, much less than 7.5%
\$390,000	\$29,250	The reserve contribution per HEU is 0.6% of \$390,000. So much less than 7.5%

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

PART 10 - APPENDICES

[Appendix 1: Documents referenced in this policy](#)

[Appendix 2: Development contribution catchment maps](#)

[Appendix 3: Schedule of assets for which development contributions will be used](#)

Appendix 1: Documents referenced in this Policy

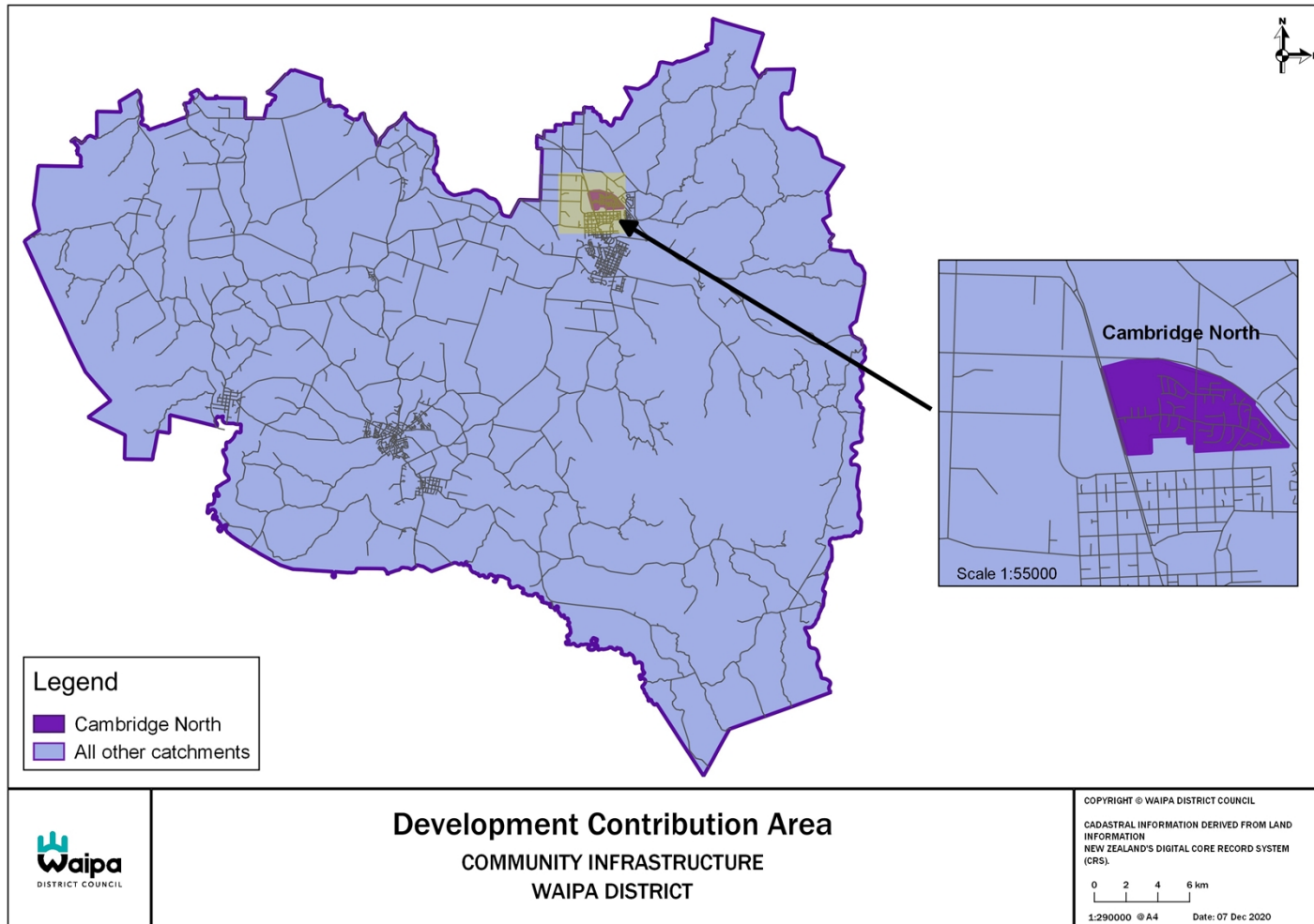
The following documents are referenced in this policy.

Document reference	Availability
<i>Methodology for the Development Contribution Policy 2021</i> (incorporating a review and analysis of options) –February 2021.	Available on Council’s website and at Council’s offices and libraries. Refer to: https://www.waipadc.govt.nz/repository/libraries/id:26zgz4o7s1cxbyk7hfo7/hierarchy/our-services/planning-and-resource-consents/developmentcontributions/documents/Development%20Contributions%20Policy%20methodology%20and%20options
Development Contribution Model.	Available from Council on request but as a formula free version
2016 update of area unit population, household and Labour Force Projections for the Waikato Region for the period 2013-2061.	Available on this website or from Council on request.
Small-area population, household, and labour force projections for the Waikato Region to 2051.	Available from Council on request.
National Institute of Demographic and Economic Analysis, University of Waikato Commissioned Research Report Prepared for Waikato Regional Council, Final Report September 2014.	Available on this website or from Council on request.
‘Waipā District Business Land Study’ – Property Economics, May 2017.	Available from Council on request.
Waipa 2050 Growth Strategy (2017)	Available on the Council website .
Report by Gray Matter ‘Growth Component of Transportation Projects’, August 2014.	Available from Council on request.

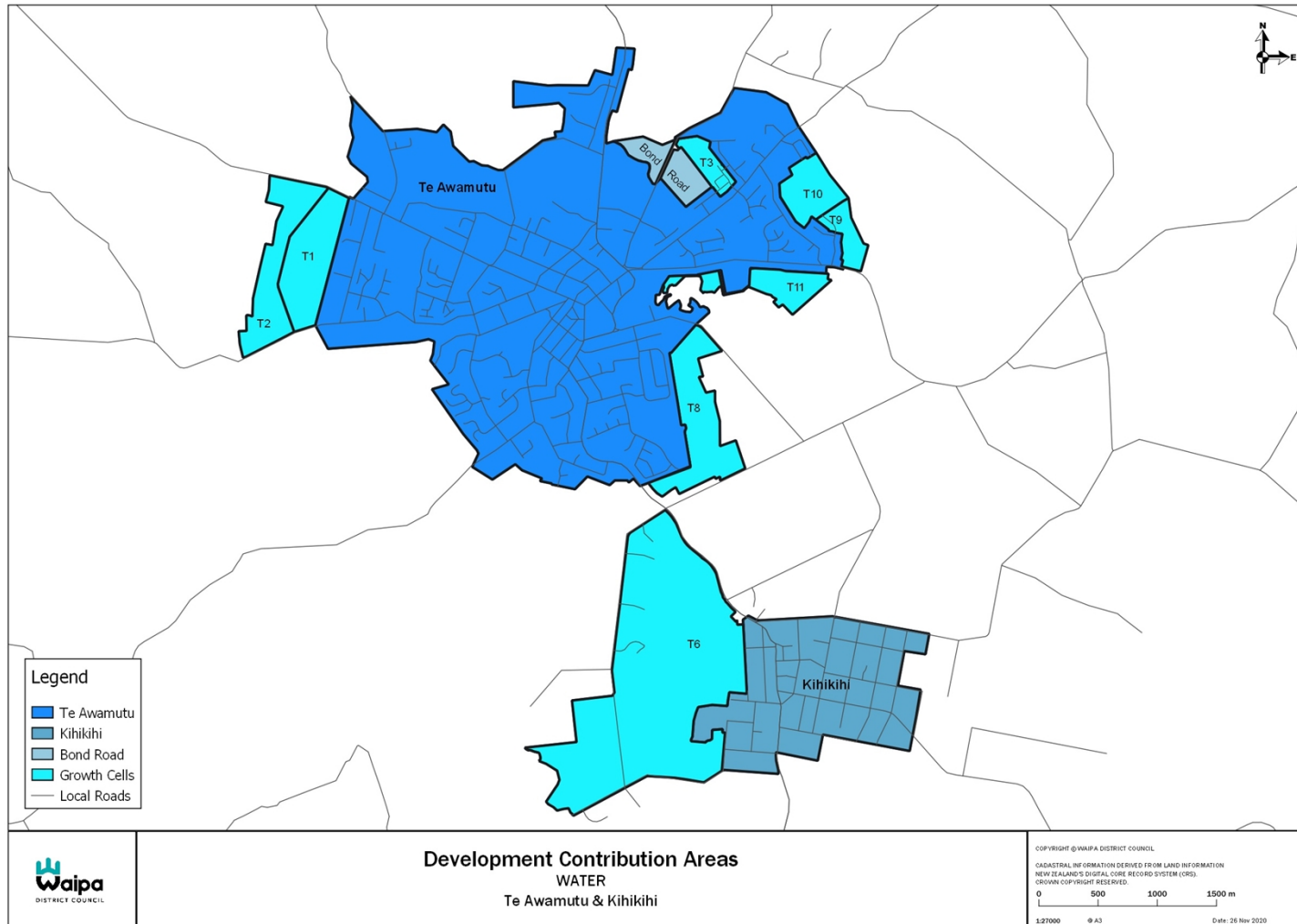
Appendix 2: Development Contribution Catchment Maps

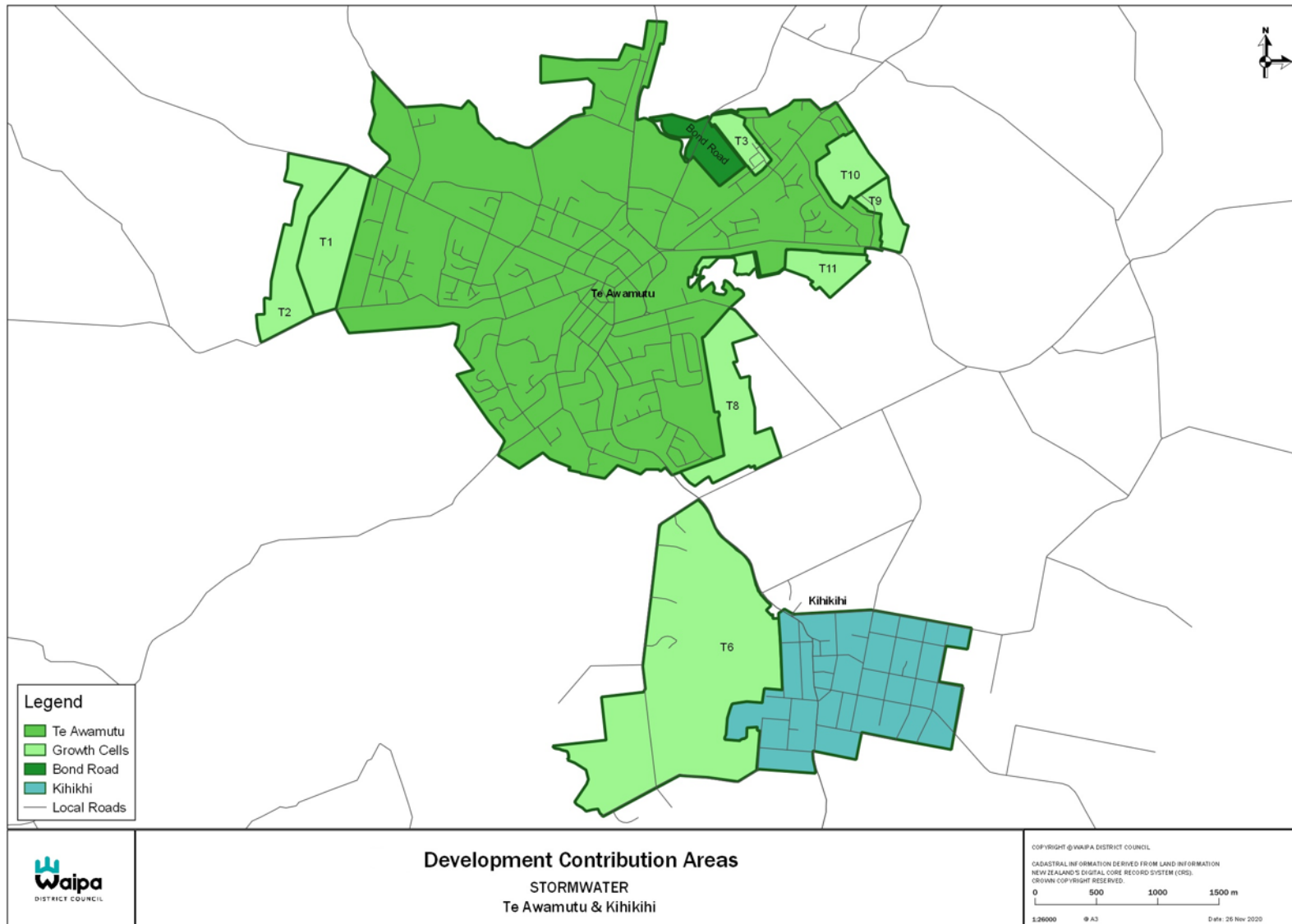
WAIPĀ DISTRICT.....	43
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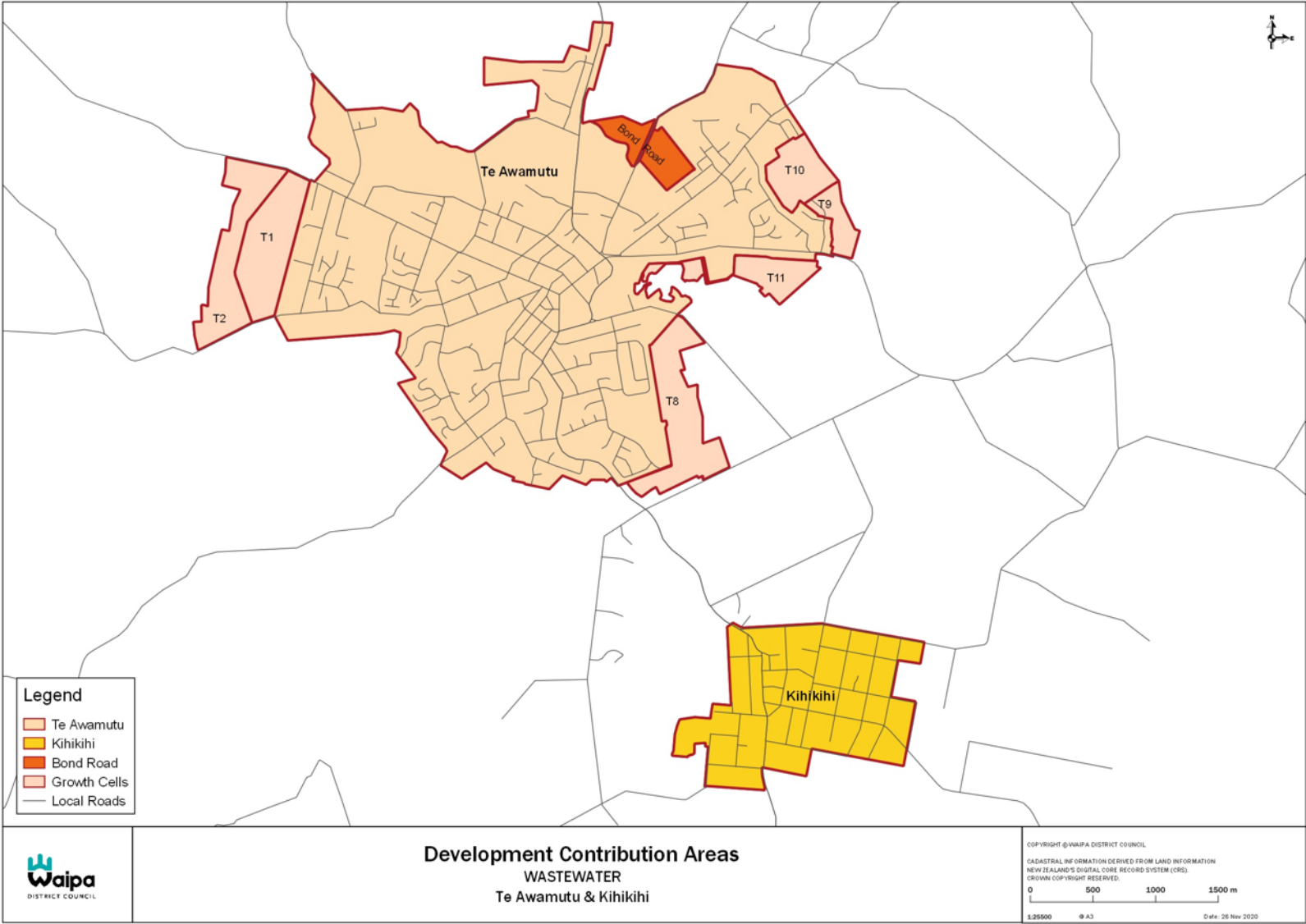
Waipā District

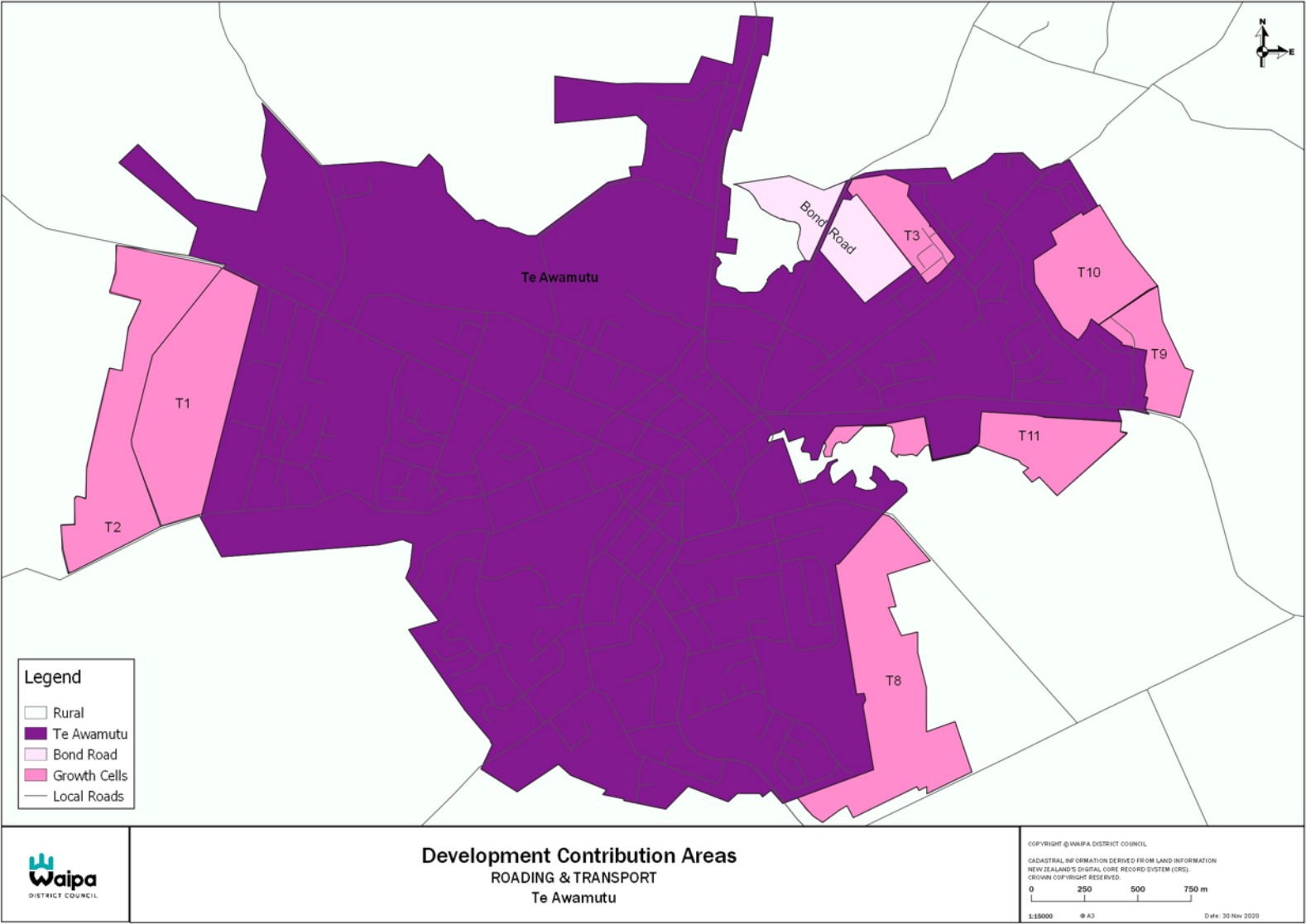


Te Awamutu

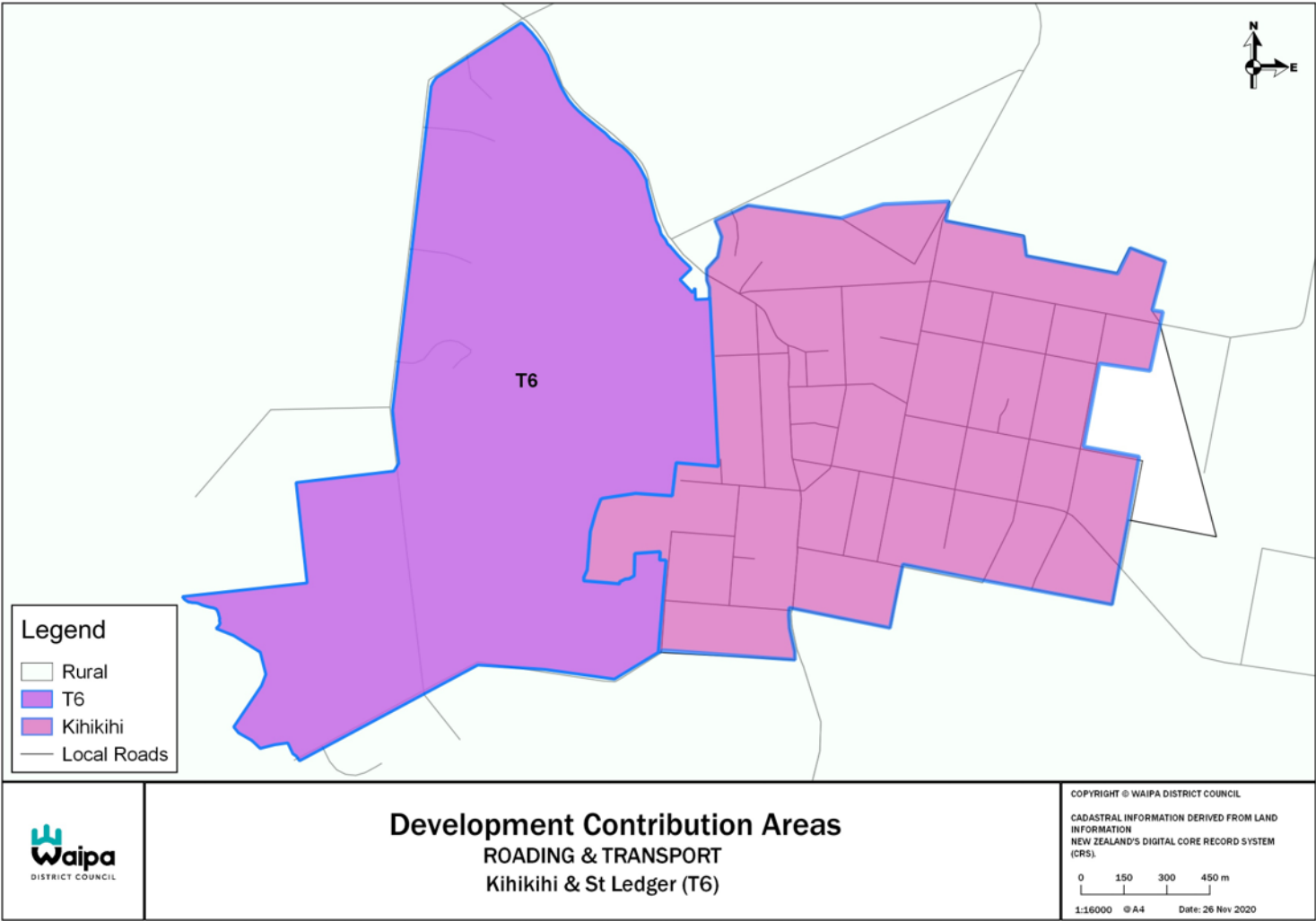




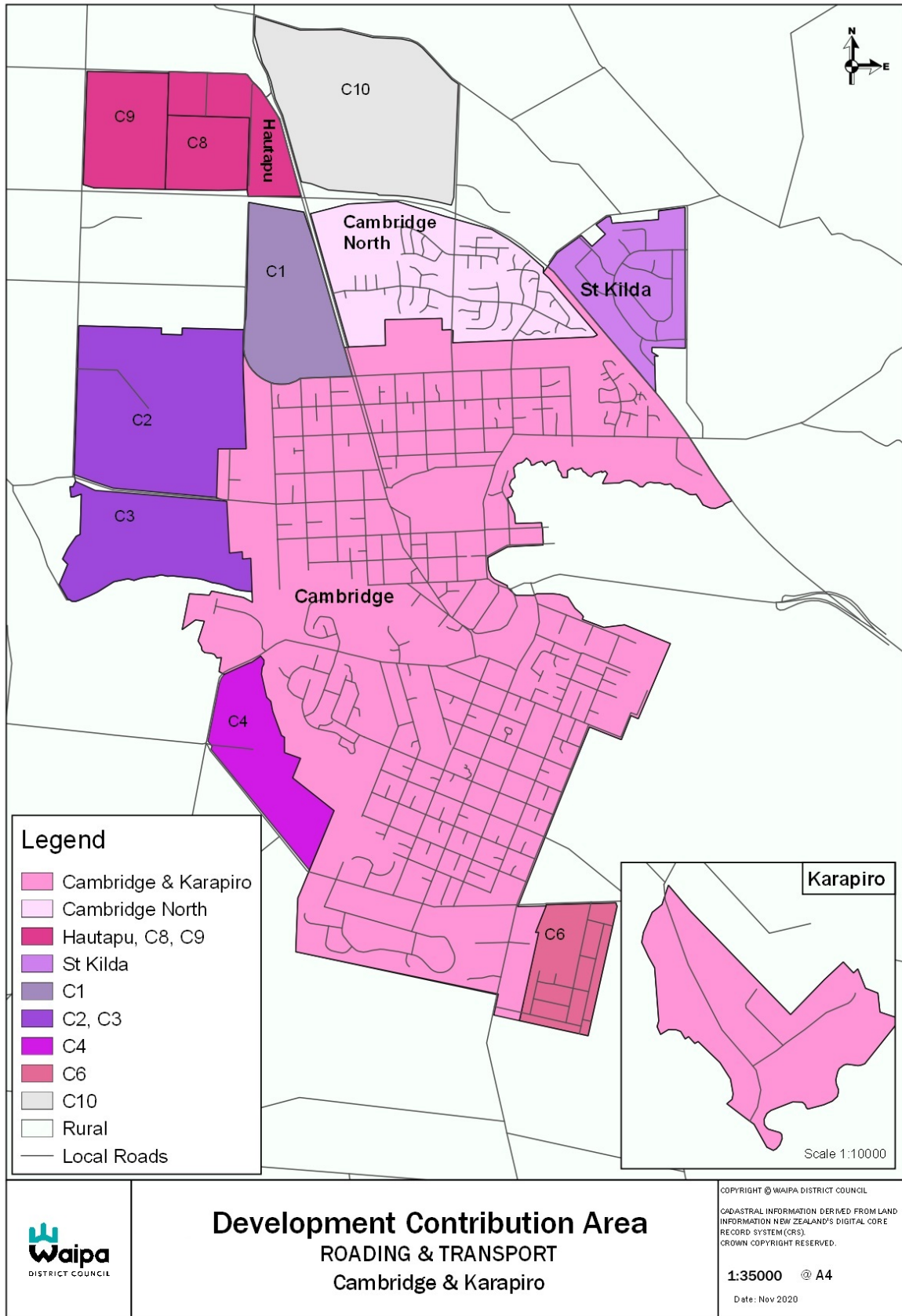


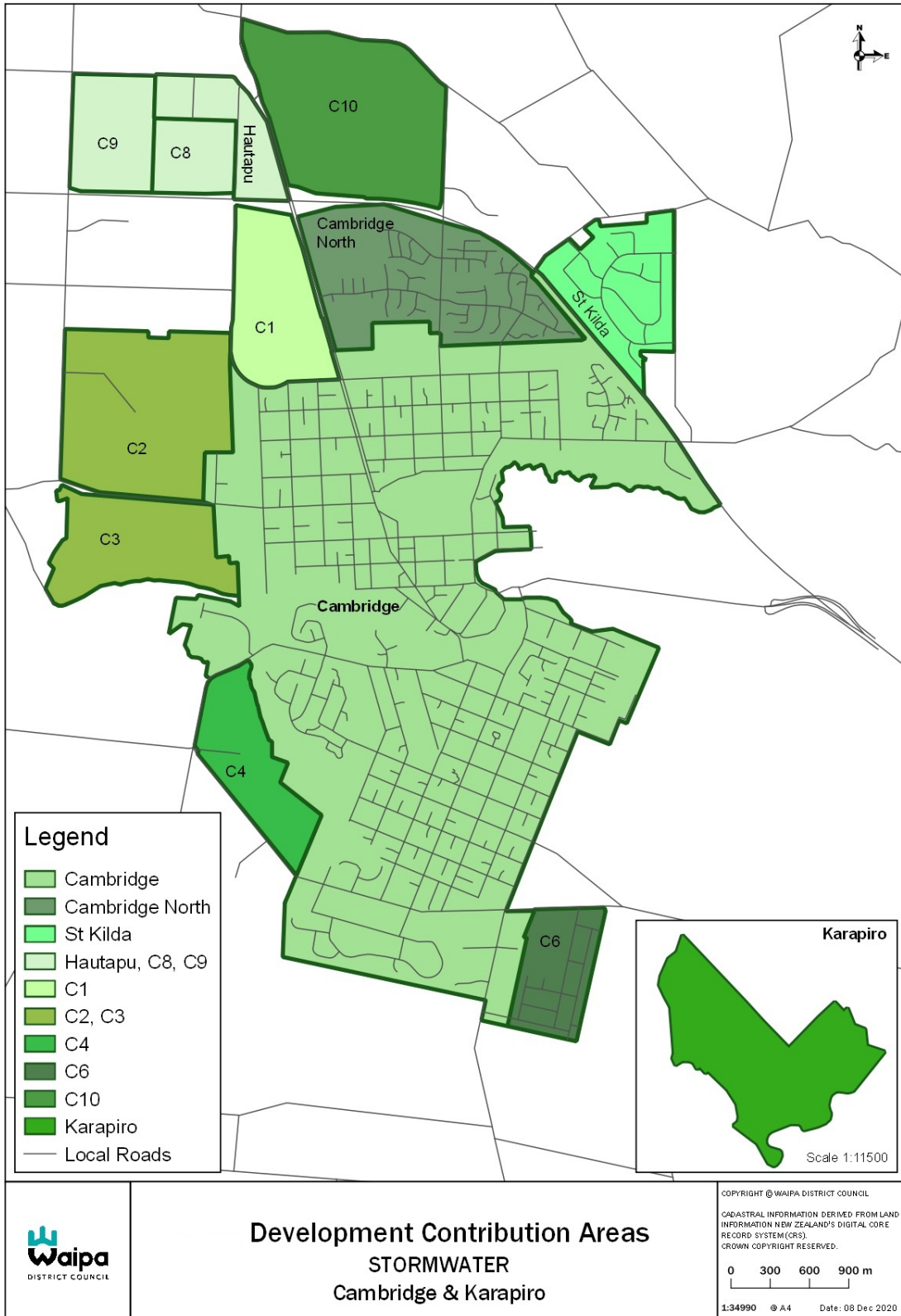


Kihikihi and St Leger (T6)



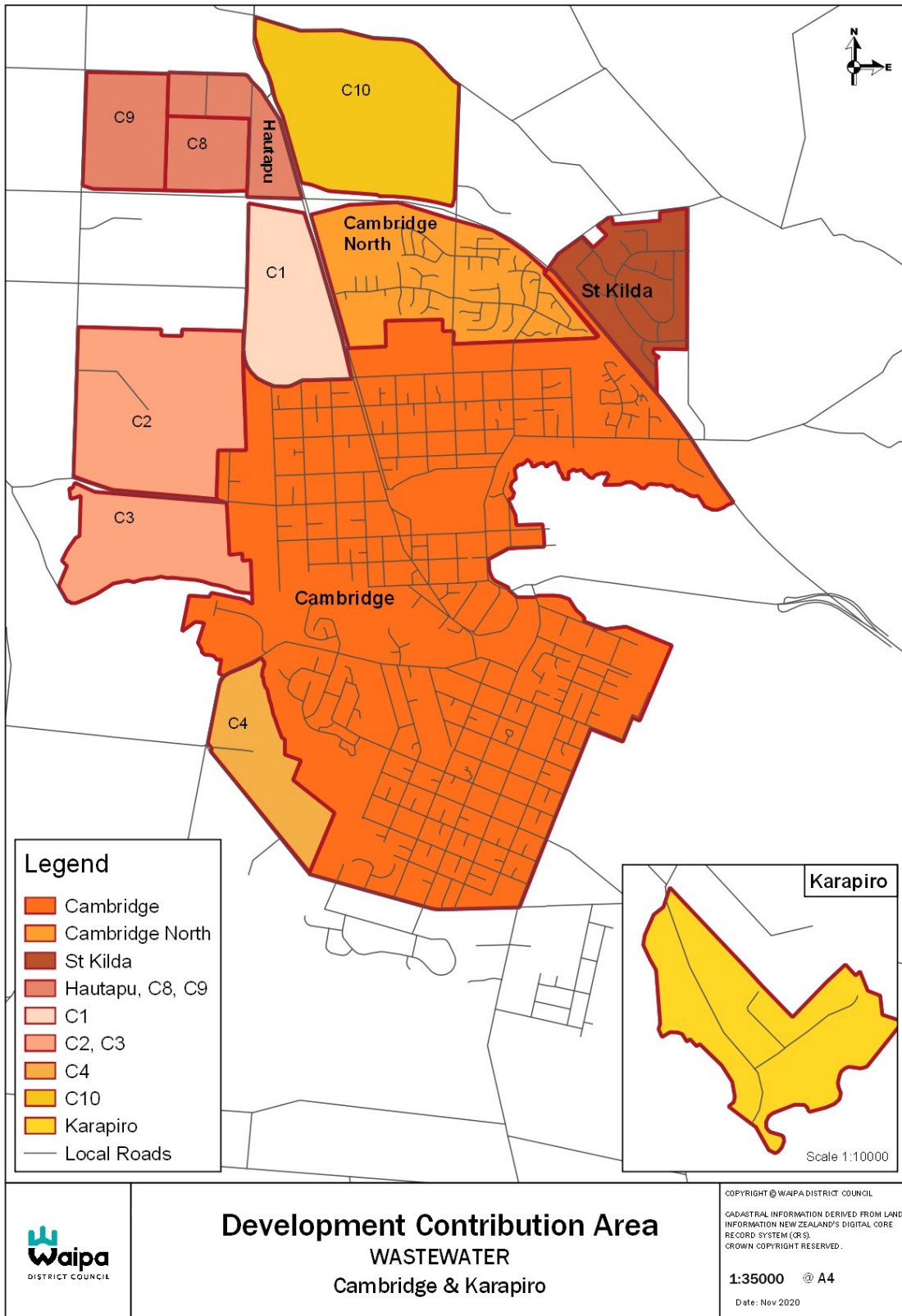
Cambridge and Karāpiro

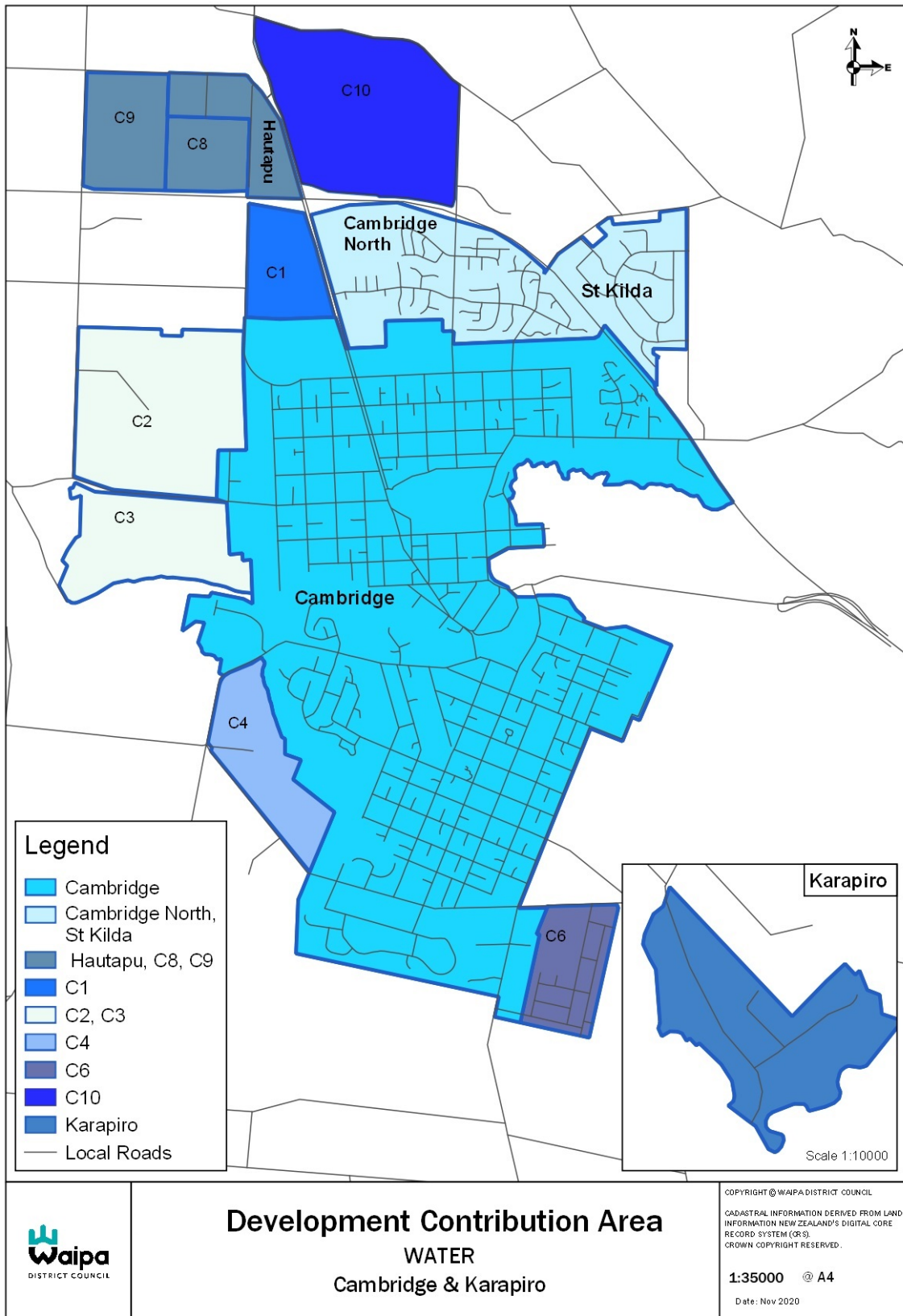




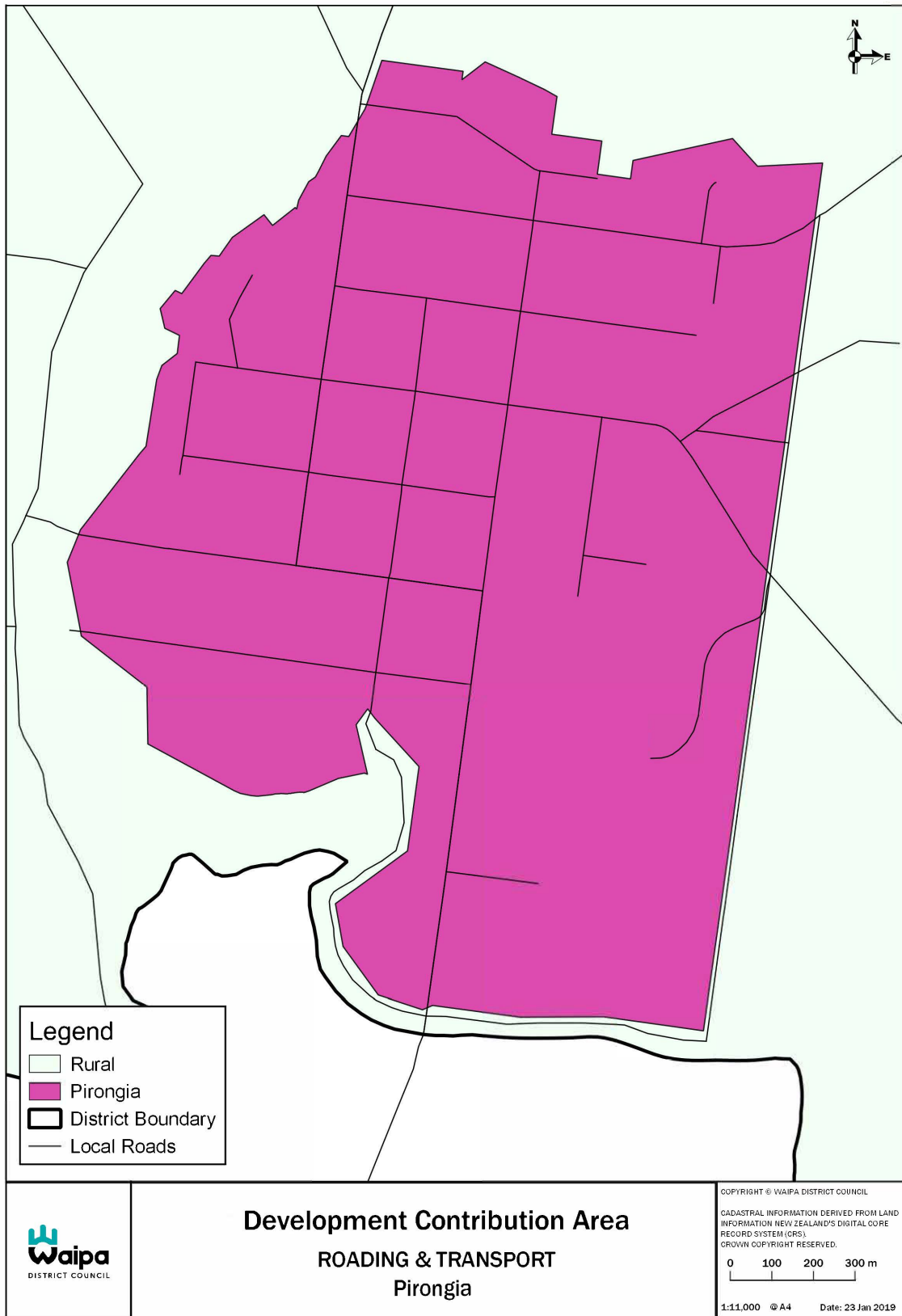
Development Contribution Areas
STORMWATER
Cambridge & Karapiro

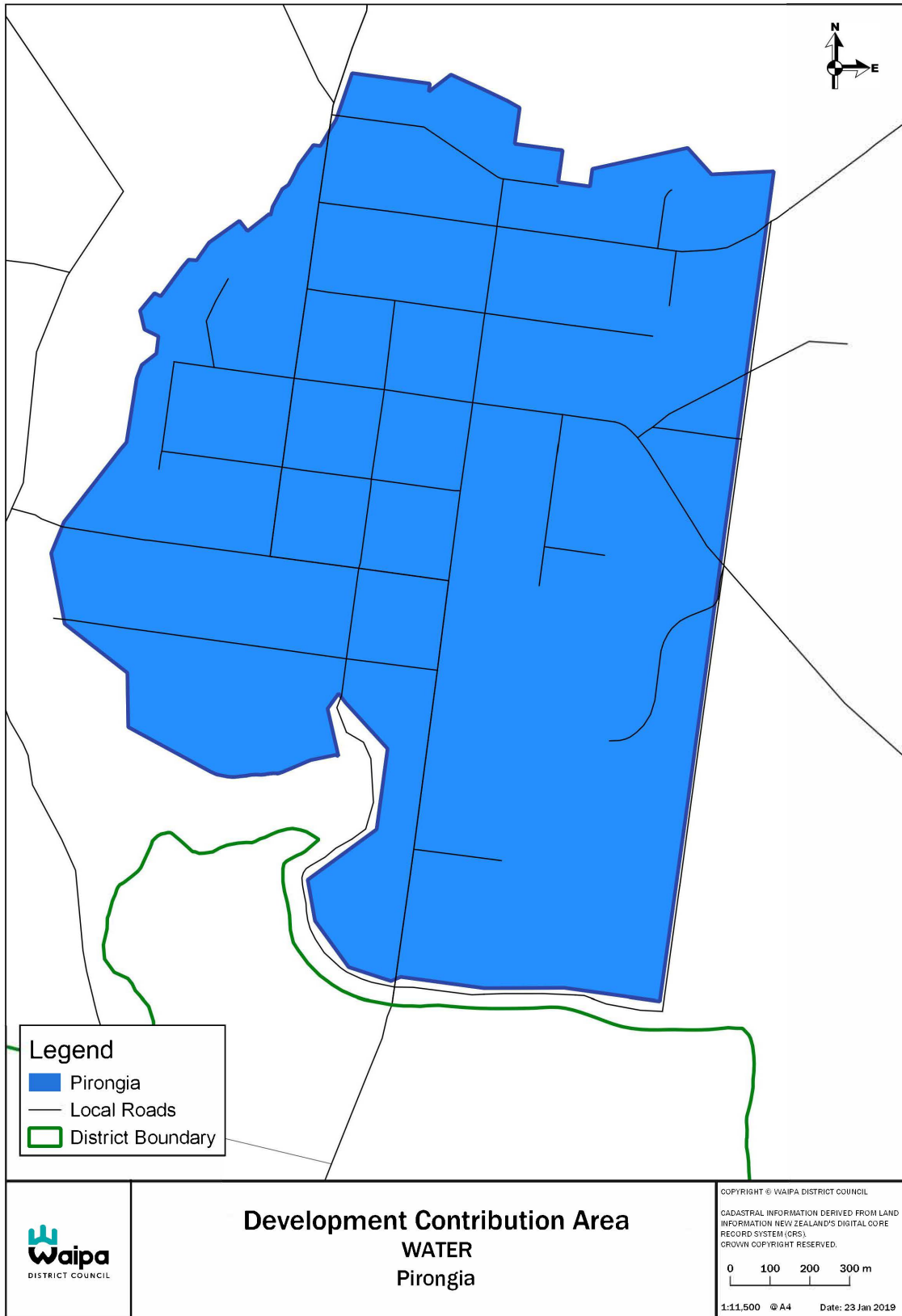




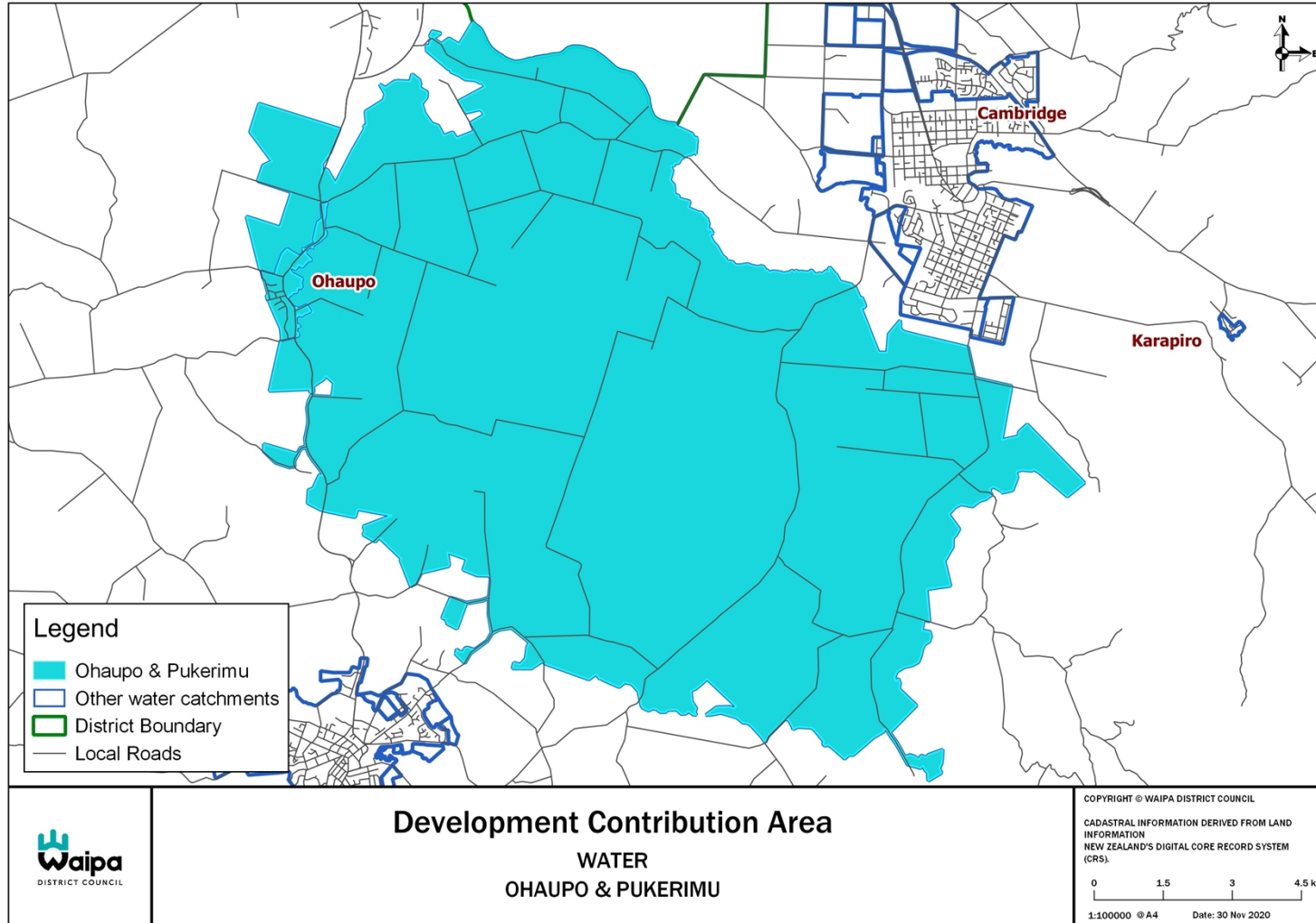


Pirongia

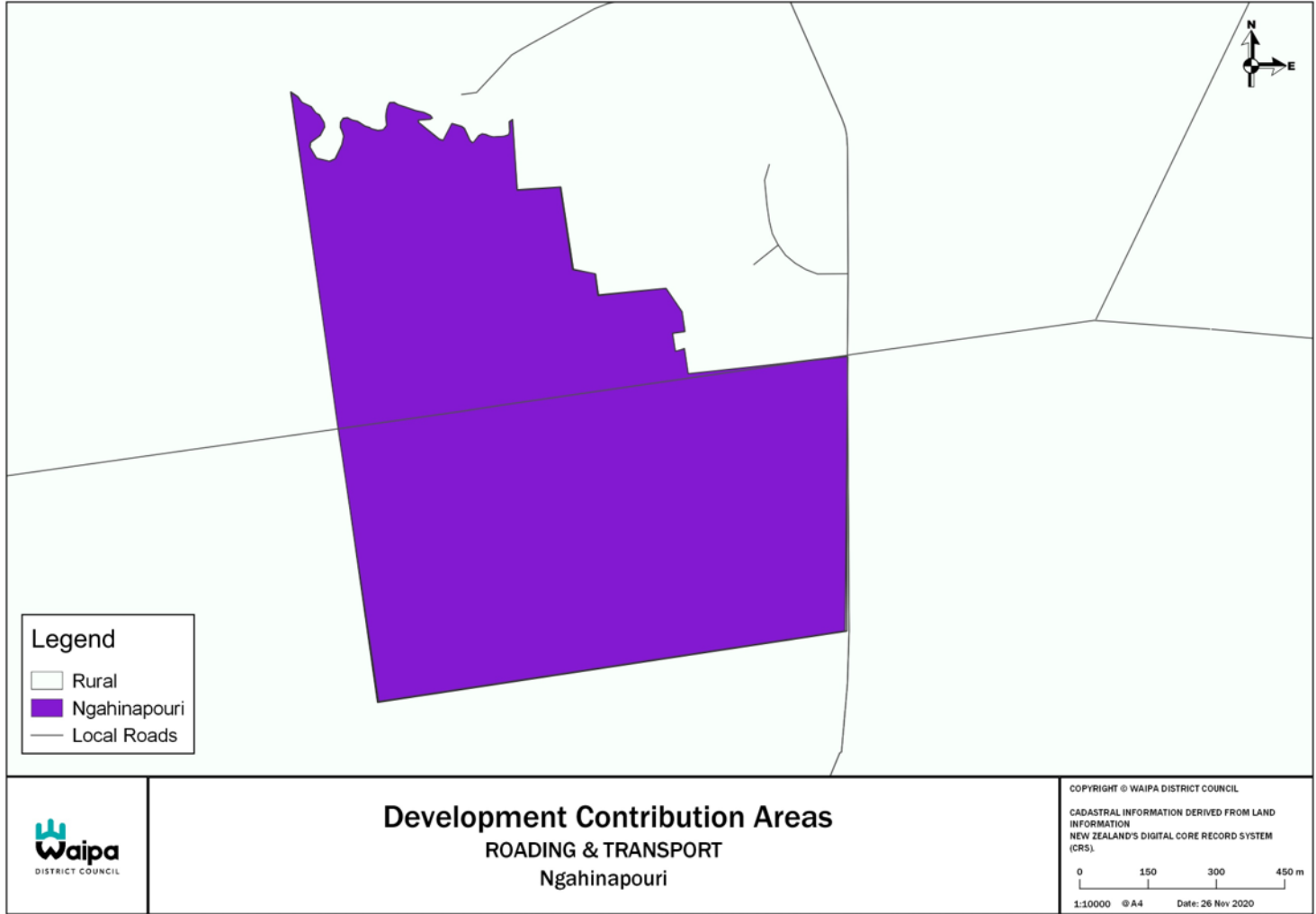




Ōhaupō and Pukerimu



Ngāhinapōuri



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

The following tables provide a schedule of assets for which development contributions will be used, as required by Section 201A of the Local Government Act 2002, as per the Long Term Plan 2021-2031.

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

DISTRICT WIDE	60
TE AWAMUTU	61
PICQUET HILL	62
BOND ROAD / T3	62
T1 (GROWTH CELL)	62
T6 (GROWTH CELL)	63
T7 (GROWTH CELL)	638
CAMBRIDGE/KARĀPIRO	64
CAMBRIDGE NORTH	65
HAUTAPU	66
C1 (GROWTH CELL)	67
C2 (GROWTH CELL)	67
C3 (GROWTH CELL)	68
C6 (GROWTH CELL)	68
NGAHINAPOURI	69

District Wide

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Water						
2457	District Wide Reservoir Renewals and Upgrades		-	\$29,834,201	11%	89%
Wastewater						
2544	District Wide Wastewater Pump Station Upgrades		\$51,800	\$240,000	60%	40%
Community Infrastructure						
1917	Te Awamutu Library		\$4,289,838	-	10%	90%
CP	Cambridge Pool		\$11,559,147	-	10%	90%
KP	Karapiro Domain		\$4,680,000	-	20%	80%

Te Awamutu

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
9150.01	Additional Capacity (PR9150 & 1731)		\$187,316	-	40%	60%
Water						
2546	Te Awamutu Internal CBD Rising Main	T1/T2	\$1,004,215	\$2,200,000	100%	0%
1114.2 / 1114.3	Te Awamutu Water Source & Treatment Plant Upgrade Option 2	T1/T2, T3, T9/10, T11, T14, Kihikihi, Bond Road	\$709,959	-	64%	36%
1456	Te Awamutu Water Supply – New Water Source	T1/T2, T3, T9/10, T11, T14, Kihikihi, Bond Road	\$46,513	-	85%	15%
1841	Te Tahi – UV's etc. part of DW Compliance	T1/T2, T3, T9/10, T11, T14, Kihikihi, Bond Road	\$769,507	-	20%	80%
2022	Parallel Rd Water Treatment Plant Upgrade	T1/T2, T3, T9/10, T11, T14, Kihikihi, Bond Road	\$19,331,826	\$15,890,000	23%	77%
2023	Parallel Rd to Taylors Hill Pipeline	T1/T2, T3, T9/10, T11, T14, Kihikihi, Bond Road	\$12,128,769	-	23%	77%
Wastewater						
2574	Turere Lane WW Pump Station Capacity Increase & Storage		-	\$458,720	60%	40%
2336 / 2424	Christie Ave Sewer Pump Station Renewal	T3	\$4,161,648	-	30%	70%
1806.2	Te Awamutu WWTP Consent & Upgrade	T1/T2, T3, T8, T9/T10, T11, T14, Kihikihi, Bond Road	\$15,070,999	-	37%	63%
1806.3	Te Awamutu WWTP Consent & Upgrade	T1/T2, T3, T8, T9/T10, T11, T14, Kihikihi, Bond Road	\$4,790,679		52%	48%
2540	Te Awamutu WWTP Consent & Upgrade	T1/T2, T3, T8, T9/T10, T11, T14, Kihikihi, Bond Road	\$12,616	\$16,103,200	37%	63%
1809	Additional Capacity Upgrades Te Awamutu South	T3, T8, T9/10 T11, T14, Kihikihi, Bond Road, TA Infill	\$1,082,575	-	50%	50%
2576	DW WW Pipe Upgrades Cambridge Rd to Christie Ave, Mangapiko	T11, T14	\$5,777,805	\$5,855,583	60%	40%

Picquet Hill

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3041	Picquet Hill Plan Change Rooding	T11, T14	\$2,046,888	\$1,661,930	100%	0%
3197	T9/T10 Rooding		\$973,100	\$7,891,934	100%	0%
Water						
2034	T9 Te Rahu – Picquet Hill Water Reticulation		\$337,470	-	100%	0%
Wastewater						
1622	Picquet Hill Plan Change Wastewater		\$35,416	-	100%	0%
Stormwater						
1912	Picquet Hill Plan Change Stormwater		\$19,855	-	100%	0%

Bond Road / T3

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Water						
2035	Bond Rd / T3-T10 Water Reticulation		\$795,621	-	100%	0%
Stormwater						
2153 / 2405	T3 Stormwater Provision & Bond Rd Culvert		\$1,305,432	\$1,000,000	19%	81%

T1 (Growth Cell)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3143	Frontier Rd Plan Change Rooding		\$1,161,153	\$100,000	100%	0%
Water						
2464	T1 / T2 Water Servicing		\$744,939	-	100%	0%
Wastewater						
2159	T1 Development Wastewater Provision		\$249,223	-	100%	0%
Parks and Reserves						
2539	T1 Land Acquisition & Development – Structure Plan Areas		\$2,427,039	\$306,500	100%	0%

T6 (Growth Cell)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3079	T6 St Leger Rd Network Upgrades Roading Concept Plan	T3, T4, T5, T9/10, T14, Kihikihi, Bond Road, TA Infill	\$95,746	-	70%	30%

T8 (Growth Cell)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Wastewater						
2548	Golf Rd (T8) Wastewater Provision		-	\$362,411	24%	76%
Reserves						
2538	T8 Land Acquisition & Development: Structure Plan Areas		\$1,265,504	-	100%	0%

Cambridge/Karāpiro

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Water						
1395.2 / 2471	Karapiro Rising Main	C1, C2, C3, C4, C6, C7, C8, C9, C10, Hau, CBN, CB Infill	\$1,081,999	-	90%	10%
2021	Karapiro Water Treatment Plant Upgrade	C1, C2, C3, C4, C6, C7, C8, C9, C10, Hau, CBN, CB Infill	\$6,836,175	-	100%	0%
2029	Cambridge Water Reticulation Active Control	C1, C2, C3, C4, C6, C7, C8, C9, C10, Hau, CBN, CB Infill	\$539,542	-	88%	12%
2045	Cambridge Upgrade Pipe Bridge Water Portion	C1, C2, C3, C4, C6, C7, C8, C9, C10, Hau, CBN, CB Infill	\$200,000	-	50%	50%
9152	Water Main Karapiro to Leamington	C1, C2, C3, C4, C6, C7, C8, C9, C10, Hau, CBN, CB Infill	\$1,679,012	-	50%	50%
2020	Alpha St Water Treatment Plant Upgrade	C1, C2, C3, C7, Hautapu	\$1,301,491	\$4,968,245	25%	75%
Wastewater						
2082	Cambridge Wastewater Pipe Upgrades Stage 2		\$406,453	-	70%	30%
2541	Cambridge WWTP Consent & Upgrades	C1, C2, C3, C4, C7, CBN, CB Infill, C8, C9, C10	\$19,371,834	\$88,860,171	33%	67%
1436.1 / 2084	Cambridge New WWTP – Stage 1	C1, C2, C3, C4, C7, CBN, CB Infill, C8, C9, C10	\$11,614,198	-	26%	74%
1807	Judd Land Upgrade Storage	C1, C2, C3, C4, C7, CBN, CB Infill, C8, C9, C10	-	\$500,000	60%	40%
1439.1	Cambridge Upgrade Pipe Bridge	C2, C3, C7, Hautapu	\$8,015,914	-	10%	90%
2573	Taylor St Pump Station Capacity Increase	CB Nth, Hautapu	-	\$1,760,499	60%	40%
2577	Taylor St Pump Station Capacity (pipes) & Sewer Vogel St	CB Nth, Hautapu	-	\$3,649,903	60%	40%

Cambridge North

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3072.1	Swayne Rd Urban Upgrade & Traffic Calming		\$459,209	-	60%	40%
Water						
2011	Cambridge North Deferred Residential Water		\$116,570	-	50%	50%
2019	Cambridge North Water Provision		\$253,802	\$255,743	100%	0%
2026	Dedicated Cambridge North Water Main		\$552,091	-	80%	20%
2151	Dedicated Main Leamington to Cambridge North		\$2,653,790	-	80%	20%
Wastewater						
1129	Cambridge Wastewater DRZ Rising Main		\$1,707,071	-	100%	0%
-	Cambridge North – replace historic 2009 with JLK, Transland, Saffron		\$701,597	-	100%	0%
2018 / 2552	Cambridge North Wastewater Provision		\$1,266,391	-	100%	0%
Stormwater						
2087	Norfolk Rd Trunk Reticulation		\$1,095,316	-	69%	31%
2089	Construct Victoria Rd Swale		\$397,778	-	74%	27%
2090	Construct 50% Western Basin		\$1,493,597	-	69%	31%
2091	Construct balance Western Storage Basin		\$1,362,012	-	69%	31%
2116	Land Purchase Northwest Stormwater Pond from NZTA		\$709,255	-	100%	0%
2128	North Western Trunk Reticulation		\$325,960	-	100%	0%
2433	Western Catchment Remedial Works		\$50,000	\$400,000	100%	0%
2434	Construct Victoria Rd Swale		\$1,211,072	-	74%	26%
2435	Construct 50% Western Basin		\$143,947	-	69%	31%
2438	Construct Western Swale		\$481,927	-	100%	0%
2441	Construct Western Outlet to Stream		\$3,121,472	-	80%	20%
2445	Construct NE Swale		\$616,034	-	100%	0%
2448	Construct Victoria Rd Swale		\$684,256	-	90%	10%
9149	Cambridge Deferred Residential Stormwater Works		\$1,150,884	-	100%	0%
2094 / 2439	Trunk Reticulation Connector Road		\$352,008	\$516,005	100%	0%
Parks & Reserves						
2120 / 2356	Playground Reserve Land Cambridge North		\$430,000	-	100%	0%
2528.1	Cambridge North Land Acquisition and Development		\$52,700	\$550,000	100%	0%

Hautapu

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3076	Hautapu Structure Plan Rooding		\$1,383,869	-	85%	15%
3076.1	Hautapu – Rooding		\$600,000	0	100%	0%
3170	Hautapu – Cycling Connection Victoria to Hannon		\$227,259	-	100%	0%
3192	C8 C9 C10 Hautapu Rd 1 st Roundabout at Victoria Rd	C10	\$648,900	\$3,860,000	70%	30%
3193	C8 C9 C10 Hautapu Rd 1 st Section of Collector Rd	C10	-	\$2,789,100	100%	0%
3194	C8 C9 C10 Hautapu & Hannon Rd Urbanisation	C10	\$18,229	\$4,590,968	60%	40%
3195	C8 C9 C10 Hautapu Rd – 2 nd Roundabout at Victoria Rd	C10	-	\$1,688,400	95%	5%
Water						
2027	Cambridge North to Hautapu Pipeline & C8	Cambridge North	\$3,365,762	-	100%	0%
2027.1	Cambridge North to Hautapu Pipeline & C8	Cambridge North	\$134,838	\$4,652,281	100%	0%
Wastewater						
2551 / 2158	Wastewater Hautapu Industrial Provision C8 & C9		\$988,224	\$4,798,722	100%	0%
Stormwater						
2549	C8 Stormwater Land Purchase		\$11,611,355	\$12,900,000	100%	0%
2550	C8 Stormwater Reticulation Provision		\$211,007	\$14,183,256	100%	0%
2554	Existing Hautapu Industrial Area Stormwater		\$1,662,000	\$5,100,000	100%	0%
2156	Hautapu Industrial Stormwater Provision		\$164,854	-	100%	0%
2454	Hautapu Industrial Stormwater Provision		\$200,080	-	100%	0%
Parks & Reserves						
2529	C8 Hautapu Industrial Land Acquisition & Development		\$868,265	\$1,234,241	100%	0%
2583	C8 Hautapu Industrial Reserve Land		\$1,175,000	\$1,741,000	100%	0%

C1 (growth cell) ⁶

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3167	Cambridge Growth Cell Rooding Land Purchases C1	C2, C3, C7	\$7,550,574	-	100%	0%
3185	C1 Norfolk Rooding & Victoria Rd Urbanisation	C2, C3, C7, C8, C9, C10, CB Infill	\$489,585	\$4,459,916	100%	0%
3151	C1 Structure Plan Rooding	C2, C3, C6, C7, Cambridge North, CB Infill	\$1,345,669	\$1,000,000	100%	0%
Water						
2303	C1 Water Provision		\$927,577	\$612,100	100%	0%
Wastewater						
2301	C1 Wastewater Provision		\$945,570	\$1,500,000	100%	0%
Stormwater						
2253	C1 Stormwater Provision	C2, C3, C7	\$1,232,575	\$1,500,000	100%	0%
2269 / 2456	Stormwater Land Purchases C1	C2, C3, C7	\$7,608,136	-	100%	0%
Parks & Reserves						
2268.1	Reserves – C1, C2, C3	C2, C3, C7	\$18,141,329	-	99%	1%

C2 (growth cell) ⁷

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3169 / 3169A	C2 & C3 Structure Plan Rooding	CB/KP, C3, C7, Cambridge North	\$21,704,867	\$12,230,523	99%	1%
3168	Cambridge Growth Cell Rooding Land Purchases C2 & C3	C3	\$218,210	-	100%	0%
3189	Hamilton Rd / Cambridge Rd Urbanisation		\$7,217,221		43%	57%
3190	C2/C3 Collector Roads & Green Belt Connection – Land		\$20,037,739	\$1,250,000	100%	0%
3165	Cambridge Road Urbanisation		\$489,849	-	100%	0%
Water						
2302	Cambridge Water Reticulation Growth – C2 & C3	C3	\$1,735,082	\$1,442,600	100%	0%
Wastewater						

⁶ SW within C1 C2 and C3 cells is treated as one catchment

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

2230	Cambridge Wastewater Reticulation Growth – C2 & C3	C3, C7	\$9,259,598	\$500,000	100%	0%
Stormwater						
2270	Stormwater Land Purchases – C2 & C3	C1, C3, C7	\$54,209	-	100%	0%
2457	Stormwater Land Purchases – C2 & C3	C1, C3, C7	\$18,757,068	\$1,720,757	99%	1%
2266.1 / 2266.2	Cambridge Growth Cell SW Development Provision C2 & C3	C3, C7	\$31,436,613	\$10,462,715	100%	0%
Parks & Reserves						
2667	Playground C2		\$2,448		100%	0%

C3 (growth cell) ⁸

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Water						
2302	Cambridge Water Reticulation Growth – C2 & C3	C2	\$1,735,082	\$1,442,600	100%	0%
Wastewater						
2230	Cambridge Wastewater Reticulation Growth – C2 & C3	C2, C7	\$9,259,598	\$500,000	100%	0%
Stormwater						
2270	Stormwater Land Purchases – C2 & C3	C1, C2, C7	\$54,209	-	100%	0%
2457	Stormwater Land Purchases – C2 & C3	C1, C2, C7	\$18,757,068	\$1,720,757	99%	1%
2266.1 / 2266.2	Cambridge Growth Cell SW Development Provision C2 & C3	C2, C7	\$31,436,613	\$10,462,715	100%	0%
Parks & Reserves						
2663	C3 Reserves – Land		-	\$6,375,100	100%	0%

C4 (growth cell)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3202	C4 / C11 Cambridge Rd Intersection & Collector Rd		\$758,833	\$2,400,000	77%	23%
Wastewater						
2651	C4 Wastewater Provision		-	\$1,782,766	100%	0%

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

C6 (growth cell)

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3186	C5, C6 Lamb St Intersection – Roundabout	C5	\$1,483,000	-	49%	51%
3191	C5, C6 Lamb St Intersection	C5, CB Infill	-	\$383,100	100%	0%

Ngahinapouri

Project No.	Project Description	Also included in Catchments	Historical Project Costs	Est. Capital Cost	% DC Growth	% Other
Transportation						
3188	Ngahinapouri SH39 Intersection & N1/N2 Development		-	\$1,835,868	100%	0%

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

Project #	Project Description	Capital expenditure for planned and historic projects	Expenditure from DCs	Expenditure from other sources	Capital expenditure still to be recovered From DCs	Recovery expected to be completed by end of financial year
	Karāpiro Domain Development	\$8,890,000	\$936,000	\$7,954,000	\$115,497	2029/30
	Te Awamutu Library	\$4,541,231	\$454,123	\$4,087,108	\$13,672	2030/31
	Cambridge Pool	\$11,559,147	\$1,155,915	\$10,403,232	\$1,005,915	2031/32

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



TE AWAMUTU - HEAD OFFICE

101 Bank Street, Private Bag 2402, Te Awamutu Ph 07 872 0030

CAMBRIDGE - SERVICE CENTRE

23 Wilson Street, Cambridge Ph 07 823 3800

[f/WaipāDistrictCouncil](#) [@/WaipāDistrictCouncil](#) [@/Waipā_NZ](#) [t/Waipā_DC](#)