Development and Financial Contributions Policy 2023

ADOPTION, APPLICATION AND REVIEW OF THE POLICY

This Development and Financial Contributions Policy (the Policy) was adopted by Manawatū District Council (Council) on 15 June 2023 with effect from 1 July 2023. The Policy will be reviewed on a three-yearly basis but may be updated at shorter intervals if Council considers it necessary. See the Council website www.mdc.govt.nz for further information.

INTRODUCTION

PURPOSE OF THE POLICY

1. Population and business growth create the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by Manawatū District Council (the Council). As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth.

2. The purpose of the Policy is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. The Council intends to achieve this by using:

   - Development contributions under the Local Government Act 2002 (LGA02) for water, wastewater, stormwater, transport infrastructure and reserves in Feilding and throughout the District; and
   - Financial contributions under the Resource Management Act 1991 (RMA91) for works and services for new developments that are not covered by development contributions.

NAVIGATING THIS DOCUMENT

3. The Policy outlines the Council's approach to funding development infrastructure via development contributions under the LGA02 and financial contributions under the RMA91.

4. The Policy has three main parts:

   - Part 1: Policy operation
   - Part 2: Policy background and supporting information
   - Part 3: Catchment maps for the development contribution charges.

PART 1: POLICY OPERATION

5. Part 1 provides information needed to understand if, when, and how development contributions and financial contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.

6. The key sections of Part 1 are:

   - The charges
   - Liability for development contributions
   - When development contributions are levied and are required to be paid
   - Determining infrastructure impact
   - Review rights
   - Other operational matters
   - Summary of financial contributions
   - Definitions.

PART 2: BACKGROUND AND SUPPORTING INFORMATION

7. Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA02 for the Policy, including explaining the Council's policy decisions, how the development contribution charges were calculated, and what assets the development contributions are intended to be used towards.

8. The key sections of Part 2 are:
   - Requirement to have the Policy
   - Funding summary
   - Funding policy summary
   - Catchment determination
   - Significant assumptions of the Policy
   - Cost allocation
   - Calculating the development contribution charges
   - Schedule 1: Development contribution charge calculations
   - Schedule 2: Future assets and programmes funded by development contributions
   - Schedule 3: Past assets and programmes funded by development contributions.

PART 3: CATCHMENT MAP

9. Part 3 provides the catchment map that shows where the development contribution charges in the Policy apply.

PART 1: POLICY OPERATION

DEFINITIONS

In the Policy, unless the context otherwise requires, the following applies:[1]

Accommodation unit has the meaning given in section 197 of the LGA02.

Activity means the provision of facilities and amenities within the meaning or network infrastructure, reserves, or community infrastructure for which a development contribution charge exists under the Policy.

Allotment (or lot) has the meaning given to allotment in section 218(2) of the RMA91, with the additional requirement that the allotment is 'developable'. An allotment is considered undevelopable if it cannot contain a development fully compliant with the relevant District Plan rules effective at the date the development contributions assessment is undertaken.

Ancillary activity means an activity that supports and is subsidiary to a primary activity.

Asset Management Plan means Council plan for the management of assets within an activity that applies technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.

Building means a temporary or permanent movable or immovable physical construction that is:

a. partially or fully roofed, and

b. is fixed or located on or in land,

but excludes any motorised vehicle or other mode of transport that could be moved under its own power.

Capacity Life means the number of years that the infrastructure will provide capacity for and associated HUEs.

Catchment means the areas within which development contributions charges are determined and charged.

Commercial activity means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.

Community facilities means reserves, network infrastructure, or community infrastructure as defined by the LGA02, for which development contributions may be required.

Community infrastructure means:

- Land, or development assets on land, owned or controlled by the Council for the purpose of providing public amenities; and
- Includes land that the Council authority will acquire for that purpose.

Council means Manawatū District Council

[1] Some definitions are drawn from the National Planning Standards 2019: https://www.mfe.govt.nz/sites/default/files/media/RMA/national-planning-standards-november-2019.pdf

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure (but does not include the pipes or lines of a network utility operator).

District means the Manawatū District.

Family Flat means a self-contained dwelling unit located on the same property and in the same ownership as the main dwelling unit and used or capable of being used for the accommodation of non-paying guests or family members who are dependent upon the occupiers of the main dwelling unit.

Financial contribution has the same meaning as under s108(9) of the RMA and means a contribution of:

a. Money; or

b. Land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993 unless that Act provides otherwise; or

c. A combination of money and land.

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

- Where there are exterior walls, from the exterior faces of those exterior walls;
- Where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;
- Where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

Household unit equivalent (HUE) means demand for Council services, equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.

Land has the same meaning as in section 2 of the RMA (as set out below):

a. includes land covered by water and the airspace above land; and

b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and

c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.

LGA02 means the Local Government Act 2002.

Network Infrastructure means the provision of roading and other transport infrastructure, water, wastewater and stormwater infrastructure.

Policy means this Development and Financial Contributions Policy.

Primary production activities means:

a. Any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities, and

b. Includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);

c. Includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but

d. Excludes further processing of those commodities into a different product.

Reserves means land for public open space and improvements to that land needed for it to function as an area of usable green open space for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside (including landscaping, sports and play equipment, walkways and cycleways, carparks, and toilets). In the Policy, reserve does not include land that forms or is to form part of any road or is used or is to be used for stormwater management purposes.

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

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.

Retirement Unit means any dwelling unit in a retirement village but does not include aged care rooms in a hospital or similar facility.

Retirement Village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

RMA91 means the Resource Management Act 1991.

Service Connection means a physical connection to an activity provided by, or on behalf of, Council (such as water, wastewater or stormwater services).

Specified Productive Rural Land means land in the Rural and Villages area with a dwelling constructed on it, and is primarily used for land-based primary production purposes, and which is prevented from being further developed by the following legal restrictions:

a. the developer must have offered up a condition of subdivision consent under s 108AA(1)(a) RMA, requiring that a consent notice be registered against the resulting additional title recording that development contributions have not yet been paid, and

b. the owner of the land must have entered into an agreement with Council (at their or the developer's cost) that:

    i. no further development of the Lot will be undertaken which would generate additional demand for infrastructure (e.g., the construction of a dwelling); and

    ii. is registered against the title of the Lot as a land covenant.

Transport infrastructure means roading and other transport facilities provided for the movement of people, such as cycling and walking paths.

Vehicle movement means a vehicle entering or exiting a site. For instance, a return trip from and to the site constitutes two vehicle movements.

Visitor accommodation means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

DEVELOPMENT CONTRIBUTIONS

THE CHARGES

10. There are three areas (catchments) within the Council's district (the District) where development contributions apply. The catchments where development contributions apply for each infrastructure activity are mapped in Part 3 of the Policy and are:

    a. Feilding Urban,

    b. Feilding Intensification Area,

    c. Rural and Villages.

11. The related development contributions per Household Unit Equivalent (HUE) for each activity are in Table 1. See the Determining infrastructure impact section below for an explanation of a HUE. The development contribution charges per HUE for each catchment is set out in Table 2.

12. Development contributions are taken for the following activities:

    a. Water

    b. Wastewater

    c. Stormwater

    d. Transport infrastructure

    e. Reserves.

13. At this point, except for reserves as defined in this policy, Council is not requiring development contributions for community infrastructure. It may revisit this decision in the future and the Policy will be updated accordingly.

14. For each infrastructure activity for which development contributions are required under this Policy (reserves and network infrastructure), the development contribution payable is calculated by multiplying the number of HUEs generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.

15. For example, a subdivision of a vacant site in the Feilding Urban catchment[2] to create an additional two lots will pay two HUEs for the water, wastewater, stormwater, transport and reserves charges, totalling $52,684 (GST inclusive).

16. These charges may be adjusted for inflation annually in line with the Producers Price Index Outputs for Construction (PPI) provided by Statistics New Zealand, as permitted by sections 106(2B) and (2C) of the LGA02. The latest charges will be published on Council's website www.mdc.govt.nz

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[2] Resulting in three lots total.

Table 1: Development contribution charge per HUE at 1 July 2023 (GST inclusive[3])

ACTIVITY	DEVELOPMENT CONTRIBUTION CHARGE PER HUE
Water	
Feilding Urban	$2,612
Feilding Intensification Area	$1,698
Rural and Villages	n/a
Wastewater	
Feilding Urban	$6,420
Feilding Intensification Area	$4,173
Rural and Villages	n/a
Stormwater	
Feilding Urban	$9,955
Feilding Intensification Area	$6,471
Rural and Villages	n/a
Reserves	
Feilding Urban	$2,356
Feilding Intensification Area	$2,356
Rural and Villages	$2,356
Transport Infrastructure	
Feilding Urban	$4,999
Feilding Intensification Area	$4,999
Rural and Villages	$4,999

Table 2: Development contribution charge per HUE per catchment at 1 July 2023 (GST inclusive[4]).

Catchment	DEVELOPMENT CONTRIBUTION CHARGE PER HUE
Feilding Urban	$26,342
Feilding Intensification Area	$19,696
Rural and Villages	$7,355

[3] GST has been applied at the rate of GST as at 15 June 2023 (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity can be found in Schedule 1.

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LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

17. If subdividing, building, connecting to Council's services, or otherwise undertaking development in the District, development contributions may need to be paid. Development contributions apply to developments within the areas shown in the Development Contribution Catchment Maps in Part 3.

18. In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections: *when development contributions are levied*, *credits*, and *limitations on imposing development contributions*.

19. Financial contributions may also be required in some cases. This is discussed later in the Policy.

20. Development of new infrastructure sometimes means that areas not previously liable for a development contribution become so. For example, a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not.

21. You should seek advice from Council if you are uncertain whether Development Contributions will apply to your proposed development.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

22. Once an application for a resource consent, building consent, certificate of acceptance, or service connection has been made with all the required information, the normal steps for assessing and requiring payment of development contributions are:

TRIGGER	**NOTICE**	**INVOICE**	**PAYMENT**
We assess the development for development contributions	We issue a formal notice of requirement	We issue an invoice requiring payment	Development contributions are paid

23. These steps are explained in more detail below.

TRIGGER FOR REQUIRING DEVELOPMENT CONTRIBUTIONS

24. Council can require development contributions for a development upon the granting of:

- A resource consent.
- A building consent or certificate of acceptance.
- An authorisation for a service connection for water, wastewater or stormwater services.

25. Council requires development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above is issued first). For new developments, the resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. Where development contributions were not assessed (or only part assessed) on the first consent, certificate or authorisation for a development this does not prevent the Council assessing contributions on a subsequent consent, certificate or authorisation for the same development (for the reasons set out in the following paragraphs).

26. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent, certificate of acceptance or service connection was submitted.

ASSESSMENT

27. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:

    (A) The development (subdivision, building, land use, or work) generates a demand for reserves or network infrastructure; and

    (B) The effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of reserves or network infrastructure; and

    (C) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.

28. Council has identified the assets and areas that are likely to meet the requirements of 27(B) and 27(C), and these are outlined in Schedules 2 and 3 (Past and future assets funded by development contributions) and Part 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

29. Development contributions may be waived or reduced if credits apply, as outlined in the *Credits* section.

30. Development contributions will not be taken if one of the circumstances outlined in the section *Limitations on imposing development contributions* applies.

31. If a subsequent resource consent or variation to a resource consent, building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase or decrease in the number of HUEs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.

32. Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required. Examples of where these would be needed, include:

    - Minimal development contributions have been levied on a commercial development at subdivision or land use consent stage as the type of development that will happen will only be known at building consent stage.
    - The nature of use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand commercial use.
    - Development contributions were not levied at the subdivision or land use consent stage, but a subsequent change in use (or intensification of use) generates demand for community infrastructure.

33. If an extension of time for a resource consent is sought under s 125 RMA91, then a new development contributions assessment will not be undertaken and the existing assessment will continue to apply. The amount payable will be inflation adjusted in accordance with paragraph 16.

NOTICE

34. A development contribution notice will normally be issued when a resource consent, building consent, certificate of acceptance, or service connection authorisation is issued. In some cases, the notice may be issued or re-issued later. The notice is an important step in the process as it outlines the activities and the number of HUEs assessed for development contributions, as well

as the charges that will apply to the development. It also triggers rights to request a development contributions reconsideration or to lodge an objection (see the section on *Review rights* below).

35. If multiple consents or authorisations are being issued for a development, a development contribution notice may be issued for each. However, where payments are made in relation to one of the notices, actual credits will be recognised for the remaining notices.

36. Development contributions notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

INVOICE

37. An invoice for development contribution charges will be issued to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of consents or authorisations (see Table 3).

Table 3: Invoice timing

	INVOICE TIMING
Building consent	Prior to the issue of Code Compliance Certificate.
Certificate of acceptance	Prior to the issue of a certificate of acceptance.
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the RMA91. An invoice will be issued for each stage of a development for which 224(c) certificates are sought, even where separate stages are part of the same consent.
Resource consent (other)	At granting of the resource consent.
Service connection	At the time of application for the service connection for water, wastewater or stormwater services.

38. If a development contribution required by Council is not invoiced at the specified time as a result of an error or omission on the part of Council, the development contributions remain payable. An invoice will be issued on identification of the error or omission for payment by a due date.

PAYMENT

39. Development contributions must be paid by the due dates in Table 4.

Table 4: Payment due date

	PAYMENT DUE DATE
Building consent	20th of the month following the issue of the invoice.
Certificate of acceptance	20th of the month following the issue of the invoice.
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA.
Resource consent (other)	20th of the month following the issue of the invoice.
Service connection	At issue of the connection approval.

40. Until the development contributions have been paid in full, Council will (unless otherwise agreed with Council in accordance with this Policy):

- Prevent the commencement of a resource consent.
- Withhold a certificate under section 224(c) of the RMA.
- Withhold a code compliance certificate under section 95 of the Building Act 2004.
- Withhold a service connection to the development.
- Withhold a certificate of acceptance under section 99 of the Building Act 2004.

41. Where invoices remain unpaid beyond the payment terms set out in the Policy, Council will start debt collection proceedings, which may involve the use of a credit recovery agent. Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

DETERMINING INFRASTRUCTURE IMPACT

42. In order to have a consistent method of charging for development contributions, the Policy is centred around the concept of a household unit equivalent or "HUE" for infrastructure. In other words, an average household in a standard residential unit and the demands they typically place on community facilities. For the Manawatū District, the average number of people per household unit is 2.5 persons[5]. Table 5 summarises the demand characteristics of each HUE.

[5] Infometrics medium population and household growth forecasts, August 2020.

Table 5: HUE demand measures

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER HUE
Water	m^3 per day	$1m^3$ per day
Wastewater	m^3 per day	$0.8m^3$ per day
Stormwater	Impervious surface area	$300m^2$ (including roof area)
Transport infrastructure	Allotment area at subdivision or Vehicle movements	1 per $600m^2$ allotment area or 8 vehicle movements per day
Reserves	$2,356 Per additional allotment or per equivalent household unit	Per equivalent household unit

RESIDENTIAL DEVELOPMENT

43. In general, the number of HUEs charged is one per new allotment or residential unit created.

44. When calculating the number of HUEs for a residential subdivision, Council will adjust the assessment to account for any:

- Credits relating to the site (refer to the Credits section below).
- Allotment which, by agreement, is to be vested in Council for a public purpose.
- Allotment required as a condition of consent to be amalgamated with another allotment.

45. Retirement villages and visitor accommodation units, and certain subdivisions of productive rural land will be assessed as outlined in Table 6.

Table 6: Specified subdivisions and developments

TYPE OF ACTIVITY	HOUSEHOLD UNIT EQUIVALENTS
Retirement villages	Total number of units defined as a residential unit x 0.44[6] + Maximum number of occupants / 2.5 for any part that does not meet the definition of a residential unit
Visitor accommodation	Total number of units defined as a residential unit x 0.36[7] + Maximum number of occupants / 2.5 for any part that does not meet the definition of a residential unit
Subdivisions of Specified Productive Rural Land	Zero (0) HUEs for the balance allotment remaining in productive use

46. In determining the final number of HUEs that apply to a development involving either visitor accommodation or a retirement village, the Council may apply a combination of the general

[6] Based on average occupancy rate compared to a HUE.

[7] Based on average occupancy rate for visitor accommodation in the Manawatū District from June – October 2019 source https://freshinfo.shinyapps.io/ADPReporting/

measure of a HUE, the retirement village and visitor accommodation measure to recognise the specific composition of the development. For instance:

- A retirement village may include a combination of independent residential units and communal living arrangements;[8]
- Visitor accommodation may include a combination of fully serviced residential units, hostel accommodation and a manager's unit.

NON-RESIDENTIAL DEVELOPMENT

47. Non-residential subdivisions, land uses, or building developments can be more complicated as they do not usually conform with typical household demands for each service. For ease of administration, any development contributions will either be calculated in accordance with the HUE demand measures in Table 5 taking into account zone and site-specific factors including the gross floor area of a building, or a special assessment will be carried out recognising the individual characteristics of a development.

48. If no proper assessment of the likely demand for activities is able to be carried out at the subdivision consent stage, a development contribution based on one HUE will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This later assessment will credit any development contributions paid at the subdivision consent stage. Note that this later assessment may take the form of a special assessment under this policy to understand and reflect the true demand of the development on community facilities.

SPECIAL ASSESSMENTS

49. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of HUEs – such as large-scale primary sector processors, service stations or other non-residential activities. In these cases, Council may decide to make a special assessment of the HUEs applicable to the development. In general, Council will evaluate the need for a special assessment for one or more activities where it considers that:
    - The development is of a scale and/or nature that involves a number of different uses; or
    - The development is likely to have significantly more or less demand than a HUE equivalent; or
    - A non-residential development may use more than 5m3 of water per day; or
    - A non-residential development may discharge more than $4m^3$ of wastewater per day.

50. The demand measures in Table 5 will be used to help guide special assessments.

51. If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

CREDITS

52. Credits are a way of acknowledging that the lot, home or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development

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[8] For instance, single bedrooms which are serviced by a communal living room, kitchen and bathroom facilities.

contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.

53. Credits will be given for properties when:

- A development contribution for a lot has already been paid (at least in part). For example, most new subdivision lots will already have development contributions levied and paid for at least one HUE; or
- The lot existed before June 2006 and was within an urban zoning at that time under the District Plan (i.e., urban residential or urban industrial, commercial, or business zoning). This excludes rural or rural residential properties; or
- The property was otherwise lawfully connected to a service as at June 2006; or
- A rural or rural residential lot existed before June 2006 (transport infrastructure and reserves only).

54. For the avoidance of doubt, no credits will be given for an allotment that is undevelopable, or for an allotment where, following an amalgamation, boundary adjustment, or subdivision consent, a previously undevelopable allotment is then of a size that it can be developed. Credits given will otherwise be determined in accordance with Table 7.

Table 7: Standard credits

<table>
<tr><th></th><th>CREDIT FOR EACH SERVICE FOR WHICH A DEVELOPMENT CONTRIBUTION HAS BEEN PAID</th><th>CREDIT FOR URBAN LOTS THAT EXISTED BEFORE JUNE 2006</th><th>CREDIT FOR LAWFULLY CONNECTED SERVICE AS AT JUNE 2006</th><th>RURAL RESIDENTIAL LOTS THAT EXISTED BEFORE * JUNE 2006</th><th>RURAL LOTS THAT EXISTED BEFORE * JUNE 2006</th></tr>
<tr><td>Residential units or lots</td><td rowspan="2">The number of HUEs</td><td>1 HUE for all services</td><td>1 HUE for the service(s) connected</td><td>1 HUE</td><td>1 HUE for any residential units on a lot as at June 2006</td></tr>
<tr><td>Non-residential buildings or lots</td><td colspan="4">A ‘before and after’ assessment of demand, using a special assessment or the conversion factors set out in Table 5 will be undertaken to determine credits and any increase in demand on services. Council will be guided by actual use over the period June 2006 – date when making this assessment.</td></tr>
</table>

* Transport infrastructure and reserves only

REVIEW RIGHTS

55. Developers are entitled under the LGA02 to request a reconsideration or lodge a formal objection. If they believe the Council has made a mistake in assessing the level of development contributions for their development.

RECONSIDERATION

56. Reconsideration requests are a process that formally requires the Council to reconsider its assessment of development contributions for a development. Reconsideration requests can be made where the developer has grounds to believe that:

- The development contribution levied was incorrectly calculated or assessed under the Policy; or
- The Council has incorrectly applied the Policy; or

- The information the Council used to assess the development against the Policy, or the way that Council has recorded or used that information when requiring a development contribution, was incomplete or contained errors.

57. To seek a reconsideration, the developer must:
    - Lodge the reconsideration request within 10 working days of receiving the development contribution notice.
    - Use the reconsideration form (found on www.mdc.govt.nz) and supply any supporting information with the form.
    - Pay the reconsideration fee at the time of application, as set out in Council's Schedule of Fees and Charges.
58. Applications with insufficient information or without payment of a fee will be returned to the applicant, with a request for additional information or payment.
59. Once the Council has received all required information and the reconsideration fee, the request will be considered by a panel of a minimum of two, and a maximum of three, staff appointed from time to time by the Chief Executive of Manawatu District Council.
60. The panel will comprise staff that were not involved in the original assessment. Notice of the Council's decision will be provided in writing within 15 working days from the date on which the Council receives all required relevant information relating to the request.
61. For the avoidance of doubt, and in accordance with s199P of the LGA02, Council may still require the assessed Development Contribution be paid, but will not use that Development Contribution until the objection has been determined. Alternatively, Council may withhold certificates or permissions in accordance with s208 of the LGA02 until the objection has been determined and any resulting Development Contribution is paid.

OBJECTIONS

62. Objections are a more formal process that allow developers to seek a review of the Council's decision. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and the Council, although either party may seek a judicial review of the decision.
63. Objections may only be made on the grounds that the Council has:
    - Failed to properly take into account features of the development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District; or
    - Required a development contribution for community facilities not required by, or related to, the development, whether on its own or cumulatively with other developments; or
    - Required a development contribution in breach of section 200 of the LGA02; or
    - Incorrectly applied the Policy to the development.
64. Schedule 13A of the LGA02 sets out the objection process. To pursue an objection, the developer must:
    - Lodge the request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for a reconsideration; and

- Use the objection form (found on www.mdc.govt.nz) and supply any supporting information with the form; and
- Pay a deposit.

65. Objectors are liable for Council's actual and reasonable costs incurred in the objection process including staff arranging and administering the process, commissioner's time, and other costs incurred by Council associated with any hearings such as room hire and associated expenses, as provided by section 150A of LGA02. However, objectors are not liable for the fees and allowances costs associated with any Council witnesses.
66. For the avoidance of doubt and in accordance with s199C of the LGA02, any objection cannot challenge the content of this Development Contribution Policy.

OTHER OPERATIONAL MATTERS

REFUNDS

67. Sections 209 and 210 of the LGA02 state the circumstances where development contributions must be refunded, or land returned. In summary, Council will refund development contributions paid if:
    - The resource consent:
        - lapses under section 125 of the RMA91; or
        - is surrendered under section 138 of the RMA91; or
    - The building consent lapses under section 52 of the Building Act 2004; or
    - The development or building in respect of which the resource consent or building consent was issued does not proceed; or
    - The Council does not provide the reserve or network infrastructure for which the development contributions were required.
68. The Council may retain any portion of a development contribution referred to above of a value equivalent to the costs incurred by the Council in relation to the development or building and its discontinuance.
69. The Council may retain a portion of a development contribution (or land) refunded of a value equivalent to:
    - Any administrative and legal costs it has incurred in assessing, imposing, and refunding a development contribution or returning land for network infrastructure development contributions.
    - Any administrative and legal costs it has incurred in refunding a development contribution or returning land for reserve development contributions.
70. Development contributions for reserves are taken to support a 20-year programme. Consequently, a 20-year period shall apply for the purposes of section 210(1)(a) of the LGA02.

LIMITATIONS ON IMPOSING DEVELOPMENT CONTRIBUTIONS

71. The Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA02, if, and to the extent that:

    - It has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent requiring a financial contribution in relation to the same development for the same purpose; or
    - The developer will fund or otherwise provide for the same reserve or network infrastructure; or
    - A third party has funded or provided, or undertaken to fund or provide, the same reserve or network infrastructure; or
    - Unless otherwise provided for by s200(4) of the LGA02, the Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance.

72. In addition, the Council will not require a development contribution in any of the following cases:

    - Where the value of building work is less than $20,444 exclusive of GST (or as specified in the Building (Levy) Regulations 2019), where the building consent is for a change of use or a relocation.
    - Where a development generates no additional demand for reserve or network infrastructure.
    - Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.
    - The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown or the Council. This exemption does not apply to Council Organisations, Council-Controlled Organisations or Council-Controlled Trading Organisations.
    - Family Flats in the Rural and Villages Catchment.
    - Buildings ancillary to rural primary production activities within the Rural and Villages Catchment.

MAXIMUM DEVELOPMENT CONTRIBUTIONS FOR RESERVES

73. Section 203 of the LGA02 prohibits the Council from charging development contributions for reserves that exceed the greater of:

    - 7.5% of the value of the additional lots created by a subdivision; and
    - The value equivalent of 20m2 of land for each additional household unit or accommodation unit created by the development.

74. If the reserves development contribution would be more than 7.5% of the market value of a lot, as evidenced by a registered valuation supplied by the developer, the reserves development contributions are capped at 7.5% of the valuation.

75. For example, the development contributions for reserves is $2,356 (GST inclusive) per HUE, which translates to 7.5% of an allotment value of approximately $31,413. If the lot is valued at less than $31,413, the reserves development contribution may instead be calculated at 7.5% of the valuation.

76. Council reserves the right to seek a second valuation from another registered valuer. If there is a material difference between valuations, Council and the developer can agree to either:

- Use the average of the two valuations; or
- Refer the matter to a third registered valuer to arbitrate an agreement between valuers.

POSTPONEMENTS AND REMISSIONS

77. The Council will only permit the postponement of development contribution payment at its discretion and only:

- For applications for a greater than two lot subdivision; and
- Where a bond, guarantee or other form of encumbrance instrument equal in value to the payment owed is provided.

78. The request for postponement must be made at the time a resource consent, building consent or service connection is issued. Any postponement arrangements will be recorded in a written agreement between the Council and the developer.

79. Bonds and guarantees:

- Will only be accepted from a registered trading bank.
- Shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed to by Council.
- Will have an interest component added, at the assumed interest rate for loans outlined in the forecasting assumptions of the Council’s 10 Year Plan. The guaranteed or bonded sum will include interest, calculated using the maximum term set out in the document. If Council agrees to an extension of the term of the bond or guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of Council's decision and the bonded/guaranteed sum amended accordingly.
- Shall be based on the GST inclusive amount of the contribution.

80. At the end of the term of a bond or guarantee, the development contribution (together with interest) is payable immediately to Council.

81. In some cases, the Council will require an enforceable security (encumbrance) instrument registered against the developer’s land. The instrument will need to, at Council’s sole satisfaction, adequately secure the full amount of the development contribution in the event of payment default. The Council reserves its position as to the priority afforded by the instrument (e.g., a first priority mortgage). It is possible that the encumbrance will secure development contributions owing on a stage(s) of a development.

82. The terms of any encumbrance instrument will be at the discretion of the Council and may include, without limitation:

- The postponed sum;
- Payment of the development contributions by a specified date;
- The payment of interest, at the assumed interest rate for loans outlined in the forecasting assumptions of the Council’s 10 Year Plan;
- Reassessment of the development contributions; and
- Payment of all related costs.

83. Payment of the development contributions secured by bond, guarantee or encumbrance instrument will be required sooner if the following events occur:

- The developer has settled on the last of the lots subject to the postponement; or
- The developer ceases to be the registered owner of the lots subject to the postponement.

84. The bond, guarantee or encumbrance instrument shall be prepared by the Council's lawyers to the Council's satisfaction.

85. The costs of the bond, guarantee or encumbrance instrument and any related documentation (including the written agreement) will be met by the developer.

86. A request for remission must be made at the time a resource consent, building consent or service connection is issued. When considering a request for remission, Council will take into account:

- The purpose of development contributions, Council's financial modelling, and Council's funding and financial policies.
- The extent to which the value and nature of the works proposed by the applicant reduces the need for works proposed by Council in its capital works programme.
- Any other matter(s) that Council considers relevant.

DEVELOPMENT AGREEMENTS

87. The Council may enter into specific arrangements with a developer for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable, as provided for under sections 207A-207F of the LGA02. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.

88. The Council will consider a developer's written request to enter into a Development Agreement without unnecessary delay. The Council will provide the developer written notice of its decision on the request and reasons for the decision. The Council will take into account the provisions contained in the Policy, as well as any other matters considered relevant. Similarly, where the Council requests that a developer enter into a Development Agreement, the request must be considered by the developer without unnecessary delay, who must provide written response to the Council.

89. A Development Agreement may record specific arrangements with a developer for the provision of particular infrastructure to meet any specific needs for a particular development, which include (but is not limited to):

- Where a development involves a large area to be developed over a long time period.
- Where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of units of demand.
- Where a development is in a Deferred Residential Zone or any other area where Council is not currently planning to provide infrastructure for the 20 year period covered by the Policy. In those cases, a Development Agreement, private sector funding of infrastructure and an agreed Structure Plan would be required at first instance.

90. The content and effect of a Development Agreement must be meet the requirements of the LGA02, and in particular section 207C.

FINANCIAL CONTRIBUTIONS

RELATIONSHIP BETWEEN FINANCIAL CONTRIBUTIONS AND DEVELOPMENT CONTRIBUTIONS

91. The Manawatū District Plan contains objectives, policies and rules in relation to financial contributions at:
    - Section 7 'Financial Contributions'; and
    - Rule D Financial Contributions'.
92. Development contributions under the LGA02 and financial contributions under the RMA91 can both be used to fund growth related infrastructure. For any one development, the Council can elect to use neither, one, or both types of contributions. However, only one type of contribution can be used for each purpose – a development contribution cannot be required by Council if a financial contribution has already been required from the development for the same purpose (and vice versa).
93. Development contributions under the LGA02 are used to fund planned and budgeted capital expenditure related to growth for the activities and assets listed in the development contributions schedule of assets in this Policy (Schedules 2 and 3).
94. Financial contributions are intended to address the effects of subdivision and development in the District, and are a means of achieving the District Plan's objectives and the sustainable management purpose of the RMA91. They generally address direct impacts of a particular development, and can be as a condition of resource consent under the RMA91 for the purposes listed in Rule D of the District Plan. Rule D provides that financial contributions may be taken for:
    a. Reserve contributions
    b. Utility sites for infrastructure
    c. Provision of roads and pedestrian accessways
    d. Upgrading and/or widening existing roads (including formed and unformed legal roads)
    e. Water, sewer and stormwater capital contributions
    f. Water, sewer and stormwater reticulation within the development and also for extending reticulation to service the development.
95. Nothing in this policy will prevent the Council from requiring the provision of works and services as part of conditions of a resource consent issued under the District Plan, where those works and services are required, not exclusively, internal to or adjacent to the boundaries of the development site required to service that development, to connect it to existing infrastructural services and to avoid, remedy or mitigate the environmental effects of the development.
96. Where financial contributions have been required, the Council will not levy a development contribution for that same purpose, as required by section 200(1)(a) of the LGA02.

SUMMARY OF FINANCIAL CONTRIBUTIONS UNDER THE DISTRICT PLAN

97. The Council may require a financial contribution under the District Plan where new development and subdivision is proposed and works and services are required to avoid, remedy or mitigate the environmental effects of the proposed development. A financial contribution will generally not be applied where this Policy provides for recovery of costs associated with the new or additional assets or assets of increased capacity.

98. Further information on financial contributions can be found in the District Plan. The District Plan can be found on Council's website www.mdc.govt.nz

PART 2: POLICY DETAILS

REQUIREMENT TO HAVE A POLICY

99. Council is required to have a policy on development contributions and financial contributions as a component of its funding and financial policies in its Long-term Plan (LTP) under section 102(2)(d) of the LGA02. The Policy meets this requirement.

FUNDING SUMMARY

100. Council plans to incur $36.7M (before interest costs) on infrastructure partially or wholly needed to meet the increased demand for community facilities resulting from growth. This includes works undertaken in anticipation of growth, and future planned works. Of this cost, 100% will be funded from development contributions. Including interest costs, the total amount to be funded is $51.2M. Council has already incurred $23.6M of capital expenditure in developing infrastructure to accommodate future growth, which will be funded from future Development Contributions.

101. Table 8 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for all activities and catchments over a 20-year period.

102. The figures in Table 8 include future expenditure to be funded, have not been adjusted for inflation, and are GST exclusive.

Table 8: Total cost of capital expenditure for growth and funding sources.

ACTIVITY	TOTAL CAPEX	GROWTH CAPEX	DC FUNDED CAPEX	TOTAL CAPEX PROPORTION FUNDED BY DEVELOPMENT CONTRIBUTIONS	CAPEX PROPORTION FUNDED FROM OTHER SOURCES	DEVELOPMENT CONTRIBUTION INTEREST	TOTAL AMOUNT TO BE FUNDED BY DEVELOPMENT CONTRIBUTIONS
Calcs	A	B	C	C/A*100	((A-C)/A)*100	D	C+D
Water supply							
Feilding	$60.8M	$4.2M	$4.2M	6.8%	93.2%	$1.2M	$5.4M
Wastewater							
Feilding	$67.4M	$10.5M	$10.5M	15.5%	84.5%	$2.7M	$13.2M
Stormwater							
Feilding	$28.1M	$6M	$6M	21.3%	78.7%	$6.7M	$12.7M
Total Reserves							
District wide	$12.2M	$3.8M	$3.8M	31.2%	68.8%	$2.3M	$6.1M
Total Transport Infrastructure							
District wide	$216.5m	$12.2M	$12.2M	5.6%	94.4%	$1.6M	$13.8M
Grand Total	**$385.1m**	**$36.7m**	**$36.7m**	**9.50%**	**90.50%**	**$14.5M**	**$51.2M**

FUNDING POLICY SUMMARY

FUNDING GROWTH EXPENDITURE

103. The District is experiencing a period of high growth, particularly in residential development across the District. Over the last five years, there has been an average of 173 new dwellings consented per year compared to an average of 106 dwellings per year for the previous five years. Population growth and investment in housing, in particular, is expected to strengthen further over the first few years of the Council's Long Term Plan 2021-31.

104. The local economy of the District performed strongly through 2020 relative to much of New Zealand. This performance was driven by the District's dominance in the production of high quality food, the expanding defence force sector and its limited exposure to international tourism. These factors have supported business activity and have helped sustain household incomes.

105. Looking forward, the outlook for the local economy will continue to be supported by the District's industry structure, export strength and unprecedented levels of inward investment flowing into the area. Low interest rates are driving economic activity, adding substantial support to business and household consumption and driving levels of residential investment. These factors are collectively expected to generate economic activity, fuel job creation and drive population growth in the District over the coming 10-years.

106. Population and business growth create the need for new subdivisions and development, and these place increasing demands on the assets and services provided by the Council. Accordingly, significant investment in new or upgraded assets are required to meet the demands of growth.

107. The Council has decided to fund these costs from:

- Development contributions under the LGA02 for:
  - Water
  - Wastewater
  - Stormwater
  - Transport infrastructure
  - Reserves.
- Financial contributions under the RMA91 for any works and services for new developments to avoid, remedy or mitigate adverse environmental effects, where these are not addressed through Development Contributions Policy, including:
  - Reserve contributions
  - Utility sites for infrastructure
  - Provision of roads and pedestrian accessways
  - Upgrading and / or widening existing roads (including formed and unformed legal roads)
  - Water, sewer and stormwater capital contributions
  - Water, sewer and stormwater reticulation within the development and also for extending reticulation to service the development.

108. In forming this view, Council has considered the matters set out in section 101(3) of the LGA02 within its Revenue and Financing Policy, and within the Policy.

109. The Revenue and Financing Policy is Council's primary and over-arching statement on its approach to funding its activities. It outlines how all activities will be funded, and the rationale for Council's preferred funding approach.

110. In addition, Council is required under section 106(2)(c) of the LGA02 to explain within the Policy why it has decided to use development contributions and financial contributions to fund capital expenditure relating to the cost of growth. This assessment is below.

111. The Council may use financial contributions to fund any growth that occurs beyond that planned and provided for within the Policy. Examples include:

a. Where financial contributions are required to mitigate the environmental effects of a particular proposal.

b. Where unplanned development occurs in rural or village areas that requires connections to existing rural water schemes, or new water schemes, which are not included in the Council's projections within the Policy. In that case, Council would incur a capital cost that cannot be recouped through the Policy or any other approved means and would otherwise result in an increased financial burden on ratepayers.

c. Where unanticipated greenfield development occurring outside the Feilding Urban catchment or within a Deferred Residential Zone, which is not included within the Policy and it creates demand for infrastructure.

Community outcomes (section 101(3)(a)(i))

112. Council has considered whether development contributions and financial contributions are an appropriate source of funding considering each activity, the outcomes sought, and their links to growth infrastructure. Council has developed six priorities to help achieve its vision of Manawatū District – Proudly provincial: A great place to land. These are:

- *A place to belong and grow*
  - *We provide leisure and sports facilities and support community activities to encourage social and cultural wellbeing for everyone.*
- *A future planned together*
  - *We work with all parts of our community to plan for a future everyone can enjoy.*
- *An environment to be proud of*
  - *We protect and care for the Manawatū District's natural and physical resources.*
- *Infrastructure fit for the future*
  - *We ensure the Manawatū District has infrastructure (water, roads, etc.) that meets the needs of the community now and into the future.*
- *A prosperous, resilient economy*
  - *We aim to make the Manawatū District a great place to live, visit and to do business.*
- *Value for money and excellence in local government*
  - *We take pride in serving our communities. We focus on doing the best for the District.*

113. These priorities seek a well serviced growing community that is financially sustainable. Development contributions provide a mechanism for funding of water, wastewater, stormwater, transport infrastructure and reserves to a standard needed to achieve Council's growth ambitions that may not otherwise be affordable to the district community, and to protect and care for the district environment. As a dedicated growth funding source, development contributions also offer more secure funding through which Council can deliver on its vision and priorities for new communities. Financial contributions may be imposed as conditions of consent where development and subdivision results in adverse environmental effects that are required to be avoided, remedied or mitigated.

Other funding decision factors (sections 101(3)(a)(ii) – (v))

114. Council has considered the funding of growth-related community facilities against the following matters:

- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular groups or individuals contribute to the need to undertake the activity.
- The period in or over which those benefits are expected to occur.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

115. A summary of this assessment is below in Table 9.

Table 9: Other funding decision factors

WHO BENEFITS / WHOSE ACT CREATES THE NEED	A significant portion of Council's work programme over the next 20 years is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth is serviced by, and benefits from an asset or programme as well as how much it serves and benefits existing ratepayers is determined for each asset or programme. Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional network capacity. Where and to the extent that works benefit existing residents and businesses, those costs are recovered through rates. The *Catchment determination* section below outlines how Council determined the catchments for development contributions in the Policy.
PERIOD OF BENEFIT	The assets constructed for development provide benefits and capacity for developments now and developments in the future. In many cases, the "capacity life" of such assets spans decades. Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future. Financial contributions allow the Council to impose conditions of consent requiring works and services to be undertaken as a result of development where there are adverse environmental effects that need to be avoided, remedied or mitigated and those works are unplanned, not funded through the Development Contributions Policy and would otherwise result in capital costs to the Council that would result in an extra financial burden on the ratepayers.

FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING	The cost of supporting development in Manawatū District is significant. Development contributions and financial contributions send clear signals to the development community about the cost of growth and the capital costs of providing infrastructure to support that growth. The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development contributions.

Overall impact of liability on the community (section 101(3)(b))

116. The Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. The Council considers that the level of development and financial contributions are affordable and do not consider it likely that there will be an undue or unreasonable impact on the social, economic and cultural wellbeing of this section of the community.

117. Moreover, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit directly from the growth infrastructure, needed to service new developments.

118. Overall, the Council considers it fair and reasonable, and that the social, economic and cultural interests of the District's communities are best advanced through using development contributions and financial contributions to fund the costs of growth-related capital expenditure for community facilities.

CATCHMENT DETERMINATION

119. When setting development contributions, the Council must consider how it sets its catchments for grouping charges by geographic areas.

120. The LGA02 gives the Council wide scope to determine these catchments, provided that:

- The grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
- Grouping by geographic area avoids grouping across an entire district wherever practical.

121. After having considered a number of different catchment options, Council has determined that there will be three catchments. These catchments are:

- Feilding Urban,
- Feilding Intensification Area,
- Rural and Villages.

122. The Council considers that this approach strikes the right balance between practical and administrative efficiency and considerations of fairness and equity, for the following reasons:

- It ensures the Policy is administered practically and efficiently.
- It provides flexibility and funding to deliver growth infrastructure where it is most needed.
- It reflects that the majority of projected growth is focused in Feilding and enables Council to recover the cost of infrastructure needed to meet that growth.

- It is consistent with the Manawatu District Housing Programme Establishment Report (December 2020), the Manawatu District Housing Stocktake (2020) and work underway on development of a Housing Strategy.

123. There are some exceptions to charging within the three catchments, which are briefly explained as follows:

- A district-wide approach (through both development contributions and financial contributions) is taken to the funding of transport infrastructure and reserves, as all transport infrastructure and reserves are available for general public use wherever they are located.

124. Development contributions are only payable for transport infrastructure and reserves capital expenditure growth related projects in the Rural and Village catchment because the village systems for wastewater, water supply and stormwater have sufficient capacity to accommodate growth. A one-network approach is taken in the Feilding Urban Area for wastewater, water supply and stormwater due to the interlinked nature of the services.

125. A 0.65 differential factor is applied to the Feilding Intensification Area Catchment to recognise that in most instances, there is no requirement to increase the capacity of the local infrastructure, but demand is still increased on the main pipelines and treatment plants.

126. Further explanation on the above is contained in the Cost Allocation section.

SIGNIFICANT ASSUMPTIONS OF THE POLICY

METHODOLOGY

127. In developing a methodology for the development contributions in the Policy, Council has taken an approach to ensure that the cumulative effect of development is considered across each catchment.

PLANNING HORIZONS

128. In 2013, the Council released the Feilding Framework Plan[9] which coordinates infrastructure and land use planning for the greenfield growth of Feilding. This Plan identified a number of Growth Precincts, anticipating growth in both the medium and longer-term. The Council has subsequently rezoned the Precinct 4 Residential Area and Precinct 5 Industrial Area shown in the Feilding Framework Plan through plan changes to the Operative Manawatū District Plan. The majority of land within Precincts 1 to 3 has a Deferred Residential Zone status, recognising that further technical investigation is needed prior to development. As such, no physical infrastructure projects are planned in the Long Term Plan 2021-2031.

129. A 20-year timeframe has been used by Council as a basis for forecasting growth and growth-related assets and programmes. This is set out in Council's asset management plans.

130. This timeframe aligns to the expected development capacity within the Feilding Urban Catchment and is focused on the development of the Precinct 4 Residential Area and the Precinct 5 Industrial Area. Council has detailed planning and costings for infrastructure networks for these areas.

[9] See www.mdc.govt.nz/Documents/Plans.

131. Forecasting and planning for beyond this 20-year timeframe has yet to occur. The outcomes from monitoring of housing growth and business demand, the preparation of a Future Development Strategy in accordance with the NPSUD and costing the longer term infrastructure requirements to service growth will be included in future Development Contribution Policies.

PROJECTING GROWTH

132. Residential growth projections for the Manawatū District and the wider Manawatū-Whanganui Region over the 20-year planning period have been developed by Infometrics (August 2020). These residential growth projections are based on projected labour force growth and are apportioned based on land availability across the wider Manawatū-Whanganui Region over the 30-year planning timeframe. The impacts of COVID-19 on patterns of development in the short term have also been incorporated into the growth projections.

133. The Infometrics growth model estimates the timing of total growth in the District over the planning period. To predict the location of residential growth within the Manawatū District, the Council developed its own District-level residential growth model. The process and assumptions applied as a basis for this detailed residential growth model are explained below. This District-level growth model has been consistently applied to all of Council's strategic planning processes, including the Policy, the Long Term Plan and the Infrastructure Strategy. The majority of residential development is anticipated to take place within the Feilding Urban area.

134. The draft Manawatū District Housing Stocktake highlights the need to enable infill development within the Feilding Urban area to provide for growing demand for smaller and more affordable housing options. The evidence from the draft Manawatū District Housing Stocktake is summarised as follows:

- Record median house price growth: Median house prices have increased by 107.3% over the three-years to December 2020. More than 70.0% of first home buyers in 2018 spent more than 30 per cent of their income on housing costs. This compares with 29.1% of first home buyers in the March quarter 2003.
- Record rent increases: Average weekly rents increased by 14.7% over the year to December 2020. In 2018, a higher proportion of local renters paid more than 30% of their income on accommodation than the national average. In the early 2000s, rental costs as a proportion of income were consistently lower than the national average. Both housing and rental affordability are expected to have declined further since 2018.
- The public housing register indicates demand is dominated by the need for one-and two-bedroom dwellings however local housing supply has a greater proportion of larger homes and a smaller percentage of smaller homes than the national average.
- The number of residents aged over 65 years are projected to increase from 5,400 in 2021 to 9,200 at the end of the Infrastructure Plan period (2051). This demographic change further suggests the need for growth in the supply of smaller dwellings close to the urban centre of Feilding, to cater for the needs of the elderly over time.

135. The above market and demand characteristics form the basis for the infill development projections over the Long Term Plan period, in addition to supporting the need for Council to enable more affordable residential development to meet the housing needs of the community.[10]

136. Non-residential development (new business lots) is more difficult to project, particularly where it relates to the collection of development contributions for commercial and industrial

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[10] Further information on housing in the Manawatū District can be found in the '*Manawatū District Housing Stocktake, 2020'* (link to be supplied).

development. This is primarily due to the use of special assessments to assess new demand on infrastructure and the incidence of redevelopment on existing commercial and industrial land where additional demand is limited. For this reason, the five-year average HUE for non-residential development has been used as a basis for projecting annual commercial and industrial HUE.

137. The development of the Precinct 5 area (see Figure 1 below on page 34) to accommodate industrial development may increase the level of non-residential development previously observed within the District. If this occurs, the Policy may be updated to reflect the increase in units of demand from commercial and industrial development. There is no evidence currently to suggest units of demand (HUE) from commercial and industrial development will exceed the five-year average.

138. The District's growth is also forecast to increase. Statistics New Zealand figures indicate steady population growth in the District, with the number of residents increasing by an average of 1.7% per annum since 2013.

139. Using Infometrics' median population growth forecasts (August 2020) and the Council's growth model and commercial growth forecasts as a base, the key assumptions on future growth are:

- Years 2021-2031:
  - Population growth in the district of around 1.3% (or around 463 people) per annum.
  - Residential unit growth in the district of around 1.4% (or around 199 units) per annum.
- Years 2031-2041:
  - Population growth in the District of around 0.9% (or around 350 people) per annum.
  - Residential unit growth in the District of around 1.1% (or around 168 units) per annum.
- Years 2041-2051:
  - Population growth in the District of around 0.7% (or around 315 people) per annum.
  - Residential unit growth in the District of around 0.9% (or around 151 units) per annum.

140. Table 10 sets out the predicted level of commercial and industrial development per annum over this time period:

Table 10: Predicted level of commercial and industrial development in HUEs

Activity	HUE
Transport	8
Stormwater	10
Water	0.5
Wastewater	0.25

141. The population and household distribution model the Council has used to inform these figures is based on the Infometrics medium population and household growth forecasts (August 2020).

Council opted to overlay local knowledge[11], One Plan[12] requirements, district plan requirements and expectations of changes to central government policy, to forecast population and household distribution across the Manawatū District over the period 2021 to 2051. The following assumptions have been used as a basis for the model:

- Development patterns will remain similar until 2024 when the proposed national policy statement on 'Highly Productive Land' is expected to limit residential development on productive land, pushing development back toward the Feilding Urban area.13
- Anticipated central government legislation will increase growth rates in and around the Feilding Urban area from 2024, while reducing the level of growth in rural and village areas.
- Demand for infill residential development will increase as house prices continue to rise, affordability erodes, and affordable housing demand gains momentum.
- Due to tightening land supply over time, development of rural and village areas will increase in the last 15 years of the planning period.
- Household growth will exceed historical averages due to the expectation of the continuation of strong demand, anticipated labour force growth, expansionary monetary policy, low interest rates, and high returns to assets and equities.
- Halcombe development is currently constrained due to a lack of telecommunications infrastructure. Once upgrades to telecommunications infrastructure occurs, development will increase in the area. The model projects increasing levels of development in Halcombe from 2024 onwards.
- Development in Kauwhata will be limited by the One Plan and constraints on development from the scale of flood prone land.
- Sanson and Rongotea will experience intermittent infill subdivision over time.
- There are limitations to further development in Tangimoana due to the likelihood of flooding and the absence of an engineering solution to manage risk.

142. A five-yearly breakdown of the population and household forecast is in Table 11.

11 Local knowledge includes residential demand patterns, anticipated inward investment, labour force growth and infrastructure capacity to enable residential development.

12 The One Plan is the combined Regional Policy Statement, Regional Plan and Regional Coastal Plan for the Horizons – Manawatu Region.

13 Current development patterns = 24% Feilding urban/32% Feilding Urban/44% Rural and villages.

Table 11: Five-yearly breakdown of population and household forecasts

	2018	2021	2026	2031	2036	2041	2046	2051
FEILDING								
Population	16,949	17,812	19,491	21,324	22,978	24,186	24,659	24,769
Households	6,694	7,051	7,753	8,530	9,261	9,840	10,113	20,204
RURAL/VILLAGE								
Population	14,112	14,721	15,683	15,995	16,156	16,631	17,789	19,196
Households	5,573	5,891	6,198	6,399	6,512	6,767	7,296	7,909
TOTAL								
Population	31,060	32,692	35,175	37,320	39,134	40,817	42,448	43,965
Households	12,267	12,942	13,992	14,929	15,773	16,607	17,409	18,113

143. Council forecasts demand of approximately 160 HUEs for business development over the next 20 years to accommodate:

- Population growth with related business land.
- Industrial development within Precinct 5.

144. The combined demand forecast is approximately 3,825 HUEs over 20 years – 3,665 HUEs for households and 160 HUEs for business. Further information about these forecasts can be found in Council's 2021-2031 Long Term Plan and on Council's website www.mdc.govt.nz

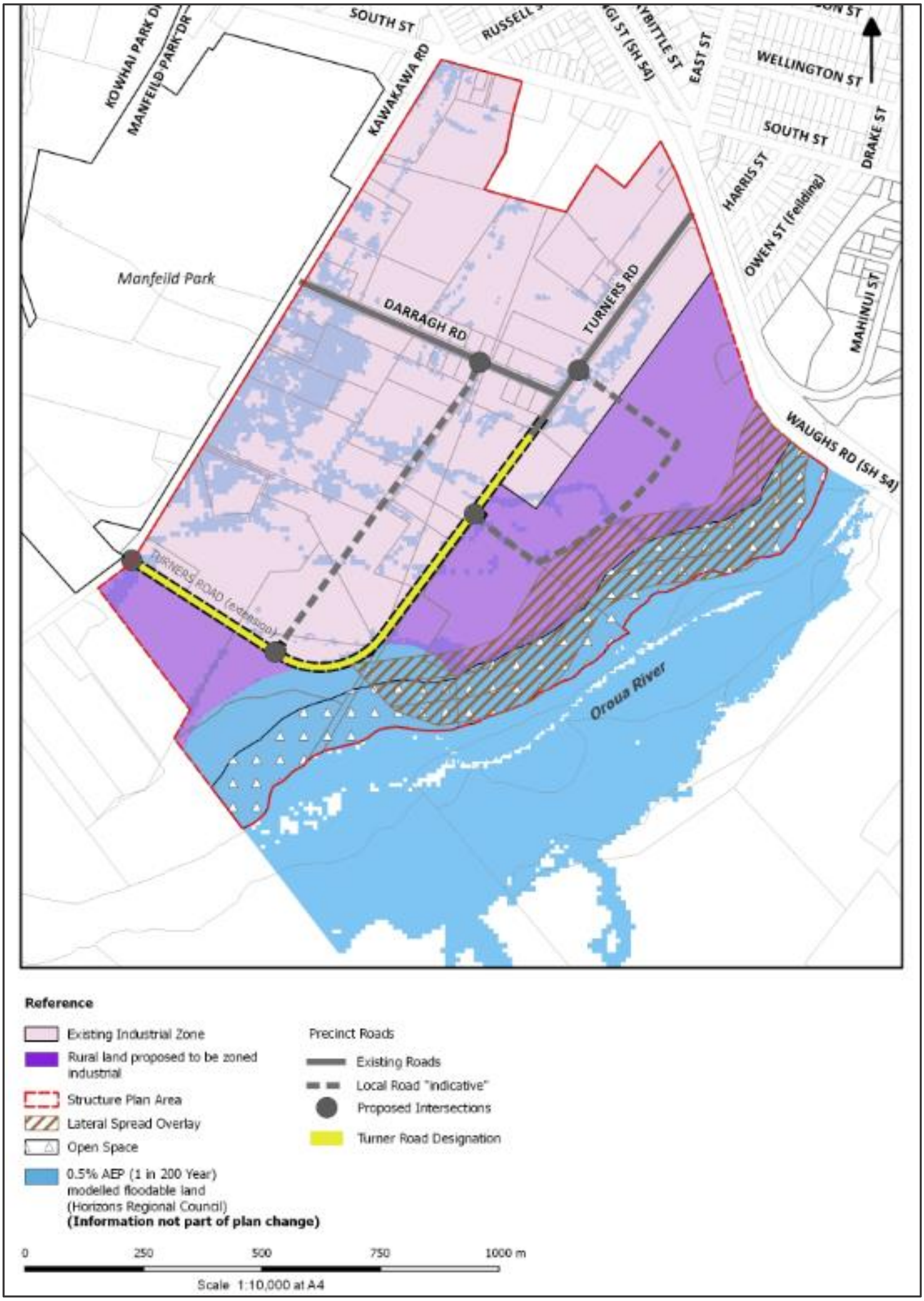

Figure 1: Precinct 5 – Kawakawa Industrial Park Growth Area

BEST AVAILABLE KNOWLEDGE

145. Development contributions are based on capital expenditure budgets included in Council's asset management plans.

The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. As better information becomes available the Policy will be updated, generally through the Annual Plan process.

KEY RISKS/EFFECTS

146. There are two key risks associated with administering development contributions, and the resulting effects are:

- That the growth predictions do not eventuate, resulting in a change to the assumed rate of development. In that event, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
- That the time lag between expenditure incurred by Council and development contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increase in debt servicing costs. To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

SERVICE ASSUMPTIONS

147. It is assumed that methods of service delivery, and levels of service, will remain substantially unchanged and in accordance with the Long Term Plan, asset management plans, and Council's Land Development Engineering Standards (2017).

148. It is assumed that the Council will act as the lead agency in delivery of assets/capacity, so as to ensure core infrastructure is available to service growth in the District. This role will be assessed on review of the Long Term Plan and Development Contribution Policy every three years. There is the potential, where agreed with Council through a development agreement, for developers to take the lead role in providing specific infrastructure for significant developments.

149. Council is presently planning to fund, design and manage the provision of core infrastructure needed to service forecast growth. This has been assessed as the most efficient model for delivery at this time. Council will reassess this assumption at least every six years as part of meeting the requirements of section 17A of the LGA02.

FUNDING MODEL

150. A funding model has been developed to calculate development contributions under the Policy. It accounts for the activities for which contributions are sought, the assets and programmes related to growth, forecast growth and associated revenue. The funding model embodies several important assumptions, including:

- All capital expenditure estimates are inflation adjusted and GST exclusive.
- Levels of service (LOS) / backlog, renewal and maintenance portions of each asset or programme will not be funded by development contributions. See the *Cost allocation* section below.
- The growth costs associated with an asset are spread over the capacity life of the asset and any debt incurred in relation to that asset will be fully repaid by the end of that capacity life.

- Interest expenses incurred on debt accrued will be recovered via development contributions and shared over all forecast HUEs over a 20-year period for each activity/catchment.
- The rate of GST will be at 15%. Should the rate of GST change, the charges will be adjusted accordingly.
- The development contribution charges will be adjusted annually on a set date in line with the Producers Price Index Outputs for Construction (PPI) provided by Statistics New Zealand, as permitted by sections 106(2B) and (2C) of the LGA02.

151. Third party funding availability – Council is assuming that there will be no third party funding for growth related infrastructure projects. If alternative funding for these projects does become available from Development Agreements or government / regional grants, Council will amend Schedule 2 to this Policy and reduce total funding required through Development Contributions. Funding by NZTA for transport infrastructure currently only includes renewals and maintenance, and this is expected to continue.

152. Debt servicing - from time to time Council Development Contribution reserves may be in deficit. This occurs if the required infrastructure is more expensive than the balance of Development Contribution revenue already collected. Council will loan fund any required work at this point. Future Development Contribution revenue will pay off the loan, including interest. The interest rate charged will be at the average Council rate at that time.

COST ALLOCATION

153. Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, LOS / backlog, and renewal. Council's general approach to cost allocation for development contributions is summarised as:

    - Where a project provides for and benefits only growth, 100% of a project's cost is attributed to growth. To qualify for this, there would have to be no renewal element (see below) or material level of service benefit or capacity provided for existing residents and businesses.
    - Where a project involves renewal of existing assets as well as increasing capacity to accommodate growth, the project will be funded by a combination of development contributions and renewal funding:
        - The apportionment will be determined by the cost comparison between the cost of renewing the existing asset and the cost of increasing the capacity of the assets. The condition and the remaining useful life of the existing asset will also be factored into the calculation. For example, if an existing asset is relatively new and has significant remaining life but is needed to be upgraded to accommodate growth, only a small percentage of the cost will be funded by renewal funding.
    - If a project provides for growth and LOS, after deducting any share of costs attributable to renewal, Council will split the cost between growth and LOS based on the project drivers, required technological changes and the perceived benefit. For example, "the future beneficiary" split will attribute costs between the existing community (in HUEs) and the proportion driven by growth (in HUEs).

154. For particularly large and expensive projects, Council may undertake a specific cost apportionment assessment that differs from the general approach outlined above.

155. Particular aspects of growth-related expenditure in Manawatū District considered in the cost allocation and in catchment determination are:

- The basis for growth-related expenditure are the development of Precincts 4 and 5 from the Feilding Framework Plan 2013, which are now zoned for development in the Operative Manawatū District Plan and identified as the Feilding Urban Area Catchment.
- For the most part, capital expenditure is solely related to the growth in the area and is therefore 100% funded by development contributions.
  - However, there are existing rural roads that will require upgrading to accommodate growth. The allocation of costs for the projects to undertake this upgrading generally follows the same funding methodology of 100% funding; however, a portion of the development is allocated to the renewal of the existing road and is therefore funded from depreciation and potentially Waka Kotahi NZTA funding (the Financial Assistance Rate – FAR).
  - For example, rehabilitation of existing road pavements, renewal/upgrade of drainage and streetlighting assets will qualify for subsidy at the normal FAR, while the growth portion where the road is widened, will not.
  - Each project is assessed individually at the time of detailed project planning. The Council has estimated that 25% of the work will be classified as renewals and will be funded by the depreciation reserve and Waka Kotahi NZTA.
- There are a number of main trunk wastewater pipes within the Feilding Urban Area where additional capacity is required to accommodate the volumes of waste generated from the growth precincts:
  - Individual projects will be reviewed at the time of detailed project planning to determine what percentage can be attributed to renewals and therefore funded by depreciation.
  - This review will take into account the condition, size and age of the existing pipes. In addition, there are situations where the existing lines will be used as a rider main and therefore not replaced.
  - For forecasting purposes, the Council has estimated that 10% of the work will be classified as renewals and will be funded by the depreciation reserve.
- The Council has undertaken a significant amount of upgrading to the water and wastewater treatment plants over the last seven years to accommodate forecast growth.
  - The Manawatū wastewater treatment plant now has capacity for an additional 9,000 people in the local population (based on 6,000 people and an additional allowance for non-residential development). The funding of this upgrading work was allocated to renewals, new levels of service required by resource consent conditions and the capacity for growth. Expenditure on growth works was funded through loans, with loan servicing funded from development contributions.
  - The Council is centralising the treatment of village wastewater schemes, which will result in the Manawatū wastewater treatment plant processing for an additional local population.
  - Therefore, approximately 50% of the capacity for growth accommodated in the Manawatū wastewater treatment plant will be utilised by the existing community, rather than growth. Accordingly, the Council has transferred that portion of the associated growth loans to operational loans to reflect the capacity taken up by connections to existing residential and non-residential activities.

- The Council has applied a differentiation to the amount payable per HUE within the Feilding Intensification Area, which is explained in the next paragraphs.
  - The National Policy Statement on Urban Development 2020 (NPSUD) gazetted under the RMA91 sets direction around well-functioning urban environments and providing sufficient development capacity. The NPSUD directs the Council to enable a variety of dwelling types and to improve housing affordability by supporting competitive land and development markets.
  - The Council has undertaken assessments of development capacity within the existing Feilding urban area to determine the potential for redevelopment and intensification. Redevelopment within the existing urban area (infill development) integrates with the existing housing supply and in most cases, there is no requirement to increase the capacity of the local infrastructure. However, as intensification does increase the demand on the main pipelines and the treatment plants, albeit to a lesser degree. The 0.65 differential factor of the projected growth in new developments is the best estimate by Council of this increase in intensification in existing urban areas and the subsequent need for new or upgrades to the water, wastewater and stormwater networks.
  - The development contributions payable for water, wastewater and stormwater in the Feilding Intensification Area catchment are therefore set at 65% of that payable for the Feilding Urban Area catchment. This is consistent with the NPSUD direction to encourage a variety of dwelling typologies, utilisation of existing infrastructure and increase market supply of residential sections.
- There is a one network approach to the provision of parks and reserves districtwide. Parks and reserves are for the benefit of all residents in the district and include sports parks, coastal reserves, neighbourhood parks and nature reserves such as Mt Lees and Awahuri Forest Kitchener Park. Therefore, all development and subdivision will pay a district wide development contribution for parks and reserves.

  The rationale for this approach is derived from the Manawatu District Council Reserve Management Plans and the following findings:
  - The Council has identified a number of reserves where there has been a significant increase in the number of users and additional demand on the facilities.
  - The Council is unable to easily determine the extent to which the increase in the number of users and demand is as a result of new residents, a change of user's expectations and the requirement for new levels of service, or an increasing number of visitors to the District.

  As a result, the Council has estimated the portion of growth-related expenditure for each project, ranging between 25% to 100%. The factors that have informed the portion allocated were the location of the works (i.e. proximity to the growth precincts), estimated numbers of non-resident visitors, the nature of the project, and known changes of level of service expectations.

  Council has decided that Growth Precinct 4 is currently the priority growth area for the district and the planned reserves in this area will be accessible for all residents in the district.

  As future precincts in Feilding are developed, along with identified rural growth areas, a separate network approach <u>may</u> be considered.

  Development contributions will not be taken for Community Infrastructure as defined in this policy.

CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

156. This section outlines how the development contribution charges were calculated in accordance with section 203 and schedule 13 of the LGA02.

PROCESS

157. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 12.

Table 12: Summary of development contribution charge calculation methodology

STEP	DESCRIPTION / COMMENT
1. Forecast growth	Council estimates potential land supply and likely take up of that land. The estimates help provide household and business growth forecasts for up to 30 years. See the *Projecting Growth* section above for further information.
2. Identify projects required to facilitate growth	Develop the works programme needed to facilitate growth. In some cases, Council may have already undertaken the work. The programme in the Policy is for 20 years.
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and LOS/backlog in accordance with the approach outline in the *cost allocation* section of the Policy. Schedules 2 and 3 of the Policy outlines the amount required to fund growth from development contributions for each of these assets or programmes.
4. Determine growth costs to be funded by development contributions	Council determines whether to recover all of the growth costs identified in step 3 from development contributions, or whether some of the growth costs will be funded from other sources.
5. Divide DC funded growth costs by capacity lives	The growth costs from step 4 are divided by the estimated capacity life (defined in HUEs) to provide a HUE charge for each future and past asset and programme.
6. Sum all per asset charges	For each catchment and activity, add up the per HUE asset or programme charges to provide a “raw” total development contribution charge before interest cost are added. For each activity and catchment, development contributions fund the programme on an aggregated basis.
7. Adjust for interest costs and charge inflation adjustments	The raw cost requires adjustments in the funding model to ensure total revenue received over 20 years equals total costs after accounting for interest costs. These costs are shared equally among all HUEs in the relevant catchment over 20 years. These adjustments impact the final charges.

SUMMARY OF CALCULATIONS

158. Schedule 1 summarises the calculation of the development contribution charge for each activity/catchment (step 7). Schedules 2 and 3 provide information on each asset or programme including the information in steps 2 - 6.

PART 3: CATCHMENT MAP

The map in this section outlines the boundaries of the catchments within which development contributions will apply.

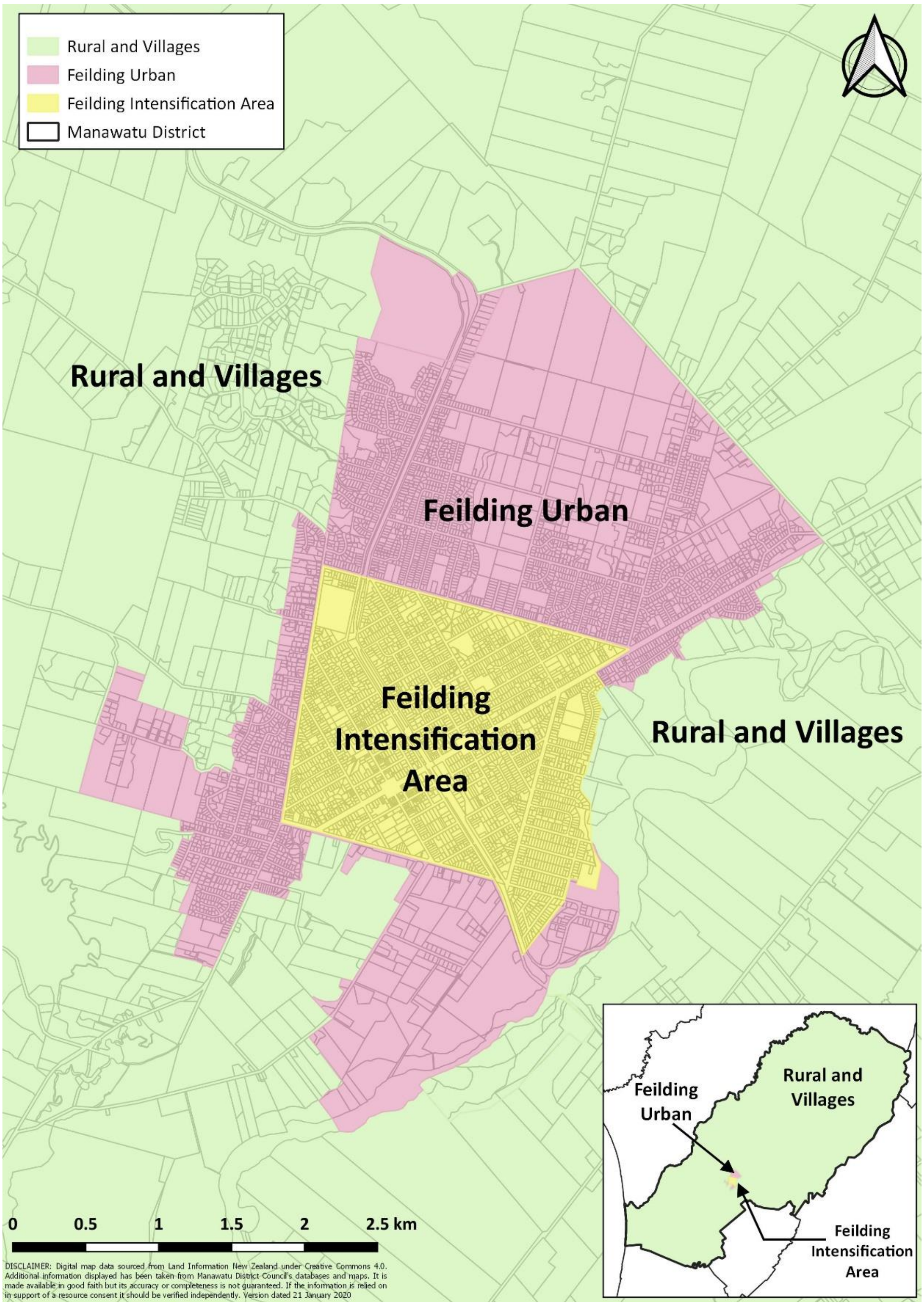

Figure 2 – Development Contribution Catchment Areas

SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGE CALCULATIONS

This schedule summarises the calculation of the development contribution charge for each activity for each catchment. This includes the components of the charge related to capital expenditure on past assets, capital expenditure on future assets, and interest costs. All figures exclude GST.

WATER

Reference	Development Contribution funded \$	Recoverable Growth / Capacity Life (HUE)	Development Contribution Charge per HUE (GST exc)
CATCHMENT			
Future asset or programmes (refer schedule 2)	C_1 (future asset/programme costs funded by DCs)	*Refer schedule 2*	**DC_F**
Past assets or programmes (refer schedule 3)	C_2 (past asset/programme costs funded by DCs)	*Refer schedule 3*	**DC_P**
Loan interest costs	**IC** (interest costs)	**$\#_{IC}$** (HUEs over which interest costs are being recovered)	**$DC_{IC} = IC/\#_{IC}$**
Total	**TGC** (total growth costs funded by DCs) **= $C_1 + C_2 + IC$**		**$DC_{W1} = DC_1 + DC_2 + DC_{IC}$** **Feilding Intensification Area = DC_{W1} x 0.65**
Feilding Urban			
Future asset or programmes (refer schedule 2)	**$4,160,871**	*Refer schedule 2*	**$1,411**
Past assets or programmes funded through loans (refer schedule 3)	**$1,372,898**	*Refer schedule 3*	**$466**
Loan interest costs	**$1,163,245**		**$394**
Total	**$6,697,014**	**2,949**	**Feilding Urban $2,271** **Feilding Intensification Area $1,476**

WASTEWATER

Reference	Development Contribution funded $	Recoverable Growth / Capacity Life (UNITS)	Development Contribution Charge per HUE (GST exc)
Feilding Urban			
Future asset or programmes (refer schedule 2)	**$10,478,564**	*Refer schedule 2*	**$3,553**
Past assets or programmes funded through loans (refer schedule 3)	**$3,457,040**	*Refer schedule 3*	**$1,172**
Loan interest costs	**$2,527,547**		**$857**
Total	**$16,463,151**	**2,949**	**Feilding Urban $5,583** **Feilding Intensification Area $3,629**

STORMWATER

Reference	Development Contribution funded $	Recoverable Growth / Capacity Life (UNITS)	Development Contribution Charge per UNIT (GST exc)
Feilding urban			
Future asset or programmes (refer schedule 2)	**$5,976,342**	*Refer schedule 2*	**$2,027**
Past assets or programmes funded through loans (refer schedule 3)	**$14,233,113**	*Refer schedule 3*	**$4,826**
Loan interest costs	**$5,318,853**		**$1,804**
Total	**$25,528,308**	**2,949**	**Feilding Urban $8,657** **Feilding Intensification Area $5,627**

TRANSPORT

Reference	Development Contribution funded $	Recoverable Growth / Capacity Life (UNITS)	Development Contribution Charge per UNIT (GST exc)
Rural and villages			
Future asset or programmes (refer schedule 2)	**$12,208,451**	*Refer schedule 2*	**$3,192**
Past assets or programmes funded through loans (refer schedule 3)	**$2,703,864**	*Refer schedule 3*	**$707**
Loan interest costs	**$1,714,026**		**$448**
Total	**$16,626,341**	**3,825**	**District Wide $4,347**

RESERVES

Reference	Development Contribution funded $	Recoverable Growth / Capacity Life (UNITS)	Development Contribution Charge per UNIT (GST exc)
Rural and villages			
Future asset or programmes (refer schedule 2)	**$3,822,962**	*Refer schedule 2*	**$1,043**
Past assets or programmes funded through loans (refer schedule 3)	**$1,793,846**	*Refer schedule 3*	**$489**
Loan interest costs	**$1,891,869**		**$516**
Total	**$7,508,677**	**3,665**	**District Wide $2,049**

SCHEDULE 2 – FUTURE ASSETS

Schedule 2 provides the forecast future capital expenditure on asset or programmes attributable to new growth in accordance with section 201A of the LGA02. All figures exclude GST.

Note: Schedule 2 below is dated 1 July 2023. The schedule is updated as part of the Annual Plan and Long Term Plan processes annually.

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2023/24			
Stormwater			
Planning, designation, and design	$ 18,066	100%	$ 18,066
Precinct 4 - Road 4 Port to Roots Street	$ 74,229	100%	$ 74,229
Precinct 4 - Road 1B From Road 4 to Road 3	$ 159,041	100%	$ 159,041
Wastewater			
Feilding Wastewater Growth	$ 23,087	100%	$ 23,087
Precinct 4 - Road 4 - Port to Roots Street	$ 276,113	100%	$ 276,113
Water Supply			
Feilding - Precinct 4 Water Supply - Pharazyn St Rider Main	$ 33,447	100%	$ 33,447
Precinct 4 - Root Churcher to Makino	$ 441,334	100%	$ 441,334
Precinct 4 - Root St Stage 1A - Churcher to Road 4	$ 109,160	100%	$ 109,160
Precinct 4 - Road 1B Road 4 to Road 3	$ 109,160	100%	$ 109,160
Roading			
Roading Growth Works Precinct 4 Port Street Stage 2	$ 1,394,510	100%	$ 1,394,510
Land Acquisition	$ 26,817	100%	$ 26,817
Parks and Reserves			
Sandown Subdivision Walkway - Land Acquisition	$ 145,000	100%	$ 145,000
Stream access/natural water play	$ 60,677	100%	$ 60,677
Victoria Park - Playground	$ 52,981	100%	$ 52,981
Waughs Road - Amenity Strip Purchase	$ 250,962	100%	$ 250,962
James Palmer to Rimu - Fences and path	$ 408,401	100%	$ 408,401

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2024/25			
Stormwater			
Planning, designation and design	$ 18,518	100%	$ 18,518
Precinct 4 - Root St Stage 1B Hauranga to Rd3	$ 276,508	100%	$ 276,508
Wastewater			
Planning, designation and design	$ 23,665	100%	$ 23,665
Trunkmain 2 Denbigh/Kimbolton	$ 281,963	100%	$ 281,963
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	$ 97,960	100%	$ 97,960
Water Supply			
Planning, designation and design	$ 34,283	100%	$ 34,283
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	$ 111,890	100%	$ 111,890
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	$ 93,764	100%	$ 93,764

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2024/25			
Precinct 4 - Root Street - Churcher Street to Makino	$ 496,982	100%	$ 496,982
Roading			
Strategic Land Acquisition	$ 27,485	100%	$ 27,485
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	$ 1,111,323	100%	$ 1,111,323
Parks and Reserves			
Sandown Subdivision Walkway Development	$ 23,966	100%	$ 23,966
Waughs Road - Amenity Strip Planting and Development	$ 48,504	100%	$ 48,504
Walkways - James Palmer to Rimu - Sherwill Street Footbridge	$ 211,133	100%	$ 211,133
Walkways - James Palmer to Rimu - Port St to Root Street Development	$ 310,423	100%	$ 310,423

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2025/26			
Stormwater			
Planning, designation and design	$ 18,981	100%	$ 18,981
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	$ 316,556	100%	$ 316,556
Wastewater			
Planning, designation and design	$ 24,257	100%	$ 24,257
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	$ 77,989	100%	$ 77,989
Trunkmain 3 Kimbolton Rd - Derby to Lytton	$ 452,773	100%	$ 452,773
Water Supply			
Planning, designation and design	$ 35,141	100%	$ 35,141
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	$ 175,567	100%	$ 175,567
Precinct 5 existing roads	$ 181,715	100%	$ 181,715
Roading			
Strategic Land Acquisition	$ 28,203	100%	$ 28,203
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	$ 883,941	100%	$ 883,941
Parks and Reserves			
Kowhai Park - Rose Garden Seating	$ 21,073	100%	$ 21,073
Awahuri Forest- Kitchener Park - Cycleway Link	$ 93,658	100%	$ 93,658

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2026/27			
Stormwater			
Planning, designation and design	$ 17,651	100%	$ 17,651
Precinct 4 - Road 2 Roots to Reids Line	$ 238,188	100%	$ 238,188
Wastewater			
Planning, designation and design	$ 24,887	100%	$ 24,887
Precinct 4 - Port Street East Churcher to Makino	$ 176,505	100%	$ 176,505

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2026/27			
Trunkmain 4 Lytton St - Marlborough to Kimbolton	$ 477,293	100%	$ 477,293
Water Supply			
Planning, designation and design	$ 36,054	100%	$ 36,054
Precinct 4 - Road 1B Rd4 to Rd3	$ 58,835	100%	$ 58,835
Precinct 4 - Road 2 Root to Reids Line	$ 111,563	100%	$ 111,563
Precinct 5 existing roads	$ 181,212	100%	$ 181,212
Roading			
Strategic Land Acquisition	$ 28,965	100%	$ 28,965
Reid Line West (Feilding)	$ 829,814	100%	$ 829,814
Parks and Reserves			
Kowhai Park - Boardwalk and wetland/riparian planting	$ 46,171	100%	$ 46,171
Rimu Park Walkways	$ 113,842	100%	$ 113,842
Rimu Park Subsurface drainage of sports fields	$ 113,842	100%	$ 113,842
Precinct Four / Pharazyn New Public Toilet	$ 312,616	100%	$ 312,616

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2027/28			
Stormwater			
Planning, designation and design	$ 19,981	100%	$ 19,981
Precinct 4 - Arnott Street - Stage 1 - Pharazyn Street - 41 Arnott Street	$ 120,730	100%	$ 120,730
Precinct 4 West attenuation north of Makino road	$ 810,580	100%	$ 810,580
Wastewater			
Planning, designation and design	$ 25,534	100%	$ 25,534
Precinct 4 - Road 2 Root to Reids Line	$ 60,365	100%	$ 60,365
Precinct 4 - Arnott Street -Stage 1 - Pharazyn Street - 41 Arnott Street	$ 120,730	100%	$ 120,730
Trunkmain 5 Kimbolton Rd Lytton to North	$ 580,102	100%	$ 580,102
Water Supply			
Planning, designation and design	$ 36,992	100%	$ 36,992
Precinct 4 - Root St Stage 2 Rd3 to Pharazyn	$ 120,730	100%	$ 120,730
Precinct 5 existing roads	$ 188,339	100%	$ 188,339
Roading			
Strategic Land Acquisition	$ 29,745	100%	$ 29,745
Roots Street East	$ 1,546,740	100%	$ 1,546,740

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2028/29			
Stormwater			
Planning, designation and design	$ 18,559	100%	$ 18,559
Precinct 4 - Arnott Street - Stage 2 - 41 Arnott Street to Reid Line West	$ 309,975	100%	$ 309,975
Precinct 4 West Makino Outlet and drainage reserves	$ 841,669	100%	$ 841,669
Wastewater			
Planning, designation and design	$ 26,224	100%	$ 26,224
Precinct 4 West trunk sewer upgrades	$ 533,157	100%	$ 533,157
Water Supply			
Planning, designation and design	$ 37,991	100%	$ 37,991
Precinct 5 existing roads	$ 193,424	100%	$ 193,424
Roading			
Strategic Land Acquisition	$ 30,550	100%	$ 30,550
Precinct 4 - Root Street East	$ 1,588,600	100%	$ 1,588,600
Parks and Reserves			
Quail Ave Walkway Development	$ 667,723	100%	$ 667,723

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2029/30			
Stormwater			
Planning, designation and design	$ 21,095	100%	$ 21,095
Precinct 5 - Kawakawa and new road (ITM) upgrades	$ 318,650	100%	$ 318,650
Precinct 4 West Makino Outlet and drainage reserves	$ 954,414	100%	$ 954,414
Wastewater			
Planning, designation and design	$ 26,958	100%	$ 26,958
Water Supply			
Planning, designation and design	$ 39,054	100%	$ 39,054
Precinct 5 existing roads	$ 191,190	100%	$ 191,190
Roading			
Strategic Land Acquisition	$ 31,343	100%	$ 31,343
Reid Line West	$ 972,935	100%	$ 972,935

Project	Total Cost		% Funded from Development Contributions	Cost to be funded from Development Contributions	
2030/31					
Stormwater					
Planning, designation and design	$	14,413	100%	$	14,413
Precinct 5 - Kawakawa and new road (ITM) upgrades	$	319,811	100%	$	319,811
Precinct 4 - Arnott Street - Stage 1 - Pharazyn Street - 41 Arnott Street	$	307,921	100%	$	307,921
Wastewater					
Planning, designation and design	$	27,713	100%	$	27,713
Trunkmain 6 Russell/Carthew/Railway	$	602,769	100%	$	602,769
Precinct 4 West trunk sewer upgrades	$	563,429	100%	$	563,429
Precinct 4 - Road 2	$	52,412	100%	$	52,412
Water Supply					
Planning, designation and design	$	40,148	100%	$	40,148
Precinct 4 - Arnott Street - Pharazyn to No 40 Stage 1	$	314,472	100%	$	314,472
Roading					
Strategic Land Acquisition	$	32,128	100%	$	32,128
Roots Street East	$	702,974	100%	$	702,974

Project	Total Cost		% Funded from Development Contributions	Cost to be funded from Development Contributions	
2031/32					
Stormwater					
Planning, designation and design	$	30,472	100%	$	30,472
Precinct 4 - Arnott Street - No 40 to Reids Line - Stage 2	$	358,045	100%	$	358,045
Wastewater					
Planning, designation and design	$	30,472	100%	$	30,472
Precint 4 - Arnott Street - No 40 to Reids Line - Stage 2	$	60,944	100%	$	60,944
Precinct 4 West trunk sewer upgrades	$	655,146	100%	$	655,146
Trunkmain 7 South and Kawakawa surcharging	$	658,194	100%	$	658,194
Water Supply					
Planning, designation and design	$	30,472	100%	$	30,472
Precinct 4 - Arnott Street - No 40 to Reids Line - Stage 2	$	365,663	100%	$	365,663
Roading					
Strategic Land Acquisition	$	38,090	100%	$	38,090
Precinct 4 - Arnott Street - No 40 to Reids Line - Stage 2	$	1,371,237	100%	$	1,371,237

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2032/33			
Stormwater			
Planning, designation and design	$ 31,264	100%	$ 31,264
Wastewater			
Planning, designation and design	$ 31,264	100%	$ 31,264
Precinct 4 West trunk sewer upgrades	$ 672,180	100%	$ 672,180
Water Supply			
Planning, designation and design	$ 31,264	100%	$ 31,264
Roading			
Strategic Land Acquisition	$ 39,080	100%	$ 39,080
Reids Line West Norfolk to Arnott	$ 1,042,691	100%	$ 1,042,691

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2033/34			
Stormwater			
Planning, designation and design	$ 32,077	100%	$ 32,077
Wastewater			
Planning, designation and design	$ 32,077	100%	$ 32,077
Trunkmain 8 Kawakawa capacity #89 to Darragh	$ 433,040	100%	$ 433,040
Water Supply			
Planning, designation and design	$ 32,077	100%	$ 32,077
Roading			
Strategic Land Acquisition	$ 40,096	100%	$ 40,096
Parks and Reserves			
Rimu Park Development	$ 941,990	100%	$ 941,990

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2034/35			
Stormwater			
Planning, designation and design	$ 32,911	100%	$ 32,911
Wastewater			
Planning, designation and design	$ 32,911	100%	$ 32,911
Trunkmain 9 Kawakawa capacity Turners to #89	$ 1,110,749	100%	$ 1,110,749
Water Supply			
Planning, designation and design	$ 32,911	100%	$ 32,911
Roading			
Strategic Land Acquisition	$ 41,139	100%	$ 41,139

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2035/36			
Stormwater			
Planning, designation and design	$ 33,767	100%	$ 33,767
Wastewater			
Planning, designation and design	$ 33,767	100%	$ 33,767
Water Supply			
Planning, designation and design	$ 33,767	100%	$ 33,767
Roading			
Strategic Land Acquisition	$ 42,208	100%	$ 42,208

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2036/37			
Stormwater			
Planning, designation and design	$ 34,645	100%	$ 34,645
Wastewater			
Planning, designation and design	$ 34,645	100%	$ 34,645
Water Supply			
Planning, designation and design	$ 34,645	100%	$ 34,645
Roading			
Strategic Land Acquisition	$ 43,306	100%	$ 43,306

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2037/38			
Stormwater			
Planning, designation and design	$ 35,545	100%	$ 35,545
Wastewater			
Planning, designation and design	$ 35,545	100%	$ 35,545
Water Supply			
Planning, designation and design	$ 35,545	100%	$ 35,545
Roading			
Strategic Land Acquisition	$ 44,432	100%	$ 44,432

Project	Total Cost		% Funded from Development Contributions	Cost to be funded from Development Contributions	
2038/39					
Stormwater					
Planning, designation and design	$	36,470	100%	$	36,470
Wastewater					
Planning, designation and design	$	36,470	100%	$	36,470
Water Supply					
Planning, designation and design	$	36,470	100%	$	36,470
Roading					
Strategic Land Acquisition	$	45,587	100%	$	45,587

Project	Total Cost		% Funded from Development Contributions	Cost to be funded from Development Contributions	
2039/40					
Stormwater					
Planning, designation and design	$	37,418	100%	$	37,418
Wastewater					
Planning, designation and design	$	37,418	100%	$	37,418
Trunkmain West Derby Street - Prince to North	$	505,141	100%	$	505,141
Water Supply					
Planning, designation and design	$	37,418	100%	$	37,418
Roading					
Strategic Land Acquisition	$	46,772	100%	$	46,772

Project	Total Cost		% Funded from Development Contributions	Cost to be funded from Development Contributions	
2040/41					
Stormwater					
Planning, designation and design	$	38,391	100%	$	38,391
Wastewater					
Planning, designation and design	$	38,391	100%	$	38,391
Trunkmain West Derby Street - Prince to North	$	518,275	100%	$	518,275
Water Supply					
Planning, designation and design	$	38,391	100%	$	38,391
Roading					
Strategic Land Acquisition	$	47,988	100%	$	47,988

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2041/42			
Stormwater			
Planning, designation and design	$ 39,389	100%	$ 39,389
Wastewater			
Planning, designation and design	$ 39,389	100%	$ 39,389
Trunkmain Grey - Warwick to Manchester	$ 443,124	100%	$ 443,124
Trunkmain Warwick Queen to Grey	$ 443,125	100%	$ 443,125
Water Supply			
Planning, designation and design	$ 39,389	100%	$ 39,389
Roading			
Strategic Land Acquisition	$ 49,236	100%	$ 49,236

Project	Total Cost	% Funded from Development Contributions	Cost to be funded from Development Contributions
2042/43			
Stormwater			
Planning, designation and design	$ 40,413	100%	$ 40,413
Wastewater			
Planning, designation and design	$ 40,413	100%	$ 40,413
Water Supply			
Planning, designation and design	$ 40,413	100%	$ 40,413
Roading			
Strategic Land Acquisition	$ 50,516	100%	$ 50,516

SCHEDULE 3 – PAST ASSETS

Schedule 3 provides the capital expenditure incurred on asset and programmes attributable to new growth constructed in anticipation of growth, in accordance with section 201A of the LGA02. All figures exclude GST.

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Stormwater Growth Feilding								
Stormwater Asset Growth Feilding*	100%	0%	2022/23	2,217,358	Precinct 4	2,217,358	2,949	751.90
Stormwater Growth - Turners Road*	100%	0%	2022/23	426,100	Precinct 5	426,100	2,949	144.49
Precinct 4 - Road 3 (from road 1B to Roots St)*	100%	0%	2022/23	10,000	Precinct 4	10,000	2,949	3.39
Precinct 4 - Road 1B (road 4 to road 3)*	100%	0%	2022/23	10,000	Precinct 4	10,000	2,949	3.39
Precinct 4 - Road 4A Echo Place*	100%	0%	2022/23	50,000	Precinct 4	50,000	2,949	16.95
Precinct 4 - Road 4B from 1A to Roots Street*	100%	0%	2022/23	206,397	Precinct 4	206,397	2,949	69.99
Precinct 4 - Attenuation*	100%	0%	2022/23	1,117,332	Precinct 4	1,117,332	2,949	378.89
Precinct 4 - Root Street - Churcher to Makino*	100%	0%	2022/23	418,000	Precinct 4	418,000	2,949	141.74
Precinct 4 - Road 1A Churcher to Road 4*	100%	0%	2022/23	188,693	Precinct 4	188,693	2,949	63.99
Precinct 4 - Road 1B From Road 4 to Road 3*	100%	0%	2022/23	1,000	Precinct 4	1,000	2,949	0.34
Land Purchase *	100%	0%	2022/23	2,170,604	Precinct 4	2,170,604	2,949	736.05
Port Street East*	100%	0%	2022/23	4,827	Precinct 4	4,827	2,949	1.64
Stormwater Growth - Turners Road	100%	0%	2021/22	34,190	Precinct 5	34,190	2,949	11.59
Arnott Street	100%	0%	2021/22	11,702	Precinct 4	11,702	2,949	3.97
Pharazyn St Drainage	100%	0%	2021/22	1,388	Precinct 4	1,388	2,949	0.47
Feilding Stormwater - Jesse Line	100%	0%	2021/22	1,728	Precinct 4	1,728	2,949	0.59
Precinct 4 - Attenuation	100%	0%	2021/22	98,898	Precinct 4	98,898	2,949	33.54
Precinct 4 - Road 1A Churcher to Road 4	100%	0%	2021/22	408,219	Precinct 4	408,219	2,949	138.43
Precinct 4 - Road 4 Port to Roots Street	100%	0%	2021/22	975	Precinct 4	975	2,949	0.33
Land Purchase from deliberations	100%	0%	2021/22	720	Precinct 4	720	2,949	0.24
Port Street East	100%	0%	2021/22	173	Precinct 4	173	2,949	0.06
Stormwater Asset Growth Feilding	100%	0%	2015/16 to 2020/21	929,286	Fldg general	929,286	2,949	315.12
Precinct 4 Churcher Street	100%	0%	2016/17 to 2020/21	1,770,939	Precinct 4	1,770,939	2,949	600.52
Turners Road	100%	0%	2018/19 to 2020/21	1,510,692	Precinct 5	1,510,692	2,949	512.27
Precinct 4 new road one	100%	0%	2018/19 to 2020/21	90,470	Precinct 4	90,470	2,949	30.68
Precinct 4 -Arnott Street	100%	0%	2019/20 to 2020/21	37,809	Precinct 4	37,809	2,949	12.82
Pharazyn St Drainage	100%	0%	2020/21	20,000	Precinct 4	20,000	2,949	6.78

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Stormwater Growth Feilding								
Pharazyn Street, Arnott to Root Street	100%	0%	2014/15 to 2019/20	1,833,244	Precinct 4	1,833,244	2,949	621.65
Satori Way	100%	0%	2017/18 to 2019/20	463,422	Precinct 2	463,422	2,949	157.15
Precinct 4 Northern Subdivisions	100%	0%	2019/20	1,038	Precinct 4	1,038	2,949	0.35
Waugh-Turners Rd	100%	0%	2019/20	515	Precinct 5	515	2,949	0.17
Nancy Ave	100%	0%	2019/20	29,751	Precinct 4	29,751	2,949	10.09
Reid Line West & Norfolk Cres	100%	0%	2017/18 to 2019/20	112,514	Precinct 4	112,514	2,949	38.15
Stage 2 Churcher Street	100%	0%	2019/20	468,644	Precinct 4	468,644	2,949	158.92
Precinct 5 Stormwater - Stage 1	100%	0%	2015/16 to 2018/19	65,626	Precinct 5	65,626	2,949	22.25
Derby/McCorkindale Streets	100%	0%	2017/18 to 2018/19	511,109	Fldg general	511,109	2,949	173.32
McCorkindale	100%	0%	2018/19	9,800	Fldg general	9,800	2,949	3.32
Aorangi Street Upgrade	100%	0%	2018/19	2,119	Precinct 5	2,119	2,949	0.72
Pharazyn St Stage 2	100%	0%	2012/13 to 2017/18	1,626,641	Precinct 4	1,626,641	2,949	551.59
Kawakawa Rd Development	100%	0%	2015/16	400	Precinct 5	400	2,949	0.14
18 Seddon St	100%	0%	2012/13 to 2015/16	227,015	Precinct 4	227,015	2,949	76.98
Stormwater Asset Growth Feilding	100%	0%	2014/15	22,704	Precinct 5	22,704	2,949	7.70
Kawakawa Rd behind Coach House	100%	0%	2013/14	1,875	Precinct 4	1,875	2,949	0.64
Kawakawa Rd Development	100%	0%	2013/14	2,080	Precinct 4	2,080	2,949	0.71
Kawakawa Rd behind Coach House	100%	0%	2011/12 to 2012/13	31,501	Precinct 5	31,501	2,949	10.68
Pharazyn St Pipe	100%	0%	2011/12 to 2012/13	904,184	Precinct 4	904,184	2,949	306.61
Kawakawa Rd Development	100%	0%	2011/12 to 2012/13	126,604	Precinct 5	126,604	2,949	42.93
Pre 2011 projects	100%	0%		562,408		562,408	2,949	190.71
Total Feilding stormwater growth expenditure				**18,740,695**		**18,740,695**	**2,949**	**3,853**
*Assumes full revised budget spend for 2022/23 year								
Total Stormwater Growth Expenditure funded by Development Contributions				**4,507,582**				
Total Stormwater Growth Expenditure funded by loans				**14,233,113**				

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Feilding - Wastewater Growth								
Precinct 4 - Road 1A Churcher to Road 4*	100%	0%	2022/23	85,178	Precinct 4	85,178	2,949	28.88
Trunkmain 1 Carthew Railway to Denbigh*	100%	0%	2022/23	271,145	Precinct 4	271,145	2,949	91.94
Port Street East*	100%	0%	2022/23	60,829	Precinct 4	60,829	2,949	20.63
Precinct 4 - Road 4A Echo Place*	100%	0%	2022/23	50,000	Precinct 4	50,000	2,949	16.95
Precinct 4 - Road 4B from 1A to Roots Street*	100%	0%	2022/23	331,113	Precinct 4	331,113	2,949	112.28
Turners Road*	100%	0%	2022/23	458,368	Precinct 4	458,368	2,949	155.43
Feilding -Turners Road Wastewater	100%	0%	2021/22	12,071	Precinct 5	12,071	2,949	4.09
Churcher Street Stage 3	100%	0%	2021/22	537,123	Precinct 4	537,123	2,949	182.14
Precinct 4 - Road 1A Churcher to Road 4	100%	0%	2021/22	184,653	Precinct 4	184,653	2,949	62.62
Precinct 4 - Road 4 - Port to Roots Street	100%	0%	2021/22	1,146	Precinct 4	1,146	2,949	0.39
Trunkmain 1 Carthew Railway to Denbigh	100%	0%	2021/22	375	Precinct 4	375	2,949	0.13
Feilding Wastewater Growth	100%	0%	2021/22	125,437	Precinct 4	125,437	2,949	42.54
Precinct 5 Wastewater	100%	0%	2020/21	348,438	Precinct 5	348,438	2,949	118.15
Precinct 4 Wastewater - Churcher St	100%	0%	2020/21	305,000	Precinct 4	305,000	2,949	103.42
Precinct 4 - Churcher Street Stage 3	100%	0%	2020/21	300,000	Precinct 4	300,000	2,949	101.73
Precinct 4 Trunk Sewer (Port to Roots Street)	100%	0%	2020/21	20,000	Precinct 4	20,000	2,949	6.78
Precinct 4 Road 1 design only	100%	0%	2020/21	50,000	Precinct 4	50,000	2,949	16.95
Precinct 4 - Port Street	100%	0%	2015/16 to 2019/20	1,046,884	Precinct 4	1,046,884	2,949	355.00
Precinct 4 Wastewater - Churcher St	100%	0%	2018/19 to 2019/20	234,899	Precinct 4	234,899	2,949	79.65
Feilding Wastewater - Mt Taylor	100%	0%	2018/19 to 2019/20	101,229	Fldg general	101,229	2,949	34.33
Feilding Sale Yards Effluent, Pump Station and Rising Main	100%	0%	2019/20	12,295	Fldg general	12,295	2,949	4.17
Precinct 4 Wastewater - Port St	100%	0%	2018/19	305,672	Precinct 4	305,672	2,949	103.65
Precinct 4 - Port Street Rehab	100%	0%	2018/19	278,211	Precinct 4	278,211	2,949	94.34
Feilding Wastewater Treatment Plant	100%	0%	2017/18	164,053	Fldg general	164,053	2,949	55.63
Feilding WWTP - Irrigation	50%	50%	2015/16 to 2017/18	326,748	Fldg general	163,374	2,949	55.40
Feilding WWTP - Irrigation	25%	75%	2015/16 to 2016/17	1,386,423	Fldg general	346,606	2,949	117.53
Precinct 4 - Root Street	100%	0%	2014/15	55,457	Fldg general	55,457	2,949	18.81
Total Feilding wastewater growth expenditure				**7,052,747**		**5,849,556**	**2,949**	**1,308**
*Assumes full revised budget spend for 2022/23 year								

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Feilding - Wastewater Growth								
Total Feilding Wastewater Growth Expenditure funded by Development Contributions				**3,595,707**				
Total Feilding Wastewater Growth Expenditure funded by loans				**3,457,040**				

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Feilding Water Supply Growth								
Feilding Water Supply Growth*	100%	0%	2022/23	740,464	Precinct 4	740,464	2,949	251.09
Precinct 4 Water Supply - Pharazyn St Rider Main*	100%	0%	2022/23	19,237	Precinct 4	19,237	2,949	6.52
Watermain Upgrade Kawakawa*	100%	0%	2022/23	34,496	Precinct 5	34,496	2,949	11.70
Kawakawa Road to Turners Road extension*	100%	0%	2022/23	342,314	Precinct 5	342,314	2,949	116.08
Precinct 4 - Road 4A Echo Place*	100%	0%	2022/23	50,000	Precinct 4	50,000	2,949	16.95
Precinct 4 - Road 4B from 1A to Roots Street*	100%	0%	2022/23	200,619	Precinct 4	200,619	2,949	68.03
Precinct 4 - Road 1A Churcher to Road 4*	100%	0%	2022/23	168,775	Precinct 4	168,775	2,949	57.23
Sandon/Ranfurly pressure booster*	100%	0%	2022/23	52,255	Fldg general	52,255	2,949	17.72
Port Street East*	100%	0%	2022/23	69,829	Precinct 4	69,829	2,949	23.68
Kawakawa Road to Turners Road extension	100%	0%	2021/22	282,635	Precinct 5	282,635	2,949	95.84
Precinct 4 - Road 1A Churcher to Road 4	100%	0%	2021/22	51,225	Precinct 4	51,225	2,949	17.37
Precinct 4 - Road 4 - Port to Roots Street	100%	0%	2021/22	1,145	Precinct 4	1,145	2,949	0.39
Precinct 4 new road one	100%	0%	2020/21	158,266	Precinct 4	158,266	2,949	53.67
Kawakawa Road to Turners Road extension	100%	0%	2020/21	200,000	Precinct 4	200,000	2,949	67.82
Turners Road	100%	0%	2020/21	330,000	Precinct 5	330,000	2,949	111.90
Precinct 4 Water - Churcher (Port St to Root St)	100%	0%	2017/18 to 2019/20	228,762	Precinct 4	228,762	2,949	77.57
Precinct 4 Stage 2 Churcher Street	100%	0%	2019/20	101,570	Precinct 4	101,570	2,949	34.44
MacDonald Heights pump station	100%	0%	2019/20	31,413	Precinct 4	31,413	2,949	10.65
Precinct 4 Watermain 300mm diameter	100%	0%	2017/18 to 2019/20	199,982	Precinct 4	199,982	2,949	67.81
Feilding Water Supply Growth	100%	0%	2016/17 to 2017/18	191,205		191,205	2,949	64.84

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Feilding Water Supply Growth								
Total Feilding water supply growth expenditure				**3,454,192**		**3,454,192**	**2,949**	**489**
*Assumes full revised budget spend for 2022/23 year								
Total Feilding Water Supply Growth Expenditure funded by Development Contributions				**2,081,294**				
Total Feilding Water Supply Growth Expenditure funded by loans				**1,372,898**				

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Roading Growth District Wide								
Roading Growth Works Industrial Area - Turners Rd*	100%	0%	2022/23	2,112,942	Precinct 5	2,112,942	3,825	552.40
Roading Growth Works Precinct 4 Preliminary Costs*	100%	0%	2022/23	132,678	Precinct 4	132,678	3,825	34.69
Land Acquisition*	100%	0%	2022/23	27,705	Precinct 4	27,705	3,825	7.24
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3*	100%	0%	2022/23	20,000	Precinct 4	20,000	3,825	5.23
Roading growth deliberations*	100%	0%	2022/23	147,670	Precinct 4	147,670	3,825	38.61
Road One Construction*	100%	0%	2022/23	245,401	Precinct 4	245,401	3,825	64.16
Precinct 4 - Road 4A Echo Place*	100%	0%	2022/23	50,000	Precinct 4	50,000	3,825	13.07
Precinct 4 - Road 4B from 1A to Roots Street*	100%	0%	2022/23	570,000	Precinct 4	570,000	3,825	149.02
Roading Growth Works Industrial Area - Turners Rd	100%	0%	2021/22	7,264	Precinct 5	7,264	3,825	1.90
Feilding Growth DC Works - Pharazyn Area 4 Port St Stage1	100%	0%	2021/22	4,320	Precinct 4	4,320	3,825	1.13
Roading Growth Works - Turners Road	100%	0%	2021/22	68,278	Precinct 5	68,278	3,825	17.85
Roading Growth Works Precinct 4 Preliminary Costs	100%	0%	2021/22	129,193	Precinct 4	129,193	3,825	33.78
Roading Growth Works Precinct 4 Port Street Stage 2	100%	0%	2021/22	7,048	Precinct 4	7,048	3,825	1.84
Churcher Street Reconstruction	100%	0%	2021/22	824,239	Precinct 4	824,239	3,825	215.49
Land Acquisition	100%	0%	2021/22	24,311	Precinct 4	24,311	3,825	6.36
Roading growth deliberations	100%	0%	2021/22	13,170	Precinct 4	13,170	3,825	3.44
Road One Construction	100%	0%	2021/22	314,972	Precinct 4	314,972	3,825	82.35
Industrial Area - Turners Rd	100%	0%	2019/20 to 2020/21	1,131,621	Precinct 5	1,131,621	3,825	295.85
Precinct 4 Port Street Stage 2	100%	0%	2019/20 to 2020/21	1,138,481	Precinct 4	1,138,481	3,825	297.64

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Roading Growth District Wide								
Total roading growth expenditure				**6,969,293**		**6,969,293**	**4,040**	**593**
*Assumes full revised budget spend for 2022/23 year								
Total Roading Growth Expenditure funded by Development Contributions				**4,265,429**				
Total Roading Growth Expenditure funded by loans				**2,703,864**				

	Growth %	Other funding source %	Year	Total cost $	Area	Funded by DCs $	Recoverable Growth / Capacity Life (HUEs)	Development Contribution Charge $
Parks and Reserves Growth								
Pharazyn Park Growth Projects*	100%	0%	2022/23	682,032		682,032	3,665	186.09
Rimu Park Projects*	100%	0%	2022/23	759,920		759,920	3,665	207.35
Feilding Walkway Growth *	100%	0%	2022/23	906,725		906,725	3,665	247.40
Kowhai Park Growth Projects	100%	0%	2021/22	97,868		97,868	3,665	26.70
Mt Lees Projects	100%	0%	2021/22	22,681		22,681	3,665	6.19
Feilding Walkway Growth	100%	0%	2021/22	80,969		80,969	3,665	22.09
Kowhai Park Growth Projects	100%	0%	2020/21	552,000		552,000	3,665	150.61
Rimu Park Growth	100%	0%	2020/21	813,000		813,000	3,665	221.83
Rimu Park Growth	100%	0%	2020/21	76,000		76,000	3,665	20.74
Feilding Walkway Growth	100%	0%	2020/21	237,000		237,000	3,665	64.67
Parks and Reserves Walkways and Linkage Growth	39%	61%	2020/21	210,000		81,751	3,665	22.31
Total parks and reserves growth expenditure				**4,438,195**		**4,309,946**	**3,665**	**1,176**
Total Parks and Reserves Growth Expenditure funded by Development Contributions				**2,644,349**				
Total Parks and Reserves Growth Expenditure funded by loans				**1,793,846**				
*Assumes full revised budget spend for 2022/23 year								

TOTAL GROWTH EXPENDITURE				**40,655,122**		**39,323,682**		