

Development Contributions Policy 2024

Kaupapahere mō te
Utu Whakawhanake 2024



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Horowhenua District Development Contributions Policy – 2024-2044

Part 1 – Introduction, policy decisions and practical application

This development contributions policy is in two parts. **Part 1** gives context to the policy and sets out the decisions the Council has taken in making the policy. It then describes the steps to be followed when applying the policy to development applications.

Part 2 is a separate document setting out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, and other supporting material.

This policy is operative from 1 July 2024, and is based on capital expenditure proposed in the Long Term Plan 2024-44. It takes direction from Council's Revenue and Financing Policy on which activities are to be funded by development contributions. The various sections of the policy cover:

- **Section 1** - the purpose of the policy, the growth and infrastructure context and a comparison between development contributions and other sources of funding.
- **Section 2** - the decisions the Council has taken in making this policy.
- **Section 3** - the way the policy will be applied in practice.
- **Section 4** – the legislative matters the Council has considered.
- **Section 5** – the way in which development contributions are calculated.

Section 1 - Introduction

1.1 Purpose

1.1.1 The Horowhenua Development Contributions Policy 2024-2044 is made under the Local Government Act 2002 (the Act). The Council has to manage its financial dealings prudently and in the current and future interests of the community¹. In doing so, it must be sure about the sources and levels of funding it will use for the activities it carries out². There are various funding sources available to the Council. To use these, it has to adopt a number of financial and funding policies, one of which is a policy on development contributions or financial contributions³.

1.1.2 The policy is based on capital expenditure proposed in the Long Term Plan 2024-2044 and is adopted as one of the source documents that will meet some of the funding needs in the long term plan.

1.1.3 The purpose of this policy is to:

- a) provide predictability and certainty to developers that the Council can give them the infrastructure they need to support their investments;
- b) ensure developers know what they are paying for and that development is not discouraged by high infrastructure costs; and
- c) ensure the existing community is not burdened by the costs of growth, but does contribute to growth infrastructure when it provides a clear benefit to them by improving their existing levels of service, renewing aging assets or helping them meet new legislative standards.

¹ Section 101(1)

² Section 102(1)

³ Section 102(2)(d)

1.2 Why have this policy?

- 1.2.1 When growth in population and business takes place, new development is carried out to accommodate it. The extra traffic, water consumption, wastewater generation and stormwater run-off from that development, all take up spare capacity in Council's infrastructure. Unless provision is made, that capacity can be used up over time and networks start to fail. Traffic congestion, low water pressure or quality, wastewater overflows and flooding can all signal a failure to keep up with growth. In some cases, parks, libraries and other public amenities can become crowded as the capacity they were designed for is used up.
- 1.2.2 To avoid this, the Council plans ahead and puts capital spending in its budgets to provide more capacity to service growth when it is needed.
- 1.2.3 While the community may welcome growth, it should not be expected to fund extra infrastructure, particularly when it is already at the right levels of service.
- 1.2.4 In New Zealand, financial and development contributions are the two main sources of growth funding available to local authorities.

1.3 Other sources of funding growth related capital spending

- 1.3.1 Financial contributions are usually used for local infrastructure directly associated with a new development – that is, within, nearby or linking it to wider public networks. Council will not normally get involved financially with this local infrastructure. It expects developers to provide it and vest it with Council once it is completed to the right standard, with no financial contribution required.
- 1.3.2 In some situations though, it may be best for Council to become financially involved. It can decide to enable development by building a piece of local infrastructure and then charging financial contributions to recover its costs. Typically, this happens where multiple developers are involved and it is not fair or practical for one developer to provide local infrastructure ahead of others who will also benefit from it. Financial contributions are a good funding source in this situation.
- 1.3.3 The Horowhenua Financial Contribution Policy (2015), was adopted at a time when little or no growth was taking place. It does not summarise the total cost of growth-related capital spending or the proportion to be funded by financial contributions. Until it is reviewed, it will not be a viable source of funding for growth.
- 1.3.4 In making this policy, the Council has considered other sources of funding, so as not to unduly burden and potentially discourage development with development contributions. These sources include:
 - a) grants and subsidies – principally Waka Kotahi NZ Transport Agency subsidies for the district's roading activity and also Crown Infrastructure Partners (CIP) grants for supporting infrastructure for the Tara-Ika development at Levin;
 - b) targeted rates payable under the Local Government (Rating) Act 2002;
 - c) levies payable under the Infrastructure Funding and Financing Act 2020;
 - d) user charges; and
 - d) asset sales.

1.4 What are development contributions used for?

- 1.4.1 Development contributions are a good way of funding public network and bulk infrastructure that the Council has already provided, or plans to provide to support growth. Local authorities typically

provide trunk sewers, water mains, wastewater and water supply treatment plants, collector and arterial roads, public transport assets, libraries, sports fields, parks and other public amenities.

- 1.4.2 These are usually of such a scale and cost that no one developer can fund them alone, even where they need them to make their development viable and marketable.
- 1.4.3 Development contributions provide the ideal funding tool to collect money from large and small-scale developments and pool them to fund 'big ticket' infrastructure. Even small-scale developments can, cumulatively, put pressure on our networks over time.

1.5 Development agreements

- 1.5.1 In some cases, developers may be able to build large items of public infrastructure, that Council would normally provide itself but is not yet ready to. Developers may also offer the Council land it wants to acquire for public projects.
- 1.5.2 To enable a development to go ahead, the Council can enter into a development agreement with the developer. Commitments can be made to offset development contributions or re-imburse the developer directly once the infrastructure is built to standard or land is transferred to Council.

1.6 The approach to growth in our District

- 1.6.1 Horowhenua District is growing steadily and in some places strongly. The Council is responding proactively to this by:
 - a) retaining a 95th-percentile growth projection for the 2024-2044 Long Term Plan, after initially adopting the 95th percentile growth projection for the 2021-2041 Long Term Plan;
 - b) moving to increase the supply of developable land; and
 - c) including a strong growth element in its capital spending programme.

1.7 How is our District growing?

- 1.7.1 The population of Horowhenua District remained almost constant at just on 31,000 people in the decade 2000 to 2010. In the 4 years to 2014, our district began to experience notable growth. On this basis, Long Term Plan 2015-2025 and Long Term Plan 2018-38 each projected a steepening growth curve. Long Term Plan 2018-2038 projected annual growth of 1.2% and 1.1% respectively in each of the next two decades. Growth since 2018 exceeded those projections, running at an average 2% per annum. Sense Partners⁴ projects the resident population to grow from 37,522 in 2024⁵ to 54,657 in 2044. The rate of growth is expected to be 1.5% per annum up until 2030 and 2.1% per annum until 2044⁶. This population growth is expected to be accompanied by strong demand for dwelling growth.
- 1.7.2 After a period uncertainty with regards to business growth, during the period 2017-2022 there was a 16.2% increase in filled jobs, with growth across all sectors⁷. Business growth is expected to remain strong, buoyed by the improved roading network to Wellington, and the expected improvements to be completed by the end of the decade.
- 1.7.3 To account for any slowdown in business activity a lower business growth rate was built into the policy in the first three years of the 2021-2041 Long Term Plan. After 2024, the policy assumes business growth keeping pace with the strong population and dwelling growth expected. This assumption will be reviewed over the lifetime of the long term plan to ensure forecasting is based upon the best available information.
- 1.7.4 In general, the growth outlook is positive for Horowhenua with factors such as the influence of Wellington and increasingly strong transport links to the capital at play, particularly with the Ōtaki to North of Levin extension to the Northern Corridor being planned to be completed in 2029. However, there is a degree of uncertainty around long-term sustained growth. Growth projections supporting this policy need to be constantly monitored and the timing and scale of development-related capital expenditure moderated accordingly.

1.8 The infrastructure response

- 1.8.1 In response to the strong growth outlook, a number of capital projects have been identified and costed into Long Term Plan 2024-44, to enable and support growth. These include:
- a) Major road intersection upgrades and connections in Levin to meet expected traffic increases from the Tara-Ika growth area;
 - b) Subsidised road improvement, footpath, cycleway and shared path programmes across the district, increasing the capacity of the existing network to deal with traffic growth, as well as extending it into new growth areas;
 - c) Forward-looking strategic wastewater treatment plant upgrade or effluent disposal option projects, in expectation of growth at Foxton/Foxton Beach, Waitāreere Beach, Tokomaru and Levin (including those dealing with the increasing wastewater volumes generated by Tara-Ika);
 - d) Specific large-scale capital expenditure on the Tara-Ika wastewater trunk network in the early years of the long term plan to enable the development to go ahead;
 - e) Growth-related reticulation upgrades in Levin itself and for the Levin north east growth

⁴ Sense Partners. Horowhenua Socio-Economic projections Update Report, May 2023

⁵ Ibid

⁶ Ibid

⁷ Sense Partners, Demand for business land in the Wellington-Horowhenua region, 9 February 2023, p88

- area;
- f) Wastewater plant and reticulation renewal⁸ programmes across the district, that are expected to include additional capacity to cater for growth;
- g) Water treatment plant and reticulation renewals across the district, expected to include additional capacity for growth;
- h) Specific Levin water supply capital projects to deal with growth (infill and new areas)
- i) A major project to secure and implement an alternative water source for Levin to deal with existing level of service issues but also to serve growth into the future;
- j) A project to deal with stormwater from the Levin north east growth area to enable it to develop;
- k) An on-going district-wide programme of reserve improvements and play equipment installation, as demand from growth requires more facilities;
- l) Specific provision for Tara-Ika reserve acquisition as development gets underway;

1.9 Policy review

- 1.9.1 In keeping with section 106(6) of the Act, this policy must be reviewed at least once every three (3) years. The Council will closely monitor growth and capital spending for growth⁹ and may review this policy as part of its annual plan process in any year prior to the three-year review if it considers it necessary to do so.

Section 2 - Policy decisions

2.1 Requiring contributions for 'development'

- 2.1.1 The Council, using its powers under the Act¹⁰ has decided that it may require development contributions at the times set out¹¹ for activities it undertakes in the geographic areas described in this policy. It will only do this when 'development'¹², as defined in the Act, takes place. Development is any activity that generates demand for reserves, network infrastructure or community infrastructure. In so doing it requires new or additional assets, or assets of increased capacity, and causes the Council to incur capital expenditure. Once it collects contributions, the Council will use them for the purposes specified, in the areas collected¹³.
- 2.1.2 Before assessing and requiring a development contribution, under **Section 3**, the Council will apply a test to ensure the activity for which a consent or authorisation has been applied for, meets the definition of 'development'.
- 2.1.3 The Council has decided that it will not seek development contributions for any existing lots or development already legally established on the site at the time the Development Contributions Policy was introduced on 1 July 2021. It will deem all lots and development that existed at that date

⁸ Infill development is starting to put pressure on networks and in carrying out renewal projects, the Council will take the opportunity to add capacity to the networks to cope with growth.

⁹ Monitoring will be carried out in accordance with the Council's regular financial monitoring process.

¹⁰ Section 199(1)

¹¹ Section 198 and section 200(4)

¹² Section 197(1)

¹³ Section 197AB(1)(d)

to have paid a contribution. It will not require the applicant to show that a development contribution, financial contribution or any other capital charge has been paid in the past.

2.1.4 When calculating a development contribution, the Council will assess the extent of lots or development on completion of the development and deduct the extent of lots or development existing when granting the consent, authorising a service connection or issuing a Project Information Memorandum (PIM) for a non-consented small stand-alone dwelling.

2.1.5 This allowance is still subject to conditions set out in **Section 3**.

2.2 Activities

2.2.1 The Council has met its obligations under the Act¹⁴ when making its Revenue and Financing Policy and has determined that development contributions are an appropriate source of funding to meet the growth-related component of capital expenditure on the following activities:

- a) Roothing;
- b) Water supply;
- c) Wastewater treatment;
- d) Stormwater management;
- e) Community infrastructure activities including, libraries, swimming pools, events centres, sports fields, recreation reserves and public toilets.

2.2.2 Council may consider the use of development contributions to fund solid waste activities and possibly other activities supporting growth in the future.

2.2.3 Unless identified reserves, open spaces and accessways are listed in the long term plan, as part of the community infrastructure activity, the Council will not require a blanket development contribution for reserves under this policy.

2.2.4 It may review this position and signal an approach to reserve acquisition and rationalisation. In the interim it will focus on reserve land identified in the long term plan or rely on developers to provide smaller local reserves as conditions of resource consent.

2.2.5 The Council is aware of other sources of funding for growth-related capital spending. It will not look to replace development contributions with those sources, but will factor those other sources into the development contribution calculation on a project-by-project basis. Where appropriate and where the amounts are known, it will reduce development contribution amounts.

2.2.6 In particular the Council will look to using special purpose vehicle (SPV) levy orders, targeted rates, asset sales, subsidies and grants to avoid the dependence on development contributions as the sole source of growth capital funding.

2.3 Catchments

2.3.1 The Council has considered the geographic distribution of growth-related capital expenditure in the district and the grouping of developments¹⁵ into catchments. It has determined to:

- a) minimise the use of district-wide catchments for the recovery of development contributions, but to still use district-wide catchments for:

¹⁴ Section 101(3)(a) and (b)

¹⁵ Section 197AB(1)(g)

- i. roading and for community infrastructure activities serving the whole District;
 - ii. non-specific programme funding for water supply, wastewater treatment and stormwater management assets that can be directed to any area in the district in response to development initiatives;
- b) use scheme-by-scheme water supply, wastewater treatment and stormwater management catchments because it considers it unreasonable to transfer costs between schemes where significant differentials in cost exist;
- c) use additional catchments in major growth areas, where significant capital expenditure is proposed that is not expected to benefit the wider community.

2.3.2 In the case of water supply and wastewater treatment, the Council may review its position and use larger combined catchments where development contributions between schemes are similar. Development contributions will be payable only where the service is available and only by those new households, businesses or other developments connecting to the networks concerned or with the ability to connect to the network.

2.3.3 The catchments used in this policy are summarised in **Appendix 1**

2.4 Limitations on costs included

2.4.1 The Council will ensure that any project going forward for inclusion in the development contribution meets the 'test' under section 197(AB(a) of the Act, that additional capacity has or will be provided by the project and as a result, Council has or will incur capital spending.

2.4.2 This policy and the methodology to calculate contributions ensures that a development contribution for a reserve, network infrastructure, or community infrastructure will exclude any funding for the same purpose provided by the developer, by a development contribution already required or by a third party.¹⁶

2.5 Asset capacity provided in the past

2.5.1 Under the Act,¹⁷ the Council can require development contributions for any surplus capacity provided in the past in anticipation of development. It recognises however that many assets provided in the past, in a time of slow or no growth, were not expressly provided with development in mind. It will not seek to recover any part of the costs of those assets through development contributions. It will reconsider this position in the next review of this policy by which time assets provided between 2024 to 2027, in anticipation of development, will have spare capacity for the future.

2.6 Period of benefits

2.6.1 The Council considers that capital expenditure on infrastructure during the long term plan period should be recovered over the full take-up period of each asset, from all development that created the need for that expenditure or will benefit from capacity it provides, including development occurring after the long term plan period¹⁸.

2.6.2 The Council has determined that:

¹⁶ Section 200(1)

¹⁷ Section 199(2)

¹⁸ Section 197AB(1)(b) and Schedule 13

- a) new development occurring in the long term plan period will contribute only to that proportion of additional asset capacity that it is expected to consume;
- b) future development occurring after the long term plan period will contribute toward the remaining surplus capacity in assets at the end of that period.

- 2.6.3 In keeping with its policy to exclude the value projects provided in past years, the Council will set a start date for the period of benefits of 1 July 2021, being the date that the Development Contributions Policy first came into effect.
- 2.6.4 The Council has also decided to include capital expenditure on a number of assets that will be built after the 20 year period covered by the long term plan¹⁹. These are identified in the Schedule of Assets in **Appendix 5**.
- 2.6.5 Following these considerations, the Council has decided to use a *development contributions calculation period* extending from 1 July 2024 to 30 June 2054 – 30 years after the adoption of this policy to ensure more equitable attribution under the Act. This future outlook is to take account of major infrastructure projects in the current long term plan period that may retain spare capacity for up to 30 years.

2.7 Cost allocation²⁰

- 2.7.1 With its capital projects for the next 20 years listed in the long term plan, the Council has identified:
- a) projects that are needed to meet the needs of the existing community to improve its levels of service, meet newly legislated standards or renew aging assets;
 - b) capital projects that will service both new development and the existing community; and
 - c) capital projects that will be done purely to meet the demands of new development.
- 2.7.2 The Council has decided that only projects with a clear connection to growth, will go forward for possible funding by development contributions.
- 2.7.3 Each project's cost is shared between those parties *causing* the project to be undertaken and those *benefitting* from the projects. In some cases while growth may *cause* a project to be carried out, the existing community may also *benefit* from it in some way. In other cases the existing community may *cause* a project to be built to replace an old asset but, in doing the project, new development can *benefit* from any additional capacity provided.
- 2.7.4 The Council will:
- a) work out the share of cost that will serve new development. This is commonly called the 'growth cost' or 'additional capacity (AC) cost', the balance to be funded by the existing community, by subsidies or other sources;
 - b) share the 'growth cost' among all development expected in the next 10, 20 or 30 years, depending on the 'capacity life' of the project; and
 - c) work out a cost that each unit of development projected in coming years needs to meet by way of a development contribution.

¹⁹ Schedule 13 1(2)

²⁰ Section 197AB(1)(c)

2.8 Interest and inflation

2.8.1 The Council has decided²¹ to include:

- provision for inflation in the development contribution amounts; and
- provision for interest on capital spending on projects in the Long Term Plan, to be recovered through those contributions.

2.8.2 This policy and the supporting development contributions calculation methodology, takes account of the fact that a number of projects will be funded in part by interest free loans negotiated as part of the Council's arrangements with Crown Infrastructure Partners (CIP).

2.9 Development contribution amounts²²

2.9.1 **Table 1** shows the schedule of development contributions payable for each activity type in each part of the district. The amounts exclude GST.

TABLE 1 - SCHEDULE OF DEVELOPMENT CONTRIBUTIONS																
	Land Transport		Community Infrastructure		Stormwater				Water Supply			Wastewater Treatment			TOTAL	TOTAL (excluding currently unavailable services)
	Tara-Ika GA	District	Tara-Ika GA	District	Tara-Ika GA	Levin NE	Scheme	District	Tara-Ika GA	Scheme	District	Tara-Ika GA	Scheme	District		
Levin		\$1,625		\$3,939			\$519	\$135		\$8,072	\$268		\$6,822	\$8	\$21,389	\$8,515 \$5,968
Tara-Ika	\$4,553	\$1,625		\$3,939	\$56		\$519	\$135		\$8,072	\$268	\$1,677	\$6,822	\$8	\$27,675	
Levin North East		\$1,625		\$3,939		\$7,349	\$519	\$135		\$8,072	\$268		\$6,822	\$8	\$28,738	
Foxton		\$1,625		\$3,939			-	\$135		\$2,058	\$268		\$7,407	\$8	\$15,440	
Foxton Beach		\$1,625		\$3,939			\$419	\$135		\$1,261	\$268		\$2,500	\$8	\$10,156	
Shannon/Mangaore		\$1,625		\$3,939			-	\$135		\$7,384	\$268		\$2,988	\$8	\$16,348	
Tokomaru		\$1,625		\$3,939			-	\$135		\$2,895	\$268		\$22,873	\$8	\$31,744	
Waitare Beach		\$1,625		\$3,939			-	\$135		\$6,089	\$268		\$2,540	\$8	\$14,605	
Ohau		\$1,625		\$3,939			-	\$135		\$13,924	\$268		\$14,871	\$8	\$34,771	
Rural - no 3 waters services		\$1,625		\$3,939											\$5,564	

	2024-44 LTP					SURPLUS CAPACITY				
	TOTAL CAPITAL PROJECT COSTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES	SUBSIDIES / GRANTS	TOTAL CURRENT VALUE OF SURPLUS CAPACITY PROJECTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES	SUBSIDIES / GRANTS
Land Transport	\$ 236,296,834	\$ 26,769,334	\$ 10,862,060	\$ 76,456,341	\$ 122,209,099	\$ 25,003,550	\$ 962,578	\$ 485,938	\$ 8,168,371	\$ 15,386,663
Solid Waste	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Community Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Infrastructure	\$ 168,798,890	\$ 39,153,898	\$ 4,252,419	\$ 125,392,574	\$ -	\$ 28,839,357	\$ 4,177,077	\$ 2,491,709	\$ 22,170,572	\$ -
Water Supply	\$ 243,581,265	\$ 60,366,338	\$ 35,976,640	\$ 147,238,287	\$ -	\$ 14,683,088	\$ 2,491,955	\$ 1,647,103	\$ 10,043,497	\$ 500,533
Wastewater	\$ 216,199,954	\$ 45,178,341	\$ 27,762,474	\$ 143,259,139	\$ -	\$ 23,397,156	\$ 5,961,826	\$ 1,802,898	\$ 12,953,653	\$ 2,678,779
Stormwater	\$ 25,780,004	\$ 5,434,855	\$ 2,135,146	\$ 18,210,003	\$ -	\$ 10,068,647	\$ 1,173,295	\$ 1,647,843	\$ 5,349,213	\$ 1,898,296
Other Activities	\$ 11,028,456	\$ -	\$ -	\$ 11,028,456	\$ -	\$ 4,003,915	\$ -	\$ -	\$ 4,003,915	\$ -
TOTAL	\$ 901,685,404	\$ 176,902,766	\$ 80,988,739	\$ 521,584,799	\$ 122,209,099	\$ 105,995,713	\$ 14,766,731	\$ 8,075,490	\$ 62,689,221	\$ 20,464,271

2.9.2 **Table 1** shows water supply and/or wastewater development contribution amounts for areas without one or both services (Ōhau and Waitāre Beach), although capital spending is planned in the future to enable connection. Development contributions will only apply when the service becomes available and new and existing properties start to connect.

2.9.3 **Table 2** of this policy summarises growth-related capital expenditure that Council expects to incur and the proportion of that expenditure to be funded from various sources including development contributions.

²¹ Section 197AA

²² Section 197AB(1)(e) and (f), section 201, section 202

2.10 Units of demand

- 2.10.1 The Council has considered a range of development types that it expects to see in the district.
- 2.10.2 It has determined that units of demand generated by different land use types will be those shown in **Table 3** of this policy. **Table 3** shows the demand expected from a range of different residential types, including demand expected from accommodation units and the retirement sector²³.
- 2.10.3 The different *units of demand* generated by a unit of commercial or industrial activity, as compared with a unit of residential activity, arise mainly from the scale and nature of activity. This Policy uses *gross business area* in the case of business development as a proxy for assessing the different *units of demand* on services, likely to be generated respectively by residential and business activity.
- 2.10.4 The policy assumes that business activity has the potential to place greater demands on services as compared to residential activity, (e.g. as a result of higher and heavier traffic volumes and larger *impervious areas*). This policy incorporates multipliers (*unit of demand* factors) that are intended to take account of the likely additional effect of business activity on service infrastructure.
- 2.10.5 **Table 3** does not distinguish between different types of commercial and industrial development. This is based on the principle that the active business area or impervious area (for stormwater) of any business development will, in most cases, reflect the demand it is expected to place on infrastructure. If further development occurs on the site however, including, but not limited to, adding buildings, extending existing buildings or a change of use within an existing building, another contribution may be required.
- 2.10.6 Although this policy does not distinguish between business types in **Table 3**, to comply with the Local Government Act, the Council will allow applicants to have their developments assessed by **special assessment**.
- 2.10.7 **Table 3** lists certain activities that fall outside the definition of ‘development’ in the Act. These are considered not to generate any demand on one or more infrastructure types.
- 2.10.8 **Table 3** also allows the demand from activities not specifically listed in **Table 3** to be dealt with by **special assessment**. The Council accepts that some activities listed in Table 3, by virtue of type of activity or measures provided on the site, may cause less demand on Council infrastructure, while still benefitting from the wider networks around them.
- 2.10.9 In the case of a listed activity that will have a greater or lesser demand for services than what is set out in Appendix 4, or for an activity requiring services outside of the service area specified on the maps at Appendix 1 where Council has agreed that services are available, Council may undertake a special assessment at its discretion. Council will exercise its discretion based upon the scale of the difference between the demand set out in Appendix 4 and the actual anticipated demand.

2.11 When are development contributions assessed and invoiced?

- 2.11.1 Developers can be made to pay development contributions at times allowed for in the Act²⁴ when granting different types of consent or issuing a PIM. The Council recognises that it can be some time between consenting and development being completed and able to generate income. The Council

²³ Schedule 13 2

²⁴ Section 198(1)(a), (b) and (c) and section 198(4A)

has decided to delay some contribution payment timings closer to the point when a development generates revenue.

2.11.2 The Council's policy is to issue an **assessment** of development contributions at the times allowed by the Act, in the case of:

- a) in the case of a service connection, at the time of granting an authorisation of a service connection; and
- b) in the case of a certificate of acceptance, at the time of granting the certificate (but only if a development contribution would have been required had a building consent been granted for the same building work in respect of which the certificate is granted);

and issue an **invoice** for development contributions 14 working days after granting these consents, authorisations or certificates.

2.11.3 The Council's policy is to issue an **assessment** of development contributions when granting a subdivision consent or building consent, or issuing a PIM for a non-consented small stand-alone dwelling, and issue an **invoice**, in the case of:

- a) a subdivision consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991; and
- b) a building consent, at the time that either
 - i. the a final inspection is completed, or
 - ii. a Code Compliance Application is received, or
 - iii. two years after the date building consent was granted whichever occurs earlier; and
- c) a project information memorandum for a non-consented small stand-alone dwelling, at the time that either:
 - i. Council is advised that the work is completed²⁵, or
 - ii. two years after the dated PIM was issued, whichever occurs earlier

2.11.4 These times of payment may be postponed in accordance with conditions and criteria in **Section 3**.

2.11.5 Regardless of when it requires a development contribution, the contribution amounts must be consistent with the policy in force at the time the application for the consent, service connection or PIM was accepted²⁶.

2.11.6 To assist with planning a development, the Council will, on request, issue an **assessment** of the development contribution payable on a proposed development when it issues a PIM. Conditions relating to that **assessment** are set out in **Section 3**.

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

²⁵ Section 42B(6) of the Building Act

²⁶ Section 198(2A)

2.12 Remissions, postponements and refunds

- 2.12.1 In addition to the rights to reconsideration and objection provided for in the Act²⁷, the Council will consider applications for remission, reduction or postponement of development contributions when it applies this policy. This will be subject to the conditions and criteria²⁸ in **Section 3**.

2.13 Development agreements

- 2.13.1 The Council recognises the benefits that development agreements can provide for both developers and the Council itself. To enable development, it intends to enter into agreements from time to time with developers for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in the district or any part of it.
- 2.13.2 In entering into a development agreement, the Council will comply with all the requirements under the Act²⁹ and ensure that:
- a) all normal procurement procedures are complied with;
 - b) works carried out or land provided by a developer represent good value for money and could not be provided by the Council itself or any third party at a lower cost;
 - c) works carried out or land provided by a developer and used to offset development contributions are ones that:
 - i. would normally be provided by the Council;
 - ii. are included in the Council's capital programme; and
 - iii. are included in the amount of development contributions in this policy.

2.14 Supporting Development of Māori Land/Papakāinga/

- 2.14.1 Horowhenua District Council recognises that land is a taonga tuku iho of special significance to Māori people. The Council is committed to promoting the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāhi tapu. The Council supports the facilitation of the occupation, development, and utilisation of that land for the benefit of its owners, their whānau, and their hapū through not requiring development contributions to be paid in relation to roading or community facilities for papakāinga developments.

Section 3 – Practical application

Section 3 sets out the steps the Council will take when processing consents or authorisations for development and requiring development contributions. The steps reflect policies adopted by the Council in **Section 2** on matters such as activities, catchments, units of demand, timing of payment, remissions, reductions and postponements.

3.1 Requirement for development contributions – test for 'development'

- 3.1.1 When granting:

- a) a resource consent under the Resource Management Act 1991;

²⁷ Section 199A, section 199B and section 199C

²⁸ Section 201(1)(c)

²⁹ Section 207A to section 207F

- b) a building consent under the Building Act 2004;
- c) an authorisation for a service connection;
- d) a certificate of acceptance under section 98 of the Building Act 2004;

or

when issuing a project information memorandum for a non-consented small stand-alone dwelling under the exemption criteria set out in Schedule 1A of the Building Act;

Council will first determine whether the activity to which the consent or authorisation relates is a 'development' under the Act, that:

- a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by Council in anticipation of development); and
- b) as a consequence, requires (or has required) Council to incur capital expenditure to provide appropriately for those assets; and
- c) that capital expenditure is not otherwise funded or provided for.

3.1.2 Once it has determined that the activity is a 'development', Council may require a development contribution to be made towards the activity associated with that development, according to the catchment in which the development is located, including:

- (a) Roading;
- (b) Wastewater treatment;
- (c) Water supply;
- (d) Stormwater; and
- (e) Community infrastructure.

3.1.3 Council will calculate the development contribution payable at the time of granting the consent or authorisation, or issuing the PIM and will issue **an assessment** of the development contributions payable.

3.1.4 That **assessment**, must be consistent with the contents of the policy in force at the time the application for resource consent, building consent, service connection or Project information Memorandum was accepted³⁰.

3.1.5 Any resource consent, building consent, service connection or Project Information Memorandum applications received on or after the date the 2024-2044 LTP came into effect (1 July 2024) will be subject to a development contributions assessment under this Policy (the 2024 Policy).

3.2 Determining units of demand

3.2.1 The Council has decided to use a standard table to determine units of demand for most common types of development. This is to ensure practicality and administrative efficiency in attributing demand to particular developments or types of development, and that this is done on a consistent and equitable basis³¹.

³⁰ Section 198(2A)

³¹ Schedule 13 2

- 3.2.2 Council has determined that units of demand generated by different types of development are those set out in **Table 3**.
- 3.2.3 Demand for infrastructure capacity may come from:
- a) new *lots (lot units of demand)* that are required to be serviced in advance of their occupation; and
 - b) the use and development of *lots (activity units of demand)*, including the intensification or expansion of activity on those *lots*.
- 3.2.4 The assumptions used in this policy to derive the unit of demand factors for business development in **Table 3**, are described in **Appendix 4**.

Table 3 Units of Demand Generated by Subdivision and Development	
Lot Unit of Demand	Units of demand
One residential or rural lot.	1.0
One commercial or industrial lot with an area of 1,000m ² or more, except when calculating the community infrastructure development contribution	1.0
One commercial or industrial lot with an area of less than 1,000m ² , except when calculating the community infrastructure development contribution	Lot area divided by 1,000 per square metre.
One mixed-use residential/commercial/industrial lot, except when calculating the community infrastructure development contribution	1.0
For the purposes of calculating community infrastructure development contributions only , one commercial, industrial or mixed use lot.	0
For the purposes of calculating water supply and wastewater development contributions only , any <u>existing</u> <i>legally established lot</i> not connected to either the water supply network or the wastewater network as the case may be, excluding any existing <i>legally established lot</i> for which a targeted rate or SPV levy to fund capital costs for the scheme has been paid or will be paid.	0
For the purposes of calculating water supply and wastewater development contributions only , any <u>proposed</u> <i>lot</i> not to be connected to either the water supply network or the wastewater network, as the case may be.	0
One <i>lot</i> : <ul style="list-style-type: none"> wholly covenanted in perpetuity as provided for by section 22 of the Queen Elizabeth the Second National Trust Act 1977 the title or nature of which prevents any form of development on the <i>lot</i>. 	0
Activity Unit of Demand	Units of demand
One <i>dwelling unit</i> or <i>accommodation unit</i> of two or more <i>bedrooms</i> per unit.	1.0
One commercial or industrial unit, including the commercial or industrial part of any mixed use development, except when calculating the community infrastructure development contribution.	The <i>gross business</i> area on the <i>lot</i> (or in the case of calculating contribution for stormwater, the <i>impervious area</i>) multiplied by the applicable <i>unit of demand</i> factors in this table.
For the purposes of calculating community infrastructure development contributions only , any commercial or industrial unit, including the commercial or industrial part of any mixed use development.	0
Any <i>dwelling unit</i> or <i>accommodation unit</i> of one or fewer <i>bedrooms</i> per unit.	0.5
Any <i>papakāinga</i> unit for the purposes of calculating the roading and community infrastructure contributions only	0
Any <i>retirement unit</i> for purposes of calculating the roading contribution only .	0.3
Any <i>retirement unit</i> for purposes of calculating the water supply and wastewater contributions only .	0.5
Any <i>aged care room</i> for purposes of calculating the roading contribution only .	0.2
Any <i>aged care room</i> for purposes of calculating the water supply and wastewater contributions only .	0.1
Any <i>aged care room</i> for purposes of calculating the community infrastructure contribution only .	0

Table 3 Units of Demand Generated by Subdivision and Development	
Any development including <i>dwelling units</i> or <i>accommodation units</i> , situated in attached or multiple storey complexes of more than three units and any <i>retirement unit</i> or <i>aged care room</i> .	For stormwater ONLY, the <i>impervious area</i> multiplied by the applicable <i>unit of demand</i> factor in this table.
For the purposes of calculating water supply and wastewater development contributions only , any <u>existing</u> <i>legally established</i> development not connected to either the water supply network or the wastewater network as the case may be, excluding any existing <i>legally established</i> development for which a targeted rate or SPV levy to fund capital costs for the scheme has or will be paid..	0
For the purposes of calculating water supply and wastewater development contributions only , any <u>proposed</u> development not to be connected to either the water supply network or the wastewater network, as the case may be.	0
Network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
Farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crop production.	0
Any <i>utility building</i> for purposes of calculating the roading, stormwater and community facilities contributions only .	0
Any <i>utility building</i> for purposes of calculating the water supply and wastewater contributions only .	1.0
Other activity (Activity not specified elsewhere in this table) or if listed in this table, of such a type that it does not reflect the demands normally expected of the activity or where measures taken on the site demonstrably reduce demand on Council infrastructure.	Special assessment
Unit of Demand Factors Commercial or Industrial Development	Calculated in Appendix 4
Roading	0.0014 per square metre of <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Water Supply	0.00467 per square metre of gross business area on the lot used principally for commercial or industrial purposes.
Sewerage	0.00467 per square metre of <i>gross business area</i> on the <i>lot</i> used principally for commercial or industrial purposes.
Stormwater	0.00278 per square metre of the <i>impervious area</i> on the lot.

3.3 Special assessments

- 3.3.1 When in **Table 3**, a special assessment is required, the Council will consider the nature and scale of the development and its relative demand on infrastructure capacity under any Council activity, as compared to other development types listed in **Table 3** and the *units of demand* attributed to them.
- 3.3.2 In carrying out a special assessment, the Council will consider, and give equal weight to the following:
- a) The proposed traffic, water supply, wastewater and stormwater flows of the development and, where applicable, its demand on community infrastructure. It will compare these with the demands expected from one standard dwelling of 2 or more bedrooms (1 Unit of Demand) and assess the demand of the proposed development relative to that.
 - b) The benefit that the development and its occupants will still derive from other Council funded growth infrastructure in the wider networks.
- 3.3.3 In doing so, the applicant will provide all information requested on projected traffic, wastewater and water demand, impervious area and occupancy of the development. In the absence of that information the Council will not be obliged to carry out the special assessment.

3.4 Amount of contribution

- 3.4.1 In keeping with its policy in **Section 2**, the Council will not seek development contributions for any existing lots or development already legally established on the application site. It deems all existing lots and development to have paid a contribution. The formula below deducts the demand already generated by any existing lots or development on the application site from the demand expected after the consented development is completed.
- 3.4.2 The total amount of development contribution payable when granting any consent or authorisation for subdivision or development or issuing a PIM, will be the sum of the development contribution payable **for each activity**, calculated as:

$$[(a) \times (\text{Sum of } (n) - \text{Sum of } (x))] + \text{GST}$$

Where:

(a) = the applicable development contribution amount per *unit of demand* determined from **Table 1** and the *catchment* for each type of community facility in which the subdivision or development lies.

(n) = for each *lot at the completion of the consent or authorisation application*, the total *lot units of demand* OR the total *activity units of demand*, determined by **Table 3**, whichever is the greater.

(x) = for each *lot in existence* (or for which a section 224 certificate under the Resource Management Act 1991 has been granted) **prior to the date of the consent or authorisation application**, the total *lot units of demand* OR the total *activity units of demand* for the existing development, determined by **Table 3**, whichever is the greater.

3.5 Assessments and invoicing

- 3.5.1 The Council can require development contributions at the times allowed by the Act³², in the case of:
- a) a service connection, at the time of granting an authorisation of a service connection; and
 - b) a certificate of acceptance, at the time of granting the certificate of acceptance under the Building Act 2004, but only if a development contribution would have been required had a building consent been granted for the same building work in respect of which the certificate is granted
 - c) a building consent, at the time of granting a building consent
 - d) a subdivision consent, at the time of granting a subdivision consent
 - e) a PIM for a non-consented small stand-alone dwelling, at the time of issuing a PIM.
- 3.5.2 The Council will first issue an **assessment** of development contributions payable at these times and will **invoice** development contributions, in the case of:
- a) an authorisation for service connection or a certificate of acceptance, 14 working days after the granting the consent, authorisation or certificate.
 - b) a subdivision consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991; and
 - c) a building consent under the Building Act 2004, at the time that either
 - i. the final inspection is completed, or
 - ii. a Code Compliance Application is received, or
 - iii. two years after the date building consent was granted, whichever occurs earlier
 - d) a PIM for a non-consented small stand-alone dwelling, at the time either
 - i. Council is advised that the work is completed³³, or
 - ii. two years after the date the PIM was issued, whichever occurs earlier
- 3.5.3 A development contribution may be paid at any time from the date of issuing an **assessment** up to the date when the contribution is required to be paid as a result of the Council issuing an **invoice**.
- 3.5.4 In keeping with section 208 of the Act, the Council, after issuing an **invoice**, will withhold any certificate of acceptance or authorisation for a service connection which it has granted, until the development contribution has been paid.
- 3.5.5 The Council may, on request, issue an **assessment** of a development contribution payable on a proposed development as part of a Project Information Memorandum (PIM) for a project not related to a non-consented small stand-alone dwelling, but cannot require a development contribution when issuing the PIM in that instance.
- 3.5.6 Any **assessment** issued with a PIM may be subject to changes arising from changes to the proposal and depending on the date upon which any subsequent application for a resource consent, building consent, certificate of acceptance or service connection authorisation, is accepted.

³² Section 198(1)(a), (b) and (c) and section 198(4A)

³³ Section 42B(6) of the Building Act

3.6 Remissions, reductions, postponements and refunds

Nothing in this policy diminishes from the rights of reconsideration or objection provided for in the Act³⁴. In addition to these rights, the Council will consider applications for the remission, reduction or postponement of development contributions.

3.6.1 Remissions and reductions

3.6.1.1 The Council may, at the request of an applicant, remit or reduce any development contribution assessed on a development where:

- a) it is expected to provide a *significant community benefit*; or
- b) the applicant has provided and/or funded the same infrastructure that a development contribution is being required for.

3.6.1.2 Where a remission or reduction is requested under 3.6.1.1 a), the Council must be satisfied that it can fund the reduction or remission from other sources and one of the following criteria can be met:

- a) The development is a social housing development undertaken by a Community Housing Provider that is registered with the Community Housing Regulatory Authority or any other partnership where Kāinga Ora or Ministry of Housing and Urban Development has entered into an agreement to provide social housing or affordable housing; **or**
- b) The applicant/developer is an Incorporated Society defined under section 4(1) of the Incorporated Societies Act 1908 or a Charity defined under section 4(1) of the Charities Act 2005; **and**
 - i. the applicant/developer is not funded substantially by Central Government or any parent organisation or other party that provides it with income over and above its own sources such as donations, membership fees or income from sales and services it provides; **or**
 - ii. the development itself contributes to the health and safety or alleviates hardship, vulnerability, cruelty in the district community; **or**
 - iii. financial records show that the proposed development will not be able to proceed without a reduction or remission of development contributions.

3.6.1.3 Where a remission or reduction is requested under 3.6.1.1 b), the following criteria must be met:

- a) The remission or reduction will be limited to the cost of infrastructure provided or funded and be subject to Council procurement procedures.
- b) In cases where the cost of infrastructure provided or funded exceeds the development contribution payable, the Council will meet the excess costs by separate agreement with the applicant, also subject to the Council's procurement procedures.

³⁴ Section 199A, section 199B and section 199C

3.6.2 Postponements

- 3.6.2.1 Council will consider applications for a postponement of the payment of a development contribution in the case of a subdivision consent
- 3.6.2.2 In the case of a subdivision consent, the application must be made when a development contribution **assessment** is issued and before the Council receives an application for a certificate under section 224(c) of the Resource Management Act 1991 and issues an invoice. If it grants a postponement, the Council may do so on whatever terms it thinks fit, including that it may:
- a) grant a certificate under section 224(c) of the Resource Management Act 1991, prior to the payment of a development contribution; and
 - b) register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.
- 3.6.2.4 In registering a statutory land charge, in the case of subdivision, the Council will require payment of the development contribution when each lot or a specified number of lots in the subdivision is transferred.

3.6.3 Requests for review

- 3.6.3.1 Upon receiving a development contributions assessment, an applicant may formally request Council to review the development contribution required and remit, reduce or postpone the development contribution payment.
- 3.6.3.2 Any such request will be made in writing no later than 14 working days after the date on which Council issues an assessment, setting out the reasons for the request.
- 3.6.3.3 Prior to accepting any such request for review, Council will require the applicant to provide specific details of the manner in which its proposals qualify for a remission, reduction or postponement.
- 3.6.3.4 The Group Manager Housing and Building Development or the Chief Executive will consider any request for review of a development contribution to reduce or remit the development contribution payment as allowed for in Council's Delegations Register, and in doing so:
- a) will, as soon as reasonably practicable, consider the request;
 - b) may, at their discretion, uphold, reduce or remit, in full or in part, the original development contribution assessed;
 - c) will advise the applicant in writing of the decision within ten working days of the decision being made.
- 3.6.3.5 The Group Manager Housing and Building Development or the Chief Executive will consider any request for review of a development contribution to postpone the development contribution payment and in doing so:
- a) will, as soon as reasonably practicable, consider the request;
 - b) may, at their discretion, uphold or postpone the original development contribution assessed;

- c) will advise the applicant in writing of the decision within ten working days of the decision being made.

3.6.3.6 The Council Hearings Committee will consider any request for review of a development contribution to reduce or remit the development contribution payment not covered by 3.6.3.4 above, or a postponement in the case of a conflict of interest only, and in doing so:

- a) will, as soon as reasonably practicable, publicly notify and consider the request;
- b) will give at least five working days' notice to the applicant of the date, time and place of the hearing;
- c) may at its discretion uphold, remit, in whole or in part, or postpone (as the case may be) the original development contribution assessed;
- d) will advise the applicant in writing of the decision within ten working days of the decision being made.
- e) If the Council Hearings Committee is unable to consider the request for review, an Independent Commissioner may be appointed and delegated to hear and determine the review. The Independent Commissioner shall be appointed by the Chief Executive in consultation with the Hearings Committee Chair. An Independent Commissioner will only be used where matters related to timeframes, conflicts of interest or any other matter are recorded in a subsequent Council agenda.

3.6.3.7 The Council may charge a fee as determined in its annual schedule of fees, to consider a request.

3.6.4 Refunds

3.6.4.1 The Council will refund development contributions in accordance with the requirements of sections of the Act³⁵. The Council may retain any portion of a development contribution, to a value equivalent to the costs incurred by it in relation to a development or building, in the case where a development is discontinued and the Council is required to refund the development contribution³⁶.

3.7 Reconsideration process

3.7.1 An applicant who is required to make a development contribution, may request a reconsideration of that requirement if they believe that:

- a) the development contribution was incorrectly calculated or assessed under this policy; or
- b) the Council incorrectly applied this policy; or
- c) the information used to assess the applicant's development against this policy, or the way the Council has recorded or used it when requiring the development contribution, was incomplete or contained errors³⁷.

³⁵ Section 209 and section 210

³⁶ Section 209(2)

³⁷ Section 202A, section 199A

- 3.7.2 Any request for reconsideration will be made in writing, no later than 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required.
- 3.7.3 Any request for review must include the reasons for reconsideration and provide sufficient information to enable the Council to reconsider the development contribution.
- 3.7.4 The Council will limit its considerations to matters set out in the Act³⁸ and will within 15 working days of receiving the request and all relevant information, advise the applicant of the outcome³⁹.

3.8 Contributions not paid

- 3.8.1 If contributions are not paid at the times required, the Council may⁴⁰:
- (a) withhold a certificate under section 224(c) of the Resource Management Act 1991 in the case of a subdivision;
 - (b) withhold a code compliance certificate in the case of a building consent;
 - (c) withhold a service connection to the development;
 - (d) withhold a certificate of acceptance under section 98 of the Building Act 2004;
 - (e) in each case register a charge on the land under the Land Transfer Act 2017.
- 3.8.2 If, after exercising its powers to prevent a development proceeding, any development contribution remains unpaid, the Council may take debt recovery action to recover that development contribution. A development contribution is recoverable as a debt⁴¹.
- 3.8.3 If a grantee of consent is in possession of two development contribution invoices for different consents relating to the same development, both invoices will continue to have effect until payment is made of one of those invoices. When the first invoice is paid, the second invoice will be withdrawn. Any excess balance of development contributions still payable for the subdivision or development relating to the second invoice will be re-assessed.
- 3.8.4 If any development contribution is payable on re-assessment, a new invoice will be issued.
- 3.8.5 Except as provided for, no consented activity or building work will commence prior to the payment of the development contribution and where such activity or work has commenced prior to such payment, Council will require this to cease until payment has been made.

³⁸ Section 199A

³⁹ Section 199B(1)

⁴⁰ Section 208

⁴¹ Section 252

3.9 Information requirements

- 3.9.1 The applicant for any consent or authorisation will provide all information necessary for Council to calculate the amount of a development contribution, including the *gross business area* and the *impervious area* of the development if required for purposes of an assessment under **Table 3**.
- 3.9.2 If required, the applicant will be responsible for providing proof of the legal establishment of existing *units of demand* for purposes of an assessment under **Table 3**.
- 3.9.3 Existing *units of demand* may include *legally established* buildings and structures existing as at the date of the first Development Contributions Policy (being 1 July 2021), but that have since been demolished.
- 3.9.4 Credit for units of demand for buildings that have been demolished since the date this policy became operative will only be applicable to the certificate of title that they were removed from. That is, credits are not transferrable between properties.

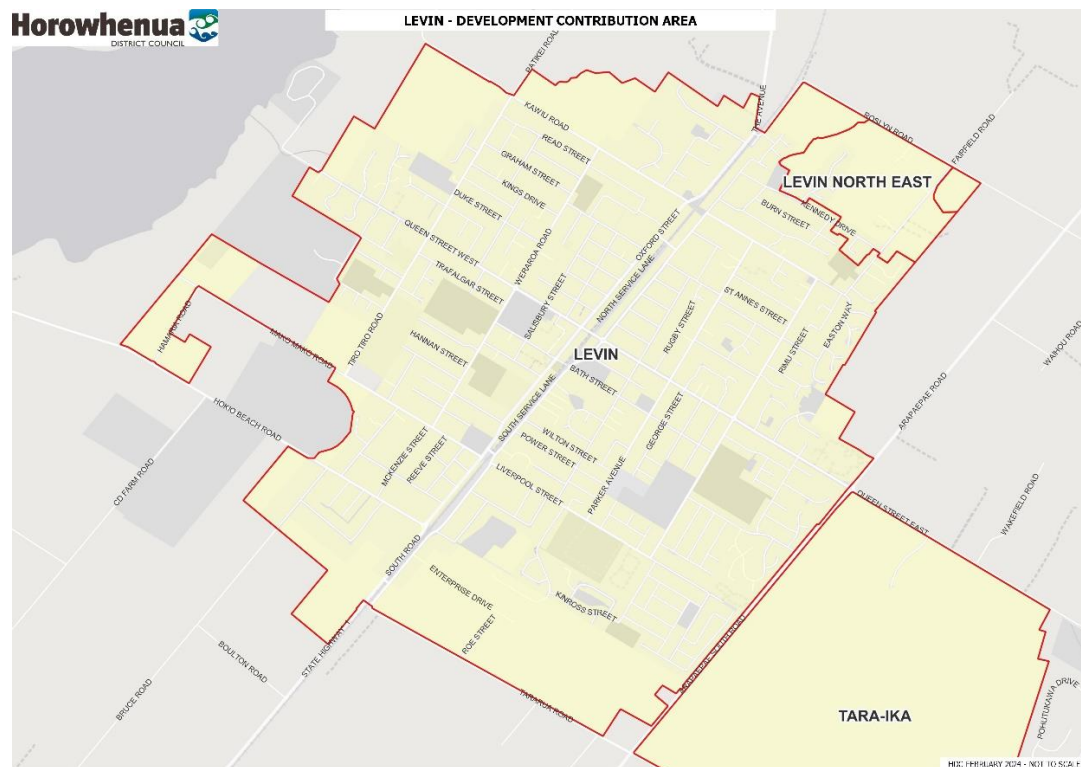
3.10 Statement on GST

- 3.10.1 Any development contribution referred to in this policy or in the accompanying development contributions model and any development contribution required in the form of money, pursuant to this Policy, is exclusive of Goods and Services Tax.

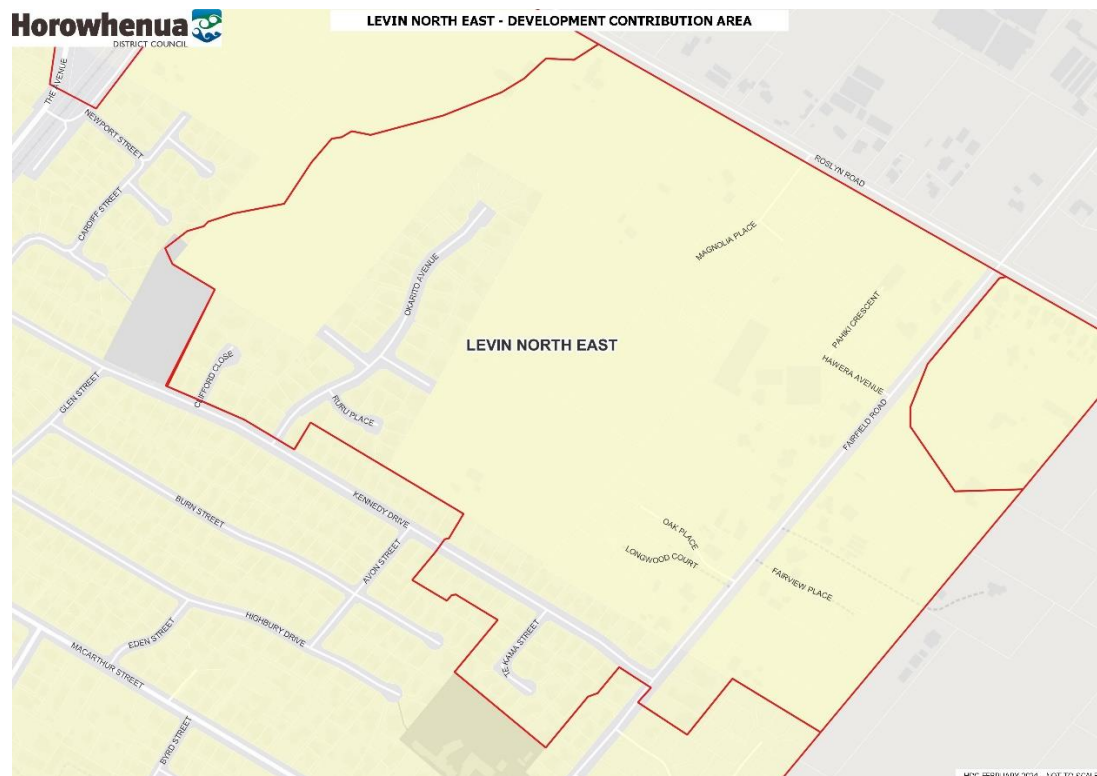
Appendix 1 – Development Contribution Activity Catchments

Community Facility	Catchment	Development to which Development Contribution Applies
Roading	District	Development anywhere in the District
Roading	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
Community infrastructure	District	Development anywhere in the District
Wastewater Treatment	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific wastewater scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
Water Supply	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific water supply scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
Stormwater Management	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific stormwater scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 3)
	Levin North East growth area	Development in the Levin North East growth area (Map 2)

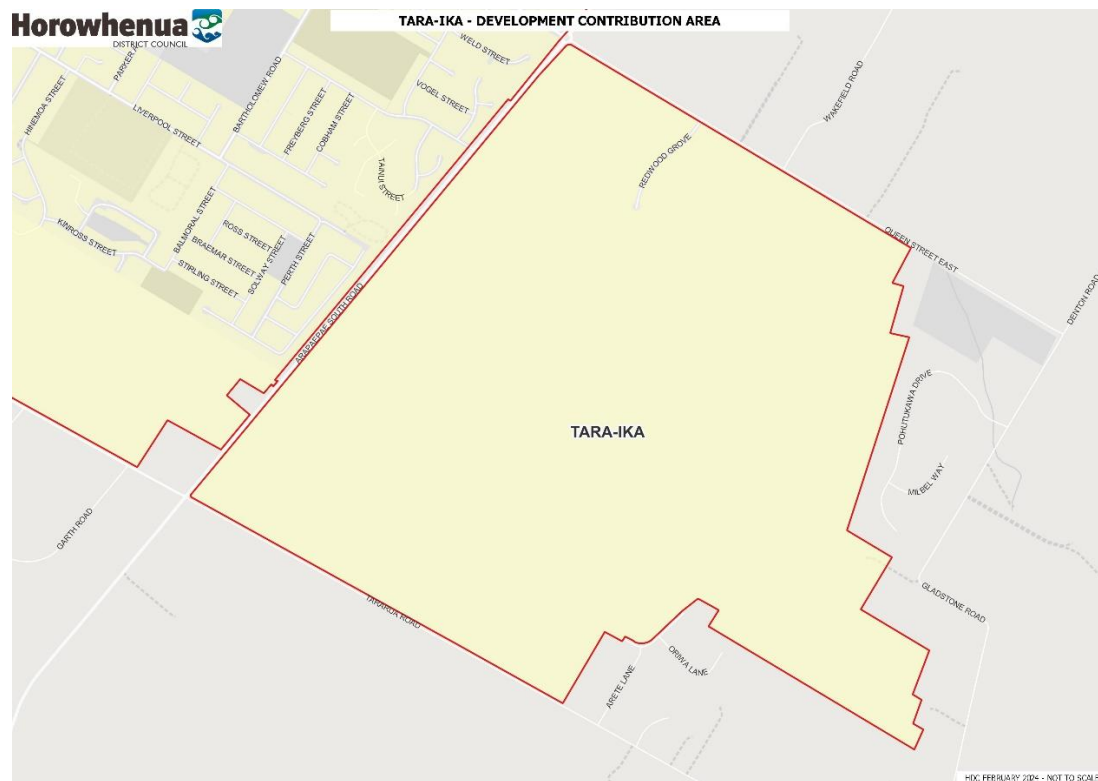
Map 1 – Levin Serviced Area Catchment



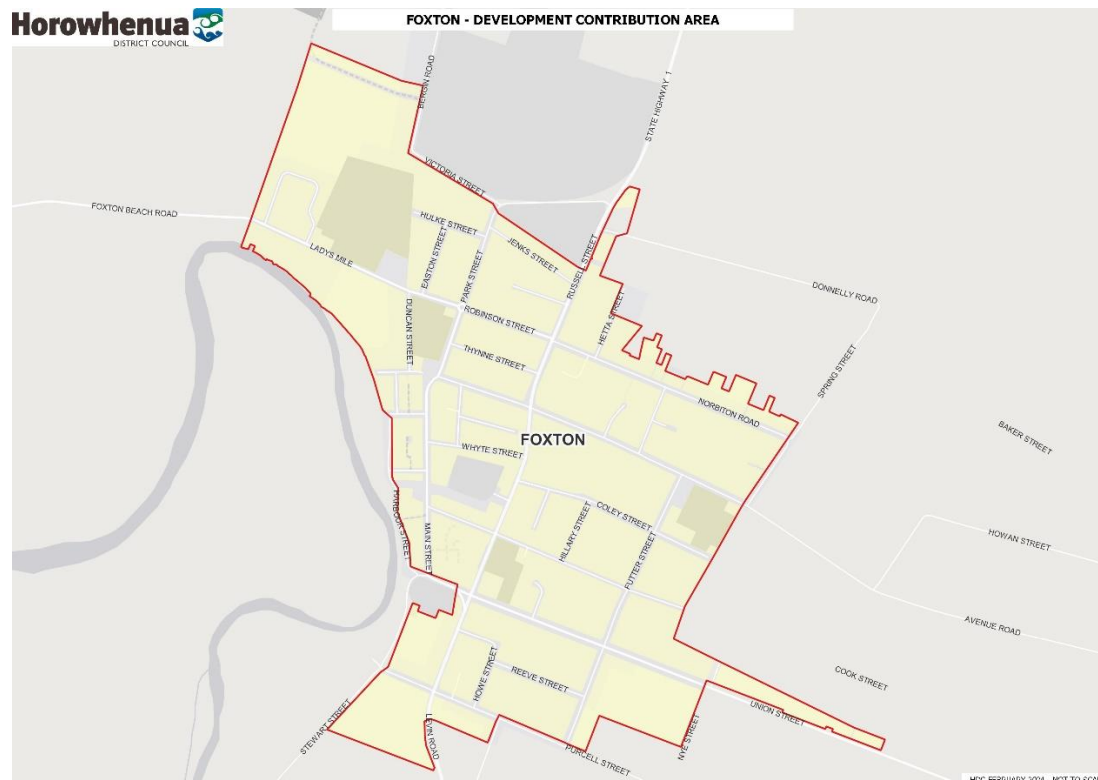
Map 2 – Levin North East Growth Area Catchment



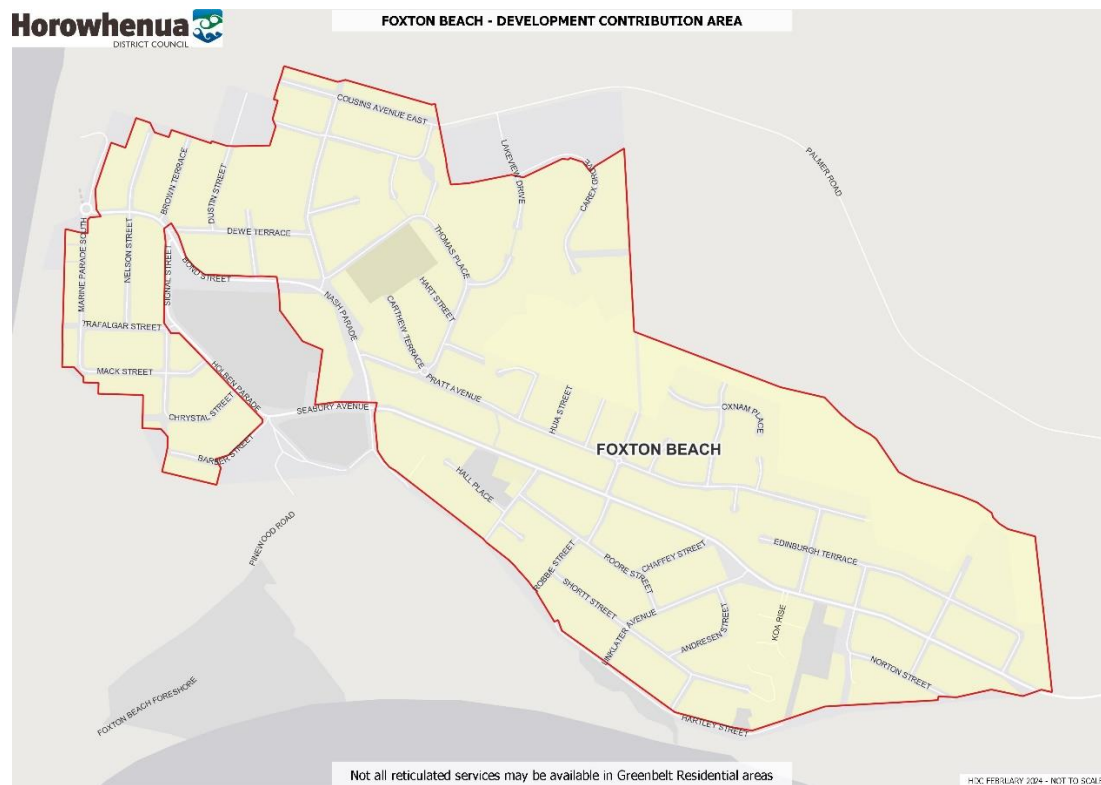
Map 3 – Tara-Ika Growth Area Catchment



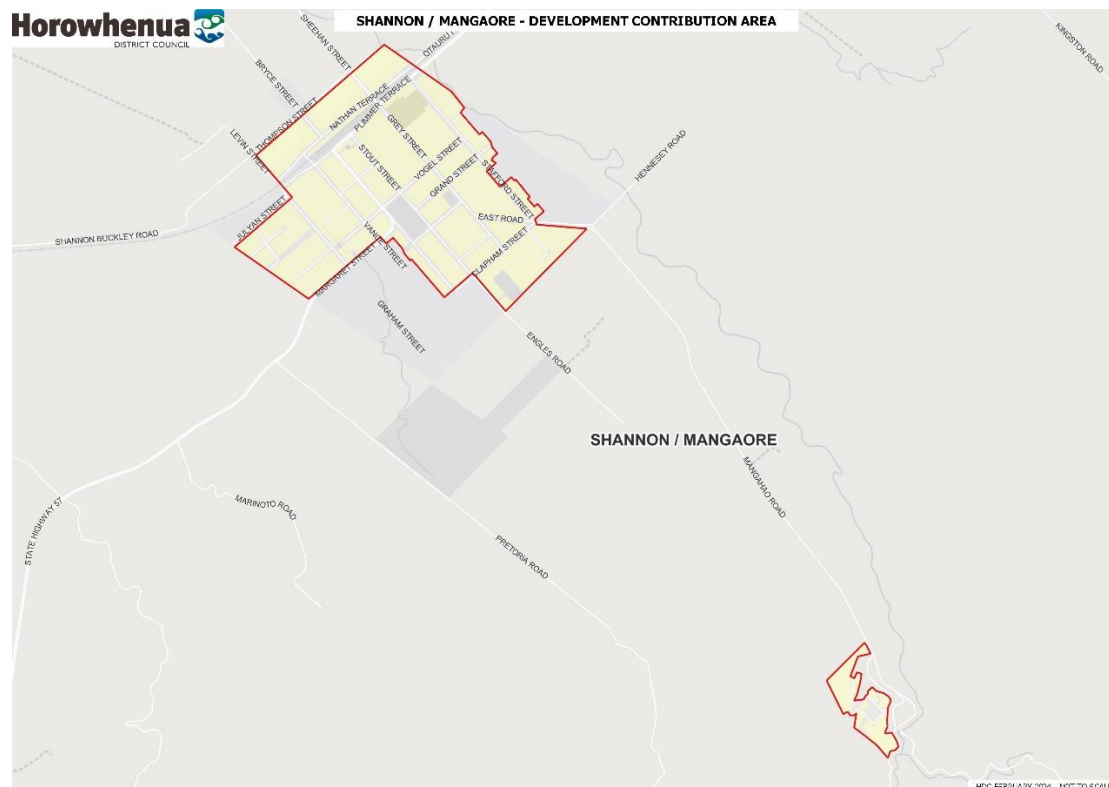
Map 4 – Foxton Serviced Area Catchment



Map 5 – Foxton Beach Serviced Area Catchment



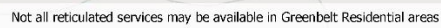
Map 6 – Shannon/Mangaore Serviced Area Catchment



Horowhenua
DISTRICT COUNCIL



Horowhenua
DISTRICT COUNCIL



Part 2 – Legislation, method of calculation of contribution amounts and supporting information

This Development Contributions Policy is in two parts. **Part 1** gives context to the policy and sets out the decisions the Council has taken in making the policy. It then describes the steps to be followed when applying the policy to development applications.

Part 2 is a separate document setting out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, a summary of financial contributions and other supporting material.

This policy is operative from 1 July 2024, and is based on capital expenditure proposed in the 2024-44 Long Term Plan. It takes direction from Council’s Revenue and Financing Policy on which activities are to be funded by development contributions. The various sections of the policy cover:

- **Section 1** – the purpose of the policy, the growth and infrastructure context and a comparison between development contributions and other sources of funding.
- **Section 2** – the decisions the Council has taken in making this policy.
- **Section 3** – the way the policy will be applied in practice.
- **Section 4** – the legislative matters the Council has considered.
- **Section 5** – the way in which development contributions are calculated.

Section 4 – Legislation

4.1 General

4.1.1 This policy, the Horowhenua District Development Contributions Policy 2024-2044, is made under the Local Government Act 2002 (the Act). The legislative matters the Council has had to consider in making the policy are set out in the schedule of compliance below.

4.1.2 As well as observing all matters relating to policy content in the Act⁴² and the principles⁴³ underlying the way in which it requires, determines and uses development contributions, the Council has determined that:

- a) the decision to adopt the development contributions policy is a significant decision;
- b) it believes it has met its decision making and consultation obligations under the Act to the extent required.

4.2 Schedule of compliance

Local Government Act 2002	Provision summarised	Reference to policy document
Section 101(1)	The Council must manage its financial dealings prudently and in the current and future interests of the community.	Section 1.1 - Purpose
Section 102(1)	The Council must be sure about sources and levels of funding it will use for the activities it carries out.	Section 1.1 - Purpose

⁴² Section 106 and section 201

⁴³ Section 197AB

Local Government Act 2002	Provision summarised	Reference to policy document
Section 102(2)(d)	There are various funding sources available to the Council. To use these, it has to adopt a number of financial and funding policies, one of which is a policy on development contributions or financial contributions.	Section 1.1 - Purpose
Section 101(3)(a) Section 101(3)(b)	The Council incurs capital works expenditure in order to: <ul style="list-style-type: none"> a) provide additional capacity in assets to cater for new development; b) improve the level of service to existing households and businesses; c) meet environmental and other legislative requirements; and d) renew assets to extend their service life. <p>The funding needed to meet these expenditure requirements must be met from sources that Council determines to be appropriate, following a consideration in relation to each activity, of matters under sections 101(3)(a)(i) to (v) and 101(3)(b).</p>	Section 2.2 - Activities for which development contributions will be applied
Section 199(1) Section 197(1)	A development contribution may be payable when development, defined in the Act, is carried out and the effect of this is the need for new or additional assets, or assets of increased capacity, causing the Council to incur capital expenditure.	Section 2.1 – Requiring contributions for ‘development’
Section 198 Section 200(4) ⁴⁴	The Council can require a development contribution of money or land, or both, to be made by the grantee or the owner of land on the issuing of the following consents or authorisations: <ul style="list-style-type: none"> (a) a resource consent under the Resource Management Act 1991; (b) a building consent under the Building Act 2004; (c) an authorisation for a service connection; (d) the granting of a certificate of acceptance under section 98 of the Building Act 2004. (e) the issuing of a PIM for a non-consented small stand-alone dwelling under the exemption criteria set out in Schedule 1A of the Building Act 	Section 2.1 - Requiring contributions for ‘development’ Section 3.1.1 – Requirement for development contributions – test for ‘development’
Section 197AB(1)(d)	Development contributions must be used: <ul style="list-style-type: none"> (a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and (b) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required. 	Section 2.1 - Requiring contributions for ‘development’
Section 198(2A)	A development contribution must be consistent with the content of the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.	Section 2.11.5 Section 3.1.4
Section 197AB(1)(g)	In keeping with this principle, the Council can group together certain developments by geographic area or land use, so that	Section 2.3 .and Appendix B -

⁴⁴ Covers the increased scale and intensity of the development

Local Government Act 2002	Provision summarised	Reference to policy document
	the cost of growth-related infrastructure is distributed fairly and equitably. Grouping development into catchments should generally avoid district-wide catchments but the Council has discretion to balance fairness and equity with considerations of practical and administrative efficiency.	Catchments to be used when requiring contribution
Section 201(1)(a)	This policy must contain an explanation and justification for the way in which development contributions are calculated	Section 5 – Calculating the development contributions
Section 201(1)(b)	This policy must contain the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.	Appendix 2 – Assessment of significant assumptions
Section 197AB(1)(a)	No project can be considered for inclusion in a development contribution amount, unless the effects or cumulative effects of developments will create or have created a requirement for the Council to provide or to have provided the project to create new or additional assets or assets of increased capacity.	Section 2.4.1 Sections 5.1.5 and 5.1.7
Section 200(1)	The Council cannot require a development contribution for a reserve, network infrastructure, or community infrastructure to the extent it is funded by a financial contribution, by the developer, by a development contribution already required for the same purpose or by a third party. Any amount from these or other sources must be deducted from the project costs being considered for funding by development contributions.	Section 2.4.2 Section 5.1.4 c)
Section 199(2)	As well as assets to be provided in the long term plan, the Act allows the Council to require development contributions to be used to fund capital expenditure already incurred in anticipation of development, prior to the adoption of this policy.	Section 2.5 – Asset capacity provided in the past
Section 197AB(1)(b) Schedule 13 1(2)	The Council has considered the period over which the benefits of capital expenditure for new development are expected to occur. As well as benefits occurring from spending before and during the long term plan period, the Council can identify capital expenditure on assets or groups of assets that will be built after the period covered by the long-term plan, provided they are identified in the development contributions policy.	Section 2.6 – Period of benefits
Section 197AB(1)(c)	The cost of any project or work identified in the long term plan will, be allocated between: a) the costs for improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, to be expressed as the ILOS cost; and b) the costs for providing additional capacity to service the development of new households and businesses, to be expressed as the AC cost.	Section 2.7 – Cost allocation Section 5 - Calculating the development contributions
Section 197AA	The purpose of development contributions is to enable the Council to recover the total cost of capital necessary to service growth over the long term. This enables the Council	Section 2.8 – Interest and inflation

Local Government Act 2002	Provision summarised	Reference to policy document
	to include interest and inflation in the amounts of development contributions.	Section 5.5 – Interest and inflation
Section 201(1)(a)	The Act requires this policy to include, in summary form, an explanation of, and justification for, the way each development contribution in the schedule required by subsection 201(2) is calculated.	Section 5 - Calculating the development contributions
Section 197AB(1)(e) and (f)	In keeping with principles in and in accordance with: a) Section 201 and section 202 of the Act, Table 1 of this policy shows the schedule of development contributions payable for each activity type in each part the of district. The amounts exclude GST. b) Table 2 of this policy summarises capital expenditure in the long term plan that the Council expects to incur to meet the increased demand for community facilities resulting from growth and the proportion of that expenditure to be funded from various sources, including development contributions. c) Section 201A of the Act, Appendix 5 contains a schedule of assets for which development contributions will be used.	Section 2.9 - Development contribution amounts – Table 1 and Table 2 Appendix 5 – Schedule of assets
Schedule 13 2	The Council, in determining the maximum development contribution that may be required for a particular development or type of development, must demonstrate in its methodology that it has attributed units of demand to particular developments or types of development on a consistent and equitable basis.	Section 2.10 – Units of demand Section 3.2 Determining units of demand Table 3 – Units of demand generated by subdivision and development
Section 198(1)(a),(b) and (c) Section 198(4A)	A development contribution may be required at the time the Council grants: a) a resource consent for subdivision or development; b) a building consent; c) an authorisation for service connection; d) a certificate of acceptance under section 98 of the Building Act 2004. or issues a Project Information Memorandum for a non-consented small stand-alone dwelling under the exemption criteria set out in Schedule 1A of the Building Act 2004	Section 2.11 – When are development contributions paid? Section 3.5 - Invoicing
Section 201(1)(c)	This policy must include conditions and criteria that will enable Council to consider remissions, postponements and refunds to development contributions.	Section 2.12.1 Section 3.6.1 – Remissions and reductions Section 3.6.2 – Postponements Section 3.6.3 – Requests for review

Local Government Act 2002	Provision summarised	Reference to policy document
		Section 3.6.4 - Refunds
Section 202A Section 199A Section 199B(1)	This policy must set out the process for requesting reconsideration of a requirement for a development contribution under section 199A of the Act. The process for reconsideration must set out: a) how the request can be lodged with the Council; and b) the steps in the process that the Council will apply when reconsidering the requirement to make a development contribution. The Council must, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the applicant who made the request.	Section 2.12 Section 3.6 Section 3.7 – Reconsideration process
Sections 207A to 207F	The Council and developers can enter into development agreements. The provisions of these sections apply to such agreements.	Section 2.13 – Development Agreements
Sections 208 and 209	These sections set out the Council's powers of recovery when development contributions are not paid and when it is required to refund development contributions	Section 3.8 – Contributions not paid Section 3.6.4 - Refunds
Section 209(2)	The Council must return a development contribution or land if a development does not proceed	Section 3.6.4 Refunds
Section 252	A development contribution not paid is recoverable as a debt	Section 3.8.2
Section 199A	Right of reconsideration is limited to certain matters	Section 2.12 Section 3.6 Section 3.7.4
Section 199C	This gives a person the right to object to the assessed amount of a development contribution	Section 2.12 Section 3.6

4.3 Related Council policies/strategies/bylaws or guidelines

- 4.3.1 This policy does not diminish from any requirements under the Horowhenua District Plan, which impose works conditions to avoid, remedy or mitigate the adverse effects of any development on the environment.
- 4.3.2 Nothing in this policy will diminish from an applicant paying any charges required under the Council's bylaws or any policy on fees and charges.
- 4.3.3 Nothing in this policy, including the amounts of development contributions payable in **Table 1**, will diminish from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid by agreement with the Council.
- 4.3.4 No expenditure by the developer on works or assets to avoid, remedy or mitigate the adverse effects of any development on the environment, or required by agreement in addition to a development contribution, such as roading, water supply, wastewater, urban

stormwater and community infrastructure (even where this may at some stage vest in the Council), will be included in the calculation of development contributions under this policy).

- 4.3.5 The value of assets vested or expenditure made by a developer, in accordance with a requirement under the Resource Management Act 1991, will not be used to offset development contributions payable on development, unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for the Council to incur costs providing an asset that is included in its capital works programme, for which development contributions are sought.
- 4.3.6 The value of assets vested or expenditure made voluntarily by a developer to enhance a development will not be used to offset development contributions payable on development.

Section 5 – Calculating the development contributions

This section is required by section 201(1)(a) of the Act. The calculation of the separate development contribution amounts in **Table 1**, is carried out using the following methodology.

5.1 Listing projects and information required

- 5.1.1 Every project in the capital works programme of the long term plan, for the activities for which the Council intends to require development contributions, is listed in the Project Allocation Schedule of the Development Contributions Model which may be examined on request at any office of the Council.
- 5.1.2 Any past capital project with surplus capacity is listed in the Surplus Capacity Schedule. However the Council has decided not to seek to recover any part of the costs of past projects through this policy. It will reconsider this position in the next review of the policy.
- 5.1.3 Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.
- 5.1.4 For each project in the schedules, the following information is provided:
 - c) the year in which the project or component is to be carried out in the long term plan, or in the case of each surplus capacity project (SC project), the year it was completed;
 - d) the total project cost;
 - e) the amount of any subsidy or grant toward each project or from any other source, which is deducted from the total project cost to give the net project cost;
 - d) the catchment that the project will serve.
- 5.1.5 In keeping with the principles in the Act⁴⁵, each project in the Project Allocation Schedule is categorised “Yes” or “No” in answer to the question – “Is this capital expenditure required at least partly to provide appropriately for new or additional assets or assets of increased capacity in order to address the effects of development?” By answering:
 - f) “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;
 - g) “Yes” - the project is treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and is subject to further analysis.
- 5.1.6 For each project in the Project Allocation Schedule, where the answer to the question above is “Yes”, the following information is provided:
 - h) the expected distribution of benefits of the project between the existing community as a whole or identified parts of it or individuals;
 - i) the period over which benefits of the project are expected to occur, determined by stating the year in which capacity take up is expected to start and the year in which the project capacity is expected to be fully consumed;
 - j) the cause of the project;
 - k) any supporting information or reference to information describing the reasons for the project.

⁴⁵ Section 197AB(1)(a)

- 5.1.7 If surplus capacity projects were to have been included in this policy then, in keeping with the principles in the Act⁴⁶, each project in the Surplus Capacity Schedule would have been categorised “Yes” or “No” in answer to the question – “Was capital expenditure on this project incurred, at least partly, in anticipation of development?” By answering:
- l) “No” - the project would be treated as a pure renewal or level of service project and the cost of the project removed from the Development Contribution calculation;
 - m) “Yes” - the project would be treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and be subject to further analysis.

5.2 Analysis of combined and additional capacity for growth projects

- 5.2.1 Using the information provided on combined projects (AC/ILOS projects) and additional capacity for growth projects (AC projects) in the project schedules, a cause/benefits matrix analysis is carried out by which it is required to state for each project:
- n) the degree, on a scale of 0 to 1, to which growth creates the need for the project to be undertaken;
 - o) the degree, on a scale of 0 to 1, to which the growth community will benefit from the project being undertaken.
- 5.2.2 The value is chosen in each case from the cause/benefits matrix in the model which produces an estimated percentage of cost attributable to growth.
- 5.2.3 The percentage derived is applied to the net project cost to determine the AC cost. The remainder of the net project cost is the ILOS cost.

5.3 AC cost allocation between new and future units of demand

- 5.3.1 Using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the AC cost of the project is divided between new *units of demand (N)* arriving in the *activity-funding area* in the long term plan period and future *units of demand (F)* arriving after the end of the long term plan period, as follows:
- p) the AC cost to F is the AC cost determined above, multiplied by the years of capacity take up after the long term plan period divided by total years of capacity take-up;
 - e) the AC cost to N is the AC cost less the AC cost to F.
- 5.3.2 If surplus capacity projects were to have been included in this policy then, the AC cost to N from the previous long term plan would be adjusted for any development contributions received in the three years since adoption of the last long term plan and for any additional AC cost to N expenditure incurred in those 3 years. The total would be adjusted for interest.
- 5.3.3 For each activity-funding area, the combined AC cost to N from all projects in the long term plan period is divided by the projected new units of demand (N) that will consume capacity

⁴⁶ Section 197AB(1)(a)

in those projects in the long term plan period to give the development contribution amounts in **Table 1**.

- 5.3.4 The AC Cost to F from the previous long term plan is adjusted for any additional AC Cost to F expenditure in the last 3 years and is adjusted for interest.
- 5.3.5 If surplus capacity projects were to have been included in this policy then, to deal with asset capacity life requirements in the Act, the assumption would have been that *surplus capacity projects (SC projects)* have capacity for 30 years for all infrastructure types. However, when doing the calculations above, if development contributions received were to exceed the cost of surplus capacity, then the asset would have been regarded as being consumed and play no further part in the calculation.

5.4 Growth Assumptions

- 5.4.1 In order to calculate the amount of new development to which the growth-related portion of capital expenditure (AC costs) for infrastructure will be attributed, area-by-area projections of new and future units of demand for services in the period 2024 to 2054 are required.
- 5.4.2 The numbers of Rating Units provide a close correlation with numbers of lots in the district and the number of multiple units of activity on any lot where this is the case. They are considered to provide a reasonably sound measure of the units of demand for infrastructure and services.
- 5.4.3 To arrive at a projections of Rating Units and to align these with the population and household growth assumptions adopted for the long term plan, the following steps have been taken:
 - a) the occupied dwelling projections provided for the long term plan by Sense Partners have been adjusted upward to include an estimated 10% additional unoccupied dwellings, on top of the base number of dwellings from the 2018 Census data combined with the Dwelling Consent data for the period since the 2018 Census;
 - b) data for 2023, giving the ratio of business to residential rating units has been applied to the dwelling projections to add a business component; and
 - c) data for 2023, giving the distribution of rating units across the district has been used to break down the combined dwelling and business projections into the main urban centres and smaller settlements.
- 5.4.4 On the basis of decisions made by Council in **Section 2** on the development contribution catchments that will apply to each activity type, the growth projection worksheet of the Development Contributions Model - Projections Schedule - contains the number of Rating Units (units of demand) for each activity type and each of the separate catchment areas at the base year date of 1 July 2024.
- 5.4.5 It provides the expected annual increase in the numbers of Rating Units and hence units of demand to 2054, in each of these areas. Rating data is available for the whole district, parts of it and each of the water supply, wastewater and stormwater scheme areas.
- 5.4.6 For Ōhau water supply and wastewater treatment activities and Waitārere water supply activity, there is capital spending in the Long Term Plan but, in each case, the service will not be available until at least 2029/30. The Rating Unit projections show zero existing units of demand at 1 July 2024 and no new Rating Units connecting, until the year in which capital expenditure on each of the schemes is started. The proposed expenditure in each case is then shared pro-rata over time among each of the units of demand that connect until the point at which it reaches capacity.

- 5.4.7 Although shown in **Table 1** of this policy, the resulting development contribution amounts will not be payable for Ōhau water supply and wastewater treatment or for Waitārere Beach water supply, until the service is available in each case and properties are able to connect.

5.5 Interest and Inflation

- 5.5.1 The Development Contributions Model includes interest on growth-related capital expenditure and inflation in the calculation of the development contribution amounts, in accordance with the Council's policies in **Section 2**.
- 5.5.2 The Council is trying to recover all interest by the end of the development contribution calculation period.
- 5.5.3 Interest estimates can be prepared based on the amount of outstanding (growth-related) debt over time and the ongoing reduction of that debt by development contribution revenue.
- 5.5.4 The methodology for calculating development contributions is designed to take account of the interest free loans that have been negotiated by the Council as part its arrangements with Crown Infrastructure Partners (CIP).
- 5.5.5 The Development Contributions Model uses the inflated capital costs in the long term plan to calculate development contributions.

Appendix 2 – Assessment of significant assumptions⁴⁷ underlying the calculation of the schedule of development contributions

Assumption	Level of Uncertainty	Potential Effects
The rate, level and location of growth will occur as forecast in growth projections accompanying the long term plan	High	Lower than forecast growth will result in under-recovery of development contributions revenue and an increase in interest costs
Rating units provide a sound measure of units of demand for infrastructure, taking account of both residential and non-residential activities across the district	Moderate	While the residential rating component, using population and dwelling projections, is more predictable, business activity rating units may vary markedly from year to year. High business rating unit projections will reduce development contribution amounts in the schedule and if not matched by sufficient development will result in under-recovery of revenue. Low business rating unit projections will increase development contribution amounts in the schedule. If business development exceeds expectations revenue will increase but the higher unit contributions will burden all new development
Capital expenditure will be in accordance with the capital works programme in the long term plan	Moderate/High	In early stages of developing major new growth areas, costs may vary as plans are finalised and infrastructure demands and issues become clear
The activities for which development contributions are recovered will remain unchanged for the period of the long term plan	Moderate/High	Three waters reforms and changing legislation on infrastructure funding tools may prevent recovery of capital expenditure in the next 5 years through development contributions
For each growth-related project, assumptions are made of the year in which capacity in the asset starts to be taken up and the year in which all capacity is consumed	Moderate/Low	Long capacity take-up assumptions for an asset will reduce contribution amounts in the schedule but increase the interest burden and also push costs out to future residents and businesses. Short capacity take-up assumptions will increase contribution amounts and place an undue burden on new residents and businesses arriving in the early years of the long term plan
For each growth related project, assumptions are made of the extent to which both existing and incoming residents and businesses create the need for the project and the extent to which they benefit from it	Moderate	Assumptions made without sufficient consideration of cause and benefit to existing and incoming residents and businesses could move the burden of growth-related infrastructure unreasonably to one or other group
There will be no significant variations in predicted rates of interest and inflation to those set out in the long term plan	Moderate/High	Upward changes to current low interest rates, may have significant effects where capital expenditure for anticipated growth is relatively high in the early years of the long-term plan
Any existing lawfully established lots or developments are assumed to have paid development or financial contributions in the past or to have had the infrastructure capacity	Moderate	If a large proportion of new development takes place on existing lots, this may result in under-recovery of development contributions revenue and an increase in interest costs

⁴⁷ Section 201(1)(b)

they benefit from, paid for through rates or other sources of funding		
No significant changes to service standards are expected to occur other than those planned for in the asset management plans and reflected in the capital works programme	Low	No significant effects anticipated
The level of third party funding including subsidies and grants as well as amounts and terms of loans negotiated will continue at predicted levels for period of the long term plan	Moderate	No significant effects anticipated

Appendix 3 – Glossary of Terms

“AC cost” means the cost for providing additional capacity to service the development of new dwellings and businesses.

“Accommodation units” has the meaning given to it in section 197(2) of the Local Government Act 2002 (See definitions below).

“Catchment” means a geographic area comprising the whole or any part of the district as defined in this policy, which will be served by a particular activity type.

“Activity unit of demand” means the demand for a community facility generated by development activity, other than subdivision.

“Additional capacity project” or “AC project” means a capital project in the long term plan intended only to provide additional capacity to service new and future households and businesses.

“Aged care room” means any residential unit in a “rest home” or “hospital care institution” as defined in section 58(4) of the Health and Disability Service (Safety) Act 2001.

“Allotment” or “lot” has the meaning given to the term “allotment” in section 218(2) of the Resource Management Act 1991. (See definitions below).

“Bedroom” means a room used for sleeping, normally accommodating no more than three persons and this includes a sleepout accessory to the main dwelling.

“Combined project” or “AC/ILOS project” means a project in the long term plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, and to provide capacity for further growth.

“Commercial” for the purposes of this policy, means the provision of goods, services and travellers’ accommodation principally for commercial gain, including camping grounds, caravan/trailer home parks, a depot for the maintenance, repair and storage of vehicles, machinery, equipment and materials and the storage and use of hazardous substances but does not include stalls or produce markets or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

“Community infrastructure” has the meaning given to it in section 197 of the Local Government Act 2002 (See definitions below).

“Development” has the meaning given to it in section 197 of the Local Government Act 2002. (See definitions below).

“Development contributions calculation period” means the period between 1 July 2011 and a date 30 years after the date of adoption of this policy.

“Dwelling unit” means any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household. For avoidance of doubt, minor household units, self-contained sleepouts with kitchen and ablution facilities, utility buildings or any units of commercial accommodation are dwelling units.

“Gross business area” means:

- (a) the gross floor area of any building used for business activity, including the gross floor area of all floors of a multi-storey building; plus
- (b) the area of any part of the lot used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the lot but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The gross business area excludes the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but includes the area of commercial and industrial buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.

“ILOS cost” means the cost of improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

“Impervious Area” means that part of the lot which is already covered or is to be covered by any artificial impermeable surface but excludes any impervious areas created without a building or resource consent.

“Improved level of service project” or “ILOS project” means a capital project in the long term plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

“Industrial” for the purposes of this policy, means any land, building or part of a building used for the processing, assembly, servicing, testing, repair, packaging, storage or manufacture of a product or produce, including the maintenance, repair and storage of vehicles, machinery, equipment and materials, and the storage of hazardous substances associated with the activity, but does not include mineral extraction or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

“Legally established” means, in relation to any lot or development, any lot for which a title has been issued, or any dwelling, commercial or industrial unit or other structure for which a building consent or code compliance certificate has been issued. Legally established development includes buildings and structures that can be shown to have been in existence when this policy first became operative on 1 July 2021, but have since been demolished.

“Lot unit of demand” means the demand expected for a community facility generated by the creation of a lot by subdivision.

“Non-consented small stand-alone dwelling” has the meaning given to it by section 7 of the Building Act.

“Past surplus capacity” means capacity in assets provided as a result of capital expenditure made in anticipation of development since 1 July 2011.

“Papakāinga” has the same meaning as the Operative Horowhenua District Plan.

“Remaining surplus capacity” means the estimated remaining capacity in capital assets at the end of the long term plan period, available to service future development occurring after the long term plan period.

“Retirement unit” means any residential unit other than an aged care room, in a *“retirement village”* as defined in section 6 of the Retirement Villages Act 2003.

“Serviced Site” means any site dedicated for the location of a vehicle or tent for the accommodation of persons, which is provided with utility services such as water supply, wastewater disposal, solid waste disposal, electricity or gas, either directly to the site or in the immediate vicinity.

“Service standard” means a level of service for any Council activity set by the Council and stated in the asset management plan for the activity concerned, (available for inspection on request at any office of the Council) having due regard to one or more of the following factors:

- (a) demand data based on market research;
- (b) widely accepted and documented engineering or other minimum standards;
- (c) politically endorsed service levels based on community consultation;
- (d) safety standards mandated by local or central government;
- (e) environmental standards mandated by local or central government;
- (f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification;
- (g) efficiency considerations where the *service standard* must take account of engineering and economic efficiency requirements which require a long term approach to optimality.

“Surplus capacity project” or “SC project” means a past capital expenditure project carried prior to the adoption of this policy in anticipation of new development and providing surplus capacity for further development.

“Unit of demand” is a unit of measurement by which the relative demand for an activity, generated by different types of development (existing or proposed), can be assessed. A unit of demand may be expressed as a lot unit of demand or an activity unit of demand.

“Utility Building” is a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make the lot habitable in the absence of a dwelling or during the erection of a dwelling.

Definitions Under Acts

“Accommodation units” is defined in section 197(2) of the Local Government Act 2002 to mean “units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”

“Allotment” is defined under section 218(2) of the Resource Management Act 1991 as follows:

- “(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
 - (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
 - (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
- (b) any parcel of land or building or part of a building that is shown or identified separately—
 - (i) on a survey plan; or
 - (ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or
- (c) any unit on a unit plan; or
- (d) any parcel of land not subject to the Land Transfer Act 1952.”

“Community infrastructure” is defined under section 197 of the Local Government Act 2002 to mean “the following assets when owned, operated, or controlled by a territorial authority:

- (a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
- (b) includes land that the territorial authority will acquire for that purpose.”

“Development” is defined under section 197 of the Local Government Act 2002 as:

- “(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.”

Appendix 4 – Demand Factors for Business Development

D.1. Rooding

Assumptions

Average business lot size = 1,500m²

Gross business area is 60% of site = 1,000m²

Employees per hectare of business = 20.6 employees per ha⁴⁸.

Average household unit trip generation = 9 trips per day = 1 Unit of Demand

Business lots per net hectare = 5 (7,500m² sites, 2,500m² roads)

Gross business area per hectare = 5 X 1,000 = 5,000m²

Each site of 1,500m² and each 1,000m² of gross business area has = 20.6/5 employees = 4.1 FTE's

Minimum trip generation = 3 trips per employee per day = 12.6 trips per day

Unit of Demand Factor = 12.6/9 = 1.4 per 1,000m² of business area OR 0.0014 per m² of business area.

D.2 Water Supply and Wastewater Treatment

Assumptions:

Residential consumption 200 litres per person per day = 1 Unit of Demand

Average dwelling occupancy = 2.5 persons⁴⁹

Average business water consumption = 14,000 litres per hectare of business land per day⁵⁰

1 Household unit uses 200 litres X 2.5 = 500 litres per day = 1 Unit of Demand

1,000m² business land area uses 14,000 litres / 10 = 1,400 litres per day

Unit of Demand Factor = 1,400/500 = 2.8 per 1,000m² business land area

Assume gross business area is 60% of land area i.e. 1,000m² site has 600m² gross business area and uses 1,400 litres per day.

Unit of Demand factor = 1,400/500/600 = 0.00467 per m² of gross business area.

Unit of Demand factor is 4.67/1,000m² of gross business area for water and wastewater OR 0.00467 per m² of gross business area.

D.3 Stormwater

Assumptions

Average residential site = 600m²

Runoff co-efficient for greenfield land = 0.40ⁱ = C₁

Runoff co-efficient for residential areas = 0.55ⁱⁱ = C₂

Runoff co-efficient for business use = 0.65ⁱⁱⁱ = C₃

Unit of Demand Factor for business land

$$= \frac{C_3 - C_1}{C_2 - C_1} \times 1,000m^2$$

$$= \frac{0.65 - 0.40}{0.55 - 0.40} \times 1,000m^2$$

$$= 2.78 \text{ per } 1,000m^2 \text{ site OR } 0.00278 \text{ per } m^2 \text{ of impervious area.}$$

Surface Water, Building Industry Authority, December 2000, Table 1, Run-off co-efficients

⁴⁸ Upper North Island Industrial Land Demand, BERL Economics, February 2013, Pages 73-76

⁴⁹ 2018 New Zealand Census population and dwelling counts amended 5/3/2020 - Usual resident population 33,261 in 13,302 occupied dwellings

⁵⁰ Recent studies on business land water demand – available on request

- ⁱ Heavy clay soil types – pasture and grass cover.
- ⁱⁱ Residential areas in which impervious area is 35% to 50%.
- ⁱⁱⁱ Industrial, commercial, shopping areas and town house developments.

Appendix 5 – Schedule of Assets

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Other Sources	Proportion recovered through Development Contributions
Community Infrastructure	CI_District	- E - Easton Park	LTP Project	383,339.31	100.00%	0.00%
Community Infrastructure	CI_District	- F - Fleet - all fleet and fleet infrastructure renewals / upgrades	LTP Project	4,168,001.29	100.00%	0.00%
Community Infrastructure	CI_District	0000 - Levin Town Centre Development - property purchase - Better Off Funded (exWO9793)	LTP Project	734,816.04	75.00%	25.00%
Community Infrastructure	CI_District	0000 - Manakau Domain initiative projects - Better Off Funding (exWO9794)	LTP Project	250,000.00	75.00%	25.00%
Community Infrastructure	CI_District	0000 - Te Maire Park Development Initiative - Better Off Funding	LTP Project	336,257.04	75.00%	25.00%
Community Infrastructure	CI_District	00008704. Levin Depot Pole Shed Reroof	Surplus Capacity Project	50.00	87.50%	12.50%
Community Infrastructure	CI_District	00008753. Purchase of Library Books	Surplus Capacity Project	1,675.43	100.00%	0.00%
Community Infrastructure	CI_District	00009055. Levin Adventure Park playground renewals	Surplus Capacity Project	212,372.85	100.00%	0.00%
Community Infrastructure	CI_District	00009058. Waikawa Beach Pedestrian Bridge	Surplus Capacity Project	59,056.01	100.00%	0.00%
Community Infrastructure	CI_District	00009064. Donnelly Park improve cricket facilities	Surplus Capacity Project	158,561.95	75.00%	25.00%
Community Infrastructure	CI_District	00009224. Foxton Wharf Project	Surplus Capacity Project	-150.00	87.50%	12.50%
Community Infrastructure	CI_District	00009274. Park lighting upgrade	Surplus Capacity Project	298,795.20	100.00%	0.00%
Community Infrastructure	CI_District	00009277. Playford Park improvements	Surplus Capacity Project	-3,000.00	87.50%	12.50%
Community Infrastructure	CI_District	00009442. Jail House	Surplus Capacity Project	734.30	100.00%	0.00%
Community Infrastructure	CI_District	00009443. Foxton Futures	Surplus Capacity Project	684,062.64	75.00%	25.00%
Community Infrastructure	CI_District	00009446. Jubilee Park Splash Pad	Surplus Capacity Project	427,622.94	100.00%	0.00%
Community Infrastructure	CI_District	00009521. Foxton Beach Surfclub Building Upgrade	Surplus Capacity Project	300,445.75	62.50%	37.50%
Community Infrastructure	CI_District	00009547. Cemetery - Foxton - Development Plan	Surplus Capacity Project	60,000.00	87.50%	12.50%
Community Infrastructure	CI_District	00009549. Cemetery - Manakau - Development Plan	Surplus Capacity Project	15,122.66	87.50%	12.50%
Community Infrastructure	CI_District	00009550. Cemetery - Shannon - Development Plan	Surplus Capacity Project	3,585.79	87.50%	12.50%
Community Infrastructure	CI_District	00009557. Donnelly Park - Replace netball lights	Surplus Capacity Project	201,586.78	87.50%	12.50%
Community Infrastructure	CI_District	00009566. Strategic land purchases	Surplus Capacity Project	972,000.00	0.00%	100.00%
Community Infrastructure	CI_District	00009586. Dog pound office building renewal	Surplus Capacity Project	14,423.81	87.50%	12.50%
Community Infrastructure	CI_District	00009587. Levin Depot buildings renewals & repaint	Surplus Capacity Project	18,681.93	87.50%	12.50%
Community Infrastructure	CI_District	00009588. Levin Depot yard reseal	Surplus Capacity Project	10,488.00	87.50%	12.50%
Community Infrastructure	CI_District	00009589. Pottery shed replace roof	Surplus Capacity Project	15,470.00	87.50%	12.50%
Community Infrastructure	CI_District	00009590. Waitarere Beach Surf life club saving design and build	Surplus Capacity Project	4,987,125.10	62.50%	37.50%
Community Infrastructure	CI_District	00009662. Boundary Sign	Surplus Capacity Project	11,766.12	100.00%	0.00%
Community Infrastructure	CI_District	00009664. Economic Development assets	Surplus Capacity Project	5,550.00	100.00%	0.00%
Community Infrastructure	CI_District	00009680. Shannon Domain Lights	Surplus Capacity Project	198,596.94	87.50%	12.50%
Community Infrastructure	CI_District	00009709. HDC Civic - staff offices furniture replacement project	Surplus Capacity Project	292,293.88	100.00%	0.00%
Community Infrastructure	CI_District	00009716. Wairarawa Stream Works	Surplus Capacity Project	37,520.39	100.00%	0.00%
Community Infrastructure	CI_District	00009735. Emergency Management Event Monitors	Surplus Capacity Project	4,268.64	100.00%	0.00%
Community Infrastructure	CI_District	00009736. Levin RSA - Avenue of Remembrance - Memorial Footpath & Gates	Surplus Capacity Project	572.20	100.00%	0.00%

Community Infrastructure	CI_District	00009737. Waikawa Beach - new vehicle accessway	Surplus Capacity Project	170,362.11	87.50%	12.50%
Community Infrastructure	CI_District	00009778. Donnelly Park Netball Courts Resurfacing and Fence Renewal	Surplus Capacity Project	357,940.05	87.50%	12.50%
Community Infrastructure	CI_District	00009785. Library Shelving for Children's Area - ECREADN Funding	Surplus Capacity Project	3,072.00	100.00%	0.00%
Community Infrastructure	CI_District	00009793. Levin Town Centre Development - property purchase - Better Off Funded	Surplus Capacity Project	1,249,275.69	62.00%	38.00%
Community Infrastructure	CI_District	00009797. Waitarere Beach Foreshore Initiative - Better Off Funding	Surplus Capacity Project	503,384.58	87.50%	12.50%
Community Infrastructure	CI_District	00009798. Te Maire Park Development Initiative - Better Off Funding	Surplus Capacity Project	175,832.41	87.50%	12.50%
Community Infrastructure	CI_District	00009802. Foxton Courthouse Redevelopment Initiative - Better Off Funding	Surplus Capacity Project	80,000.10	100.00%	0.00%
Community Infrastructure	CI_District	00009804. Play Trailer	Surplus Capacity Project	11,773.03	100.00%	0.00%
Community Infrastructure	CI_District	00009851. Ohau River Reserve - Tracks Improvements	Surplus Capacity Project	-506.93	87.50%	12.50%
Community Infrastructure	CI_District	00009897. Districtwide Signage new - Events and Destination Management Strategy Initiative - Better Off Funding - CAPEX	Surplus Capacity Project	49,999.65	87.00%	13.00%
Community Infrastructure	CI_District	8526 - District halls & pavilions reactive renewals	Surplus Capacity Project	49,865.55	87.50%	12.50%
Community Infrastructure	CI_District	8526 - District halls & pavilions reactive renewals	LTP Project	141,176.04	87.50%	12.50%
Community Infrastructure	CI_District	8531 - Community buildings programmed renewals	LTP Project	60,999.96	87.50%	12.50%
Community Infrastructure	CI_District	8531 - Community buildings programmed renewals	Surplus Capacity Project	178,150.54	87.50%	12.50%
Community Infrastructure	CI_District	8534 - Public toilets - Minor renewals	Surplus Capacity Project	156,669.96	87.50%	12.50%
Community Infrastructure	CI_District	8534 - Public toilets - Minor renewals	LTP Project	304,071.01	87.50%	12.50%
Community Infrastructure	CI_District	8542 - Levin Aquatic Centre Plan Renewals	Surplus Capacity Project	294,800.75	87.50%	12.50%
Community Infrastructure	CI_District	8542 - Levin Aquatic Centre Plan Renewals	LTP Project	3,536,308.09	87.50%	12.50%
Community Infrastructure	CI_District	8543 - Foxton Aquatic Centre Plan Renewals	Surplus Capacity Project	318,963.22	87.50%	12.50%
Community Infrastructure	CI_District	8543 - Foxton Aquatic Centre Plan Renewals	LTP Project	924,220.65	87.50%	12.50%
Community Infrastructure	CI_District	8561 - Reserves renewals (Non - building)	Surplus Capacity Project	2,385,053.97	87.50%	12.50%
Community Infrastructure	CI_District	8561 - Reserves renewals (Non - building)	LTP Project	30,435,181.14	87.50%	12.50%
Community Infrastructure	CI_District	8562 - Sportsgrounds renewals (buildings)	Surplus Capacity Project	197,145.94	87.50%	12.50%
Community Infrastructure	CI_District	8562 - Sportsgrounds renewals (buildings)	LTP Project	6,050,815.85	87.50%	12.50%
Community Infrastructure	CI_District	8563 - District fencing contingency	Surplus Capacity Project	117,488.98	75.00%	25.00%
Community Infrastructure	CI_District	8563 - District fencing contingency	LTP Project	1,504,162.00	75.00%	25.00%
Community Infrastructure	CI_District	8565 - Coastal reserve resiliency program	Surplus Capacity Project	153,975.92	62.50%	37.50%
Community Infrastructure	CI_District	8565 - Coastal reserve resiliency program	LTP Project	1,514,869.02	62.50%	37.50%
Community Infrastructure	CI_District	8568 - District play equipment	Surplus Capacity Project	262,794.37	62.50%	37.50%
Community Infrastructure	CI_District	8568 - District play equipment	LTP Project	2,787,236.88	62.50%	37.50%
Community Infrastructure	CI_District	8574 - Foxton Beach Reserves (FHA)	Surplus Capacity Project	653,313.72	75.00%	25.00%
Community Infrastructure	CI_District	8697 - Cemetery - Avenue Rd - Development	Surplus Capacity Project	65,435.74	75.00%	25.00%
Community Infrastructure	CI_District	8697 - Cemetery - Avenue Rd - Development	LTP Project	150,000.00	75.00%	25.00%
Community Infrastructure	CI_District	8824 - Cemetery - Avenue Rd - Extend burial and cremation sites	LTP Project	480,061.17	75.00%	25.00%
Community Infrastructure	CI_District	9033 - Waitarere Domain improvements	LTP Project	9,999.96	75.00%	25.00%
Community Infrastructure	CI_District	9033 - Waitarere Domain improvements	Surplus Capacity Project	136,395.00	75.00%	25.00%
Community Infrastructure	CI_District	9048 - Cemetery - Avenue Road & Levin - Upgrade	LTP Project	2,914,749.93	75.00%	25.00%
Community Infrastructure	CI_District	9057 - Stream management plan	Surplus Capacity Project	30,049.33	62.50%	37.50%
Community Infrastructure	CI_District	9057 - Stream management plan	LTP Project	569,201.04	62.50%	37.50%
Community Infrastructure	CI_District	9076 - Property renewals program	Surplus Capacity Project	651,135.91	87.50%	12.50%
Community Infrastructure	CI_District	9076 - Property renewals program	LTP Project	8,899,129.38	87.50%	12.50%

Community Infrastructure	CI_District	9247 - Levin - Disabled change facilities	LTP Project	94,875.01	87.50%	12.50%
Community Infrastructure	CI_District	9273 - Public toilets - Major renewals	Surplus Capacity Project	1,090,099.21	62.50%	37.50%
Community Infrastructure	CI_District	9273 - Public toilets - Major renewals	LTP Project	4,561,603.86	62.50%	37.50%
Community Infrastructure	CI_District	9441 - Website Development	LTP Project	121,345.38	100.00%	0.00%
Community Infrastructure	CI_District	9481 - Taraika Reserves	Surplus Capacity Project	100.00	37.50%	62.50%
Community Infrastructure	CI_District	9481 - Taraika Reserves	LTP Project	2,000,000.00	37.50%	62.50%
Community Infrastructure	CI_District	9541 - Strategic and growth related aquatics projects (AC.2020.13)	LTP Project	29,178,874.77	75.00%	25.00%
Community Infrastructure	CI_District	9542 - Foxton Building Renewals (AC.2020.01)	Surplus Capacity Project	6,049,708.20	87.00%	13.00%
Community Infrastructure	CI_District	9552 - Mangahao tracks renewals / improvements	Surplus Capacity Project	14,461.30	87.50%	12.50%
Community Infrastructure	CI_District	9552 - Mangahao tracks renewals / improvements	LTP Project	87,021.97	87.50%	12.50%
Community Infrastructure	CI_District	9553 - Stafford Street Reserves improvement	Surplus Capacity Project	21,302.23	87.50%	12.50%
Community Infrastructure	CI_District	9553 - Stafford Street Reserves improvement	LTP Project	150,000.06	87.50%	12.50%
Community Infrastructure	CI_District	9554 - Reserves renewals (buildings)	Surplus Capacity Project	62,956.10	87.50%	12.50%
Community Infrastructure	CI_District	9554 - Reserves renewals (buildings)	LTP Project	1,289,448.96	87.50%	12.50%
Community Infrastructure	CI_District	9555 - Playford Park	LTP Project	50,000.04	75.00%	25.00%
Community Infrastructure	CI_District	9555 - Playford Park	Surplus Capacity Project	803,426.87	87.50%	12.50%
Community Infrastructure	CI_District	9556 - Levin Domain Grandstand	Surplus Capacity Project	-3,485.55	87.50%	12.50%
Community Infrastructure	CI_District	9556 - Levin Domain Grandstand	LTP Project	1,327,440.65	87.50%	12.50%
Community Infrastructure	CI_District	9558 - Facility signage	LTP Project	64,555.19	87.50%	12.50%
Community Infrastructure	CI_District	9559 - Christmas Lights	Surplus Capacity Project	5,042.61	87.50%	12.50%
Community Infrastructure	CI_District	9559 - Christmas Lights	LTP Project	102,744.11	87.50%	12.50%
Community Infrastructure	CI_District	9560 - New Portable Generator - Emergency Management	LTP Project	5,508.99	87.50%	12.50%
Community Infrastructure	CI_District	9561 - VHF Digital Radio Upgrade Project - Emergency Management	LTP Project	27,884.00	75.00%	25.00%
Community Infrastructure	CI_District	9591 - Levin Town Centre strategy activation projects	Surplus Capacity Project	324,981.05	75.00%	25.00%
Community Infrastructure	CI_District	9591 - Levin Town Centre strategy activation projects	LTP Project	14,148,869.82	75.00%	25.00%
Community Infrastructure	CI_District	9597 - Landfill Development (gas collection & ongoing capping)	Surplus Capacity Project	69,402.12	100.00%	0.00%
Community Infrastructure	CI_District	9598 - Leachate remedial option / work	Surplus Capacity Project	508,037.50	100.00%	0.00%
Community Infrastructure	CI_District	9599 - Cap Shape Correction	Surplus Capacity Project	371,859.36	100.00%	0.00%
Community Infrastructure	CI_District	9609 - Fleet Vehicles	Surplus Capacity Project	602,770.98	100.00%	0.00%
Community Infrastructure	CI_District	9634 - Districtwide- Water - Property	Surplus Capacity Project	1,703.73	100.00%	0.00%
Community Infrastructure	CI_District	9643 - Innovative technology projects	LTP Project	295,893.59	87.50%	12.50%
Community Infrastructure	CI_District	9645 - Mobile outdoor screen & accompanying audio & visual equipment	LTP Project	39,571.19	100.00%	0.00%
Community Infrastructure	CI_District	9645 - Mobile outdoor screen & accompanying audio & visual equipment	Surplus Capacity Project	45,388.46	100.00%	0.00%
Community Infrastructure	CI_District	9652 - Youth Space Renovation	Surplus Capacity Project	173,148.91	87.00%	13.00%
Community Infrastructure	CI_District	9655 - Mobile partitions	Surplus Capacity Project	21,922.42	100.00%	0.00%
Community Infrastructure	CI_District	9656 - Activity Renewal - Libraries - Internal Plant	Surplus Capacity Project	57,791.42	87.50%	12.50%
Community Infrastructure	CI_District	9656 - Activity Renewal - Libraries - Internal Plant	LTP Project	765,603.73	87.50%	12.50%
Community Infrastructure	CI_District	9657 - Activity Renewals - Community Centres - plant	Surplus Capacity Project	91,742.65	87.50%	12.50%
Community Infrastructure	CI_District	9657 - Activity Renewals - Community Centres - plant	LTP Project	891,141.90	87.50%	12.50%
Community Infrastructure	CI_District	9658 - Building Renewal - Shannon Library	Surplus Capacity Project	15,120.00	87.50%	12.50%
Community Infrastructure	CI_District	9658 - Building Renewal - Shannon Library	LTP Project	227,769.05	87.50%	12.50%
Community Infrastructure	CI_District	9659 - Building Renewals - Te Awahou Nieuwe Stroom	Surplus Capacity Project	45,038.61	87.50%	12.50%
Community Infrastructure	CI_District	9659 - Building Renewals - Te Awahou Nieuwe Stroom	LTP Project	2,199,280.95	87.50%	12.50%

Community Infrastructure	CI_District	9660 - Building Renewals- Te Takeretanga o Kura-hau-po	Surplus Capacity Project	26,663.39	87.50%	12.50%
Community Infrastructure	CI_District	9660 - Building Renewals- Te Takeretanga o Kura-hau-po	LTP Project	3,014,315.51	87.50%	12.50%
Community Infrastructure	CI_District	9663 - Flags	Surplus Capacity Project	17,490.30	87.50%	12.50%
Community Infrastructure	CI_District	9663 - Flags	LTP Project	157,569.32	87.50%	12.50%
Community Infrastructure	CI_District	9665 - Purchase of Library Books	Surplus Capacity Project	1,102,892.19	62.50%	37.50%
Community Infrastructure	CI_District	9665 - Purchase of Library Books	LTP Project	4,715,004.84	62.50%	37.50%
Community Infrastructure	CI_District	9794 - Manakau Domain initiative projects - Better Off Funding	Surplus Capacity Project	56,142.44	87.00%	13.00%
Community Infrastructure	CI_District	9827 - Levin Building Renewals (AC.2020.02)	LTP Project	1,407,735.98	87.50%	12.50%
Community Infrastructure	CI_District	9829 - Animal Control - Dog Pound facility refurb (AC3)	Surplus Capacity Project	22,000.00	100.00%	0.00%
Community Infrastructure	CI_District	9838 - Cemetery - Foxton - Development (Cem-03)	LTP Project	2,080,307.20	75.00%	25.00%
Community Infrastructure	CI_District	9839 - Cemetery - Shannon - Extension (Cem-04)	LTP Project	450,000.00	75.00%	25.00%
Community Infrastructure	CI_District	9841 - Mobile Library (LS.2020.01)	LTP Project	179,460.03	87.50%	12.50%
Community Infrastructure	CI_District	9842 - Cemetery - Manakau - Extension (Cem-05)	LTP Project	2,096,900.08	75.00%	25.00%
Community Infrastructure	CI_District	9843 - Cemetery - Manakau - Logging (Cem-08)	LTP Project	320,220.00	87.50%	12.50%
Community Infrastructure	CI_District	9853 - Forestry Target Reserve (Res-07)	LTP Project	651,671.24	75.00%	25.00%
Community Infrastructure	CI_District	9907 - Foxton Futures Transformation	LTP Project	523,750.08	75.00%	25.00%
Community Infrastructure	CI_District	Be-01 - Oxford Street Beautification (Transforming Taitoko)	LTP Project	845,358.32	50.00%	50.00%
Community Infrastructure	CI_District	Be-02 - Revoked SH1 Beautification	LTP Project	615,465.12	75.00%	25.00%
Community Infrastructure	CI_District	CDEM01 - CDEM01 - 10 x Laptops for EOC	LTP Project	90,322.20	100.00%	0.00%
Community Infrastructure	CI_District	CDEM02 - CDEM02 - 2 x HDMI TVs including Mobile Trollys	LTP Project	23,723.99	100.00%	0.00%
Community Infrastructure	CI_District	CDEM03 - CDEM03 - 10 x Tablets for needs assessments	LTP Project	33,968.39	100.00%	0.00%
Community Infrastructure	CI_District	CDEM04 - CDEM04 - 5 x Portable Water Storage Bladders	LTP Project	115,391.15	100.00%	0.00%
Community Infrastructure	CI_District	CI-New1 - Replace Bore head and piping Levin Domain	LTP Project	51,954.00	100.00%	0.00%
Community Infrastructure	CI_District	CI-New2 - Totara Reserve Remediation	LTP Project	166,000.00	100.00%	0.00%
Community Infrastructure	CI_District	CI-new3 - Target Reserve Development	LTP Project	1,926,050.91	100.00%	0.00%
Community Infrastructure	CI_District	Cust.2020.01 - Cust.2020.01 - Front of house furniture renewal (Cust.2020.01)	LTP Project	35,842.99	100.00%	0.00%
Community Infrastructure	CI_District	Governance - Governance - Civic Furniture/IT Renewals	LTP Project	316,518.02	100.00%	0.00%
Community Infrastructure	CI_District	H&S1 - H&S1 - Lone Worker Devices (6)	LTP Project	13,599.58	100.00%	0.00%
Community Infrastructure	CI_District	LS.2020.05 - Makerspace for Children Youth and Adults	LTP Project	191,928.00	87.50%	12.50%
Community Infrastructure	CI_District	Res-15 - Strategic parks development - Reserve development for growth	LTP Project	23,034,874.62	37.50%	62.50%
Community Infrastructure	CI_District	SP-06 - Shannon Domain - Grandstand strengthening and fit out	LTP Project	719,030.36	87.50%	12.50%
Community Infrastructure	CI_District	Waik - Waikawa Beach Accessway	LTP Project	1,237,899.54	100.00%	0.00%
	CI_District Total			197,638,247.89		
Community Infrastructure Total				197,638,247.89		
Land Transport	LT_District	00009317. Road Improvements - 2324	Surplus Capacity Project	1,106,264.03	90.25%	9.75%
Land Transport	LT_District	00009321. Cycling Facilities - 2452	Surplus Capacity Project	195,437.76	90.25%	9.75%
Land Transport	LT_District	00009593. Subsidised Roding - Gladstone Road Realignment (CAPNEW)	Surplus Capacity Project	6,445,691.89	100.00%	0.00%
Land Transport	LT_District	00009690. Oakland Rd development	Surplus Capacity Project	115,483.14	0.00%	100.00%
Land Transport	LT_District	00009742. Gladstone Road Emergency Works	Surplus Capacity Project	966,052.10	100.00%	0.00%

Land Transport	LT_District	00009779. Road Drainage Improvements - Road Improvements NZTA 324	Surplus Capacity Project	589,373.32	90.25%	9.75%
Land Transport	LT_District	00009826. Levin Transport Choices	Surplus Capacity Project	131,010.41	100.00%	0.00%
Land Transport	LT_District	00009868. Poplar Road RP1.9-4.1 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	312,411.14	100.00%	0.00%
Land Transport	LT_District	00009869. Ashlea Road RP 0-1.4 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	299,934.41	100.00%	0.00%
Land Transport	LT_District	00009870. Hokio Beach Road RP 5.2-7.6 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	54.12	100.00%	0.00%
Land Transport	LT_District	00009871. Koputaroa Road RP 6.2-8.04 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	300,000.02	100.00%	0.00%
Land Transport	LT_District	00009872. Mangahao Road RP 1.1-2.1 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	202,681.51	100.00%	0.00%
Land Transport	LT_District	00009873. Foxton Beach Road RP 1.35-2.31 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	5,440.02	100.00%	0.00%
Land Transport	LT_District	00009874. Victoria Street Foxton RP 0-0.78 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	0.02	100.00%	0.00%
Land Transport	LT_District	00009875. Foxton Shannon Road RP 5.96-6.28 Sealed Pavement Rehabilitation - NZTA214	Surplus Capacity Project	0.02	100.00%	0.00%
Land Transport	LT_District	00009876. Poplar Road RP 1.9-4.1 Road Improvements NZTA 324	Surplus Capacity Project	32,101.61	100.00%	0.00%
Land Transport	LT_District	00009877. Ashlea Road RP 0-1.4 Road Improvements NZTA 324	Surplus Capacity Project	211,263.84	100.00%	0.00%
Land Transport	LT_District	00009878. Hokio Beach Road RP 5.2-7.6 Road Improvements NZTA 324	Surplus Capacity Project	415,223.61	100.00%	0.00%
Land Transport	LT_District	00009879. Koputaroa Road RP 6.2-8.04 Road Improvements NZTA 324	Surplus Capacity Project	25,000.01	100.00%	0.00%
Land Transport	LT_District	00009880. Mangahao Road RP 1.1-2.1 Road Improvements NZTA 324	Surplus Capacity Project	65,000.02	100.00%	0.00%
Land Transport	LT_District	00009881. Foxton beach Road RP 1.35-2.31 Road Improvements NZTA 324	Surplus Capacity Project	0.02	100.00%	0.00%
Land Transport	LT_District	00009882. St. Joseph School Safety Improvement Low cost / low risk improvements NZTA 341	Surplus Capacity Project	0.02	94.93%	5.07%
Land Transport	LT_District	00009883. Liverpool Street and Bartholomew Road Intersection Improvement Low cost / low risk improvements NZTA 341	Surplus Capacity Project	158,038.05	94.93%	5.07%
Land Transport	LT_District	00009884. Speed Limit Change Improvements Low cost / low risk improvements NZTA 341	Surplus Capacity Project	22,870.14	94.93%	5.07%
Land Transport	LT_District	00009885. Bartholomew Road Traffic Calming Low cost / low risk improvements NZTA 341	Surplus Capacity Project	199,326.65	94.93%	5.07%
Land Transport	LT_District	00009886. Seabury Ave Safety Upgrade Low cost / low risk improvements NZTA 341	Surplus Capacity Project	11,881.30	94.93%	5.07%
Land Transport	LT_District	00009887. Levin Transport Choices - Cycling Facilities NZTA 452	Surplus Capacity Project	79,284.05	100.00%	0.00%
Land Transport	LT_District	00009888. Cycling facilities - Cycling Facilities NZTA 452	Surplus Capacity Project	46,490.52	94.93%	5.07%
Land Transport	LT_District	00009889. Footpath improvements - Walking Facilities NZTA 451	Surplus Capacity Project	46,339.73	92.59%	7.41%
Land Transport	LT_District	00009890. Footpaths new - Walking Facilities NZTA 451	Surplus Capacity Project	205,358.39	92.59%	7.41%
Land Transport	LT_District	00009909. Unsealed Roads Metalling - NZTA 211 - Roding Capex	Surplus Capacity Project	40,724.10	100.00%	0.00%

Land Transport	LT_District	00009910. Sealed Roads Resurfacing - NZTA 212 - Roding Capex	Surplus Capacity Project	1,546,994.95	100.00%	0.00%
Land Transport	LT_District	00009911. Drainage Renewal - General - NZTA 213 - Roding Capex	Surplus Capacity Project	85,025.59	100.00%	0.00%
Land Transport	LT_District	00009912. Drainage Renewal - Kerb & Channel - NZTA 213 - Roding Capex	Surplus Capacity Project	55,594.60	100.00%	0.00%
Land Transport	LT_District	00009913. Drainage Renewal - Culvert Replacements - NZTA 213 - Roding Capex	Surplus Capacity Project	241,920.84	100.00%	0.00%
Land Transport	LT_District	00009914. Structures Component Replacements - General - NZTA 215 - Roding Capex	Surplus Capacity Project	99,327.61	100.00%	0.00%
Land Transport	LT_District	00009915. Traffic Services Renewals - General - NZTA 222 - Roding Capex	Surplus Capacity Project	53,653.96	100.00%	0.00%
Land Transport	LT_District	00009916. Traffic Services Renewals - Street Lighting - NZTA 222 - Roding Capex	Surplus Capacity Project	171,703.37	94.93%	5.07%
Land Transport	LT_District	00009917. Traffic Services Renewals - Line Marking - NZTA 222 - Roding Capex	Surplus Capacity Project	216,892.28	100.00%	0.00%
Land Transport	LT_District	00009918. Footpath Renewals - NZTA 225 - Roding Capex	Surplus Capacity Project	502,748.45	94.93%	5.07%
Land Transport	LT_District	00009919. Bridge and Structures Renewals - NZTA 216 - Roding Capex	Surplus Capacity Project	154,488.32	100.00%	0.00%
Land Transport	LT_District	324 - Resilience Improvements	LTP Project	18,002,378.55	90.25%	9.75%
Land Transport	LT_District	324B - 324B - 324 - Road Improvements	LTP Project	17,081,774.61	75.00%	25.00%
Land Transport	LT_District	452 - Cycling Improvements	LTP Project	19,923,835.74	85.38%	14.63%
Land Transport	LT_District	9318 - Safety improvements	Surplus Capacity Project	640,840.03	90.25%	9.75%
Land Transport	LT_District	9318 - Safety improvements	LTP Project	20,678,320.60	85.38%	14.63%
Land Transport	LT_District	9319 - Footpath Improvements	Surplus Capacity Project	421,876.37	90.25%	9.75%
Land Transport	LT_District	9319 - Footpath Improvements	LTP Project	7,202,274.21	75.00%	25.00%
Land Transport	LT_District	9320 - Footpath Renewals	Surplus Capacity Project	938,973.95	90.25%	9.75%
Land Transport	LT_District	9320 - Footpath Renewals	LTP Project	13,595,181.24	90.25%	9.75%
Land Transport	LT_District	9322 - Bridge and structures renewals	Surplus Capacity Project	159.50	90.25%	9.75%
Land Transport	LT_District	9322 - Bridge and structures renewals	LTP Project	4,451,886.54	90.25%	9.75%
Land Transport	LT_District	9323 - Sealed Road Pavement Rehabilitation	Surplus Capacity Project	1,306,207.96	90.25%	9.75%
Land Transport	LT_District	9323 - Sealed Road Pavement Rehabilitation	LTP Project	27,053,290.58	90.25%	9.75%
Land Transport	LT_District	9418 - Drainage Renewals	Surplus Capacity Project	496,880.28	90.25%	9.75%
Land Transport	LT_District	9418 - Drainage Renewals	LTP Project	11,523,643.16	90.25%	9.75%
Land Transport	LT_District	9419 - Structures Component Replacements	Surplus Capacity Project	150,502.31	90.25%	9.75%
Land Transport	LT_District	9419 - Structures Component Replacements	LTP Project	3,024,954.88	90.25%	9.75%
Land Transport	LT_District	9420 - Traffic Services	Surplus Capacity Project	858,872.03	90.25%	9.75%
Land Transport	LT_District	9420 - Traffic Services	LTP Project	13,064,083.85	90.25%	9.75%
Land Transport	LT_District	9421 - Sealed Roads Resurfacing	Surplus Capacity Project	2,924,092.25	90.25%	9.75%
Land Transport	LT_District	9421 - Sealed Roads Resurfacing	LTP Project	34,065,468.73	90.25%	9.75%
Land Transport	LT_District	9422 - Unsealed Roads Metalling	Surplus Capacity Project	102,140.33	100.00%	0.00%
Land Transport	LT_District	9422 - Unsealed Roads Metalling	LTP Project	1,295,744.52	97.66%	2.34%
Land Transport	LT_District	9840 - Local Road Improvements	Surplus Capacity Project	430.75	85.38%	14.63%
Land Transport	LT_District	9840 - Local Road Improvements	LTP Project	33,663,997.11	85.38%	14.63%
Land Transport	LT_District	00009937. Muhunua East Road - Shared Pathway under Cycling Facilities - 452	Surplus Capacity Project	158,929.01	90.25%	9.75%
Land Transport	LT_District	00009938. Muhunua East Road Rehab - 214	Surplus Capacity Project	70,031.81	90.25%	9.75%
Land Transport	LT_District	00009944. Bush Street Overlay - NZTA 214	Surplus Capacity Project	100,000.00	90.25%	9.75%

Land Transport	LT_District	00009945. Harbour Street to Piriharakeke Shared Pathway - under cycling facilities NZTA 452	Surplus Capacity Project	151,585.58	90.25%	9.75%
	LT_District Total			248,305,442.42		
Land Transport	LT_Taraika layer	00009479. Tara-Ika - Roding - Liverpool St Correction	Surplus Capacity Project	3,150.00	25.00%	75.00%
Land Transport	LT_Taraika layer	9477 - 00009477. Tara-Ika - Roding - Tararua Road Intersection Upgrade	Surplus Capacity Project	1,105,818.68	90.25%	9.75%
Land Transport	LT_Taraika layer	9790 - Taraika - EWA	Surplus Capacity Project	215,972.81	25.00%	75.00%
Land Transport	LT_Taraika layer	9790 - Taraika - EWA	LTP Project	9,670,000.04	25.00%	75.00%
	LT_Taraika layer Total			10,994,941.53		
Land Transport	LT_Taraika layer_0	9477 - 00009477. Tara-Ika - Roding - Tararua Road Intersection Upgrade	LTP Project	2,000,000.04	37.50%	62.50%
	LT_Taraika layer_0 Total			2,000,000.04		
Land Transport Total				261,300,383.99		
Other Activities	OT_Activities	00008590. IT Technology Advancement and Improvements	Surplus Capacity Project	59,099.75	100.00%	0.00%
Other Activities	OT_Activities	00008845. IM Authority Development	Surplus Capacity Project	67,728.97	100.00%	0.00%
Other Activities	OT_Activities	00009082. Front of house safety enhancements	Surplus Capacity Project	-2,026.37	100.00%	0.00%
Other Activities	OT_Activities	00009099. Implementation of Digital Strategy - Digital Action Plan initiatives	Surplus Capacity Project	213,773.65	100.00%	0.00%
Other Activities	OT_Activities	00009269. Replacement or upgrade of parking meters	Surplus Capacity Project	59,431.99	100.00%	0.00%
Other Activities	OT_Activities	00009278. IT - Purchase of Urban Aerial Imagery 2019/20	Surplus Capacity Project	21,000.00	100.00%	0.00%
Other Activities	OT_Activities	00009444. Animal Control Vehicle Replacing JIL288	Surplus Capacity Project	517.50	100.00%	0.00%
Other Activities	OT_Activities	00009600. Landfill Gas Flare renewals	Surplus Capacity Project	19,917.26	100.00%	0.00%
Other Activities	OT_Activities	00009602. Unplanned small landfill maintenance	Surplus Capacity Project	23,293.33	100.00%	0.00%
Other Activities	OT_Activities	00009604. Weighbridge at Foxton Transfer Station or Levin Landfill (if stays open)	Surplus Capacity Project	160,172.39	100.00%	0.00%
Other Activities	OT_Activities	00009683. Democracy IT Equipment	Surplus Capacity Project	91,966.06	100.00%	0.00%
Other Activities	OT_Activities	00009708. Levin Landfill Capping Project	Surplus Capacity Project	2,135,334.90	100.00%	0.00%
Other Activities	OT_Activities	00009710. Folding Machine	Surplus Capacity Project	8,395.00	100.00%	0.00%
Other Activities	OT_Activities	00009725. Clegg Hammer - Infrastructure Development	Surplus Capacity Project	5,580.00	100.00%	0.00%
Other Activities	OT_Activities	00009739. Animal Control - Dog Pound facility refurb investigation	Surplus Capacity Project	3,252.50	100.00%	0.00%
Other Activities	OT_Activities	00009856. Active Campaign Software	Surplus Capacity Project	-0.04	100.00%	0.00%
Other Activities	OT_Activities	00009858. IT Network Component Renewals	Surplus Capacity Project	2,840.09	100.00%	0.00%
Other Activities	OT_Activities	00009859. Mobile Phone Replacement Programme	Surplus Capacity Project	16,762.01	100.00%	0.00%
Other Activities	OT_Activities	00009860. Replace computing devices (laptops/terminals/desktops)	Surplus Capacity Project	82,263.16	100.00%	0.00%
Other Activities	OT_Activities	00009861. IT Replace monitors/screens	Surplus Capacity Project	3,301.92	100.00%	0.00%
Other Activities	OT_Activities	00009920. Hardware Purchases - Information Services	Surplus Capacity Project	41,057.96	100.00%	0.00%
Other Activities	OT_Activities	8583 - Network components	Surplus Capacity Project	26,475.01	100.00%	0.00%
Other Activities	OT_Activities	8583 - Network components	LTP Project	235,430.60	100.00%	0.00%
Other Activities	OT_Activities	8592 - Hardware Purchases	LTP Project	5,990.04	100.00%	0.00%
Other Activities	OT_Activities	9018 - Mobile phone replacement programme	Surplus Capacity Project	36,585.70	100.00%	0.00%
Other Activities	OT_Activities	9018 - Mobile phone replacement programme	LTP Project	441,140.09	100.00%	0.00%
Other Activities	OT_Activities	9020 - Replacement of computing devices (laptops/terminals/desktops)	Surplus Capacity Project	348,539.35	100.00%	0.00%
Other Activities	OT_Activities	9020 - Replacement of computing devices (laptops/terminals/desktops)	LTP Project	4,021,002.40	100.00%	0.00%
Other Activities	OT_Activities	9021 - Replacement of monitors/ screens	Surplus Capacity Project	48,025.14	100.00%	0.00%

Other Activities	OT_Activities	9021 - Replacement of monitors/ screens	LTP Project	267,409.07	100.00%	0.00%
Other Activities	OT_Activities	9228 - Wheelie Bins & glass crates	Surplus Capacity Project	102,388.73	100.00%	0.00%
Other Activities	OT_Activities	9228 - Wheelie Bins & glass crates	LTP Project	919,948.50	100.00%	0.00%
Other Activities	OT_Activities	9264 - Animal Control - Body worn video equipment	Surplus Capacity Project	35,387.65	100.00%	0.00%
Other Activities	OT_Activities	9264 - Animal Control - Body worn video equipment	LTP Project	50,083.61	100.00%	0.00%
Other Activities	OT_Activities	9267 - Parking - Mobile ticket devices	Surplus Capacity Project	6,049.18	100.00%	0.00%
Other Activities	OT_Activities	9267 - Parking - Mobile ticket devices	LTP Project	23,892.06	100.00%	0.00%
Other Activities	OT_Activities	9268 - Parking - Body worn video equipment	LTP Project	29,221.65	100.00%	0.00%
Other Activities	OT_Activities	9500 - Mobile Recycling Stations (MRS)	LTP Project	350,000.00	100.00%	0.00%
Other Activities	OT_Activities	9562 - Animal - Dog Pound shade and kennel repairs	Surplus Capacity Project	14,162.61	100.00%	0.00%
Other Activities	OT_Activities	9562 - Animal - Dog Pound shade and kennel repairs	LTP Project	33,083.00	100.00%	0.00%
Other Activities	OT_Activities	9601 - Solid Waste property renewals	Surplus Capacity Project	10,741.70	100.00%	0.00%
Other Activities	OT_Activities	9601 - Solid Waste property renewals	LTP Project	225,276.09	100.00%	0.00%
Other Activities	OT_Activities	9603 - Renewal works at Foxton Transfer Station	LTP Project	75,596.01	100.00%	0.00%
Other Activities	OT_Activities	9603 - Renewal works at Foxton Transfer Station	Surplus Capacity Project	226,348.42	100.00%	0.00%
Other Activities	OT_Activities	9740 - IT - new computing devices laptops / terminals / desktop	Surplus Capacity Project	57,817.02	100.00%	0.00%
Other Activities	OT_Activities	9740 - IT - new computing devices laptops / terminals / desktop	LTP Project	470,861.30	100.00%	0.00%
Other Activities	OT_Activities	9828 - Animal Control - Dog Pound driveway concreting (AC2)	LTP Project	26,002.35	100.00%	0.00%
Other Activities	OT_Activities	9829 - Animal Control - Dog Pound facility refurb (AC3)	LTP Project	1,040,098.12	100.00%	0.00%
Other Activities	OT_Activities	9830 - Animal Control - Stock pound fencing & stock loading ramp (AC5)	LTP Project	20,801.88	100.00%	0.00%
Other Activities	OT_Activities	9857 - Implementation of Digital Strategy	Surplus Capacity Project	77,732.00	100.00%	0.00%
Other Activities	OT_Activities	9857 - Implementation of Digital Strategy	LTP Project	2,743,397.39	100.00%	0.00%
Other Activities	OT_Activities	PARK2 - Parking - Meter Replacements	LTP Project	49,221.95	100.00%	0.00%
	OT_Activities Total			15,032,370.65		
Other Activities Total				15,032,370.65		
Stormwater	SW_District	00008481. Districtwide SW Reticulation Renewals	Surplus Capacity Project	279,784.12	75.00%	25.00%
Stormwater	SW_District	00009244. Stormwater District Wide Pump Stations - Planned Renewal	Surplus Capacity Project	18,724.64	75.00%	25.00%
Stormwater	SW_District	8631 - Districtwide Stormwater improvement	LTP Project	10,000,000.98	75.00%	25.00%
Stormwater	SW_District	9606 - Actions from Catchment Management Plans	Surplus Capacity Project	67,714.56	100.00%	0.00%
	SW_District Total			10,366,224.30		
Stormwater	SW_Foxton	00009448. Foxton East Drainage Scheme	Surplus Capacity Project	1,056,682.04	100.00%	0.00%
Stormwater	SW_Foxton	00009835. Foxton Stormwater - Foxton Loop water quality improvement plan - CLOSED	Surplus Capacity Project	502.20	100.00%	0.00%
	SW_Foxton Total			1,057,184.24		
Stormwater	SW_Foxton Beach	8715 - 00008715. Stormwater - Development Planning and resource consenting Foxton Beach	Surplus Capacity Project	558,990.52	62.00%	38.00%
Stormwater	SW_Foxton Beach	8715 - 00008715. Stormwater - Development Planning and resource consenting Foxton Beach	LTP Project	1,300,000.41	75.00%	25.00%
	SW_Foxton Beach Total			1,858,990.93		
Stormwater	SW_Levin (Including Taraika)	00009668. Lake Horowhenua water quality improvement project	Surplus Capacity Project	356,626.14	62.00%	38.00%
Stormwater	SW_Levin (Including Taraika)	8631 - Districtwide Stormwater improvement	Surplus Capacity Project	653,308.14	75.00%	25.00%
Stormwater	SW_Levin (Including Taraika)	9079 - Queen St discharge & resource consent	Surplus Capacity Project	536,205.40	62.00%	38.00%

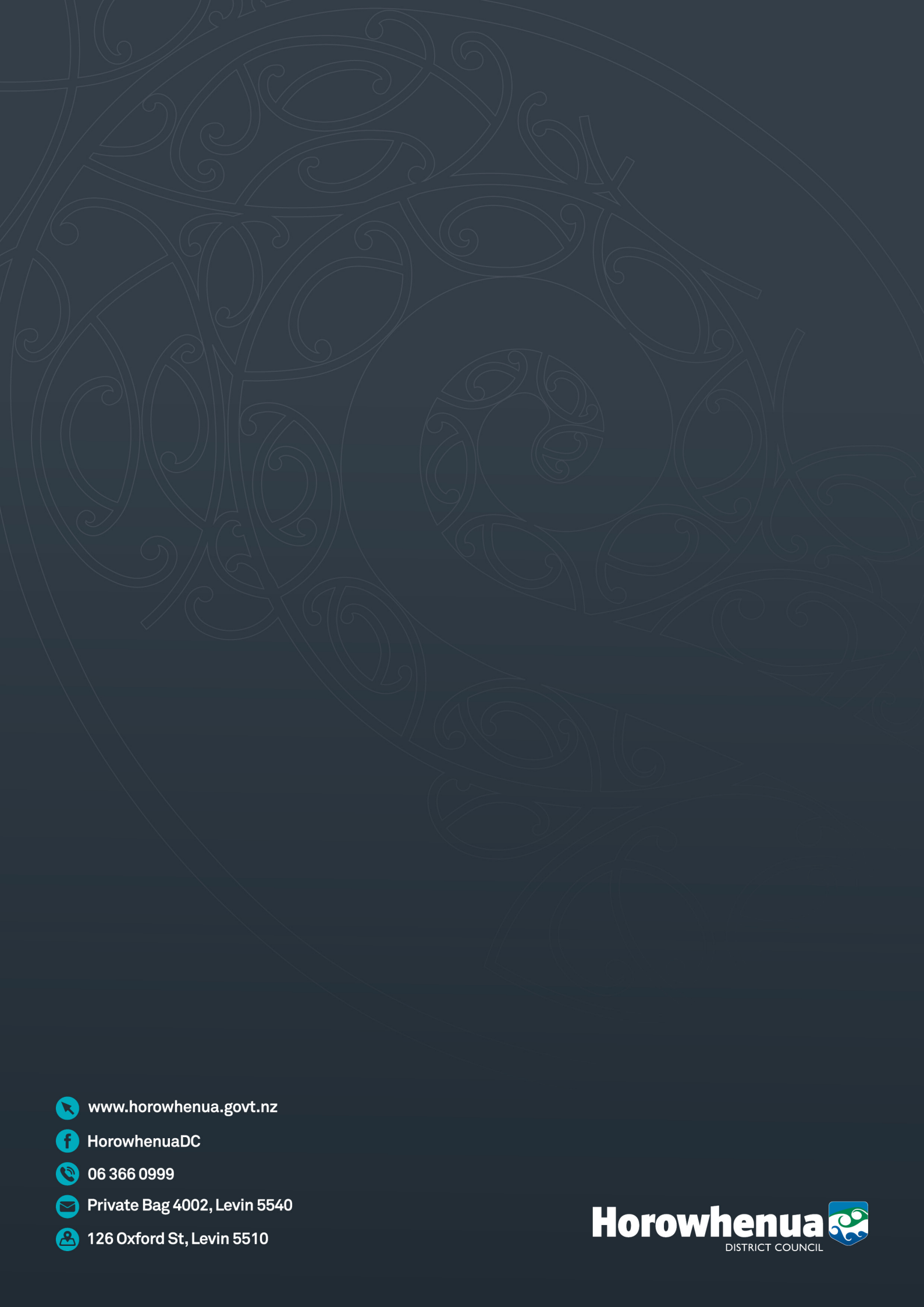





Stormwater	SW_Levin (Including Taraika)	9079 - Queen St discharge & resource consent	LTP Project	600,000.00	75.00%	25.00%
Stormwater	SW_Levin (Including Taraika)	9608 - Levin Stormwater Treatment	Surplus Capacity Project	402,777.67	62.00%	38.00%
Stormwater	SW_Levin (Including Taraika)	9608 - Levin Stormwater Treatment	LTP Project	10,980,001.96	75.00%	25.00%
Stormwater	SW_Levin (Including Taraika)	00009946. Levin Domain and Salisbury Street Stormwater upgrade and renewal	Surplus Capacity Project	880,543.86	81.00%	19.00%
	SW_Levin (Including Taraika) Total			14,409,463.17		
Stormwater	SW_Levin North	00008480. Improvements NE Levin	Surplus Capacity Project	-14,646.74	50.00%	50.00%
Stormwater	SW_Levin North	00009452. Roslyn Road Update - Stormwater New	Surplus Capacity Project	365,673.97	50.00%	50.00%
Stormwater	SW_Levin North	9449 - Levin Stormwater - North East	Surplus Capacity Project	2,943,691.67	50.00%	50.00%
Stormwater	SW_Levin North	9932 - 00009932. Levin Stormwater - NE - Downstream Pond	Surplus Capacity Project	57,290.11	0.00%	100.00%
Stormwater	SW_Levin North	9932 - 00009932. Levin Stormwater - NE - Downstream Pond	LTP Project	2,800,000.36	37.50%	62.50%
	SW_Levin North Total			6,152,009.37		
Stormwater	SW_Taraika layer	00009474. Tara-Ika - Queen St Stage 1 Stormwater (Pre-O2NL) - Regional Attenuation and Treatment	Surplus Capacity Project	1,898,295.86	100.00%	0.00%
Stormwater	SW_Taraika layer	9475 - Tara-Ika Stormwater	Surplus Capacity Project	6,483.05	0.00%	100.00%
Stormwater	SW_Taraika layer	9475 - Tara-Ika Stormwater	LTP Project	99,999.96	0.00%	100.00%
	SW_Taraika layer Total			2,004,778.87		
Stormwater Total				35,848,650.88		
Wastewater	WW_District	00009152. Condition assessment for renewals - Waste water	Surplus Capacity Project	96,555.52	100.00%	0.00%
Wastewater	WW_District	00009626. Districtwide - WTP & WWTP structural improvements	Surplus Capacity Project	171,285.56	100.00%	0.00%
Wastewater	WW_District	9627 - Wastewater property renewals	Surplus Capacity Project	6,597.35	100.00%	0.00%
Wastewater	WW_District	9627 - Wastewater property renewals	LTP Project	1,287,035.15	87.50%	12.50%
Wastewater	WW_District	Dist - Districtwide Wastewater Network	LTP Project	36,566,903.20	81.50%	18.50%
	WW_District Total			38,128,376.78		
Wastewater	WW_Foxton	00008483. Foxton Wastewater Treatment Plant - Strategic Upgrade	Surplus Capacity Project	316,653.09	75.00%	25.00%
Wastewater	WW_Foxton	00008485. Foxton Wastewater Treatment Plant - Unplanned Renewals	Surplus Capacity Project	2,214.23	100.00%	0.00%
Wastewater	WW_Foxton	00008890. Foxton Wastewater Treatment Plant - Pond Desludge	Surplus Capacity Project	256,896.60	94.00%	6.00%
Wastewater	WW_Foxton	00009504. Foxton Wastewater Treatment Plant - Strategic Upgrade - Phase 2	Surplus Capacity Project	13,652.95	75.00%	25.00%
Wastewater	WW_Foxton	00009531. Foxton Wastewater Treatment Plant - Strategic Upgrade - Irrigation Stage 2-3	Surplus Capacity Project	1,101,055.57	75.00%	25.00%
Wastewater	WW_Foxton	8484 - Foxton wastewater treatment plant - Planned renewals	Surplus Capacity Project	182,638.93	75.00%	25.00%
Wastewater	WW_Foxton	9610 - Foxton Wastewater Network	Surplus Capacity Project	131,104.51	100.00%	0.00%
Wastewater	WW_Foxton	9847 - Foxton Wastewater Treatment Plant	LTP Project	5,033,001.07	37.50%	62.50%
	WW_Foxton Total			7,037,216.95		
Wastewater	WW_Foxton Beach	00008488. Foxton Beach Wastewater Treatment Plant - Unplanned Renewals	Surplus Capacity Project	1,293.16	75.00%	25.00%

Wastewater	WW_Foxton Beach	00008892. Foxton Beach Wastewater Treatment Plant - Planned Renewals	Surplus Capacity Project	112,861.84	75.00%	25.00%
Wastewater	WW_Foxton Beach	9089 - Foxton Beach Wastewater Network	Surplus Capacity Project	90,072.01	75.00%	25.00%
Wastewater	WW_Foxton Beach	9849 - Foxton Beach Wastewater Treatment Plant	LTP Project	1,720,000.45	50.00%	50.00%
	WW_Foxton Beach Total			1,924,227.46		
Wastewater	WW_Levin (Including Taraika)	00008500. Districtwide - WW Reticulation Unplanned Renewals	Surplus Capacity Project	383,746.97	100.00%	0.00%
Wastewater	WW_Levin (Including Taraika)	00009094. Levin wastewater treatment plant - Strategic upgrade POT	Surplus Capacity Project	4,123.15	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	00009385. POT Development	Surplus Capacity Project	2,709,853.67	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	00009464. Flaxhaven Development	Surplus Capacity Project	17,581.32	37.00%	63.00%
Wastewater	WW_Levin (Including Taraika)	00009471. Tara-Ika - Wastewater - Upgrade Liverpool Street to 220dia Main	Surplus Capacity Project	10,395.49	25.00%	75.00%
Wastewater	WW_Levin (Including Taraika)	00009472. Tara-Ika - Wastewater - New 200dia Liverpool Street Main	Surplus Capacity Project	180.00	25.00%	75.00%
Wastewater	WW_Levin (Including Taraika)	00009620. Levin WW reticulation upgrade - growth	Surplus Capacity Project	673,659.00	37.00%	63.00%
Wastewater	WW_Levin (Including Taraika)	00009713. Levin WWTP Master plan & Strategic Upgrade	Surplus Capacity Project	353,198.19	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	8497 - Districtwide pump stations - improvement & resilience	Surplus Capacity Project	237,391.80	100.00%	0.00%
Wastewater	WW_Levin (Including Taraika)	8499 - Levin Wastewater Network	Surplus Capacity Project	3,085,898.89	62.00%	38.00%
Wastewater	WW_Levin (Including Taraika)	8499 - Levin Wastewater Network	LTP Project	36,242,895.77	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	8501 - Levin wastewater treatment plant - Renewals	Surplus Capacity Project	2,016,883.78	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	8502 - Levin Wastewater Treatment Plant	LTP Project	64,161,004.61	62.50%	37.50%
Wastewater	WW_Levin (Including Taraika)	9387 - POT Mitigation	Surplus Capacity Project	232,570.35	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9619 - Levin Wastewater Network - North East Growth	Surplus Capacity Project	2,198,314.27	37.00%	63.00%
Wastewater	WW_Levin (Including Taraika)	9621. Levin WW Treated Eff - 00009621. Levin WW Treated Eff. Discharge - Strategic upgrade POT	Surplus Capacity Project	804,496.29	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9621. Levin WW Treated Eff - 00009621. Levin WW Treated Eff. Discharge - Strategic upgrade POT	LTP Project	1,749,999.96	37.50%	62.50%
Wastewater	WW_Levin (Including Taraika)	9792 - 00009792. Tara-Ika - Wastewater Network Growth Upgrade	Surplus Capacity Project	285,178.55	49.00%	51.00%
Wastewater	WW_Levin (Including Taraika)	9792 - 00009792. Tara-Ika - Wastewater Network Growth Upgrade	LTP Project	2,133,647.64	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9850 - Levin Wastewater Treatment Plant - Irrigation	LTP Project	19,000,004.38	37.50%	62.50%
Wastewater	WW_Levin (Including Taraika)	9891 - 00009891. Levin Wastewater POT Forestry Planting 2023/24	Surplus Capacity Project	67,979.48	81.00%	19.00%
Wastewater	WW_Levin (Including Taraika)	9891 - 00009891. Levin Wastewater POT Forestry Planting 2023/24	LTP Project	119,999.96	75.00%	25.00%

Wastewater	WW_Levin (Including Taraika)	00009935. Levin Wastewater Network - York Street	Surplus Capacity Project	1,188,638.01	75.00%	25.00%
Wastewater	WW_Levin (Including Taraika)	9951 - Levin Wastewater - Oxford (SH1) and Tyne Street wastewater main renewal/upgrade	Surplus Capacity Project	37,500.00	75.00%	25.00%
	WW_Levin (Including Taraika) Total			137,715,141.53		
Wastewater	WW_Ohau	WW Ohau 1 - Ohau Wastewater Network - Future	LTP Project	14,335,407.13	37.50%	62.50%
	WW_Ohau Total			14,335,407.13		
Wastewater	WW_Shannon/Mangaore	00008633. New WW Connections Shannon	Surplus Capacity Project	10,108.91	0.00%	100.00%
Wastewater	WW_Shannon/Mangaore	00008660. Shannon Wastewater Reticulation - Renewals	Surplus Capacity Project	117.72	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	00009413. Ballance Street Shannon	Surplus Capacity Project	168,559.10	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8489 - Shannon Wastewater Treatment Plant	Surplus Capacity Project	87,744.75	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8489 - Shannon Wastewater Treatment Plant	LTP Project	1,100,000.28	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8506 - Shannon Wastewater - Effluent Discharge	Surplus Capacity Project	-7,350.54	75.00%	25.00%
Wastewater	WW_Shannon/Mangaore	8506 - Shannon Wastewater - Effluent Discharge	LTP Project	500,000.03	75.00%	25.00%
	WW_Shannon/Mangaore Total			1,859,180.25		
Wastewater	WW_Taraika layer	00009468. Tara-Ika - Wastewater - Upgrade to 225dia Queen St Main (West SH57)	Surplus Capacity Project	-230.00	100.00%	0.00%
Wastewater	WW_Taraika layer	00009469. Tara-Ika - Wastewater - New 225dia Tararua Road Main (East Roe St)	Surplus Capacity Project	3,248,433.35	61.00%	39.00%
Wastewater	WW_Taraika layer	00009470. Tara-Ika - Wastewater - Upgrade Tararua Road to 225dia Main (West Roe St)	Surplus Capacity Project	789,240.40	87.25%	12.75%
Wastewater	WW_Taraika layer	00009931. Tara-Ika - Tararua Road Wastewater Stage 3	Surplus Capacity Project	1,166,263.44	49.00%	51.00%
Wastewater	WW_Taraika layer	9791 - 00009791. Tara-Ika - Wastewater - Queen - North South to School Site	Surplus Capacity Project	12,434.43	25.00%	75.00%
Wastewater	WW_Taraika layer	9791 - 00009791. Tara-Ika - Wastewater - Queen - North South to School Site	LTP Project	1,100,000.04	0.00%	100.00%
	WW_Taraika layer Total			6,316,141.66		
Wastewater	WW_Tokomaru	0000 - Tokomaru Wastewater Treatment Plant	LTP Project	5,500,001.80	75.00%	25.00%
Wastewater	WW_Tokomaru	00008491. Tokomaru Wastewater Treatment Plant - Consent Renewal	Surplus Capacity Project	60.00	75.00%	25.00%
Wastewater	WW_Tokomaru	00008492. Tokomaru Wastewater Treatment Plant - Planned Renewals	Surplus Capacity Project	54,732.66	75.00%	25.00%
Wastewater	WW_Tokomaru	8950 - Tokomaru Wastewater Treatment Plant	LTP Project	600,000.04	75.00%	25.00%
Wastewater	WW_Tokomaru	8950 - Tokomaru Wastewater Treatment Plant	Surplus Capacity Project	822,897.45	75.00%	25.00%
Wastewater	WW_Tokomaru	9836 - Tokomaru Water Treatment Plant - Strategic upgrade (ADD-016)	Surplus Capacity Project	49,999.56	100.00%	0.00%
	WW_Tokomaru Total			7,027,691.51		
Wastewater	WW_Waitarere Beach	00008495. Waitarere Wastewater Treatment Plant - Unplanned Renewals	Surplus Capacity Project	17,367.68	100.00%	0.00%
Wastewater	WW_Waitarere Beach	8494 - Waitarere Beach wastewater treatment plant - Planned renewals	Surplus Capacity Project	175,778.78	81.50%	18.50%
Wastewater	WW_Waitarere Beach	8720 - Waitarere Beach Wastewater Treatment Plant	Surplus Capacity Project	10,528.12	75.00%	25.00%
Wastewater	WW_Waitarere Beach	8720 - Waitarere Beach Wastewater Treatment Plant	LTP Project	9,380,002.57	75.00%	25.00%
	WW_Waitarere Beach Total			9,583,677.15		
Wastewater Total				223,927,060.42		

Water Supply	WS_District	0000 - Districtwide Water Network	LTP Project	-43,519,403.30	81.50%	18.50%
Water Supply	WS_District	0000 - Districtwide Water Network	LTP Project	43,519,403.30	81.50%	18.50%
Water supply	WS_District	00009694. Three Waters Reform Stimulus Funding - Firefighting Capacity Increase	Surplus Capacity Project	123,714.11	100.00%	0.00%
Water supply	WS_District	9825 - Districtwide Water Network - Metering	Surplus Capacity Project	2,120,130.15	62.00%	38.00%
Water Supply	WS_District	9825 - Districtwide Water Network - Metering	LTP Project	4,844,389.96	62.50%	37.50%
Water supply	WS_District	9831 - Districtwide Water Demand Management - Renewals (ADD-001)	Surplus Capacity Project	34,304.46	62.00%	38.00%
Water Supply	WS_District	9831 - Districtwide Water Demand Management - Renewals (ADD-001)	LTP Project	715,000.07	75.00%	25.00%
	WS_District Total			7,837,538.75		
Water supply	WS_Foxton	00009714. Norbiton Road Water Main Renewal	Surplus Capacity Project	0.01	100.00%	0.00%
Water supply	WS_Foxton	8457 - Foxton Water Network	Surplus Capacity Project	140,214.53	75.00%	25.00%
Water supply	WS_Foxton	9301 - Foxton Water Treatment Plant	Surplus Capacity Project	336,380.04	62.50%	37.50%
Water Supply	WS_Foxton	9301 - Foxton Water Treatment Plant	LTP Project	2,100,000.27	62.50%	37.50%
	WS_Foxton Total			2,576,594.85		
Water supply	WS_Foxton Beach	8462 - Foxton Beach Water Treatment Plant	Surplus Capacity Project	257,763.62	62.00%	38.00%
Water Supply	WS_Foxton Beach	8462 - Foxton Beach Water Treatment Plant	LTP Project	2,850,001.00	50.00%	50.00%
Water supply	WS_Foxton Beach	9083 - Foxton Beach Water Network	Surplus Capacity Project	153,345.50	75.00%	25.00%
Water supply	WS_Foxton Beach	00009936. Foxton Beach Ring Main Project	Surplus Capacity Project	99,999.69	75.00%	25.00%
	WS_Foxton Beach Total			3,361,109.81		
Water supply	WS_Levin (Including Taraika)	00008634. New Water Connections Levin	Surplus Capacity Project	4,837.93	0.00%	100.00%
Water supply	WS_Levin (Including Taraika)	00009084. Levin growth area	Surplus Capacity Project	127,999.99	25.00%	75.00%
Water supply	WS_Levin (Including Taraika)	00009473. Tara-Ika - WS 300dia Central Trunk Main	Surplus Capacity Project	66,882.52	0.00%	100.00%
Water supply	WS_Levin (Including Taraika)	00009722. Levin WTP Masterplan & Strategic Upgrade	Surplus Capacity Project	43,138.75	62.00%	38.00%
Water supply	WS_Levin (Including Taraika)	00009724. Levin Water Supply Intake - River Realignment	Surplus Capacity Project	217,120.36	87.00%	13.00%
Water supply	WS_Levin (Including Taraika)	00009933. Levin Water Network - York Street	Surplus Capacity Project	800,782.79	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	8456 - Levin Water Network	Surplus Capacity Project	2,044,265.40	75.00%	25.00%
Water Supply	WS_Levin (Including Taraika)	8456 - Levin Water Network	LTP Project	54,200,005.93	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	8464 - Levin Treatment Plant - Renewals	Surplus Capacity Project	379,575.55	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	8468. WS - Reactive renewals - District Wide	Surplus Capacity Project	998,553.03	100.00%	0.00%
Water supply	WS_Levin (Including Taraika)	9630 - Levin Water Treatment Plant - Water Source	Surplus Capacity Project	1,695,273.35	62.00%	38.00%
Water Supply	WS_Levin (Including Taraika)	9630 - Levin Water Treatment Plant - Water Source	LTP Project	65,700,009.98	50.00%	50.00%
Water supply	WS_Levin (Including Taraika)	9632 - 00009632. Tara-Ika - Water Reticulation	Surplus Capacity Project	1,001,066.76	62.50%	37.50%
Water Supply	WS_Levin (Including Taraika)	9712 - 00009713. Levin WWTP Master plan & Strategic Upgrade	LTP Project	48,079,995.50	50.00%	50.00%

Water supply	WS_Levin (Including Taraika)	9780 - 00009780. Levin Water Supply Flouridation CO/2022/6146	Surplus Capacity Project	373,852.04	100.00%	0.00%
Water Supply	WS_Levin (Including Taraika)	9951 - Levin Wastewater - Oxford (SH1) and Tyne Street wastewater main renewal/upgrade	LTP Project	1,100,000.04	75.00%	25.00%
Water supply	WS_Levin (Including Taraika)	9712 - 00009713. Levin WWTP Master plan & Strategic Upgrade	Surplus Capacity Project	337,070.66	62.00%	38.00%
	WS_Levin (Including Taraika) Total			177,170,430.58		
Water Supply	WS_Ohau	9086 - Ohau Water Network - Future	LTP Project	13,380,003.66	37.50%	62.50%
	WS_Ohau Total			13,380,003.66		
Water supply	WS_Shannon/Mangaore	8458 - Shannon Water Network	Surplus Capacity Project	1,690,195.81	75.00%	25.00%
Water supply	WS_Shannon/Mangaore	8465 - Shannon Water Treatment Plant	Surplus Capacity Project	180,853.89	75.00%	25.00%
Water Supply	WS_Shannon/Mangaore	8465 - Shannon Water Treatment Plant	LTP Project	710,000.04	75.00%	25.00%
Water supply	WS_Shannon/Mangaore	00009934. Shannon Water Network - Stafford Street	Surplus Capacity Project	990,373.09	75.00%	25.00%
	WS_Shannon/Mangaore Total			3,571,422.83		
Water supply	WS_Tokomaru	8630 - Tokomaru Water Treatment Plant	Surplus Capacity Project	465,393.90	75.00%	25.00%
Water Supply	WS_Tokomaru	8630 - Tokomaru Water Treatment Plant	LTP Project	1,000,000.20	75.00%	25.00%
	WS_Tokomaru Total			1,465,394.10		
Water Supply	WS_Waitare Beach	9088 - Waitare Beach Water Network - Future	LTP Project	21,052,505.11	50.00%	50.00%
	WS_Waitare Beach Total			21,052,505.11		
Water Supply	WW_Foxton	0000 - Districtwide Water Network	LTP Project	14,270,012.34	81.50%	18.50%
	WW_Foxton Total			14,270,012.34		
Water Supply	WW_Foxton Beach	0000 - Districtwide Water Network	LTP Project	14,270,012.34	81.50%	18.50%
	WW_Foxton Beach Total			14,270,012.34		
Water Supply	WW_Shannon/Mangaore	0000 - Districtwide Water Network	LTP Project	11,062,632.32	94.00%	6.00%
	WW_Shannon/Mangaore Total			11,062,632.32		
Water Supply	WW_Tokomaru	0000 - Districtwide Water Network	LTP Project	3,916,746.30	94.00%	6.00%
	WW_Tokomaru Total			3,916,746.30		
Water Supply Total				273,934,402.99		
Grand Total				1,007,681,116.82		

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-  www.horowhenua.govt.nz
 -  HorowhenuaDC
 -  06 366 0999
 -  Private Bag 4002, Levin 5540
 -  126 Oxford St, Levin 5510