

I hereby give notice that an ordinary meeting of the Franklin Local Board will be held on:

**Date:** **Tuesday, 25 March 2025**  
**Time:** **9.30am**  
**Meeting Room:** **Leslie Comrie Board Room,**  
**Venue:** **Level One Franklin: The Centre,  
12 Massey Ave,  
Pukekohe  
And via Microsoft Teams videoconference**

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## **Franklin Local Board**

### **OPEN ADDENDUM AGENDA**

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#### **MEMBERSHIP**

<b>Chairperson</b>	Angela Fulljames
<b>Deputy Chairperson</b>	Alan Cole
<b>Members</b>	Malcolm Bell JP
	Sharlene Druyven
	Gary Holmes
	Amanda Hopkins
	Andrew Kay
	Amanda Kinzett
	Logan Soole

(Quorum 5 members)

**Denise Gunn**  
**Democracy Advisor**

**20 March 2025**

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# Franklin Local Board views on the draft Contributions Policy 2025

File No.: CP2025/04746

Item 29

## Te take mō te pūrongo

### Purpose of the report

1. To invite local board views on the draft Contributions Policy 2025 for inclusion in the Governing Body decision report on 1 May 2025

## Whakarāpopototanga matua

### Executive summary

2. The most-recent full review of the contributions policy, was completed and adopted in December 2021, based on the investments in the Long-term Plan 2021-2031. This was operational from 10 January 2022.
3. In April 2023, the Governing Body adopted the Contributions Policy 2022 Variation A which added investments over a 30-year period to support growth in Drury.
4. In June 2024, the council adopted its new Long-term Plan 2024-2034, which sets out capital expenditure plans for this period. The Contributions Policy 2025 now proposed for adoption reflects these decisions.
5. The draft Contributions Policy 2025 also includes investments over a longer time horizon for the Inner Northwest, and Auckland Housing Programme (AHPs) and to update the investments to be made in Drury beyond 2031. This follows through on the agreement in principle from December 2021 (FIN/2021/119) and subsequent noting in April 2023 (GB/2023/63).
6. The remaining Investment Priority Area (IPA), the City Centre/City Rail Link (CRL) stations, will be added as a next step later in 2025/early 2026 as more information becomes available, Also in this timeframe updates will be made for additional investments in Drury West, and stormwater in Mt Roskill and Māngere.
7. The Governing Body approved consultation on the draft Contributions Policy 2025 in September 2024 and consultation took place from September to December 2024.
8. A memorandum and summary of feedback received from consultation was circulated to all local board and Governing Body members in February 2025. These are attached to this report as Attachment F.
9. This was followed up with Subject Matter Expert (SME) attendance at local board workshops as requested by individual local boards.
10. Any local board views agreed through this report will form an attachment to the decision-making report being presented to Governing Body on 1 May 2025.

## Ngā tūhunga

### Recommendation/s

That the Franklin Local Board:

- a) tuku / provide views on the draft Contributions Policy 2025 for inclusion in the Governing Body decision report on 1 May 2025.

## Horopaki Context

Item 29

11. Development contributions (DCs) allow for an equitable and proportionate share of the total cost of growth-related capital expenditure to be recovered from the development community. The Contributions Policy sets out how the council will recover from new development an appropriate and fair share of the cost of infrastructure investment attributable to growth.
12. Auckland's population has grown substantially over the 12 years to the end of 2024, from 1.4 million to over 1.8 million at an average of 1.4 per cent annually. It is forecast to continue to grow, with approximately 200,000 more Aucklanders expected by 2034. The population is expected to grow by a further 400,000 by 2054<sup>1</sup>.
13. To support the development enabled by the Auckland Unitary Plan, we are facing both immediate and longer-term demands for infrastructure in growth areas. If we do not adequately plan for the delivery and funding of this infrastructure, the cumulative effects of this development could lead to an unfair rates burden on future ratepayers or a risk of infrastructure shortfalls for future residents.
14. Auckland Council's current contributions policy was introduced in January 2022 and later updated from June 2023 to extend cost recovery in Drury over a 30-year period instead of the previous 10-year approach.
15. Between September and November 2024, the council consulted on a proposal to adopt a new policy that incorporates updated capital expenditure from the Long-term Plan 2024-2034, revised growth and interest rate forecasts, adjustments to project costs, and extended investment planning for Drury.
16. The proposed policy also expands the 30-year cost recovery model to other Investment Priority Areas, including the Inner Northwest (Red Hills, Westgate, and Whenuapai) and Auckland Housing Programme (AHP) areas in Tāmaki, Māngere, and Mt Roskill. In addition, several smaller adjustments aim to ensure fairer cost distribution between ratepayers and developers.
17. The policy proposed for consultation included \$10.3 billion in growth-related capital investment in the period to 2034, increasing the average development contribution from \$21,000 to \$30,000, while contributions in Drury would rise from \$70,000 to \$83,000. The proposed policy also provided for \$10.9 billion of investment in Drury, Inner Northwest, and the AHP areas in the period beyond 2034. With these investments included the average DC price across the region would rise to \$50,000. Different charges apply to different geographical areas based on the relevant activity funding areas in the proposal.
18. The Consultation Document (CD) provided to support consultation set out the key issues to be considered in assessing the proposal. The CD can be found at Attachment B. The key changes set out in consultation are summarised below.

### Update for decisions in the LTP 2024-2034 and updates to Drury

19. The draft Contributions Policy 2025 that was consulted on updated the capital expenditure projects to reflect the decisions made since 2021 and the associated investment planned over the 10-year timeframe of the LTP.
20. The key changes include:
  - Level crossings – Takanini (\$550 million)
  - Development of new town square in Henderson (\$12.5 million)
  - Waterview catchment separation (\$59 million) – updated costs.

<sup>1</sup> The current population estimate is based on the most recent population estimates from StatsNZ. The post-covid period has been one of particularly high volatility with growth exceeding expectations. Future forecasts are based on the current 'most likely' Auckland growth scenario, AGSv1.1. These figures are the central scenario noting that the low and high are +/- 300,000 either side.

21. The current contributions policy included projects which are now funded as part of the NZ Upgrade Programme. Government decisions on the NZ Upgrade Programme had not been made at the time the Contributions Policy 2022 Variation A was adopted. We are now removing these projects from the policy as they are not expected to require council funding and there is no basis to recover any costs for them. Contributions collected for these projects to date will be re-allocated against similar projects within the same funding area.
22. The assessment of requirements for stormwater infrastructure in Drury has now been completed. This identified one project the council would need to deliver in addition to those that would be provided by developers as a condition of resource consent, and this has been included in the draft policy. Some adjustments have now also been made to the timing of projects including reducing investment and deferral of the timing of open space acquisitions. The assumptions made for investments in Drury over the longer horizon have also been reviewed based on the latest available information and the capital expenditure included in the policy has been updated. This includes updated land cost assumptions, alignment with the Cost Estimation guide published by Auckland Transport, and the latest growth forecasts. These changes raised the DC price for Drury that was consulted on from \$70,000 to \$83,000.
23. The draft policy will include a list of over 1,700 programmes and projects for which the council will seek to recover the growth share of costs through development contributions (see Attachment B).
24. The table below shows the total investments with a growth component in transport, stormwater, reserves, and community facilities over the LTP period and their funding source in the CD. In this analysis and that which follows later it is assumed that National Land Transport Fund from Waka Kotahi will fund 51 per cent funding of qualifying transport projects.

Funding source	CAPEX investment type \$ millions				
	Transport	Reserves	Community spaces	Stormwater	Total funding
<b>Total NZTA/Waka Kotahi</b>	3,569	0	0	0	<b>3,569</b>
<b>Total rates</b>	3,072	557	301	463	<b>4,393</b>
<b>Total development contributions</b>	893	1,005	127	309	<b>2,334</b>
<b>Total CAPEX</b>	<b>7,534</b>	<b>1,562</b>	<b>428</b>	<b>772</b>	<b>10,296</b>

25. As a result of the capital expenditure changes in the period to 2034, updated forecasts of NZTA/Waka Kotahi funding and dwelling construction, and adjustments to the investments in Drury before and after 2034 the weighted average development contributions price for a standard residential unit would rise from \$21,000 under the Contributions Policy 2022, Variation A to \$30,000 under the draft Contributions Policy 2025. The average price increase is driven by the increased level of investment within the LTP period in the Investment Priority Areas (IPA). This is a weighted average and varies widely by location depending on the investments the council plans to make to support growth in each area.

#### **Inclusion of investments in IPA areas beyond 2034**

26. The consultation proposed the addition of investments beyond 2034 to support growth in the IPA areas. The proposed investments and consequent changes to DC prices for each of the IPA areas is set out below.

*Inner Northwest*

27. The LTP provides for investment of \$155 million in transport and \$139 million in reserves between 2024 and 2034. The table below shows the investments with a growth component in transport, reserves, and community facilities beyond 2034 and their funding sources. No stormwater investment is required by the council as the nature of infrastructure needed in this area is such that it is expected to be delivered by developers as a condition of resource consent.

Total investments and funding source by activity in the Inner Northwest over a longer horizon \$ millions			
Funding source	Transport	Reserves	Community facilities
<b>Total NZTA/Waka Kotahi</b>	1,142	0	0
<b>Total rates</b>	558	118	82
<b>Total development contributions</b>	1,366	903	133
<b>Total CAPEX</b>	<b>3,066</b>	<b>1,021</b>	<b>215</b>

28. The additional funding requirement would increase the contributions price for the Inner Northwest from an average of \$25,167 per household unit equivalent (HUE) to an average of around \$98,000 per HUE when the investments beyond 2034 are added. Different charges apply to different geographical areas based on the relevant activity funding areas in the proposal. The proposed charges are set out in the table below.

Changes to funding area charges in the Inner Northwest over a longer horizon				
Funding area	Current DC charge	Proposed DC for investments within the LTP period incl regional and sub-regional DCs	Proposed DC price for investments beyond LTP	Total proposed price including all investments incl regional and sub-regional DCs
<b>Whenuapai</b>	\$25k	\$27k	\$75k	\$102k
<b>Redhills</b>	\$25k	\$27k	\$62k	\$89k
<b>Westgate</b>	\$23k	\$34k	\$61k	\$95k

*Māngere Auckland Housing Programme area*

29. The LTP provides for investment of \$46 million in transport and \$23 million in reserves between 2024 and 2034. The table below shows the transport investments with a growth component beyond 2034 and their funding sources. Investments in stormwater infrastructure will be added in 2025 once further work is completed.

Total investments and funding source by activity in Māngere over a longer horizon \$ millions			
Funding source	Transport	Reserves	Community facilities
<b>Total NZTA/Waka Kotahi</b>	292	0	0
<b>Total rates</b>	531	0	0
<b>Total development contributions</b>	89	0	0
<b>Total CAPEX</b>	<b>912</b>	<b>0</b>	<b>0</b>



30. The additional funding requirement would increase the contributions price for the Māngere Auckland Housing Programme from an average of \$18,123 per HUE to an average of around \$29,000 per HUE when the investments beyond 2034 are added.

*Mt Roskill Auckland Housing Programme area*

31. The LTP provides for investment of \$44 million in transport and \$15 million in reserves between 2024 and 2034. The table below shows the transport investments with a growth component beyond 2034 and their funding sources. Investments in stormwater infrastructure will be added in 2025 once further work is completed.

Total investments and funding source by activity in Mt Roskill over a longer horizon \$ millions			
Funding source	Transport	Reserves	Community facilities
<b>Total NZTA/Waka Kotahi</b>	594	0	0
<b>Total rates</b>	677	0	0
<b>Total development contributions</b>	344	0	0
<b>Total CAPEX</b>	<b>1,615</b>	<b>0</b>	<b>0</b>

32. The additional funding requirement would increase the contributions price for the Mt Roskill from an average of \$20,406, per HUE to an average of around \$52,000 per HUE when the investments beyond 2034 are added. Different charges may apply depending on the combination of activity funding areas a development falls within. The primary driver of the higher DCs in the above range is the recovery of historic stormwater investments in the Inner West Triangle and the Waitemata Central funding areas.

*Tāmaki Regeneration area*

33. The LTP provides for investment of \$76 million in transport, \$67 million in stormwater, \$87 million in reserves, and \$1 million in community facilities between 2024 and 2034. The table below shows the investments with a growth component in transport, community facilities and stormwater beyond 2034 and their funding sources.

Total investments and funding source by activity in Tāmaki over a longer horizon \$ millions				
Funding source	Transport	Reserves	Community facilities	Stormwater
<b>Total NZTA/Waka Kotahi</b>	181	0	0	0
<b>Total rates</b>	194	0	41	18
<b>Total development contributions</b>	171	0	19	788
<b>Total CAPEX</b>	<b>546</b>	<b>0</b>	<b>60</b>	<b>806</b>

34. The standard of service for stormwater in Tāmaki has been planned to deliver the same level of service as in the Inner Northwest and Drury. This is higher than the service level presently provided by historical investment in the other brownfields areas that aren't expected to develop. Accordingly, the scale of and cost of the investment required to redevelop the area is substantial.
35. The additional funding requirement would increase the contributions price for Tāmaki from \$31,157 per HUE to \$119,114 per HUE when the investments beyond 2034 are added.

## Other proposed changes to the policy

### *Funding areas*

36. Changes were proposed to funding areas to provide a more refined allocation of costs to development areas to better reflect beneficiaries of the planned infrastructure. The new proposed funding areas include:
  - new sub-regional funding areas at Paerata, Whau, Inner Northwest
  - a new local funding area at Avondale.
37. Changes to neighbouring funding areas were proposed to accommodate these new areas.
38. A number of other refinements were proposed to local and sub-regional funding areas to better reflect the beneficiaries of infrastructure. Details of these changes are included in Attachment E: Funding area maps.

### *Other changes*

39. Some technical changes were proposed to the policy to clarify its intent and ensure fairness. Changes were highlighted in the draft policy in Attachment A.
40. Aside from the proposed changes discussed, the Contributions Policy 2022, Variation A was recommended as appropriate and fit for purpose and it was proposed to continue the unamended provisions in the current policy into the new policy.

## Tātaritanga me ngā tohutohu Analysis and advice

41. Key issues addressed in the CD related to the uncertainty inherent in taking a 30-year view of growth and the infrastructure investment required to support that along with the impact that higher DCs would have on current landowners planning to develop and whether higher DCs would impact on house prices. Key points made in the advice that supported the adoption of the draft policy for consultation on these issues is set out below. Further advice on these matters and other issues raised in consultation will form part of the advice to the council on 1 May.
42. The uncertainty associated with long-term planning is managed through the three-yearly review of our infrastructure planning priorities and funding through the council's LTP. This allows the council to manage the risk of the pace of growth changing from our forecasts and consequent changes in the required infrastructure.
43. Continuing with a 10-year focus would continue the uncertainty for developers, landowners, and other infrastructure providers. It would also make it difficult to recover a fair share of the funding of expected capital expenditure in years 11-30 from early developers to address the longer-term cumulative impacts of their development. This would risk development occurring without adequate infrastructure and place more demand on future ratepayers.
44. These changes will not materially impact on house prices, which are driven by supply and demand and are not determined via a cost-plus methodology. That is, the developers are price takers. Their market power is limited, given they are part of a larger market, and their products are substitutable for near equivalents. Higher DC prices will eventually flow through to lower prices for raw land as the cost of enabling infrastructure is capitalised into the land value. However, they may have a short-term negative impact on the pace of development as developers respond to the change. Developers must absorb the cost into a lower land value. Depending on their financial position, they may either proceed with development, defer development and hold the land awaiting future value uplift, or on-sell the land to another developer. Staff consider that these short-term effects are outweighed by better cost signalling and associated longer-term benefits.

45. As these investments are being planned over decades, they are subject to refinement as investment plans are developed further, development intentions change, and economic conditions fluctuate. Future contributions policies will be updated as more refined information becomes available.

#### *Consultation*

46. Public consultation ran from 30 September to December 2024, featuring webinars, in-person events, and an opportunity for submitters to present directly to councillors.
47. Materials released to support consultation included the following documents attached to this report:
- Attachment A: Draft Development Contributions Policy 2025
  - Attachment B: Schedule 8 Assets for which development contributions (DCs) will be used
  - Attachment C: Consultation Document - Contributions Policy 2025
  - Attachment D: How we set Development Contributions – Cost Allocation Methodology
  - Attachment E: Funding area maps.

#### *Feedback received*

48. A total of 147 submissions were received, including 46 from organisations.
49. Key concerns raised included the impact of higher contributions on house prices and development, uncertainty around 30-year planning and cost escalation, the scale of stormwater investment in Tāmaki, delays in infrastructure investment, consideration of alternative funding sources, transparency of information, and specific issues with funding areas and projects.
50. A full analysis of the feedback can be found in Attachment F.

#### **Updates for Final Policy for Adoption**

51. Officers are analysing the points raised in the submissions. Advice on these points and further analysis conducted since the consultation process, including updated growth and economic forecasts, will be incorporated in advice to the Governing Body for decision making, planned for 1 May 2025. Potential changes to the proposed policy will also be presented at that time.
52. The Government has announced intended reforms to infrastructure funding and financing as part of the Going for Housing Growth policy program. The reforms are planned for implementation alongside council long-term plans in 2027. The exact form the reforms take will only be confirmed once legislation has passed. Staff consider that the Contributions Policy will still be required for at least the next two years and the council should continue with the updates and improvements proposed.

#### **Tauākī whakaaweawe āhuarangi Climate impact statement**

53. Planning now for the funding of investments to support growth in the IPAs will ensure that the council is better able to deliver the infrastructure required for development in the IPAs to manage climate impacts of development and to connect to the rest of the city with a reduced climate impact. The proposal provides for early developers to meet a share of the costs of the infrastructure they will benefit from and create the need for, to address the cumulative

impacts of growth.

54. If plans for securing a share of funding with DCs from early developers aren't made now, greater demands will fall on future ratepayers to deliver this infrastructure. While adjustments can be made to the DC policy in the future these can't retrospectively secure revenue from early developers. General rates are the only practical alternative funding source to make up this shortfall. Given the competing demands on general rates there is a real risk that all the funding required won't be available in the future. This will mean the council won't be able to deliver the level of investment required, leading to a greater negative climate impact.

### **Ngā whakaaweawe me ngā tirohanga a te rōpū Kaunihera Council group impacts and views**

55. The information prepared for consultation on the draft Contributions Policy 2025 was developed in conjunction with the following council-controlled organisations and council units:
- Auckland Transport
  - Public Law
  - Policy
  - Planning and Resource Consents
  - Eke Panuku Development Auckland
  - Healthy Waters and Flood Resilience
  - Service Strategy and Partnerships
  - Chief Economist Unit
  - Spatial Analysis and Modelling.

### **Ngā whakaaweawe ā-rohe me ngā tirohanga a te poari ā-rohe Local impacts and local board views**

56. The DC price varies by location depending on the cost of infrastructure required to support development in an area. These locations do not usually align to local board areas.
57. A local board briefing session was held on 30 September 2024 to brief members on this topic. Local boards have received a memorandum to update them on the review of the contributions policy and the feedback from public consultation. 18 local boards accepted an offer for workshop briefing sessions which were held in March. The purpose of this report is to seek local board views.

### **Tauākī whakaaweawe Māori Māori impact statement**

58. Development contributions are assessed against the demand that different types of development generate on council infrastructure. Māori developments are assessed under broader development types based on the demand they generate. For example, kaumātua housing is treated the same as retirement villages, and marae are considered under community facilities.
59. Iwi authorities with mana whenua interests were contacted prior to the start of consultation to seek expressions of interest in discussing and providing feedback on the proposed changes. All iwi authorities were also notified when consultation opened, further advising of how they could have their say. The Mana Whenua forum and other council forums were advised of the consultation.

60. Seven submitters on the proposal identified as Māori. One response supported the proposed changes to update the policy for changes to the LTP and to reflect growth beyond 2034 in the IPA areas and four were opposed. In regard to the changes to Drury and the other changes proposed two were in favour and two against. The only comment received was that new development needs to be fully funded by developers.

## Ngā ritenga ā-pūtea Financial implications

61. The Long-term Plan 2024-2034 assumes DCs revenue of \$2.0 billion over the LTP period. After completing the analysis of the cost of investments in the LTP that can be recovered with DCs and the impact of the proposed policy changes, it was estimated that the revenue would be \$2.6 billion. The achievement of this revised revenue forecast requires, as a first step, the implementation of a contributions policy updated for the capital expenditure decisions in the LTP, and the other changes proposed in this report.

## Ngā raru tūpono me ngā whakamaurutanga Risks and mitigations

62. Forecasting long-term growth, infrastructure investment, and development contributions (DCs) carries risks, but these can be managed through the triennial long-term plans, policy adjustments, and reallocation or refunds of DCs if planned assets are not delivered.
63. There is a risk that projected development and DC revenue may not be met, which will be managed by monitoring consent applications and DC revenue.
64. The council ensures its contributions policy complies with legislation, but given the proposed increases in DCs, some developers may challenge the policy.

## Ngā koringa ā-muri Next steps

65. The Governing Body will consider the feedback and updates to the proposed policy and make a decision on the final policy adoption on 1 May 2025.

## Ngā tāpirihanga Attachments

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<a href="#">C</a>	Attachment C: Consultation Document - Contributions Policy 2025	89
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## Ngā kaihaina Signatories

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Authorisers	Lou-Ann Ballantyne – General Manager, Governance and Engagement Manoj Ragupathy – Local Area Manager

**Item 29**





# Draft Contributions Policy 2025

August 2024

Financial Policies

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# 1. Overview and purpose

The purpose of development contributions is:

- to recover from those persons undertaking development, a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

The purpose of this policy is to:

- provide predictability and certainty to stakeholders in how infrastructure for growth, including major transformational infrastructure, is to be funded and to provide transparency of what is to be funded and what has been delivered.
  - provide for those involved in development to make fair payments to the council to reflect the expected demand their developments will have on council infrastructure and the expected benefits residents and businesses occupying these developments will derive from council infrastructure.
  - set contribution charges at levels that help achieve the scale, type, quality and location of development that the Auckland Plan 2050 vision aspires to.
  - to support the principles set out in the preamble to Te Ture Whenua Māori Act 1993.
1. The contribution charges are derived by dividing the capital expenditure for growth in the Long-term Plan 2024-2034, capital expenditure already incurred, in anticipation of growth, before the start of the current LTP period and capital expenditure on assets proposed to be built after the period covered by the Long-term Plan, by the estimated number of new residential and non-residential developments.
  2. Auckland's population is forecast to continue to grow, with a further net 200,000 Aucklanders expected by 2034 and a further 409,000 by 2054...
  3. Council's capital planning anticipates a mixture of both public and private infrastructure development. Development contributions only recover the growth portion of capital expenditure projects incurred by council for public infrastructure.
  4. Private infrastructure works required as a condition of consent are not included in the setting of the development contributions price and will be dealt with by the developer of the land.
  5. Capital expenditure projects funded by contributions are set out in schedule 4 and schedule 8.
  6. The contribution charges are dependent on which funding area development is occurring in, as well as the type and size of development being carried out.
  7. The Contributions Policy, in line with the Auckland Plan 2050, promotes particular types of development because of the lower marginal cost of infrastructure provision through a more compact future Auckland. This policy uses a range of demand factors to reflect the lower demand expected from these forms of development.
  8. Typically charges differ dependent on the size of a development and are set to reflect its average capacity to house occupants or level of business activity. Developments with larger residential capacity or more business activity will place higher demand on new growth infrastructure.
  9. The contribution charges are set out clearly and unambiguously in the policy, assisting those undertaking development to assess the financial viability of their projects early in the process. An online estimation tool is available for all to use at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz).
  10. Payment timing varies depending on the type of consent and is described in Attachment A of this policy.
  11. There are no charges for water supply and wastewater infrastructure under this policy. The cost of this infrastructure is charged directly by Watercare Services Limited or Veolia Water to their customers.
  12. The Contributions Policy has been developed in accordance with the purpose and principles in Section 197AA and 197AB of the Local Government Act 2002 (LGA 2002).

## 2. Applicable policy

13. This policy applies to applications lodged on or after 1 March 2025.
14. Development contribution per unit of demand prices will apply to applications based on the date the application (accompanied by all required information) was lodged with the Council, as required by section 198(2A) of the Local Government Act 2002(see Attachment D).
15. Subject to clause 16, where a development has multiple applications lodged during the currency of different policies, the policy in force at the time each application (accompanied by all required information) was lodged will apply to that application.
16. If different policies apply at the time of lodgement of applications for resource consent and for building consent in relation to the *same* stage of development, the developer may choose which policy they wish the charge to be calculated under. Paragraph 39 below sets out how this policy applies to *different* stages of a staged development.

## 3. Use of development contributions or financial contributions

17. The council considered the options available to it for funding the capital expenditure it is planning to incur in connection to the growth of Auckland, or has already incurred in anticipation of that growth. The council considered the purposes of and reasons for development and financial contributions and other funding sources and determined that:
  - a. development contributions should be used as the main funding tool for growth related infrastructure provided by the council.
  - b. financial contributions will be used as set out in Schedule 6
  - c. the option of using and investigating other funding sources be retained.
18. Financial contributions that have been imposed in a resource consent will still be required to be paid as these are a condition of the consent.
19. The council requires development contributions to be paid in cash rather than land. For the avoidance of doubt, this means that land identified for stormwater, roads and reserve purposes in structure plans and framework plans will not automatically be required as financial contributions payable in land.

## 4. Definitions

20. The following definitions are used throughout the policy and highlighted in bold and italic:

Table 1

Term	Definition
<b>Accommodation units</b>	Defined in section 197 of the LGA 2002 as: <i>“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”</i> For clarification: <i>“rental accommodation”</i> above refers to short term rental purposes (no longer than 90 consecutive days), long term rental accommodation will be treated as dwelling units. <i>“temporary accommodation”</i> means a cabin, caravan, vehicle, tent, or other building or structure intended for human habitation for periods not exceeding 50 days in any continuous term of occupancy
<b>Activity</b>	A grouping of council functions required for development contributions as listed in Schedule 1.
<b>Aged care room</b>	Any dwelling unit in a <i>“rest home”</i> or <i>“hospital care institution”</i> as defined in section 58(4) of the Health and Disability Services (Safety) Act 2001
<b>Allotment</b>	Defined in section 218(2) of the Resource Management Act 1991 as: <i>(a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</i> <i>(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</i> <i>(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</i> <i>(b) any parcel of land or building or part of a building that is shown or identified separately—</i> <i>(i) on a survey plan; or</i> <i>(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</i> <i>(c) any unit on a unit plan; or</i> <i>(d) any parcel of land not subject to the Land Transfer Act 2017.</i>
<b>Attached dwelling unit - low rise</b>	A dwelling in a development of up to four levels and three or more attached dwelling units
<b>Attached dwelling unit - medium to high rise</b>	A dwelling in a development of five or more levels and three or more attached dwelling units
<b>Brownfield</b>	Any already urbanised land to be redeveloped, often for more intensive or different land use.
<b>Camp Grounds</b>	Defined in section 2 of the Camping-Grounds Regulations 1985 as: <i>“means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of these regulations”</i>
<b>Commercial</b>	Land use associated with (but not limited to): a) communication services b) financial services c) insurance d) services to finance and investment e) real estate

Term	Definition
	<ul style="list-style-type: none"> <li>f) business services</li> <li>g) central government administration</li> <li>h) public order and safety services</li> <li>i) local government administration services and civil defence</li> <li>j) commercial offices</li> </ul>
Community facilities	Defined in section 197 of the LGA 2002 as: “reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199”
Community Infrastructure	Defined in section 197 of the LGA 2002 as: “(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
Council	Auckland Council, including, where necessary, one or more of its council-controlled organisations (CCOs)
Community outcomes	Defined in section 5 of the LGA 2002 as: “the outcomes that a local authority aims to achieve in order to promote the social, economic, environmental, and cultural well-being of its district or region in the present and for the future”
Detached dwelling unit	A stand-alone or duplex dwelling in a development (maximum of two dwelling units)
Development	Defined in section 197 of the LGA 2002 as:  “(a) any subdivision, building (as defined in <b>section 8</b> 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”
Development Agreement	Defined in section 197 of the LGA 2002 as: “means a voluntary contractual agreement made under sections 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district”
Development contribution objection	Defined in section 197 of the LGA 2002 as: “means an objection lodged under clause 1 of Schedule 13A against a requirement to make a development contribution”
Development contribution commissioner	Defined in section 197 of the LGA 2002 as: “means a person appointed under section 199F”
Dwelling or dwelling unit	Any building, or group of buildings, or any part of those buildings, that is used or designed to be used solely or principally for residential habitable space purposes by not more than one household.
Education and health	Land uses associated with (but not limited to): <ul style="list-style-type: none"> <li>a) Education</li> <li>b) Health and community health services whether public or private</li> </ul>
Greenfield	Land identified for future urban development that has not been previously developed.
Funding area	A geographical area used to accumulate the cost of activities and define a part of Auckland for development contribution purposes. For stormwater this includes any future development which extends the area served by a stormwater network
Gross development area [or GDA]	Gross development area equals: <ol style="list-style-type: none"> <li>1) The total floor area of any building measured from the outer faces of the exterior walls, or the centre line of walls separating two abutting buildings</li> </ol> Plus <ol style="list-style-type: none"> <li>2) The area of any part of the <b>allotment</b> used solely or principally for the storage, sale, display, movement or servicing of goods or the provision of services on the <b>allotment</b>.</li> </ol>

Term	Definition
	<p>The gross development area does not include:</p> <ul style="list-style-type: none"> <li>a) vehicular parking ancillary to the primary development, manoeuvring, loading and landscaping areas, and areas used only for primary production purposes (such as quarry workings, farm lands and orchards) the conversion of which to another use would require resource consent or building consent; and</li> <li>b) the area of plant equipment servicing the site and network infrastructure including pipes, lines installations, roads, water supply, wastewater and stormwater collection and management systems</li> </ul> <p>For the avoidance of doubt, the gross development area <i>includes</i> the areas occupied by network utility operators for carrying out their normal business, including offices, workshops warehouses and any outside areas</p>
Gross floor area [or GFA]	<p>The gross floor area is the total internal floor area of a dwelling measured:</p> <ul style="list-style-type: none"> <li>• from the exterior faces of the exterior walls, or</li> <li>• from the centre lines of walls separating two buildings or tenancies</li> </ul> <p>For the avoidance of doubt, the gross floor area excludes non habitable areas such as garage space</p>
Household	A household consists of one or more persons who live in the same dwelling and share living accommodation and kitchen facilities.
Household unit	The unit of demand representing one average detached dwelling unit
Household unit equivalent [or HUE]	The unit of demand that creates an equivalency factor between a type of development and one average detached dwelling unit ( <i>household unit</i> )
Impervious surface area [or ISA]	The area of any site which is not capable of absorbing rainwater
Kaumātua Housing	Housing for Māori over the age of 55 years situated on Māori land administered under the Te Ture Whenua Māori Act 1993 and on the same site as Marae or Papakāinga
Lawfully established	<p>Any:</p> <ul style="list-style-type: none"> <li>a) <i>allotment</i> for which a title has been issued; or</li> <li>b) dwelling, or non-residential unit or building authorised under the Resource Management Act 1991 and with a building consent and, where required, a code compliance certificate</li> </ul>
Lodged	The point in time at which an application that complies with all the requirements in section 88(2) of the Resource Management Act 1991 or section 45 of the Building Act 2004, has been submitted to the council
Māori land	<p>Māori land is defined as being either:</p> <ul style="list-style-type: none"> <li>• Māori customary land (Te Ture Whenua Māori Act 1993)</li> <li>• Māori freehold land (Te Ture Whenua Māori Act 1993)</li> <li>• crown land reserved for Māori (Te Ture Whenua Māori Act 1993)</li> <li>• general land owned by Māori that is beneficially owned by more than 10 Māori either individually or through a Māori incorporation, Māori Trust Board, Settlement Trust, subsidiary or other similar legally incorporated Māori entity</li> <li>• general land that ceased to be Māori land under Part 1 of the Maori Affairs Amendment Act 1967; where the land is beneficially owned by the persons, or by the descendants of the persons, who beneficially owned the land immediately before the land ceased to be Māori land.</li> </ul>
Network infrastructure	<p>Defined in section 197 of the LGA 2002 as:</p> <p><i>“the provision of roads and other transport, water, wastewater, and stormwater collection and management”</i></p>

Term	Definition
Non-commercial development	Defined as development that is being undertaken without the intention to lease, sell, or rent the development, for profit or capital gain. Regardless of the use to which the profit is put.
Not-for-profit development	Non-commercial developments undertaken by a not-for-profit entity
Objector	Defined in section 197 of the LGA 2002 as: <i>“means a person who lodges a development contribution objection”</i>
Production and distribution	Land uses in which goods are manufactured, fabricated, processed, converted, repaired, packaged, assembled, stored, distributed or serviced including (but not limited to): <ul style="list-style-type: none"> <li>a. horticulture, agriculture, mining, quarrying, forestry, fishing, services to agriculture, oil and gas exploration and extraction, water supply and wastewater processing, electricity generation and supply</li> <li>b. meat and meat product manufacturing, dairy product manufacturing</li> <li>c. food, beverage, malt and tobacco manufacturing, textile and apparel, wood product, paper and paper product manufacturing</li> <li>d. printing and publishing</li> <li>e. petroleum and industrial chemical, rubber, plastic and other chemical product manufacturing</li> <li>f. metal, structural, sheet, and fabricated metal product manufacturing</li> <li>g. transport equipment, machinery and equipment manufacturing</li> <li>h. furniture manufacturing</li> <li>i. construction, wholesale trade, road transport, water and rail transport, air transport, services to transport and storage</li> </ul>
Retail, hospitality, recreation and personal services	Land use associated with (but not limited to): <ul style="list-style-type: none"> <li>a. Retail trade</li> <li>b. Restaurants and bars</li> <li>c. Cultural and recreational services</li> <li>d. Personal and other community services</li> <li>e. Campsites and non-residential structures on a camp ground</li> </ul>
Retirement unit	Any dwelling unit in a retirement village (other than an aged care room)
Retirement village	A managed comprehensive residential development used to provide accommodation for aged people: Includes: <ul style="list-style-type: none"> <li>• the use or development of any site(s) containing two or more units that provides accommodation, together with any services or facilities, predominantly for persons in their retirement, which may also include their spouses or partners; and</li> <li>• recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities accessory to the retirement village.</li> <li>• Kaumātua Housing</li> </ul> Excludes: <ul style="list-style-type: none"> <li>• Single dwellings</li> </ul> The retirement village must be registered under section 10 of the Retirement Villages Act 2003.
Service connection	Defined in section 197 of the LGA 2002 as: <i>“a physical connection to a service provided by, or on behalf of, a territorial authority”</i>
Small ancillary dwelling unit	The first dwelling unit ancillary to the primary dwelling unit on an allotment with a gross floor area of 65m <sup>2</sup> or less
Student Accommodation	Living accommodation, primarily used or designed to be used by registered students or guests of tertiary education institutions, and which is served by one or more communal living areas, such as lounges, study areas, laundries or kitchens.

## 5. Development contribution general provisions

21. The council identifies the total cost of capital expenditure that it expects to incur through the long-term plan, and capital expenditure on infrastructure which it intends to incur beyond the period of the budget, as well as capital expenditure already incurred in anticipation of growth: and then identifies the share of that expenditure attributable to growth (developments). The council then considers the overall impact of the allocation of the cost of growth and the level of development contributions on landowners and developers, future buyers, general ratepayers across Auckland and the council's wider growth objectives, before determining what development contributions will be required<sup>1</sup>.

### Activities

22. The council has identified a number of activities that are appropriate for funding through contributions. These activities form the basic building blocks that enable new development to proceed.
23. It should be noted that under this policy there are no charges for water and wastewater infrastructure. The cost of this infrastructure is charged directly by Watercare Services Limited and Veolia Water Auckland to their customers.
24. The council can require development contributions for the following broad classes as set out in section 199(1) of the LGA 2002:
- reserves
  - network infrastructure
  - community infrastructure.
25. The council has determined that within these broad classes it is appropriate to use development contributions as a funding source for capital expenditure related to activities listed in Schedule 1.
26. Section 106(2)(c) of the LGA 2002 requires the council to explain why, in terms of matters in section 101(3) of the Act, it has determined to use development contributions or financial contributions as a funding source for each of these activities.
27. The basis for the council's consideration is set out in Schedule 5 of this policy and referred to in the council's Revenue and Financing Policy.
28. Within these activities, development contributions will not be required to fund:
- operating and maintenance costs
  - any part of capital expenditure projects that is funded from another source
  - costs incurred by the council to fund renewal of assets and/or to increase existing levels of service that are below the stated service standard.

### Funding areas

29. Development contributions may be required from developments across the whole of Auckland using regional, sub-regional and local geographic **funding areas**. Development occurring within each area may be required to pay contributions applicable in that **funding area**.
30. The funding areas underlying this policy are listed in Schedule 3 and shown on the funding area maps available on the council's website, [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)
31. For clarity the council considers that for stormwater activities, a development not only creates a demand for infrastructure within the hydrological catchment it is located in, but also creates demand (on account of the

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<sup>1</sup> This clause is included to explain how council calculates the total development contributions it intends to collect from developments.



growth community within the development) for stormwater management and flood protection over a wider area.

#### Development types and units of demand

32. In meeting its requirements under Schedule 13(2) of the LGA 2002 to attribute units of demand to particular developments or types of development on a consistent and equitable basis, the council has considered:
  - a. the need to separate residential and non-residential activities because of the different demands they place on activities of the council
  - b. the range of residential development types and scales
  - c. the range of non-residential development types and scales
  - d. the future vision for Auckland set out in the Auckland Plan 2050 including the creation of a more compact city to make better and more efficient use of infrastructure
  - e. the need for the Contributions Policy to align with Auckland Plan 2050 outcomes
  - f. the complexity of trying to make the policy account for every different development type
  - g. the availability of data to support differential unit of demand factors for various types of development.
33. The council considers that:
  - a. there is data currently available to identify some average demand factors for a limited number of residential development types which enables the policy to support the compact urban form promoted by the Auckland Plan 2050
  - b. there is data currently available to identify some average demand factors for a limited number of non-residential development types
  - c. using broad averages for a limited number of development types is sufficient to approximate the range of development likely to occur in Auckland
  - d. it is important to use common, standard frameworks for the classification of non-residential developments.
34. Schedule 2 sets out the types of residential and non-residential development that have been identified, and provide the unit of demand factors applicable to each. It also sets out zero unit of demand factor for some forms of development that generate negligible demand or cannot at present be shown to generate a demand for infrastructure.
35. Stormwater demand that causes council to invest in public infrastructure can arise if there is an increase in peak flows or an increase in volume, duration or frequency of the flows, by the development of a site.

#### Position on existing allotments and land use

36. In attributing units of demand to a particular development or type of development as required by Schedule 13(2) of the LGA 2002, the council's assessment using Schedule 2 will take into account the demand generated by existing lawfully established allotments or land use on the development site (refer to step 2 below).
37. Existing lawfully established allotments or land use are assumed to already be appropriately serviced with reserves, network infrastructure, or community infrastructure as per Schedule 2 and will place no additional demand for new or additional assets or assets of increased capacity. The council will deduct units of demand for existing development from the total units of demand expected to be generated by the proposed development.

#### Staged subdivision development

38. Where a staged subdivision development is undertaken under a single consent, the contribution calculated will be based on the contribution amounts applying on the date the consent application (accompanied by all required information) was lodged with the Council, and will continue to apply to each stage of the development.
39. Where a staged development is undertaken under multiple consents, each consent shall be subject to the policy applying at the time the application for that consent (accompanied by all required information) was lodged.



## 6. Development contribution assessment

40. The council will endeavour to assess the contributions on a development's first application for consent or connection authorisation. It may re-calculate a development for contributions on any subsequent application in relation to the same development.
41. If for any reason the council does not assess development contributions on an earlier application for consent or authorisation, it may assess development contributions on a subsequent application for the same development project.

### Test for development

42. Under section 198 of the LGA 2002, Auckland Council may require a development contribution to be made when:
  - a. a resource consent is granted under the Resource Management Act 1991 for a development within the region
  - b. a building consent is granted under the Building Act 2004 for building work situated in the region
  - c. an authorisation for a service connection is granted.
  - d. a certificate of acceptance is granted under the Building Act 2004.
43. However, development contributions can only be required where a **development** as defined by section 197 of the LGA 2002 is to occur.
44. Under section 197 of the LGA 2002, **development** means:
  - (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;
  - (b) does not include the pipes or lines of a network utility operator<sup>2</sup>.
45. On receiving an application for subdivision consent, resource consent, building consent or service connection, the council is required to<sup>2</sup>:
  - a. Test and confirm that the application is for a "development" under section 197 (i.e. that it generates a demand for reserves or infrastructure)
  - b. determine whether alone or in combination with other developments the application under consideration will have the effect of requiring new or additional assets or assets of increased capacity and, as a consequence, the council will incur capital expenditure to provide appropriately for this
  - c. ensure that any development contribution that may be required, is provided for in this policy.
  - d. check that it is not prohibited by section 200 of the LGA from requiring a contribution.
46. If the council is satisfied that the application meets the legal requirements above, it will assess contributions using the following steps.

### Step 1 – Proposed development, assessing the total units of demand

47. The council will assess the demand from the development using the unit of demand factors set out in Schedule 2. For clarity, council will not consider any demand factors outside of that contained in Schedule 2.
48. The policy uses the **Household Unit Equivalent** as a measure of demand.
49. Schedule 2 gives the units of demand expected from a defined range of different types and sizes of development as compared to that of an average sized single detached dwelling (**Household Unit**) with a demand of 1

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<sup>2</sup> The High Court case of *Neil Construction Ltd v Northshore City Council* set out the steps for council to follow when considering whether a development contribution(s) may be required.

(*Household Unit Equivalent*). The demand for each different development type within the development will be assessed separately.

50. *Development* can be in the form of additional *allotments* or additional land use activity or a combination of both. Using Schedule 2 it is possible to calculate the units of demand from all *allotments* and land use expected after the *development* occurs; and the council will use the higher amount (allotment or land use) to determine the final demand on the site.

#### Step 2 – Credits, assessing units of demand for *allotments* or land use currently on the development site

51. The council will make a deduction of units of demand calculated using Schedule 2, for the most recent lawfully established *allotments* or land use on the site up to a maximum of ten years prior to the date of lodgement.
52. A deduction for existing units of demand:
  - a. will not be used to reduce the units of demand on a development below zero;
  - b. will only apply to existing units of demand on the development site; and
  - c. will not be transferable to or from another development site
  - d. will not be based on monetary value.
53. The council may require a development contribution to be paid for any lawfully established *allotment* that has previously been prevented from being developed by any legal restriction or was exempt from paying development or financial contributions in the past but is now able to be developed.
54. Using Schedule 2 it is possible to calculate the units of demand from all *allotments* and land use expected before the *development* occurs. The demand for each different development type within the development will be assessed separately.
55. The calculation of units of demand for existing *allotments* or land use will be undertaken on an *activity* by *activity* basis and use the higher amount of *allotment* or land use, not an addition of both.

#### Step 3 - Contribution charge calculation

56. The assessed units of demand existing on the site (step 2) are deducted from the assessed units of demand proposed by the development (step 1) to calculate the additional units of demand on the site. The lowest value possible from this calculation is zero.
57. The additional units of demand value is then multiplied by the contribution unit price as set out in Schedule 3 for each relevant activity and funding area to calculate the contribution payable.

#### Step 4 – Calculation of total contribution payable

58. The total development contribution payable is calculated by adding the contributions payable for each *activity* determined in steps 1 to 3.
59. Development contribution assessments are calculated exclusive of GST and do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985. A tax invoice will be issued in accordance with this policy.

#### Adjustment of contributions for reserve acquisition and reserve development

60. Section 203(1) of the LGA 2002 requires that a development contribution for reserves calculated under this policy must not exceed the greater of:
  - a. 7.5 per cent of the value of the additional *allotments* created by a subdivision; and
  - b. the value equivalent of 20 square metres of land for each additional household unit or accommodation unit created by the development.
61. Contribution charges for reserves set out in Schedule 3 will be reduced where they exceed the maximum reserve contribution allowed under section 203(1) of the LGA, to the level of the statutory maximum.
62. Both the reserve acquisition and reserve development contributions are combined to create the contribution for reserves that is subject to the statutory maximum in section 203(1).

63. For purposes of section 201(1)(d) of the LGA 2002, the council will determine the value of additional allotments and land on the following basis:
- for compliance with 60a) using the most recent rateable land valuation for similar allotments in the vicinity of the development, those similar lots being identified at the discretion of the council. Where the contribution calculated exceeds the value calculated using the rateable value, the applicant will be required to obtain a market valuation; and
  - for compliance with 60b), the council will use the average value equivalent of 20 square metres of land in the vicinity of the development. Where the contribution calculated exceeds the average rateable value of land within the vicinity of the development, council will undertake a valuation of a range of land in the vicinity.

#### Payment date and enforcement

64. Invoices will be issued in accordance with Attachment A - Payment timing and enforcement.
65. Invoices become due for payment immediately upon issue.
66. Where invoices remain unpaid beyond the payment terms set out in this policy, the council may invoke normal debt collection practices to recover outstanding debt including the actual costs associated with the debt collection. Attachment A details further action available to council if debt remains unpaid.

#### Conditions and criteria for remissions, postponements and refunds

67. There are no remissions provided for within this policy.
68. The council will not consider applications for reductions of development contributions on the grounds of financial hardship, that the developer has a charitable purpose, that the development is a social development or is part of the Government's Kiwibuild Programme or for any other reason.
69. Under this policy there are no offsets of contributions for works provided by a developer. If a developer undertakes works on behalf of council it is expected that the developer and council will enter into a works agreement or private developer agreement, but any development contributions must still be paid.
70. Council does not accept land in lieu of contributions to be paid. All contributions should be paid, and any land accepted by council's Park and Recreation team will be purchased and paid for under a sale and purchase agreement.
71. The policy makes no provision for payment of development contributions invoices to be postponed. However, the council may, at its discretion, agree to a payment arrangement in the context of debt recovery where contributions have not been paid by the due date. This will be administered by the Accounting Services Team.
72. The council will refund money or return land as it is required to do under section 209 and section 210 of the LGA 2002:
73. For the purposes of Section 210(1)(a) of the Act, the council will refund a development contribution taken for a specified reserve purpose if the money is not applied to that purpose within 20 years after the contribution was received.

## 7. Development contribution assessment review

### Reconsideration of requirement for development contribution

74. The council will reconsider, at the request of the applicant, an assessment of the total contribution payable if the applicant considers that:
  - a. the development contribution was incorrectly calculated or assessed; or
  - b. the development contribution policy has been incorrectly applied; or
  - c. the information used to assess the development against the contribution policy, or the way this information has been recorded or used when requiring the development contribution was incomplete or contained errors.
75. A request for reconsideration must be made within ten working days after the date on which the applicant receives notice from the council of the level of development contribution that the council requires.
76. An applicant may not apply for a reconsideration if the applicant has already lodged an objection under section 199C and Schedule 13A of the LGA 2002. However, applying for a reconsideration does not prevent the applicant from filing an objection under section 199C of the LGA 2002.
77. A request for reconsideration must be made in writing to the person at the council who gave notice of the development contributions assessment and identify the basis on which the reconsideration is sought together with, as appropriate, the legal and evidential grounds in support of the application for reconsideration.
78. The council may, within ten working days of receiving the request for reconsideration, request further information from the requester to support the grounds stated in the reconsideration.
79. The council will proceed to determine the request for reconsideration if:
  - a. it has, in its view, received all required information relating to the request; or
  - b. the requester refuses to provide any further information requested by the council (as set out above).
80. In considering the request for reconsideration, the council will make its decision without convening a hearing.
81. In all cases, the council will give written notice of the outcome of its reconsideration to the applicant within 15 working days after:
  - a. the date the application for reconsideration is received, if all required information is provided in that application; or
  - b. the date the application for reconsideration is received, if the applicant refuses to provide further information; or
  - c. the date the further information is received from the applicant.
82. An applicant may object to the outcome of the reconsideration by filing an objection under section 199C of the LGA 2002.

### Development Contribution Objections

83. A person may lodge an objection to the development contribution requirement on the grounds that council has:
  - a. failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development contribution on requirements for community facilities in the territorial authority's district or parts of that district; or
  - b. required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
  - c. required a development contribution in breach of section 200; or
  - d. incorrectly applied its development contributions policy to the objector's development.
84. An objection may not challenge the content of a development contributions policy prepared in accordance with section 102 of the LGA 2002.
85. An objection must be lodged within 15 working days after the date on which the *objector* received notice of the level of development contribution required.

86. If an **objector** has received notice on the outcome of a reconsideration under section 199B of the LGA 2002, the 15 working day period begins on the day after the date on which the **objector** received the notice of the outcome of the reconsideration.
87. The notice of objection under Schedule 13A(1) of the LGA 2002 must –
  - a. be in writing; and
  - b. set out the grounds and reasons for the objection, and
  - c. state the relief sought; and
  - d. state whether the **objector** wishes to be heard on the objection.
88. If a development contribution objection is lodged, the council may still require the development contribution to be paid, but will not use it until the objection has been determined.
89. If the council does not require a development contribution to be paid pending the outcome of the objection, it may withhold consents or permissions in accordance with section 208 of the LGA 2002 until the objection has been determined.
90. The council may, in its discretion, allow an objection to be served on it after the 15 working days period specified, if satisfied that exceptional circumstances exist.
91. An objection is heard by one or more **development contributions commissioners**. The hearing process is set out in Schedule 13A of the LGA 2002. The cost for services of a **development contributions commissioner(s)**, the hearing and administration support will be payable by the **objector**. All other fees/charges will be borne by the respective parties.
92. Applicable fees and allowances for a witness appearing at a development contribution hearing must be paid by the party on whose behalf the witness is called.

#### Exemptions

93. Development contributions will not be required under this policy where there is a relevant legislative exemption under the LGA or any other Act of Parliament.

#### Development on Māori land

94. Auckland 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 grants available under the Cultural Initiatives Fund for development of marae and papakāinga and Māori housing<sup>3</sup>. Grants made under this fund can cover costs associated with development including development contributions payable under this and former policies. To that extent, the grants are in lieu of remission of development contributions under this policy, which is unnecessary because of the grants.
95. Recognising that much of the parkland in Auckland was previously Māori land, this policy provides that not-for-profit development on Māori land is exempt from the payment of contributions for reserves.

#### Development Agreements

96. The council may enter into development agreements or other agreements in circumstances where there is a need to allocate responsibility between developers and the council for the construction and funding of public works associated with a development in order to support outcomes in the Auckland Plan.
97. Development agreements will not be used to reduce the amount of any contribution calculated under this policy. It is expected that any agreement will include provisions that will underline the expectation for payment of development contributions by developers and a works contract for the purchase of infrastructure constructed by the developer.
98. Where an applicant undertakes work on behalf of the council, this will be done within normal procurement procedures and paid for under the terms of that engagement. Development contributions will still be payable by the applicant where they are required under this policy.
99. Sections 207A to 207F of the LGA 2002 sets out provisions relating to development agreements..

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<sup>3</sup> Māori housing grants are only available for housing developments undertaken in conjunction with an urban marae and must fill the same general purpose as papakāinga.

## 8. Ancillary Information

### Calculation of development contributions in Schedule 3

100. In accordance with Section 201(1) of the LGA 2002, this section contains, in summary form, an explanation of and justification for the way in which each development contribution in Schedule 3 is calculated.
101. Detailed cost allocation modelling is available on request.
102. In accordance with Section 106(3) of the Act, the full cost allocation methodology is kept available for public inspection on the council website at: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)
103. In accordance with Section 201A(6) a copy of the schedule of assets (Schedule 8) to be funded by development contributions is available on the council website at: <https://www.aucklandcouncil.govt.nz>
104. The charges in Schedule 3 are calculated in the following manner:
- The total cost of capital expenditure to service growth divided by expected growth (measured in HUEs) equals the development contribution charge
  - The development contribution charge is determined in the DC model and is calculated by activity and funding area
  - Growth capital expenditure by activity and funding area is determined using the process identified in Table 11 Attachment B.
  - Growth by funding area and type of development is determined using the process identified in Table 12 Attachment C
  - The growth outputs are used as an input into the DC model Table 13 Attachment C.

### Auckland Council Development Contributions model

105. The DC model contains all capital expenditure projects in the long-term plan and includes capital expenditure projects already delivered by the council in anticipation of growth. In accordance with LGA 2002 Schedule 13, clause 1(2), the DC model also includes some expenditure the council intends to incur beyond the long-term plan period which is required to cater for development in the council's investment priority areas.
106. The council records information for its capital expenditure projects and programmes in terms of their relationship to the following expenditure types:

<b>Renewal</b>	Maintains and continues the provision of services. Increases the physical integrity and remaining life of assets with no change to the asset base
<b>Level of service</b>	Results in improved standards of quality, reliability, responsiveness, safety, comfort, flexibility, regulatory requirements or similar. May or may not result in new or additional assets
<b>Growth</b>	Increased availability and capacity to cater for increased people, water, traffic or similar. Associated with an increase in the asset base – the number of assets, total area or length

107. This initial categorisation and individual project and programme information inform the development contributions methodology but is not the sole basis for cost allocation.
108. The methodology uses a model which lists projects and programmes under each activity and funding area for which development contributions may be required. The calculation of the development contribution amounts (if any) payable for any project or programme line in the model is carried out in order to ensure compliance with legislation and is explained in Attachment B.
109. The DC model calculates the growth share of capital expenditure for the projects in a funding area attributable to each unit of demand in that funding area to meet the requirements Schedule 13 of the LGA 2002 and generates a schedule of development contribution charges for the development contributions policy as required by Section 201(2) of the Act.
110. The schedule of development contributions charges (Schedule 3) sets out the various prices chargeable under each **activity** and within each **funding area** within Auckland.

111. The DC model enables a calculation of borrowing requirements to deliver the growth proportion of capital expenditure projects and interest cost to be incorporated in the unit prices. The cost of borrowing to provide infrastructure for growth is part of the total cost of growth-related capital expenditure recoverable through development contributions, and is appropriately paid for by growth.
112. The model applies interest to both credit and debit balances as appropriate.
113. The DC model's core inputs and actions are explained in Attachment C.

#### Financial contributions

114. The Auckland Unitary Plan (AUP) has replaced all former local authority district plans in the Auckland Region. Section 106(2)(f) of the LGA 2002 requires that this policy summarise the financial contribution provisions. These are set out in Schedule 6.
115. The council will not require a development contribution for community facilities if, and to the extent that it has under Section 108(2)(a) of the Resource Management Act 1991, imposed a financial contribution condition on a resource consent in relation to the same development for the same purpose.
116. Schedule 6 shows purposes for which the council:
- may require a financial contribution on a resource consent in relation to a development in cases where the development is exempt from paying development contributions for the same purpose
  - requires financial contributions which are different from any purpose for which it requires development contributions under this policy.

117. Nothing in this policy affects any requirement in the AUP to carry out works associated with avoiding, remedying or mitigating the adverse effects of an activity on the environment.

#### Public inspection of contributions policy information

118. This policy and its supporting information is available on the council website at:  
<https://www.aucklandcouncil.govt.nz>

#### Adoption of this policy

119. This policy was adopted on TBC It becomes operative on TBC and will remain in effect until a new contributions policy is adopted by the council.

## Schedule 1 – Activities to be funded by development contributions

Table 2

Class	Activity	Activity description
Reserves	Reserves – Acquisition	Land acquisition for public open space of all types from small local parks to large regional parks
	Reserves – Development	Development and improvement of local parks, local sports parks and other local open space areas (in some cases this may include playgrounds and public toilets)
Network infrastructure	Stormwater	Development and improvement of network infrastructure, flood protection and control works including man-made and natural assets
	Transport	Development and improvement for the transport network including roads, walkways and cycle ways, public car parking facilities, public transport facilities and routes of all forms
Community infrastructure	Community Infrastructure	Development and improvement of local community infrastructure for the purpose of providing public amenities



## Schedule 2 – Development types and unit of demand factors

Land and building development

Table 3

Development type	Activities	Units of demand
Detached dwelling unit / duplex	Stormwater (where development contains one or more allotments smaller than 292m <sup>2</sup> )	1 HUE per 292m <sup>2</sup> ISA
	Stormwater other	1.0 HUE per unit
	All others	0.8 HUE per unit at 0m <sup>2</sup> - 99m <sup>2</sup> GFA 1.0 HUE per unit at 100m <sup>2</sup> - 249m <sup>2</sup> GFA 1.2 HUE per unit at 250m <sup>2</sup> and over GFA
Attached dwelling unit – low rise	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	All others	0.7 HUE per unit at 0m <sup>2</sup> - 99m <sup>2</sup> GFA 0.9 HUE per unit at 100m <sup>2</sup> - 249m <sup>2</sup> GFA 1.1 HUE per unit at 250m <sup>2</sup> and over GFA
Attached dwelling unit – medium to high rise	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	All others	0.6 HUE per unit at 0m <sup>2</sup> - 99m <sup>2</sup> GFA 0.75 HUE per unit at 100m <sup>2</sup> - 249m <sup>2</sup> GFA 0.9 HUE per unit at 250m <sup>2</sup> and over GFA
Retirement unit	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	Transport	0.3 HUE per unit
	All others	0.1 HUE per unit
Aged care room	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	Transport	0.2 HUE per room
	Community Infrastructure	0.1 HUE per room
	All Others	0.0 HUEs
Small ancillary dwelling unit	Stormwater	0.2 HUE per unit
	All others	0.6 HUE per unit
Accommodation units	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	Reserve acquisition and development	0.45 HUE per unit
	Transport	0.45 HUE per unit
	All others	0.0 HUE

Development type	Activities	Units of demand
Student Accommodation	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	All others	0.22 HUE per room
Any residential use not specified above	All	1.0 HUE per unit
Retail, hospitality, recreation and personal services	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	Transport	1.0 HUE per 215m <sup>2</sup> GDA
	All others	0.0 HUE
Commercial	Stormwater	1 HUE per 292m <sup>2</sup> ISA
	Transport	1.0 HUE per 271m <sup>2</sup> GDA
	All others	0.0 HUE
Education and health	Stormwater	1.0 HUE per 292m <sup>2</sup> ISA
	Transport	1.0 HUE per 271m <sup>2</sup> GDA
	All others	0.0 HUE
Production and distribution	Stormwater	1.0 HUE per 292m <sup>2</sup> ISA
	Transport	1.0 HUE per 346m <sup>2</sup> GDA
	All others	0.0 HUE
Any non-residential use not specified above	Stormwater	1.0 HUE per 292m <sup>2</sup> ISA
	Transport	1.0 HUE per 277m <sup>2</sup> GDA
	All others	0.0 HUE

#### Subdivision development

Table 4

Development type	Activities	Units of demand
One residential <b>allotment</b> (vacant)	All	1.0 HUE per <b>allotment</b>
One Non-Residential <b>allotment</b> (vacant)	Stormwater Transport All others	1.0 HUE per <b>allotment</b> 1.0 HUE per <b>allotment</b> 0.0 HUE per <b>allotment</b>
Subdivision around existing development (Includes proposed developments)	All	As per Land and Building Development <b>unit of demand factors</b>
One <b>allotment</b> that is/was prevented from being developed by any legal restriction or that is/was exempt from paying development or financial contributions	All	0.0 HUE per <b>allotment</b>
One other <b>allotment</b>	All	1.0 HUE per <b>allotment</b>

These development types and their unit of demand factors are based on a range of sources. They reflect development types that are expected in Auckland and expected demands from these types of development.

## Schedule 3 – Schedule of development contributions

Table 5

Development contribution assessments are calculated exclusive of GST

### Regional

Reserve Acquisition	Auckland wide	\$ 199
Reserve Development	Auckland wide	\$ 1,648
Transport	Auckland wide	\$ 13,937
Community Infrastructure	Auckland wide	\$ 1,066

### Sub-Regional

Reserve Acquisition	Drury IPA (civic park)	\$ 24,654
	North Greenfield	\$ 1,949
	Northwest Greenfield	\$ -
	South Greenfield	-\$ 0
	Urban	\$ 0
Reserve Development	Drury IPA (civic park)	\$ 6,953
Stormwater	Urban Auckland Non GPA	\$ -
	Urban Auckland	\$ 1,071
Transport	Central	\$ 3,601
	Drury IPA	\$ -
	Hauraki Gulf Islands	\$ 353
	North	\$ 4,970
	South	-\$ 0
	West	\$ 95
Community Infrastructure	Drury IPA (Civic space)	\$ 3,216
	Northwest	\$ 9,296
	Paerata	\$ -
	Whau	\$ 7,731

### Local

Reserve Acquisition	Central	\$ -
	Dairy Flat	\$ -
	Flatbush	\$ -
	Hibiscus	\$ 2,588
	Hingaia	\$ 13,847
	Kumeu / Huapai / Riverhead	\$ -
	Mangere AHP	\$ -
	Mount Roskill AHP	\$ -
	North Shore	\$ 1,190
	Paerata / Pukekohe	\$ 612
	Redhills / Westgate	\$ 22,735
	Rural Islands	\$ -
	Rural North Lower	\$ -

Local

Local	Rural North Upper	\$ 283
	Rural South East	\$ 951
	Rural South West	\$ 1,494
	Rural West	-\$ 0
	Scott Point / Bomb Point	\$ 44,867
	South (East)	\$ -
	South (West)	\$ 174
	Takanini	\$ -
	Takanini North	\$ -
	Takanini South	\$ -
	Tamaki	\$ -
	Upper Orewa / Dairy Flat	\$ 2,516
	Wainui East / Milldale	\$ 18,574
	Warkworth	\$ 1,501
	West	\$ -
	Whenuapai	\$ 26,504
Reserve Development	Central	\$ 2,509
	Dairy Flat	\$ -
	Drury / Ōpaheke	\$ 36
	Flatbush	\$ 749
	Hibiscus	\$ 5,540
	Hingaia	\$ 17,314
	Kumeu / Huapai / Riverhead	\$ 958
	Mangere AHP	\$ 3,275
	Mount Roskill AHP	\$ 2,297
	North Shore	\$ 127
	Northwest	\$ -
	Paerata / Pukekohe	\$ 3,832
	Redhills / Westgate	\$ 5,261
	Rural Islands	\$ -
	Rural North Lower	\$ -
	Rural North Upper	\$ -
	Rural South East	\$ 127
	Rural South West	\$ 795
	Rural West	\$ 2,332
	Scott Point / Bomb Point	\$ 14,863
	South (East)	\$ 43
	South (West)	\$ 604
	Takanini	\$ -
	Takanini North	\$ 18,718
	Takanini South	\$ 11,318
	Tamaki	\$ 6,517
	Upper Orewa / Dairy Flat	\$ -
Wainui East / Milldale	\$ 2,106	
Warkworth	\$ 7,064	

Local

	West	\$ 816
	Whenuapai	\$ 14,282
		\$ -
Stormwater	Ararimu	\$ 135
	Area 28	\$ -
	City Centre GPA	\$ 8,072
	Dairy Flat / Wainui / Silverdale	\$ -
	Drury East	\$ 8,544
	Drury West	\$ 5
	East Coast Bays	\$ 6,527
	Flat Bush GPA	\$ 835
	Greater Takapuna GPA	\$ 8,394
	Greater Tamaki GPA	\$ 77,990
	Hauraki Gulf Islands	\$ 10,725
	Helensville	\$ -
	Hibiscus Coast	\$ 0
	Inner West Triangle GPA	\$ 34,101
	Kumeu / Huapai / Riverhead	\$ -
	Mahurangi	\$ 1,835
	Manukau Central	\$ 112
	Manukau North	\$ 128
	Manukau South	\$ 930
	Manukau West	\$ -
	Manurewa Papakura GPA	\$ 58,555
	Metro Manukau GPA	\$ 3,484
	NORSGA GPA	\$ 6,330
	Oakley	\$ 2,502
	Omaha / Matakana	\$ -
	Opaehe / Drury	\$ 8
	Otahuhu GPA	\$ 0
	Other Auckland	\$ 7
	Pukekohe GPA	\$ 2,579
	Tamaki East	\$ -
	Tamaki West 1	\$ 4,514
	Tamaki West 2	\$ -
	Tamaki West 3	\$ 1,945
	Wairoa	\$ 821
Waitakere Ranges	\$ -	
Waitemata Central 1	\$ 4,917	
Waitemata Central 2	\$ -	
Waitemata North	\$ 3,417	
Waitemata West	\$ 7,756	
Waiuku	\$ 2,284	
Warkworth	\$ 14	
Whenuapai / Redhills	\$ -	

Local

		\$ -
Transport	Albany	\$ 2,778
	Dairy Flat / Wainui / Silverdale	\$ 210
	Drury / Ōpaheke	\$ -
	Drury East IPA	\$ 56,622
	Drury IPA	\$ -
	Drury South	\$ 33,411
	Drury West 1 IPA	\$ 21,288
	Drury West 2 IPA	\$ 17,227
	Kumeu / Huapai / Riverhead	\$ 985
	Mangere AHP	\$ 5,684
	Mt Roskill AHP	\$ 20,375
	Northwest - Redhills	\$ -
	NorthWest (HIF)	\$ -
	Ōpaheke IPA	\$ 20,844
	Redhills / Westgate / Whenuapai	\$ 38,663
	Rural North	\$ 3,494
	Rural South	\$ 228
	Rural West	\$ 4,015
	Southern Growth Area	\$ -
	Southern Growth Area 1	\$ 2,788
	Southern Growth Area 2	\$ 780
	Southern Growth Area 3	\$ 2,645
Tamaki AHP	\$ 12,304	
	\$ -	
Community Infrastructure	Auranga	\$ -
	Avondale	\$ -
	Central	\$ 2,862
	Dairy Flat	\$ -
	Drury / Ōpaheke	\$ 1,455
	Drury East IPA	\$ -
	Drury IPA (civic space)	\$ 6,662
	Drury West 1 IPA	\$ -
	Drury West 2 IPA	\$ -
	Flatbush	\$ 2,099
	Hibiscus	\$ 2,671
	Hingaia	\$ -
	North Shore	\$ 6,118
	North Shore	\$ -
	Northwest	\$ -
	Northwest 2025	\$ 5,105
	Opaheke IPA	\$ -
	Paerata / Pukekohe	\$ 1,026
Rural Islands	\$ 1,951	
Rural North Lower	-\$ 0	

Local

	Rural North Upper	-\$ 0
	Rural South East	\$ 694
	Rural South West	\$ 580
	Rural West	\$ 184
	South (East)	\$ -
	South (West)	\$ 2,870
	Takanini	\$ -
	Tamaki	\$ 781
	Warkworth	\$ -
	West	\$ 2,977

- \* A development may be in Regional, Sub-regional and Local funding areas, or any combination of these. The DC assessment is the total of the amounts for the regional, sub-regional and local funding areas, as applicable.
- \* All developments are in the Regional funding area.
- \* Development on Great Barrier Island will be assessed on a case-by-case basis due to the nature of the funding area they are located in.

For all development contributions in this schedule, all or any of the following events will give rise to the requirement for a development contribution (subject to the other provisions of this policy including the Test for Development section):

- (i) granting a resource consent under the Resource Management Act 1991 or
- (ii) granting a building consent under the Building Act 2004; or
- (iii) granting a certificate of acceptance under the Building Act 2004; or
- (iv) granting of an authorisation for a service connection

## Schedule 4 – Summary of capital expenditure for growth (\$m)

Table 6

LGA reference	106(2)(a) and s201A(3)		106(2)(a)	106(2)(a)	106(2)(b)(i)	106(2)(b)(ii)	106(2)(b)(iii)	106(2)(d)	106(2)(d)	1106(2)(d)
	Total cost of capital expenditure (\$m) expected to be incurred to meet growth demand (i)	Total cost of capital expenditure (\$m) expected to be incurred beyond financial year 2033/2034 to meet growth demand (ii)	Total cost of capital expenditure (\$m) already incurred to meet growth demand (iii)	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by:			Total amount of funding (\$m) to be sought from:		
Purpose for which contributions may be required					Development contributions	Financial contributions	Other	Development contributions (iv)	Financial contributions (v)	Other
Community infrastructure	141.2	338.1	128.0	Used to provide new or expanded community centres, hall facilities, playgrounds, leisure centres and public toilets	100%	0%	0%	310.6	0.0	0.0
Reserve Acquisition	326.3	1,237.5	-36.7	Used to acquire land for local and regional open space purposes	100%	0%	0%	380.1	0.0	0.0
Reserve Development	678.3	387.2	-159.9	Used to provide capacity within local sports facilities and other park infrastructure	100%	0%	0%	308.2	0.0	0.0
Stormwater	309.3	824.0	188.3	Used to provide capacity within the stormwater network and ensure flood protection measures are sufficient	100%	0%	0%	607.5	0.0	0.0
Transport	905.6	2,666.1	494.1	Used to provide capacity within the transport and public transport network	100%	0%	0%	1,751.2	0.0	0.0
<b>Total</b>	<b>2,360.77</b>	<b>5,452.8</b>	<b>613.8</b>					<b>3,357.6</b>	<b>0.0</b>	<b>0.0</b>



**Notes:**

- (i) - capital expenditure occurring from financial year 2024/2025 to 2033/2034 related to growth. Some of these costs will be recovered by development contributions after this period.
- (ii) - capital expenditure occurring from financial year 2034/2035 to 2053/2054 related to growth. Some of these costs will be recovered by development contributions after this period.
- (iii) - capital expenditure related to growth that have already been incurred. Some of these costs will be recovered by development contributions after financial 2033/2034.
- (iv) - The amount of development contribution revenue expected between financial years 2024/2025 to 2033/2034. The revenue includes interest relating to the cost of borrowing for growth occurring now as well as receiving revenue ahead of incurring the expenditure for projects. Further development contributions will be required after financial year 2030/2031 until the growth costs are recovered.

This is a schedule required by Section 106(2) which:

- a. summarises and explains the total cost of capital expenditure identified in the long-term plan that the council expects to incur to meet the increased demand for community facilities resulting from growth; and
- b. states the proportion of that capital expenditure that will be funded by-
  - i. development contributions
  - ii. financial contributions
  - iii. other sources of funding.

Section 100 of the Local Government (Auckland Council) Act 2009, enables Auckland Council to require development contributions to fund the council's contribution to the total cost of capital expenditure by Auckland Transport

- (v) - some consents were lodged when legacy financial contribution policies applied and will receive some financial contribution revenue if they proceed

## Schedule 5 – Considerations of activity funding

When deciding what sources council uses to meet its funding needs, it must consider the matters set out in section 101(3) of the Local Government Act 2002. This involves elected members exercising their political judgement and considering the proposal in the context of council’s funding decisions as a whole.

101(3) - The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of, –

- (a) in relation to each activity to be funded, –
  - (i) the community outcomes to which the activity primarily contributes; and
  - (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
  - (iii) the period in or over which those benefits are expected to occur; and
  - (iv) the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
  - (v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- (b) the overall impact of any allocation of liability for revenue needs on the community.

The following section explains how, having applied the criteria in section 101(3), the council has determined to use development and financial contributions to fund the increased demand for reserve acquisition, reserve development, community infrastructure, stormwater, and transport community facilities resulting from growth, as shown in Schedule 4.

### (a)(i) The community outcomes to which the activity primarily contributes

Activity	A fair, safe and healthy Auckland	A green Auckland	An Auckland of prosperity and opportunity	A well connected and accessible Auckland	A beautiful Auckland that is loved by its people	A culturally rich and creative Auckland
Reserves – Acquisition	Y	Y		Y	Y	Y
Reserves – Development	Y	Y		Y	Y	Y
Community Infrastructure	Y		Y	Y	Y	Y
Stormwater	Y	Y	Y	Y	Y	
Transport	Y		Y	Y		

The council is required to provide infrastructure for growth to support the outcomes identified in the table above. Failure to provide this infrastructure will lead to worse outcomes (environmental, economic, and quality of life), particularly for those residents who would be served by it.

Provision of infrastructure to support growth requires council to determine how the infrastructure will be funded. Sources of funding include development contributions, Infrastructure Funding and Financing (IFF) levies, targeted rates, general rates, and government subsidies. Funding infrastructure often requires using a mixture of different funding mechanisms. The mix of funding sources can influence the type and location of development that takes place.

Funding the infrastructure entirely from general rates does not send the true economic signals to land developers. Charging development contributions to developers makes the cost of growth transparent and sends clear signals to developers and the growth community about the true cost of growth to the council. These costs will be reflected over

time in the value of land. This provides clear signals on the cost of development in different areas. Funding growth infrastructure from general rates would constrain council expenditure on other activities and lead to either reduced expenditure on growth and other infrastructure in the future (resulting in decreased service levels) or increases in rates that would reduce their affordability.

The outcomes of these activities benefit development in different ways depending on the type of development being undertaken. The nature of infrastructure being provided to support these activities therefore provides rationale for differentiating development by type and location.

There are some historic financial contributions set by Auckland's former councils prior to amalgamation. These continue to fund spend on environmental protection activity and are the legal basis for funding growth infrastructure in relation to some historic consents. These will continue to be collected as appropriate.

**(a)(ii) The distribution of benefits between the community as a whole; any identifiable part of the community; and individuals**

Investment in infrastructure to support growth provides benefits from the provision of services and amenities to:

- existing landowners
- existing households and businesses
- new households and businesses.

Landowners receive an immediate benefit from the provision of stormwater and transport infrastructure that connects their land to the rest of the network. This connection allows for development to proceed on the land resulting in an increase in land value. Land values may also increase even before infrastructure that provides the actual connection to the wider network is completed (for example, transport infrastructure that improves connectivity in the wider area, or reserves and community infrastructure in the neighbourhood). Landowners benefit from the provision of reserves and community infrastructure that make a neighbourhood more attractive, thereby increasing demand for land in that area and increasing its value.

Existing households and businesses also obtain benefit from the provision of growth-related infrastructure by providing additional levels of service and decreasing congestion. However, some of these benefits reduce through time as additional residents and businesses take up the additional capacity created. The benefits these properties receive are funded from general rates.

The Council's decisions as to appropriate funding areas (regional, sub-regional and local) are based on an analysis of different areas of benefit associated with particular capital works programmes.

**(a)(iii) The period in or over which the benefits are expected to occur**

Council provided infrastructure that supports growth has very long useful lives. The growth capacity that new infrastructure provides is recovered from development as it occurs over time. Developers paying contributions only pay for the additional capacity that they create the need for, and will benefit from. General rates fund the maintenance and renewal of these assets

Developers will also receive growth-related benefits from infrastructure investment that is provided in the future. The long-term plan sets out the forecast infrastructure investment over a ten-year period. However, growth-related infrastructure investment to serve some new developing areas may be required beyond the ten-year investment timeframe in the long-term plan. Where this occurs, it is appropriate that developers in these areas contribute to the cost of the growth-related portion of that infrastructure. If these developers do not pay their share of future growth-related costs then their developments will end up being subsidised from other sources (ie: general ratepayers across Auckland) and they will be receiving the wrong economic signals.

Ongoing financial contribution monitoring costs can continue over time as long as environmental effects exist.

**(a) (iv) The extent to which the actions or inactions of particular individuals or as a group contribute to the need to undertake the activity**

Growth places additional demand on council services. Early developers contribute towards the need for infrastructure as much as late developers. Council is required to respond to this increased demand by providing additional infrastructure to support them. Additional investment is required at both a local and regional level.

Growth in households and business places demand on services provided at a regional level like sports parks and infrastructure that operates as an integrated regional network like elements of the transport system.

Other infrastructure requirements are more local in nature. For land to be developed, infrastructure is required to provide for the services the subsequent development will need like the requirement to manage additional stormwater flows.

Development contributions allow the council to recover the cost of additional infrastructure from new developments at a level that reflects the demand that they create. The drivers of demand for infrastructure vary based on development type and location. Development contributions are therefore differentiated by development type and location.

Financial contributions require those responsible for creating adverse effects to meet the cost of environmental protection measures. These are outside the scope of what can be funded from development contributions.

**(a)(v) The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities**

New infrastructure required to service growth comprises a major part of the council's overall capital expenditure. This infrastructure is often required before development can occur. Development contributions send clear signals to developers and the growth community about the true cost of growth to the council. Charging development contributions to developers differentially (i.e., having multiple funding areas (catchments) for each activity) makes transparent the cost of growth by activity, development type and location. These costs will be reflected over time in the value of land. This provides clear signals on the cost of development in different areas.

Setting and recovering development contributions separately incurs administration costs. However, these are immaterial compared to the revenue that development contributions generate for council.

The use of development contributions clearly identifies the costs of growth to developers. This improves developers' ability to hold the council to account for this expenditure. If solely part of general rates funded expenditure, there would be less transparency and hence less scrutiny of the council's capital expenditure. There would also be less certainty on the level of infrastructure investment to be provided by the council.

Financial contributions for specific purposes associated with particular developments are best funded distinctly from other council activities associated with development.

**(b) Consideration of overall impact**

Having considered the above criteria, the council needs to consider the proposal in terms of the overall impact on the community. This involves elected members exercising their judgement and considering the proposal in the context of council's funding decisions as a whole, not just in relation to these activities.

Matters for council to consider as part of this overall political judgement include:

- cost implications of infrastructure funding decisions on development and the challenges developers face in getting their products built. If development costs are too high this may act as a barrier to development and slow down growth. These impacts may be mitigated via foreshadowing upcoming price increases and transitioning to higher development contribution charges over time.
- inclusion of growth-related infrastructure outside the ten-year period of the long-term plan will significantly increase the development contribution price in some locations. While it is appropriate to charge the true costs of development in these locations, it will lead to large scale changes in development costs for some developers. This may impact on the profitability, or viability, of the developments being planned and disrupt development in these areas. However, the impacts will be relatively short lived while resulting in:

- better economic signals being sent (development not subsidised by future general ratepayers across Auckland and developers paying for the benefits they will receive)
- increased cashflow for council in the short to mid-term
- providing additional capacity for infrastructure in the future.
- economic research indicates that increasing the development contribution price will not generally increase house prices. House prices are determined by the balance of supply and demand.
- if the growth does not occur as forecast then there are implications on the general ratepayers across Auckland of under-recovery of infrastructure costs associated with (and incurred in anticipation of) growth. This will result in the council facing additional financing costs until development occurs. Part of these costs may end up being met from general ratepayers across Auckland.
- forecasting capital expenditure over a 30-year horizon involves a higher degree of uncertainty than planning for capex over the horizon of the Long-term Plan 2024-2034. The risks uncertainty presents for both early developers and general ratepayers across Auckland can be managed, but not eliminated, by adjusting the level of investment required and the DC price in triennial DC policy reviews. However, there are implications for variances in costs and infrastructure investment which may result in either lower future development contributions and refunds to developers, or general ratepayers across Auckland bearing additional cost.
- if development contributions are not used then there are financial and service level implications for existing residents and businesses who would have to fund growth-related infrastructure from general ratepayers across Auckland.
- historically Māori land was confiscated by the Crown, or forcibly sold through rating sales. Aucklanders currently receive benefits from this land and from land gifted by Māori for parks. Exempting not-for-profit developments on Māori land from contributions for reserves, partially acknowledges this issue.

Taking account of all these considerations and the challenges facing Auckland using development contributions best advances the needs of the community by providing a revenue stream to fund growth-related infrastructure that would otherwise be met from general ratepayers across Auckland. Development contributions set to recover the cost of growth-related infrastructure pass the costs of that infrastructure onto those who create the demand for it and benefit from it. This also avoids general ratepayers across Auckland subsidising development for which they get little benefit and means that general rates revenue can be directed to achieving the objectives laid out in the Auckland Plan 2050.

## Schedule 6 – Summary of financial contribution provisions

Auckland Unitary Plan (AUP) has replaced all former local authority district plans in the Auckland Region. Provision for the taking of financial contributions only remains in the precincts section of the AUP.

This table shows where financial contributions may apply:

Table 7

Plan section	Plan reference	Purpose (activity)	Can the council require a financial contribution for this purpose if the development is.....	
			Exempt from development contributions?	Liabile for development contributions?
I214. Wynyard Precinct	I214.6.5. Financial contributions	Public open space, public pedestrian facilities and public access to the coastal environment.	Y	N
I330. Saint Lukes Precinct	I330.6.8. Additional off-site road works  I330.6.10. Financial contributions/development contributions	Road works	N	Y
I336. Sylvia Park Precinct	I336.9. Special information requirements	Drain reconstruction Road works Off-site amenity including children's play areas, street landscaping, paving and furniture, pedestrian facilities and environmental improvements.	N	Y

## Schedule 7 – Significant assumptions

Section 201(1)(b) of the LGA 2002 requires the policy to set out the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.

The following are the significant assumptions underlying the policy:

Table 8

Significant assumption	Estimate of potential effects	Level of uncertainty
<p>The rate and level of residential growth will occur is on the Auckland Growth Scenario v1 household forecast and the Chief Economist's rating unit forecast model. The location the growth is based Auckland Growth Scenario v1 household distribution. The type of development is based on analysis on building consent data. The rate, level, location and type of non-residential growth will occur is based on the forecasts in the Auckland Growth Scenario v1.</p> <p>The residential growth forecasts are based on medium population growth scenario, recent consent data and macro-economic factors. The non-residential growth are based on a medium population and employment growth scenario over 30 years.</p> <p>Growth can be influenced by a wide range of factors including: changes in demographics, changes in social and economic conditions, the performance of the economy and the effect of local, national and international forces</p>	<p>If development is lower than that forecast by the growth model, the amount of revenue generated through this policy will be reduced</p> <p>The council may need to review the growth forecasts to reflect a longer take up period than anticipated in the medium scenario. This will affect the ability of the council to fund growth related infrastructure, which itself may need to be deferred</p> <p>Where appropriate, to minimise this effect, the council will use broad funding areas to provide a degree of flexibility to provide capital expenditure where it is needed to cater for growth</p>	Significant
<p>The proportion of capital expenditure projects for growth is based on the best available information and aligned with both the forecast growth, the Auckland Plan 2050 and Unitary Plan</p>	<p>There is a significant likelihood that capital expenditure projects will alter over time due to a range of external factors</p> <p>Where significant changes occur to capital expenditure projects through an annual plan, it may be appropriate for the council to determine whether to revise the schedule of charges within the policy</p> <p>Provision of growth infrastructure in a period of low or uncertain growth can create a cost burden on the existing rating base as growth is not arriving to share the increased cost</p>	Significant

Significant assumption	Estimate of potential effects	Level of uncertainty
	Where appropriate, the council will use broad funding areas to provide a degree of flexibility to provide capital expenditure where it is needed to cater for growth	
No significant changes to service standards are expected to occur other than those planned within asset management plans	Changes to service standards will affect both the level of on-site works required by those undertaking development and the scale and type of infrastructure provided by the council  If significant changes occur the council will need to reassess the effect on capital expenditure projects and determine the materiality of change to the schedule of charges within the policy	Medium
Some transport capital expenditure (projects) will be eligible for and receive National Land Transport Fund (NRLF) funding from Waka Kotahi, on the basis of their expenditure being included in the National Land Transport Plan (NLTP). Without such funding alongside Council funding, some of this capital expenditure may not proceed, at least in the same form as is currently envisaged. Uncertainty as to the inclusion of Council/Auckland Transport projects within future NLTPs increases with time; it is harder to predict the Government's future intentions for land transport funding beyond the period covered by the 2024-2027 National Land Transport Programme and the current Regional Land Transport Plan.	If the NRLF funding is not received projects may need to be scaled back or cancelled, although they may be included in equivalent projects which do attract NRLF funding.	Medium
The cost of growth incorporated in the contributions charge is calculated net of all third-party income. This policy assumes that the level of third-party funding will not change over the development phase of the projects.	If the level of third-party funding is reduced, the council will have understated the cost to be recovered through this policy. If the level of third party-funding is increased, the council will have overstated the cost to be recovered through this policy  In either case the council will assess the materiality of the difference and determine whether to revise the schedule of charges within the policy and provide for a lower or higher expectation of third-party income	Low
That there is no significant difference between the actual rate of inflation and interest	Changes to inflation and interest are common variables in any policy of this nature.	Medium



Significant assumption	Estimate of potential effects	Level of uncertainty
compared with that estimated in the 10-year budget and used for the beyond 2034 projects in investment priority areas	If inflation or interest rates increase, the costs to be recovered by development contributions also increase. Where significant changes occur that materially affect the schedule of charges, the council can decide to adjust the policy accordingly	
Developments will in general exhibit common demand characteristics that enable the council to consider them as part of a simple overall classification of development types	All development will be attributed with the average demand as set out in Schedule 2 for the development type under which it is classified  Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type  Development overall will create the demand levels required to recover the cost of infrastructure for growth	Medium
Applicants are only required to pay development contributions on additional development that is the subject of a consent application.  Any existing lawfully established <i>allotments</i> or land uses on the development site are assumed to have either: <ul style="list-style-type: none"> <li>paid development or financial contributions under relevant legislation at the time; and/or</li> <li>have been exempt from paying contributions.</li> </ul> This assumption applies in accordance with Schedule 2 unit of demand factors only.	The assumption that lawfully established allotments are deemed paid for development contributions purposes requires all new subdivisions to pay for one unit of demand at the point of subdivision  This is likely to have limited effect given that the final built form or land use on the allotment will be equal to or higher than a single unit of demand for that development type	Low
Council is required to mitigate stormwater for the need of flood and environment protection that benefits all Aucklanders.  This may result in the need to provide flood or environmental mitigation to developments that do not directly enter council's network.	All developments will benefit from flood and environmental protection that allows Aucklanders to travel on the transport network, access schools, shops, hospitals and other essential services as well as swim at the beaches and enjoy the natural environment.	Medium

## Schedule 8 – Assets for which development contributions will be used

The schedule is too large to be included within the policy. A copy of this schedule is available on the council website at: <http://aucklandcouncil.govt.nz/developmentcontributions>

## Attachment A – Payment timing and enforcement

### Payment Timing unless otherwise agreed in writing

Invoices become due for payment immediately upon issue and will be generated at the following points:

Table 9

Type of consent	Timing of invoice
a resource consent for subdivision	at the time of application for a certificate under section 224(c) of the Resource Management Act 1991  an invoice will be issued for each stage of the development for which a separate certificate under section 224(c) of the Resource Management Act 1991 is applied for, even where separate stages are part of the same consent
a resource consent for land use for: <ul style="list-style-type: none"> <li>a. any non-residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or</li> <li>b. any residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or</li> <li>c. any development for which an invoice cannot be issued on building consent or subdivision consent</li> </ul>	at the time of a request for an invoice, or immediately upon unauthorised commencement of the land use consent, or six (6) months after the time of granting the resource (land use) consent
a building consent for residential use	Six (6) months after the time of granting the building consent
a building consent for non-residential use	at the time a request is made for a code compliance certificate or a certificate of public use, or 24 months after granting, whichever is the earlier
a certificate of acceptance	at the time of granting of the certificate of acceptance
authorisation for service connection	at the time of approval for connection

- Any single building consent for residential use which contains five (5) or more attached dwelling units, will be treated as non-residential use for issue of invoice / payment timing. For avoidance of doubt, this does not apply for developments that contain individual building consents of less than five dwellings on the single consent.
- A request for invoice on a resource consent (not included above) must be made prior to commencement
- Payment may be made on any granted consent, however the earlier payment timing of any granted consents applies
- Where a customer requests an invoice before the timeframe stated in Table 9, the invoice is immediately payable
- Any payment arrangements will be dealt with by the Council's Accounting Services Team
- The invoice to be 'overdue' is 10 working days after the invoice is issued

**Council Enforcement**

Where invoices remain unpaid beyond the payment terms set out in this policy and the invoice, the council will invoke normal debt collection practices to recover outstanding debt including the actual costs associated with the debt collection.

The following are additional enforcement options council can use:

*Table 10*

Type of consent	Enforcement options
a resource consent for subdivision	withhold a certificate under section 224(c) of the Resource Management Act 1991 and may register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land
a resource consent for land use for: <ul style="list-style-type: none"> <li>a. any non-residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or</li> <li>b. any residential development for which a subdivision consent will not be necessary</li> </ul>	prevent the commencement of the land use consent under the Resource Management Act 1991 and may register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land
a building consent / certificate of acceptance	withhold a code compliance certificate under section 95 of the Building Act 2004, withhold a certificate of acceptance under section 99 of the Building Act 2004 and may register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land
authorisation for service connection	withhold a service connection to the development and may register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land

## Attachment B – Cost Allocation

### Cost Allocation Methodology Explanation

Table 11

Step	Explanation	Justification under LGA 2002
1.	<p>Allowances for costs to be included.</p> <p>Purpose:</p> <p>To ensure only assets, projects or programmes or work identified in the LTP, or capital expenditure beyond the LTP period that the council intends to incur (or historic assets, projects or programmes) undertaken to meet the requirements of growth are included in the contribution calculation</p>	<p>Section 199(1) Section 197AB(1)(a) and (b)– The council may only require contributions where it expects to incur capital expenditure</p> <p>Section 199(2) - Development contributions may be used to pay in full or in part for capital expenditure already incurred by the Council in anticipation of development</p> <p>Section 201A: a schedule of assets must include assets for which capital expenditure has already been incurred by a territorial authority in anticipation of development.</p> <p>Section 204(1), Section 197AB (d) – Contributions must only be used towards capital expenditure for the purpose of the activity or the group for which they were required</p> <p>Schedule 13, clause 1(2) - A territorial authority may identify capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period covered by the long-term plan and that are identified in the development contributions policy.</p>
2.	<p>Screening provisions.</p> <p>Purpose:</p> <p>To ensure certain costs are not included in contribution calculation</p>	<p>Section 204(1), Section 200(1) – Operating and maintenance costs, subsidies, grants, the costs of works to be funded by developers and third parties and not paid for by the council and the costs of works expected to be recovered from financial contributions are excluded from the contribution calculation. In addition, development contributions do not apply to a resource consent in relation to the same development for the same purpose, if the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure, if the Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance, or if a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure, or community infrastructure</p>
3	<p>Cost allocation between different sources of funding</p> <p>Purpose:</p> <p>To ensure costs attributable to level or service or renewal are not funded through development contributions and ensure fair attribution of costs among sources of funding</p>	<p>Costs of capital expenditure projects or programmes attributed initially between various sources of funding including the existing and growth communities and all of Auckland or parts of it, using Section 101(3)(i),(ii),(iv) and (v) considerations with appropriate weight given to each and Section 197AB (c)</p>

Step	Explanation	Justification under LGA 2002
4.	<p>Cost allocation – intergenerational equity</p> <p>Purpose: To ensure fair attribution of costs among sources of funding</p>	<p>The portion of any capital project or programme to be funded by the growth community in any activity funding areas is based on the growth that occurs over the capacity period (the expected timeframe the project will cater for growth) for each project.. This is to ensure compliance with Section 101(3)(iii) considerations and completes the considerations under Section 101(3)(a) of the Act.</p> <p>Schedule 13, clause 1(3) - The total cost of capital identified in subclause (1) may in part relate to assets intended to be delivered beyond the period covered by a territorial authority’s long-term plan if–</p> <p>(a) the assets concerned are identified in the development contributions policy; and</p> <p>(b) the total cost of capital expenditure does not exceed that which relates to the period over which development has been assessed for the purpose of setting development contributions.</p>
5.	Totalling and attribution	<p>Schedule 13 clause (1) and Section 197AB(1)(g) – the total costs of capital expenditure (at an activity level) attributable to new growth in the long-term plan period, and after year ten, as provided in this policy, within the whole city or parts of it (funding areas), is totalled. Attribution of costs to growth HUEs expected in the area over that period is carried out in the DC model</p>
6.	Declaration and reporting	<p>Section 106 - the primary output from the DC model comprises three tables of annual capital expenditure by activity that relates to:</p> <ol style="list-style-type: none"> <li>1) the growth costs attributable to the “new” community paying contributions before year ten</li> <li>2) the growth costs attributable to the “future” community paying contributions after year ten</li> <li>3) the sum of the total growth capital expenditure.</li> </ol> <p>The portion of capital costs to be recovered through financial contributions (if any) are identified separately and extracted at Step 2</p>

*Before adopting the Contributions Policy, the council’s Governing Body (or a committee of the Governing Body) will stand back and consider, under section 101(3)(b) of the Local Government Act 2002, the overall impact of the proposed costs of growth to be funded by development contributions, and the development contributions charges, calculated after applying the cost allocation methodology and funding model summarised in Attachment C. At this point, after considering matters such as fairness and affordability, the council can decide either to confirm or adjust the proposed changes.*

## Attachment C – DC model

### DC model Inputs

Table 12

Input	Explanation
Auckland Council Development Contributions Growth Model (ACDCGM) for both residential and non-residential growth	This provides the incremental annual growth forecasts that are used as the denominator in the calculation to generate the unit prices for development contributions
Capital expenditure costs relating to growth	<p>This provides the growth proportion of the capital expenditure projects for the period of the long-term plan, capital expenditure that has already occurred or will occur after the end of the long-term plan. This is used as the numerator in the calculation to generate the unit prices for development contributions.</p> <p>This includes both infrastructure already built (historic) and infrastructure planned as part of the long-term plan (new) and infrastructure included in the policy that the council has planned to provide beyond 2034 (future)</p>
<b>Infrastructure type</b> unit of demand factors for each identified type of development	This provides the model with the data to convert the growth forecasts (population and employment) into units of demand for each <b>infrastructure type and is used in the Auckland Council Development Contributions Growth Model</b>
Interest rates	The council uses its effective interest rate for debt in the near term and long term, as forecast by the Auckland Council's Treasury team, to model the contributions price. This is consistent with the approach used in the Long-term Plan 2024-2034. Due to longer time period covered by the proposed amendments to the contributions policy and long-term uncertainty we forecast ahead ten years and assume rates will remain at the ten-year level for the remainder of the forecast period.
Development contribution revenue received	The development contribution revenue received over the last three years, less the interest costs, is apportioned to the growth projects to reduce the outstanding balance that is funded by development contributions. This process occurs until the development contributions pay off the growth costs for the project.

DC model Actions

Table 13

Action	Explanation	Justification
1.	<p>Adjustment of Auckland Growth Scenario v1 and Chief Economist’s rating unit forecast model</p> <p><b>Purpose:</b> To convert the growth data into Household Unit Equivalents (HUEs) and to determine the likely payment profile for contributions</p>	<p>Growth units have variable units of demand associated with them (e.g., detached house = 1 unit of demand) and therefore the number of each type predicted by the ACDCGM must be converted to HUEs for the purposes of the DC model</p> <p>Further adjustment of the growth data is required to more accurately forecast the likely occurrence of income arising from this policy</p> <p>The timing of payment is a key determinant of the level of borrowing required by council</p>
2.	<p>The cost of capital expenditure used to calculate development contributions under this policy reflects the costs attributable to growth over the recovery period for the projects that start either in the LTP period or after the LTP period.</p> <p><b>Purpose:</b> To derive the costs to be recovered by contributions over the recovery period under this policy</p>	<p>To ensure the expenditure profile reflects the costs to be recovered through this policy from growth over the period which the project is expected to cater for growth</p>
3	<p>Iteration of income expectation and borrowing cost arising from various unit prices</p> <p><b>Purpose:</b> To derive a unit price that brings the closing balance to zero over the recovery period</p>	<p>Growth will generally pay for the cost of growth</p> <p>Having identified the cost of growth and the HUEs and their likely payment timing - the growth units arising over recovery period should fully fund the total cost of growth attributed to them.</p> <p>Income profile and borrowing cost are the only components in the model that remain variable and inter-related in the model – income is a product of price multiplied by units of demand; price is a product of costs in the year (including interest) divided by growth; interest is a product of borrowing levels arising from a surplus of cost over income</p>
4	<p>Reporting contribution unit prices and summary of capital expenditure for growth</p>	<p>Requirements of legislation</p>



Attachment D – Policy Dates

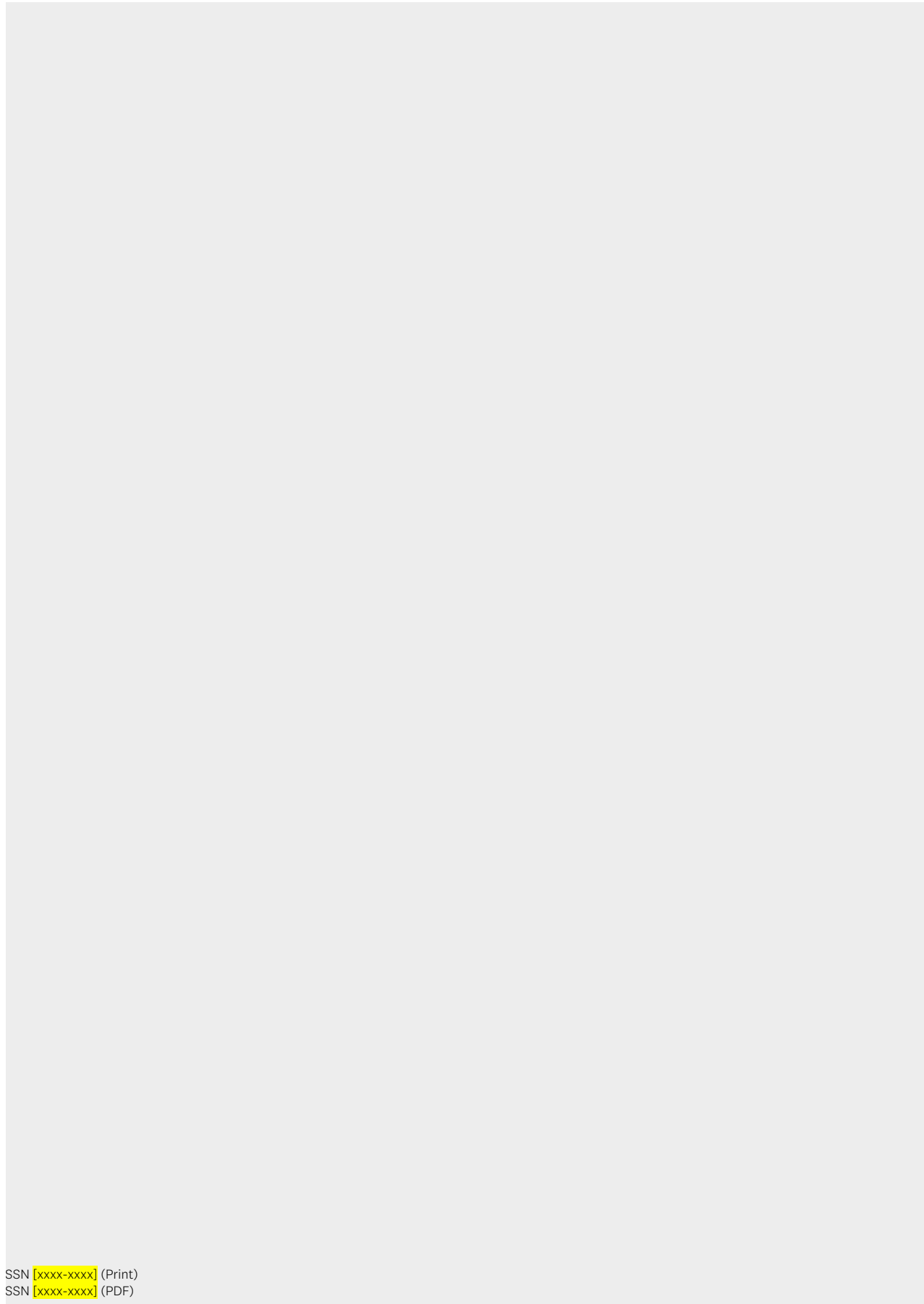
# Auckland Council Contribution Policy Dates

Note: In the table below, a reference to "lodged" means "lodged, accompanied by all required information", reflecting the requirements of section 198(2A) of the Local Government Act 2002.

Interim Policy	• Applications lodged and granted before 1 July 2012
Choice of Interim Policy or 2012 Policy	• Lodged before 1 July 2012 and not granted until after 1 July 2012
2012 Policy	• Lodged between 1 July 2012 and 8 August 2014
2012 Amdended Policy	• Lodged between 9 August 2014 and 30 June 2015
2015 Policy	• Lodged between 1 July 2015 and 31 July 2016
2015 Policy Variation A	• Lodged between 1 August 2016 and 30 August 2017
2015 Policy Variation B	• Lodged between 1 September 2017 and 31 December 2018
2019 Policy	• Lodged between 1 January 2019 and 9 January 2022
2022 Policy	• Lodged between 10 January 2022 and 31 May 2023
2022 Policy Variation A	• Lodged between 1 June 2023 to 28 February 2025
2025 Policy	• Lodged on or after 1 March 2025

Item 29

Attachment A



SSN [xxxx-xxxx] (Print)  
SSN [xxxx-xxxx] (PDF)

Schedule 8 - Assets for which development contributions will be used  
Note: Interest costs greater than revenue received is shown as negative revenue received

Capital growth projects to be funded by development contributions												
Infrastructure type	Funding Area	Project name	Project description	Capital expenditure (planned or already incurred)	Capital expenditure funding from development contributions	Capital expenditure funding from other sources	Proportion funded by development contributions	Proportion funded by other sources	Development contribution revenue received to 30 June 2024	Development revenue still to be received	Project is expected to start after 30 June 2034	Project is expected to cater for growth until financial year ending 30th June
Community infrastructure	Auckland wide	Auckland Art Gallery	Redevelopment and increasing exhibition and display areas by 50%	\$110,394,899	\$20,754,241	\$89,640,658	18.8%	81.2%	\$7,412,249	\$13,341,992	No	2042
Community infrastructure	Auckland wide	Auckland Museum Surrounds and Cenotaph	Upgrade works include improved access to site for commemorative services	\$2,461,925	\$492,385	\$1,969,540	20.0%	80.0%	\$294,352	\$198,033	No	2028
Community infrastructure	Auckland wide	Changing Rooms (Te Puke o Tara Sports Park)	Installation of 2 changing rooms and 3 toilets as part of the Sports Infrastructure Development Programme to develop local and sports parks to increase capacity in the network in line with the Open Space Provision policy.	\$2,445,950	\$1,528,719	\$917,231	62.5%	37.5%	\$316,803	\$1,211,916	No	2028
Community infrastructure	Auckland wide	Cycleways and Walkways	Programme of works to increase capacity in the cycling and walkways across the region	\$512,060	\$128,015	\$384,045	25.0%	75.0%	\$56,116	\$71,899	No	2028
Community infrastructure	Auckland wide	Drainage (Western Springs Playing Fields)	Programme of works to increase capacity in the sports infrastructure across the region	\$314,230	\$314,230	\$0	100.0%	0.0%	\$208,339	\$105,891	No	2028
Community infrastructure	Auckland wide	Library Build	Minor works to increase the capacity in the library network across the region.	\$1,310,507	\$720,779	\$589,728	55.0%	45.0%	\$315,959	\$404,819	No	2028
Community infrastructure	Auckland wide	Library Build (Ranui)	To construct a new library facility on Council owned land in Ranui at 431 Swanson Rd to meet the current and future needs of the community.	\$14,858,098	\$3,417,363	\$11,440,735	23.0%	77.0%	\$1,547,067	\$1,870,296	No	2028
Community infrastructure	Auckland wide	Library Build (Te Atatu Peninsula)	Redevelopment of the existing Te Atatu Library and Community Centre involving construction of a new building to replace the existing building; extension to the exiting car park and associated landscaping.	\$11,169,629	\$8,042,133	\$3,127,496	72.0%	28.0%	\$3,376,462	\$4,665,671	No	2028
Community infrastructure	Auckland wide	Library Build (Waiheke)	Construction of a new 800 square metre library on the existing Artworks site at 131 - 133 Ocean View Road Waiheke Island	\$4,756,315	\$2,615,973	\$2,140,342	55.0%	45.0%	\$938,572	\$1,677,401	No	2032
Community infrastructure	Auckland wide	Library Build (Wellsford)	The new community Library is being constructed in the War Memorial Park to meet the future needs of the Wellsford community.	\$3,482,802	\$1,985,197	\$1,497,605	57.0%	43.0%	\$712,252	\$1,272,945	No	2032
Community infrastructure	Auckland wide	Library Build (Whangaparaoa)	Construction of the Whangaparaoa library to meet the needs of the Whangaparaoa community	\$4,913,439	\$1,474,032	\$3,439,407	30.0%	70.0%	\$1,249,159	\$224,873	No	2029
Community infrastructure	Auckland wide	Library Collections (ACC)	Upgrades, renewals and increases to current collections	\$18,322,319	\$549,670	\$17,772,649	3.0%	97.0%	\$343,118	\$206,552	No	2028
Community infrastructure	Auckland wide	Library Collections (New Builds)	New collections to support new library developments	\$271,992	\$195,834	\$76,158	72.0%	28.0%	\$85,846	\$109,989	No	2028
Community infrastructure	Auckland wide	Library Extension (Devonport)	Rebuild library, increasing footprint to approximately 950 sqm with a common floor level throughout and mezzanine level	\$3,217,211	\$1,383,401	\$1,833,810	43.0%	57.0%	\$1,333,120	\$50,280	No	2028
Community infrastructure	Auckland wide	Library Extension / Replacement (Birkenhead)	Full replacement of library building increasing size and capacity	\$11,771,853	\$5,061,897	\$6,709,956	43.0%	57.0%	\$3,973,697	\$1,088,200	No	2028
Community infrastructure	Auckland wide	Park Development (Colin Maiden Park - stage 2)	Development of open space and sports infrastructure to meet the demands in the area. The investigation and design phase is to first consider the best service level outcomes for those utilising Colin Maiden Park. Service level changes anticipated include items such as improvements in lighting, sports field provision and other sports related infrastructure.	\$924,750	\$462,375	\$462,375	50.0%	50.0%	\$84,562	\$377,813	No	2032
Community infrastructure	Auckland wide	Warkworth Showgrounds	Redevelopment of the showgrounds to meet future demand arising from population growth in the area (Warkworth Structure Plan). Works include installation of lighting on 2 fields and implementation of civil works. Installation of wastewater system with landscaping.	\$8,036,819	\$8,019,070	\$17,749	99.8%	0.2%	\$3,507,706	\$4,511,364	No	2028
Community infrastructure	Auckland wide	Warkworth Showgrounds Stage 2	Redevelopment of the showgrounds to meet future demand arising from population growth in the area (Warkworth Structure Plan).	\$624,856	\$624,856	\$0	100.0%	0.0%	\$465,980	\$158,876	No	2029
Community infrastructure	Auckland wide	Warkworth Showgrounds Stage 3	Redevelopment of the showgrounds to meet future demand arising from population growth in the area (Warkworth Structure Plan).	\$2,925,000	\$2,925,000	\$0	100.0%	0.0%	\$2,235,023	\$689,977	No	2028
Community infrastructure	Auckland wide	Wynyard Quarter Central Precinct Public Works	Open space acquisition and development in the Wynyard Quarter area to support new growth and increase visitors	\$34,284,181	\$22,284,717	\$11,999,463	65.0%	35.0%	\$8,241,975	\$14,042,743	No	2035
Community infrastructure	Central	Changing Room and Toilet (Phyllis Reserve Stage 2)	Implement the concept plan for Phyllis Reserve Stage 2 development which includes the car park area, new changing rooms and toilets (Community Facilities Network Plan).	\$585,916	\$351,550	\$234,367	60.0%	40.0%	\$163,388	\$188,162	No	2028
Community infrastructure	Central	Churchill Park development Stage 2	Stage 2 of development of churchill park including fencing, tree planting and pedestrian access.	\$626,919	\$626,919	\$0	100.0%	0.0%	\$394,049	\$232,870	No	2028
Community infrastructure	Central	Foreshore upgrade (Onehunga Bay)	Reclamation of the Onehunga foreshore for the creation of a new park and bridge over SH20.	\$33,848,880	\$13,291,327	\$20,557,553	39.3%	60.7%	\$6,641,298	\$6,650,029	No	2028
Community infrastructure	Central	General Park Development (ACC)	Programme of work to increase capacity in the recreation park network across the Auckland City Isthmus	\$43,440,362	\$43,440,362	\$0	100.0%	0.0%	\$27,613,510	\$15,826,852	No	2028
Community infrastructure	Central	Lighting (Crossfield Reserve Training Lights)	Upgrade works to improve amenity value as well as sand carpet installation and training lights to increase capacity	\$323,019	\$323,019	\$0	100.0%	0.0%	\$172,190	\$150,829	No	2028
Community infrastructure	Central	Toilet - stage 2 (Phyllis Reserve)	Implement the local board approved concept plan for Phyllis Reserve, stage 2. This stage includes a standalone two pan toilet block for shared path and reserve users to meet a growing demand from population growth	\$2,205,190	\$1,378,244	\$826,946	62.5%	37.5%	\$362,324	\$1,015,919	No	2052
Community infrastructure	Central	Toilet (Fowlds Park)	Development of park amenities to support the upgraded sports infrastructure built to meet the future population growth demand in the area.	\$300,750	\$189,473	\$111,278	63.0%	37.0%	\$74,985	\$114,488	No	2028
Community infrastructure	Central	Toilet (Turner Reserve)	Develop a new public toilet on the reserve to meet the needs of new and future residents in the Auckland Housing Programme area of Mount Roskill.	\$905,810	\$181,162	\$724,648	20.0%	80.0%	\$47,625	\$133,537	No	2032
Community infrastructure	Drury / Opaheke	Changing Room and Toilet (Opaheke Reserve)	Development of sports infrastructure to meet the future service provisional requirements in the area due to population growth.	\$3,727,927	\$1,957,162	\$1,770,765	52.5%	47.5%	-\$132,967	\$2,090,129	No	2028
Community infrastructure	Drury IPA (civic park)	Library and community centre (Drury)	New facility to meet the future arising from population growth	\$72,064,454	\$63,889,624	\$8,174,830	88.7%	11.3%	\$0	\$63,889,624	Yes	2060
Community infrastructure	Drury IPA (civic space)	Aquatic and recreation centre (Drury)	New facility to meet the future arising from population growth	\$129,072,340	\$122,043,273	\$7,029,068	94.6%	5.4%	\$0	\$122,043,273	Yes	2060
Community infrastructure	Flat Bush	Cycleways and Walkways (Flat Bush)	Create a 32 kilometre network of shared walk and cycle ways throughout the Flat Bush area to meet future demand arising from population growth (Flat Bush Cycle and Walkway Network Plan).	\$323,490	\$80,873	\$242,618	25.0%	75.0%	\$42,569	\$38,303	No	2052
Community infrastructure	Flat Bush	Multi-purpose community facility (Flat Bush)	New multi-purpose to meet future demand arising from population growth in the south east area (Community Facilities Network Plan).	\$83,480,984	\$17,197,083	\$66,283,901	20.6%	79.4%	\$8,908,708	\$8,288,374	No	2052
Community infrastructure	Flat Bush	Playspace (Flat Bush)	Development of play space throughout the Flat Bush area to meet future demand arising from population growth (Flat Bush Master Plan).	\$231,157	\$202,263	\$28,895	87.5%	12.5%	\$186,689	\$15,574	No	2052
Community infrastructure	Flat Bush	Playspace (Flatbush)	Develop new playgrounds in the Flat Bush area to meet demand arising from population growth	\$248,810	\$124,405	\$124,405	50.0%	50.0%	\$64,316	\$60,089	No	2052

Capital growth projects to be funded by development contributions												
Infrastructure type	Funding Area	Project name	Project description	Capital expenditure (planned or already incurred)	Capital expenditure funding from development contributions	Capital expenditure funding from other sources	Proportion funded by development contributions	Proportion funded by other sources	Development contribution revenue received to 30 June 2024	Development revenue still to be recovered	Project is expected to start after 30 June 2034	Project is expected to cater for growth until financial year ending 30th June
Community infrastructure	Hibiscus	Cycleways and Walkways (Orewa West)	Programme of works to increase capacity in the cycling and walkways across the region	\$1,778,923	\$889,461	\$889,461	50.0%	50.0%	\$774,498	\$114,964	No	2028
Community infrastructure	Hibiscus	Toilet (Gulf Harbour Reserve)	Development of a new toilet block to meet the future demand and service provision requirements in support of the growth from sporting and Wentworth College users.	\$281,623	\$176,015	\$105,609	62.5%	37.5%	\$21,137	\$154,878	No	2028
Community infrastructure	Hibiscus	Toilet (Metro Park East)	Development of park amenities to support the upgraded sports infrastructure built to meet the future population growth demand in the area.	\$430,881	\$379,137	\$51,744	88.0%	12.0%	\$45,529	\$333,608	No	2028
Community infrastructure	Hibiscus	Toilet (Moana Reserve)	Provision of toilet to support increase in usability and value of park	\$393,763	\$393,763	\$0	100.0%	0.0%	\$277,826	\$115,936	No	2028
Community infrastructure	Hibiscus	Toilet (Red Beach Park)	Development of park amenities to support the upgraded sports infrastructure built to meet the future population growth demand in the area.	\$266,636	\$166,648	\$99,989	62.5%	37.5%	\$20,012	\$146,636	No	2028
Community infrastructure	Hibiscus	Toilet replacement (Western Reserve)	Toilet upgrade to support increase in usability and value of park	\$998,612	\$339,528	\$659,084	34.0%	66.0%	\$257,696	\$81,832	No	2028
Community infrastructure	North Shore	Albany Lakes - Foundation Infrastructure	Open space development adjacent to the Westfield Mall in Albany	\$4,596,173	\$4,596,173	\$0	100.0%	0.0%	\$3,405,398	\$1,190,775	No	2050
Community infrastructure	North Shore	Albany Lakes Development- Civic Park	The park comprises two artificial lakes that serve both as landscape features and stormwater ponds.	\$3,640,970	\$3,640,970	\$0	100.0%	0.0%	\$2,082,916	\$1,558,054	No	2029
Community infrastructure	North Shore	Awataha Greenway Plan development	Contribution to major greenway development as part of the larger "Unlock Northcote" development led by Panuku.	\$3,001,083	\$2,250,813	\$750,271	75.0%	25.0%	\$734,475	\$1,516,338	No	2052
Community infrastructure	North Shore	Canoe Ramp (Rame Reserve)	Development of park to improve capacity and value of park	\$910,116	\$910,116	\$0	100.0%	0.0%	\$731,983	\$178,133	No	2028
Community infrastructure	North Shore	Changing Facility (Ashley Reserve)	Develop changing room and toilet facility to meet demand in the area's sports provisional requirements, this forms part of the Sports Infrastructure Development Programme to develop local and sports parks to increase capacity in the network in line with the Open Space Provision policy.	\$278,000	\$278,000	\$0	100.0%	0.0%	\$240,086	\$37,914	No	2028
Community infrastructure	North Shore	Community Hub (Albany)	A new multipurpose facility in Albany to provide increase capacity	\$1,609,484	\$547,225	\$1,062,260	34.0%	66.0%	\$261,558	\$285,667	No	2028
Community infrastructure	North Shore	Cycling (Sanders Reserve)	Minor works to increase the capacity in the cycling network.	\$616,000	\$462,000	\$154,000	75.0%	25.0%	\$292,108	\$169,892	No	2028
Community infrastructure	North Shore	Foundation Infrastructure (NSCC)	Programme of works to increase capacity in the community infrastructure network across the North Shore area	\$10,842,901	\$10,842,901	\$0	100.0%	0.0%	\$8,384,931	\$2,457,970	No	2045
Community infrastructure	North Shore	Lake Town Green Reserve	Design and build of new play space on Lake Town Green.	\$279,735	\$279,735	\$0	100.0%	0.0%	\$136,741	\$142,994	No	2028
Community infrastructure	North Shore	Northcote Community Facility	A new or comprehensively upgrade community facility Town centre project is underway to comprehensively redevelop the existing northcote shopping centre, delivering 750 new homes. Additional growth in the location is driven by Kainga Ora developments	\$25,227,380	\$7,568,214	\$17,659,166	30.0%	70.0%	\$2,469,624	\$5,098,590	No	2032
Community infrastructure	North Shore	Pathway (Normanton Reserve)	Pathway development to increase capacity and value of parks	\$151,134	\$113,683	\$37,451	75.2%	24.8%	\$87,270	\$26,413	No	2028
Community infrastructure	North Shore	Pathway / Bridge (Murrays Bay)	Pathway development to increase capacity and value of parks	\$256,000	\$192,563	\$63,437	75.2%	24.8%	\$135,072	\$57,491	No	2028
Community infrastructure	North Shore	Pedestrian Paths and Bridges (Kell Park)	Included in the walking programme which focuses on achieving maximum impact for short trips to the city centre, public transit interchanges, schools and local and metropolitan centres	\$421,000	\$316,676	\$104,324	75.2%	24.8%	\$226,259	\$90,417	No	2028
Community infrastructure	North Shore	Playground (Kell Park)	Playground development to increase capacity and value of park	\$151,000	\$151,000	\$0	100.0%	0.0%	\$112,344	\$38,656	No	2028
Community infrastructure	North Shore	Playground (Kennedy Park)	Playground development to increase capacity and value of park	\$108,000	\$87,102	\$20,898	80.7%	19.4%	\$51,960	\$35,142	No	2028
Community infrastructure	North Shore	Playground (Wainoni Park)	Playground development to increase capacity and value of park	\$1,018,000	\$1,018,000	\$0	100.0%	0.0%	\$581,417	\$436,583	No	2028
Community infrastructure	North Shore	Stadium Pool (Albany)	Development of a new community swimming pool on the North Harbour Stadium precinct.	\$34,241,745	\$12,669,445	\$21,572,299	37.0%	63.0%	\$6,190,888	\$6,478,557	No	2028
Community infrastructure	North Shore	Toilet (Ashley Reserve)	Provision of toilet to support increase in usability and value of park	\$427,976	\$427,976	\$0	100.0%	0.0%	\$209,205	\$218,771	No	2028
Community infrastructure	North Shore	Toilet (Lynn Reserve)	Provision of toilet to support increase in usability and value of park	\$152,637	\$152,637	\$0	100.0%	0.0%	\$74,613	\$78,024	No	2028
Community infrastructure	North Shore	Toilet (Marlborough Park 2004)	Provision of toilet to support increase in usability and value of park	\$186,000	\$186,000	\$0	100.0%	0.0%	\$153,036	\$32,964	No	2028
Community infrastructure	North Shore	Toilet (Normanton Reserve 2004)	Provision of toilet to support increase in usability and value of park	\$152,280	\$152,280	\$0	100.0%	0.0%	\$80,410	\$71,870	No	2028
Community infrastructure	North Shore	Toilet (Rosedale Park)	Provision of toilet to support increase in usability and value of park	\$129,531	\$129,531	\$0	100.0%	0.0%	\$63,318	\$66,213	No	2028
Community infrastructure	North Shore	Toilet block replacement (Browns Bay / Hadfields Beach)	Toilet upgrade to support increase in usability and value of park	\$391,219	\$133,014	\$258,205	34.0%	66.0%	\$64,966	\$68,049	No	2028
Community infrastructure	North Shore	Town Square (Anzac Street / Hurstmere Road)	New town square/open space Over 220 new homes are expected to be delivered on Panuku controlled sites by 2029.	\$15,268,310	\$1,526,831	\$13,741,479	10.0%	90.0%	\$498,228	\$1,028,603	No	2032
Community infrastructure	North Shore	Training Field (Harvey Wright)	To increase capacity in the sports infrastructure across the region	\$124,561	\$124,561	\$0	100.0%	0.0%	\$91,166	\$33,395	No	2028
Community infrastructure	North Shore	Youth Facility In Parks (Albany)	The Upper Harbour Local Board approved this project to deliver two skate parks and youth facilities within their area. Sites include Collins Park in Greenhithe and Hooten Reserve in Albany.	\$699,869	\$349,934	\$349,934	50.0%	50.0%	\$171,056	\$178,878	No	2028
Community infrastructure	Northwest	Community Centre (Massey North) [Growth Portion Only]	Improving the youth facility at Massey North.	\$14,910,788	\$14,910,788	\$0	100.0%	0.0%	-\$906,570	\$15,817,358	No	2040
Community infrastructure	Northwest	General Park Development (Observation Green)	Develop a new neighbourhood park at Observation Green Hobsonville to meet the needs of the growing community in a new subdivision area.	\$878,310	\$878,310	\$0	100.0%	0.0%	-\$5,005	\$883,315	No	2032
Community infrastructure	Northwest	Multi-purpose community facility and town square (Westgate)	New multi-purpose (community facilities - 67% and library - 33%) and town square (open civic space) to meet future demand arising from population growth in the north west area (Community Facilities Network Plan).	\$23,679,438	\$15,865,223	\$7,814,214	67.0%	33.0%	-\$2,274,723	\$18,139,946	No	2028
Community infrastructure	Northwest	Playground and landscaping development (Huapai, Matua Road)	Develop the local park in the new subdivision at Matua Road	\$695,540	\$521,655	\$173,885	75.0%	25.0%	-\$2,973	\$524,628	No	2032
Community infrastructure	Northwest	Playspace with walkways (Riverhead)	Develop playspace infrastructure with walkway connections in the new Riverhead subdivision area to meet the demands of population growth in the immediate area. Works include the development of a playground including greenway/walkway connections in Riverhead Point Drive, as identified in the 2018 Riverhead Play Provision Assessment adopted by the local board.	\$797,500	\$797,500	\$0	100.0%	0.0%	-\$4,545	\$802,045	No	2052
Community infrastructure	Northwest	Playspace, Carpark and Minor Assets (Riverhead War Memorial Park)	Enhance and expand the amenities on the park to meet the needs of new and future residents, including expanding and upgrading the existing playground, reconfiguring the carpark and widening and enhancing the entranceway. Project also includes renewal of other minor park assets.	\$3,385,375	\$846,344	\$2,539,031	25.0%	75.0%	-\$4,823	\$851,167	No	2033

Capital growth projects to be funded by development contributions												
Infrastructure type	Funding Area	Project name	Project description	Capital expenditure (planned or already incurred)	Capital expenditure funding from development contributions	Capital expenditure funding from other sources	Proportion funded by development contributions	Proportion funded by other sources	Development contribution revenue received to 30 June 2024	Development revenue still to be recovered	Project is expected to start after 30 June 2034	Project is expected to cater for growth until financial year ending 30th June
Community infrastructure	Northwest	Town Square PC15 (Massey North)	New multi-purpose (community facilities - 67% and library - 33%) and town square (open civic space) to meet future demand arising from population growth in the north west area (Community Facilities Network Plan).	\$9,110,420	\$5,694,013	\$3,416,408	62.5%	37.5%	-\$606,302	\$6,300,314	No	2028
Community infrastructure	Northwest	YFTRH - HM - Te Rangi Hiroa Reserve Youth Facility	Development of an outdoor youth facility in an old wood yard site within the reserve to meet the demands of the growing population in the area and in support of the new subdivision in Swanson	\$3,276,544	\$1,599,959	\$1,676,585	97.7%	102.3%	-\$50,429	\$1,650,388	No	2048
Community infrastructure	Northwest 2025	Aquatic and recreation centre (Northwest)	New facility to meet the future arising from population growth	\$132,968,695	\$69,143,721	\$63,824,974	52.0%	48.0%	\$0	\$69,143,721	Yes	2061
Community infrastructure	Northwest 2025	Library and community centre (Whenuapai)	New facility to meet the future arising from population growth	\$81,702,844	\$63,728,218	\$17,974,626	78.0%	22.0%	\$0	\$63,728,218	Yes	2060
Community infrastructure	Paerata / Pukekohe	Community Infrastructure (Franklin)	Programme of works to increase capacity for community facilities identified in FDC Long Term Plan to support growth	\$4,085,054	\$4,085,054	\$0	100.0%	0.0%	\$508,689	\$3,576,365	No	2054
Community infrastructure	Paerata / Pukekohe	Eat Street Phase 1 - Town Square + Roulston Street Upgrade (Pukekohe)	New open space Over 140 new homes are expected to be delivered on Panuku controlled sites by 2030 Approach includes catalysing new housing choices in the town centre, which are integrated with non-residential uses.	\$35,720	\$10,716	\$25,004	30.0%	70.0%	\$1,180	\$9,536	No	2054
Community infrastructure	Paerata / Pukekohe	Playground (Ray Faussett Reserve)	Develop a new playground to support new subdivisions in this area of the Belmont block.	\$472,830	\$354,623	\$118,208	75.0%	25.0%	\$39,063	\$315,560	No	2054
Community infrastructure	Rural Islands	Waiheke Service Centre	Upgrade to the Waiheke service centre	\$6,056,825	\$288,333	\$5,768,492	4.8%	95.2%	\$71,642	\$216,691	No	2052
Community infrastructure	Rural South East	Playground (Kahawairahi Drive Reserve)	Develop a new playground including associated landscaping and infrastructure to support the population growth in the south east area (Open Space Strategic Action Plan and The Auckland Plan).	\$950,007	\$831,256	\$118,751	87.5%	12.5%	\$165,340	\$665,917	No	2054
Community infrastructure	Rural South West	Recreational Reserve (Waiuku)	Included in programme of work to increase capacity in the recreation park network across the Auckland City Isthmus	\$280,711	\$280,711	\$0	100.0%	0.0%	\$101,981	\$178,730	No	2028
Community infrastructure	Rural West	Playspace and Walkways (Cabeleigh Drive Pond Reserve)	Construct a new play space on the Cabeleigh Drive Pond Reserve with associated walkways and furniture. This development for play space will meet the provision gap identified in the Helensville area and support the local population growth. The design will incorporate junior play, primary/intermediate play and potentially teen play. Installation of a new pathway with seating will also be delivered.	\$528,300	\$396,225	\$132,075	75.0%	25.0%	\$25	\$396,200	No	2052
Community infrastructure	South West	Chambers Laneway - Capital works upgrade to streetscapes	Supporting new residential development in the Tavern Lane area	\$3,366,850	\$2,525,138	\$841,713	75.0%	25.0%	\$495,642	\$2,029,496	No	2054
Community infrastructure	South West	Changing Room and Toilet (Sturges Park)	Demolish and upgrade the toilet and changing room facilities at Sturges Park to meet the needs of the growing community.	\$1,050,720	\$315,216	\$735,504	30.0%	70.0%	\$61,872	\$253,344	No	2054
Community infrastructure	South West	Community Centre (Manurewa)	Develop a new community centre in Manurewa to improve the existing network and address provision requirements.	\$22,410	\$14,006	\$8,404	62.5%	37.5%	\$2,749	\$11,257	No	2054
Community infrastructure	South West	Community Centre (Te Puke O Tara)	Upgrade to existing community centre to meet the demand of growth in the immediate area.	\$3,442,537	\$770,578	\$2,671,959	22.4%	77.6%	\$296,844	\$473,735	No	2054
Community infrastructure	South West	Community House Development (Papatoetoe Chambers)	This project seeks to improve the usable space within the Chambers (former Papatoetoe Borough Council) buildings. This building houses community tenants and includes a large meeting space. Revitalisation of Old Papatoetoe is a priority for the Otara-Papatoetoe Local Board to ensure the upgrade meets the demand due to increased usage.	\$9,346	\$825	\$8,521	8.8%	91.2%	\$597	\$228	No	2054
Community infrastructure	South West	Manukau regeneration	Investment to support growth approved in the Manukau regeneration High Level Project Plan	\$89,928,657	\$22,482,164	\$67,446,493	25.0%	75.0%	\$4,412,869	\$18,069,296	No	2054
Community infrastructure	South West	Maritime Recreational Fund Development (MCC)	Installation of toilet block and drinking fountains	\$495,910	\$247,955	\$247,955	50.0%	50.0%	\$215,630	\$32,325	No	2054
Community infrastructure	South West	Otahuhu Recreation Precinct	The Otahuhu Recreation Precinct Stage 2 comprises a new library, pool and open space development on the site of the existing Otahuhu Recreation Centre.	\$23,820,454	\$11,910,227	\$11,910,227	50.0%	50.0%	\$8,804,865	\$3,105,362	No	2054
Community infrastructure	South West	Papatoetoe regeneration	Investment to support growth approved in the Papatoetoe regeneration High Level Project Plan	\$27,959,927	\$6,989,982	\$20,969,945	25.0%	75.0%	\$1,372,015	\$5,617,967	No	2054
Community infrastructure	South West	Playground (David Lange Park)	Playground development to increase capacity and value of park	\$1,414,160	\$424,248	\$989,912	30.0%	70.0%	\$83,273	\$340,975	No	2054
Community infrastructure	South West	Playground (Hayman Park Manukau)	New playground (in conjunction with community facilities) 50 new homes have been delivered and over 700 new homes are expected to be delivered on Panuku controlled sites by 2030. Population in the city centre is forecast to increase from 621 in 2013 to 2344 in 2043.	\$7,384,010	\$2,215,203	\$5,168,807	30.0%	70.0%	\$434,807	\$1,780,396	No	2054
Community infrastructure	South West	Playground (Waimahia Reserve)	Development of a walkway and play space for the Weymouth special housing area to meet the new population demand in the south area (Community Facilities Network Plan).	\$85,214	\$63,910	\$21,303	75.0%	25.0%	\$42,287	\$21,624	No	2054
Community infrastructure	South West	Playground and Perimeter Path (Imrie Park)	Upgrade the park playground and amenities, and install a perimeter path to connect Imrie Avenue to Chingford Close to improve overall park access and connectivity. This project supports the needs of new and future residents in the Auckland Housing Programme area of Mangere.	\$1,050,000	\$315,000	\$735,000	30.0%	70.0%	\$61,829	\$253,171	No	2054
Community infrastructure	South West	Puhinui Stage 1 (Ratavine Reserve)	Park upgrades to support walking and cycling connections through Manukau 50 new homes have been delivered and over 700 new homes are expected to be delivered on Panuku controlled sites by 2030. Population in the city centre is forecast to increase from 621 in 2013 to 2344 in 2043.	\$4,506,960	\$1,352,088	\$3,154,872	30.0%	70.0%	\$265,392	\$1,086,696	No	2054
Community infrastructure	South West	Walking and Cycling Network Works (Manukau)	New cycleways to support wider network around Manukau 50 new homes have been delivered and over 700 new homes are expected to be delivered on Panuku controlled sites by 2030. Population in the city centre is forecast to increase from 621 in 2013 to 2344 in 2043.	\$12,759,792	\$6,379,896	\$6,379,896	50.0%	50.0%	\$1,252,266	\$5,127,630	No	2054
Community infrastructure	South West	Wetland Works (Hayman Park)	Restoration of Hayman Park wetlands to support the regeneration of this area.	\$7,913,130	\$1,978,283	\$5,934,848	25.0%	75.0%	\$388,303	\$1,589,979	No	2054



Capital growth projects to be funded by development contributions												
Infrastructure type	Funding Area	Project name	Project description	Capital expenditure (planned or already incurred)	Capital expenditure funding from development contributions	Capital expenditure funding from other sources	Proportion funded by development contributions	Proportion funded by other sources	Development contribution revenue received to 30 June 2024	Development revenue still to be recovered	Project is expected to start after 30 June 2034	Project is expected to cater for growth until financial year ending 30th June
Community infrastructure	Tamaki	Community Hub (Panmure)	Significantly upgraded or new community centre, supporting growth in the centre and surrounding Tamaki area	\$56,060	\$42,045	\$14,015	75.0%	25.0%	-\$0	\$42,045	No	2032
Community infrastructure	Tamaki	General Park Development (Taurima Reserve)	Develop a new neighbourhood park within the Tamaki Regeneration area. Works will include: Upgrade playground to renew play equipment and provide for all ages; Potential land exchanges on eastern and southern edges of reserve to provide housing and street frontage improving passive surveillance.	\$592,110	\$444,083	\$148,028	75.0%	25.0%	-\$0	\$444,083	No	2046
Community infrastructure	Tamaki	Library and community centre (Tamaki-Panmure)	Upgrade facility to meet the future arising from population growth	\$60,275,522	\$19,339,195	\$40,936,327	32.1%	67.9%	\$0	\$19,339,195	Yes	2060
Community infrastructure	West	Avondale Civic Precinct (Avondale Town Square, Crayford Lane and Playground)	New town square and surrounds to community facility. 105 new homes have been delivered and over 450 new houses, including affordable homes, are being built in Avondale on sites controlled by Panuku by 2027. Regeneration includes town centre as a focus.	\$16,766,110	\$8,383,055	\$8,383,055	50.0%	50.0%	\$2,497,657	\$5,885,398	No	2052
Community infrastructure	West	Community House (McLaren Park ) [Growth Portion Only]	New building to create a community house that provides community focused activities, services and programmes, designed to promote the overall wellbeing and connectedness of the community.	\$966,056	\$966,056	\$0	100.0%	0.0%	\$422,756	\$543,300	No	2052
Community infrastructure	West	Community House (West Harbour ) [Growth Portion Only]	Installation of new facility in West Harbour, as a partnership with Massey Matters. Hub to be constructed at 74 Oreil Ave, West Harbour	\$307,570	\$307,570	\$0	100.0%	0.0%	\$134,596	\$172,974	No	2052
Community infrastructure	West	Community House Development (Hobsonville Point)	Redevelopment of the Hobsonville HQ building to create a community hub that provides community focused activities, services and programmes, designed to promote the overall wellbeing and connectedness of Hobsonville Point and is associated with the outcomes of the Upper Harbour Local Board Plan. This facility will meet future demand arising from the population growth in the Upper Harbour area (Community Facilities Network Plan).	\$2,388,845	\$1,289,976	\$1,098,868	54.0%	46.0%	\$659,527	\$630,449	No	2052
Community infrastructure	West	Community House Ranui redevelopment	Redevelopment of the former library building to create a community house that provides community focused activities, services and programmes, designed to promote the overall wellbeing and connectedness of the community.	\$658,477	\$632,138	\$26,339	96.0%	4.0%	\$364,477	\$267,660	No	2052
Community infrastructure	West	Opanuku Link -Bridge, Reserve	Project supports walking and cycling connections through Henderson centre. Over 800 new homes are expected to be delivered on Panuku controlled sites by 2030.	\$12,140,010	\$3,642,003	\$8,498,007	30.0%	70.0%	\$1,085,102	\$2,556,901	No	2052
Community infrastructure	West	Oratia Link Cycleway and Bridge Construction	Project supports walking and cycling connections through Henderson centre. Over 800 new homes are expected to be delivered on Panuku controlled sites by 2030.	\$11,029,340	\$3,308,802	\$7,720,538	30.0%	70.0%	\$985,828	\$2,322,974	No	2052
Community infrastructure	West	Playground Upgrades (WCC)	Programme of playground upgrades to support new growth in the Waitakere area	\$643,457	\$231,645	\$411,813	36.0%	64.0%	\$197,898	\$33,747	No	2052
Community infrastructure	West	Playspace and park furniture upgrade (Moire Park)	Upgrade the existing playground to a large playground for a wide range of ages to increase capacity in the network. Renew park furniture associated with the playground as a part of the project.	\$908,690	\$454,345	\$454,345	50.0%	50.0%	\$135,368	\$318,977	No	2052
Community infrastructure	West	Regeneration project (New Lynn)	Included in the New Lynn's transformation programme.	\$4,218,663	\$4,218,663	\$0	100.0%	0.0%	\$2,519,453	\$1,699,210	No	2052
Community infrastructure	West	Skate Park (Parrs Park)	Upgrade skate park to provide a wheeled play facility which caters for a wide age and ability range, in this brown fields growth area.	\$400,000	\$128,000	\$272,000	32.0%	68.0%	\$38,136	\$89,864	No	2052
Community infrastructure	Whau	Recreation Centre (Whau)	New Recreation centre (swimming, fitness and sports hall) to meet future demand arising from population growth in the Central west area (Community Facilities Network Plan).	\$104,049,318	\$52,336,807	\$51,712,511	50.3%	49.7%	\$1,523	\$52,335,283	No	2049
Community infrastructure	Whau	Te Hono (Whau Library/Community centre)	Develop a new integrated community centre and library in Avondale to meet future demand arising from population growth in the central west area.	\$28,813,024	\$5,877,857	\$22,935,167	20.4%	79.6%	\$11,185	\$5,866,672	No	2054
Community infrastructure	Whau	Te Hono Land Acquisition (Whau Library/Community centre)	Land purchase to develop a new integrated community centre and library in Avondale (Te Hono) to meet future demand arising from population growth in the central west area.	\$10,949,620	\$2,233,722	\$8,715,898	20.4%	79.6%	\$0	\$2,233,722	No	2054
Reserve Acquisition	Auckland wide	Land Acquisition (Long Bay)	Provision of new reserve land to increase the park network to support new growth	\$26,502,984	\$26,502,984	\$0	100.0%	0.0%	\$25,868,976	\$634,008	No	2048
Reserve Acquisition	Auckland wide	Land Acquisition (Metropark East)	Acquisition of Park for new greenfield development area	\$2,188,994	\$2,188,994	\$0	100.0%	0.0%	\$2,152,049	\$36,945	No	2029
Reserve Acquisition	Auckland wide	Neighbourhood Park Land Acquisition - Rural North	Acquisition of land for neighbourhood parks to support new growth in accordance with the Open Space Provision Policy	\$10,625,819	\$8,713,171	\$1,912,647	82.0%	18.0%	\$7,111,523	\$1,601,649	No	2048
Reserve Acquisition	Auckland wide	Organised Sport Park Acquisition	Acquisition of land to extend the organised sport network to cater for new growth in accordance with the Open Space Provision Policy	\$73,663,691	\$73,663,691	\$0	100.0%	0.0%	\$41,006,454	\$32,657,236	No	2054
Reserve Acquisition	Drury IPA	Park Land Acquisition - Drury	Acquisition of land for neighbourhood / suburb parks in new development areas in accordance with the Open Space Provision Policy	\$58,730,223	\$58,142,921	\$587,302	99.0%	1.0%	-\$77,135	\$58,220,056	No	2060
Reserve Acquisition	Drury IPA	Park Land Acquisition - Drury	Acquisition of land for neighbourhood / suburb parks in new development areas in accordance with the Open Space Provision Policy	\$531,887,434	\$526,568,560	\$5,318,874	99.0%	1.0%	0	\$526,568,560	Yes	2060
Reserve Acquisition	Hibiscus	Park Land Acquisition - Hibiscus	Acquisition of land for neighbourhood / suburb parks in new development areas in accordance with the Open Space Provision Policy	\$7,354,844	\$3,912,209	\$3,442,635	53.2%	46.8%	-\$0	\$3,912,209	No	2054
Reserve Acquisition	Hingaia	Park Land Acquisition - Hingaia	Acquisition of land for neighbourhood / suburb parks in new development areas in accordance with the Open Space Provision Policy	\$21,838,096	\$15,206,532	\$6,631,564	69.6%	30.4%	\$0	\$15,206,532	No	2054
Reserve Acquisition	North Greenfield	Neighbourhood Park / Civic Space Land Acquisition -	Acquisition of land for neighbourhood parks in greenfield development areas in accordance with the Open Space Provision Policy	\$4,204,113	\$3,993,907	\$210,206	95.0%	5.0%	\$2,285,483	\$1,708,424	No	2052
Reserve Acquisition	North Greenfield	Neighbourhood Park Land Acquisition - North	Acquisition of land for neighbourhood parks in greenfield development areas in accordance with the Open Space Provision Policy	\$15,712,863	\$13,122,993	\$2,589,870	83.5%	16.5%	\$9,118,957	\$4,004,035	No	2052
Reserve Acquisition	North Greenfield	Suburb Park Land Acquisition - North	Acquisition of land to suburb parks in greenfield development areas in accordance with the Open Space Provision Policy	\$7,951,654	\$7,554,072	\$397,583	95.0%	5.0%	\$4,640,593	\$2,913,479	No	2052
Reserve Acquisition	North Shore	Coastal Land Acquisition	Acquisition of land for along the coast to increase capacity in the reserve network across North Shore City	\$12,608,000	\$12,608,000	\$0	100.0%	0.0%	\$11,087,974	\$1,520,026	No	2054
Reserve Acquisition	North Shore	Natural Environment Land Acquisition 1997-2004	Reserve land acquisition with natural environment benefits in the North Shore Area	\$2,144,000	\$2,144,000	\$0	100.0%	0.0%	\$1,913,518	\$230,482	No	2048
Reserve Acquisition	North Shore	Park Land Acquisition - North Shore	Acquisition of land for neighbourhood / suburb parks in new development areas in accordance with the Open Space Provision Policy	\$1,887,167	\$1,018,232	\$868,935	54.0%	46.0%	\$0	\$1,018,232	No	2054













































































































































































































































































































































