

**APPENDIX 3**

**NETWORK UTILITIES DEVELOPMENT CONTRIBUTION  
CALCULATIONS AND AMOUNTS**

## Calculation of Standard Residential Development Contributions Water

Supply	A	B	C	D	E	(A+B+C+D)/E+GST				
	ODRC as at 1.7.06	Reserve Bal as at 1.7.06	REPL fund as at 1.7.06	Loan Balance as at 1.7.06	Number of Connections as at 1.7.06	Maximum Contribution Including GST	Contribution Charged 2005/2006	Contribution Charges for 2006/2007	Contribution Charges for 2007/2008	Contribution Charges for 2008/2009
<b>Urban Supplies</b>										
Hopuhopu	595,425	110,638	26,206	0	212	3,885	1,525	1,588	1,654	1,720
Huntly Urban	7,313,211	34,102	51,770	0	2,764	3,012	1,456	1,516	1,579	1,643
Ngaruawahia Urban/ Horotiu	6,691,060	520,916	3,117	0	1,885	4,304	1,914	1,992	2,076	2,159
Raglan	3,699,042	463,173	34,994	0	1,616	2,922	1,492	1,553	1,618	1,683
Taupiri	902,017	164,754	20,557	0	193	6,338	2,817	2,932	3,056	3,178
North Waikato Urban	3,877,736	-23,855	71,835	0	501	8,815	3,039	3,300	3,400	3,500
<b>Rural Supplies</b>										
Huntly Rural	1,828,302	8,525	12,943	0	201	10,350	3,039	3,300	3,400	3,500
Ngaruawahia Rural	1,274,488	99,222	594	0	273	5,668	3,039	3,300	3,400	3,500
Southern Districts	19,097,675	435,000	0	0	2,334	9,416	3,039	3,300	3,400	3,500
Te Akau	103,299	-301	5,314	0	30	4,052	3,039	3,300	3,400	3,500
Western Districts	754,467	122,567	8,889	0	94	10,597	3,039	3,300	3,400	3,500
North Waikato Rural	4,739,456	-29,157	87,799	0	262	20,603	3,039	3,300	3,400	3,500

**Notes:**

For the development contributions formula, refer to development contributions policy section 13.3.  
The above calculation is for the 2006/07 year. The appendix will be updated yearly.  
Development Contribution Charges include GST

**Calculation of Standard Residential Development Contributions**  
**Wastewater**

Supply	A ODRC as at 1.7.06	B Reserve Bal as at 1.7.06	C REPL fund as at 1.7.06	D Loan Balance 1.7.06	E Number of Connections 1.7.06	(A+B+C+D)/E+GST Calculated Contribution including GST	Contribution Charged 2005/2006	Contribution Charges for 2006/2007	Contribution Charges for 2007/2008	Contribution Charges for 2008/2009
Kopuhopu	413,112	31,687	1,905	0	212	2,370	927	965	1,006	1,046
Huntly	10,558,483	208,930	315,316	0	2,927	4,260	2,011	2,093	2,161	2,269
Matangi	425,333	0	18,953	0	54	9,256	6,239	6,495	6,768	7,038
Meremere	1,134,170	25,400	18,360	0	168	7,868	1,886	2,461	2,564	2,667
Ngaruawahia	8,176,163	463,511	0	0	1,925	5,049	1,796	1,963	2,046	2,128
Raglan	9,755,975	157,923	0	(250,000)	1,653	6,577	2,585	2,691	2,804	2,916
Taupiri										
Te Kauwhata	8,972,540	355,006	0	0	1,040	10,090	2,286	2,380	2,480	2,531.25
										2,579

**Notes:**

For the development contributions formula, refer to development contributions policy section 13.3.  
The above calculation is for the 2006/07 year. The appendix will be updated yearly.  
Development Contribution Charges include GST

**Calculation of Standard Residential Development Contributions**  
**Urban Stormwater**

Supply	A	B	C	D	E	(A+B+C+D)/E+GST				
	ODRC as at 1.7.06	Reserve Bal as at 1.7.06	REPL fund as at 1.7.06	Loan Balance 1.7.06	Number of Connections 1.7.06	Calculated Contribution Including GST	Contribution Charged 2005/06	Contribution Charges for 2006/2007	Contribution Charges for 2007/2008	Contribution Charges for 2008/2009
Huntly	4,894,841	36,472	14,942	0	2,625	2,034	656	1,100	1,123	1,265
Ngaruawahia	2,801,326	(22,092)	0	0	1,657	1,887	656	1,100	1,123	1,265
Raglan	1,766,863	(229,462)	0	0	1,573	1,100	512	1,100	1,123	1,265
Te Kauwhata	648,114	(4,953)	0	0	332	2,179	656	1,100	1,123	1,265

**Notes:**

For the development contributions formula, refer to development contributions policy section 13.3.  
The above calculation is for the 2006/07 year. The appendix will be updated yearly.  
Development Contribution Charges include GST

## Rural

Drainage Area Valuation  
Year 2006-2007

Code	Drainage Area	Area	ODRC		Orig (2000) Val/m <sup>2</sup>	Calc 2005 Val/m <sup>2</sup>
			2005 Value	2005 Value		
1	Austins	435	246075	536	566	
2	Blaks	265	157745	641	695	
3	Churchill East	1732	896255	652	517	
4	Greenhill Road	121	64800	346	536	
5	Guests	505	153455	349	304	
6	Hills	283	152524	466	539	
7	Hopuhopu	470	209000	444	445	
8	Horohoro	1290	813500	655	631	
9	Hurthy West	1080	564225	609	522	
10	Island Block	214	139765	893	653	
11	Kimithia	1900	186900	95	98	
12	Kimithia Pumped	96	140140	1219	1460	
13	Kirikiriroa Horsham Downs	450	49280	113	110	
14	Kirikiriroa Komakorau	428	123200	292	288	
15	Koromatua	150	83600	630	557	
16	Lake Waikare	700		0	0	
17	Lake Waikare Frost	750	202400	278	270	
18	Lake Waikare Nikau	690	63800	92	92	
19	Lake Waikare Ohinewai	325	55000	183	169	
20	Lake Waikare Rangiriri	753	88000	124	117	
21	Lake Waikare West	1782	319000	177	179	
22	Mangawara	2550	492800	195	193	
23	Mangaji	1630	44000	27	27	
24	Matangi	2003	233200	112	116	
25	Meremere East	2020	663986	327	329	
26	Meremere West	290	148376	586	512	
27	Ngaruawahia North	33	83600	2684	2533	
28	Ohinewai	170	152200	801	895	
29	Okowhao	385	261255	737	679	
30	Orchard Road	180	118520	678	658	
31	Pukekapa 1	440	101200	234	230	
32	Pukekapa 2	500	110000	222	220	
33	Pukeroro	1060	66000	57	62	
34	Rangiriri	163	183860	1084	1128	
35	Ruawaro Central	28	61716	2013	2204	
36	Ruawaro East	840	186000	276	221	
37	Ruawaro Furniss	150	133675	996	891	
38	Ruawaro North	290	325350	1201	1122	
39	Ruawaro West	650	181600	309	279	
40	Ruawaro 2	1326	90200	0	66	
41	Saxton	1		0	0	
42	Swan Road	1050	453718	378	432	
43	Te Kowhai	550	110000	204	200	
44	Travers Road	125	77000	630	616	
45	Vrsaljkos	78	55941	1288	717	
46	Waerenga	1		0	0	
47	Waikorea	3000	79200	28	26	
48	Wainmai	1		0	0	
49	Puketaha	250	155320	620	621	
50	Tamahere	1515	506000	320	334	
51	new	1		0	0	
52	new	1		0	0	

\* refer to section 13.3 for development contribution formula.

**APPENDIX 4**

**TAMAHERE AND LORENZEN BAY DEVELOPMENT  
CONTRIBUTION CALCULATIONS AND AMOUNTS**

<b>Lorenzen Bay Structure Plan</b>				
<b>Costs to be placed on developers</b>				
<b>Infrastructure</b>	<b>Total Cost</b>	<b>Less Public Good</b>	<b>Cost to apportion</b>	<b>Levy per Lot</b>
Stormwater	\$1,213,692	0%	1,213,692.00	<b>\$2,528.53</b>
Walkways	\$633,100	-100%	0.00	<b>\$0.00</b>
Roading (*)	\$5,472,405	- 50% indicative rds	3,701,700.44	<b>\$7,711.88</b>
Wastewater	\$1,184,950	0%	1,184,950.00	<b>\$2,468.65</b>
<b>Total</b>	<b>\$8,504,147</b>		<b>\$6,100,342.44</b>	<b>\$12,709.05</b>
<b>Total including GST</b>				<b>\$14,297.68</b>
<b>Plus District Wide development contributions:</b>				<b>Levied Under:</b>
Roading*			<b>\$7,347.00</b>	District Plan (will be included in Phase II, LGA 2002)
Parks and Reserves*			<b>\$1,250.00</b>	District Plan (will be included in Phase II, LGA 2002)
Stormwater**			<b>\$1,100.00</b>	Local Government Act 2002
Water**			<b>\$1,553.00</b>	Local Government Act 2002
Wastewater**			<b>\$2,691.00</b>	Local Government Act 2002
<b>Total levy per lot for a developer in the Lorenzen Bay Living Zone</b>				<b>\$28,238.68</b>
*These contributions are applicable to all properties in the Waikato District.				
**These contributions are applicable to all properties within the Raglan contribution area. Refer to Appendix 1 for the total area this covers.				
<b>Indicative Roads</b>				
Road 4 roundabout			\$155,870	
Lorenzen Bay			\$1,535,078	
Road 4			\$1,260,226	
Interest cost for forward funding			\$590,235	
<b>Total</b>			<b>\$3,541,409</b>	
Total minus 50%			\$1,770,704	

Infrastructure in Lorenzen Bay to be forward funded by Council					
	Year				
Infrastructure	2006/2007	2007/2008	2008/2009	2009/2010	Total
Indicative Roads	\$ 2,951,174	\$ -	\$ -	\$ -	\$2,951,174
Interest at 8%	\$ 236,094	\$ 177,070	\$ 118,047	\$ 59,023	\$ 590,235
<b>Total cost</b>	<b>\$ 3,187,267</b>	<b>\$ 177,070</b>	<b>\$ 118,047</b>	<b>\$ 59,023</b>	<b>\$3,541,408</b>
<p><b>Note:</b></p> <p>1. Indicative Roads comprise Lorenzen Bay Road, Road 4 and the roundabout at this intersection</p> <p>2. Interest on the forward funded loan is calculated at 8% per annum.</p> <p>3. The loan should be spread over the number of years it takes to develop those areas which are serviced by the Indicative Roads. This has been estimated at 4 years.</p> <p>It is estimated that 1/4 of the works will incur each year, this is why interest decreases.</p>					

**Last amended 1 June 2006**

## Lorenzen Bay Structure Plan

Item	Land Cost	Construction Cost	Total Cost
<b>Indicative Roads funded 50% by public good and 50% by developers</b>			
<b>New and Upgraded Roads</b>			
Road 4	300,000	960,225	1,260,225
Lorenzen Bay Extension	350,000	1,185,077	1,535,077
<b>Intersection Upgrade Costs</b>			
Road 4 / Lorenzen Bay Roundabout		155,870	155,870
<b>Indicative Roads funded 100% by developers</b>			
<b>New and Upgraded Roads</b>			
Road 5	250,000	856,232	1,106,232
Upgrade Hills Rd	10,000	286,666	296,666
<b>Intersection Upgrade Costs</b>			
Greenslade Rd / SH 23		26,000	26,000
Road 4 / SH 23		264,000	264,000
Hills Road / SH 23		97,500	97,500
Manukau Road		39,000	39,000
<b>Public Transport</b>			
4 Bays		25,400 each	101,600
<b>Interest</b>			
Interest Costs for Forward funding of indicative Roads			590,235
Total Cost of Roading			\$ 5,472,405
Drainage	300,000	913,692	1,213,692
Wastewater		1,184,950	1,184,950
Public Walkways	260,000	373,100	633,100

Last amended 1 June 2006

## Tamahere Structure Plan Area Charges.

### Purpose

This presents preliminary charges for Development Contributions in the Tamahere Structure Plan Area (Tamahere SPA).

### Capital Works

This assessment is based on the stormwater, roading and walkways projects listed for the Tamahere SPA in the LTCCP, as reproduced in the table below.

Activity	Cost	Cost Allocation	
<b><i>The growth portion of the following works is being recovered through the Tamahere Structure Plan Development Contributions.</i></b>			
<b>Roading</b>		<i>Growth</i>	<i>Other (1)</i>
Birchwood Lane and Devine Lane Extension	2,595,305	41.5%	58.5%
Newell Rd - traffic calming, semi-urban upgrade	2,777,320	41.5%	58.5%
<b>Stormwater</b>			
Erosion control 20 outlet structures	773,128	41.5%	58.5%
Gully retention dams	198,511	41.5%	58.5%
Resource consents for outlet structures & dams	93,007	41.5%	58.5%
Gully planting	79,404	41.5%	58.5%
Install road culverts 300mm	151,524	41.5%	58.5%
Upgrade existing road culverts to 750mm	89,275	41.5%	58.5%
Retro fitting existing drain 10kms	182,532	41.5%	58.5%
New Council drains – 3km	54,235	41.5%	58.5%
<b>Walkways</b>			
Gully area walkways	1,080,216	41.5%	58.5%
Flat area walkways	962,188	41.5%	58.5%

Bridges & Structures	123,308	41.5%	58.5%
Retrofitting to roadsides	98,613	41.5%	58.5%
<b><i>The growth portion of the following works is being recovered through the Rooding Financial Contributions.</i></b>			
Annebrook Rd	474,130	41.5%	58.5%
Intersection State Highway 21/Newell Rd	106,900	41.5%	58.5%
Intersection Woodcock Rd/Tauwhare Rd	435,000	41.5%	58.5%
<b>Subcatchment A</b>			
Redwood Grove	627,848	100.0%	0.0%
<b>Subcatchment B</b>			
<i>The percentage shown under the "other" column is the percentage already paid by the surrounding land owners.</i>			
Bates Road and Twin Oaks Drive	1,422,538	13.0%	87.0%

(1) "Other" refers to existing users as well as growth from outside the Tamahere Area.

### Growth Projections

There are currently 732 lots within the Tamahere SPA. The charges reflect a growth rate of 52 residential lots per year for 10 years = 520 lots. Subcatchment A expects 67 lots over 6 years. This forms the basis of the growth projection in the table above.

### Other Parameters

We assume that Council faces an interest rate of 7.2% on loans and deposits.

### Charges for 2007/08 year from 23rd April 2008:

Based on the data that follows and the assumptions above, we calculate the 2007/08 year Development Contribution charges as:

Rooding	4837.51	
Stormwater	0.00	(this increases at \$175.13 per year)

Water	3400.00
Walkways	<u>1045.80</u>
	<b>9283.31</b>

Sub Catchment A	<b>25,457.21</b>
Sub Catchment B	<b>20,841.07</b>

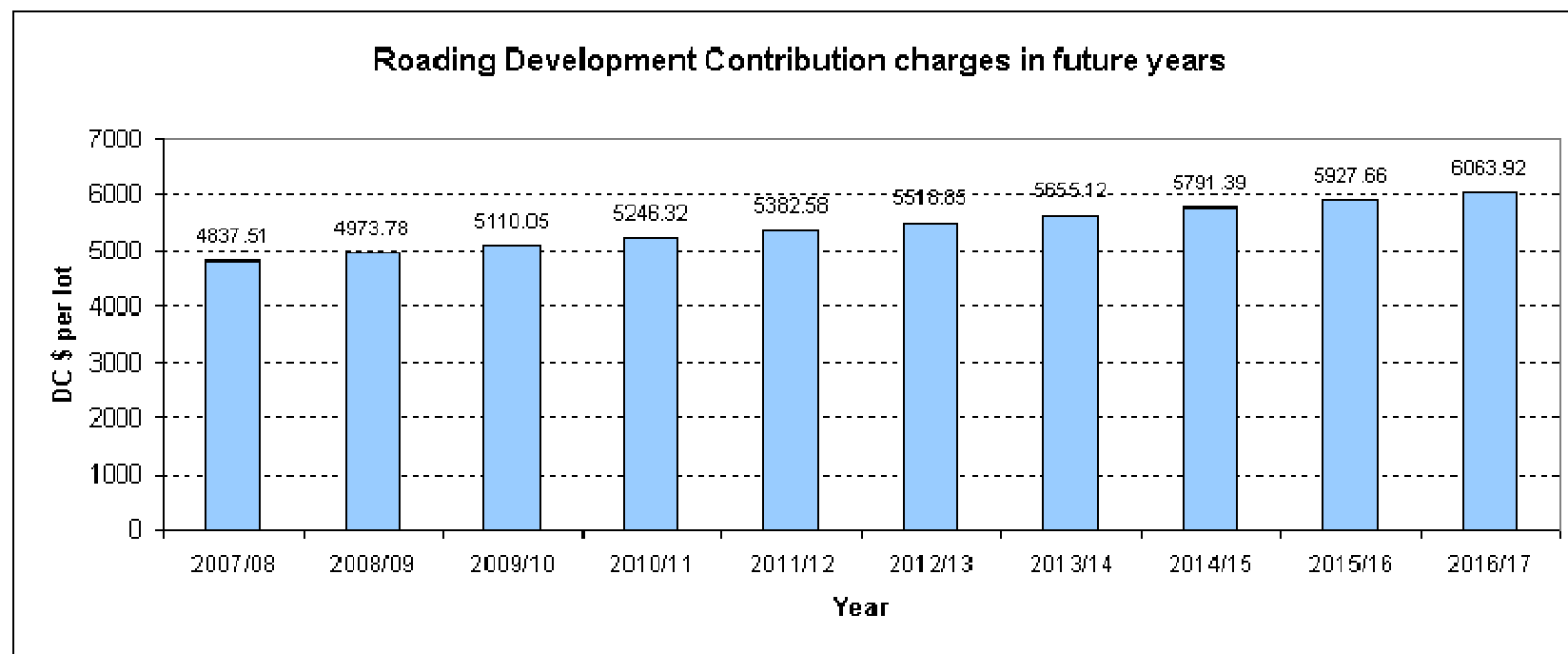
The following Financial Contributions are payable in addition to the Development Contributions above:

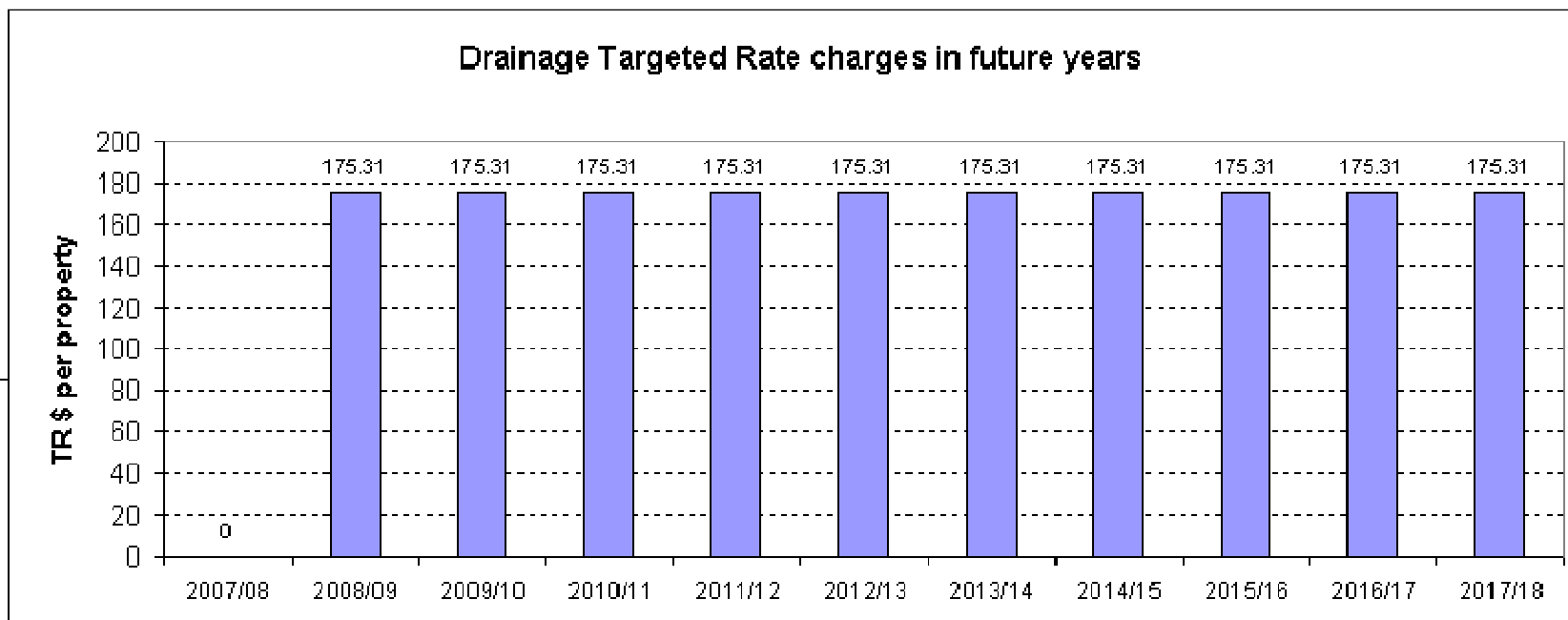
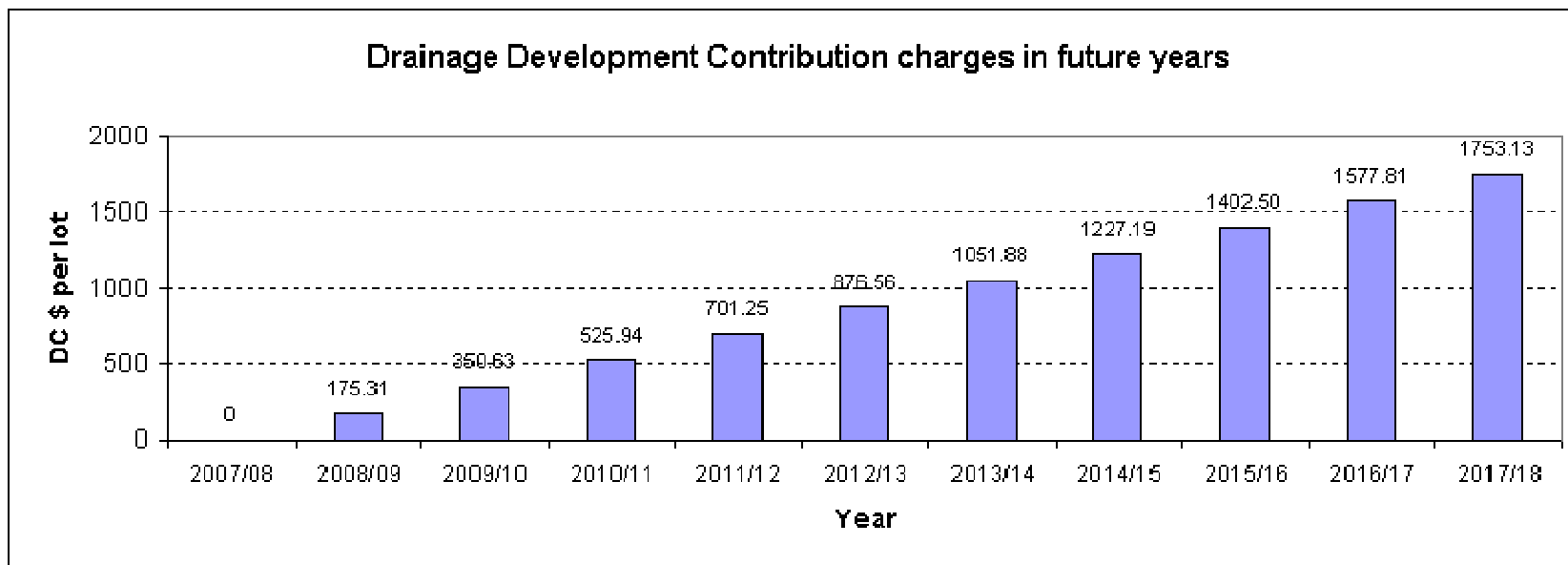
Roading FC	9189.00	
Parks & Reserves FC *	<u>1125.00</u>	(\$800 of this towards walkways)
	<b>10314.00</b>	

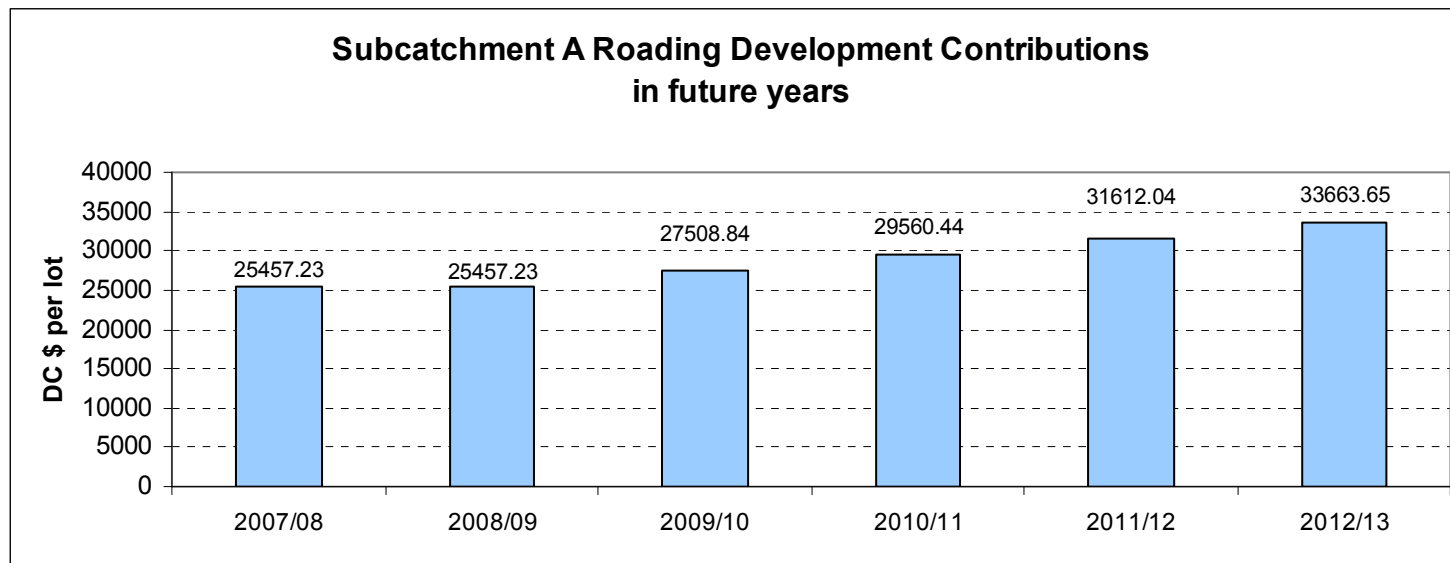
(\*) The Parks and Reserves Financial Contribution will increase if section 16.10 of the Proposed District Plan becomes operative.

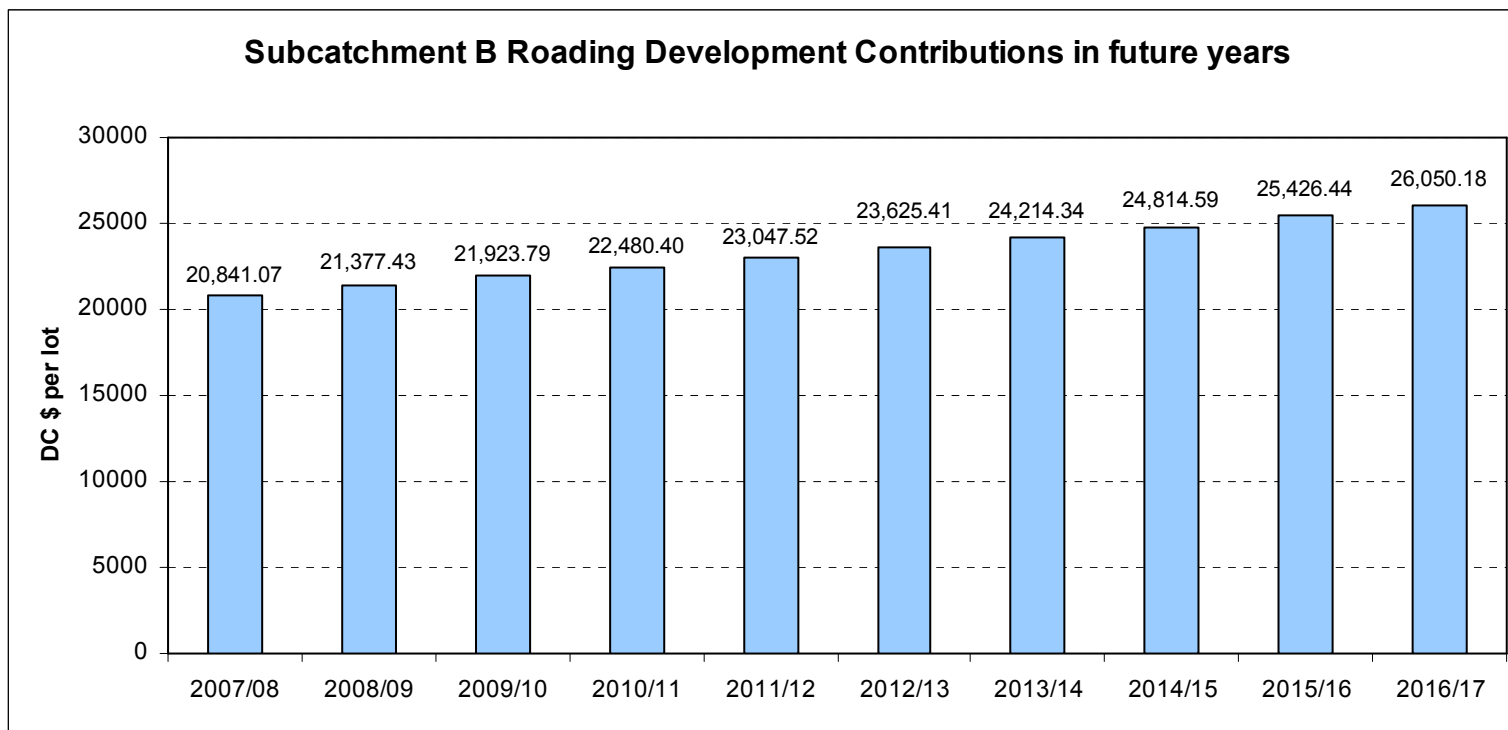
**Charges in future years**

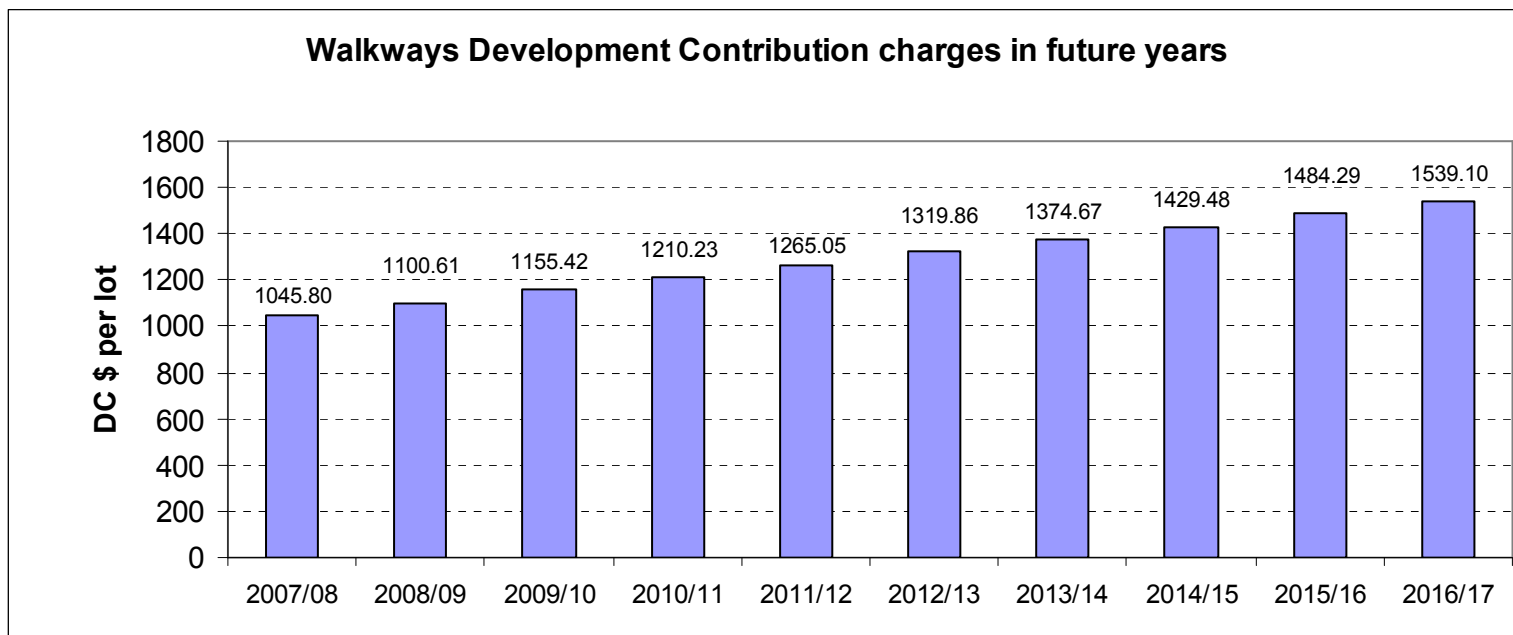
Assuming that charges increase each year at the rate of inflation (as noted previously), the following schedules of charges will apply for the LTCCP period.











## Financial Implications of the LTCCP Amendment adopted on 22 April 2008

This is the financial implications of Walkways and Stormwater elements.

The following information represents changes to be made by the LTCCP Amendment to the figures on pages 91 and 92 of the LTCCP 2006 Vol 1.

### Estimated Expenses and Revenue Statement - Community Assets

#### A forecast for the 10 years ending 30 June 2016

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>Activity Expenditure</b>										
Parks & Reserves	0	1	2	4	6	9	14	15	12	7
Stormwater	0	35	11	39	22	63	63	57	63	35
	<b>0</b>	<b>36</b>	<b>13</b>	<b>43</b>	<b>28</b>	<b>72</b>	<b>77</b>	<b>72</b>	<b>75</b>	<b>42</b>
<b>Less:</b>										
Internal Interest	0	3	13	22	28	34	46	52	50	42
<b>Activity Expenditure</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>38</b>	<b>31</b>	<b>20</b>	<b>25</b>	<b>0</b>
<b>Activity Revenue</b>										
Development Contributions	0	48	59	70	80	91	102	112	123	133
Targeted Rates	0	0	114	122	131	138	146	155	163	171
	<b>0</b>	<b>48</b>	<b>173</b>	<b>192</b>	<b>211</b>	<b>229</b>	<b>248</b>	<b>267</b>	<b>285</b>	<b>304</b>
<b>Less:</b>										
<b>Activity Revenue</b>	<b>0</b>	<b>48</b>	<b>173</b>	<b>192</b>	<b>211</b>	<b>229</b>	<b>248</b>	<b>267</b>	<b>286</b>	<b>304</b>
<b>Activity Surplus/(Deficit)</b>	<b>0</b>	<b>15</b>	<b>173</b>	<b>170</b>	<b>211</b>	<b>191</b>	<b>217</b>	<b>247</b>	<b>261</b>	<b>304</b>
<b>Activity Surplus/(Deficit) funded by</b>										
General Rate	0	0	0	0	0	0	0	0	0	0
Income Applied to Capital Works	0	48	173	171	211	127	248	64	222	0
Targeted Rate Reserves	0	-33	0	-1	0	64	-31	183	39	304
	<b>0</b>	<b>15</b>	<b>173</b>	<b>170</b>	<b>211</b>	<b>191</b>	<b>217</b>	<b>247</b>	<b>261</b>	<b>304</b>

## Estimated Capital Funding Requirements - Community Assets

A forecast for the 10 years ending 30 June 2016

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>Capital Expenditure</b>										
Growth	-99	180	369	256	359	273	634	-23	253	-48
Level of Service	0	9	96	37	66	49	10	72	10	11
<b>Total Capital Funding Requirements</b>	<b>-99</b>	<b>189</b>	<b>465</b>	<b>293</b>	<b>425</b>	<b>322</b>	<b>644</b>	<b>49</b>	<b>263</b>	<b>-37</b>
<b>Funded By</b>										
Council Reserves	-99	-19	-22	-25	-28	-30	-33	-35	-37	-39
General Rate	0	114	119	124	128	173	191	20	21	8
Income Applied to Capital Works	0	48	173	171	211	127	248	64	222	0
Targeted Rate Reserves	0	46	195	23	114	52	238	0	57	-6
	<b>-99</b>	<b>189</b>	<b>465</b>	<b>293</b>	<b>425</b>	<b>322</b>	<b>644</b>	<b>49</b>	<b>263</b>	<b>-37</b>

## Financial Implications of the LTCCP Amendment adopted on 22nd April 2008

The following information represents changes to be made by the LTCCP Amendment to the figures on pages 112 and 113 of the LTCCP 2006 Vol 1.

### Estimated Expenses and Revenue Statement - Transportation Services

#### A forecast for the 10 years ending 30 June 2016

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>Activity Expenditure</b>										
Transport Network Development & Maintenance	-14	-8	23	43	37	56	74	59	44	28
	<b>-14</b>	<b>-8</b>	<b>23</b>	<b>43</b>	<b>37</b>	<b>56</b>	<b>74</b>	<b>59</b>	<b>44</b>	<b>28</b>
<b>Less:</b>										
Internal Interest	-14	-8	23	43	37	56	74	59	44	28
<b>Activity Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Activity Revenue</b>										
Development Contributions	-904	-703	-627	-534	-988	-472	-714	-783	-790	-798
	<b>-904</b>	<b>-703</b>	<b>-627</b>	<b>-534</b>	<b>-988</b>	<b>-472</b>	<b>-714</b>	<b>-783</b>	<b>-790</b>	<b>-798</b>
<b>Less:</b>										
<b>Activity Revenue</b>	<b>-904</b>	<b>-703</b>	<b>-627</b>	<b>-534</b>	<b>-988</b>	<b>-472</b>	<b>-714</b>	<b>-783</b>	<b>-790</b>	<b>-798</b>
<b>Activity Surplus/(Deficit)</b>	<b>-904</b>	<b>-703</b>	<b>-627</b>	<b>-534</b>	<b>-988</b>	<b>-472</b>	<b>-714</b>	<b>-783</b>	<b>-790</b>	<b>-798</b>
<b>Activity Surplus/(Deficit) funded by</b>										
General Rate	0	0	0	0	-3	-3	-3	-3	-2	-3
Income Applied to Capital Works	-904	-703	-627	-534	-985	-470	-1,019	-1,034	-1,048	-1,061
Council Reserves	0	0	0	0	0	0	308	254	260	266
	<b>-904</b>	<b>-703</b>	<b>-627</b>	<b>-534</b>	<b>-988</b>	<b>-472</b>	<b>-714</b>	<b>-783</b>	<b>-790</b>	<b>-798</b>

### Estimated Capital Funding Requirements - Transportation Services

A forecast for the 10 years ending 30 June 2016

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>Capital Expenditure</b>										
Growth	-1,469	223	740	131	-949	1,724	-1,070	-1,086	-1,099	-1,114
<b>Total Capital Funding Requirements</b>	<b>-1,469</b>	<b>223</b>	<b>740</b>	<b>131</b>	<b>-949</b>	<b>1,724</b>	<b>-1,070</b>	<b>-1,086</b>	<b>-1,099</b>	<b>-1,114</b>
<b>Funded By</b>										
Council Reserves	0	648	407	37	44	-37	0	0	0	0
General Rate	-565	279	960	628	-8	2,231	-50	-51	-52	-53
Income Applied to Capital Works	-904	-703	-627	-534	-985	-470	-1,019	-1,034	-1,048	-1,061
	<b>-1,469</b>	<b>223</b>	<b>740</b>	<b>131</b>	<b>-949</b>	<b>1,724</b>	<b>-1,070</b>	<b>-1,086</b>	<b>-1,099</b>	<b>-1,114</b>

## Amendment to Development Contributions Policy (approved 22 April 2008)

Council's Development Contributions Policy was first introduced on 21 June 2006. The purpose of this policy is to fund growth related capital costs through contributions made by developers.

Council's existing Development Contributions Policy is contained in Volume II of the 2006-16 LTCCP (pages 85-147). The charges levied under this policy for the Tamahere Structure Plan area have been reviewed. There are three elements to these levies and the impact of the changes is shown in the following table. Further detail on changes to each element follow.

### Tamahere Structure Plan Area Development Contributions (including GST)

	2007/08 Up to 22 April \$	2007/08 Effective from 22 April \$
Roading	16,531.87	4,837.51
Walkways	0	1,045.80
Stormwater	18.00 and a contribution that is worked on a case by case basis according to the formula around land area.	0 (increases by \$175.13 each year) eg: \$175.13 in 2008/09, \$350.26 in 2009/10, \$525.39 in 2010/11
Water	3,400.00	3,400.00

Financial Contributions are payable in addition to the Development Contribution charges as follows for the 2007/08 year:

Roading	9,189.00
Parks & Reserves	1,125.00 (*)

(\*) The Parks and Reserves Financial Contribution will increase if section 16.10 of the Proposed District Plan becomes operative.

In addition to the Tamahere Structure Plan Development Contributions (for Walkways, Stormwater and Water) and Financial Contributions, subcatchment Rooding Development Contributions will also apply to some properties in the structure plan area. The details of these levies are as follows:

Subcatchment A	\$25,457.21 (per lot)
Subcatchment B	\$20,841.07 (per lot)

\*Includes the Tamahere Structure Plan area Rooding Development Contribution

A refund of the difference in the Rooding and Stormwater levies (between new levies approved on 22 April 2008 and those that applied prior to the amendment ) will be paid to those who paid levies on or after 21 June 2006. For properties within either of the two subcatchment areas, any refunds will be calculated net of the additional (subcatchment) charges that shall now apply.



## **Roading**

Council decided that some roads that were previously funded by development contributions cease to be so. These are roads that are coloured red on the following map, with the exception of strategic roads. (The Strategic Roads are Birchwood Lane and Devine Road Extension, Newell Rd, Annebrook Road, the Intersection of State Highway 21 and Newell Rd, and the Intersection of Woodcock Rd and Tauwhare Road.) The rationale for excluding the non-strategic roads is they service only the property owners on that road. It is proposed these roads be funded by the developers directly. Council will continue to work with groups of property owners to facilitate the capital works required.

The costs of constructing the strategic roads as well as the percentage attributable to growth has been recalculated. For details of these changes refer to the Development Contributions Policy, Tamahere Structure Plan charges. A copy of these charges is included within this amendment for your information. This is not the full development contributions policy.

## **Subcatchment A**

There is one road for which an agreement for construction is already in place (Redwood Grove) that will no longer be funded from Tamahere Structure Plan Development Contributions. A subcatchment has been created so that only properties within this area fund the required roading works. This means that subdivisions within the area subcatchment A that access Redwood Grove will be charged a Development Contribution covering the roads in this catchment, plus the Tamahere Structure Plan Development levy. Refer to the following map for the subcatchment area.

## **Subcatchment B**

There is an agreement in place where construction of Bates Road and Twin Oaks Drive has occurred. All but one of the associated landowners have paid a contribution towards the roading costs. Council has decided to have a subcatchment area for the one property that remains within this area to recover the outstanding share of the roading costs. Refer to the following map for the subcatchment area.

## **Tamahere Structure Plan Map**

The following definitions are to assist with the Financial Implications of the Policy amendment

Transportation Services – This is the section of Council that is responsible for the transportation network, including roading, footpaths and passenger transport.

Activity Expenditure – Groups like activities together to show the total expenditure.

Transport Network Development & Maintenance – This activity is made up of

- Pavement maintenance
- Drainage Maintenance
- Kerb & Channel
- Carriageway Resurfacing
- Pavement Renewal
- Unsealed Roads
- Structure Planning

Internal Interest – This is the interest charged due to using internal reserves to borrow against



Activity Revenue - Groups like activities together to show the total income.

Development Contributions – the income received from Development Contribution charges.

Capital Expenditure – Groups expenditure into three categories: growth, level of service and renewal. These categories explain the main reason for the expenditure.

### **Walkways**

The costs of providing walkways, and also the percentage attributable to growth, have been recalculated. For details of these changes refer to the Development Contributions Policy, Tamahere Structure Plan charges. A copy of these charges is included within this amendment for your information. This is not the full development contributions policy.

It has been decided to utilise \$900 (80%) of each Parks & Reserves Financial Contribution from the Tamahere area towards Walkways in the Tamahere Structure Plan Area. To fund all the suggested work, a Development Contribution will also be levied.

Council looked at 3 options with regards to the walkway work:

Option 1: All the land will be purchased and the walkways constructed over the next 10 year period. The Total General Rate required for this option is \$1,219,532 and Development Contributions would start at \$1425.21.

Option 2: All the land will be purchased and as much of the walkway constructed as budget allows over the next 10 years. In order to achieve this budget it is proposed that the local community manages some construction. The Total General Rate required for this option is \$907,870 and Development Contributions would start at \$1045.80.

[This is the option that Council adopted.](#)

Option 3: A smaller area of land and walkway construction over the next 10 years. This would involve completing the works around the areas where access to the River can occur, but not in the gullies. The Total General Rate required for this option is \$785,680 and Development Contributions would start at \$774.30.

### Financial Implications of the Amendment

The financial implications are included within the information provided under the Stormwater element.

### **Stormwater**

Council has reassessed the works required to ensure disposal of stormwater and recalculated the costs and the percentage attributable to growth. Extra infrastructural works such as drains and flow control structures are required to ensure that the potential for high water flows to cause erosion in the gully system is minimised. For details of these changes refer to the Development Contributions Policy, Tamahere Structure Plan charges. A copy of these charges is included within this amendment for your information. This is not the full development contributions policy.

Council has decided that the costs be levied through a Development Contribution and through a new Targeted Rate for people within the Tamahere Structure Plan area.

All properties (current and anticipated) will be charged the same amount, which is estimated at \$1753.13 over a 10 year period. For existing properties this will result in a Targeted Rate of \$175.31 per year. For anticipated properties this will be a combination of Development Contribution and Targeted Rate to the estimated total of \$1753.13 over the 10 year period.

#### Examples of the levies.

A current property will be charged \$175.31 each year, for 10 years, through Targeted Rate. (ie total paid is \$1753.10)

A property that subdivides in 2009/10 will be levied a development contribution of \$350.63. This property will also be levied from 2010/11 a Targeted Rate of \$175.31 each year, for 8 years. (ie total paid is \$1753.11)

A property that subdivides in 2015/16 will be levied a development contribution of \$1402.50. This property will also be levied from 2016/17 a Targeted Rate of \$175.31 each year, for 2 years. (ie total paid is \$1753.12)

As the Tamahere Structure Plan area is part of the Tamahere Rural Drainage Development Contribution Area, the Tamahere Rural Drainage Area will be amended to exclude the Tamahere Structure Plan area from it. Therefore subdividers within the Tamahere Structure Plan area will only pay one Development Contribution.

The proposed Targeted Rate does not include maintenance costs, it is only for the capital works required. In future years, the maintenance costs will be added to the already existing Tamahere Stormwater and Drainage Targeted Rates.

#### The following definitions are to assist with the Financial Implications of the amendment

**Community Assets** – This is the section of Council that is responsible for the provision of water, wastewater services, stormwater, refuse collection, parks and reserves, and library services.

**Activity Expenditure** – Groups like activities together to show the total expenditure.

**Parks and Reserves** – Council provides a wide range of services and amenities within the parks and reserves activity, including recreation facilities such as sports parks, reserves for other active and passive use, esplanade reserves, and conservation and amenity reserves.

**Stormwater** – Council provides drainage systems to manage surface water run-off from urban and rural catchments in a way that achieves an optimum balance between the level of protection and minimum cost to the community.

**Internal Interest** – This is the interest charged due to using internal reserves to borrow against

Activity Revenue - Groups like activities together to show the total income.

Development Contributions – the income received from Development Contribution charges.

Targeted Rates – the income received from Targeted Rate charges.

Capital Expenditure – Groups expenditure into three categories: growth, level of service and renewal. These categories explain the main reason for the expenditure.