

Appendix A - Tables 1 - 4

Table 1 - Capital Expenditure from the 2015-25 LTP

Activity	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)
Parks and Reserves - Catchment	0	0
Parks and Reserves -City Wide	61,140	4,000
Transport - Catchment	33,836	14,834
Transport - City Wide	292,123	19,516
Storm Water - City Wide	57,548	1,450
Wastewater - City Wide	125,013	0
Water Supply - Catchment	52,850	32,051
Water Supply - City Wide	146,904	3,213
Total	769,414	75,063

Table 2 - Capital expenditure prior to 1 July 2005

Activities	Total Capital expenditure incurred prior to 1 July 2005 in anticipation of development to be funded by development contributions (\$000)
Water Supply	5,933
Wastewater	61,662
Stormwater	0
Roading	0
Parks and Reserves	0
Total	67,595

Table 3 - Citywide development contributions

Citywide development contributions	\$ per EHU (ex Gst)
Water Supply	\$ 337
Wastewater	\$ 121
Stormwater	\$ 165
Roading	\$ 1,312
Reserves	\$ 604
Total Citywide development Contributions for residential developments	\$ 2,539

* The stormwater component is only applicable to the greatest number of EHUs on any floor in non-residential or multi-unit residential developments. For example, a three storey residential development with three two bedroom units on each floor would be liable for \$495 for stormwater.

Table 4 - Specific catchment related development contributions

Wastewater

Wastewater catchment development contributions	\$ per EHU (ex GST)
Central (Moa Point) Catchment	\$ 1,185
Western (Krori) catchment	\$ 2,440
Northern catchment	\$ 722

Water Supply

Water supply catchment based development contributions	\$ per EHU (ex GST)
Roseneath	\$ 3,267
Karori	\$ 1,724
Beacon Hill	\$ -
Brooklyn Frobisher	\$ 1,575
Kelburn	\$ -
Johnsonville Onslow	\$ 1,583
Ngaio	\$ -
Maldive	\$ -
Churton - Stebbings	\$ 2,939
Grenada - Lincolnshire	\$ 4,082
Maupuia	\$ -
Newlands	\$ -
Melrose	\$ 1,775
Central and Coastal	\$ 998
Tawa	\$ -
Wadestown	\$ 2,487

Transport

Transport	\$ per EHU (ex GST)
Churton - Stebbings	\$ 4,067
Grenada - Lincolnshire	\$ 3,643
Pipitea Precinct	\$ 2,467
Adelaide Road	\$ 3,856
Johnsonville Town Centre	\$ 2,203

Reserves

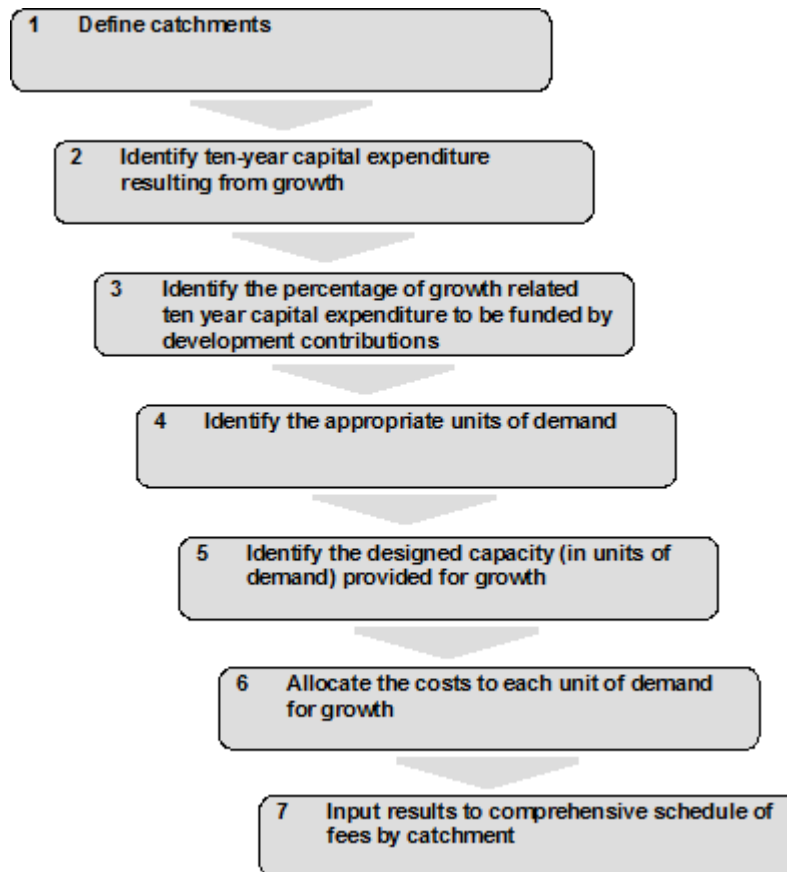
Reserves	\$ per EHU (ex GST)
Inner city catchment - residential	\$ 1,415
Greenfield development	(To be calculated under B6.1 based on Council's policy for reserves)

Appendix B - Methodology

Calculation of development contribution levies based on the methodology

B1.1 Introduction

B1.1.1 This Policy sets out the methodology for calculating development contributions. In summary, the methodology comprises the following seven steps.



B1.1.2 The capital works expenditure and the basis of calculation of development contributions for each of the infrastructure areas is set out below for:

- (a) A citywide catchment for water supply, stormwater, waste water, roading and reserves
- (b) Water supply catchments
- (c) Wastewater catchments
- (d) Roading catchments
- (e) An inner city catchment for reserves

B2.1 Citywide

B2.1.1 The capital works expenditure and the basis of calculation of development contributions for citywide water supply, stormwater and roading is set out in the table below. It identifies the capital expenditure in the Council's 2015-25 LTP, the proportion relating to growth less subsidies received from other parties to arrive at the total net contribution amount. This is divided by the estimated citywide growth in equivalent household units (EHUs) to determine the citywide development contribution payable.

Activity	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	City Wide Development Contribution Amount
Parks and Reserves -City Wide	183,526	10,554	\$ 604
Transport - City Wide	419,521	22,940	\$ 1,312
Storm Water - City Wide	114,739	2,879	\$ 165
Wastewater - City Wide	210,125	2,108	\$ 121
Water Supply - City Wide	257,067	5,897	\$ 337
Total	1,184,978	44,378	\$ 2,539

B3.1 Water Supply

B3.1.1 The following table sets out the water supply catchments where capital works incorporate additional capacity to allow for growth. Development contributions recover the cost of having provided that additional capacity for growth. The calculation is based on the capital expenditure relating only to the additional capacity for growth divided by the estimated EHUs available for growth.

Water reservoirs and pumping station upgrades and renewals

Water Supply Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Roseneath	5,803	828	3,267
Karori	8,620	4,595	1,724
Beacon Hill	580	0	-
Brooklyn Frobisher	6,420	2,456	1,575
Kelburn	2,276	0	-
Johnsonville Onslow	8,920	6,344	1,583
Ngaio	0	0	-
Maldive	0	0	-
Churton - Stebbings	4,643	4,643	2,939
Grenada - Lincolnshire	6,490	6,490	4,082
Maupuia	101	0	-
Newlands	590	93	-
Melrose	2,500	1,806	1,775
Central and Coastal	25,650	13,592	998
Tawa	0	0	-
Wadestown	6,690	4,081	2,487
Total	79,283	44,928	

B4.1 Wastewater

B4.1.1 Wellington City utilises three treatment plants. Each plant was built with additional capacity to provide for significant growth. Development contributions recover part of the cost of having provided that additional capacity for growth. The cost per EHU is calculated as follows:

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Central (Moa Point)	136,700	52,577	1,185
Western (Karori)	12,200	4,692	2,440
Northern (Porirua)	6,850	2,635	722

B5.1 Roading and associated infrastructure

B5.1.1 Three traffic and roading catchments are identified for new roads. Two come as part of the Northern Growth Management Plan. The third recognises the response to growth around the port and rail yards land at the northern gateway to the city.

This capital expenditure is included in capital projects CX311, CX377 and CX493 respectively as budgeted in the Council's LTP and related amendments. The calculation of development contributions in the following table identifies the proportion of the capital expenditure relating to growth divided by the estimated growth in EHUs.

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Churton - Stebbings	13,491	5,531	4,067
Grenada - Lincolnshire	12,771	9,068	3,643
Pipitea Precinct	16,080	9,487	2,467
Johnsonville Town Centre	14,139	2,710	2,203
Adelaide Road	12,747	3,268	3,856

B5.1.2 Two catchments are identified for centre-based developments. Both the Adelaide Road and Johnsonville Town Centre developments have significant growth components.

Adelaide Road: While many of the key outcomes for Adelaide Road are locally focused (such as providing for more high-quality residential growth, recognising and protecting employment opportunities while enabling a transition to suitable 'new economy')

activities and strengthening the local community) there is also a strong emphasis on improving the Adelaide Road transport corridor for multiple forms of transport.

The Council has determined that, for the purposes of calculating development contributions, the benefits to the local community should be regarded as equivalent, in aggregate, to the benefits to the wider community. The benefits to the wider growth community have been assessed on a citywide basis for two key reasons:

- There are key citywide destinations south of Adelaide Road, in particular the hospital. All of Wellington will benefit, for example, from quicker ambulance access to Wellington Hospital
- Allocating the costs on a citywide basis is consistent with the approach to other similar roading projects.

Johnsonville Town Centre: Council has determined that development contributions for the Johnsonville Town Centre development should be solely catchment based. While other communities will clearly derive a benefit, the Town Centre Plan is primarily concerned with managing growth in the Town Centre, from which the existing Town Centre community and future developers will derive the principal benefit. While Johnsonville Town Centre will become a more attractive retail and business destination, increased activity will translate directly to economic benefits for those in the Town Centre. Johnsonville is not a key access route to the same extent as Adelaide Road. Alternatives that do not involve going through the Town Centre are available to many in the wider catchment, and some of the growth community in the Northern Growth area are already paying for improved alternative access to major transport routes specifically through development contributions.

B6.1 Reserves

Inner city reserves catchment

B6.1.1 In line with the Local Government Amendment Act which was passed in August 2014, the charges for non-residential developments have been removed. It is important to note that only the portion deemed to benefit residential properties is charged to residential developments. The calculation of the development contribution for inner city residential reserves is set out as follows:

- (a) Determine inner city catchment comprising Lambton and Te Aro census area units.
- (b) Determine capital expenditure for inner city reserves as follows:

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Inner City Parks	10,062	10,062	1,415

(c) Reserves are assumed to benefit both existing residents and newcomers equally. Therefore, the cost is divided by existing and projected EHUs over a 10-year period. Total projected EHUs are estimated to be:

- residential EHUs	3,183	
- non-residential EHUs	31,406	
	<u>34,589</u>	EHUs

(d) Residents are considered to have eight hours per day of potential use (100 percent) whereas workers have one hour per day (12.5%). Potential usage by others (residents living outside the central city and visitors) is not considered significant.

(e) Allocating costs results in the following contributions:

$$\begin{aligned}
 \text{Residential} &= \text{projected capital cost divided by projected residential units weighted by number of projected residential EHUs to total EHUs} \\
 &= \$10,062,426 \times 44.77\% / 3,183 \text{ or } \$1,415 \text{ per residential EHU}
 \end{aligned}$$

Greenfield reserves

B6.1.2 'Greenfield developments' are those that create new residential or rural residential areas as opposed to infill type subdivision where sections within established urban areas are subdivided. New households in Greenfield developments have both citywide and local purpose reserve needs.

B6.1.3 The local purpose contribution comprises local and community reserves and is calculated on a case by case basis as follows:

- The land is given in lieu of contributions at an agreed valuation.
- The costs of land development are paid as development contributions to the Council by the developer.

B6.1.4 This provides a method for defining a minimum standard for a new community or local park which addresses both the quality of the undeveloped land and the quality of facilities to be provided in the park for recreational use. It allows a dollar figure, per allotment in a subdivision, to be calculated to fund both the acquisition of the land and its physical development. Actual costs will vary according to the size of the specific park.

B6.1.5 In reaching agreements with developers, the Council will require that, in any case where the Council intends to develop infrastructure on reserve land, the capital expenditure costs involved are covered by development contributions in monetary form, rather than by vested land of greater value than required.

Open space land acquisition

B6.1.6 Residential growth impacts the city's needs for open space in a number of ways including altering the ratio of hectares of green belt per head of population. While the existing population derives some benefit from additional open space, this benefit is offset by the increased utilisation of existing open space by the 'growth population'.

B6.1.7 Allocating capital expenditure for open space land acquisition currently identified as necessary for growth will provide for the purchase of open space of city-wide benefit with ecological, landscape and/or recreational value. In some instances, land acquired in the context of Greenfield developments operates as a city-wide asset and should therefore be funded through a city-wide residential development contribution.

B7.1 Schedule of assets for which development contributions will be used

Development Contribution Category	Project Description	Sub-Project Description	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Total Cost of Capital Works to be funded from other sources (\$000)	Growth EHU Contribution Amount	Residential Development Contribution Amount	Non-Residential Development Contribution Amount	
Reserves - Catchment	Grenada - Lincolnshire	Community park - Lincolnshire Farm land development	767	767	0	2,600	295		
	Inner City Parks	Cobblestone Park	1,122	1,122	0	3,183	158		
	Inner City Parks	Glover Park	1,711	1,711	0	3,183	241		
	Inner City Parks	Hannahs Courtyard	7	7	0	3,183	1		
	Inner City Parks	Midland Park	870	870	0	3,183	122		
	Inner City Parks	Taranaki/Courtenay Park	1,056	1,056	0	3,183	149		
	Inner City Parks	Te Aro Park	33	33	0	3,183	5		
	Inner City Parks	Victoria/Manners Park	39	39	0	3,183	5		
	Inner City - Waitangi Park	Waitangi Park	5,225	5,225	0	3,183	735		
	Other Inner City Parks	Inner City Park	0	0	0	3,183	0		
	Total Inner City Parks		10,062	10,062	0		1,415	0	
	Parks and Reserves - Catchment Total		10,829	10,829	0		1,710	0	
	Reserves - City Wide	Central City Framework		15,212	0	15,212	17,478	0	
		Central City Lighting and Greening		2,370	236	2,134	17,478	13	
		Central City Squares and Parks		2,006	(0)	2,006	17,478	(0)	
		Glyde Quay / Oriental Bay		249	25	224	17,478	1	
Gobham Drive beach			774	70	704	17,478	4		
Evans Bay patent slip			1,155	12	1,143	17,478	1		
Parks and Gardens			1,299	121	1,178	17,478	7		
Property Purchases - Reserves			6,355	2,616	3,739	17,478	150		
Suburban greening initiatives			305	31	275	17,478	2		
Wgtn Waterfront Development			96,243	3,441	92,802	17,478	197		
Central city golden mile			5,410	0	5,410	17,478	0		
Skateboard facilities			111	11	100	17,478	1		
Oriental Bay beach			1,821	182	1,639	17,478	10		
Playgrounds			5,284	508	4,777	17,478	29		
Park Structures			5,153	144	5,009	17,478	8		
Coastal			3,440	239	3,200	17,478	14		
Artificial Surfaces			564	28	536	17,478	2		
Sportsfields			11,269	440	10,828	17,478	25		
Botanic Garden			7,923	241	7,682	17,478	14		
Walkways			5,806	715	5,090	17,478	41		
Parks Infrastructure		3,162	48	3,113	17,478	3			
Town Belt & Reserves		5,903	1,275	4,628	17,478	73			
Cog Park		1,713	171	1,542	17,478	10			
Parks and Reserves - City Wide Total		183,525	10,554	172,971		604	0		
Storm Water - City Wide	Stormwater Flood Protection		5,791	145	5,646	17,478	8		
	Stormwater - Network		108,948	2,735	106,213	17,478	156		
Storm Water - City Wide Total		114,739	2,879	111,859		165	165		
Transport - Catchment	Adelaide Road		10,051	2,800	7,251	848	3,304		
	Adelaide Road		2,696	468	2,228	848	552		
	Total Adelaide Road		12,747	3,268	9,479	848	3,856		
Churton - Stebbings	Churton - Stebbings		1,428	586	843	1,360	431		
	Churton - Stebbings		2,956	1,212	1,744	1,360	891		
	Churton - Stebbings		9,107	3,734	5,373	1,360	2,746		
Total Churton - Stebbings		13,491	5,531	7,960	1,360	4,067			