

Draft long term plan 2018-38

Consultation – supporting information

Development contributions policy



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Development contributions policy

Guidance on this policy

This guidance is for advice and is not part of the policy itself.

The development contributions policy is a funding policy for planned capital expenditure on network infrastructure and community infrastructure within the District Wide. The policy gives the Council a method of assessing and collecting contributions to fund new infrastructure and upgrades to existing infrastructure required as a result of growth. The policy:

- summarises and explains the capital cost identified in the 2018-38 long term plan that the Council expects to incur to meet the increased demand for network infrastructure (roads, water, wastewater and stormwater collection and management) and community infrastructure resulting from growth;
- states the proportion of the total cost of capital expenditure that will be funded by development contributions;
- explains the rationale for using development contributions as the funding mechanism (as distinct from other mechanisms such as financial contributions, rates, or borrowings);
- specifies the level of contribution payable in different parts of the District Wide;
- specifies when a development contribution will be required; and
- prescribes conditions and criteria for the reconsideration, postponement and refund of development contributions.

The policy has been developed as required by the Local Government Act 2002 (LGA). Where possible, council has used plain English in this policy. However, there are parts of this policy where the specific phrasing in the legislation is critical to the meaning, and in those places council has used the language from the Act. All references to sections and clauses of legislation in this

policy refer to the LGA and its amendments, unless otherwise specified.

Calculations and requirements – what’s the difference?

This policy talks about two different kinds of sums – calculations and requirements – and it can be confusing to differentiate between them.

In this policy, **calculations** are council’s financial mathematics to work out how much the development contribution will be for each unit of demand, in each funding service area. Calculations are *part of* the policy.

Council makes assessments of the amount **required** to be paid when someone applies for resource consent or a building consent, a certificate of acceptance, or a new water or wastewater service connection. An assessment works out how many ‘units of demand’ apply to a specific development, at a specific time, and therefore, how much is required to be paid in development contributions.

Development contributions policy 2018

This document sets out the Council’s policy on development contributions under the Local Government Act 2002 (LGA). The Council is required under section 102(2) of the LGA to adopt a policy on development contributions or financial contributions. This policy has been prepared, and should be read, in conjunction with the Council’s 2018-2038 long term plan. The policy applies solely within the territorial boundaries of the Kāpiti Coast District Wide Council.

Introduction: development and financial contributions

Development contributions are fees payable to council to fund capital infrastructure that is required to enable growth to occur. This infrastructure includes new pipes, roads, community assets and parks. Development contributions may be required on resource consents (subdivision and land use), building consents and service connections in situations where development has the effect of requiring new or additional assets, or assets of increased capacity and, as a consequence, the Council incurs capital expenditure to provide for reserves, network infrastructure or community infrastructure.

Financial contributions can be used to mitigate the effects of development on natural and physical resources of the District Wide in accordance with provisions of the Resource Management Act 1991. (RMA)

The LGA sets out the provisions for using development contributions and also requires Council to adopt a policy on development or financial contributions regardless of whether Council decides to charge development contributions, financial contributions, a mixture of both or neither.

Kāpiti Coast District Wide Council has adopted development contributions under the LGA as the primary mechanism to fund growth related network and community infrastructure and financial contributions under the RMA as the primary mechanism to fund new reserves and the upgrading of existing reserves to accommodate growth. The provisions relating to financial contributions do not duplicate contributions required under this policy.

Under this policy, the Council will require contributions for:

- roading
- stormwater
- water

- wastewater
- community facilities (where costs have already been incurred)

If the Council did not use development or financial contributions, this would generally result in ratepayers subsidising the cost of development.

Commencement and review

This policy takes effect from 1 July 2018.

The policy will be reviewed at least once every three years, and it may be amended at other times.

This policy is available at the Council offices and service centres and on Council's website. The Council's financial contributions policy is contained within the Operative Kāpiti Coast District Wide Plan and the Proposed Kāpiti Coast District Wide Plan and is available at the Council's offices and libraries and on Council's website.

Definitions

In this policy the following definitions apply. The definitions that are italicised are as defined under section 197 of the LGA.

allotment has the meaning given to it in section 218(2) of the RMA and 'lot' has the same meaning.

community facilities means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199 of the LGA.

community infrastructure means the following assets when owned, operated, or controlled by a territorial authority—

- community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated—
- play equipment that is located on a neighbourhood reserve—
- toilets for use by the public.

development means—

- any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a

demand for reserves, network infrastructure, or community infrastructure, but

- does not include the pipes or lines of a network utility operator (as defined in section 166 of the RMA).

development contribution means a contribution:

- provided for in a development contribution policy of a territorial authority; and
- calculated in accordance with the methodology; and
- comprising—
 - money; or
 - land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
 - both.

household unit equivalent (HUE) is a ratio for assessing units of demand for which development contributions are required.

gross floor area means the sum of the gross area of all floors of all buildings on a property, measured from the exterior faces of the exterior walls or from the centre lines of walls separating two buildings. Gross floor area also includes covered yards and areas covered by a roof but not enclosed by walls. The gross floor area of a building shall not include:

- uncovered stairways;
 - floor space in terraces (open or roofed), external balconies, breezeways or porches;
 - roof carparking, lift towers and machinery rooms on the roof having a floor area of not more than 200m²;
 - car parking areas; and
 - floor space of interior balconies and mezzanines not used by the public.

household unit means all or part of a residential building that is capable of or is being used as a self-contained unit for a residential activity. For the purposes of this definition:

- one household unit has one kitchen and at least one bathroom. If two kitchens and more than one bathroom are present, there will be two household units;
 - a household unit may consist of one primary residential building and any accessory buildings;
 - a minor flat is ancillary to a household unit; and
 - a building used for emergency or refuge accommodation shall be deemed to be one household unit so long as the above requirements are met.

Note: For further clarification refer to the definitions of *residential activity* and *minor flat*.

minor flat means a building used for small-scale self-contained residential activities which is ancillary to a household unit. In order to be self-contained a minor flat must contain a kitchen and bathroom.

network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

non-residential development means any development that falls outside the definition of residential development in this policy.

one-bedroom household unit means a household unit (including a studio apartment) that has no more than two rooms excluding a kitchen, laundry, bathroom, toilet or any room used solely as an entranceway, passageway or garage.

residential activity, residential use and residential development means the use of premises for any domestic or related residential purpose by persons living in the premises alone or in family or non-family groups, including emergency and refuge accommodation (whether any person is subject to care, supervision or not), and temporary residential rental accommodation, but does not include home occupations, visitor accommodation, or business activities.

retirement accommodation means premises (including any land and associated buildings) within a complex of premises for occupation as residences predominantly by persons who are retired and any spouses or partners of such persons.

service connection means a physical connection to a service provided by, or on behalf of, Council.

shared and group accommodation means residential activities where residents share facilities on the same property. Shared facilities may include (but are not limited to) kitchens, bathrooms, laundries, outdoor living courts and internal living rooms. Sharing accessways, driveways, parking areas, letter boxes and other service areas is not considered to be sufficient sharing of facilities for the purposes of this definition. This definition includes boarding houses but does not include visitor accommodation, supported living accommodation, temporary residential rental accommodation, or family living and flatting arrangements.

supported living accommodation means accommodation where live-in health or pastoral care/support is provided on-site. This definition does not include visitor accommodation, boarding houses, shared and group accommodation or family homes where foster parents receive payment for children in their care.

visitor accommodation means residential accommodation for six or more travellers, offered at a daily (or similarly specified time) tariff and includes hotels, motels, bed and breakfasts, camping grounds and motor camps, but does not include any temporary residential rental accommodation.

Overview of development contributions

1. The purpose of development contributions is to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
2. As required by section 198(2A) of the LGA development contributions required by the Council will be consistent with the policy in force at the time that the application for a resource consent, building consent, or service connection was submitted accompanied by all the required information.

When a development contribution may be required

3. The LGA provides for the Council to require a development contribution to be made to the Council when an individual development proposal (an application for resource consent, building consent, certificate of acceptance or authorisation for a service connection is granted, and the following criteria are met:

- the effect of the development, either alone or cumulatively with other developments, is to require new or additional assets, or assets of increased capacity;
 - the Council, as a consequence of the increased demand incurs capital expenditure to provide appropriately for:
 - reserves;
 - network infrastructure; or
 - community infrastructure; and
 - the development contribution policy provides for the payment of a development contribution in the given circumstance.
4. The Council has decided to take development contributions only for network infrastructure and community infrastructure.
 5. The Council may require a financial contribution under the Operative Kāpiti Coast District Wide Plan and / or the Proposed Kāpiti Coast District Wide Plan¹ for additional demand for new reserves or upgrades to existing reserves generated by a development. The District Wide plans can be viewed at kapiticoast.govt.nz. A summary of the relevant provisions from the District Wide plans is contained in the schedule to this policy.
 6. The Council will collect development contributions to fund—
 - a fair, equitable and proportionate portion of the total cost of capital expenditure for community infrastructure that the Council expects to incur as a result of growth; and
 - capital expenditure that the Council has already incurred in anticipation of growth.

Funding principle

7. Council has decided that 100% of the cost of capital expenditure on network infrastructure and community

¹ The Council may only use the financial contribution provisions in the Proposed Kāpiti Coast District Wide Plan once these have been made operative. Please ask a Council planner for more information about which apply.

infrastructure that is needed solely to meet growth needs is to be funded by development contributions. For a project that is required to provide for the needs of the existing population and for growth, the development contribution required is calculated based on the cost of capital expenditure on network infrastructure and community infrastructure for that part of the project that is for growth needs only. The cost of the project that is required to provide for the needs of, and will benefit, the existing population will be funded through other sources.

When a development contribution is not required

8. Pursuant to section 200 of the LGA, Council will not require a development contribution if:
 - the Council has imposed a condition on a resource consent in relation to the same development for the same purpose under section 108(2)(a) of the RMA; or
 - the developer will fund or otherwise provide for the same network infrastructure or community infrastructure in agreement with Council. All other applicable development contributions will still apply; or
 - 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, unless the further development contribution is required to reflect an increase in the scale or intensity of the development since the original contribution was required; or
 - a third party has funded or provided, or has undertaken to fund or provide, the same network infrastructure or community infrastructure.
9. The exemptions set out in section 200 of the LGA do not prevent the Council from:
 - accepting from a person, with that person's agreement, additional contributions for network infrastructure; or

- requiring a development contribution if:
 - income from the following is being used or will be used to meet a proportion of the capital costs of the network infrastructure for which the development contribution will be used:
 - rates;
 - fees and charges;
 - interest and dividends from investments;
 - borrowings; and
 - proceeds from asset sales; or
 - a person required to make the development contribution is also a ratepayer in the territorial authority's District Wide or has paid or will pay fees or charges in respect of the facilities.

Exemptions

10. The following are exempt from the payment of development contributions—
 - accessory buildings as set out in the Kāpiti Coast District Wide Plan
 - surplus farm buildings as set out in the Kāpiti Coast District Wide Plan
 - new buildings within school grounds
 - Council's own developments.
11. Any development by a council organisation, a council-controlled organisation or a council controlled trading organisation is not exempt from development contributions.

What development contributions may be used for

12. The Council will only use development contributions that it has taken for, or towards, capital expenditure on the infrastructure activity for which the contributions have been required, and in the funding service area they have been charged for under this policy.

13. Where a development contribution has been collected for a project that is now changed, the development contribution may be applied to assets for the same general function and purpose within the same development contribution funding service area.
14. Where Council receives a development contribution for capital expenditure that has already been incurred by Council in anticipation of development, Council will have met its obligations under the LGA that relate to the use of the development contribution, unless a refund is due.

Rationale for funding growth through Development Contributions

15. Council has a significant role in providing infrastructure where it cannot be provided effectively, efficiently and equitably by individuals, the community, the private sector, or central government. This role includes Council's obligations to the District Wide, including:
 - vision and guidance;
 - prudent stewardship;
 - sustainable development;
 - growth management; and
 - regulatory functions, to ensure development outcomes meet safety and quality standards.
16. Council plans to provide infrastructure in a timely and affordable manner so that:
 - growth on the Kāpiti Coast is predominantly within existing urban areas, with intensification around town centres and public transport centres; and
 - the capital expenditure for growth will be affordable for Council, the community and those undertaking developments.
17. In delivering infrastructure for growth, Council will incur significant costs, often before the growth occurs and in order

to meet its obligations under the National Policy Statement on Urban Development Capacity 2016. Development contributions enable Council to provide the infrastructure on which developments depend.

18. Council has decided that development contributions are the best way to fund a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service the effects or cumulative effects of growth over the long term for network infrastructure and community infrastructure. The Council has decided to continue using financial contributions under the RMA for the funding of a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service the effects or cumulative effects of growth over the long term on reserves and open spaces, including increased demand for additional reserves and open space.
19. Section 106(2)(c) of the LGA requires the development contributions policy to explain why the Council has determined to use development contributions as a funding source by reference to matters referred to in section 101(3) of the LGA. Council has considered each activity for which development contributions funding has been sought in terms of section 101(3) of the LGA. The following paragraphs give a summary of this consideration.
20. Each activity is assessed under section 101(3) of the LGA through the cost allocation methodology which identifies the total growth-related capital expenditure that may be funded through development contributions for each activity. The council has reviewed the data from the cost methodology and has determined whether some or all of the development contribution growth costs should be subsidised by other funding sources.
21. Section 101(3)(a)(i) – the community outcomes to which the activity primarily contributes. The Council has determined that development contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth.

22. Section 101(3)(a)(iii) – the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals. Council considers that development contributions allocate costs to the growth community and new residents or occupants who will benefit from the new assets, or the assets of additional capacity, that are funded out of the contributions.
23. Section 101(3)(a)(iii) – the period in or over which those benefits are expected to occur. Council considers that development contributions allow development related capital expenditure to be apportioned over time so that the partners associated with new developments pay only for the portion of infrastructure capacity they consume.
24. Section 101(3)(a)(iv) – the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity. The Council considers that development contributions are a fair source of funding for each of these activities because they allow the capital costs of the activity to be allocated to those that create the need for capital expenditure (i.e. the developer and new residents / businesses to whom development contributions may be passed on).
25. Section 101(3)(a)(v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities. Each of the activities funded through this policy comprises a major part of the Council's overall capital expenditure and each is fundamental to new development being able to occur. The benefits of distinctly and transparently trying to fund a portion of the capital costs of each activity with development contributions, outweighs the costs of doing so and the potentially high costs that may fall to the ratepayer body if development contributions are not required. Development contributions send clear signals to developers and the growth community about the true cost of growth to the council and its community.
26. These matters are further addressed below.

Community outcomes to which the activity primarily contributes

27. Council has a statutory role in promoting the achievement of its community outcomes. Council's outcomes for the community are:
 - an improved financial position against financial constraints;
 - infrastructure investment that supports resilience and agreed growth projections;
 - a positive response to our District Wide identity;
 - an effective response to climate change in Kāpiti;
 - community's satisfaction with Council services is at least maintained;
 - a more diverse range of business in the District Wide;
 - the community is more resilient through Council's advocacy;
 - community is better supported to lead initiatives in response to agreed community priorities;
 - improve biodiversity and environment through sustainable practices; and
 - consistently meet or exceed WREMO levels of service in response to emergency preparedness management of public funds.
28. These outcomes are described in more detail in the Council's long term plan 2018-38.
29. Development contributions under this policy are consistent with Council's community outcomes. Council considers that requiring an appropriate level of development contributions from development, applied alongside other funding tools, is the best overall solution to achieving community outcomes while balancing the costs and benefits in terms of funding between the community, the Council and those undertaking developments.
30. The Council requiring development contributions for roading, stormwater, wastewater, water and community facilities

contributes to supporting resilience and agreed growth projections and achieving an effective response to climate change in Kāpiti. The use of development contributions to fund growth, rather than through rates will also assist the Council to improve its financial position against financial constraints.

Funding of operating and maintenance costs

31. The Council generally provides public infrastructure for growth before growth occurs and once built, this infrastructure will generally require annual operating costs that need to be funded as well.
32. While operating costs are funded through rates and user charges, many of these operating costs will still need to be met whether or not new ratepayers arrive. If new development does not materialise, this cost will fall to the existing ratepayers.
33. Growth projections and capital spending for growth must be closely aligned and monitored to ensure infrastructure is provided only where and when it is required. Kāpiti Coast District Wide Council's growth modelling is conservative, to reduce the risk of the Council providing infrastructure that is not required. The District Wide plan ensures that development does not take place in locations where infrastructure is insufficient to cope with increased demand. Council recognises the potential implications of under-recovery of growth spending on the ratepayer body as a whole and will monitor the rate of development in order to manage this risk.
34. The main issues for the ratepayer body as a whole are for:
 - growth to generally pay for the costs of growth; and
 - the rating effect of growth infrastructure to be managed by the Council.

Distribution of benefits from Council growth-related capital expenditure

35. The benefits of the infrastructure to which this policy relates accrue primarily and largely to those who undertake development. In the first instance, developers benefit from the infrastructure that enables their developments to occur, and from the higher prices they get for serviced developments. The benefits of additional infrastructure capacity are then passed to the new owners of housing and commercial property who will use the additional capacity.
36. However, the Council recognises that in some instances existing residents and the community as a whole may benefit from growth-related assets provided, or to be provided, by the Council. Cost allocations used to establish development contributions have therefore been determined according to, and in proportion to, the persons who will benefit from those assets (including the community as a whole) as well as those who create the need for the assets.

Period in or over which benefits are expected to occur

37. The benefits of capital expenditure to accommodate the effects of growth are likely to accrue beyond the 30-year timeframe of the capital expenditure identified in the development contributions policy, given the longevity of roads and wastewater and water supply networks.

Extent to which individuals or groups contribute to the need for the activity

38. New development within the District Wide creates the need for Council to invest in additional capacity in its community infrastructure and network infrastructure to accommodate the new development and the population growth that comes with it.
39. Generally, existing residents and businesses do not create the demand for the additional capacity and in the absence of growth, it would not have been provided. Therefore, they should not be required to fund through rates the addition of capacity to networks that already adequately meet their

needs. However, the Council acknowledges that in some instances, existing residents, and the community as a whole, will benefit from new infrastructure to be provided, or the upgrading of existing infrastructure. Where that is the case, those benefits are identified in the calculation of the amount required to be paid through development contributions and the amount payable through rates, or other funding sources.

Costs and benefits of funding the activity distinctly from other activities

40. The benefits of funding additional infrastructure capacity resulting from development growth through development contributions include greater transparency and allocative efficiency. The use of funding service areas aids transparency and efficiency in allocation by signalling variations in the cost of providing infrastructure in different funding service areas. The use of funding service areas also aids transparency by indicating that the cost of providing infrastructure will vary depending on the characteristics of the locality and the works required to provide for growth.
41. Allocating expenditure to very small funding service areas creates administrative complexity and costs, so funding service areas need to take account of administrative burdens. District Wide-wide contributions are also appropriate when infrastructure operates as a network (e.g. roading and some stormwater).
42. Existing residents and businesses, however, generally gain no direct benefit from, and should not be required to fund through rates, the addition of capacity to existing networks that already adequately meet their needs and provides an acceptable level of service. However, it is likely that they will benefit when the upgrade or new facility provides greater or better service to them, through:
- the benefits of infrastructure provided by the current community - Existing residents and businesses benefit from the community infrastructure that has been provided for

their needs, so they should meet the costs of maintaining or improving levels of service; and

- equity considerations - funding the cost of providing increased capacity in the District Wide's infrastructure through development contributions rather than by debt that is serviced by rates promotes equity between existing residents and newcomers. If Council did not use separate funding for network infrastructure and community infrastructure to meet the needs of the growth community, the funding burden would largely fall on ratepayers. The impact on ratepayers would be unfair and, in many cases, unaffordable.
43. It is appropriate that development contributions fund additional capacity in water supply, wastewater, stormwater and roading that is required to accommodate growth and new development. The benefits of this additional capacity accrue to new households and businesses generating demand for that capacity. Development contributions paid by developers are likely to be passed on through section and building prices to the residents of new households and businesses.

Overall impact of any allocation of liability for revenue needs of the community

44. The Council is aware of the:
- cost implications of its infrastructure funding decisions on development and the challenges developers face in getting their products onto the ground;
 - potential implications of under-recovery of growth spending on the ratepayer body as a whole;
 - costs and hurdles that existing residents and businesses face trying to develop and the effects on levels of service if barriers are too high;
 - desirability of development contributions supporting the Council's community outcomes and other objectives; and

- effects of contribution prices on incoming residents and businesses trying to establish themselves in Kāpiti.

Significant assumptions

45. Section 201(1)(b) of the LGA requires the Council to set out the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty about the scope and nature of the effects. A summary of the significant assumptions is set out below. More information on the significant assumptions that underlie this policy is contained at paragraph 201 The significant assumptions are that:
 - growth occurs as modelled in the Council's growth projections;
 - growth occurs in locations identified for growth and land is available for growth;
 - growth is affordable;
 - third party contributions are received as expected; and
 - methods of service delivery will remain substantially unchanged.

Population and household forecasts

46. The Kāpiti Coast population and household forecasts are undertaken by .id, the population experts, on behalf of the Council. Forecasts are available for Kāpiti Coast, and the small areas within the Kāpiti Coast, for each year from 2013 to 2043. The forecasts were last updated in February 2017.
47. During the forecast development process, .id assesses what is driving population change in the area and forecasts how the age structure and household types will change as result. Forecasts are only as good as the assumptions they are based on, so .id works closely with the Council to ensure the most recent and detailed information about current and planned residential development activity is included in the development of the forecasts. These assumptions can be

found online at: <http://forecast.idnz.co.nz/kapiti/assumptions>.

48. The addition of new household units to the housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas or new households to form locally (such as young people leaving the family home or separations/divorces). Once the forecasters have established the amount of development activity in an area, the next step is to make assumptions about who will move into the area as well as who will leave the area. Migration, birth rates, and death rates are all important components of population change. This data is gathered from Census and other central government databases.

Cost of individual items of capital expenditure

49. The Council has used the best information available at the time of developing this policy to estimate the cost of individual items of capital expenditure on water supply, wastewater, stormwater, and roading that will be funded in whole or in part out of development contributions. It is likely that actual costs will differ from estimated costs due to factors beyond the Council's ability to predict such as changes in the price of raw materials, labour etc. and the timing of capital works.
50. The Council will review its estimates of capital expenditure at least every 3 years when it reviews this policy.

Funding service areas for development contributions

51. Some parts of the District Wide have a greater range and standard of infrastructure services than other parts (e.g., water supply or wastewater system). Council has decided to use funding service areas to define the areas in which development contributions may be required. This balances practical and administrative efficiencies with considerations of fairness, equity and the distribution of benefits among the

various funding sources, including ratepayers and developers.

52. The funding service areas for development contributions depend on the type of infrastructure, the type of development and the impact of that development.
53. Each capital expenditure project will be assigned to only one funding service area. A development within any funding service area may be required to pay the development contribution applicable in that funding service area.
54. The funding service area for each activity is defined in the maps to the policy. Funding service area boundaries reflect current and planned future service provision areas, and they do not necessarily conform to Council's ward boundaries.

55. The funding service areas for development contributions are listed in Table 1.

Table 1 Funding service areas for development contributions

	Funding service areas	Funding service area name	Map reference
Roading & transport	District Wide	Roading - District Wide	RD
Water supply	Ōtaki	Water – Ōtaki	W1
	Paekākāriki	Water – Paekākāriki	W2
Water treatment	Waikanae, Peka Peka, Paraparaumu, Raumati	Water treatment – Central	W3
Water reticulation	Waikanae	Water reticulation – Waikanae	W4
	Peka Peka	Water reticulation – Peka Peka	W5
	Paraparaumu, Raumati	Water reticulation – Paraparaumu - Raumati	W6
Wastewater	Ōtaki	Wastewater – Ōtaki	WW1
Wastewater treatment	Waikanae, Paraparaumu, Raumati	Wastewater – Central	WW2
Wastewater reticulation	Waikanae	Wastewater reticulation – Waikanae	WW3
	Paraparaumu, Raumati	Wastewater reticulation – Paraparaumu- Raumati	WW4
Stormwater collection and management	District Wide	Stormwater - District Wide	SWD
	Ōtaki	Stormwater - Ōtaki	SW1
	Waikanae , Peka Peka	Stormwater – Waikanae - Peka Peka	SW2
	Paraparaumu, Raumati	Stormwater – Paraparaumu - Raumati	SW3
	Paekākāriki	Stormwater – Paekākāriki	SW4
Community infrastructure	District Wide	Community infrastructure – District Wide	CID

Transitional provisions

56. A limited set of community infrastructure projects will continue to be funded on a District Wide-wide basis. This applies only to projects that meet all of the following criteria—
- The infrastructure was constructed on the basis of funding from District Wide-wide development contributions

- The infrastructure was constructed prior to the introduction of this policy
 - Council has not yet received the full level of development contributions to fund the growth proportion of the infrastructure.
57. Council's view is that growth communities in smaller funding service areas should not be obliged to be the sole funders of growth infrastructure that might not have been constructed

to the same extent, capacity or scale, if the 2014 amendments to the LGA had been in place at an earlier time.

58. The infrastructure to which these transitional provisions apply is listed in paragraph 91 in this policy.

Roading and transport

59. The funding service area for roading is the District Wide.
60. The District Wide's roading network comprises the major routes and local roads including related bridges, walls and

embankments, footpaths, walkways and cycleways, parking facilities, and lighting. The network is characterised by interdependent components where development growth adversely impacts other areas of the network if new capacity is not constructed.

61. All communities in the District Wide, regardless of where they live, use parts of the network for access to employment and education, to purchase goods and services, and for community activities. The District Wide's roading network comprises the major routes and local roads including related bridges, walls and embankments, footpaths, walkways and cycleways, parking facilities, and lighting.
62. The network is characterised by interdependent components. This interdependence creates the need for integrated management of these components undertaken with network-wide supply and demand issues in mind. For the purposes of development contributions, the roading network is an unrestricted system, which means that the roading network can be accessed by anyone at any time in the District Wide.
63. The Kāpiti Traffic Model is used to identify areas of stress on the network and where new works will need to be planned to cater for increasing traffic numbers. The model is updated with District Wide-wide growth information.

Water supply

64. Council provides three urban water supply schemes (Ōtaki, Waikanae/ Paraparaumu/ Raumati, and Paekākāriki).
65. The Ōtaki and Paekākāriki schemes serve single, distinct communities and each one will be a separate water supply funding service area under this policy.
66. The sources and treatment plant for the Waikanae water scheme serve communities in Waikanae, Peka Peka, Paraparaumu and Raumati. The costs of meeting demand for additional treated water capacity will be funded equitably by having a single funding service area covering those

communities for water treatment, limited to those properties that may be connected to the service now or in the future.

67. There are distinct reticulation networks, serving the communities at—
 - Waikanae and Peka Peka, and
 - Paraparaumu and Raumati.
68. Demand for additional capacity in Waikanae is expected to be quite different from the increased demand from Paraparaumu and Raumati. The costs of network upgrades to meet the additional demands will be funded equitably by having two separate funding service areas, for—
 - Waikanae and Peka Peka
 - Paraparaumu and Raumati.
69. The Peka Peka water supply is a trickle feed which means connected properties must have 24-hours' worth of onsite storage. The upgrading of the Peka Peka supply to an on demand supply is dependent on a number of other upgrades being completed first.

Wastewater

70. Council provides two wastewater schemes, one at Ōtaki, and one in Paraparaumu.
71. The Ōtaki scheme serves a distinct community and is a separate funding service area under this policy.
72. The Paraparaumu wastewater scheme has a single treatment plant located in Paraparaumu, and reticulation networks serving the communities at Waikanae, Paraparaumu and Raumati.
73. The costs of additional capacity upgrades at the Paraparaumu plant will be funded equitably by having a single funding service area for wastewater treatment, limited to those properties that may be connected to the service now or in the future.

74. Demand for additional capacity in Waikanae is expected to be quite different from the increased demand from Paraparaumu and Raumati. The costs of reticulation capacity upgrades will be funded equitably by having two separate funding service areas, for—

- Waikanae
- Paraparaumu and Raumati.

Stormwater collection and management

75. Council provides stormwater collection and management services for the benefit of the whole District Wide, and specific funding service areas in particular. If stormwater flows are not contained and managed for public and environmental health and safety, then flooding damages property and prevents safe access to parts of the District Wide.
76. There are two related processes for stormwater collection and management:
 - onsite collection and management for individual lots. While individual lots may have onsite collection of peak flows and be hydraulically neutral within the site, Council is responsible for design and management of stormwater flows when they leave the site. Therefore, although a development may be hydraulically neutral, Council may charge development contributions as those developments create a need for infrastructure to manage stormwater flows when they leave the site because:
 - o all devices (ponds, soak pits, swales etc) used to capture flows are designed for specific rain events. If consecutive events occur or if the duration of the event exceed the storage or soakage capacity of the device the resulting overflow will impact on the downstream network
 - o rising ground water levels impact the soakage. There is sufficient evidence to prove rising ground water levels in many areas in Kāpiti.
 - o it is virtually impossible to restrict all flows from a new impervious surface (driveways, yards etc) so not all flows are captured. Some flows will discharge directly into the

stormwater network and will impact on the downstream network (open waterways and piped network)

77. Flooding has occurred in the past in many parts of the District Wide, and the stormwater network also needs additional capacity to meet future growth needs. The lack of sufficient pipe capacity, and the resulting need to provide stormwater collection and management works across the District Wide is seen as one of the most significant impacts of continued development. The impact on growth is considered at the design stage of every project, and the development contributions have been calculated on the basis of extra capacity to accommodate growth, discounting the cost of any capital works required to remedy existing level of service deficiency.

Community infrastructure

78. The only community infrastructure projects in this policy are assets that were built prior to 2015, partly to meet anticipated growth demands. The development contribution component of those projects was funded on a District Wide-wide basis, and Council has decided to continue to charge development contributions for those projects.

Capital costs already incurred in anticipation of growth

79. Development contributions will be required from development to meet the cost of infrastructure capacity that Council has already provided partly in anticipation of development, where legislation allows. See Table 3 for details.

Roading and transport

80. Development growth increases the local roading network by adding new kilometres of local road and increasing traffic volumes on the existing network. This has an impact on traffic flows and road safety with the need to keep the roads in good condition. To maintain the current level of service for a growing population, additional works are required across the network. These works comprise medium to large capital

upgrade projects (e.g. construction of roundabouts or a new link road) but also many small capital upgrade projects (such as intersection safety improvements and pedestrian crossings) right across the District Wide over a 30-year period. Upgrade works are timed using traffic and safety assessments as well as the Kāpiti Traffic Model, or approximately match expected growth, to ensure cost-effective use of the Council's resources and assets.

81. Development contributions will be required to fund these District Wide-wide upgrade works to meet growth needs. The roading and transport projects funded by this policy are listed in the schedule to the policy.
82. To assess the impact of growth, the District Wide traffic generation proportion is applied to part of the capital works programme (new assets/upgrades). If traffic volumes are expected to grow by 10% then 10% of the cost of future capital projects (new assets/upgrades) is met by development contributions.

Water supply

83. When new households and non-residential activities are connected to the system, the water pressure and flow service standards for other households in the network are reduced. To meet growth needs, and maintain the level of service, Council must provide additional capacity for water sources, treatment and water supply networks. The work may be programmed as a specific upgrade or it may be timed to coincide with the renewal programme.
84. The Council plans to provide additional supply infrastructure for Paraparaumu, Waikanae and Raumati to meet growth needs and serve existing users. The Waikanae water treatment plant will also need expanded capacity to meet growth. New households and non-residential growth are assumed to occur in the existing urban areas. No provision has been made to service growth in rural or rural residential zones.

85. Development contributions will be required for capital works to provide additional source, treatment, storage and network capacity for specific funding service areas to service growth. The water supply growth projects funded by this policy are listed in the schedule to the policy. The works to serve existing users that are not required as a direct result of growth will be funded from rates.

Wastewater

86. When new households and non-residential activities connect to the system any available capacity of the existing system to convey and treat wastewater is reduced or may be exceeded. To meet growth needs, and maintain the level of service, Council must provide additional capacity for collection networks and treatment. The work may be programmed as a specific upgrade or it may be timed to coincide with the renewal programme.
87. Council plans to provide additional treatment capacity for Paraparaumu, Waikanae and Raumati to meet growth needs and serve existing users. New households and non-residential growth is assumed to occur in the existing urban areas. No provision has been made to service growth in rural or rural residential zones.
88. Development contributions will be required for capital works to provide additional collection network and treatment for specific funding service areas. The wastewater projects funded by this policy are listed in the schedule to the policy. Works to serve existing users that are not required as a direct result of growth will be funded from rates.

Stormwater collection and management

89. Council plans to invest in substantial stormwater collection and management works over the next 30 years. Development contributions will be required where the purpose of those works is to meet demand for additional capacity in the network of pipes and streams arising from growth that make up the stormwater system. The stormwater collection and

management projects funded by this policy are listed in the

Community infrastructure

90. Council will continue to collect development contributions for capital expenditure on the following community assets, because they were constructed based on District Wide-wide development contributions as well as ratepayer funding.

Table 2 Community infrastructure assets that the Council has already built

Project	Total cost (\$)	Growth shared
Paraparaumu Library	1,848,000	33%
Ōtaki Library	275,000	25%
Coastlands Aquatic Centre	5,709,000	33%
Improved Civic Administration Building	1,513,000	20%

Future assets for which development contributions will be required

91. Table shows, for each activity, the:

- planned capital expenditure 2018-48 that Council expects to incur to meet the increased demand for network infrastructure resulting from growth;
- total amount of development contribution funding sought for that activity; and
- proportion of the capital expenditure that will be funded by development contributions and other sources of funding.

92. Where Council anticipates funding from a third party (such as the New Zealand Transport Agency (NZTA) for any part of the growth component of the capital expenditure budget, this proportion is excluded from the costs used to calculate development contributions.

schedule to the policy.

Table 3 Summary of total cost of capital expenditure to be funded by development contributions

Pre 2012 (2012/13 LTP and 2015/16) LTP					18/19 LTP							
Infrastructure proposed	Growth Capital expenditure (\$ already incurred	Growth Capital expenditure (\$) already incurred funded by other sources	Growth Capital expenditure (\$) already incurred (net)	Capital Expenditure (\$) incurred to meet growth	Planned Capital expenditure (\$) expected to be incurred	Planned Capital expenditure (\$) expected to be incurred by other sources	Planned capital expenditure (\$) expected (net)	Planned capital Expenditure (\$) incurred to meet growth	Planned capital Expenditure (%) expected to meet growth	Total Capital expenditure (\$) expected to meet growth		
Access Roading & Transport	42,743,761	-	9,199,741	33,544,021	3,642,214	189,104,256	-	75,354,329	113,749,927	4,803,171	4%	8,445,386
Water	52,917,865	-	52,917,865	20,679,028	95,031,011	-	95,031,011	10,877,089	11%	31,556,116		
Wastewater	18,333,058	-	18,333,058	5,929,452	55,207,106	-	55,207,106	1,126,182	2%	7,055,634		
Stormwater	16,761,553	-	16,761,553	1,489,725	146,386,261	-	146,386,261	14,638,626	10%	16,128,351		
Community Facilities	11,467,372	-	11,467,372	9,344,999	48,011,654	-	48,011,654	-	0%	9,344,999		
TOTAL	142,223,609	-	9,199,741	133,023,868	41,085,418	533,740,289	-	75,354,329	458,385,960	31,445,068		72,530,486

Note that some of the growth works planned over the next 30 years will provide capacity beyond the 30 year planning horizon of this policy. The Council does not use financial contributions under the RMA to fund any of the expenditure contained in the table above.

Units of demand – the household unit equivalent (HUE)

93. The units of demand used in this policy are referred to as HUEs (Household Unit Equivalents). The HUE is a composite unit of measurement based on the demand for services created by a single household unit. The HUE incorporates roading, water, stormwater, community facilities and wastewater use.

94. Council has developed its scale of HUEs on a consistent and equitable basis, having considered the:

- need to separate residential and non-residential activities because of the different demands they place on Council's community facilities
- complexity of trying to make the policy account for every different development type
- availability of data to support differentiating units of demand rates for various types of developments
- the administrative efficiency of having multiple units of demand.

Table 4 Summary of HUE assessments

Development type	Scale of development	HUE assessment
Residential	Minor flat	1 household unit < 60m ² GFA = 0.7 HUE.
	Standard household unit	1 household unit = 1 HUE.
	Modify a 60m ² or less minor flat to increase floor area to greater than 60m ² .	0.3 HUE for any extension over 60m ² .
	The addition of one or more bedrooms to a one bedroom dwelling approved prior to 1 July 2018	0.5 HUE where one or more bedrooms is added.
	Retirement accommodation	0.7 HUE per residential unit within a retirement accommodation complex
Fee simple subdivision		Each new allotment = 1 HUE.
Non-residential		450m ² of gross floor area (GFA) = 1 HUE.
Visitor Accommodation		43% of a HUE for each person the accommodation is designed to accommodate
Supported living accommodation		43% of a HUE for each person the accommodation is designed to accommodate
Shared and group accommodation		43% of a HUE for each person the accommodation is designed to accommodate

95. In order to estimate the demand from developments for roading, water and wastewater, the Council's growth model converts population to household units using the District Wide average of 2.3 people per household unit (based on the population and household forecasts from .id).

101. If the owner of a small household units that was originally assessed at 0.7 HUE wants to add to the GFA of the household units to more than 60m², then it will be assessed for the additional 0.3 HUE. This additional development contribution is equitable because the development will now be a standard household unit under this policy.

One-bedroom dwellings approved prior to 1 July 2018

102. If the owner of a one-bedroom dwelling that was originally assessed at 0.5 HUE under the previous development contributions policy wants to add one or more bedrooms to the existing dwellings, it will be assessed for the additional 0.5 HUE. This additional development contribution is equitable because the development will now be a standard household unit under this policy.

96. To estimate the growth component of stormwater infrastructure the Council calculates the number of future lots that will benefit from increased stormwater capacity. This calculation is based on the total area of vacant residential land within each funding service area, divided by an "average" lot size. The 'average' lot size for this calculation is higher than the actual average lot size, in order to take account of the impacts of contour and roading which reduce the number of lots that may actually be created on vacant land.

97. The HUE assessment in this policy for a small household unit allows a larger household than the Operative District Wide Plan rules for a family flat as the Proposed District Wide Plan allows for larger minor flats of up to 60m². This policy applies to all small household units that are developed, regardless of who occupies them. The District Wide plan rules may be more restrictive.

Fee simple subdivision

98. Each allotment is equivalent to one HUE. Allotments shown on a subdivision plan as road or reserve to vest in the Council are excluded.

Standard household unit

99. One standard household unit is equivalent to one HUE.

Minor flats (60m² or less)

100. Each household unit that is 60m² gross floor area (GFA) or smaller will be assessed at 0.7 HUE of the development contribution charges under this policy. This recognises that very small household units, which may include kaumātua housing and papakāinga, generate a lower demand for some types of infrastructure than larger household units.

Retirement accommodation

103. Each residential unit as part of a retirement accommodation complex will be assessed at 0.7 HUE, based on an average occupancy rate of 1.5 persons, compared to the District Wide-wide occupancy rate of 2.3 persons. This recognises that retirement accommodation generates a lower demand for some types of infrastructure than larger household units and is consistent with the requirements for minor flats.

Supported living accommodation

104. Supported living accommodation is usually made up of a number of beds catering for a maximum number of people rather than household units. The number of HUEs is calculated by using a household conversion factor. Given that an average household unit is assumed to be 2.3 people, each person is equivalent to 43% of a household unit, and so the conversion factor for supported living accommodation would be 0.43. For example, the HUE arising from supported living accommodation catering for a maximum of 100 people would be 43 HUEs.

Shared and group accommodation:

105. Shared and group accommodation recognises that residents share facilities on the same property and is usually calculated on the maximum number of people it accommodates, rather than household units. The number of HUEs is calculated by using a household conversion factor. Given that an average household unit is assumed to be 2.3 people, each person is equivalent to 43% of a household unit, and so the conversion factor for shared and group accommodation would be 0.43. For example, the HUE arising from shared and group accommodation catering for a maximum of 30 people would be 12.9 HUEs.

Rural land uses

106. Residential developments in the rural area are treated the same way as in the urban environment.
107. Each rural allotment will be assessed as having 1 HUE per household unit on the property. Each additional or new household unit on a rural allotment will be assessed as for residential land.
108. Farm sheds and buildings associated with rural activities, which do not place additional demand on infrastructural services, will not incur a development contribution.
109. Industrial or commercial developments located in the rural area will be assessed for a development contribution in accordance with non-residential developments.

110. Where the property is not planned to be connected to the water supply or wastewater network infrastructure no contributions will be required for those activities. However, if at a future time the property is to be connected it will attract a development contribution at building consent or at service connection.

Partition of Māori Land

111. The Māori Land Court can effect an order to partition Māori land. There are generally two types of partition:
- full partition, where parcels will not be held by members of the same hapū and must be partitioned in accordance with the RMA subdivision requirements. The Development Contribution will be assessed at the time of application for subdivision consent.
 - hapu partition, where freehold Māori land may be partitioned for members of the same hapū without requiring a subdivision consent. In this case the development contribution will be assessed at the building consent stage or at the time of service connection.

Application to Council for a certificate under s226 (RMA 1991)

112. No development contribution will apply at the time of an application to Council for a certificate under s226(1)(e)(ii) of the RMA. However, a development contribution assessment will apply to future development at the time of an application for building consent on the additional titles issued.

Non-residential developments

113. Every 450m² of GFA for a non-residential development is assessed at one HUE. The estimation method is shown in the table below

Table 5 Non-residential units of demand estimation

Explanation	Formula
At 2.3 people per household, one resident = 43% of one HUE.	$1 / 2.3 = 43\%$.
One employee working a 40-hour week generates about half the demand of a household resident for roading, water, wastewater and stormwater.	1 employee = 0.5 residents $43\% \times 0.5 = 22\%$
Allow an average of 100m ² per employee (because the District Wide's employment profile is mostly in industries that are not office-based).	$22\% = 100\text{m}^2$
If one employee generates demand that is roughly equal to 22% of a HUE, then four and a half employees generate one HUE.	$100\% / 22\% \approx 4.5$
Four and a half employees at 100m ²	$4.5 \times 100\text{m}^2 = 450\text{m}^2$

114. The District Wide is part of a large commuting corridor that extends to the north and south of the District Wide. Many people commute to work outside the District Wide, while others commute from beyond the District Wide to work inside it. The same is true for shopping and recreation activities, although the commuting patterns will be different. Because of the intensity of commuting patterns across the District Wide and beyond its boundaries, it is not reasonable to assume that employees are also residents.

Developments that involve a combination of activities

115. In determining the final number of HUEs that apply to a particular development, a combination of the general measure of a HUE, the residential and non-residential measure of HUEs and the visitor accommodation measure of HUEs may be used to recognise the specific composition of a particular development. Examples would be a retirement village that includes a combination of retirement accommodation and supported living accommodation or visitor accommodation that includes a combination of fully serviced units, hostel accommodation and a manager's unit.

Design capacity (capacity life)

116. The design capacity of each project indicates the number of intended or expected additional units of demand that each project will provide for development. Identifying the design capacity of each project helps Council to ensure that it is not building additional infrastructure too far in advance of it being needed, and so that it can estimate when further additional capacity may be required. This information is also used to enable Council to allocate funding on an equitable basis. In general, a project with a 30-year design capacity should be funded over 30 years, assuming that growth occurs as projected.

Cost allocations

117. Council allocates capital expenditure projects in the long term plan, plus those projects planned for 2038-48 including capital expenditure projects already delivered by the Council in anticipation of growth. Average costs are generally applied to the allocation of capital expenditure between existing and new HUEs. In most cases, calculating the marginal or incremental costs is a complex exercise, and average costs reflect a fair allocation of capital infrastructure costs to newcomers.

118. For each capital expenditure project or programme of works, Council allocates costs according to the reasons for the expenditure:

- Renewals;
 - to meet or increase the specified level of service; and
 - growth.
119. In estimating the cost proportion of additional growth-related capacity included in renewals and upgrades Council has assumed that:
- capacity increases are designed to reflect the overall level of growth in HUEs expected over the next 30 years; and
 - average cost is a reasonable proxy for the incremental cost of additional capacity. The cost of additional capacity for development growth installed during renewal projects is limited to the appropriate proportion of materials costs as all other costs are deemed to relate to the renewal of the asset.
120. Growth for capacity planning purposes is estimated after consideration of projections of population, households and employment prepared by Statistics New Zealand based on census data.
121. The methodology uses an Excel-based model which lists projects and programmes under each activity and funding service area. The full model is available from the Council.

Summary of methodology for calculating development contributions

122. Section 201(1)(a) of the LGA requires the development contributions policy to include, in summary form, an explanation of and justification for the way each development contribution in the schedule to the policy is calculated. The methodology for calculating development contributions is summarised below—

Determine expected growth and demand for infrastructure for the District Wide

- Determine the expected growth in new lots and residential and non-residential activities likely to be created within specified service areas in the District Wide over the next 30 years, using data from .id and work undertaken in

accordance with the National Policy Statement on Urban Development Capacity 2016. Determine the level of infrastructure that will be required to service the expected growth.

Define funding service areas

- Define the funding service areas for development contributions for each infrastructure activity, based on the services provided in each area, and the expected growth profile.

Identify costs

- Allocate planned capital expenditure costs to one or more of renewals, level of service and growth, taking account of design capacity of the works that will be provided for growth within each funding service area. Do not include operating and maintenance costs, subsidies, grants, third party funding (to the extent it can be assumed) and the costs of works that Council expects to recover from other sources.
- Add up the cost of capital expenditure for the growth allocations for each project identified through the Long Term Plan 2018 – 2038 and in this Policy for the next 30 years by funding service area:
 - i. Add up the cost of capital expenditure that is expected to be necessary to meet growth needs over the next 30 years.
 - ii. Add up the cost of capital expenditure that has already been provided to meet growth needs over the next 30 years.
- Convert growth projections to units of demand for each infrastructure type, for residential developments, and non-residential developments.
- Adjust the cost of capital to take account of borrowing and debt servicing to yield the total cost of capital expenditure.
- calculate the development contribution per unit of demand (HUE).

Calculate contributions

For each activity in each funding service area, divide the (total) cost of capital by the expected growth (in HUE) to calculate the development contribution per unit of demand (HUE).

Increases in development contributions

123. The Council may increase a development contribution without reviewing the policy, or without consultation, provided that the increase does not exceed the result of multiplying together the:

- rate of increase (if any) in the Producers Price Index Outputs for Construction provided by Statistics New Zealand since the development contribution was last set or increased; and
- proportion of the total costs of capital expenditure to which the development contribution will be applied that does not relate to interest and other financing costs.

124. An increase under this provision will only take effect after Council has made the following information publicly available:

- the amount of the newly adjusted development contribution; and
- how the increase complies with these requirements.

Summary of development contributions

125. The development contributions that will be required for each unit of demand, in each funding service area are listed in Table below.

Table 6 Summary of development contributions per unit of demand

Purpose	Funding Service Area	Development Contribution per demand 01/07/18-30/06/48
Roading	Roading and Transport - Districtwide	1,717
Water	Water Reticulation- Paraparaumu/Raumati	1,356
	Water Treatment & Reticulation - Otaki	31
	Water Reticulation- Waikanae	1,871
	Water Treatment - Waikanae /Paraparaumu / Raumati	4,203
Waste	Wastewater - Reticulation Waikanae	1,000
	Wastewater Treatment - Otaki	46
	Wastewater Treatment - Waikanae/paraparaumu/Raumati	508
Stormwater	Stormwater - Districtwide	426
	Stormwater collection & management Paraparaumu/ Raum	1,323
	Stormwater collection and management Otaki	420
	Stormwater collection and management Paekakariki	132
	Stormwater collection and management Waikanae	685
Community Infrastructure- DistrictWide	Community Infrastructure-Districtwide	1,458

Operational policy

The trigger for a development contribution

126. The Council will assess the development contribution that is required when it first receives an application for a:

- building consent or a Certificate of Acceptance under the Building Act 2004; or
- resource consent for subdivision or other land use consent under the RMA; or
- service connection or connection authorisation.

Assessment basis and timing

Initial threshold test

127. The Council will assess any subdivision or other development that generates a demand for community facilities for a development contribution where the effect of the development, including its cumulative effect with another development, is to require new or additional assets, or assets of increased capacity.

Resource consent for subdivision, unit title and cross-lease

128. Council will assess the development contributions required in respect of a resource consent being granted under the RMA for the fee simple subdivision of land, including, unit title and cross lease developments when the subdivision consent application is received by the Council.

129. The Council will initially assess the subdivision at one HUE per developable lot on all sites. The Council may make a further assessment when it receives any subsequent application for resource consent, building consent or service connection, where additional demand is generated.

130. Where a subdivision consent provides for its implementation in stages, the Council has sole discretion for apportioning any development contribution to a relevant stage.

Resource consent for land use

131. The Council will assess the development contributions required in respect of a resource consent for land use under the RMA when it receives the application accompanied by all required information.

132. The Council will assess the development on the basis of HUE's in the development that are approved by the Council. Where a consent is amended by any subsequent decision (including any appeals to the Environment Court), the Council may reconsider the assessment.

Building consent

133. The Council will assess the development contribution required for a development when it receives a building consent or a certificate of acceptance application accompanied by all required information. Non-residential buildings will be charged pro rata at a rate of 0.0022 HUE per m², less any HUE credits remaining from previous stages of development on the site.

134. The stormwater component of the contribution is only applicable to the greatest number of HUEs on any floor in non-residential or multi-unit residential developments. For example, a four-storey residential development with three household units on one floor and two household units on each other floor would be assessed on the basis of three HUEs for stormwater.

Service connection

135. If a development only requires a service connection and development contributions have not been assessed for that development, the Council will assess the development contribution when it receives the application for a service connection accompanied by all required information.

Changes to development

136. The amount of development contribution that is payable may be re-calculated, and a further contribution required, at the Council's sole discretion, following any change to a

subdivision, land use or building consent or application for a certificate of acceptance or new service connection that results in increased demand.

Assessment and requirement for payment of development contributions

137. Applications received by the Council will be assessed by applying the following steps:

- (a) Confirm whether the application is for a "development" as defined in section 197 of the LGA;
- (b) if the answer to (a) is yes, consider whether the proposed development has an effect, either individually or cumulatively with other developments, of requiring new assets, additional assets, or assets of increased capacity?
- (c) if the answer to (b) determine if, as a consequence, the Council incur (or has it already incurred) capital expenditure to provide appropriately for network infrastructure or community infrastructure?;
- (d) Check whether the Council is prohibited from requiring a development contribution under section 200 of the LGA?
- (e) verify whether the policy provides for development contributions to be required in the circumstances of this development?

identify the catchments in which the proposed development is located;
- (f) calculate how many HUEs represent the impact attributable to the demand by activity for the relevant catchments;
- (g) identify what credits are applicable, by activity;
- (h) deduct the credit HUEs from the demand HUEs to obtain the net increase in demand by activity for the development;

- (i) determine the charge for each activity by applicable catchment from the schedule of charges;
- (j) total the results for each activity; and
- (k) add GST.

New connections

138. If the Council receives a service connection application for an existing development that was not connected to a District Wide water or wastewater scheme as at 1 July 2005, it will assess and may require a development contribution, because the connection creates demand for additional capacity.

Building consent, certificate of acceptance or land use resource consent without subdivision

139. Council will assess and require contributions at the building consent, certificate of acceptance or land use resource consent stage where there are additional units of demand created in the absence of subdivision (e.g. an additional house on a lot).

Residential subdivision

140. For residential development, the Council will generally assess contributions at the subdivision consent stage, for the following reasons—

- practicality of implementation;
- economies of scale in implementation costs;
- fairness;
- best available knowledge for projections and allocating budgets.

141. The Council is not prevented from assessing and requiring development contributions at a subsequent stage where for any reason it has not assessed and required development contributions to be paid at the subdivision stage.

142. While development contributions will be assessed and required at the time of issue of the resource consent, the invoice will not typically be generated until application is made for the RMA section 224(c) certificate (for Council approval that all conditions of the subdivision consent have been met). This avoids Council charging consent holders for subdivisions that do not proceed.

Non-residential subdivision

143. For non-residential development, Council will require contributions at the subdivision consent stage (one per additional allotment created). It will assess whether further contributions are required at the building or land use consent stage. A credit may apply for any contributions that have been paid for the property at the subdivision stage. This staging is necessary because the demand created by non-residential development varies depending on the characteristics (such as size) of the building or other activity, and these characteristics are generally not known until the building or land use consent stage.

144. While development contributions will be assessed and required at the time of issue of the resource consent, the invoice will not typically be generated until application is made for the RMA section 224(c) certificate (for Council approval that all conditions of the subdivision consent have been met). This avoids Council charging consent holders for subdivisions that do not proceed.

Amended consents

145. Council may assess and require additional development contributions for a total development if:
- an application for resource consent that was lodged prior to 1 July 2005 is amended; or

- an application is made to amend a condition of resource consent where the application for that resource consent was lodged prior to 30 June 2005; and
- the amendment results in an increase in the total number of assessed HUEs from that which would have been applicable if this policy had been applied to the development.

Works undertaken or land set aside

146. When assessing development contributions, Council will take into account any capital infrastructure works that have been undertaken and/or land set aside as a result of an agreement with Council.

Credits for existing development

147. In assessing the units of demand for a development, Council will apply credits where, and to the extent that:

- there is pre-existing demand on an allotment. The total HUEs of a development will be reduced by the level of pre-existing demand from a development; or
- development contributions have already been paid for the same development and for the same activity. This includes development contributions paid at the subdivision stage, applied as a credit towards subsequent building activity.

148. Credits will be expressed in HUEs, rather than specific dollar amounts, even if the schedule of charges payable per unit in the policy has changed between applications relating to the same development.

149. Credits will not be refunded and can only be used for developments on the same site and for the same activity for which they were granted.

150. Credits cannot be used to reduce the number of units of demand to less than zero.

Table 7 Examples of credits

Current development (pre-existing demand)	New development	Assessed number of HUEs	Credit	Development contribution to be paid
One allotment	Infill residential fee simple subdivision into 3 fee simple allotments	3 HUEs	1 HUE credit for the original allotment	2 HUEs for the additional allotments.
One household unit, 60 m ² GFA or less.	Extension to more than 60 m ²	1 HUE	0.7 HUE credit for the original development.	0.3 HUE for the extension.
An extension to an existing household unit, 65 m ² GFA or less established prior to 1 July 2018, which had already had a reduction in development contributions under an earlier version of this policy.	Extension to more than 65 m ²	1 HUE	0.7 HUE credit for the original development.	0.3 HUE for the extension.
An addition to an existing one -bedroom household unit established prior to 1 July 2018, which had already had a reduction in development contributions under an earlier version of this policy.	Add one or more new bedrooms	1 HUE	0.5 HUE credit for the existing development	0.5 HUE for the modification
One household unit on an existing allotment already containing one household unit.	One additional household unit, with or without subdivision.	2 HUEs	1 HUE credit for the existing household unit	1 HUE for the additional household unit.

Timing of payment

151. Payment must be made within 10 working days from the date of the Council invoice.
152. Pursuant to section 208 of the LGA, until such time as a development contribution has been paid or made, Council may:
- in the case of a development contribution required under section 198(1)(b) withhold a code of compliance certificate under section 95 of the Building Act;
 - in the case of a development contribution required under section 198(4A) withhold a certificate of acceptance under section 99 of the Building Act;
 - in the case of a development contribution required under section 198(1)(a), withhold a certificate under section 224(c) of the RMA, or prevent the commencement of a resource consent under the RMA;
 - in the case of a development contributions required under section 198(1)(c), withhold a service connection to the development.

In each case, the Council may register the development contribution as a charge on the title of the subject land.

Refunds

153. The development contribution policy provides for projects which have an extensive funding period and construction phase for many years and extend beyond the current long term plan. However, all development contribution projects have to be identified in the long term plan.
154. The refund of money will occur in accordance with Section 209 of the LGA 2002, if:
- a resource consent lapses under section 125 of the RMA 1991, or is surrendered under section 138 of that Act, or
 - a building consent lapses under section 52 of the Building Act 2004, or
 - the development or a building in respect of which a resource consent or building consent was granted does not proceed, or
 - the Council does not provide any network infrastructure, or community infrastructure for which a development contribution was required.

155. Any refunds will be issued to the current consent holder for the development for which they apply.
156. The amount of any refund will be the contribution paid, less any costs already incurred by the Council in relation to the development or building and its discontinuance but may include any interest earned depending on the circumstances of the case.

Liability should construction not commence

Within two years

157. If construction of a development does not commence within two years of being granted a resource or building consent, the ability to seek a reconsideration under s199A of the LGA shall no longer apply, and all contributions will be fully payable for the development.
158. Commencement of construction will be deemed to have occurred when the activity for which a resource consent and building consent were issued, has commenced.

Reconsiderations and objections

Reconsiderations

159. If Council requires a person to make a development contribution, that person may request Council under section 199A of the LGA to reconsider the requirement if they have grounds to believe that the:
 - development contribution was incorrectly calculated or assessed under Council's development contributions policy; or
 - Council incorrectly applied its development contributions policy; or
 - information used to assess the person's development against the development contributions policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

160. A request to reconsider must be made within 10 working days after the date on which the person lodging the request receives notice from Council of the amount of development contribution that Council proposes to require.
161. A person may not apply for reconsideration of a requirement if the person has already lodged an objection to that requirement under s199C and Schedule 13A of the LGA.
162. A request for reconsideration may be made either—
 - on Council's Development Contribution Reconsideration form which is available on Council's website kapiticoast.govt.nz; or
 - via email, providing the request includes all the same information as if it was made using the form.
163. The Council will acknowledge receipt of the reconsideration request within three working days by responding in writing or by email.
164. The Council may, within 10 working days of receiving the request for reconsideration, request further information from the requester to support the grounds stated in the reconsideration.
165. Once the Council has received all the required information relating to the request or the applicant has advised that they will not provide any further information, the Council will reconsider the assessment and advise the applicant of the outcome within 15 working days.
166. The Council will follow the process below in assessing a request for a reconsideration:
167. Staff will prepare a provisional report undertaking a full review of the original assessment including taking into account the:
 - grounds on which the request for consideration was made including any new information;
 - purpose and principles of development contributions under sections 197AA and 197AB of the LGA;

- provisions of the development contributions policy; and
 - other relevant matters.
168. The reconsideration request and provisional report will be reviewed by the relevant Group Manager, in line with their financial delegation.
 169. The applicant will be advised of the outcome of the request within 15 working days after the date the:
 - application for reconsideration is received, if all required information is provided in that application; or
 - application for reconsideration is received, if the applicant refuses to provide further information; or
 - further information is received from the applicant.
 170. The Council may charge an administration fee for reconsidering the development contributions it has assessed, at its sole discretion. The fee may be refunded if the reconsideration results in the Council requiring a reduced development contribution.
 171. A person may lodge an objection to the outcome of the reconsideration process in accordance with section 199C of the LGA.

Objections

172. This section summarises the relevant provisions of the LGA as at 12 March 2018 and especially sections 199C – 199P. Anyone who wishes to object to a development contribution required under section 198 is advised to refer to the LGA for more details, and especially schedule 13A, which provides the procedure for development contribution objections.
173. A person may object to the assessed amount or the reassessment amount of the development contribution that the Council has required from them under certain circumstances.
174. An objection may be made only on the ground that the Council has:

- failed to properly take into account features of the objector's 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 territorial authority's District Wide or parts of that District Wide; or
- required a development contribution for community facilities that is not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
- required a development contribution in breach of section 200 of the LGA; or
- incorrectly applied its development contributions policy to the objector's development.

175. Objections are decided by development contribution commissioners, who are appointed by the Minister of Local Government. Council selects not more than three commissioners for an objections decision as soon as practicable after receiving the objection. Commissioners may not be board members, shareholders, owners, employees, or contractors of the objector. If an objection requires specialist skills and knowledge, Council may seek to have a specialist approved by the Minister of Local Government for the relevant objection.

176. A hearing is not mandatory.

177. The commissioners must fix the date, time, and place of the hearing (if any), and advise the parties at least 10 working days before the date on which the hearing commences.

178. Witness fees and allowances are met by the party that calls the witness.

179. Council may recover its actual and reasonable costs in respect of the objection for:

- selecting, engaging and employing the development contributions commissioners; and

- providing the secretarial and administrative support for the objection process; and

- preparing for, organising, and holding the hearing.

180. When a development contribution objection is lodged, Council may still require the development contribution to be made but must not use it until the objection has been determined. If Council does not require a development contribution to be made pending the determination of an objection, it may withhold certificates or permissions in accordance with section 208 of the LGA until the objection has been determined.

Development agreements

181. Council may enter into development agreements in circumstances where there is a need to allocate responsibility between developers and Council for the construction and funding of public works associated with a development in order to support outcomes in the Council's long term plan.

Process for a development agreement

182. A development agreement is a legally enforceable contract and anyone considering requesting a development agreement is advised to consider sections 207A-207E of the LGA before making a request.

183. Either a developer or the Council may request a development agreement. Any requests must be in writing.

184. When the Council receives a written request from a developer to enter into a development agreement, it must consider the request without unnecessary delay.

185. The Council may accept the request in whole or in part subject to any amendments agreed to by both the Council and the developer; or the Council may decline the request.

186. The Council must provide the developer with written notice of its decision and the reasons for its decision.

Contents of a development agreement

187. Any development agreement must clearly record:

- why an agreement is being used;
- a description of the land that the agreement will relate to, including its legal description and, if applicable;
 - the street address of the land; and
 - other identifiers of the location of the land, its boundaries, and extent; and
- details of the infrastructure that each party to the agreement will provide or pay for;
- the amount of development contribution that would have applied if the agreement was not established;
- whether or not the Council is required to pay some costs for public works;
- how the Council will fund those costs;
- any other provisions of section 207C(3) that are applicable to the agreement; and
- any other provisions that the parties have agreed to.

Schedule to the policy

188. Paragraphs 188 to 197 of this policy form the schedule to the policy required by section 201(2) of the LGA.

189. The schedule sets out the development contributions that may be charged for each activity and within each funding service area. In accordance with sections 201A and 202(1) of the LGA the schedule specifies:

- the assets for which development contributions will be used;
- the event and circumstances that will give rise to a requirement for payment of a development contribution;
- the development contributions payable in the District Wide or local service area by development for capital expenditure for growth-related services for network infrastructure (water

supply, wastewater, stormwater, transportation) and community infrastructure, as a dollar (\$) amount; and

- further assumptions underlying the detailed calculation of the development contribution where these help to explain the calculation or methodology.
190. The methodology used to calculate development contributions is summarised at paragraph 122 of this policy. The full methodology that demonstrates how development contributions are calculated is available from Council's offices at 175 Rimu Road, Paraparaumu.
191. The event and circumstances that will give rise to a requirement of payment of a development contribution are set out in the operational policy. How the Council determines the units of demand is contained in paragraphs 93-115 of this policy.
192. The explanation of and justification for the way each development contribution is calculated is set out in paragraphs 51-92 of the policy.
193. Council may make changes to the schedule of capital projects at any time without consultation or further formality, but only if the change:
- is being made to reflect a change of circumstances in relation to an asset that is listed in the schedule or is to be added to the schedule; and
 - does not increase the total or overall development contribution that will be required to be made to the territorial authority.

Total cost of capital to meet growth needs

194. The total cost of capital to meet growth needs is calculated from a set of large, linked, planning spreadsheets for each activity.
195. The Council has used the best information available at the time of developing this policy to estimate the cost of individual items of capital expenditure that will be funded in

whole or in part out of development contributions. It is likely that actual costs will differ from estimated costs due to factors beyond Council's ability to predict, such as changes in the price of raw materials and labour, and the timing of capital works. Council will review its capital expenditure estimates every three years when reviewing this policy, and as part of its long term plan.

196. The following items are excluded from the development contributions calculations:

- operating and maintenance costs, subsidies and grants; and
- the costs of works to be funded by developers and third parties, the costs of any other works that Council will not pay for, and the cost of works that Council expects to recover from financial contributions.

197. The cost of capital spreadsheets show the:

- funding service area for the project
- activity;
- project name;
- growth proportion of the project;
- design capacity (in units of demand) for the growth component of the project;
- expected timing of the project;
- estimated cost (at today's prices);
- expected and actual funding, showing expected revenue sources; and
- expected cost of capital for any component that will be funded by debt.

Table 8 Schedule of financial contributions under the Operative Kāpiti Coast District Wide Plan and Proposed Kāpiti Coast District Wide Plan

Plan	Plan reference	Purpose/activity	Can the Council require a financial contribution if the development is:	
			exempt from development contributions?	liable for development contributions?
Operative District Wide Plan	Part E.1	Reserves/open spaces	Yes	Yes
	Part E.2	Roads and access	Yes	No
	Part E.3	Water Supply	Yes	No
	Part E.4	Sewage disposal	Yes	No
	Part E.5	Stormwater disposal	Yes	No
	Part E.6	Community facilities	Yes	No
	Part E.7	Earthworks	Yes	No
	Part E.8	Landscaping	Yes	No
	Part E.9	Esplanade Reserves	Yes	Yes
	Part E.10	Native vegetation, habitat and cultural site protection	Yes	Yes
	Part E.11	Screening	Yes	No
Proposed District Wide Plan	12.1.1	Reserves/open spaces	Yes	Yes
		Infrastructure beyond development site	Yes	No
		Heritage and ecological features	Yes	Yes
		Riparian margins	Yes	Yes

Schedule of indicative development contributions by area

198. Table 9 lists the indicative development contributions per unit of demand payable for each area in the District Wide. It is important to note however that the specific charge for each unit of demand will be driven by which map each property is located within for each service area.

Table 9 Indicative development contributions by area (GST Inclusive)

	Ōtaki (\$)	Paekākāriki (\$)	Paraparaumu- Raumati (\$)	Waikanae (\$)
Community Infrastructure - Districtwide	1,678	1,678	1,678	1,678
Roading & Transport - Districtwide	1,975	1,975	1,975	1,975
Stormwater - Districtwide	490	490	490	490
Stormwater collection & management	483	152	1,522	787
Wastewater - Reticulation Waikanae				1,150
Wastewater Treatment	53		584	584
Water Treatment & Reticulation	36			
Water Reticulation			1,559	2,152
Water Treatment			4,834	4,834
Total development contributions levy (GST Inclusive)	4,715	4,295	12,642	13,650

Capital projects to be funded by development contributions

199. Table 10 lists the community infrastructure project that have already been built, and for which development contributions may still be required. It shows the capital expenditure incurred, and the amount to be recovered through development contributions.

Table 10 Community infrastructure transition projects

Funding service area	Community infrastructure project	Capital expenditure on projects that have already been constructed (\$)	Expenditure to be recovered from development contributions (\$)	Expenditure to be funded from other sources (\$)
District Wide	Paraparaumu Library	1,848,000	1,848,000	-
District Wide	Ōtaki Library	275,000	275,000	-
District Wide	Coastlands Aquatic Centre	5,709,000	5,709,000	-
District Wide	Improved Civic Administration Building	1,513,000	1,513,000	-

200. Table 11 on the following pages lists all of the Council's past and future assets and programmes of work that have a development contribution funding component.

Table 11 Schedule of past and future capital (FC) projects by development contributions (DC)

	Pre 2017 actual spend an 2017/18 Annual Plan				2018-38 LTP and 2038-48 capital expenditure included in the Infrastructure strategy			
Business unit	Growth Capital expenditure (\$) already incurred	Growth Capital expenditure (\$) already incurred funded by other sources	Growth Capital expenditure (\$) already incurred (net)	Capital Expenditure (\$) incurred to meet growth	Planned Capital expenditure (\$) expected to be incurred	Planned Capital expenditure (\$) expected to be incurred funded by other sources	Planned capital expenditure (\$) expected (net)	Planned capital Expenditure (\$) incurred to meet growth Net
Access Roading & transport	42,743,761	- 9,199,741	33,544,021	3,642,214	189,104,256	- 75,354,329	113,749,927	4,803,171
1790A CWB	1,501,002	- 739,492	761,510	52,207	7,638,934	- 3,894,325	3,744,609	-
1790F Stride and Ride	-	-	-	-	193,016	- 96,508	96,508	-
17911 Strategic property purchases	200,011	- 103,740	96,270	22,999	-	-	-	-
17912 Major community connector studies	298,194	-	298,194	-	574,047	-	574,047	-
17916 Major drainage control	713,917	-	713,917	-	1,760,179	-	1,760,179	-
17929 Road reconstruction	1,669,549	- 735,413	934,136	56,395	5,326,918	-	5,326,918	1,065,384
1792A NZTA unsealed road metalling	136,888	- 37,908	98,980	-	858,427	- 437,533	420,894	-
1792B NZTA sealed road resurfacing	7,762,663	- 1,625,958	6,136,705	-	51,277,186	- 26,140,150	25,137,035	-
1792C NZTA drainage renewals	369,608	- 71,607	298,000	-	23,574,768	- 12,021,433	11,553,334	-
1792D NZTA pavement rehabilitation	598,785	- 303,644	295,142	14,287	3,332,658	- 1,698,719	1,633,939	-
1792F NZTA environmental renewals	57,142	- 17,811	39,330	-	746,706	- 380,611	366,096	-
1792G NZTA traffic services renewals	2,152,632	- 530,004	1,622,628	-	6,790,701	- 3,459,232	3,331,468	-
1792R Traffic Modelling	220,037	- 60,582	159,455	21,146	1,146,322	-	1,146,322	-
1792U NZTA Stormwater quality improvement	297,983	- 99,829	198,154	-	-	-	-	-
1792X CWB new capital	93,010	-	93,010	9,301	-	-	-	-
1792Z New bench seating - Districtwide	86,192	-	86,192	-	419,792	-	419,792	-
17934 Studies	52,955	-	52,955	-	352,241	-	352,241	-
1793A NZTA Minor safety improvements	2,674,664	- 1,357,137	1,317,527	124,877	11,326,110	- 5,772,743	5,553,368	1,110,674
1793D NZTA LED streetlight deployment	1,021,000	- 500,290	520,710	-	1,457,436	- 735,018	722,418	-
1793E NZTA Major bridge repairs	928,844	- 246,464	682,380	-	7,660,152	- 3,905,427	3,754,724	-
1793F Footpath renewal	1,481,803	-	1,481,803	-	19,279,299	-	19,279,299	-
1793G Emergency works capex	178,627	-	178,627	-	-	-	-	-
1793M NZTA travel plan implementation	204,940	- 42,766	162,174	-	2,364,636	- 1,205,194	1,159,443	-
1793T SH1 revocation	-	-	-	-	4,432,566	-	4,432,566	-
17942 Car park reseals	223,166	-	223,166	-	1,157,695	-	1,157,695	-
17943 Transport infrastructure renewal	13,022	-	13,022	-	-	-	-	-
1794E Street lighting upgrade	110,298	-	110,298	-	740,261	-	740,261	-
1794F Kapiti road K9	1,289,073	-	1,289,073	-	-	-	-	-
1794L Local area connectors	2,877,689	- 1,524,963	1,352,725	338,141	-	-	-	-
1794M SH1 revocation	122,076	-	122,076	-	-	-	-	-

	Pre 2017 actual spend an 2017/18 Annual Plan				2018-38 LTP and 2038-48 capital expenditure included in the Infrastructure strategy			
Business unit	Growth Capital expenditure (\$) already incurred	Growth Capital expenditure (\$) already incurred funded by other sources	Growth Capital expenditure (\$) already incurred (net)	Capital Expenditure (\$) incurred to meet growth	Planned Capital expenditure (\$) expected to be incurred	Planned Capital expenditure (\$) expected to be incurred funded by other sources	Planned capital expenditure (\$) expected (net)	Planned capital Expenditure (\$) incurred to meet growth Net
Access Roading & transport	42,743,761	- 9,199,741	33,544,021	3,642,214	189,104,256	- 75,354,329	113,749,927	4,803,171
1794N Localarea connector Raumati corridor	1,023,801	-	1,023,801	153,570	-	-	-	-
1794P Localarea connector Arawhata traffic sig	329,820	-	329,820	49,473	-	-	-	-
17950 Major community connector upgrades	1,404,166	- 744,208	659,958	164,989	5,713,291	-	5,713,291	1,142,658
17952 Road upgrading - Waitohu valley road	313,652	-	313,652	-	-	-	-	-
17955 NZTA street light asset renewal	1,125,516	- 276,568	848,948	-	7,236,545	- 3,688,456	3,548,090	-
1795A Major connectors Nga manu road	1,748,372	-	1,748,372	1,748,372	-	-	-	-
1795B Kapiti Road upgrade	1,133,516	-	1,133,516	-	-	-	-	-
1795C NZTA East West connectors	370,113	- 181,355	188,758	188,758	15,147,514	- 7,725,232	7,422,282	1,484,456
1795M Waikanae Emergency rail access	-	-	-	-	347,760	-	347,760	-
1797A NZTA Road improvements (retaining walls)	-	-	-	-	7,119,534	- 3,628,967	3,490,567	-
179P1 Kapiti Rd (UCF4)	40,471	-	40,471	-	-	-	-	-
179P2 Guildford Dr - Te Roto Rd (UCF5)	1,957	-	1,957	-	-	-	-	-
179P3 Kapiti Rd - Larch Gr/Rimu Rd (NET3)	975,059	-	975,059	-	-	-	-	-
179P4 Mazengarb Rd (UCF3)	2,421	-	2,421	-	-	-	-	-
179P5 Mazengarb Rd/Guildford Dr (NET2)	60,859	-	60,859	-	-	-	-	-
179P6 Ratanui Rd - Mazengarb Rd (NET9)	5,060	-	5,060	-	-	-	-	-
179P7 Waterstone Av - Kapiti Rd (UCF6)	3,653	-	3,653	-	-	-	-	-
179P9 Otaihanga Rd - Ratanui Rd (NET 8)	163,719	-	163,719	-	-	-	-	-
179Q1 Raumati Rd (UCF7)	605,526	-	605,526	-	-	-	-	-
179Q2 DBC & Design	2,696	-	2,696	-	-	-	-	-
179Q5 Poplar Av retaining (UCF8)	715,350	-	715,350	-	-	-	-	-
179Q6 Poplar Av slow zone (NET7)	30,110	-	30,110	-	-	-	-	-
179S1 Park Avenue - Ngaio Rd (UCF2)	197,804	-	197,804	-	-	-	-	-
179S4 Kapiti road - Maclean park	197,513	-	197,513	-	-	-	-	-
179S6 Hemea - Waimea stream	-	-	-	-	194,485	- 97,242	97,242	-
179S7 Park Ave cycle markings	30,185	-	30,185	-	-	-	-	-
179S8 Ngarara road - Ngaio - Russell Res	200,086	-	200,086	-	-	-	-	-
179S9 Connection park Av - Expressway	250,000	-	250,000	-	-	-	-	-
179V1 Ngaio - town centre	-	-	-	-	145,349	- 72,674	72,674	-
179V2 Town centre to Te Moana	-	-	-	-	77,519	- 38,760	38,760	-
179V3 Waikanae river - town centre	-	-	-	-	135,659	- 67,829	67,829	-
179V4 Peka Peka road	-	-	-	-	387,597	- 193,798	193,798	-
179V5 Ruapehu street cycle upgrade	-	-	-	-	92,054	- 46,027	46,027	-
179V6 CWB website	-	-	-	-	96,899	- 48,450	48,450	-
18244 Otaki main street upgrade	176,214	-	176,214	-	-	-	-	-
18610 WLR (NZTA)	5,173	-	5,173	-	-	-	-	-
18661 Wl stage 1 land purchase	92,177	-	92,177	-	-	-	-	-
Residential and commercial roading upgrades - CWB Network	4,203,000	-	4,203,000	697,698	-	-	-	-

	Pre 2017 actual spend an 2017/18 Annual Plan				2018-38 LTP and 2038-48 capital expenditure included in the Infrastructure strategy			
Business unit	Growth Capital expenditure (\$) already incurred	Growth Capital expenditure (\$) already incurred funded by other sources	Growth Capital expenditure (\$) already incurred (net)	Capital Expenditure (\$) incurred to meet growth	Planned Capital expenditure (\$) expected to be incurred	Planned Capital expenditure (\$) expected to be incurred funded by other sources	Planned capital expenditure (\$) expected (net)	Planned capital Expenditure (\$) incurred to meet growth Net
Community facilities	11,467,372	-	11,467,372	9,344,999	48,011,654	-	48,011,654	-
01225 Furniture & fittings	9,358	-	9,358	-	296,386	-	296,386	-
01235 Exterior upgrade	-	-	-	-	1,170,700	-	1,170,700	-
01250 EQP building remedial work - districtwide	224,500	-	224,500	-	2,161,835	-	2,161,835	-
01255 Old Otaki service centre - Museum	49,372	-	49,372	-	227,351	-	227,351	-
0125B Maple building capex	9,027	-	9,027	-	0	-	0	-
0234A Paraparaumu depot planned renewals	62,576	-	62,576	-	909,136	-	909,136	-
0234B Waikanae depot planned renewals	8,617	-	8,617	-	-	-	-	-
0234C Otaki depot planned renewals	23,589	-	23,589	-	79,516	-	79,516	-
0234D Dog pound planned renewals	-	-	-	-	40,512	-	40,512	-
02356 Security fence	-	-	-	-	57,919	-	57,919	-
02358 Paraparaumu depot new assets	-	-	-	-	86,398	-	86,398	-
13450 Performing arts centre	74,316	-	74,316	-	187,312	-	187,312	-
13453 Otaki theatre renewals	254,976	-	254,976	-	1,510,000	-	1,510,000	-
13454 Mahara gallery	116,304	-	116,304	-	658,829	-	658,829	-
1355A Paraparaumu housing renewals	395,370	-	395,370	-	876,746	-	876,746	-
1355B Otaki housing renewals	-	-	-	-	55,604	-	55,604	-
1355C Waikanae housing renewals	7,868	-	7,868	-	4,446,451	-	4,446,451	-
1355D Districtwide housing renewals	55,027	-	55,027	-	840,325	-	840,325	-
1365A Rental properties renewals	14,580	-	14,580	-	565,902	-	565,902	-
1384C EOC building renewal	22,604	-	22,604	-	69,586	-	69,586	-
14042 Paekakariki - Reroof	11,486	-	11,486	-	145,882	-	145,882	-
14121 Paraparaumu/Raumati - Public toilet renewal	-	-	-	-	244,320	-	244,320	-
14130 Districtwide toilets planned renewals	4,531	-	4,531	-	196,890	-	196,890	-
14221 Waikanae - Public toilet renewals	7,341	-	7,341	-	391,824	-	391,824	-
14250 Waikanae new toilets	32,722	-	32,722	-	306,036	-	306,036	-
14322 Otaki - public toilet	96,074	-	96,074	-	1,474,241	-	1,474,241	-
1482A Planned renewals - Paraparaumu	11,176	-	11,176	-	-	-	-	-
1483J Waikanae library building renewals	138,646	-	138,646	-	480,491	-	480,491	-
1483M Otaki building renewals	50,188	-	50,188	-	11,423,322	-	11,423,322	-
1483W Waikanae Library building upgrade	18,824	-	18,824	-	88,566	-	88,566	-
15826 Paekakariki - Hall furniture renewals	5	-	5	-	331,147	-	331,147	-
15830 Paekakariki - hall upgrading	53,912	-	53,912	-	345,842	-	345,842	-
1592A Paraparaumu - Raumati - Planned renewals	83,965	-	83,965	-	556,998	-	556,998	-
1592B Paraparaumu - Raumati-Community centre entry	18,781	-	18,781	-	818,986	-	818,986	-
1592C Paraparaumu - Memorial hall renewals	5,378	-	5,378	-	624,035	-	624,035	-
1592G Raumati - Poolside restaurant	9,499	-	9,499	-	-	-	-	-
1592H Paraparaumu - Sports hall renewals	-	-	-	-	17,000	-	17,000	-
16016 Waikanae memorial hall - Small projects	48,312	-	48,312	-	219,673	-	219,673	-
1602A Waikanae - Beach hall planned renewals	8,879	-	8,879	-	101,408	-	101,408	-
1602B Reikorangi hall planned renewals	79,221	-	79,221	-	1,026,860	-	1,026,860	-
1602C Waikanae - Hall renewals	4,184	-	4,184	-	342,916	-	342,916	-
1602D Waikanae - Arts centre renewals	6,978	-	6,978	-	-	-	-	-
1602E Memorial hall decor	12,033	-	12,033	-	232,010	-	232,010	-
1602G Waikanae museum renewals	11,605	-	11,605	-	355,971	-	355,971	-
16034 Waikanae senior citizen hall renewals	9,855	-	9,855	-	391,147	-	391,147	-
1612A Otaki hall planned renewals	23,240	-	23,240	-	22,396	-	22,396	-
1612B Otaki hall planned renewals	5,400	-	5,400	-	170,000	-	170,000	-
17654 Dog pound capex	42,051	-	42,051	-	211,761	-	211,761	-
38108 Matatua Rd house upgrade	-	-	-	-	460,509	-	460,509	-
59143 Otaki theatre	-	-	-	-	59,145	-	59,145	-
59160 Old Isite bldg Otaki renewals	-	-	-	-	46,533	-	46,533	-
59161 Birthright bldg renewals	9,344,999	-	9,344,999	9,344,999	-	-	-	-
Coastlands aquatic centre/Libraries Otaki/Param Civic admin building	-	-	-	-	1,573,254	-	1,573,254	-

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Stormwater	-	-	-	-	11,111,983	-	11,111,983	-
18412 Waikakariki gravel extraction	16,761,553	-	16,761,553	1,489,725	146,386,261	-	146,386,261	14,638,626
18415 Reactive solutions capex	828,769	-	828,769	-	-	-	-	-
18416 Minor stormwater projects	1,112,520	-	1,112,520	-	-	-	-	-
18418 Major stormwater projects	820,828	-	820,828	-	6,798,717	-	6,798,717	679,872
18427 Category C - Garage flooding	610,960	-	610,960	-	-	-	-	-
18429 Category E - down stream constraints upgra	-	-	-	-	75,000	-	75,000	7,500
18441 Pump station renewals	-	-	-	-	6,895,000	-	6,895,000	689,500
18446 Minor works renewals	107,768	-	107,768	-	-	-	-	-
184A3 Category C - Garage flooding	-	-	-	-	15,694,634	-	15,694,634	1,569,463
184A5 Category E - Down stream constraints upgra	-	-	-	-	5,636,334	-	5,636,334	563,633
184A7 Category A - Habitable floor flooding upg	-	-	-	-	9,990,000	-	9,990,000	999,000
184A8 Category B - Commercial building flooding	-	-	-	-	37,325,415	-	37,325,415	3,732,542
184A9 Category C - Garage flooding	-	-	-	-	7,949,999	-	7,949,999	795,000
184B1 Category F - Catchment based attenuation up	-	-	-	-	10,875,000	-	10,875,000	1,087,500
184B2 Category E - Down stream constraints upgra	-	-	-	-	1,018,663	-	1,018,663	101,866
184B4 Category A - Habitable floor flooding upg	-	-	-	-	9,672,000	-	9,672,000	967,200
184B6 Category C - Garage flooding	-	-	-	-	17,800,000	-	17,800,000	1,780,000
184B8 Category E - Down stream constraints upgra	-	-	-	-	1,632,500	-	1,632,500	163,250
184D1 Category A - Habitable floor flooding upg	-	-	-	-	15,023,000	-	15,023,000	1,502,300
18516 Stormwater Emergency works	38,132	-	38,132	-	-	-	-	-
28162 Ocean Road stormwater	766,485	-	766,485	-	-	-	-	-
28164 Tilley road	1,020,309	-	1,020,309	-	-	-	-	-
3813A Epiha street bridge	-	-	-	-	-	-	-	-
3813D Amohia street SH 1	-	-	-	-	-	-	-	-
38146 Paraparaumu - Prioritisation - new assets	160,992	-	160,992	16,099	-	-	-	-
38147 Paraparaumu - Prioritisation - renewals	430,812	-	430,812	-	-	-	-	-
3817D Kena Kena SWPS upgrade	173,331	-	173,331	22,533	-	-	-	-
381C4 Local catchments	453,684	-	453,684	45,368	-	-	-	-
381C5 Consenting and consultation	94,220	-	94,220	-	-	-	-	-
381D2 Raumati beach CBD stormwater upgrade	2,388,829	-	2,388,829	238,883	-	-	-	-
381D6 Mazengarb maps - Projects	92,548	-	92,548	9,255	-	-	-	-
48135 Waikanae - Prioritisation - new assets	555,970	-	555,970	55,597	-	-	-	-
48138 Kakariki SH1 and Awanui	412,346	-	412,346	41,240	-	-	-	-
481C1 Charnwood grove	522,943	-	522,943	67,983	-	-	-	-
481C2 Nimmo Ave	-	-	-	-	-	-	-	-
481C5 Hill catchment upgrades	-	-	-	-	-	-	-	-
58131 Otaki - prioritisation - new assets	1,148,413	-	1,148,413	114,841	-	-	-	-
58133 Otaki beach SWPS	4,581,695	-	4,581,695	657,926	-	-	-	-
Chrystal's bend Flood protection	440,000	-	440,000	220,000	-	-	-	-

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Wastewater	18,333,058	-	18,333,058	5,929,452	55,207,106	-	55,207,106	1,126,182
18901 Otaki WWTP consent	-	-	-	-	90,000	-	90,000	-
18902 Para WWTP consent	-	-	-	-	1,344,811	-	1,344,811	-
18910 Para WWTP discharge consent renewal application	81,191	-	81,191	-	-	-	-	-
18911 Otaki WWTP upgrade process	186,043	-	186,043	-	-	-	-	-
18912 Retic unplanned renewals	81,881	-	81,881	-	2,456,430	-	2,456,430	-
18913 Retic planned renewals	605,261	-	605,261	-	22,871,044	-	22,871,044	-
18914 WWPS unplanned renewals	127,940	-	127,940	-	3,900,000	-	3,900,000	-
18915 WWPS planned renewals	200,102	-	200,102	-	5,759,302	-	5,759,302	-
18916 Waikanae duplicate rising main	1,142,700	-	1,142,700	-	-	-	-	-
18917 Para WWTP renewals	272,256	-	272,256	-	8,299,999	-	8,299,999	-
18918 Otaki WWTP renewals	35,823	-	35,823	-	900,000	-	900,000	-
18919 Para WWTP inlet works	102,352	-	102,352	-	-	-	-	-
18920 Para WWTP dissolved air flotation	315,159	-	315,159	-	-	-	-	-
18945 Retic upgrades	-	-	-	-	1,165,735	-	1,165,735	-
18946 Para WWTP upgrades	-	-	-	-	240,593	-	240,593	-
18947 Otaki WWTP upgrades	-	-	-	-	380,000	-	380,000	-
18950 Inlet works	-	-	-	-	1,670,000	-	1,670,000	341,819
18951 Aeration system renewal	-	-	-	-	3,324,193	-	3,324,193	369,355
18952 Ras pump station 1 upgrade	-	-	-	-	355,000	-	355,000	47,043
18953 A recycle pump upgrade	-	-	-	-	350,000	-	350,000	46,381
18954 Bioreactor reconfiguration	-	-	-	-	600,000	-	600,000	79,510
18955 Secondary hydraulic upgrade	-	-	-	-	900,000	-	900,000	119,265
18956 UV upgrade	-	-	-	-	600,000	-	600,000	122,809
3882A Joint waste treatment capex	416,826	-	416,826	104,207	-	-	-	-
3882L Para -Rau WWPS renewals unplanned	496,661	-	496,661	-	-	-	-	-
38832 Milne drive wastewater pumping station	946,834	-	946,834	-	-	-	-	-
38835 Te Roto Drive rising main relay	109,789	-	109,789	-	-	-	-	-
38837 Para - Rau retci renewals reactive	51,065	-	51,065	-	-	-	-	-
3883C Para - Rau WWPS renewals planned	230,100	-	230,100	-	-	-	-	-
3883D Mazengarb 1 WWPS Electrical upgrade	133,914	-	133,914	-	-	-	-	-
3883J Para - Rau retci renewals planned	493,790	-	493,790	-	-	-	-	-
3883M Para north WW Network reconfig	205,083	-	205,083	-	-	-	-	-
3884B Rata Rd WWPS Electrical upgrade	121,519	-	121,519	-	-	-	-	-
3884N Para - Rau WWPS Electrical renewals	19,522	-	19,522	-	-	-	-	-
3884R Parallel rising main Rata Road	73	-	73	-	-	-	-	-
3884U Para - Rau reticulation renewals	272,700	-	272,700	-	-	-	-	-
47716 WWTP discharge consent renewal application	85,282	-	85,282	-	-	-	-	-
4773B Paraparaumu treatment plant renewals	221,936	-	221,936	-	-	-	-	-
4773K RAS PS2 capacity & upgrade requirements	-	-	-	-	-	-	-	-
4773M Major electrical renewal	74,978	-	74,978	-	-	-	-	-

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Wastewater	18,333,058	-	18,333,058	5,929,452	55,207,106	-	55,207,106	1,126,182
4773N Major mechanical renewal	129,063	-	129,063	-	-	-	-	-
4773R Waikanae duplicate rising main - advanced	2,743,098	-	2,743,098	2,743,098	-	-	-	-
47741 Screening replacement - Inlet works	-	-	-	-	-	-	-	-
47742 Clarifier flow augmentation renewal	-	-	-	-	-	-	-	-
47745 WW treatment plant dissolved air floatation (DAF)	538,104	-	538,104	80,535	-	-	-	-
47748 Paraparaumu WWTP renewals	260,550	-	260,550	-	-	-	-	-
47749 Biofilter media replacement	21,214	-	21,214	-	-	-	-	-
47750 Paraparaumu wastewater treatment plant	685,215	-	685,215	-	-	-	-	-
47752 Waikanae duplicate rising main	-	-	-	-	-	-	-	-
48808 Waikanae WWPS renewals planned	43,374	-	43,374	-	-	-	-	-
48811 Waikanae WWPS renewals unplanned	50,176	-	50,176	-	-	-	-	-
48814 Waikanae pump controls	9,043	-	9,043	-	-	-	-	-
48815 Waikanae pump chamber renewals	1,500	-	1,500	-	-	-	-	-
48816 Infiltration - detection project	253	-	253	-	-	-	-	-
4882A Joint waste treatment capex	171,573	-	171,573	-	-	-	-	-
48835 Rauparaha PS upgrade	2,533,950	-	2,533,950	2,527,950	-	-	-	-
4883A Waikanae retic renewals planned	30,731	-	30,731	-	-	-	-	-
4884K Pehi Kupa st renewal	570,705	-	570,705	-	-	-	-	-
58803 Eader decommissioning	34,497	-	34,497	-	-	-	-	-
58804 Otaki WWPS renewals unplanned	134,063	-	134,063	-	-	-	-	-
58805 Pipework refurbishment	285	-	285	-	-	-	-	-
58807 Otaki WWPS renewals planned	423,131	-	423,131	-	-	-	-	-
58808 Otaki retic renewals	165,442	-	165,442	-	-	-	-	-
58811 Otaki WW treatment plt oxidation lagoon	1,138,668	-	1,138,668	287,913	-	-	-	-
5881E Otaki WWTP upgrades process	62,615	-	62,615	-	-	-	-	-
5881G Otaki retic renewals planned	5,412	-	5,412	-	-	-	-	-
5881H WWPS maint safety improvements	5,507	-	5,507	-	-	-	-	-
58821 Stormbuffer upgrade	266,986	-	266,986	-	-	-	-	-
5882B Otaki land discharge consent upgrade	353,446	-	353,446	-	-	-	-	-
5884E Otaki electrical renewals	106,430	-	106,430	-	-	-	-	-
5884M Otaki WWTP renewals	74,246	-	74,246	-	-	-	-	-
Sludge Treatment	743,000	-	743,000	185,750	-	-	-	-

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Water	52,917,865	-	52,917,865	20,679,028	95,031,011	-	95,031,011	10,877,089
18801 Otaki consent renewal	-	-	-	-	75,000	-	75,000	-
18802 Haut consent renewal	-	-	-	-	225,000	-	225,000	-
18803 Waik consent renewal	-	-	-	-	300,000	-	300,000	201,000
18804 Paek consent renewal	-	-	-	-	50,000	-	50,000	-
18805 Haut WTP upgrades	-	-	-	-	1,650,000	-	1,650,000	-
18810 Water meter renew als	14,565	-	14,565	-	5,586,600	-	5,586,600	-
18811 Netw ork planned renew als	296,650	-	296,650	-	28,156,352	-	28,156,352	-
18812 Netw ork unplanned renew als	213,400	-	213,400	-	6,000,000	-	6,000,000	-
18813 Res renew als	90,046	-	90,046	-	1,218,000	-	1,218,000	-
18814 Otaki WTP renewal	2,822	-	2,822	-	790,000	-	790,000	-
18815 Haut WTP renewal	-	-	-	-	350,000	-	350,000	-
18816 Waik WTP renewal	56,317	-	56,317	-	1,500,000	-	1,500,000	-
18817 Paek WTP renewal	35,823	-	35,823	-	330,000	-	330,000	-
18861 WPS renew als	-	-	-	-	560,000	-	560,000	-
18863 Waik RRWG bore upgrade	-	-	-	-	4,260,398	-	4,260,398	4,260,398
18866 Otaki WTP upgrades	-	-	-	-	4,037,863	-	4,037,863	-
18867 Waik WTP upgrades	-	-	-	-	6,209,844	-	6,209,844	-
18870 Netw ork upgrades	-	-	-	-	12,719,259	-	12,719,259	-
18872 Waikane stage 2 grow th allocations	-	-	-	-	9,387,188	-	9,387,188	2,065,181
18873 Netw ork upgrades waikane	-	-	-	-	3,750,509	-	3,750,509	3,750,509
18874 Netw ork upgrades Paraparaumu	-	-	-	-	600,000	-	600,000	600,000
18896 Netw ork meter renew als	-	-	-	-	275,000	-	275,000	-
18898 Res upgrades	-	-	-	-	6,999,998	-	6,999,998	-
2833A Paekakariki unprogrammed new capex	5,067	-	5,067	-	-	-	-	-
2833F New Paekakariki bore & pipeline	344,373	-	344,373	-	-	-	-	-
2833H Ocean road pipe renewal	329,315	-	329,315	-	-	-	-	-
2833J Wellington road pipe renewal	499,500	-	499,500	-	-	-	-	-
28347 Paekakariki treatment plant renewal	144,722	-	144,722	-	-	-	-	-
28349 Paekakariki netw ork pipe renewal	68,350	-	68,350	-	-	-	-	-
2834D Paekakariki reservoir renew als	14,961	-	14,961	-	-	-	-	-
2834G Paekakariki water quality monitoring eq	30	-	30	-	-	-	-	-
38310 Backflow prevention	27,000	-	27,000	-	-	-	-	-
38313 New BFP installations	2,093	-	2,093	-	-	-	-	-
38318 Paraparaumu - Raumati netw ork pipe renewal	980,312	-	980,312	-	-	-	-	-
3835B Otaihangā link bypass	98,893	-	98,893	-	-	-	-	-
3835M WPS renew als	33,729	-	33,729	-	-	-	-	-
48320 Waikanae Netw ork pipe renewal	497,384	-	497,384	-	-	-	-	-
48336 Reservoir safety improvements	57,618	-	57,618	-	-	-	-	-
4833A Kakariki res ASV installation	31,767	-	31,767	-	-	-	-	-
48340 Tui Hl reservoir upgrade	247,434	-	247,434	197,947	-	-	-	-
4835B Waikanae reticulation upgrade	1,120	-	1,120	-	-	-	-	-
48409 Waikanae water treatment plant renew als	6,998,524	-	6,998,524	-	-	-	-	-
48410 Waikanae water treatment plant minor renew	157,368	-	157,368	-	-	-	-	-
48418 Universal water meter renew als	71,828	-	71,828	-	-	-	-	-
4841A Districtwide unplanned new capex	255,209	-	255,209	-	-	-	-	-
4841K Wai -Para - Pau backflow installations	37,392	-	37,392	-	-	-	-	-
4841L Strategic trunk Netw ork upgrades	56,464	-	56,464	32,184	-	-	-	-

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Water	52,917,865	-	52,917,865	20,679,028	95,031,011	-	95,031,011	10,877,089
4841P Wai -Para - Rau reservoir renewals	151,931	-	151,931	-	-	-	-	-
48426 Waik RRWG bore upgrade	30,865	-	30,865	30,865	-	-	-	-
48471 Waikanae water treatment plant upgrade	1,181,943	-	1,181,943	212,750	-	-	-	-
484D2 Waikanae water treatment plant minor upgra	2,122	-	2,122	-	-	-	-	-
484E1 WPR water supply project	10,873,086	-	10,873,086	10,578,470	-	-	-	-
484E2 Zone meter renewals	44,943	-	44,943	-	-	-	-	-
484E5 WPR pressure management	58,302	-	58,302	-	-	-	-	-
484E8 Water metering project	8,378,066	-	8,378,066	2,094,516	-	-	-	-
484E9 Water supply land capex	2,473,982	-	2,473,982	618,495	-	-	-	-
58301 Backflow prevention	1,335	-	1,335	-	-	-	-	-
58305 Waitohu bore installation	39,043	-	39,043	-	-	-	-	-
5834J WPS upgrades	17,367	-	17,367	-	-	-	-	-
58355 Otaki Netw ork pipe renew al	285,135	-	285,135	-	-	-	-	-
58356 Otaki water treatment plant renew al	58,407	-	58,407	-	-	-	-	-
58718 Hautere bore pump renew al	11,976	-	11,976	-	-	-	-	-
58725 Treatment plant renew al	16,782	-	16,782	-	-	-	-	-
5873A Hautere - Te horo Netw ork upgrades	30,689	-	30,689	-	-	-	-	-
58742 Hautere Netw ork pipe renew al	2,643	-	2,643	-	-	-	-	-
5874E Hautere - Te horo - replace restrictors	119	-	119	-	-	-	-	-
5874Q Hautere - Te horo reservoir renewals	48,053	-	48,053	-	-	-	-	-
Drinking water standards upgrades Otaki	772,000	-	772,000	193,000	-	-	-	-
Paraparaumu - Waikane supplementary water supply	13,200,000	-	13,200,000	5,293,200	-	-	-	-
Pipe Upgrades	3,569,000	-	3,569,000	1,427,600	-	-	-	-
Grand Total	142,223,609	-	133,023,868	41,085,418	533,740,289	-	458,385,960	31,445,068

Assumptions

Significant assumptions

201. The following significant assumptions underlie this policy and the calculations in the schedule of this policy.

Significant assumptions	Significance of the level of the uncertainty	Scope and nature of the uncertainty	Effect of the uncertainty
Volume and timing of growth Growth occurs as modelled in the Council's growth projections.	Moderate, and moderated by- <ul style="list-style-type: none"> Development contribution policy review Long term plan District Wide plan monitoring and review National Policy Statement review Census 	Growth is lower than projected in all or some areas at any point in time.	Demand for infrastructure will occur later than expected.
			Demand for infrastructure may require less substantial infrastructure than expected.
		Growth is greater than projected in all or some areas at any point in time.	The lag between Council making capital expenditure and Council receiving DC may be greater than expected.
			Demand for infrastructure will occur earlier than expected.
That growth occurs in the locations identified for growth and that land is available for growth	Low	Growth within the Kāpiti Coast District Wide will primarily take place within and in close proximity to existing urban areas, with intensification in and around town centres and public transport centres.	Insufficient over the period until this policy is next reviewed (2021).
	Low	The Council has sufficient land for the expected population growth over the next 20 years.	Insufficient over the period until this policy is next reviewed (2021).
That growth is affordable	Moderate	That growth can be managed affordably (location, timing, volumes) for Council, and the Council can fund its share of capital expenditure mainly via debt and supported by development contributions, while also maintaining the Council's core business.	The Council is mindful of the need to balance infrastructure management with investment planning to ensure that growth continues to be affordable for the Council and its communities.
		Future revenue from rates will be sufficient to meet the future operating costs resulting from capital expenditure	The Council is mindful of its investment planning to ensure that growth continues to be affordable for the Council and its communities.
Third party contributions are received as expected, and specifically, that all NZTA subsidies will continue at present levels and that eligibility criteria will remain unchanged.	Moderate.	Central government policy changes may not be predictable over the long term (e.g. NZTA funding policy).	Policy may not be predictable over the long term (e.g. NZTA funding policy). The Council could face substantially increased costs for some projects.
Methods of service delivery will remain substantially unchanged.	Low	Technological innovations may lead to substantial changes in infrastructure requirements.	Technological innovations may lead to substantial changes in infrastructure requirements. Council monitors service delivery trends so that it can make informed choices about the options for its communities.

Other assumptions

Planning horizon

202. Council has used a 30-year planning horizon for this policy, and a 20-year planning horizon for the long term plan 2018-38, although some of Council's asset management planning uses much longer planning horizons. Using longer horizons may result in larger capital expenditure for some projects but also means the costs are shared over a greater number of developments.

203. Therefore, the regular update and assessment of growth projections are a key component of planning future infrastructure requirements.

Growth assumptions

204. Growth projections are subject to significant uncertainties as to the quantum, timing and location of growth.

205. The Kāpiti Coast population has been growing steadily for decades, and future growth is expected to be particularly affected by the regional pattern of growth in employment and industry, and the aging population.

206. Kāpiti Coast District Wide Council's Growth Model, .id, projects growth in the District Wide in population and employment. Projected and actual growth influences the extent and scale of the Council's capital expenditure projects, which then affects the contributions that newcomers will be required to pay.

207. If the growth model is over-optimistic, the capital expenditure programme will cause the Council to over-invest or invest too early for some developments. This will result in higher prices in both contributions cost in the medium term and rates cost in the short to medium term, which would be unattractive for current and potential new residents and ratepayers. Therefore, the District Wide's capital expenditure projects need to be closely aligned to growth.

208. The challenge is to have a transparent, consistent, and equitable basis for funding the additional infrastructure that new developments demand. The costs of growth need to be correspondingly and fairly balanced given the limited sources of funding available to the Council.

Population and household growth

209. The population is projected to increase by almost 8500 new residents from 52,762 in 2018 to 61,254 in 2038. The growth rate is 16% over the 20 years, or 0.80% each year.

210. Kāpiti has a distinctively aging population and is proving to be an attractive location for many retired and semi-retired people. Aging populations also tend to live in households with fewer people than younger age-groups, so the average household size is declining. This affects the 'household equivalent unit' (HUE), which is a metric that councils use to standardise units of demand for infrastructure. Whereas in the past a household unit equivalent would be 2.4 people, a more realistic figure is now 2.3 people.

211. The growth projections for each funding service area are given in Table 12 below.

Table 12 Growth projections by funding service areas

Funding Service Area	20 year growth	30 year growth
Roading & transport - District Wide - Wide	8%	4%
Water reticulation- Paraparaumu - Raumati	12%	6%
Water treatment and reticulation - Ōtaki	13%	7%
Water reticulation- Waikanae	32%	15%
Water treatment - Waikanae /Paraparaumu / Raumati	18%	8%
Wastewater - reticulation Waikanae	32%	15%
Wastewater treatment - Ōtaki	13%	7%
Wastewater treatment - Waikanae - Paraparaumu - Raumati	18%	8%
Stormwater - District Wide - Wide	8%	4%
Stormwater collection & management Paraparaumu - Raumati	12%	6%
Stormwater collection & management Ōtaki	13%	7%
Stormwater collection & management Paekākāriki	-10%	-7%
Stormwater collection & management Waikanae	32%	15%
Community infrastructure-District Wide - Wide	8%	4%

212. While no growth is expected in Paekākāriki and Ōtaki over the long term, any subdivision or development in those places will require development contributions towards costs that are funded on a District Wide-wide basis (roading, community infrastructure), unless the development qualifies for a reduction due to being the first house on a lot created prior to 30 July 1999.

Impact of growth

213. These three related types of growth – population, household, and employment – all create demand for new infrastructure assets or additional capacity in the existing assets:

- an increased population will need and use more transport, water, and wastewater services. They will benefit from stormwater management services, and they will also need additional community facilities – parks, reserves, pools, libraries, sports facilities, etc;
- growth in the number of residential or non-residential lots, or rating units increases the demand for network infrastructure (roads, water, wastewater, and stormwater networks) to serve those properties; and
- an increase in the number of jobs in the District Wide will increase the:
 - number of traffic movements per day within the District Wide
 - demand for commercial and industrial space with infrastructure services.

214. Each of these forms of growth generates a requirement for the Council to invest in additional capacity in its transport, water supply and wastewater facilities, stormwater collection and management, and community infrastructure, on top of the infrastructure already in place in the District Wide.

Available land

215. With regards to housing capacity, Kāpiti Coast District Wide Council had an Urban Growth Management and Housing Supply/Demand Analysis prepared in April 2016. This identified indicative vacant residential land distribution and ranges across the District Wide and identified approximately 600 hectares, which is sufficient land to foreseeable demand. Further analysis is currently being undertaken to determine the feasibility of building on these sites and whether sufficient land is available to meet the 20% short term and 15% medium to long term additional capacity required by the National Policy Statement on Urban Development Capacity.

Table 13 Vacant land available for development, December 2017

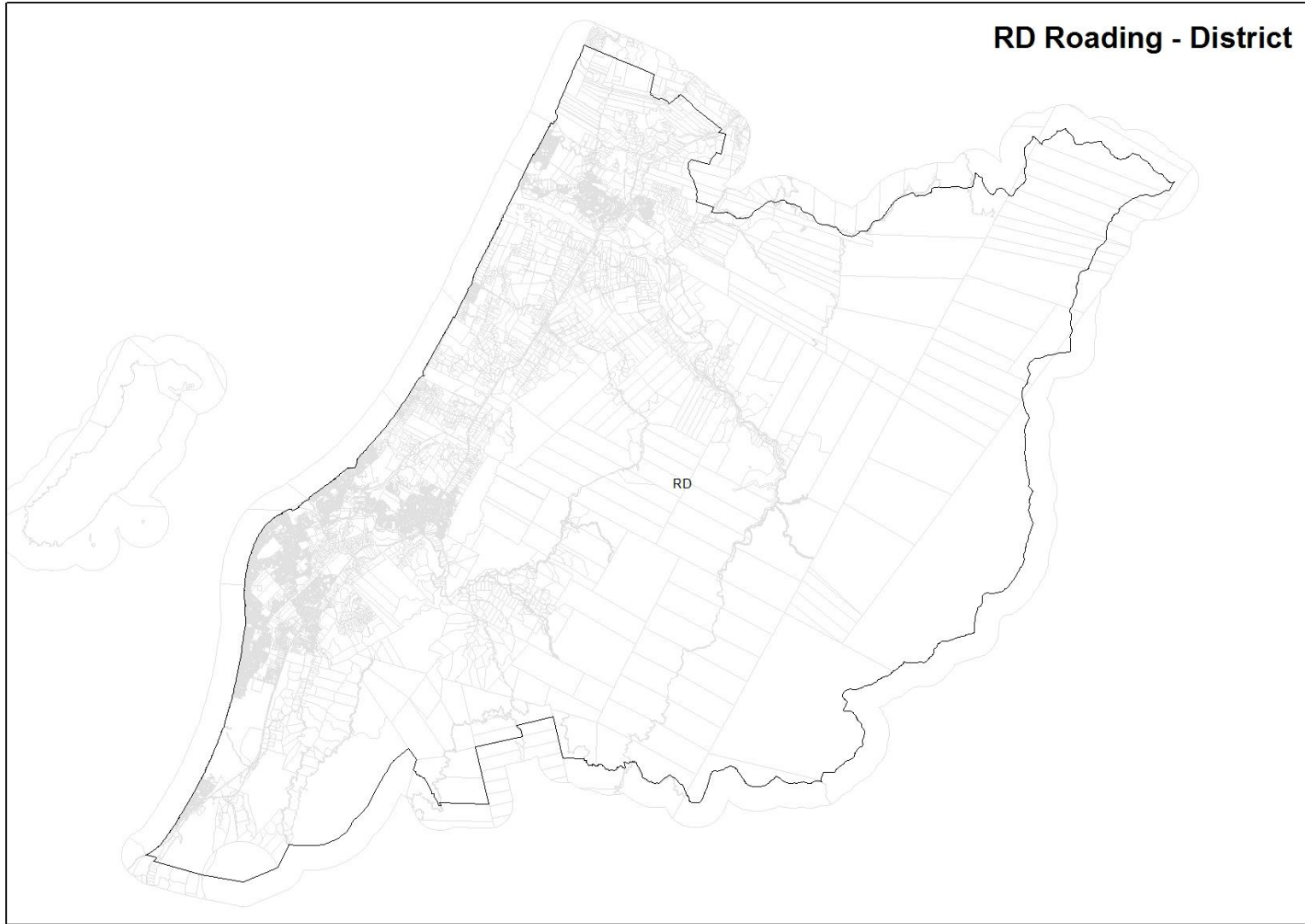
Township	2011 residential vacant (ha)	2016 residential vacant (ha) <4,000m2	2016 residential vacant (ha) >4,000m2	2016 residential vacant (ha) total
Ōtaki	154	29.7	122.8	152.5
Paekākāriki	1	2.1	-	2.1
Paraparaumu, including Otaihanga and Maungakotukutuku	121	33.5	124	157.5
Peka Peka	27	8.8	22.8	31.5
Raumati	51	18.9	47.5	66.4
He Horo	4	3.5	-	3.5
Waikanae	1087	55.9	151	206.9
Total	466			620.4

216. In addition to these areas that are currently zoned residential, the Council's growth projections take into account the expected intensification around town centres and transport nodes.

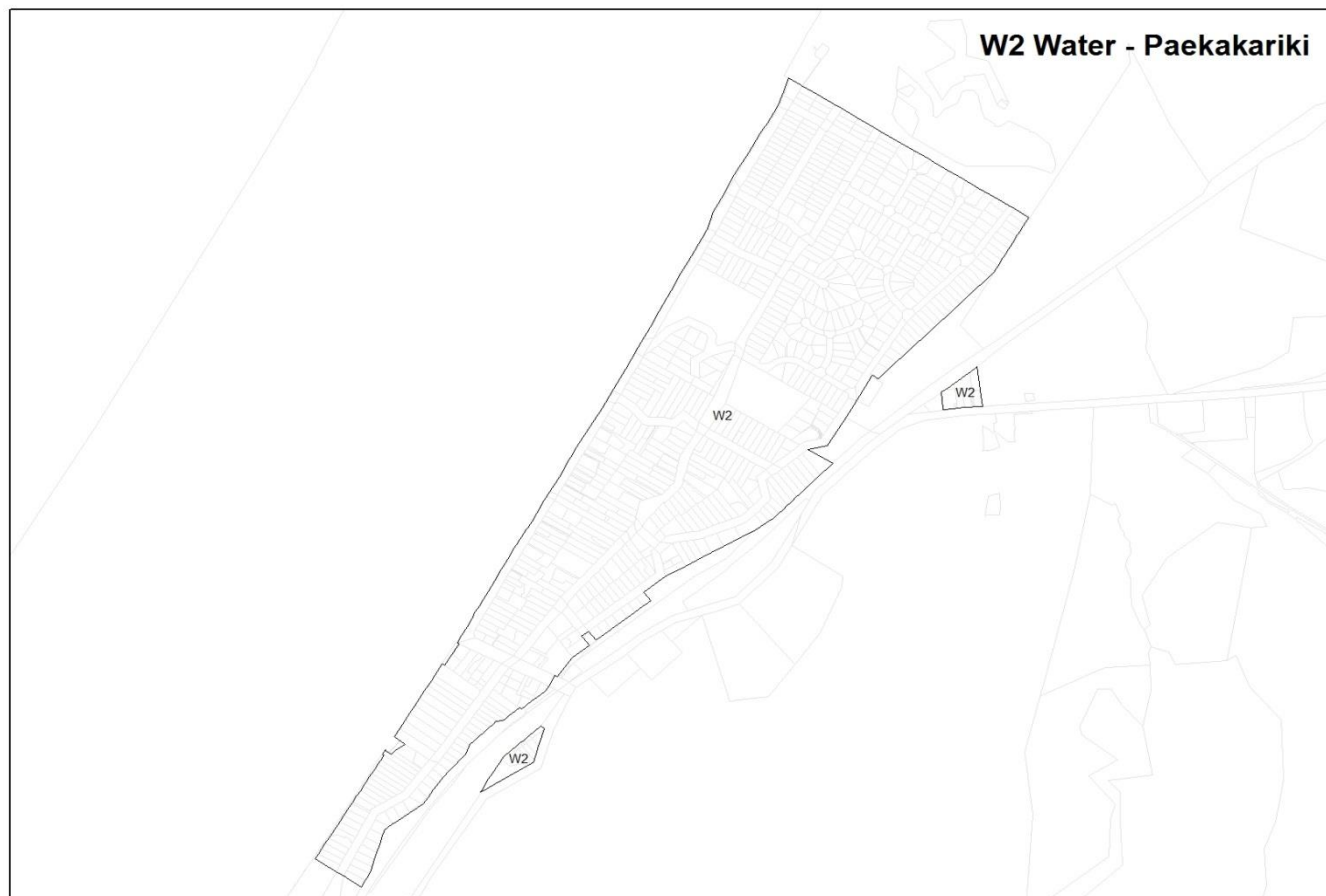
Maps

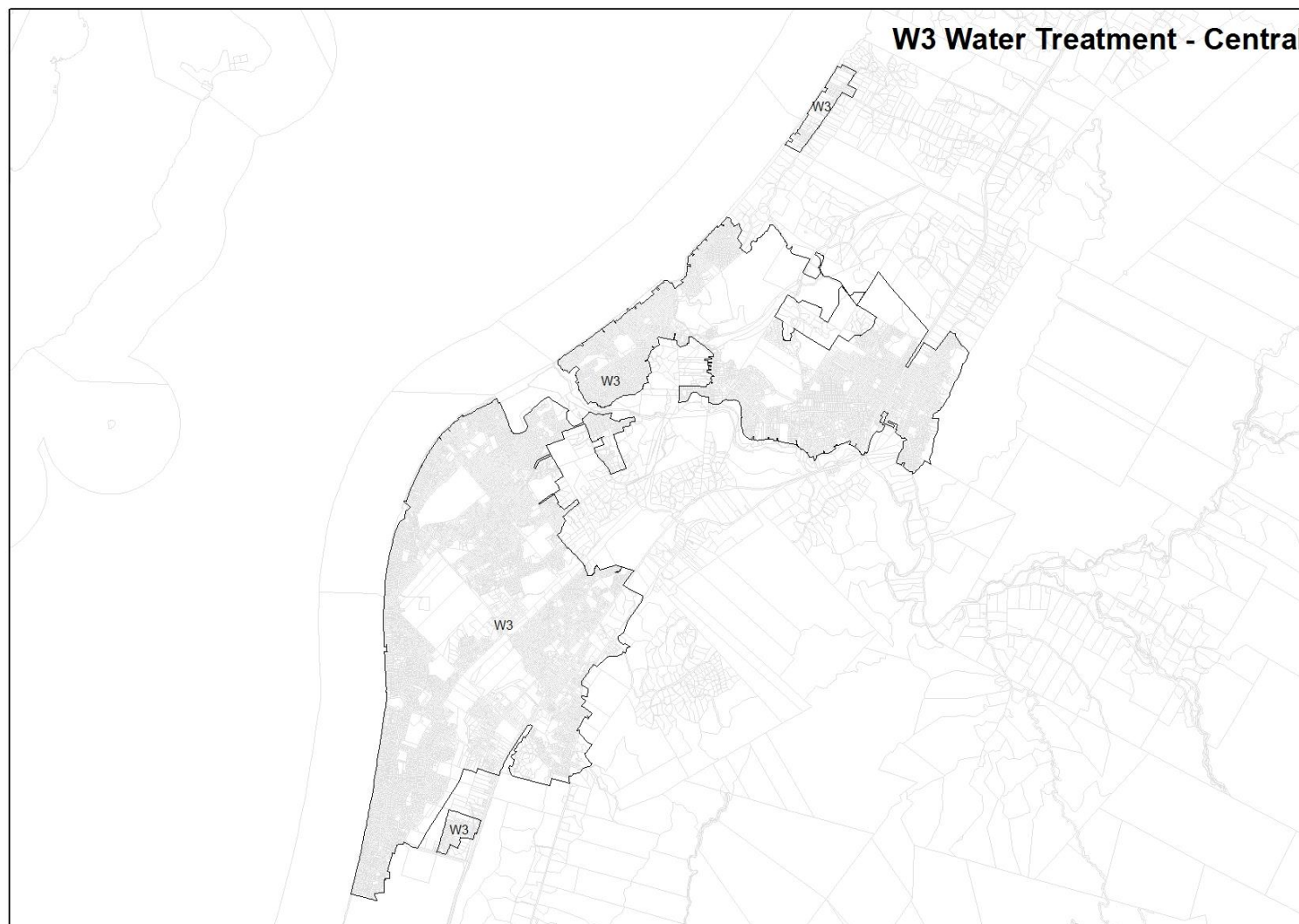
217. Below are all the related maps for each funding service area

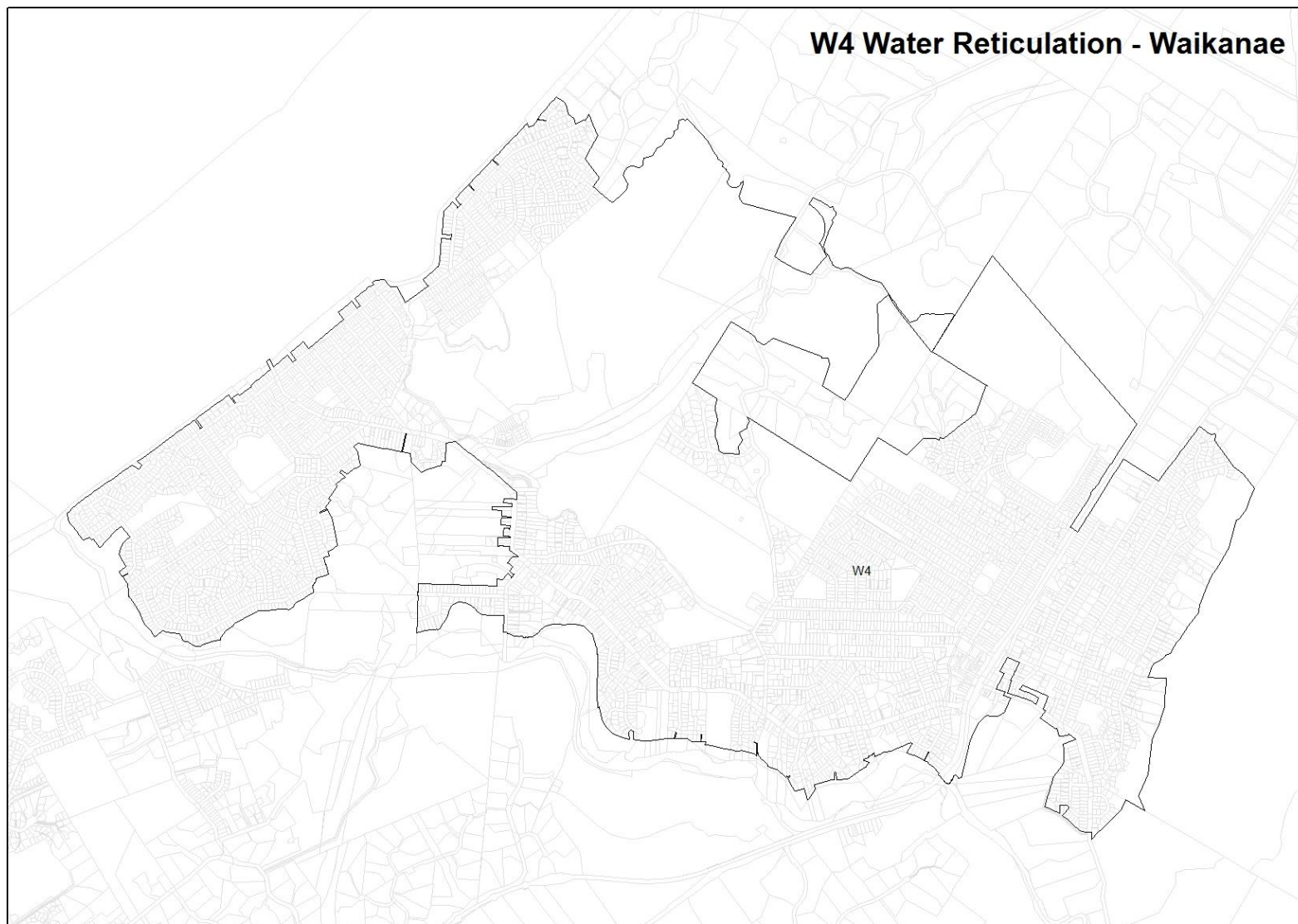
Funding service area name	Map No.
Roading - District Wide	RD
Water Ōtaki	W1
Water Paekākāriki	W2
Water Treatment - central	W3
Water reticulation - Waikanae	W4
Water reticulation – Peka Peka	W5
Water reticulation – Paraparaumu - Raumati	W6
Wastewater Ōtaki	WW1
Wastewater central	WW2
Wastewater reticulation Waikanae	WW3
Wastewater reticulation Paraparaumu - Raumati	WW4
Stormwater Ōtaki	SW1
Stormwater Waikanae, Peka Peka	SW2
Stormwater Paraparaumu - Raumati	SW3
Stormwater Paekākāriki	SW4
Community Infrastructure - District Wide	CID











Name: W5 Water Reticulation - Peka Peka

